

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) : 31/01/2018

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer	China New City Commercial Development Limited
Date Submitted	02/02/2018

I. Movements in Authorised Share Capital

(1) Stock code : <u>1321</u> Descrip	otion :	tion : CHINA N		
	No. of ordinary shares	Par value (HK\$)	Authorised share capital (HK\$)	
Balance at close of preceding month	5,000,000,000	0.10	500,000,000	
Increase/(decrease)	NIL		NIL	
Balance at close of the month	5,000,000,000	0.10	500,000,000	
(2) Stock code : <u>N/A</u> Descrip	otion : <u>N/A</u>			
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)	
Balance at close of preceding month				
Increase/(decrease)				
Balance at close of the month				

2. Preference Shares

Stock code :	N/A	Description	: <u>N/A</u>		
		No	of preference shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close	of preceding	month			
Increase/(decrea	use)				
Balance at close	e of the month				

3. Other Classes of Shares

Stock code : <u>N/A</u> Description : <u>N/A</u>						
		No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)		
Balance at close of prec	eding month					
Increase/(decrease)	-					
Balance at close of the 1	nonth					

Total authorised share capital at the end of the month:

HK\$500,000,000

II. Movements in Issued Share Capital

	No. of ordin	nary shares	No of preference	No. of other classes		
-	(1)	(2)	shares	of shares		
Balance at close of preceding month	1,846,132,000	N/A	N/A	N/A		
Increase/ (decrease) during the month	NIL	N/A	N/A	<u>N/A</u>		
Balance at close of the month	1,846,132,000	N/A	N/A	<u>N/A</u>		

III. Details of Movements in Issued Share Capital

Share C	Options	(under	Share	Option	Schemes	of the	(Issuer)

Particulars of share					No. of new shares of	No. of new shares of
option scheme					issuer issued during	issuer which may be
including EGM					the month pursuant thereto	issued pursuant thereto as at close of the month
approval date (dd/mm/yyyy) and		Movement du	ring the month			as at close of the month
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1. Share Option	Granicu	Exclused	Calleened	Lapseu		
Scheme adopted on						
20/05/2015						
Exercise Price:						
HK\$						
(20/05/2015)						
Ordinary shares	NIL	NIL	NIL	NIL	NIL	NIL
(Note 1)						
2. Exercise Price:						
<u>HK\$</u>						
shares						
(Note 1)		·		·		
(10010-1)						
3. Exercise Price:						
HK\$						
(/ /)						
shares						
(Note 1)		· · · · · · · · · · · · · · · · · · ·				
				dinary shares)	NIL	
			(Pref	erence shares)	N/A	
				(Other class)	N/A	
Total funds raised dur	ing the month fro	om exercise of opt	ions			
(State currency)			<u>N/A</u>			

Warrants to Issue Shares of the Iss Description of warrants (Date of expiry - dd/mm/yyyy) 1.		o be Listed Nominal value at close of preceding month	during the	Nominal value at close of the month	No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
<u> </u>	-	NT/A				
(/ /) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd(mm/(uuu))		<u>N/A</u>	-	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
(dd/mm/yyyy)2.	(/ /)	-			
Stock code (if listed) Class of shares issuable (<i>Note 1</i>) Subscription price EGM approval date			- -			
(if applicable) (dd/mm/yyyy) <u>3.</u>	(/ /)	-			
(/ /)	_					
Stock code (if listed) Class of shares issuable (<i>Note 1</i>)			-			
Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/ /	·)	-			
<u>4.</u>	` _ _		-			
(/ /) Stock code (if listed) Class of shares issuable (Note 1)						
Subscription price EGM approval date (if applicable) (dd/mm/yyyy)			_			
		Tota	(Prefere	nary shares) $\frac{N/2}{N/2}$ ence shares) $\frac{N/2}{N/2}$ Other class) $\frac{N/2}{N/2}$	4	

Convertibles (i.e. Convertible in Convertibles Class and description		Amount at close of preceding month		Amount at close of the month	No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
1.						
Stock code (if listed) Class of shares issuable (<i>Note 1</i>) Subscription price	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	N/A	N/A
EGM approval date (if applicable) (dd/mm/yyyy))	(/ /)					
Stock code (if listed) Class of shares issuable (<i>Note 1</i>) Subscription price EGM approval date						
(if applicable) (dd/mm/yyyy) 3.	(/ /) 					
Stock code (if listed) Class of shares issuable (<i>Note 1</i>) Subscription price						
EGM approval date (if applicable) (dd/mm/yyyy)4.	(/ /)					
Stock code (if listed)						
issuable (<i>Note 1</i>) Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)					
			(Prefer	nary shares) $N/2$ ence shares) $N/2$ (Other class) $N/2$	A	- - -

Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes)

