

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) : 28/02/2017

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer Goldin Properties Holdings Limited

Date Submitted 02/03/2017

I. Movements in Authorised Share Capital

1. Ordinary Shares

| | | | |
|--|---------------------------|--|--|
| (1) Stock code : <u>00283</u> Description : <u>N/A</u> | | | |
| | No. of ordinary shares | Par value (<i>State currency</i>) | Authorised share capital (<i>State currency</i>) |
| Balance at close of preceding month | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| Increase/(decrease) | <u>N/A</u> | | <u>N/A</u> |
| Balance at close of the month | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| (2) Stock code : <u>N/A</u> Description : <u>N/A</u> | | | |
| | No. of ordinary shares | Par value (<i>State currency</i>) | Authorised share capital (<i>State currency</i>) |
| Balance at close of preceding month | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| Increase/(decrease) | <u>N/A</u> | | <u>N/A</u> |
| Balance at close of the month | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |

II. Movements in Issued Share Capital

| | No. of ordinary shares (1) | No. of preference shares (2) | No. of preference shares | No. of other classes of shares |
|---------------------------------------|-------------------------------|------------------------------------|-----------------------------|-----------------------------------|
| Balance at close of preceding month | 3,573,129,237 | N/A | N/A | N/A |
| Increase/ (decrease) during the month | N/A | N/A | N/A | N/A |
| Balance at close of the month | 3,573,129,237 | 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 option scheme including EGM approval date (dd/mm/yyyy) and class of shares issuable | Movement 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 |
|--|---------------------------|-----------|--|--------|--|---|
| | Granted | Exercised | Cancelled | Lapsed | | |
| 1. Granted on 27/11/2007 Exercise price HK\$6.5009 (27/08/2002) Ordinary shares (Note 1) | N/A | N/A | N/A | N/A | N/A | 1,009,090 |
| 2. Granted on 03/08/2009 Exercise price HK\$3.2703 (27/08/2002) Ordinary shares (Note 1) | N/A | N/A | N/A | N/A | N/A | 11,792,762 |
| 3. Granted on 21/04/2010 Exercise price HK\$3.1414 (27/08/2002) Ordinary shares (Note 1) | N/A | N/A | N/A | 50,454 | N/A | 3,797,867 |
| 4. Granted on 10/08/2010 Exercise price HK\$3.7162 (27/08/2002) Ordinary shares (Note 1) | N/A | N/A | N/A | N/A | N/A | 565,089 |
| 5. Granted on 27/03/2012 Exercise price HK\$2.69 (27/08/2002) Ordinary shares (Note 1) | N/A | N/A | N/A | N/A | N/A | 6,716,667 |
| 6. Granted on 28/03/2014 Exercise price HK\$3.354 (23/08/2012) Ordinary shares (Note 1) | N/A | N/A | N/A | N/A | N/A | 27,500,000 |
| | | | Total A. (Ordinary shares) (Preference shares) (Other class) | | Nil N/A N/A | |
| 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

| 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 (<i>Note 1</i>) _____ Subscription price _____ EGM approval date (if applicable) (dd/mm/yyyy) (/ /) _____ | | | | | | |
| 2. N/A | | | | | | |
| (/ /) Stock code (if listed) _____ Class of shares issuable (<i>Note 1</i>) _____ Subscription price _____ EGM approval date (if applicable) (dd/mm/yyyy) (/ /) _____ | | | | | | |
| 3. N/A | | | | | | |
| (/ /) Stock code (if listed) _____ Class of shares issuable (<i>Note 1</i>) _____ Subscription price _____ EGM approval date (if applicable) (dd/mm/yyyy) (/ /) _____ | | | | | | |
| 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 B. (Ordinary shares) Nil (Preference shares) N/A (Other class) N/A | | | | | | |

Convertibles (i.e. Convertible into Shares of the Issuer which are to be Listed)

| 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 |
|--|--------------------------------|------------------------------------|----------------------------|------------------------------|--|---|
| 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 | | | | | | |
| Stock code (if listed) | | | | | | |
| Class of shares issuable (Note 1) | | | | | | |
| Subscription price | | | | | | |
| EGM approval date (if applicable) (dd/mm/yyyy) | | (/ /) | | | | |
| | | | | Total C. (Ordinary shares) | Nil | |
| | | | | (Preference shares) | N/A | |
| | | | | (Other class) | N/A | |

Other Movements in Issued Share 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 |
|-----------------|---------------------------------|---|--|--|---|
| 1. Rights issue | At price : State currency _____ | Class of shares issuable (Note 1) _____ Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) (/ /) | | <u>N/A</u> | <u>N/A</u> |
| 2. Open offer | At price : State currency _____ | Class of shares issuable (Note 1) _____ Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) (/ /) | | <u>N/A</u> | <u>N/A</u> |
| 3. Placing | At price : State currency _____ | Class of shares issuable (Note 1) _____ Issue and allotment date : (dd/mm/yyyy) (/ /) AGM approval date: (dd/mm/yyyy) (/ /) | | <u>N/A</u> | <u>N/A</u> |
| 4. Bonus issue | | Class of shares issuable (Note 1) _____ Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) (/ /) | | <u>N/A</u> | <u>N/A</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 |
|-------------------------|---------------------------------|--|--|---|
| 5. Scrip dividend | At price : State currency _____ | Class of shares _____ issuable (Note 1) Issue and allotment date : (/ /) EGM approval date: (/ /) (dd/mm/yyyy) | N/A | N/A |
| 6. Repurchase of shares | | Class of shares _____ repurchased (Note 1) Cancellation date : (/ /) (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy) | N/A | N/A |
| 7. Redemption of shares | | Class of shares _____ redeemed (Note 1) Redemption date : (/ /) (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy) | N/A | N/A |
| 8. Consideration issue | At price : State currency _____ | Class of shares _____ issuable (Note 1) Issue and allotment date : (/ /) EGM approval date: (/ /) (dd/mm/yyyy) | N/A | N/A |

| | | 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 | | | |
| 9. Capital reorganisation | Class of shares issuable (Note 1) | _____ | |
| | Issue and allotment date : (dd/mm/yyyy) | (/ /) | |
| | EGM approval date: (dd/mm/yyyy) | (/ /) | |
| | | <u>N/A</u> | <u>N/A</u> |
| 10. Other (Please specify) | Class of shares issuable (Note 1) | _____ | |
| | At price : State currency _____ | Issue and allotment date : (dd/mm/yyyy) | (/ /) |
| | EGM approval date: (dd/mm/yyyy) | (/ /) | |
| | | <u>N/A</u> | <u>N/A</u> |
| | | Total E. (Ordinary shares) Nil | <u> </u> |
| | | (Preference shares) N/A | <u> </u> |
| | | (Other class) N/A | <u> </u> |

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

