

For the month ended

Monthly Return of Equity Issuer on Movements in Securities

(dd/mm/yyyy) :	31st August, 2	2020	
To : Hong Kong Exchanges	and Clearing Limited		
Name of Issuer Date Submitted	Tern Properties Company 3rd September, 2020	Limited	
I. Movements in Authorised	Share Capital		
1. Ordinary Shares			
(1) Stock code : <u>277</u>	Description :	Ordinary S	Shares
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of precedir	ng month N/A		
Increase/(decrease)			
Balance at close of the mon	nth		
(2) Stock code :	Description :		
	No. of ordinary shares	Par value (State currency)	
Balance at close of precedir	ng month N/A		
Increase/(decrease)			
Balance at close of the mon	nth		

2. Preference Shares			
Stock code :Descript	tion :		
	No. of preference shares	Par value (State currency)	capital
Balance at close of preceding month_	N/A		
Increase/(decrease)		_	
Balance at close of the month			
3. Other Classes of Shares			
Stock code :Descript	tion :		
	No. of other classes of shares	\	capital
Balance at close of preceding month _	N/A		
Increase/(decrease)		_	
Balance at close of the month			
Total authorised share capital at the encurrency):	nd of the month	(State	N/A

II. Movements in Issued Share Capital

	No. of ordina	ary shares	No of preference	No. of other		
	(1)	(1) (2)		classes of shares		
Balance at close of preceding month	277,232,883	N/A	N/A	N/A		
Increase/ (decrease) during the month	0	N/A	N/A	N/A		
Balance at close of the month	277,232,883	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 Cancelled Lapsed Granted Exercised 1. N/A (/ / shares (Note 1) 2. N/A shares (Note 1) 3. N/A shares (Note 1) Total A. (Ordinary shares) 0 (Preference shares) N/A (Other class) N/A Total funds raised during the month from exercise of options (State currency) 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
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	(/ /)				
2. N/A						
						_
(/ /)						
Stock code (if listed) Class of shares issuable (Note 1)			<u>.</u>			
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)			<u>-</u>			
Subscription price EGM approval date			-			
(if applicable)						
(dd/mm/yyyy)	(/ /)				
		Total E	3. (Ordina	ary shares)	0	
			(Preferen	ce shares)	N/A	<u>-</u> -
			(C	ther class)	N/A	_

Convertibles (i.e. Convertible	into Shares of th	ne 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						
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>					
	<u> </u>					
Stock code (if listed)						-
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date (if applicable)						
(ii applicable) (dd/mm/yyyy)	(/ /)					
4. N/A	, , ,					
	<u></u>					
Stock code (if listed)						
Class of shares issuable (Note 1)						
Subscription price						
EGM approval date		<u> </u>				
(if applicable)						
(dd/mm/yyyy)	(/ /)	<u></u>	Total C. (Ordina	ary charac)	0	
				ce shares)	N/A	_
				ther 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)

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

						No. of new	No. of new
Type of Issue						shares of issuer issued during the month pursuant thereto	shares of issuer which may be issued pursuant thereto as at close of the month
Type of loode				NI/A			
			Class of shares issuable (Note 1)				
Rights issue	At price :	State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
							-
		_	Class of shares	N/A			
		O					
Open offer	At price :	currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable (Note 1)	N/A			
Placing	At price :	State	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable (Note 1)	N/A			
Bonus issue			Issue and allotment date: (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
	Open offer Placing	Rights issue At price : Open offer At price : Placing At price :	Rights issue At price : State currency Open offer At price : State currency Placing At price : State currency	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)	Rights issue At price: State currency State currency	Rights issue	Type of Issue Rights issue At price: State currency Open offer At price: State currency Placing At price: State currency Class of shares issuable (Note 1) Class of shares issuable (Note 1) EGM approval date: (d/mm/yyyy) EGM approval date: (d/mm/yyyy) EGM approval date: (d/mm/yyyy) Class of shares issuable (Note 1) EGM approval date: (d/mm/yyyy) EGM approval date: (d/mm/yyyy) Class of shares issuable (Note 1) EGM approval date: (d/mm/yyyy) Class of shares issuable (Note 1) EGM approval date: (d/mm/yyyy) EGM approval date: (d/mm/yyyy) EGM approval date: (d/mm/yyyy) EGM approval date: (d/mm/yyyy) Class of shares issuable (Note 1) EGM approval date: (d/mm/yyyy) EGM approval date: (d/mm/yyyy) EGM approval date: (d/mm/yyyy) EGM approval date: (d/mm/yyyy)

	Turno of locus						No. of new shares of issuer issued during the month pursuant thereto	issuer which may be issued pursuant thereto as at close of
	Type of Issue				NI/A			the month
				Class of shares issuable (Note 1)	N/A			
5.	Scrip dividend	At price :	State currency ———	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)		
								-
				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 issue	At price :	State currency ———	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)		
								-

		No. of new shares of issuer issued during the month	No. of new shares of issuer which
		pursuant thereto	may be issued pursuant
			thereto as at close of
Type of Issue			the month
	Class of shares N/A issuable (Note 1)		
Capital reorganisation	Issue and allotment (/ /) date: (dd/mm/yyyy)		
	EGM approval date: (/ /) (dd/mm/yyyy)		
	Class of shares N/A issuable (Note 1)		
10. Other (Please specify) At price : State currency	Issue and allotment date : (dd/mm/yyyy) (/ /)		
	EGM approval date: (/ /)		
	Total E. (Ordinary	/	
	shares)0	_
	(Preference shares (Other class		_
Total increase / (decrease) in ordinary shares dur	ring the month (i.e. Total of A to E): (1))
	(2	.) N/	Ά
Total increase / (decrease) in preference shares	during the month (i.e. Total of A to E):	N/	Ά
Total increase / (decrease) in other classes of sha	ares during the month (i.e. Total of A to	N/	Ά
E): (These figures should be the same as the releval Capital").)	nt figures under II above ("Movements .	in Issued Shar	е

IV. Confirmations - N/A

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.
Rema	arks (if any):
Subm	nitted by: LEE Ka Man
Title:	Secretary
	(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.