

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy	30 November	2020	
To: Hong Kong Exchanges and Clea	aring Limited		
	iu Property Company L Proprated in Hong Kong		ability)
Date Submitted 1 De	cember 2020		
I. Movements in Authorised Share C	apital		
1. Ordinary Shares			
(1) Stock code : <u>123</u> Des	cription:	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 Des	cription:	N	N/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			

iption:	n: N/A		
No. of preference shares	Par value (State currency)	Authorised share capital (State currency)	
	-		
iption:	N	1/A	
No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)	
	-		
	No. of preference shares iption: No. of other	Par value (State currency) Iption: Par value (State currency) Par value (State currency)	

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		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
(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
	IN/A		IN/A	1N/A	IV / A	IN/A
(Note 1)						
		T.	-4-1 A (O::4::-		NT / A	
		10	otal A. (Ordin	•	N/A	
			,	nce shares)	N / A	
			(0	Other class)	N / A	
Total funds raised dur				N / A	A	
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	durii		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 (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	-	,					
	_						
(/ /)							
Stock code (if listed) Class of shares							
issuable (Note 1)							
Subscription price EGM approval date							
(if applicable)							
(dd/mm/yyyy)	(/ /)					
			Total B.		ary shares)		
					nce shares) Other class)		
				, C		11/11	

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	Outstanding	monui	monui	monui		
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	(/ /)					
2. IN/A						
						
0. 1. 1. ('61' . 1)						
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>					
	<u></u>					
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						
-						
Stock code (if listed)						-
Class of shares						
issuable (<i>Note 1</i>) Subscription price						
EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/ /)		Total C. (Ordir	nary shares)	N/A	
				ence 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 EGM approval date (dd/mm/yyyy),	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
if applicable, and class of shares issuable:		
1. N/A		
shares (Note 1)		
Situos (16te 1)		
2. N/A		
2. <u>IV/ R</u>		
shares (Note 1)		
3. N/A		
(/ /)		
shares (Note 1)		
Total D. (Ordinary shares)	N / A	
(Preference shares)	N/A N/A	
(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				
	0 %	At maiga. State	(Note 1) Issue and allotment	(/ /)	N. / A	NT / A
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)	(/ /)		

	Two 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				monui
		(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 (<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)	(/ /)		

	Type of Issue			i	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)		_		
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 currence	Issue and allotment date : (dd/mm/yyyy)	(/ /)	N/A	N/A
		EGM approval date: (dd/mm/yyyy)	(/ /)		
				_		
		Total E. (Ordinary sl	hares)) N	I / A
		(Pr	reference sl	hares)) N	I / A
			(Other	class)) N	I / A
To	otal increase / (decrease) in ordinary shar	es during the month (i.e. Total of A to	E):	(1)1	N/A
				(2)1	N / A
To	otal increase / (decrease) in preference sh	ares during the month (i.e. Total of A t	o E):		1	N/A
Total increase / (decrease) in other classes of shares during the month (i.e. Total 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:

(These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").)

(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	s (if any):
_	N/A	
_		
_		
_		
_		
_		
_		
	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 there is insufficient space, please append the prescribed continuation sheet.

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