

For the month ended

Monthly Return of Equity Issuer on Movements in Securities

(dd/mm/yyyy) :	31st March, 2	019	
To : Hong Kong Exchanges	s and Clearing Limited		
Name of Issuer	Tern Properties Company	/ Limited	
Date Submitted	3rd April, 2019		
I. Movements in Authorised	d Share Capital		
1. Ordinary Shares			
(1) Stock code : <u>277</u>	Description :	Ordinary S	Shares
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of precedi	ing month N/A		
Increase/(decrease)		-	
Balance at close of the mo	nth		
(2) Stock code :	Description :		
	No. of ordinary shares		Authorised share capital (State currency)
Balance at close of precedi	ing month N/A		
Increase/(decrease)		-	
Balance at close of the mo	nth		

2. Preference Shares			
Stock code :Descript	tion :		
	No. of preference shares	Par value (State currency)	capital
Balance at close of preceding month_	N/A		
Increase/(decrease)		_	
Balance at close of the month			
3. Other Classes of Shares			
Stock code :Descript	tion :		
	No. of other classes of shares	1	capital
Balance at close of preceding month_	N/A		
Increase/(decrease)		_	
Balance at close of the month _			
Total authorised share capital at the en currency):	nd of the month	(State	N/A

March 2019

II. Movements in Issued Share Capital

	No. of ordin	ary shares	No of preference	No. of other		
	(1)	(1) (2) 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 (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 scheme the month pursuant issued pursuant including EGM thereto thereto as at close of Movement during the month approval date the month (dd/mm/yyyy) and class of shares issuable Cancelled Lapsed Granted Exercised 1. N/A (/ / shares (Note 1) 2. N/A shares (Note 1) 3. N/A shares (Note 1) Total A. (Ordinary shares) 0 (Preference shares) N/A (Other class) N/A Total funds raised during the month from exercise of options (State currency) HK\$0

Warrants to Issue Shares of the	e Issuer which	are to be Listed				
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)	(1				
2. N/A	(/ /)				
2.14/7						
(/ /)						
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)	(/ /)				
(GG/11111/yyyy)	(/ /	,				
		Total E		ary shares)	0	_
				ce shares) other class)	N/A N/A	_
			(C	, u i ci ciass)	IN/A	_

Convertibles (i.e. Convertible	into Shares of the	he Issuer wh	ich are to be Liste	ed)		
Class and description	Currency of amount outstanding	Amount a 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						
	<u>—</u>					
-	<u> </u>					
Stock code (if listed) Class of shares issuable (Note 1) Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy))	(/ /)					
2. N/A						
						
	<u> </u>					
O(1 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>					
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)	(/ /)					
(dd/11111/yyyy)	(/ /)		Total C. (Ordina	ary shares)	0	
			(Preferen	ce shares)	N/A	_
			(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) No. of new shares No. of new shares of of issuer issued issuer which may be during the month issued pursuant pursuant thereto thereto as at close of Full particulars including EGM approval date (dd/mm/yyyy), the month if applicable, and class of shares issuable: 1. N/A shares (Note 1) 2. N/A shares (Note 1) 3. N/A shares (Note 1) Total D. (Ordinary shares) 0 (Preference shares) N/A

(Other class)

N/A

			are Capital					
	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
	1900 01 10000				N/A			
				Class of shares issuable (Note 1)				
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)	(/ /)		

	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	N	/A		
5.	Scrip dividend	At price :	State currency ———	issuable (Note 1) 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)	(/ /	′)		
								-

			No. of new shares of	No. of new shares of
			issuer	issuer which
			issued	may be
			during the	issued
			month	pursuant
			pursuant	thereto as at
			thereto	close of the
Type of Is	ssue			month
		Class of shares N/A		
		Oldoo of Shares		
		issuable (Note 1)		
9. Capital		Issue and allotment		
reorganis	sation	date: (dd/mm/yyyy)		
		, ,,,,,		
		EGM approval date: (/ /)		
		(dd/mm/yyyy)		
		Class of shares N/A		
		Class of charts		
	_	issuable (Note 1)		
10. Other	At price: State	Issue and allotment		
(Please s	specify) At price : State currency	date: (dd/mm/yyyy) (/ /)		
		· • • • • • • • • • • • • • • • • • • •		
		EGM approval date:		
		(dd/mm/yyyy) (/ /)		
		T . 15 (0 !!		
		Total E. (Ordina share		
		(Preference share		=
		(Other clas	<i>'</i>	_
		(0.1101 0.120		_
				_
Total increa	se / (decrease) in ordinary shares dur	ing the month (i.e. Total of A to E): (1)	0
Total morea	oo, (dooredoo) iii ordinary oriaroo dar	, ,	· ———	NI/A
		(2)	N/A
Total increa	se / (decrease) in preference shares of	during the month (i.e. Total of A to E):		N/A
	se / (decrease) in other classes of sha	,		N/A
E):	oc / (accidasc) in other diasses of sile	2100 daining the month (i.e. lotal of A to	•	1 1/73
	res should be the same as the relevar	nt figures under II above ("Movements	in Issued SI	nare
Capital").)		5 5 s s s 5 (5 5		

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 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.
Rem	arks (if any):
Cubr	mitted by: LEE Ka Man
Subi	mitted by: LEE Ka Man
Title:	
	(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.