

For the month ended

(dd/mm/yyyy):

# Monthly Return of Equity Issuer on Movements in Securities

To : Hong Kong Exchanges and	Clearing Limited					
	Shanghai Industrial Urban Development Group Limited Incorporated in Bermuda with limited liability)					
Date Submitted 06/	/01/2020					
I. Movements in Authorised Sha	re Capital					
1. Ordinary Shares						
(1) Stock code :00563D	escription :	Ordinary	Shares			
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)			
Balance at close of preceding m	nonth 10,000,000,000	HK\$0.04	HK\$400,000,000.00			
Increase/(decrease)	Nil	-	Nil			
Balance at close of the month	10,000,000,000	HK\$0.04	HK\$400,000,000.00			
(2) Stock code : N/A De	escription :	N//	Α			
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)			
Balance at close of preceding m	nonth N/A	N/A	N/A			
Increase/(decrease)	N/A	-	N/A			
Balance at close of the month	N/A	N/A	N/A			

31/12/2019

Stock code : N/A Descrip	tion :	N/A			
	No. of preference shares	Par value (State currency)	Authorised share capital (State currency)		
Balance at close of preceding month	N/A	N/A	N/A		
Increase/(decrease)	N/A	_	N/A		
Balance at close of the month	N/A	N/A			
3. Other Classes of Shares					
Stock code : N/A Descrip	tion :	N/A			
	•				
	classes of	Par value (State currency)	Authorised share capital (State currency)		
Balance at close of preceding month	classes of shares	(State	capital		
Balance at close of preceding month _ Increase/(decrease)	classes of shares	(State currency)	capital (State currency)		

currency):

HK\$400,000,000.00

### II. Movements in Issued Share Capital

	No. of ordir	nary shares	No of preference	No. of other
	(1)	(2)	shares	classes of shares
Balance at close of preceding month	4,808,773,189	N/A	N/A	N/A
Increase/ (decrease) during the month	(2,450,000)	N/A	N/A	N/A
Balance at close of the month	4,806,323,189	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 share No. of new shares No. of new shares of option scheme of issuer issued issuer which may be including EGM during the month issued pursuant pursuant thereto approval date thereto as at close of Movement during the month (dd/mm/yyyy) and the month class of shares issuable Granted Exercised Cancelled Lapsed 1. Exercise Price: HK\$2.98 (12/12/2002) Ordinary shares Nil Nil Nil Nil Nil 27,750,000 (Note 1) 2. N/A shares (Note 1) 3. N/A shares (Note 1) Total A. (Ordinary shares) Nil (Preference shares) N/A N/A (Other class) Total funds raised during the month from exercise of options (State currency) Nil

Warrants to Issue Shares of the	Issuer which	are to be Listed	l			
Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of nominal value	Nominal value at close of preceding month	Exercised 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
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						
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)	( / /	)				
		Total	(Prefere	nary shares) <u>Nil</u> ence shares) <u>N/A</u> Other class) <u>N/A</u>		- - -

Convertibles (i.e. Convertible	e into Shares of the	e Issuer whi	ch are to be Liste	ed)		
Class and description	Currency of amount outstanding	Amount at 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>					
	<del></del>					
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>					
Stock code (if listed)	<u> </u>					
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)	( / / )					
			Total C. (Ordina			_
				ce shares) <u>N/A</u> ther class) N/A		_
			(U	uner ciass) <u>IN/P</u>	1	-

Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes)

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		
charas (Mata 1)		
shares (Note 1)		
0 1/4		
2. <u>N/A</u>		
shares (Note 1)		
3. N/A		
shares (Note 1)		
Shares (Note 1)		
Total D. (Ordinary shares)	Nil	
(Preference shares)	N/A	
(Other class)	N/A	

