

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy):

| To: Hong Kong Exchanges and | Clearing Limited | | |
|---------------------------------|------------------------|---------------------------------------|---|
| Name of Issuer | Yuexiu Property Comp | any Limited | |
| Date Submitted | 3 April 2019 | | |
| I. Movements in Authorised Sha | are Capital | | |
| 1. Ordinary Shares | | | |
| (1) Stock code : 123 | Description : | Yuex | iu Property |
| | No. of ordin shares | Par value aary (State currency) | Authorised share capital (State currency) |
| Balance at close of preceding m | onth N/A | N/A | N/A |
| Increase/(decrease) | NIL | | NIL |
| Balance at close of the month | N/A | N/A | N / A |
| (2) Stock code : N/A | Description : | | N/A |
| | No. of ordin shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close of preceding m | onth | | |
| Increase/(decrease) | | | |
| Balance at close of the month | | | |
| | | | |

31 March 2019

| Stock code: | N/A I | Description: | 1 | N/A | | |
|---------------------|-----------------|--------------------------------|------------------------------|---|--|--|
| | | No. of preferenc shares | Par value e (State currency) | Authorised share capital (State currency) | | |
| Balance at close of | f preceding mor | nth | | | | |
| Increase/(decrease) |) | | - | | | |
| Balance at close of | f the month | | | | | |
| 3. Other Classes of | f Shares | | | | | |
| | | | | | | |
| Stock code: | N/A I | Description : | 1 | N/A | | |
| Stock code: | N/A I | No. of other classes of shares | Par value (State | N / A Authorised share capital (State currency) | | |
| Stock code: | | No. of other classes of shares | Par value (State | Authorised share capital | | |
| - | f preceding mor | No. of other classes of shares | Par value (State | Authorised share capital | | |

II. Movements in Issued Share Capital

| | No. of ordin | ary shares | No of preference | |
|--|----------------|------------|------------------|--------------------------------|
| | (1) | (2) | shares | No. of other classes of shares |
| Balance at close of preceding month | 12,401,306,631 | N/A | N/A | N/A |
| Increase/ (decrease) during the month | <u> </u> | N/A | N/A | N / A |
| Balance at close of the month | 12,401,306,631 | N/A | N/A | N / A |

III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schemes of the Issuer)

| Share Options (under | Share Option | 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 | ing the month | | thereto | thereto as at close of |
| (dd/mm/yyyy) and — | | | | | - | the month |
| class of shares | | | | | | |
| issuable | Granted | Exercised | Cancelled | Lapsed | | |
| 1. Employee | | | | | | |
| Share Option | | | | | | |
| Scheme | | | | | | |
| Exercise price: | | | | | | |
| | | | | | | |
| (/) | | | | | | |
| Ordinary shares | N/A | N/A | N/A | N/A | N/A | N/A |
| (Note 1) | | | | | | |
| , , , , | | | | | | |
| 2. Employee | | | | | | |
| Share Option | | | | | | |
| Scheme | | | | | | |
| Exercise price: | | | | | | |
| Exercise price. | | | | | | |
| (/) | | | | | | |
| Ordinary shares | N/A | N/A | N/A | N/A | N/A | N/A |
| $\frac{\text{Ordinary shares}}{\text{(Note 1)}}$ | 11/11 | 1771 | | | | |
| (Ivoie 1) | | | | | | |
| | | | | | | |
| | | To | otal A. (Ordin | arv shares) | N/A | |
| | | - | • | nce shares) | N/A | |
| | | | · | Other class) | $\frac{N/A}{N/A}$ | |
| Total funda maias d dess | ina tha mar-t | , fuom | (| ŕ | | |
| Total funds raised dur exercise of options (S | | | | N/A | A | |
| exercise of options (5 | tate currency) | • | - | | | |
| | | | | | | |

