

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) :		31/7/2020				
To : Hong Kong Exchanges	and Clea	aring Limited				
Name of Issuer		Properties Group I	Limited			
Date Submitted	6 Augus	St 2020				
I. Movements in Authorised	Share C	apital				
1. Ordinary Shares						
(1) Stock code : Description : Ordinary shares						
		No. of ordinary shares	Par value (HK\$)	Authorised share capital (HK\$)		
Balance at close of precedir	ng month	100,000,000,000	0.01	1,000,000,000		
Increase/(decrease)		<u>Nil</u>		Nil		
Balance at close of the mon	th	100,000,000,000	0.01	1,000,000,000		
(2) Stock code : N/A	Descri	ption :	N/A	1		
		No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)		
Balance at close of precedir	ng month					
Increase/(decrease)						
Balance at close of the mon	th					

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

II. Movements in Issued Share Capital

	No. of ordin	ary shares	No of preference	No. of other		
	(1)	(2)	shares	classes of shares		
Balance at close of preceding month	3,320,005,000	N/A	N/A	N/A		
Increase/ (decrease) during the month	800,000	N/A	N/A	<u>N/A</u>		
Balance at close of the month	3,320,805,000	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 Granted Exercised Cancelled Lapsed 1. Pre-IPO Share Option Scheme approved on 14 June 2018 Date of grant: 14 June 2018 Exercise price: HK\$1.824 Ordinary shares Nil 800,000 Nil Nil 800,000 106,325,000 (Note 1) 2. N/A (Note 1) 3. N/A (Note 1) Total A. (Ordinary shares) 800,000 (Preference shares) N/A N/A (Other class) Total funds raised during the month from exercise of options (State currency) HK\$1,459,000

Warrants to Issue Shares of the	<u>e Issuer wh</u> ich	are to be Lis	ted			
Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of nominal value	Nominal valu at close of preceding month	Exercised	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						
Class of shares issuable (Note 1)			<u></u>			
EGM approval date (if applicable)	(/ /					
Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)	_			
		Tota	(Preferen	ary shares) ace shares)	N/A N/A	- -
			(C	ther class)	N/A	_

Convertibles (i.e. Convertible	into Shares of	the Issuer	which are to be List	ted)	NI. C	NI C
Class and description	Currency o amount outstanding	preced	of Converted ing during the		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>					
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)				_		
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						
	<u> </u>					
	<u>—</u>					
Stock code (if listed)						
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date (if applicable)						
(ii applicable) (dd/mm/yyyy)	(/ /)				
		′	Total C. (Ordin	ary shares)	N/A	
				nce 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)

options (ether than ander onare option concines)		
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)	
	•/	
0 1/4		
2. N/A		
	<u> </u>	
	1	
shares (Note	1)	<u>.</u>
3. N/A		
	<u>)</u>	
shares (Note	1)	
Total D. (Ordinary share	s) N/A	
(Preference share		-
	,	_
(Other clas	s) N/A	_

shares of shares of issuer issuer whice issued may be during the issued month pursuant thereto as a	Ot	her Movements	in Issued Sha	are Capital					
Class of shares State State State State State State State Class of shares State		Tupo of logue						issuer issued during the month pursuant	issued pursuant thereto as at close of the
1. Rights issue		Type of issue							111011111
Class of shares N/A N/A									
Class of shares State Issue and allotment (/ /)	1.	Rights issue	At price :			(/ /)		
Class of shares					EGM approval date:	(/ /)		
State State State Currency State Currency State State Currency State Currency State Currency State Currency State Class of shares State State State State Class of shares State Class and allotment Currency State Class and allotment Currency State Class and allotment Currency State Class Cla					(***			N/A	N/A
State State State Currency State Currency State State Currency State Currency State Currency State Currency State Class of shares State State State State Class of shares State Class and allotment Currency State Class and allotment Currency State Class and allotment Currency State Class Cla					Class of shares				
Class of shares N/A N/A									
Class of shares	2.	Open offer	At price :			(/ /)		
Class of shares Class of shares State State Currency Issue and allotment (/ /) (dd/mm/yyyy) N/A N/A N/A					EGM approval date: (dd/mm/yyyy)	(/ /)		
State Issue and allotment (/ /)								<u>N/A</u>	N/A
3. Placing At price : State Issue and allotment (/ /) date : (dd/mm/yyyy)					Class of shares				
Class of shares									
Class of shares issuable (Note 1) 4. Bonus issue Sue and allotment (/ /) date : (dd/mm/yyyy)	3.	Placing	At price :		Issue and allotment date : (dd/mm/yyyy)	(/ /)		
Class of shares ————————————————————————————————————						(/ /)		
issuable (Note 1) 4. Bonus issue Issue and allotment (/ /) date : (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy)					, ,,,,,			N/A	N/A
date : (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy)									
EGM approval date: (/ /) (dd/mm/yyyy)	4.	Bonus issue				(/ /)		
					EGM approval date:	(/ /)		
					(· · · · · · · · · · · · · · · · · · ·			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
				Class of shares				
			0	issuable (Note 1)	(١		
5.	Scrip dividend	At price :	State currency ———	Issue and allotment date : (dd/mm/yyyy)	(/ /	,		
				EGM approval date: (dd/mm/yyyy)	(/ /)	NI/A	NI/A
							<u>N/A</u>	N/A
				Class of shares repurchased (Note 1)				
6.	Repurchase of shares			Cancellation date : (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	N/A
								N/A
				Class of shares redeemed (Note 1)				
7.	Redemption of shares			Redemption date : (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)		
				(damin'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

	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				
		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 (Please specify) At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
		EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	N/A
		Total I		linary		
		(Prefe	sn erence sh	ares	′ 	=
		`	(Other o			- -
Тс	ntal increase / (decrease) in ordinary shares dur	ing the month (i.e. Total o	of A to E):	: (1) 80	00,000
				(2	<u> </u>	N/A
Тс	tal increase / (decrease) in preference shares o	during the month (i.e. Tota	al of A to	E):	-	N/A
To E)	tal increase / (decrease) in other classes of sha	ares during the month (i.e	e. Total of	A to		N/A
(7	hese figures should be the same as the relevar apital").)	nt figures under II above	("Movem	ents	in Issued Si	hare

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.
Submi	itted by: Zeng Huansha
Title:	Executive Director (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.