Type of Issue	Oth.	er Movements	in Issued Sha	re Capital					
Class of shares   State   Price: currency   State   Issue and allotment   ( / / )	_	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
Sisuable (Note 1)   Issue and allotment   (		Type of 100de							the month
Class of shares   State   Price : currency   State									
Class of shares   State   Issue and allotment   Class of shares   Class of shares	1.	Rights issue				( / /	)		
Class of shares   Class of s					EGM approval date:	( / /	)		
State					(dd/iiii/yyyy)			<u>N/A</u>	N/A
2. Open offer  At State price: currency date: (dd/mm/yyyy)  EGM approval date: (/ / )  (dd/mm/yyyy)  Class of shares issuable (Note 1)  3. Placing  At State price: currency date: (dd/mm/yyyy)  EGM approval date: (/ / )  Issue and allotment date: (dd/mm/yyyy)  EGM approval date: (/ / )  Class of shares issuable (Note 1)  Class of shares (/ / / )  EGM approval date: (/ / )  Issue and allotment date: (/ / )  EGM approval date: (/ / )  State price: currency date: (/ / )  EGM approval date: (/ / )  Issue and allotment date: (dd/mm/yyyy)  EGM approval date: (/ / )									
Class of shares   N/2     N/2     State price : currency   State (dd/mm/yyyy)   EGM approval date: (	2.	Open offer			Issue and allotment	( / /	)		
Class of shares   Class of s			,	,	EGM approval date:	( / /	)		
State   Issue and allotment   ( / / )   date : (dd/mm/yyyy)   EGM approval date: ( / / )     N/					(dd/mm/yyyy)			N/A	N/A
3. Placing price: currency date: (dd/mm/yyyy)  EGM approval date: ( / / )									
Class of shares issuable (Note 1)  4. Bonus issue    Sue and allotment ( / / ) date : (dd/mm/yyyy)	3.	Placing				( / /	)		
Class of shares ————————————————————————————————————					EGM approval date:	( / /	)		
issuable (Note 1)  4. Bonus issue  Issue and allotment ( / / ) date : (dd/mm/yyyy)  EGM approval date: ( / / )					(222			N/A	N/A
date: (dd/mm/yyyy)  EGM approval date: ( / / )									
2011 approva dato.	4.	Bonus issue				( / /	)		
(dd/mm/yyyy)					EGM approval date: (dd/mm/yyyy)	( / /	)		
<u>N</u> _					(***			N/A	N/A

_										
	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
	7.			Class of shares						
				issuable (Note 1)	_					
5.	Scrip dividend	At price :	State currency ——	Issue and allotment date : (dd/mm/yyyy)	(	/	/	)		
				EGM approval date:	(	/	/	)		
				(dd/mm/yyyy)					N/A	N/A
						<u> </u>	مرالم			
				Class of shares repurchased (Note 1)		SI	dina hare	ary <u>es</u>		
6.	Repurchase of shares			Cancellation date : (dd/mm/yyyy)	(2	7/1	2/2	019)		
				AGM approval date: (dd/mm/yyyy)	(2	2/0	)5/2	019)	(2,450,000)	N/A
				Class of shares redeemed (Note 1)	_					
7.	Redemption of shares			Redemption date : (dd/mm/yyyy)	(	/	/	)		
				EGM approval date:	(	/	/	)		
				(dd/mm/yyyy)					N/A	N/A
				Class of shares issuable (Note 1)	_					
8.	Consideration issue	At price :	State currency	Issue and allotment date : (dd/mm/yyyy)	(	/	/	)		
				EGM approval date: (dd/mm/yyyy)	(	/	/	)		
									N/A	N/A
I										

	Type of Issue						No. of new shares of issuer issue during the month pursuant thereto	new ed shares of issuer which may
				Class of shares issuable (Note 1)				
9.	Capital reorganisation			Issue and allotment date : (dd/mm/yyyy)	( / /	)		
				EGM approval date: (dd/mm/yyyy)	( / /	)	N/A	N/A
				Class of shares issuable (Note 1)				
10.	Other (Removal In)	At price :	State currency	Issue and allotment date : (dd/mm/yyyy)	( / /	)		
				EGM approval date: (dd/mm/yyyy)	( / /	)	N/A	N/A
				,	eference	e share	es) (2,450,00 es) N/A ss) N/A	10)
Тс	otal increase / (dec	crease) in	ordinary shares	during the month (i.e. Tota	al of A to	o E):	(1) (2,4	450,000)
							(2) N/A	1
To	otal increase / (dec	crease) in	preference share	res during the month (i.e. 1	Total of A	4 to E):	. N/A	1
	•	•		shares during the month	•		·	
	These figures shoบ apital").)	ıld be the :	same as the rele	evant figures under II abov	∕e ("Mov	⁄ement	s in Issued S	Share

#### 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:
- (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.

Remarks (if any):
Submitted by: Tricor Secretaries Limited
Title: Hong Kong Branch Share Registrar
(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.