| Warrants to Issue Shares of the Iss | suer which are to | be Listed | | | | | |
|---|---------------------------------|--|----------|-----------------------------|---|--|--|
| Description of warrants (Date of expiry - dd/mm/yyyy) | Currency of nominal value | Nominal val close of preceding m | f duri | ercised ing the ionth | 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 | | | | | | | |
| | - | | | | | | |
| (/ /) | | | | | | | |
| Stock code (if listed) | | | | | | | |
| Class of shares issuable (<i>Note 1</i>) | | | | | | | |
| Subscription price | | | | | | | |
| EGM approval date (if applicable) | | | | | | | |
| (dd/mm/yyyy) | (/ / |) | | | | | |
| 2. N/A | | | | | | | |
| - | - | | | | | | |
| (/ /) | | | | | | | |
| Stock code (if listed) | | | | | | | |
| Class of shares issuable (<i>Note 1</i>) | | | | | | | |
| Subscription price | | | | | | | |
| EGM approval date (if applicable) | | | | | | | |
| (dd/mm/yyyy) | (/ / |) | | | | | |
| 3 N/A | <u>-</u> | | | | | | |
| | - | | | | | | |
| (/ /) | <u> </u> | | <u> </u> | | | | |
| Stock code (if listed) | | | | | | | |
| Class of shares issuable (<i>Note 1</i>) | | | | | | | |
| Subscription price | | | | | | | |
| EGM approval date (if applicable) | | | | | | | |
| | (/ / |) | | | | | |
| 4. N/A | | - | | | | | |
| | | | | | | | |
| (/ /) | | | | | | | |
| Stock code (if listed) | | | | | | | |
| Class of shares issuable (<i>Note 1</i>) | | | | | | | |
| Subscription price | | | | | | | |
| EGM approval date | | | | | | | |
| (if applicable) (dd/mm/yyyy) | (/ / |) | | | | | |
| | , | • | | | | | |
| | | | Total B. | , | inary shares) rence shares) | | |
| | | | | | (Other class) | | |

| Classad dansistica | amount | Amount at close of preceding month | Converted during the | Amount at close of the | 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 |
|---|-------------------|------------------------------------|----------------------|------------------------------|--|--|
| Class and description 1. N/A | outstanding | ШОПШ | month | month | | |
| | - - | | | | | |
| Stock code (if listed) Class of shares issuable (Note 1) | | | | | | |
| Subscription price EGM approval date | | | | | | |
| (if applicable) (dd/mm/yyyy)) | (/ /) | | | | | |
| 2. N/A | | | | | | |
| Stock code (if listed) | | | | | | |
| Class of shares issuable (Note 1) | | | | | | |
| Subscription price EGM approval date (if applicable) (dd/mm/yyyy) | (/ /) | | | | | |
| 3. N/A | <u> </u> | | | | | |
| Stock code (if listed) | | | | | | |
| Class of shares issuable (Note 1) | | | | | | |
| Subscription price EGM approval date (if applicable) | | | | | | |
| | (/ /) | | | | | |
| | <u> </u> | | | | | |
| Stock code (if listed) | <u> </u> | | | | | |
| issuable (<i>Note 1</i>) Subscription price | | | | | | |
| EGM approval date (if applicable) | (/ /) | | | | | |
| | | | | nary shares) ence shares) | | |
| | | | | Other 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)

| than under Snare Option Schemes) | 1 x c 1 c | |
|---|---|--|
| | No. of new shares of issuer issued during | No. of new shares of |
| | the month pursuant | issuer which may be |
| Full particulars including ECM approval data (dd/mm/ywwy) | thereto | issued pursuant thereto as at close of the month |
| Full particulars including EGM approval date (dd/mm/yyyy), if applicable, and class of shares issuable: | | as at close of the month |
| 1. According to the announcement dated 27 February 2019 in relation | | |
| to the proposed subscription and issue of new shares under specific | | |
| mandate and application for whitewash waiver, 3,080,973,807 | | |
| subscription shares will be issued at the subscription price of | | |
| HK\$2.00 per subscription share subject to approval of independent | | |
| shareholders in general meeting. | | |
| (03 / 04 / 2019) | | |
| shares (Note 1) | | |
| | | |
| 2. N/A | | |
| | | |
| | | |
| (/ /) | | |
| shares (Note 1) | | |
| | | |
| 3. N/A | | |
| | | |
| | | |
| (/ /) | | |
| shares (Note 1) | | |
| | | |
| Total D. (Ordinary shares) | N/A | |
| (Preference shares) | N/A | |
| (Other class) | N/A | |
| | | |

