

For the month ended

Monthly Return of Equity Issuer on Movements in Securities

(dd/mm/yyyy) :		28/02/2021		
To : Hong Kong Exchanges	and Clea	ring Limited		
Name of Issuer Date Submitted	Hang Lui 04/03/202	ng Properties Limite	ed	
Date Submitted	04/03/202	21		
I. Movements in Authorised	Share Ca	pital		
1. Ordinary Shares				
(1) Stock code : <u>00101</u>	Descrip	otion: <u>N/A</u>		
		No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding	ng month			
Increase/(decrease)	-			
Balance at close of the mor	nth _			
(2) Stock code : N/A	Descrip	otion :		
		No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding	ng month			
Increase/(decrease)	-			
Balance at close of the mor	nth _	-		

2. Preference Shares			
Stock code : N/A Descrip	tion :		
	No. of preference shares	Par value (State currency)	capital
Balance at close of preceding month_			
Increase/(decrease)		-	
Balance at close of the month			
3. Other Classes of Shares			
Stock code : N/A Descrip	tion :		
	No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month_		<u> </u>	
Increase/(decrease)		-	
Balance at close of the month			
Total authorised share capital at the e	nd of the month		

(State currency):

N/A

II. Movements in Issued Share Capital

	No. of ordinary shares		No of preference	No. of other
	(1) (2)		shares	classes of shares
Balance at close of preceding month	4,497,808,670	N/A	N/A	N/A
Increase/ (decrease) during the month	193,000	N/A	N/A	N/A
Balance at close of the month	4,498,001,670	N/A	N/A	N/A

III. Details of Movements in Issued Share Capital

Share Options (und Particulars of	er Snare Opt	ion Schemes	or the issuer)			No. of new shares of
share option						issuer which may be
scheme					the month pursuant thereto	issued pursuant thereto as at close of
including EGM approval date	Λ.	lovement duri	ng the month		- thereto	the month
(dd/mm/yyyy) and						the month
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1. Share	Grantea	LACIOISCU	Caricolica	Бараса		
Option						
Scheme						
Scheme						
(22/11/2002)						
(22/11/2002)	NIII	NIII	NIII	NIII	NIII	17 (20 000
Ordinary shares	NIL	NIL	NIL	NIL	NIL	17,620,000
(Note 1)						
0 01						
2. Share						
Option						
Scheme						
(18/04/2012)						
Ordinary shares	NIL	193,000	NIL	614,500	193,000	135,331,500
(Note 1)						
3. N/A						
(/ /)						
shares						
(Note 1)					-	-
(14016-1)		Tota	I A. (Ordina	rv charac)	193,000	
		Tota	`	ce shares)		
			`	ther class)	N/A	
Tatal formula maio e la l	la contra de Alba da Cara		•	.11 0 1 01000)	1 V / / 1	
Total funds raised d		ntn trom exerc		KD3,856,14	10	
of options (State cu	rrency)		п	XD3,030,14		

Warrants to Issue Shares of the	e Issuer which	are to be L	₋isted				
Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of nominal value	Nominal v at close precedir month	of E	xercised uring 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) (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)	(/ /)					
(~~	(, ,	,					
		T	otal B.		ary shares)	N/A	_
			(ce shares) ther class)	N/A N/A	-
				()		1 1/ / 1	-

Convertibles (i.e. Convertible	into Shares of th	ne 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>					
-	_					
Ctook and (if linted)						
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	(/ /)					
J. 14/11	_					
	<u> </u>					
						
Stock code (if listed)						
Class of shares						
issuable (Note 1) Subscription price						
EGM approval date						
(if applicable)						
	(/ /)					
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)	(/ /)					
			Total C. (Ordina	· · · · · · · · · · · · · · · · · · ·	N/A	=
			•	ce shares)		_
			(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) N/A shares (Note 1) Total D. (Ordinary shares) N/A (Preference shares) N/A

(Other class)

N/A

<u> </u>	her Movements	in Issued Sha	are Capital			N	<u> </u>
	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						
				Class of shares N/A 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 <u>N/A</u> 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 N/A issuable (Note 1)	_		
3.	Placing	At price :	State	Issue and allotment (/ / date : (dd/mm/yyyy))		
				EGM approval date: (/ / (dd/mm/yyyy))		
							_
				Class of shares <u>N/A</u> issuable (Note 1)			
4.	Bonus issue			Issue and allotment (/ / 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				77/4		monun
				Class of shares issuable (Note 1)	<u>N/A</u>		
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)	<u>N/A</u>		
6.	Repurchase of shares			Cancellation date : (dd/mm/yyyy)	/ /)		
				EGM approval date: (dd/mm/yyyy)	/ /)		
				Class of shares redeemed (Note 1)	<u>N/A</u>		
7.	Redemption of shares			Redemption date : (/ (dd/mm/yyyy)	/ /)		
				EGM approval date: (dd/mm/yyyy)	/ /)		
							-
				Class of shares issuable (Note 1)	<u>N/A</u>		
8.	Consideration issue	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 N/A issuable (Note 1)		
9. Capital reorganisation	Issue and allotment (/ /) date : (dd/mm/yyyy)		
	EGM approval date: (/ /) (dd/mm/yyyy)		
	Class of shares <u>N/A</u> issuable (Note 1)		
10. Other (Please specify) At price : State currency	Issue and allotment (/ /) date : (dd/mm/yyyy)		
	EGM approval date: (/ /) (dd/mm/yyyy)		
	Total E. (Ordinar shares (Preference shares (Other class	s) N/A N/A	- -
Total increase / (decrease) in ordinary shares duri			93,000 N/A
Total increase / (decrease) in preference shares d	,		N/A
Total increase / (decrease) in other classes of sha E): (These figures should be the same as the relevan			N/A nare
Capital").)	·		

IV. Confirmations

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;

all the securities of each class are in all respects identical (Note 3);	
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;	
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;	
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	
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.	
no (ii dily).	
ted by: Margaret Ka Man YAN	
Company Secretary (Director, Secretary or other duly authorised officer)	
	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; 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; 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 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. cs (if any): Margaret Ka Man YAN Company Secretary

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.