

## Monthly Return of Equity Issuer on Movements in Securities

| For the month ended (dd/mm/yyyy) : |         | 30/06/2017             |                                  |   |
|------------------------------------|---------|------------------------|----------------------------------|---|
| To : Hong Kong Exchanges ar        | nd Clea | ring Limited           |                                  |   |
| Name of Issuer                     | hangh   | ai Industrial Urban    | Developmer                       | t Group Limited                                 |
| Date Submitted 0                   | 4/07/20 | 017                    |                                  |   |
| I. Movements in Authorised SI      | nare Ca | apital                 |                                  |   |
| 1. Ordinary Shares                 |         |                        |                                  |   |
| (1) Stock code : <u>00563</u>      | Descrip | otion : Ordinary       | Shares                           |   |
|                                    |         | No. of ordinary shares | Par value<br>(State<br>currency) | Authorised share capital (State currency)       |
| Balance at close of preceding      | month   | 10,000,000,000         | HK\$0.04                         | HK\$400,000,000.00                              |
| Increase/(decrease)                |         | Nil                    |                                  | Nil   |
| Balance at close of the month      |         | 10,000,000,000         | HK\$0.04                         | HK\$400,000,000.00                              |
| (2) Stock code : N/A               | Descrip | otion: N/A             |                                  |   |
|                                    |         | No. of ordinary shares | Par value<br>(State<br>currency) | Authorised share<br>capital<br>(State currency) |
| Balance at close of preceding      | month   | N/A                    | N/A                              | N/A   |
| Increase/(decrease)                |         | N/A                    |                                  | N/A   |
| Balance at close of the month      |         | N/A                    | N/A                              | N/A   |

| Stock code : N/A Descri             | ption :                        | N/A                              | 1   |
|-------------------------------------|--------------------------------|----------------------------------|---|
|                                     | No. of preference shares       | Par value<br>(State<br>currency) | Authorised share capital (State currency) |
| Balance at close of preceding month | N/A                            | N/A                              | N/A                                       |
| Increase/(decrease)                 | N/A                            | _                                | N/A                                       |
| Balance at close of the month       | N/A                            | N/A                              | N/A                                       |
| 3. Other Classes of Shares          |                                |                                  |   |
| Stock code : N/A Descri             | ption: N/A                     |                                  |   |
| Stock code : N/A Descri             | No. of other classes of shares | Par value<br>(State<br>currency) | capital                                   |
| Stock code : N/A Descri             | No. of other classes of shares | (State                           | Authorised share capital (State currency) |
|                                     | No. of other classes of shares | (State<br>currency)              | capital<br>(State currency)               |

currency):

HK\$400,000,000.00

## II. Movements in Issued Share Capital

|                                       | No. of ordin  | ary shares | No of preference | No. of other      |
|---------------------------------------|---------------|------------|------------------|-------------------|
|                                       | (1)           | (2)        | shares           | classes of shares |
| Balance at close of preceding month   | 4,811,273,189 | N/A        | N/A              | N/A               |
| Increase/ (decrease) during the month | (300,000)     | N/A        | N/A              | N/A               |
| Balance at close of the month         | 4,810,973,189 | N/A        | N/A              | N/A               |

## III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schemes of the Issuer) Particulars of share No. of new shares of No. of new shares of option scheme issuer issued during issuer which may be including EGM the month pursuant issued pursuant approval date thereto thereto as at close of Movement during the month (dd/mm/yyyy) and the month class of shares issuable Granted Exercised Cancelled Lapsed 1. Exercise Price: HK\$2.98 (12/12/2002) Ordinary shares Nil Nil Nil Nil Nil 41,750,000 (Note 1) 2. N/A / / shares (Note 1) 3. N/A shares (Note 1) Total A. (Ordinary shares) Nil (Preference shares) N/A (Other class) N/A Total funds raised during the month from exercise of options (State currency) Nil

| Warrants to Issue Shares of the   | s Issuer which                  | are to be Liste                                    | ed                                    |   |   |   |
|---|---------------------------------|--|---------------------------------------|---|---|---|
| Description of warrants<br>(Date of expiry - dd/mm/yyyy)  | Currency<br>of nominal<br>value | Nominal value<br>at close of<br>preceding<br>month | e<br>Exercised<br>during the<br>month | Nominal value<br>at close of the<br>month                                     | No. of new<br>shares of<br>issuer<br>issued<br>during the<br>month<br>pursuant<br>thereto | No. of new shares of issuer which may be issued pursuant thereto as at close of the month |
| 1. N/A  |                                 |  |                                       |   |   |   |
|   |                                 |  |                                       |   |   |   |
| 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 |                                 | )  |                                       |   |   |   |
|   |                                 |  |                                       |   |   |   |
| ( / / ) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable)                     |                                 |  |                                       |   |   |   |
| (ii applicable) (dd/mm/yyyy)  | ( / /                           | )<br>Tota  | (Prefere                              | nary shares) <u>Nil</u><br>ence shares) <u>N/A</u><br>Other class) <u>N/A</u> |   | -<br>-<br>-   |

