日KEX香港交易所

Monthly Return of Equity Issuer on Movements in Securities

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

31st August, 2018

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer	Tern Properties Company Limited
Date Submitted	5th September, 2018

I. Movements in Authorised Share Capital

1. Ordinary Shares				
(1) Stock code : <u>277</u> Descrip	otion :	Ordinary Shares		
	No. of ordinary shares	Par value (State currency)	Authorised share capital <i>(State currency)</i>	
Balance at close of preceding month	N/A			
Increase/(decrease)				
Balance at close of the month				
(2) Stock code :Descrip	otion :			
	No. of ordinary shares		Authorised share capital <i>(State currency)</i>	
Balance at close of preceding month	N/A			
Increase/(decrease)				
Balance at close of the month				

2. Preference Shares

Stock code :Des	cription :		
	No. of preference shares	Par value (State currency)	Authorised share capital <i>(State currency)</i>
Balance at close of preceding mor	nth <u>N/A</u>		
Increase/(decrease)		_	
Balance at close of the month			

3. Other Classes of Shares

Stock code : Description :					
	No. of other classes of shares	Par value (State currency)	Authorised share capital <i>(State currency)</i>		
Balance at close of preceding mo	onth <u>N/A</u>				
Increase/(decrease)		-			
Balance at close of the month					

Total authorised share capital at the end 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	307,758,522	N/A	N/A	N/A		
Increase/ (decrease) during the month	0	N/A	N/A	N/A		
Balance at close of the month	307,758,522	N/A	N/A	N/A		

Share Options	(under Share	Option Schemes	of the Issuer)

Share Options (unde Particulars of		on ochemes o			No. of now observe of	No. of new shares of
share option						issuer which may be
scheme					the month pursuant	
including EGM					thereto	thereto as at close of
approval date	IV	lovement durin	g the month		-	the month
(dd/mm/yyyy) and						
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1. N/A				•		
shares						
(Note 1)						
2. N/A						
<u>2. N/A</u>						
shares						
(Note 1)						
_						
3. N/A						
(/ /)						
shares						
(Note 1)						
		Total	A. (Ordinai	ry shares)	0	
			(Preferenc		N/A	
				her class)	N/A	
Total funds raised du	ring the mon	th from exercis	· ·	-7		
of options (State curr				HK\$0		

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
<u>1. N/A</u>						
(/ /) 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						
Outransistian mains						
EGM approval date (if applicable)						
	(/ /)				
4. N/A						
Stock code (if listed)			_			
Class of shares						
issuable <i>(Note 1)</i> Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy)	(/ /)				
		Total E	3. (Ordina	ary shares)	0	
			(Preferen	ce shares)	N/A	-
			(O	ther class)	N/A	-

Convertibles (i.e. Convertible	into Shares of th	e Issuer whi	ch are to be Liste	ed)		
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
<u>1. N/A</u>	_					
	—					
	_					
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)	(/ /)					
<u>3. N/A</u>	_					
	_					
Subscription price						
EGM approval date (if applicable)						
	(/ /)					
<u>4. N/A</u>	_					
	_					
	_					
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) ther class)		-
			(U		11/7	-

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 of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant
			parodant incroto	thereto as at close of
Fu	Il particulars including EGM approval date (dd/mm/yyyy),			the month
	applicable, and class of shares issuable:			
1.	N/A			
)		
	shares (Note	e 1)		
		, .,		<u> </u>
2	N/A			
۷.				
		`		
	shares (Note)		<u>.</u>
3.	N/A			
	(/ /)		
	shares (Note) (1 ÷		
	Total D. (Ordinary shar	es)	0	
	(Preference shar	es)	N/A	-
	(Other cla		N/A	-
		00)		-
1				

Oth	ner Movements ir	n 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
				Class of shares	N/A	4		
1.	Rights issue	At price :	State	issuable <i>(Note 1)</i> Issue and allotment date : (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)		
				Class of shares issuable (Note 1)	N/A	<i>۹</i>		
2.	Open offer	At price :	State	lssue and allotment date : (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)		
				Class of shares issuable (Note 1)	N/A	A		
3.	Placing	At price :	State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)		<u> </u>
				Class of shares issuable (Note 1)	N/A	4		
4.	Bonus issue			Issue and allotment date : (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)		
				Class of shares issuable (Note 1)	N/A	۹ 		
5.	Scrip dividend	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 repurchased (Note 1)	N/A			
6.	Repurchase of shares		Cancellation date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares redeemed (Note 1)	N/A			
7.	Redemption of shares		Redemption date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable (Note 1)	N/A			
8.	Consideration At price	State	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable (Note 1)	N/A			
9.	Capital reorganisation		Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable (Note 1)	N/A			
10	. Other (Please specify) At price	e: State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Total (Prefe		ares ares	s) 0 s) N/A	- -

Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E): (1)	0
(2)	N/A
Total increase / (decrease) in preference shares during the month (i.e. Total of A to E):	N/A
Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E):	N/A
(These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").)	

Remarks (if any):

Submitted by: LEE Ka Man

 Secretary

 (Director, Secretary or other duly authorised officer)

Notes :

- 1. State the class of shares (e.g. ordinary, preference or other).
- 2. If there is insufficient space, please append the prescribed continuation sheet.