| Ot | her Movements in | 1 Issued Share Capital | | | | No. of new | No. of new |
|----|------------------|---------------------------|---|-------|---|------------|--|
| | Type of Issue | | | | | shares of | shares of issuer which may be issued pursuant thereto as at close of the month |
| | | | | | | | |
| | | | Class of shares issuable (Note 1) | | | | |
| 1. | Rights issue | At price : State currency | Issue and allotment date : (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | | | | | |
| | | | Class of shares issuable | | | | |
| | | Q | (Note 1) | (| ` | | |
| 2. | Open offer | At price : State currency | Issue and allotment date : (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | | 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) | (/ / |) | N/A | N/A |
| | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | | | | | |
| | | | Class of shares issuable (Note 1) | | | | |
| 4. | Bonus issue | | Issue and allotment date : (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | | | | | |
| | | | | | | | |

| | 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 |
|----|---|--|-------|---|--|---|
| | | Class of shares issuable | | | | |
| 5. | Scrip dividend At price : State currency | (Note 1) Issue and allotment date: (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | | | | |
| | | Class of shares repurchased (<i>Note 1</i>) | | | | |
| 6. | Repurchase of shares | Cancellation date : (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | | | | |
| | | Class of shares redeemed (Note 1) | | | | |
| 7. | Redemption of shares | Redemption date : (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | | | | |
| | | Class of shares issuable (Note 1) | | | | |
| 8. | Consideration issue At price : State currency | Issue and allotment date : (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | | | | |

| Class of shares issuable(Note 1) | | Type of Issue | | | is | No. of new shares of suer 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 Issue and allotment date: (dd/mm/yyyy) | | | Class of shares issuab | le | _ | | |
| Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E): Class of shares issuable (/ /) (/) (/ | | | (Note 1) | | | | |
| Class of shares issuable (dd/mm/yyyy) 10. Other (Please specify) At price: State (Please specify) Total E. (Ordinary shares) (Other class) N/A (Other class) N/A Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E): (1) N/A Total increase / (decrease) in preference shares during the month (i.e. Total of A to E): N/A N/A N/A | 9. | | | (/ / |) | N/A | N/A |
| 10. Other (Please specify) At price: State currency EGM approval date: (dd/mm/yyyy) Total E. (Ordinary shares) (Other class) N/A (Other class) N/A Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E): (Note 1) Issue and allotment (/ / /) N/A N/A N/A N/A N/A N/A N/A N/ | | | | (/ / |) | | |
| $(Preference shares) \\ (Other class) \\ \hline N/A \\ \hline N/A \\ \hline N/A$ $(Other class) \\ \hline N/A \\ \hline N/A \\ \hline (Other class) \\ \hline N/A \\ \hline (Other class) $ | 10. | | (Note 1) Issue and allotment date: (dd/mm/yyyy) EGM approval date: | (/ / | | N/A | N/A |
| $(Preference shares) \\ (Other class) \\ \hline N/A \\ \hline N/A \\ \hline N/A$ $(Other class) \\ \hline N/A \\ \hline N/A \\ \hline (Other class) \\ \hline N/A \\ \hline (Other class) $ | | | Total E | (Ordinary ch | orac) | N | I / A |
| $(Other class) \begin{tabular}{ c c c c c c c c c c c c c c c c c c c$ | | | | | | | |
| Total increase / (decrease) in preference shares during the month (i.e. Total of A to E): N/A N/A | | | (. | | | | |
| Total increase / (decrease) in preference shares during the month (i.e. Total of A to E): N/A | То | otal increase / (decrease) in ordinary shares during the | he month (i.e. Total of A to | o E): | (1) | I | N/A |
| Total increase / (decrease) in preference shares during the month (i.e. Total of A to E): N/A | | | | | (2) | | N / A |
| Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E): N / A | То | otal increase / (decrease) in preference shares during | g the month (i.e. Total of A | to E): | . , | | |
| | To | otal increase / (decrease) in other classes of shares d | luring the month (i.e. Total | l of A to E): | | | N/A |

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. |
| Remark N/A | ss (if any): |
| | |
| | |
| | |
| | |
| | |
| Submitt | ed by: Mr Yu Tat Fung |
| 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. |
|--------|--|
| If the | ere is insufficient space, please append the prescribed continuation sheet. |
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