日休日父香港交易所

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) : _30/11/2020

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer	Wing Lee Property Investments Limited (Incorporated in Bermuda with limited liability)			
Date Submitted	3 December 2020			

I. Movements in Authorised Share Capital

1. Ordinary Shares

(1) Stock code : <u>864</u> Descri	otion :	Ordinary S	Shares
	No. of ordinary shares	Par value <i>(HK\$)</i>	Authorised share capital <i>(HK\$)</i>
Balance at close of preceding month	1,000,000,000	0.01	10,000,000.00
Increase/(decrease)	Nil		Nil
Balance at close of the month	1,000,000,000	0.01	10,000,000.00
(2) Stock code : <u>N/A</u> Descri	otion :	N/A	<u> </u>
(2) Stock code : <u>N/A</u> Descri	otion : No. of ordinary shares	N/A Par value (State currency)	
(2) Stock code : <u>N/A</u> Descri Balance at close of preceding month	No. of ordinary shares	Par value (State	Authorised share capital
	No. of ordinary shares	Par value (State currency)	Authorised share capital

2. Preference Shares

Stock code :	<u>N/A</u> Description :		tion :	N/A	λ
			No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close c	of precedii	ng month			
Increase/(decreas	e)	_		-	
Balance at close c	of the mor	nth _			

3. Other Classes of Shares

Stock code :	N/A	Descript	lion :	N/A	\
			No. of other classes of shares	Par value (State currency)	Authorised share capital <i>(State currency)</i>
Balance at close c	of precedi	ng month			
Increase/(decreas	e)	-			
Balance at close c	of the mor	nth _			

Total authorised share capital at the end of the month (*HK*\$) :

10,000,000.00

II. Movements in Issued Share Capital

	No. of ordinary shares		No of preference	e No. of other		
	(1)	(2)	shares	classes of shares		
Balance at close of preceding month	386,175,758	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	386,175,758	N/A	N/A	N/A		

III. Details of Movements in Issued Share Capital

Share Options (und	er Share Opt	tion Schemes	of the Issuer)			
Particulars of share option scheme					issued during the	No. of new shares of issuer which may be issued pursuant
including EGM approval date		Movement du	uring the month		month pursuant thereto	thereto as at close of the month
(dd/mm/yyyy) and						
class of shares	Cronted	Evereiged	Concelled	Longod		
issuable 1. Share Option	Granted	Exercised	Cancelled	Lapsed		
Scheme						
Exercise Price						
of HK\$1.254						
(31/03/2015)						
Ordinary shares	NIL	NIL	NIL	NIL	NIL	8,109,689
(Note 1)						
2.						
<u></u>						
<u>(/ /)</u>						
(Note 1)						
3.						
<u>(</u>						
(Note 1)			·			
			Total A. (Ordi	inary shares)	N/A	
				ence shares)	N/A	
				(Other class)	N/A	
Total funds raised d	uring the mo	nth from exerc	ise			
of options (State cu				N/A		
1						

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)						
EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)				
<u>2.</u>						
(/ /) Stock code (if listed) Class of shares issuable (Note 1) Subscription price						
EGM approval date (if applicable) (dd/mm/yyyy) 3.	(/ /)				
Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)				
<u>4.</u>						
(/ /) Stock code (if listed) Class of shares						
Outra and a time in stars						
Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)				
		Total	(Prefere	nary shares) nce shares) Other class)	N/A N/A N/A	

Warrants to Issue Shares of the Issuer which are to be Listed

					No. of new shares of	No. of new shares of
	Currency of amount	Amount at close of preceding		Amount at close	issuer issued during the month pursuant	issuer which may be issued pursuant thereto as at close of the month
Class and description	outstanding	month	month	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.	_					
	_					
	_					
Stock code (if listed)				·		
Class of shares						
issuable (Note 1)						
Subscription price EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/ /)					
3.	_					
	_					
	_					
Stock code (if listed)					·	
Stock code (if listed) Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date (if applicable)						
(dd/mm/yyyy)	(/ /)					
4.		—				
Otopk and a //f lists (1)						
Stock code (if listed) Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date (if applicable)						
(il applicable) (dd/mm/yyyy)	(/ /)					
				inary shares)	N/A	
				ence shares)	N/A	
				(Other class)	N/A	

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

Any other Agreements or Arrangements to Issue Shares of the Issue	er which are to be Liste	ed, 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.		
Z		
shares (Note 1)		
3		
shares (Note 1)		
Total D. (Ordinary shares)	N/A	
(Preference shares)		
(Other class)	N/A	
	11/7	

Oth	her Movements ir	n Issued Sha	are Capital				No. of new	No. of new
	T						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 Issue							
				Class of shares issuable <i>(Note 1)</i>				
1.	Rights issue	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)				
2.	Open offer	At price :	State currency ——	Issue and allotment — date : (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)		
							N/A	<u>N/A</u>
				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
				Class of shares issuable (Note 1)				
5.	Scrip dividend	At price :	State currency ——	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			50	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						
			Class of shares repurchased (Note 1)				
6.	Repurchase of shares		Cancellation date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)	<u>N/A</u>	N/A
			Class of shares redeemed (Note 1)				
7.	Redemption of shares		Redemption date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	N/A
			Class of shares issuable (Note 1)				
8.	Consideration At price : issue	State currency ———	lssue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)	N1/A	N1/A
						N/A	N/A
			Class of shares issuable (Note 1)				
9.	Capital reorganisation		lssue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	N/A
			Class of shares				
			Class of shares issuable (Note 1)				
10.	Other (Please specify) At price :	State currency ———	lssue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)	<u>N/A</u>	N/A
				dinary sh erence sh (Other o	nares	s) N/A	- - -

Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E): (1)	N/A
(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 Capital").)	Issued Share

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.

Remarks	(if	any):
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Submitted by: Ng Ho Yin Owen		
Fitle: Company Secretary		
(Director, Secretary or other duly authorised officer)		
Notes :		
1. State the class of shares (e.g. ordinary, preference or other).		
Company Secretary (Director, Secretary or other duly authorised officer) Votes :		

- 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
 - (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.