Full if ap	particulars including AGM approval date (dd/mm/yyyy), plicable, and class of shares issuable:	No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
1.	On 14 December 2017, Zhongan Jiankang Chanye Development Co., Ltd, an indirectly non-wholly owned subsidiary of the Company entered into the Cooperation Agreement with the Vendors (Ms Li Qiu Lian, Ms Li Qiu Jiao and Weixin Shiye) and Feng Hua (HK) Limited. Pursuant to the Agreement, the Company has agreed to allot and issue 26,890,773 Consideration Shares at the issue price of HK\$1.75 per Consideration Share. (For more details, please refer to the announcements dated 14 December 2017) AGM approval date: 08/06/2017		
	Ordinary shares (Note 1)	NIL	26,890,773
2.	N/A (/ /) shares (Note 1)		
3.	N/A		
	(/ /) shares (Note 1)		
	Total D. (Ordinary shares)	N/A	
	(Preference shares) (Other class)	N/A N/A	
	(Other class)	11/74	

Other Movements	in	Issued	Share	Cap	oital	L
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					No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
Type of	Issue					
			Class of shares issuable (<i>Note 1</i>)			
Rights issue	At price :	State	Issue and allotment date : (dd/mm/yyyy)	(/ /)	•	
			EGM approval date:	(/ /))	
			(dd/hini/yyyy)		N/A	<u>N/A</u>
			Class of shares			
		G ()				
2. Open offer	At price :	currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date:	(/ /)		
					<u>N/A</u>	N/A
			Class of shares issuable (<i>Note 1</i>)			
Placing	At price :	State	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date:	(/ /))	
			(dd/min/yyyy)		<u>N/A</u>	N/A
			Class of shares issuable (<i>Note 1</i>)			
Bonus issue			Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	N/A
	Rights issue	Open offer At price : Placing At price :	Rights issue At price : State currency Open offer At price : State currency Placing At price : State currency	Rights issue At price : State currency Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) Open offer At price : State currency Issue and allotment date : (dd/mm/yyyy) Placing At price : State currency Issue and allotment date : (dd/mm/yyyy) Placing At price : State currency Issue and allotment date : (dd/mm/yyyy) Bonus issue Class of shares issuable (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	Rights issue At price : State currency Issue and allotment date : (dd/mm/yyyy) Bisuable (Note 1) Issue and allotment (1 / / 1) Open offer At price : State currency Open offer At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ / / 1) EGM approval date: (/ / 1) Issue and allotment date : (dd/mm/yyyy) (/ / 1) EGM approval date: (/ / 1) Issue and allotment date : (dd/mm/yyyy) (/ / 1) EGM approval date: (/ / 1) Placing At price : State currency Placing At price : State currency EGM approval date: (/ / 1) Issue and allotment date : (dd/mm/yyyy) (/ / 1) EGM approval date: (/ / 1) Issue and allotment date : (dd/mm/yyyy) (/ / 1) EGM approval date: (/ / 1) Issue and allotment date : (dd/mm/yyyy) (/ / 1) EGM approval date: (/ / 1) <tr< td=""><td>issued during pursuant thereto Type of Issue Rights issue At price : State currency Class of shares issue and alloment (///) Rights issue At price : State currency EGM approval date: (///) Open offer At price : State currency Class of shares issue and alloment (///) Open offer At price : State currency EGM approval date: (///) Placing At price : State currency EGM approval date: (///) Placing At price : State currency EGM approval date: (///) Bomus issue Class of shares issuable (Note 1) N/A Bomus issue Class of shares issuable (Note 1) N/A</td></tr<>	issued during pursuant thereto Type of Issue Rights issue At price : State currency Class of shares issue and alloment (///) Rights issue At price : State currency EGM approval date: (///) Open offer At price : State currency Class of shares issue and alloment (///) Open offer At price : State currency EGM approval date: (///) Placing At price : State currency EGM approval date: (///) Placing At price : State currency EGM approval date: (///) Bomus issue Class of shares issuable (Note 1) N/A Bomus issue Class of shares issuable (Note 1) N/A

