



Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) : 31/07/2018

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer China New City Commercial Development Limited

Date Submitted 03/08/2018

I. Movements in Authorised Share Capital

1. Ordinary Shares

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

2. Preference Shares

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

3. Other Classes of Shares

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

Total authorised share capital at the end of the month:

HK\$500,000,000

II. Movements in Issued Share Capital

	No. of ordinary shares		No of preference shares	No. of other classes of shares
	(1)	(2)		
Balance at close of preceding month	<u>1,836,316,000</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Increase/ (decrease) during the month	<u>(1,348,000)</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Balance at close of the month	<u>1,834,968,000</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schemes of the Issuer)

Particulars of share option scheme including EGM approval date (dd/mm/yyyy) and class of shares issuable	Movement during 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
	Granted	Exercised	Cancelled	Lapsed		
1. Share Option Scheme adopted on 20/05/2015 Exercise Price: <u>HK\$</u> <u>(20/05/2015)</u> Ordinary shares <i>(Note 1)</i>	<u>NIL</u>	<u>NIL</u>	<u>NIL</u>	<u>NIL</u>	<u>NIL</u>	<u>NIL</u>
2. Exercise Price: <u>HK\$</u> <u>(/ /)</u> shares <i>(Note 1)</i>						
3. Exercise Price: <u>HK\$</u> <u>(/ /)</u> shares <i>(Note 1)</i>						
			Total A. (Ordinary shares)		<u>NIL</u>	
			(Preference shares)		<u>N/A</u>	
			(Other class)		<u>N/A</u>	
Total funds raised during the month from exercise of options (State currency)						<u>N/A</u>

Warrants to Issue Shares of the Issuer which are to be Listed

Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of nominal value	Nominal value at close of preceding month	Exercised during the month	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
1. _____ _____ _____ (/ /)	N/A	N/A	N/A	N/A	N/A	N/A
Stock code (if listed) _____ Class of shares _____ issuable (<i>Note 1</i>) _____ Subscription price _____ EGM approval date _____ (if applicable) (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) _____ (/ /)						
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) _____ Class of shares _____ issuable (<i>Note 1</i>) _____ Subscription price _____ EGM approval date _____ (if applicable) (dd/mm/yyyy) _____ (/ /)						
				Total B. (Ordinary shares) N/A		
				(Preference shares) N/A		
				(Other class) N/A		

Convertibles (i.e. Convertible into Shares of the Issuer which are to be Listed)

Class and description	Currency of amount outstanding	Amount at close of preceding month	Converted during the 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. _____ _____ _____	N/A	N/A	N/A	N/A	N/A	N/A
Stock code (if listed) _____ Class of shares issuable (<i>Note 1</i>) _____ Subscription price _____ EGM approval date (if applicable) (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) _____ (/ /)						
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) _____ Class of shares issuable (<i>Note 1</i>) _____ Subscription price _____ EGM approval date (if applicable) (dd/mm/yyyy) _____ (/ /)						
				Total C. (Ordinary shares)	N/A	
				(Preference shares)	N/A	
				(Other class)	N/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 particulars including AGM approval date (dd/mm/yyyy), if applicable, 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
<p>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.</p> <p>(For more details, please refer to the announcements dated 14 December 2017) AGM approval date: 08/06/2017</p> <p style="text-align: right;">Ordinary shares (Note 1)</p>	NIL	26,890,773
<p>2. On 20 July 2018, Zhejiang Zhongan Shenglong Commercial Co., Ltd. (“Zhong An Shenglong”) entered into the Equity Transfer Agreement with Hangzhou Oriental Culture Tourism Group Co., Ltd (“Hangzhou Oriental”), pursuant to which Zhong An Shenglong has conditionally agreed to acquire an additional 22.65% of the entire equity interest in Zhejiang Xinnongdou Industrial Co., Ltd from Hangzhou Oriental at the Consideration of RMB352,994,400. The Consideration shall be settled by the allotment and issue of an aggregate of 178,280,000 Consideration Shares by the Company at the issue price of HK\$2.47 each to Hangzhou Oriental or its designated nominee (which must be an independent third party).</p> <p>(For more details, please refer to the announcements dated 20 July 2018, 29 August 2017 and 21 August 2017)</p> <p style="text-align: right;">(/ /) Ordinary shares (Note 1)</p>	NIL	178,280,000
<p>3. N/A</p> <p style="text-align: right;">(/ /) shares (Note 1)</p> <p style="text-align: right;">Total D. (Ordinary shares) (Preference shares) (Other class)</p>	N/A N/A N/A	

* denotes English translation of the name of a Chinese company, and is provided for identification purposes only.

Other Movements in Issued Share Capital

Type of Issue				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. Rights issue	At price :	State currency _____	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>	<u>N/A</u>
2. Open offer	At price :	State currency _____	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>	<u>N/A</u>
3. Placing	At price :	State currency _____	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>	<u>N/A</u>
4. Bonus issue			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>	<u>N/A</u>

Type of Issue				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
5.	Scrip dividend	At price : State currency _____	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
6.	Repurchase of shares		Class of shares repurchased (<i>Note 1</i>) <u>Ordinary</u> Cancellation date: (dd/mm/yyyy) (17/07/2018) AGM approval date: (dd/mm/yyyy) (05/06/2018)	(1,348,000)	
7.	Redemption of shares		Class of shares redeemed (<i>Note 1</i>) _____ Redemption date : (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) (/ /)	N/A	N/A
8.	Consideration issue	At price : State currency _____	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

Type of Issue		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
9. Capital reorganisation	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
10. Other (Please specify)	At price : State currency _____ 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. (Ordinary shares) <u>(1,348,000)</u>	
		(Preference shares) <u>N/A</u>	
		(Other class) <u>N/A</u>	

Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E):	(1) <u>(1,348,000)</u>
	(2) <u>N/A</u>
Total increase / (decrease) in preference shares during the month (i.e. Total of A to E):	<u>N/A</u>
Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E):	<u>N/A</u>
<i>(These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").)</i>	

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.*