| Convertibles (i.e. Convertible  | e into Shares of th                  | e Issuer wh                                 | ich are to be Liste | ed)                                      |   |   |
|---|--------------------------------------|---|---------------------|--|---|---|
| Class and description   | Currency of<br>amount<br>outstanding | Amount at<br>close of<br>preceding<br>month | Converted           | Amount at close of the month             | No. of new<br>shares of<br>issuer<br>issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer which<br>may be<br>issued<br>pursuant<br>thereto as at<br>close of the<br>month |
| 1. N/A  |                                      |   |                     |  |   |   |
|   |                                      |   |                     |  |   |   |
| Stock code (if listed)  |                                      |   |                     |  |   |   |
| 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 | ( / / )<br>                          |   |                     |  |   |   |
| Stock code (if listed)  |                                      |   |                     |  |   |   |
| Class of shares issuable (Note 1) Subscription price  |                                      | _   |                     |  |   |   |
| EGM approval date (if applicable) (dd/mm/yyyy)  | ( / / )                              |   |                     |  |   |   |
|   |                                      |   | Total C. (Ordina    |  |   | _   |
|   |                                      |   |                     | ce shares) <u>N/A</u><br>ther class) N/A |   | _   |
|   |                                      |   | (U                  | iner class) <u>IN/A</u>                  | 1   | =   |

Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes)

| Opti | ons (other than under Share Option Schemes)   |  |   |
|------|---|--|---|
| if a | ll particulars including EGM approval date (dd/mm/yyyy),<br>pplicable, and class of shares issuable:<br>N/A | 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 |
| '.   | N/A   |  |   |
|      |   |  |   |
|      |   |  |   |
|      | shares (Note 1)   |  |   |
|      |   |  |   |
| 2.   | N/A   |  |   |
|      |   |  |   |
|      |   |  |   |
|      | ( / / )   |  |   |
|      | shares (Note 1)   |  |   |
|      | N//   |  |   |
| 3.   | N/A   |  |   |
|      |   |  |   |
|      |   |  |   |
|      | shares (Note 1)   |  |   |
|      | Sildies (Note 1)  |  | _   |
|      | Total D. (Ordinary shares)  | Nil  |   |
|      | (Preference shares)   | N/A  |   |
|      | (Other class)   | N/A  |   |
|      | (0.1.0. 0.000)  |  |   |
|      |   |  |   |

| Ot | her Movements ir | n Issued Sha  | are Capital    |  |       |   |   |   |
|----|------------------|---------------|----------------|--|-------|---|---|---|
|    | Type of Issue    |               |                |  |       |   | No. of new<br>shares of<br>issuer<br>issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer<br>which may<br>be issued<br>pursuant<br>thereto as<br>at close of<br>the month |
|    |                  |               |                | Class of shares                              |       |   |   |   |
|    |                  |               |                | Class of shares issuable (Note 1)            |       |   |   |   |
| 1. | Rights issue     | At<br>price : | State currency | Issue and allotment date: (dd/mm/yyyy)       | ( / / | ) |   |   |
|    |                  | ,             | ,              | EGM approval date:                           | ( / / | ) |   |   |
|    |                  |               |                | (dd/mm/yyyy)                                 |       |   | N/A   | N/A   |
|    |                  |               |                |  |       |   |   |   |
|    |                  |               |                | Class of shares                              |       |   |   |   |
|    |                  | ٨٠            | Ctoto          | issuable (Note 1)  Issue and allotment       | ( / / | ) |   |   |
| 2. | Open offer       | At<br>price : | State currency |  | ( , , | , |   |   |
|    |                  |               |                | EGM approval date: (dd/mm/yyyy)              | ( / / | ) |   |   |
|    |                  |               |                | (44,,,,,,,,                                  |       |   | N/A   | N/A   |
|    |                  |               |                |  |       |   |   |   |
|    |                  |               |                | Class of shares issuable (Note 1)            |       |   |   |   |
| 3. | Placing          | At<br>price : | State currency | Issue and allotment<br>— date : (dd/mm/yyyy) | ( / / | ) |   |   |
|    |                  |               |                |  | ( / / | ) |   |   |
|    |                  |               |                | (dd/mm/yyyy)                                 |       |   | N/A   | N/A   |
|    |                  |               |                |  |       |   |   |   |
|    |                  |               |                | Class of shares issuable (Note 1)            |       |   |   |   |
| 4. | Bonus issue      |               |                | Issue and allotment date : (dd/mm/yyyy)      | ( / / | ) |   |   |
|    |                  |               |                | EGM approval date: (dd/mm/yyyy)              | ( / / | ) |   |   |
|    |                  |               |                | (da/iiiii/yyyy)                              |       |   | N/A   | N/A   |
|    |                  |               |                |  |       |   |   |   |
|    |                  |               |                |  |       |   |   |   |
|    |                  |               |                |  |       |   |   |   |

