HKEX 香港交易所

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) :

30th April, 2019

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer	Tern Properties Company Limited
Date Submitted	6th May, 2019

I. Movements in Authorised Share Capital

1. Ordinary Shares			
(1) Stock code : <u>277</u> Descrip	otion :	Ordinary S	Shares
	No. of ordinary shares	Par value (State currency)	Authorised share capital <i>(State currency)</i>
Balance at close of preceding month	N/A		
Increase/(decrease)			
Balance at close of the month			
(2) Stock code :Descrip	otion :		
	No. of ordinary shares		Authorised share capital <i>(State currency)</i>
Balance at close of preceding month	N/A		
Increase/(decrease)			
Balance at close of the month			

2. Preference Shares

Stock code :Des	cription :		
	No. of preference shares	Par value (State currency)	Authorised share capital <i>(State currency)</i>
Balance at close of preceding mor	nth <u>N</u> /A		
Increase/(decrease)		_	
Balance at close of the month			

3. Other Classes of Shares

Stock code :Descr	ription :		
	No. of other classes of shares	Par value (State currency)	Authorised share capital <i>(State currency)</i>
Balance at close of preceding mont	h <u>N</u> /A		
Increase/(decrease)		-	
Balance at close of the month			

Total authorised share capital at the end of the month (*State currency*):

N/A

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	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

III. Details of Movements in Issued Share Capital

Share Options (und	ler Share Opt	ion Schemes d	of the Issuer)			
Particulars of share option scheme					issuer issued during the month pursuant	No. of new shares of issuer which may be issued pursuant
including EGM	Ν	Novement durii	ng the month		thereto	thereto as at close of
approval date					_	the month
(dd/mm/yyyy) and class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1. N/A	Chantoa	Exerciced	Carloonou	Lapoou		
shares						
(Note 1)						
2. N/A						
(/ /)						
shares						
(Note 1)						
3. N/A						
(/ /)						
shares						
(Note 1)						
		Tota	IA. (Ordina		0	
			(Preference	,	N/A	
			(Ot	her class)	N/A	
Total funds raised o		nth from exerci	se			
of options (State cu	rrency)			HK\$0		

	No. of new shares of issuer issued	No. of new shares of issuer which
Nominal value Currency at close of Exercised Nominal value Description of warrants of nominal preceding during the at close of the (Date of expiry - dd/mm/yyyy) value month month month	during the month pursuant thereto	may be issued pursuant thereto as at close of the month
<u>1. N/A</u>		
(/ /) Stock code (if listed) Class of shares issuable (Note 1) Subscription price		
EGM approval date		
(if applicable) (dd/mm/yyyy) (/ /)		
<u>2. N/A</u>		
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)		
(dd/mm/yyyy) (/ /)		
<u>4. N/A</u>		
Stock code (if listed)		
Class of shares		
issuable (Note 1)		
Subscription price		
EGM approval date		
(if applicable) (dd/mm/yyyy) (/ /)		
Total B. (Ordinary shares)	0	
(Preference shares)		
(Other class)	N/A	

Convertibles (i.e. Convertible	into Shares of th	e Issuer whic	h are to be Liste	ed)		
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
<u>1. N/A</u>	_					
	_					
	_					
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) (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)			otal C. (Ordina			
				ce shares) ther class)		-

Any other Agreements or Arrangements to Issue Shares of the Issue Options (other than under Share Option Schemes)	er which are to be Liste	ed, including
	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
Full particulars including EGM approval date (dd/mm/yyyy), if applicable, and class of shares issuable:		the month
1. <u>N/A</u>	-	
	-	
(/ /) 		
2. N/A		
	-	
3. <u>N/A</u>		
	-	
shares (Note 1)		· · · · · · · · · · · · · · · · · · ·
Total D. (Ordinary shares)	0	
(Preference shares)	N/A	
(Other class)	N/A	

