

Monthly Return of Equity Issuer on Movements in Securities

| For the month ended (dd/mm/yyy | y): 31 July 2020 | | |
|-------------------------------------|--|----------------------------------|---|
| To: Hong Kong Exchanges and Cle | earing Limited | | |
| | exiu Property Company L Corporated in Hong Kong | | hilin) |
| | ugust 2020 | wun umuea ua | ouuy) |
| I. Movements in Authorised Share (| Capital | | |
| 1. Ordinary Shares | | | |
| (1) Stock code : <u>123</u> De | escription: | Yuexiu | Property |
| | No. of ordinary shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close of preceding month | h 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 De | escription: | N | I/A |
| | No. of ordinary shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close of preceding month | h | | |
| Increase/(decrease) | | - | |
| Balance at close of the month | | | |

| Stock code: | N/A | Description : | <u> </u> | N/A |
|--------------------------------|----------------|---|----------------------------------|---|
| | | No. of preference shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close o | f preceding mo | nth | | |
| Increase/(decrease | e) | | | |
| | | | | |
| Balance at close o | f the month | | | |
| | | | | |
| 3. Other Classes o | f Shares | | | |
| 3. Other Classes o Stock code: | | Description : | 1 | N/A |
| | | Description : No. of other classes of shares | Par value (State | |
| | N/A | No. of other classes of shares | Par value (State | Authorised share capital |
| Stock code: | N/A | 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 | 15,482,280,438 | 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 | 15,482,280,438 | 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: | | | | | | |
| Ziterense price. | | | | | | |
| (/) | | | | | | |
| Ordinary shares | N/A | N/A | N/A | N/A | N/A | N/A |
| | 1 V /A | | IN/A | 1N/A | IN / A | IN/A |
| (Note 1) | | | | | | |
| | | | | | | |
| | | T | - (-1 A (O - 1' - | 1 · . | NT / A | |
| | | 10 | otal A. (Ordin | • | N/A | |
| | | | * | nce shares) | N/A | |
| | | | (0 | Other class) | N / A | |
| Total funds raised dur | | | | N / A | Δ | |
| exercise of options (S | tate currency) | | | 11/1 | | |
| | | | | | | |

| Warrants to Issue Shares of the Is | suer which are to | o be Listed | | | | | |
|---|---------------------------------|--|-------------|---------------------------|---|--|--|
| Description of warrants (Date of expiry - dd/mm/yyyy) | Currency of nominal value | Nominal valu close of preceding mo | duri | ercised ng the onth | 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 | - | | | | | | |
| | - | | | | | | |
| (/ /) | | | <u> </u> | | | | |
| Stock code (if listed) Class of shares | | | | | | | |
| issuable (Note 1) | | | | | | | |
| Subscription price | | | | | | | |
| EGM approval date (if applicable) | | | | | | | |
| (dd/mm/yyyy) | (/ / |) | | | | | |
| 2. N/A | - | | | | | | |
| | - | | | | | | |
| (/ /) | | | <u> </u> | | | | |
| Stock code (if listed) Class of shares | | | | | | | |
| issuable (Note 1) | | | | | | | |
| Subscription price | | | <u></u> | | | | |
| EGM approval date (if applicable) | | | | | | | |
| (dd/mm/yyyy) | (/ / |) | | | | | |
| 3 N/A | <u>-</u> | | | | | | |
| | <u> </u> | | | | | | |
| (/ /) | | | | | | | |
| Stock code (if listed) Class of shares | | | | | | | |
| issuable (Note 1) | | | <u> </u> | | | | |
| Subscription price EGM approval date | | | | | | | |
| (if applicable) | | | | | | | |
| | (/ / |) | | | | | |
| 4. N/A | = | | | | | | |
| | . | | | | | | |
| (/ /) Stock code (if listed) | | | | | | | |
| Class of shares | | | | | | | |
| issuable (Note 1) | | | | | | | |
| Subscription price EGM approval date | | | | | | | |
| (if applicable) | , , . | | | | | | |
| (dd/mm/yyyy) | (/ / |) | | | | | |
| | | | Total B. | | nary shares) | | |
| | | | | | ence shares) | | |
| | | | | (0 | Other class) | N/A | |

| Convertibles (i.e. Convertible i | Currency of amount | Amount at close of preceding | 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 | month | month | month | | |
| I. N/A | | | | | | |
| 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 (<i>Note 1</i>) Subscription price | | | | | | |
| EGM approval date (if applicable) (dd/mm/yyyy) 3. N/A | (/ /) | | | | | |
| Stock code (if listed) | | | | | | |
| Class of shares issuable (<i>Note 1</i>) Subscription price | | | | | | |
| EGM approval date (if applicable) (dd/mm/yyyy) | (/ /) | | | | | |
| 4. N/A | <u> </u> | | | | | |
| Stock code (if listed) Class of shares | - | | | | | |
| issuable (<i>Note 1</i>) Subscription price | | <u></u> | | | | |
| EGM approval date (if applicable) (dd/mm/yyyy) | (/ /) | | | | - | |
| | | | Total C. (Ordin | ary shares) nce 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)

| Full particulars including EGM 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 |
|---|--|---|
| 1. N/A | | |
| | | |
| |) | |
| shares (Note 1 |) | |
| | | |
| 2. <u>N/A</u> | | |
| | | |
| (/ / |) | |
| shares (Note 1 |) | |
| 3. N/A | | |
| 3. N/A | | |
| | | |
| |) | |
| shares (Note 1 |) | |
| Total D. (Ordinary shares | N/A | |
| (Preference shares | | • |
| (Other class | N/A | |
| | | |

| 31 | Type of Issue | Issued Share 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 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 | | | | |
| | | At maiga , State | (Note 1) Issue and allotment | (/ / |) | 27.4 | |
| 2. | Open offer | At price : State currency | 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 |
|----|---|---|-------|---|--|---|
| | Type of Issue | Class of shares issuable | | | | 111011111 |
| | | (Note 1) | | | | |
| 5. | Scrip dividend At price : State currency | Issue and allotment date : (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | | | | |
| | | Class of shares repurchased (Note 1) | | | | |
| 6. | Repurchase of shares | Cancellation date : (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | Class of shares | | | | |
| 7. | Redemption of | redeemed (Note 1) | (/ / |) | | |
| /. | 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) | (/ / |) | | |
| | | | | | | |

| | Type of Issue | | | is | No. of new shares of ssuer issued during the month pursuant thereto | No. of new shares of issuer which may be issued pursuant thereto as at close of the month |
|-----|--|---|-------------------------|-----|---|---|
| | 71 | Class of shares issuabl | e | | | |
| | | (Note 1) | | | | |
| 9. | Capital reorganisation | Issue and allotment date : (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| 10. | Other (Please specify) At price : State currency | Class of shares issuabl (Note 1) Issue and allotment date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) | e | | N/A | N/A |
| | | | | | | |
| | | | (Ordinary sl | | | [/ A |
| | | (1) | reference sh (Other) | | | / A / / A |
| To | otal increase / (decrease) in ordinary shares during the | he month (i.e. Total of A to | • E): | (1) | | N / A |
| | | | | (2) | 1 | N/A |
| To | otal increase / (decrease) in preference shares during | g the month (i.e. Total of A | to E): | | 1 | N/A |
| To | otal increase / (decrease) in other classes of shares d | turing the month (i.e. Total | of A to E): | | 1 | 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. |
| Remai | rks (if any): |
| N/A | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| Subm | itted 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 there is insufficient space, please append the prescribed continuation sheet. |
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