

## Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) :	31st December	r, <b>20</b> 18	
To : Hong Kong Exchanges	and Clearing Limited		
Name of Issuer Date Submitted	Tern Properties Company 4th January, 2019	Limited	
I. Movements in Authorised	Share Capital		
1. Ordinary Shares			
(1) Stock code : <u>277</u>	Description :	Ordinary	Shares
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of precedir	ng month N/A		
Increase/(decrease)			
Balance at close of the mon	th		
(2) Stock code :	Description :		
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of precedir	ng month N/A		
Increase/(decrease)			
Balance at close of the mon	th		

2. Preference Shares				
Stock code :	Descript	tion :		
		No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of pro	eceding month_	N/A		
Increase/(decrease)	_			
Balance at close of the	e month _			
3. Other Classes of Sh	nares			
Stock code :	Descript	tion :		
		No. of other classes of shares	(State	capital
Balance at close of pre	eceding month_	N/A		
Increase/(decrease)	<del>-</del>			
Balance at close of the	e month _			
Total authorised share currency):	capital at the er	nd of the month	n (State	N/A
II. Movements in Issue	ed Share Capita	I		
	No. of ordir	nary shares (2)	No of preference shares	ce No. of other classes of shares
Balance at close of preceding month	307,758,522	N/A	N/A	N/A
Increase/ (decrease) during the month	0	N/A	N/A	N/A
Balance at close of the month	307,758,522	N/A	N/A	N/A

Share Options (under Share Option Schemes of the Issuer) Particulars of No. of new shares of No. of new shares of share option issuer issued during issuer which may be the month pursuant issued pursuant scheme including EGM thereto thereto as at close of Movement during the month approval date the month (dd/mm/yyyy) and class of shares issuable Granted Exercised Cancelled Lapsed 1. N/A ( / / shares (Note 1) 2. N/A shares (Note 1) 3. N/A shares (Note 1) Total A. (Ordinary shares) (Preference shares) N/A (Other class) N/A Total funds raised during the month from exercise of options (State currency) HK\$0

Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of nominal value	Nominal value at close of preceding month	Exercised during the month	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 (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)						
	( / /	)				
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	. (Ordina	ary shares)	0	_
			(Preferen	ice shares)	N/A	<del>-</del> -
			(C	ther class)	N/A	

Convertibles (i.e. Convertible	into Shares of t	he Issuer whi	ch are to be Liste	ed)		
Class and description	Currency of amount outstanding	Amount at close of preceding month	Converted	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						
	_					
Stock code (if listed)	<u> </u>					
Class of shares issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy))	( / / )					
2. N/A	( / / )					
2.14//						
-	_					
Stock code (if listed) Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy)	( / / )					
3. N/A	( / / )					
0.1471	<del></del>					
	_ 					
Stock code (if listed) Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy)	( / / )					
4. N/A	( / / )					
	<u> </u>					
Stock code (if listed) Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy)	( / / )					
(uu/iiii/yyyy)	( / / )		Total C. (Ordina	ary shares)	0	
			(Preferen	ce shares)	N/A	<del>-</del> -
			(O	ther 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), 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. <u>N/A</u>		
shares (Note 1)		
		-
Total D. (Ordinary shares)	0	_
(Preference shares)	N/A	<del>-</del>
(Other class)	N/A	-

Ot	her Movements in	n Issued Sha	are Capital				No. of no	No of some
	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				N1/A			
				Class of shares issuable (Note 1)	N/A			
1.	Rights issue	At price :	State currency	Issue and allotment date : (dd/mm/yyyy)	( / /	)		
				EGM approval date: (dd/mm/yyyy)	( / /	)		
				Class of shares	N/A			
				issuable (Note 1)				
2.	Open offer	At price :	State currency	Issue and allotment date : (dd/mm/yyyy)	( / /	)		
				EGM approval date: (dd/mm/yyyy)	( / /	)		_
				Class of shares issuable (Note 1)	N/A			
3.	Placing	At price :	State	Issue and allotment date : (dd/mm/yyyy)	( / /	)		
				EGM approval date: (dd/mm/yyyy)	( / /	)		
				Class of shares issuable (Note 1)	N/A			
4.	Bonus issue			Issue and allotment date : (dd/mm/yyyy)	( / /	)		
				EGM approval date: (dd/mm/yyyy)	( / /	)		
								_
				Class of shares issuable (Note 1)	N/A			
5.	Scrip dividend	At price :	State currency ———	Issue and allotment date : (dd/mm/yyyy)	( / /	)		
				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 repurchased (Note 1)	N/A			
6.	Repurchase of shares		Cancellation date : (dd/mm/yyyy)	( / /	)		
			EGM approval date: (dd/mm/yyyy)	( / /	)		
			Class of shares redeemed (Note 1)	s N/A			
7.	Redemption of shares		Redemption date : (dd/mm/yyyy)	( / /	)		
			EGM approval date: (dd/mm/yyyy)	( / /	)		_
			Class of shares issuable (Note 1)	s N/A			
8.	Consideration issue At price	: State currency ———	Issue and allotment date : (dd/mm/yyyy)	( / /	)		
			EGM approval date: (dd/mm/yyyy)	( / /	)		
			Class of shares issuable (Note 1)	N/A			
9.	Capital reorganisation		Issue and allotment date : (dd/mm/yyyy)	( / /	)		
			EGM approval date: (dd/mm/yyyy)	( / /	)		_
			Class of shares issuable (Note 1)	s N/A			
10.	Other (Please specify) At price	State currency	Issue and allotment date: (dd/mm/yyyy)	( / /	)		
			EGM approval date: (dd/mm/yyyy)	( / /	)		_
			Total (Pre		ares ares	s) 0 s) N/A	- - -

Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E): (1)	0
(2)	N/A
Total increase / (decrease) in preference shares during the month (i.e. Total of A to E):	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 ("Movements in Capital").)	Issued Share

Remarks (if any):
Submitted by: LEE Ka Man
Title: Secretary (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.