

# Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) :		31/8/2020			
To : Hong Kong Exchanges	and Clea	aring Limited			
Name of Issuer		Properties Group I	Limited		
Date Submitted	4 Septe	mber 2020			
I. Movements in Authorised	. Movements in Authorised Share Capital				
1. Ordinary Shares			_		
(1) Stock code :1996	Descrip	otion :	Ordinary	shares	
		No. of ordinary shares	Par value (HK\$)	Authorised share capital (HK\$)	
Balance at close of precedir	ig month	100,000,000,000	0.01	1,000,000,000	
Increase/(decrease)		Nil		Nil	
Balance at close of the mon	th	100,000,000,000	0.01	1,000,000,000	
(2) Stock code : N/A	Descrip	otion :	N/A	1	
		No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)	
Balance at close of precedir	ig month				
Increase/(decrease)					
Balance at close of the mon	th				

2. Preference Shares				
Stock code : N/A Descrip	Description :		1	
	No. of preference shares	Par value (State currency)	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 Descrip	tion :	N/A	<u> </u>	
	No. of other classes of shares		Authorised share capital	
	No. of other classes of shares	Par value (State currency)	Authorised share capital	
Stock code : N/A Descrip	No. of other classes of shares	Par value (State currency)	Authorised share capital	
Stock code : N/A Descrip  Balance at close of preceding month	No. of other classes of shares	Par value (State currency)	Authorised share capital	

# II. Movements in Issued Share Capital

	No. of ordina	ary shares	y shares No of preference No.		
	(1)			classes of shares	
Balance at close of preceding month	3,320,805,000	N/A	N/A	N/A	
Increase/ (decrease) during the month	197,000	N/A	N/A	<u>N/A</u>	
Balance at close of the month	3,321,002,000	N/A	N/A	<u>N/A</u>	

# III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schei	mes of the Issuer)			
Particulars of	,			No. of new shares of
share option				issuer which may be
scheme			the month pursuant	issued pursuant
including EGM Moveme	ent during the month	h	thereto	thereto as at close of
approval date				the month
(dd/mm/yyyy) and class of shares				
issuable Granted Exercis	sed Cancelled	Lapsed		
Pre-IPO Share Option Scheme ap				
Date of grant:	proved on 14 Jul	16 20 10		
14 June 2018				
Exercise				
price:				
HK\$1.824 Ordinary shares Nil 197,0	00 Nil	Nil	107.000	106 100 000
	UU INII	INII	197,000	106,128,000
(Note 1)				
2 N/A				
2. N/A				
( / / )				
				-
(Note 1)				
3. N/A				
(Note 1)				
(Note 1)	Total A. (Ord	linary shares)	197,000	
		rence shares)	N/A	
	`	(Other class)	N/A	
Total funda rained during the month forms		(Other class)	IN//\	
Total funds raised during the month from e of options (State currency)		HK\$359,328		
or options (State currency)		1 11(4003,020		

Warrants to Issue Shares of the	e 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 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						
( / / )				<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						
( / / )						
Stock code (if listed)						
Class of shares issuable (Note 1)						
Cubacriation 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)	(	١				
(dd/mm/yyyy)	( / /	)				
		Total E		ary shares)	N/A	_
			•	ice shares)	N/A	_
			(C	other class)	N/A	_

Convertibles (i.e. Convertible	into Shares of t	he 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>					
	<u> </u>					
Stock code (if listed)	<del>_</del>			-		
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable)	(					
(dd/mm/yyyy)) 2. N/A	( / / )					
2. N/A	<u> </u>					
	<del>_</del>					
Stock code (if listed)			<del></del>			-
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy)	( / / )					
3. N/A	( , , , )					
	<u> </u>					
	_					
	<del>_</del>					
Stock code (if listed)						
Class of shares						
issuable (Note 1) Subscription price						
EGM approval date						
(if applicable)						
	( / / )					
4. N/A	_					
	<u> </u>					
	_					
Otaala aada (if liatad)						
Stock code (if listed) Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable)	, , , , .					
(dd/mm/yyyy)	( / / )		Total O. (O.:		NI/A	
			Total C. (Ordina	ary shares) ce shares)	N/A N/A	_
			•	ther class)	N/A	_
			()		1 4// 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)

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 (N	) ote 1)
2. N/A (//	
3. N/A	)
Total D. (Ordinary shares (Nordinary shares shares (Nordinary shares shares (Other	ares) N/A ares) N/A

Ot	her Movements	in Issued Sha	are 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
	Type of issue							
				Class of shares issuable (Note 1)				
1.	Rights issue	At price :	State currency	Issue and allotment date : (dd/mm/yyyy)	( / /	)		
				EGM approval date: (dd/mm/yyyy)	( / /	)		
				(dd/mm/yyyy)			N/A	N/A
				Class of shares issuable (Note 1)				
2.	Open offer	At price :	State currency	Issue and allotment date : (dd/mm/yyyy)	( / /	)		
				EGM approval date:	( / /	)		
				(dd/mm/yyyy)			N/A	N/A
				Class of shares issuable (Note 1)				
3.	Placing	At price :	State currency	Issue and allotment date : (dd/mm/yyyy)	( / /	)		
				EGM approval date:	( / /	)		
				(dd/mm/yyyy)			N/A	N/A
				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
							11/71	11/71
1								

	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)		`		
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
							14/71	
				Class of shares redeemed (Note 1)				
7.	Redemption of shares			Redemption date : (dd/mm/yyyy)	( / /	)		
				EGM approval date: (dd/mm/yyyy)	( / /	)		
				(dd/iii/l/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)	/ / )		
		Low approvar 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 E.	(Ordina share		
		(Preferen	ce share	s) N/A	_
		(C	ther clas	s) <u>N/A</u>	_
Тс	tal increase / (decrease) in ordinary shares dur	ing the month (i.e. Total of A	to E):	(1)1	97,000
			(	(2)	N/A
	tal increase / (decrease) in preference shares of	,	,		N/A
To E)	tal increase / (decrease) in other classes of sha :	ares during the month (i.e. To	otal of A t	0	N/A
(7	hese figures should be the same as the relevar apital").)	nt figures under II above ("Mo	ovement	s in Issued S	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.
Remar	ks (if any):
Submit	tted 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.