| Type of Issue  5. Scrip dividend At price: | State<br>currency——— | Class of shares issuable (Note 1) Issue and allotment date: (dd/mm/yyyy) 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 |
|--|----------------------|--|--------------------|--|---|
| 5. Scrip aividend price :                  |                      | issuable (Note 1) Issue and allotment date: (dd/mm/yyyy) EGM approval date:                              |                    | N/A  | N/A   |
| 5. Scrip aividend price :                  |                      | date : (dd/mm/yyyy)  EGM approval date:  |                    | N/A  | N/A   |
|  |                      | EGM approval date:<br>(dd/mm/yyyy)   | ( / / )            | N/A  | N/A   |
|  |                      |  |                    | <u>IN/A</u>  | N/A   |
|  |                      |  |                    |  |   |
|  |                      | Class of shares repurchased (Note 1)   | Ordinary<br>shares |  |   |
| <ol><li>Repurchase of<br/>shares</li></ol> |                      | Cancellation date : (dd/mm/yyyy)   | (20/06/2017)       |  |   |
|  |                      | AGM approval date:<br>(dd/mm/yyyy)   | (19/05/2017)       | (300,000)  | N/A   |
|  |                      |  |                    |  |   |
|  |                      | Class of shares redeemed (Note 1)  |                    |  |   |
| <ol><li>Redemption of<br/>shares</li></ol> |                      | Redemption date : (dd/mm/yyyy)   | ( / / )            |  |   |
|  |                      | EGM approval date: (dd/mm/yyyy)  | ( / / )            | N/A  | N/A   |
|  |                      |  |                    |  |   |
|  |                      | Class of shares issuable (Note 1)  |                    |  |   |
| 8. Consideration At price :                | State currency       | Issue and allotment date: (dd/mm/yyyy)   | ( / / )            |  |   |
|  |                      | EGM approval date: (dd/mm/yyyy)  | ( / / )            |  |   |
|  |                      |  |                    | N/A  | N/A   |

|    | Type of Issue          |               |                  |  | No. of new<br>shares of<br>issuer<br>issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer<br>which may<br>be issued<br>pursuant<br>thereto as<br>at close of<br>the month |
|----|------------------------|---------------|------------------|--|---|---|
|    |                        |               |                  | Class of sharesissuable (Note 1)                     |   |   |
| 9. | Capital reorganisation |               |                  | Issue and allotment ( / / ) date : (dd/mm/yyyy)      |   |   |
|    |                        |               |                  | EGM approval date: ( / / ) (dd/mm/yyyy)              | N/A   | N/A   |
|    |                        |               |                  |  | 1 4/1 1   | 13// 1  |
|    |                        |               |                  | Class of sharesissuable (Note 1)                     |   |   |
| 10 | Other (Please specify) | At<br>price : | State currency _ | Issue and allotment ( / / )<br>—— date: (dd/mm/yyyy) |   |   |
|    |                        |               |                  | EGM approval date: ( / / ) (dd/mm/yyyy)              | N/A   | N/A   |
|    |                        |               |                  | Total F (Oudings                                     | (200,000)   |   |
|    |                        |               |                  | Total E. (Ordinary shares)<br>(Preference shares)    |   |   |
|    |                        |               |                  | (Other class)  |   |   |
|    |                        |               |                  |  |   |   |

| Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E):       | (1)        | (300,000)  |
|---|------------|------------|
|   | (2)        | N/A        |
| Total increase / (decrease) in preference shares during the month (i.e. Total of A to E       | Ē):        | 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 ("Moveme Capital").) | nts in Iss | sued Share |

| Remarks (if any):                                      |             |
|--|-------------|
| N/A  |             |
|  |             |
|  |             |
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| Submitted by: Tricor Secretaries Limited               |             |
| Title: Hong Kong Branch Share Registrar                |             |
| (Director, Secretary or other duly authorised officer) |             |
|  |             |
|  |             |
|  |             |

## Notes:

- 1. State the class of shares (e.g. ordinary, preference or other).
- 2. If there is insufficient space, please append the prescribed continuation sheet.