Type of Issue Class of shares	issuer which may	No. of new shares of issuer issued during the month pursuant thereto							
5. Scrip dividend At price : State currency Issue and allotment date : (dd/nm/yyyy) 5. Scrip dividend At price : State currency Issue and allotment date : (dd/nm/yyyy) EGM approval date: $(///)$ N/A 6. Repurchase of shares Class of shares repurchased (Note 1) 6. Repurchase of shares Cancellation date: $(///)$ 6. Repurchase of shares Cancellation date: $(///)$ 7. Redemption of shares Class of shares redeemed (Note 1) 7. Redemption of shares Class of shares redeemed (Note 1) 8. Class of shares	the month						sue	Type of Iss	
5. Scrip dividend At price : currency date : (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy) N/A 6. Repurchase of shares Class of shares repurchased (Note 1) 6. Repurchase of shares Cancellation date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) N/A 6. Repurchase of shares Class of shares (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) N/A 7. Redemption of shares Redemption date : (/ /) (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) N/A 7. Redemption of shares Redemption date : (/ /) (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) K/A Class of shares N/A Class of shares N/A Class of shares I//) (dd/mm/yyyy) N/A									
(dd/mm/yyyy) N/A (dd/mm/yyyy) N/A 6. Repurchase of shares Class of shares repurchased (Note 1) (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) N/A 7. Redemption of shares Class of shares redeemed (Note 1) 7. Redemption of shares Redemption date : (/ / _) (dd/mm/yyyy) EGM approval date: (/ / _) (dd/mm/yyyy) BCM approval date: (/ / _) (dd/mm/yyyy) Redemption date : (/ / _) (dd/mm/yyyy) N/A Class of shares)	(/ /			At price :	Scrip dividend	5.
Class of shares Class of shares repurchase of shares Cancellation date: (///) (dd/mm/yyyy) EGM approval date: (///) (dd/mm/yyyy) N/A Class of shares Class of shares 7. Redemption of shares Redemption date: (///) (dd/mm/yyyy) N/A 7. Redemption of shares Class of shares redeemed (Note 1) Redemption date: (///) (dd/mm/yyyy) N/A Class of shares State State N/A)	(/ /					
6. Repurchase of shares	<u>N/A</u>	<u>N/A</u>							
6. Repurchase of shares Cancellation date: (///) (dd/mm/yyyy) EGM approval date: (///) N/A Class of shares Class of shares Class of shares Class of shares (///) (dd/mm/yyyy) EGM approval date: (///) (dd/mm/yyyy) EGM approval date: (///) N/A Class of shares N/A Class of shares N/A									
EGM approval date: $(///)$ (dd/mm/yyyy) N/A Class of shares)	(/ /	Cancellation date:			Repurchase of shares	6.
N/A Class of shares redeemed (Note 1) Redemption of shares Redemption date : (1 / /) (dd/mm/yyyy) EGM approval date: (1 / /) (dd/mm/yyyy) N/A)	(/ /	EGM approval date:				
redeemed (Note 1) 7. Redemption of shares Redemption date : (/ /) (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy) N/A Class of shares	<u>N/A</u>	<u>N/A</u>							
(dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) (dd/mm/yyyy) N/A Class of shares issuable (Note 1)									
EGM approval date: (/ /) (dd/mm/yyyy) <u>N/A</u>)	(/ /	Redemption date : (dd/mm/yyyy)			Redemption of shares	7.
Class of shares issuable (Note 1))	(/ /	EGM approval date:				
issuable (Note 1)	<u>N/A</u>	<u>N/A</u>			<				
State Lange and elletment (/ /)									
8. Consideration issue At price : State currency fissue and another date : (dd/mm/yyyy))	(/ /	Issue and allotment date : (dd/mm/yyyy)	State currency	At price :	Consideration issue	8.
EGM approval date: (/ /) (dd/mm/yyyy))	(/ /					
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>							

				thereto as at close of the month
Class of shares issuable (<i>Note 1</i>)				
Issue and allotment date : (dd/mm/yyyy)	(/ /)		
EGM approval date: (dd/mm/yyyy)	(/ /)		
			<u>N/A</u>	N/A
Class of shares issuable (<i>Note 1</i>)				
Issue and allotment date : (dd/mm/yyyy)	(/ /)		
EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	N/A
Total E.	(Preference	e sha	ares) N/A	
_	Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) Class of shares issuable (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	Issue and allotment (/ / date: (dd/mm/yyyy)) EGM approval date: (/ / date: (dd/mm/yyyy)) Class of shares — issuable (Note 1) [/ / date: (dd/mm/yyyy)) Issue and allotment (/ / date: (dd/mm/yyyy)) EGM approval date: (/ / date: (dd/mm/yyyy)) EGM approval date: (/ / date: (dd/mm/yyyy)) Total E. (Ordinate	Issue and allotment (/ /) date : (dd/mm/yyyy) (/ /) EGM approval date: (/ /) (dd/mm/yyyy) (/ /) Class of shares	Issue and allotment (/ /) date : (dd/mm/yyyy) (/ /) EGM approval date: (/ /) (dd/mm/yyyy) N/A Class of shares

Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E):	(1)	NIL		
	(2)	N/A		
Total increase / (decrease) in preference shares during the month (i.e. Total of A to E):		N/A		
Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E):		N/A		
(These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").)				

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Remarks (if any):

N/A		
Submitted by:	Tricor Investor Services Limited	
Title:	Hong Kong Branch Share Registrar	
	(Director, Secretary or other duly authorised officer)	

Notes :

- 1. State the class of shares (e.g. ordinary, preference or other).
- 2. If there is insufficient space, please append the prescribed continuation sheet.