

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) :		31/01/2021		
To : Hong Kong Exchange	es and Cleari	ing Limited		
Name of Issuer	Hysan Deve	lopment Compan	y Limited	
Date Submitted	01 February	2021		
I. Movements in Authorise	d Share Cap	oital		
1. Ordinary Shares				
(1) Stock code : <u>00014</u>	Descript	ion : <u>Ordinary</u>	Shares	
		No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preced	ding month_	N/A	N/A	N/A
Increase/(decrease)	_	N/A		N/A
Balance at close of the mo	onth _	N/A	N/A	N/A
(2) Stock code :	Descript	ion :		
		No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preced	ding month_			
Increase/(decrease)	_			
Balance at close of the mo	onth _			

2. Preference Shares						
Stock code :	Descripti	ion :				
		No. of preference shares	Par value (State currency)	Authorised share capital (State currency)		
Balance at close of pr	eceding month_			_		
Increase/(decrease)						
Balance at close of th	e month					
3. Other Classes of Shares						
Stock code :	Descripti	ion :				
		No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)		
Balance at close of pr	eceding month_					
Increase/(decrease)						
	_					
Balance at close of th	e month					
Total authorised share (State currency):	e capital at the er	nd of the month		N/A		
II. Movements in Issued Share Capital						
	No. of ordin	ary shares (2)	No of preference shares	No. of other classes of shares		
Balance at close of preceding month	1,039,700,891	N/A	N/A	N/A		
Increase/ (decrease) during the month	Nil	N/A	N/A	N/A		
Balance at close of						

N/A

the month

1,039,700,891

N/A

N/A

Share Options (under	Share Option	n Schemes of	the Issuer)			
Particulars of share						No. of new shares of
option scheme						issuer which may be
including EGM					the month pursuant	issued pursuant
approval date		Movement duri	ng the month		thereto	thereto as at close of
(dd/mm/yyyy) and class of shares						the month
issuable	Granted	Exercised	Cancelled	Lapsed		
1. Share	Grantod	Exercised	Garioonida	Ецрооц		
Option						
Scheme						
adopted on						
10 / 05 / 2005						
Ordinary shares	Nil	Nil	Nil	Nil	Nil	1,272,667
(Note 1)						
2. Share						
Option						
Scheme						
adopted on						
15 / 05 / 2015						
Ordinary shares	Nil	Nil	Nil	13,000	Nil	4,753,067
(Note 1)						
3.						
shares						
(Note 1)						
(Note 1)		Tota	ıl A. (Ordina	rv shares)	Nil	
		.010	(Preference)		N/A	
			`	her class)	N/A	
Total funds raised du	ring the mont	h from exercise	`	,		
options (State curren				Nil		
,						

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.						
(/ /) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date						
(if applicable)						
	(/ /)				
2.				/	/	
		 .				
Stock code (if listed) Class of shares issuable (Note 1) Subscription price			/			
EGM approval date (if applicable) (dd/mm/yyyy) 3.	(1					
						-
Stock code (if listed)						
Class of shares						
issuable (Note 1)						
Subscription price		<u>/</u>				
EGM approval date (if applicable)						
(dd/mm/yyyy)	V1 1)				
4.		,				
()						
Stock code (if listed) Class of shares						
issuable (Note 1)						
Subscription price						
EGM apprøval date	-					
(if applicable)	, , ,	,				
(dd/mm/yyyy)	(/ /)				
		Total B	. (Ordina	ary shares)		
			(Preferen	ce shares)		-
			(C	ther class)		_
1/				·		

Convertibles (i.e. Convertible	into Shares of th	e Issuer which	are to be Liste	ed)		
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.	_					
	_					
	_					
Stock code (if listed)						
Class of shares					/	
issuable <i>(Note 1)</i>						
Subscription price		<u></u>				
EGM approval date						
(if applicable)	(
(dd/mm/yyyy))	(/ /)			,		
2.	_					
	_					
	_					
Ctack and (if listed)						
Stock code (if listed) Class of shares						
issuable (Note 1)			/			
Subscription price						
EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/ /)					
3.						
	_					
	_					
	_					
Stock code (if listed)						
Class of shares		7				
issuable (Note 1)		<u>/</u>				
Subscription price						
EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(1/ 1)					
4.	- /					
	_					
	_					
Stock code (if listed)						
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date (if applicable)						
(dd/mm/yyyy)	(/ /)					
	_ , , , , ,	<u>—</u> Та	otal C. (Ordina	ry shares)		
			(Preferen	ce shares)		-
			· (O	ther class)		- -

Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes) No. of new shares No. of new shares of of issuer issued issuer which may be during the month issued pursuant pursuant thereto thereto as at close of Full particulars including EGM approval date (dd/mm/yyyy), if applicable, and class of shares issuable: the month shares (Note 1) shares (Note 1) shares (Note 1) Total D. (Ordinary shares)

