

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy):	31 August 202	20				
To: Hong Kong Exchanges and Clearing	Limited					
Yuexiu Property Company Limited (Incorporated in Hong Kong with limited liability) Date Submitted 1 September 2020						
I. Movements in Authorised Share Capita	al					
1. Ordinary Shares						
(1) Stock code : 123 Descrip	tion:	Yuexiu	ı Property			
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)			
Balance at close of preceding month	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 Descrip	tion:	N	V/A			
	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 :		N/A
		No. of preference shares	Par value e (State currency)	Authorised share capital (State currency)
Balance at close of p	preceding n	nonth		
Increase/(decrease)			_	
Balance at close of the	he month			
3. Other Classes of S	Shares			
Stock code :	N/A	Description :		N/A
		No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of p	preceding n	nonth		
Increase/(decrease)			_	
Balance at close of the	he month			
Total authorised share (State currency):	re capital a	t the end of the month	N/A	

II. Movements in Issued Share Capital

	No. of ordina	ry 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		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	ng 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
	IN/A	IN/A	N/A	N/A	N / A	
(Note 1)						
2 E1						
2. Employee						
Share Option						
Scheme						
Exercise price:						
(//)						
Ordinary shares	N/A	N/A	N/A	N/A	N/A	N/A
(Note 1)	-					-
(2.000 2)						
		Ta	otal A. (Ordin	ary shares)	N/A	
		10	·	nce shares)	$\frac{N/A}{N/A}$	
			`	Other class)	$\frac{N/A}{N/A}$	
			((Juici Ciass)	N / A	
Total funds raised dur				N / A	A	
exercise of options (S	tate currency)					

Warrants to Issue Shares of the Issuer which are to be Listed No. of new No. of new shares of shares of issuer issued issuer which during the may be issued pursuant month thereto as at pursuant Currency of Nominal value at Exercised Nominal value thereto close of the Description of warrants nominal close of at close of the month during the (Date of expiry - dd/mm/yyyy) value preceding month month month N/AStock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) N/AStock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) N/A3 Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) N/A(/ / Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) Total B. (Ordinary shares) N/AN/A(Preference shares) N/A(Other class)

Convertibles (i.e. Convertible into Shares of the Issuer which are to be Listed) No. of new No. of new shares of shares of issuer issued issuer which during the may be issued pursuant month thereto as at pursuant Currency of Amount at close Converted Amount at thereto close of the amount of preceding during the close of the month Class and description outstanding month month month N/AStock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy)) N/AStock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) N/A3. Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) N/AStock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) Total C. (Ordinary shares) N/A(Preference shares) N/A(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. <u>N/A</u>		
shares (Note 1)	_	
2. N/A		
	_	
shares (Note 1)		
3. <u>N/A</u>	_	
	_	
(/ /)	_	
shares (Note 1)		
Total D. (Ordinary shares)		
(Preference shares)	N/A	
(Other class)	N/A	

	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
	71		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				
2.	Open offer	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 issuable				
3.	Placing	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 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				
		(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 redeemed (<i>Note 1</i>)				
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)	(/ /)		

	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
	Type of issue	Class of shares issuable				
		(Note 1)		=		
9.	Capital reorganisation	Issue and allotment date : (dd/mm/yyyy)	(/ /)	N/A	N/A
		EGM approval date: (dd/mm/yyyy)	(/ /)		
		Class of shares issuable (Note 1)	:	=		
10.	Other (Please specify) At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)	N/A	N/A
		EGM approval date: (dd/mm/yyyy)	(/ /)		
				-		
		Total E. (Ordinary sh	ares)	N	/ A
		(Pr	reference sh	ares)		/ A
			(Other o	lass)	N	/ A
Та	otal increase / (decrease) in ordinary shares during	g the month (i.e. Total of A to	E):	(1)	1	N/A
	, , , , , , , , , , , , , , , , , , ,	<u> </u>	,	(2)	-	N/A
To	otal increase / (decrease) in preference shares dur	ing the month (i.e. Total of A t	to E):	` /		N / A
	otal increase / (decrease) in other classes of share:	_			1	N / A
	hese figures should be the same as the relevant fi			ued S		

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.
N/A	
Submit	tted 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	re is insufficient space, please append the prescribed continuation sheet.

4.