

Monthly Return of Equity Issuer on Movements in Securities

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

31/10/2016

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer

Joy City Property Limited

Date Submitted

04/11/2016

I. Movements in Authorised Share Capital

1. Ordinary Shares

(1) Stock code : <u>00207</u> Description : <u>Ordinary Shares</u>			
	No. of ordinary shares	Par value (<i>State currency</i>)	Authorised share capital (<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 shares	Par value (<i>State currency</i>)	Authorised share capital (<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)

II. Movements in Issued Share Capital

	No. of ordinary shares (1)	(2)	No of preference shares	No. of other 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 (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 of 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) (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) _____ (/ /)	_____	_____	_____	_____	_____	_____

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") (Conversion Ratio = 1 CPS:1 Ordinary Share)	N/A	1,095,300,778 CPSs	0	1,095,300,778 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 (/ /) shares (Note 1)		
2. N/A (/ /) shares (Note 1)		
3. N/A (/ /) shares (Note 1)		
Total D. (Ordinary shares)	N/A	
(Preference shares)	N/A	
(Other class)	N/A	

Other Movements in Issued Share Capital

				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						
1.	Rights issue	At price :	State currency _____	Class of shares issuable (Note 1) <u>N/A</u> Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (/ /) (dd/mm/yyyy)	_____	_____
2.	Open offer	At price :	State currency _____	Class of shares issuable (Note 1) <u>N/A</u> Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (/ /) (dd/mm/yyyy)	_____	_____
3.	Placing	At price :	State currency _____	Class of shares issuable (Note 1) <u>N/A</u> Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (/ /) (dd/mm/yyyy)	_____	_____
4.	Bonus issue			Class of shares issuable (Note 1) <u>N/A</u> 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	
5.	Scrip dividend	At price :	State currency _____	Class of shares issuable (Note 1) <u>N/A</u> (/ /) Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy)	_____	_____
6.	Repurchase of shares			Class of shares repurchased (Note 1) <u>N/A</u> (/ /) Cancellation date : (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy)	_____	_____
7.	Redemption of shares			Class of shares redeemed (Note 1) <u>N/A</u> (/ /) Redemption date : (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy)	_____	_____
8.	Consideration issue	At price :	State currency _____	Class of shares issuable (Note 1) <u>N/A</u> (/ /) 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
Type of Issue			
9. Capital reorganisation		Class of shares issuable (Note 1) <u>N/A</u> (/ /) Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) _____	
10. Other (Please specify)	At price : State currency _____	Class of shares issuable (Note 1) <u>N/A</u> (/ /) Issue and allotment date : (dd/mm/yyyy) (/ /) 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)	Nil
	(2)	N/A
Total increase / (decrease) in preference shares during the month (i.e. Total of A to E):		Nil
Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E):		N/A
<i>(These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").)</i>		