(Preference shares) (Other class)

Ot	her Movements in	Issued Sha	are Capital				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
	Type of Issue							month
				Class of shares issuable (Note 1)		_		
1.	Rights issue	At price :	State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)		
						/		_
				Class of shares issuable (Note 1)		/ 		
2.	Open offer	At price :	State currency	Issue and allotment date : (dd/mm/yyyy)	/11)		
				EGM approval date: (dd/mm/yyyy)	(/ /)		
				Class of shares issuable (Note 1)		-		
3.	Placing	At price :	State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)		
		/					-	_
				Class of shares issuable (Note 1)				
4.	Bonus issue			Issue and allotment date : (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)		
								-
//								

	Type of Issue	during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
	Type or issue		/
		Class of shares issuable (Note 1)	
5.	Scrip dividend At price : State curren	(' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '	/
		EGM approval date: (/ /) (dd/mm/yyyy)	
		Class of shares repurchased (Note 1)	
6.	Repurchase of shares	Cancellation date : (dd/mm/yyyy)	
		EGM approval date: (/ /) (dd/mm/yyyy) ————	
		Class of shares redeemed (Note 1)	
		Redemption date : (/ /) (dd/mm/yyyy)	
7.	Redemption of shares	EGM approval date: (/ /) (dd/mm/yyyy)	
		Class of shares issuable (Note 1)	
8.	Consideration At price : State curren	lssue and allotment (/ /) date : (dd/mm/yyyy)	
		EGM approval date: (/ /) (dd/mm/yyyy)	

					No. of new	No. of
					shares of	new
					issuer issued	
					during the month	issuer which
					pursuant	may be
					thereto	issued
						pursuant
						thereto as at
						close of
						the
	Type of Issue					month
		Class of shares				
		issuable (Note 1)				
9.	Capital reorganisation	Issue and allotment date : (dd/mm/yyyy)	(11)		
		EGM approval date: (dd/mm/yyyy)	XT I)		
		/				
		Class of shares				
		issuable (Note 1)				
10.	Other State		(/ /	١		
	(Please specify) At price currency	lssue and allotment date : (dd/mm/yyyy)	(/ /	,		
		EGM approval date: (dd/mm/yyyy)	(/ /)		
		Total E		linary ares)		
		(Prefe	rence sh			_
		•	(Other o			-
To	tal increase / (decrease) in ordinary shares duri	ng the month (i.e. Total o	of A to E)	: (1)) Ni	ı

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 Capital"))	Issued Share

IV. Confirmations

We hereby confirm to the best knowledge, information and belief that, in relation to each of the securities issued by the issuer during the month as set out in Part III which has not been previously disclosed in a return published under rule 13.25A, it has been duly authorized by the board of directors of the listed issuer and, insofar as applicable:

(Note 2)

- (i) all money due to the listed issuer in respect of the issue of securities has been received by it;
- (ii) all pre-conditions for listing imposed by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited under "Qualifications of listing" have been fulfilled;
- (iii) all (if any) conditions contained in the formal letter granting listing of and permission to deal in the securities have been fulfilled;

(iv)	all the securities of each class are in all respects identical (Note 3);	
(v)	all documents required by the Companies (Winding Up and Miscellaneous Provisions) Ordinance to be filed with the Registrar of Companies have been duly filed and that compliance has been made with other legal requirements;	
(vi)	all the definitive documents of title have been delivered/are ready to be delivered/are being prepared and will be delivered in accordance with the terms of issue;	
(vii)	completion has taken place of the purchase by the issuer of all property shown in the listing document to have been purchased or agreed to be purchased by it and the purchase consideration for all such property has been duly satisfied; and	
(viii)	the trust deed/deed poll relating to the debenture, loan stock, notes or bonds has been completed and executed, and particulars thereof, if so required by law, have been filed with the Registrar of Companies.	
Remar	rks (if any):	
		•
Submi	tted by: Cheung Ka Ki	
Title:	Company Secretary	
	(Director, Secretary or other duly authorised officer)	

Notes:

- 1. State the class of shares (e.g. ordinary, preference or other).
- 2. Items (i) to (viii) are suggested forms of confirmation which may be amended to meet individual cases. Where the issuer has already made the relevant confirmations in a return published under rule 13.25A in relation to the securities issued, no further confirmation is required to be made in this return.
- 3. "Identical" means in this context:
 - the securities are of the same nominal value with the same amount called up or paid up;
 - they are entitled to dividend/interest at the same rate and for the same period, so that at the next ensuing distribution, the dividend/interest payable per unit will amount to exactly the same sum (gross and net); and
 - they carry the same rights as to unrestricted transfer, attendance and voting at meetings and rank pari passu in all other respects.
- 4. If there is insufficient space, please append the prescribed continuation sheet.