

## Monthly Return of Equity Issuer on Movements in Securities

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

31/08/2016

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer

Joy City Property Limited

Date Submitted

05/09/2016

### I. Movements in Authorised Share Capital

#### 1. Ordinary Shares

|  |                           |  |  |
|--|---------------------------|--|--|
| (1) Stock code : <u>00207</u> Description : <u>Ordinary Shares</u> |                           |  |  |
|  | No. of ordinary<br>shares | Par value<br>( <i>State<br/>currency</i> ) | Authorised share<br>capital<br>( <i>State currency</i> ) |
| Balance at close of preceding month                                | <u>28,904,699,222</u>     | <u>HK\$0.10</u>                            | <u>HK\$2,890,469,922.20</u>                              |
| Increase/(decrease)  | <u>0</u>                  |  | <u>0</u>   |
| Balance at close of the month                                      | <u>28,904,699,222</u>     | <u>HK\$0.10</u>                            | <u>HK\$2,890,469,922.20</u>                              |
| (2) Stock code : <u>N/A</u> Description : _____                    |                           |  |  |
|  | No. of ordinary<br>shares | Par value<br>( <i>State<br/>currency</i> ) | Authorised share<br>capital<br>( <i>State currency</i> ) |
| Balance at close of preceding month                                | _____                     | _____                                      | _____  |
| Increase/(decrease)  | _____                     |  | _____  |
| Balance at close of the month                                      | _____                     | _____                                      | _____  |

## 2. Preference Shares

| Stock code : <u>N/A</u>             | Description : <u>Non-redeemable Convertible Preference Shares (Unlisted)</u> |                          |  |
|-------------------------------------|--|--------------------------|--|
|                                     |  | No. of preference shares | Par value (State currency) / Authorised share capital (State currency) |
| Balance at close of preceding month |  | <u>1,095,300,778</u>     | <u>HK\$0.10</u> / <u>HK\$109,530,077.80</u>                            |
| Increase/(decrease)                 |  | <u>0</u>                 | <u>0</u>   |
| Balance at close of the month       |  | <u>1,095,300,778</u>     | <u>HK\$0.10</u> / <u>HK\$109,530,077.80</u>                            |

## 3. Other Classes of Shares

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

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

HK\$2,890,469,922.20  
(Ordinary Shares)  
HK\$109,530,077.80  
(Non-redeemable  
Convertible Preference  
Shares)

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## II. Movements in Issued Share Capital

|                                       | No. of ordinary shares<br>(1) | (2) | No of preference<br>shares | No. of other<br>classes of shares |
|---------------------------------------|-------------------------------|-----|----------------------------|-----------------------------------|
| Balance at close of preceding month   | 14,231,124,858                | N/A | 1,095,300,778              | N/A                               |
| Increase/ (decrease) during the month | 0                             | N/A | 0                          | N/A                               |
| Balance at close of the month         | 14,231,124,858                | N/A | 1,095,300,778              | N/A                               |

## III. Details of Movements in Issued Share Capital

### Share Options (under Share Option Schemes of the Issuer)

| Particulars of share option scheme including EGM approval date (dd/mm/yyyy) and class of shares issuable | Movement during 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 |
|--|---------------------------|-----------|----------------------------|--------|--|---|
|  | 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) |        | N/A  |   |
|  |                           |           | (Preference shares)        |        | N/A  |   |
|  |                           |           | (Other class)              |        | N/A  |   |
| Total funds raised during the month from exercise of options (State currency)                            |                           |           |                            | N/A    |  |   |

Warrants to Issue Shares of the Issuer which are to be Listed

| 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 | 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<br>shares of<br>issuer which<br>may be<br>issued<br>pursuant<br>thereto as of<br>close of the<br>month |
|---|---------------------------------|--|----------------------------------|---|---|---|
| 1. N/A  |                                 |  |                                  |   |   |   |
| ( / / )<br>Stock code (if listed) _____<br>Class of shares<br>issuable (Note 1) _____<br>Subscription price _____<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy) _____ ( / / ) |                                 |  |                                  |   |   |   |
| 2. N/A  |                                 |  |                                  |   |   |   |
| ( / / )<br>Stock code (if listed) _____<br>Class of shares<br>issuable (Note 1) _____<br>Subscription price _____<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy) _____ ( / / ) |                                 |  |                                  |   |   |   |
| 3. N/A  |                                 |  |                                  |   |   |   |
| ( / / )<br>Stock code (if listed) _____<br>Class of shares<br>issuable (Note 1) _____<br>Subscription price _____<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy) _____ ( / / ) |                                 |  |                                  |   |   |   |
| 4. N/A  |                                 |  |                                  |   |   |   |
| ( / / )<br>Stock code (if listed) _____<br>Class of shares<br>issuable (Note 1) _____<br>Subscription price _____<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy) _____ ( / / ) |                                 |  |                                  |   |   |   |
| Total B.  |                                 |  |                                  | (Ordinary shares)                         | N/A   |   |
|   |                                 |  |                                  | (Preference shares)                       | N/A   |   |
|   |                                 |  |                                  | (Other class)                             | N/A   |   |