shares of share issuer issuer issued may during the issu month pursu pursuant thereto	Oth	ner Movements	in Issued Sha	re Capital					
1. Rights issue At price : State currency Class of shares issuable (Note 1) N/A 1. Rights issue At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) 2. Open offer At price : State currency Class of shares issuable (Note 1) N/A 2. Open offer At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) 3. Placing At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) 3. Placing At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) 4. Bonus issue Class of shares date : (dd/mm/yyyy) N/A								issuer issued during the month pursuant	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
1. Rights issue At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) 2. Open offer At price : State currency Class of shares issuable (Note 1) N/A 2. Open offer At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) 3. Placing At price : State currency Class of shares issuable (Note 1) N/A 3. Placing At price : State currency Class of shares issuable (Note 1) N/A 3. Placing At price : State currency Class of shares issuable (Note 1) N/A 3. Placing At price : State currency Class of shares issuable (Note 1) N/A 4. Bonus issue Baproval date: (/ /) Issue and allotment date : (dd/mm/yyy) (/ /) 4. Bonus issue Issue and allotment date : (dd/mm/yyy) (/ /) Issue and allotment date : (dd/mm/yyy) (/ /)		Type of Issue							monun
1. Nights issue At price : currency currency date : (dd/mm/yyyy) (/ /) EGM approval date: (/ /) EGM approval date: (/ /) 2. Open offer At price : State Issue and allotment N/A 2. Open offer At price : State Issue and allotment (/ /) EGM approval date: (/ /) EGM approval date: (/ /) 3. Placing At price : State Issue and allotment (/ /) 3. Placing At price : State Issue and allotment (/ /) Base and allotment (/ /) EGM approval date: (/ /) 3. Placing At price : State Issue and allotment (/ /) Issue and allotment (/ /) EGM approval date: (/ /) 4. Bonus issue Class of shares N/A Issue and allotment Issue and allotment (/ /) Issue and allotment (/ /) EGM approval date: (/ /) EGM approval date: (/ /)						N/A			
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2. Open offer At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) 2. Open offer At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) 2. Open offer At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) 3. Placing At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) 3. Placing At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) 4. Bonus issue Class of shares issuable (Note 1) N/A					EGM approval date: (dd/mm/yyyy)	(/ /)		
2. Open offer At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) 2. Open offer At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) 3. Placing At price : State currency Class of shares issuable (Note 1) N/A 3. Placing At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) Bonus issue Class of shares issuable (Note 1) N/A									
2. Open other At price : currency Currency date : (dd/mm/yyyy) (/ /) Bell EGM approval date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) (/ /) 3. Placing At price : State currency EGM approval date: (dd/mm/yyyy) N/A						N/A			
(dd/mm/yyyy) (/ / /) (dd/mm/yyyy) (/ / /) 3. Placing At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) (/ /) Class of shares N/A Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) (/ /) Issue and allotment date : (dd/mm/yyyy) (/ /) Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) (/ /)	2.	Open offer	At price :			(/ /)		
3. Placing At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) Bonus issue Class of shares issuable (Note 1) N/A Image: A topic of the price of t					EGM approval date: (dd/mm/yyyy)	(/ /)		
3. Placing At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) Bonus issue EGM approval date: (dd/mm/yyyy) (/ /) Class of shares issuable (Note 1) N/A Issue and allotment date : (dd/mm/yyyy) (/ /) Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: N/A Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date : (dd/mm/yyyy) (/ /)									
3. Placing At price : currency date : (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) (/ /)						N/A			
(dd/mm/yyyy) (/ /) (dd/mm/yyyy) (/ /) Class of shares N/A issuable (Note 1) 4. Bonus issue Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (/ /)	3.	Placing	At price :			(/ /)		
4. Bonus issue Bonus issue EGM approval date:					EGM approval date: (dd/mm/yyyy)	(/ /)		
4. Bonus issue EGM approval date:									
date : (dd/mm/yyyy) (/ /) EGM approval date: , , , , , , , , , , , , , , , , , , ,						N/A			
EGM approval date: (/ /) (dd/mm/yyyy) (/ /)	4.	Bonus issue				(/ /)		
					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 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)	(/ /)		
				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)	N/A			
7.	Redemption of shares			Redemption date : (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)		
				Class of shares issuable (Note 1)	N/A			
8.	Consideration issue	At price :	State currency ———	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)		
L								

	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
9.	Capital reorganisation		Class of shares N/A issuable (Note 1) Issue and allotment (/ /) date : (dd/mm/yyyy) (/ /) EGM approval date: (/ /) (dd/mm/yyyy)		
10.	Other (Please specify) At price :	State currency	Class of shares N/A issuable (Note 1)		
			Total E. (Ordina share (Preference share (Other clas	es) <u>0</u> es) <u>N/A</u>	-

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

IV. Confirmations - N/A

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 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.

Remarks (if any):

Submitted by: LEE Ka Man

Title: <u>Secretary</u> (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.
- 4. If there is insufficient space, please append the prescribed continuation sheet.