

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) : _30/6/2021							
To : Hong Kong Exchanges and Clearing Limited							
Name of Issuer	Wing Lee Property Investments Limited Name of Issuer (Incorporated in Bermuda with limited liability)						
Date Submitted	2 July 20)21					
I. Movements in Authorised	Share Ca	pital					
1. Ordinary Shares							
(1) Stock code : <u>864</u>	_Descrip	tion :	Ordinary \$	Shares			
		No. of ordinary shares	Par value (HK\$)	Authorised share capital (HK\$)			
Balance at close of preceding	g month	1,000,000,000	0.01	10,000,000.00			
Increase/(decrease)	-	Nil		Nil			
Balance at close of the mon	th _	1,000,000,000	0.01	10,000,000.00			
(2) Stock code : N/A	Descrip	tion:	N/A	<u> </u>			
		No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)			
Balance at close of preceding	g month						
Increase/(decrease)	-						
Balance at close of the mon	th _						

2. Preference Shares			
Stock code : N/A Descrip	de: N/A Description:		4
	No. of preference shares	Par value (State currency)	capital
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	4
	No. of other classes of shares	,	Authorised share capital (State currency)
Balance at close of preceding month			
Increase/(decrease)		-	
Balance at close of the month			
Total authorised share capital at the e (HK\$):	nd of the month	1	0,000,000.00

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	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 (under Share Option Schemes of the Issuer) Particulars of No. of new No. of new shares of shares of issuer issuer which may be share option scheme issued during the issued pursuant including EGM month pursuant thereto as at close of Movement during the month approval date thereto the month (dd/mm/yyyy) and class of shares issuable Granted Exercised Cancelled Lapsed 1. Share Option Scheme **Exercise Price** of HK\$1.254 (31/03/2015)Ordinary shares NIL NIL NIL NIL NIL 8,109,689 (Note 1) 2. Share Option Scheme **Exercise Price** of HK\$0.385 (31/03/2015) Ordinary shares NIL NIL NIL NIL NIL 11,971,446 (Note 1) shares (Note 1) Total A. (Ordinary shares) N/A (Preference shares) N/A (Other class) N/A Total funds raised during the month from exercise of options (State currency) N/A

Warrants to Issue Shares of the	e Issuer which	are to be Listed	d			
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 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.						
(/ /) Stock code (if listed) Class of shares			-			
·			-			
EGM approval date (if applicable)	(/ /		-			
3.						
						<u>-</u>
Stock code (if listed)			_			
Class of shares issuable (Note 1)						
Subscription price			- -			
EGM approval date (if applicable)						
	(/ /)	<u>-</u>			
4.						
(/ /)						-
Stock code (if listed) Class of shares issuable (Note 1)						
Subscription price			- -			
EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)	-			
		Tota		nary shares)	N/A	_
				nce shares) Other class)	N/A N/A	- -

Convertibles (i.e. Convertible	into Shares of th	e Issuer which	ch are to be L	isted)		
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.	(, , ,					
	_					
	_					
Stock and (if listed)						
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)			_			
Class of shares						
Subscription price EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/ /)					
4.	_					
	_					
	- 					
Stock code (if listed) Class of shares						
inguishin (Nigto 1)						
Subscription price						
EGM approval date (if applicable)						
(dd/mm/yyyy)	(/ /)					
				linary shares)	N/A N/A	-
				ence shares) (Other class)	N/A 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. <u>N/A</u>		
shares (Note 1)		
2.		
shares (Note 1)		
3.		
(/ /)		
shares (Note 1)		
Total D. (Ordinary shares)		
(Preference shares) (Other class)	N/A N/A	
(Other class)	I \/ /\	

	her Movements i	i issueu SII	аге Сарпаі				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 a close of the
	Type of Issue							month
				Class of shares issuable (Note 1)	S		-	
1.	Rights issue	At price :	State currency——	Issue and allotment date : (dd/mm/yyyy)	(/	/)	
				EGM approval date: (dd/mm/yyyy)	(/	/) <u>N/A</u>	N/A
				Class of shares issuable (Note 1)	S		-	
2.	Open offer	At price :	State currency	Issue and allotment — date : (dd/mm/yyyy)	(/	/)	
				EGM approval date: (dd/mm/yyyy)	(/	/)	
							<u>N/A</u>	N/A
				Class of shares issuable (Note 1)	S		-	
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)	S		-	
4.	Bonus issue			Issue and allotment date : (dd/mm/yyyy)	(/	/)	
				EGM approval date: (dd/mm/yyyy)	(/	/		
							<u>N/A</u>	N/A
				Class of shares issuable (Note 1)	3			
5.	Scrip dividend	At price :	State currency——	Issue and allotment date : (dd/mm/yyyy)	(/	/)	
			·	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)	(/ /)	N/A	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 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)				
9.	Capital reorganisation		Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval 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. (Or (Prefe	dinary sherence sh (Other d	ares	s) N/A	- - -
l							

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"))	n 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	/):	
Submitted by:	Ng Ho Yin Owen	
Title:	Company 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.