Convertibles (i.e. Convertible into Shares of the Issuer which are to be Listed)

| 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. Non-redeemable Convertible Preference Shares ("CPSs")<br>(Conversion Ratio =<br>1 CPS:1 Ordinary Share) | N/A                            | 1,095,300,778<br>CPSs              | 0                          | 1,095,300,778<br>CPSs        | 0  | 1,095,300,778   |
| Stock code (if listed)   | N/A                            |                                    |                            |                              |  |   |
| Class of shares issuable (Note 1)  | Ordinary Shares                |                                    |                            |                              |  |   |
| Subscription price   | N/A                            |                                    |                            |                              |  |   |
| EGM approval date (if applicable) (dd/mm/yyyy)   | ( 18 / 12 / 2013 )             |                                    |                            |                              |  |   |
| 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)   | ( / / )                        |                                    |                            |                              |  |   |
|  |                                |                                    | Total C. (Ordinary shares) |                              | Nil  |   |
|  |                                |                                    | (Preference 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), 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<br><br><br><br>( / / )<br>shares (Note 1)  |  |   |
| 2. N/A<br><br><br><br>( / / )<br>shares (Note 1)  |  |   |
| 3. N/A<br><br><br><br>( / / )<br>shares (Note 1)  |  |   |
| Total D. (Ordinary shares)  | N/A  |   |
| (Preference shares)   | N/A  |   |
| (Other class)   | N/A  |   |

Other Movements in Issued Share 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 |
|-----------------|------------|----------------------|--|--|---|
| 1. Rights issue | At price : | State currency _____ | Class of shares issuable (Note 1) <u>N/A</u><br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) ( / / ) | _____  | _____   |
| 2. Open offer   | At price : | State currency _____ | Class of shares issuable (Note 1) <u>N/A</u><br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) ( / / ) | _____  | _____   |
| 3. Placing      | At price : | State currency _____ | Class of shares issuable (Note 1) <u>N/A</u><br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) ( / / ) | _____  | _____   |
| 4. Bonus issue  |            |                      | Class of shares issuable (Note 1) <u>N/A</u><br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>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 |       |
|---------------|----------------------|------------|----------------------|---|---|-------|
| 5.            | Scrip dividend       | At price : | State currency _____ | Class of shares issuable (Note 1) <u>N/A</u><br>( / / )<br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) | _____   | _____ |
| 6.            | Repurchase of shares |            |                      | Class of shares repurchased (Note 1) <u>N/A</u><br>( / / )<br>Cancellation date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy)     | _____   | _____ |
| 7.            | Redemption of shares |            |                      | Class of shares redeemed (Note 1) <u>N/A</u><br>( / / )<br>Redemption date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy)          | _____   | _____ |
| 8.            | Consideration issue  | At price : | State currency _____ | Class of shares issuable (Note 1) <u>N/A</u><br>( / / )<br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>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 |
|----------------------------|---------------------------------|---|---|
| Type of Issue              |                                 |   |   |
| 9. Capital reorganisation  |                                 | Class of shares issuable (Note 1) <u>    N/A    </u><br>( / / )<br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) _____ |   |
| 10. Other (Please specify) | At price : State currency _____ | Class of shares issuable (Note 1) <u>    N/A    </u><br>( / / )<br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) _____ |   |
|                            |                                 | Total E. (Ordinary shares)  | <u>    N/A    </u>  |
|                            |                                 | (Preference shares)   | <u>    N/A    </u>  |
|                            |                                 | (Other class)   | <u>    N/A    </u>  |

|   |     |                    |
|---|-----|--------------------|
| Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E):                                 | (1) | <u>    Nil    </u> |
|   | (2) | <u>    N/A    </u> |
| Total increase / (decrease) in preference shares during the month (i.e. Total of A to E):                               |     | <u>    Nil    </u> |
| Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E):                         |     | <u>    N/A    </u> |
| <i>(These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").)</i> |     |                    |

