

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

Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and Clearing	ng Limited		
Name of Issuer 中國上	Uptown Group Comp 城集團有限公司	any Limited	
Date Submitted 4 Dece	mber 2015		
I. Movements in Authorised Share Cap	vital		
1. Ordinary Shares			
(1) Stock code: 2330 Descr	iption: CHINA	JPTOWN	
	No. of ordinary shares	Par value (HK\$)	Authorised share capital (HK\$)
Balance at close of preceding month	3,000,000,000	0.10	300,000,000
Increase/(decrease)	Nil		Nil
Balance at close of the month	3,000,000,000	0.10	300,000,000
(2) Stock code :Descr	iption :		
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month	N/A	N/A	N/A
Increase/(decrease)	N/A		N/A
Balance at close of the month	N/A	N/A	N/A

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Stock code :Descr	iption:		
	No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month	N/A	N/A	N/A
Increase/(decrease)	N/A		N/A
Balance at close of the month	N/A	N/A	N/A
3. Other Classes of Shares			
Stock code :Descr	iption:		
	No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month	N/A	N/A	N/A
Increase/(decrease)	N/A		N/A
Balance at close of the month	N/A	N/A	N/A

300,000,000

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

II. Movements in Issued Share Capital

	No. of ordin	nary shares	No of preference	No. of other classes	
	(1)	(2)	shares	of shares	
Balance at close of preceding month	1,336,190,520	N/A	N/A	<u>N</u> /A	
Increase/ (decrease) during the month	0	N/A	N/A	N/A	
Balance at close of the month	1,336,190,520	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 No. of new shares of No. of new shares of option scheme issuer which may be issuer issued during including EGM the month pursuant issued pursuant thereto as at close of approval date thereto Movement during the month (dd/mm/yyyy) and _ the month class of shares issuable Granted Exercised Cancelled Lapsed 1.Share Option Scheme N/A Exercise price: Ordinary shares N/A N/A N/A N/A N/A N/A (*Note 1*) 2.Share Option Scheme Exercise price: Ordinary shares (*Note 1*) 3.Share Option Scheme Exercise price: Ordinary 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 (HK\$) Nil

For Main Board and GEM listed issuers Warrants to Issue Shares of the Issuer which are to be Listed No. of new No. of new shares of shares of issuer issued issuer which may be issued during the month pursuant pursuant thereto as at Currency of Nominal value at Exercised Nominal value thereto close of the Description of warrants nominal close of during the at close of the month (Date of expiry – dd/mm/yyyy) value preceding month month month N/A N/A N/A N/A N/A N/A 1. N/A Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) N/A N/A N/A N/A N/A N/A 2. N/A Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) N/A N/A N/A N/A N/A N/A 3. N/A Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) N/A N/A N/A N/A 4. N/A Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) (/ /)

Total B.

(Ordinary shares)
(Preference shares)

(Other class)

N/A

N/A

Class and description		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	Outstanding	monui	monu	monui		
	_ _ _ 					
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) Class of shares issuable (Note 1)						
Subscription price EGM approval date (if applicable) (dd/mm/yyyy)						
4.	_ _ _					
Stock code (if listed) Class of shares issuable (Note 1) Subscription price						
EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)		Tatal C (Ondi-		NI/A	
			Total C. (Ordir (Prefere	ence shares)	N/A N/A	
				Other 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	N/A
2	27.1	27/4
3	N/A	N/A
Total D. (Ordinary shares) (Preference shares) (Other class)	N/A N/A N/A N/A	N/A

	Other Movement	s in Issued Share Capital		No. of new shares of issuer issued during the month pursuant thereto	which may be
	Type of Issue		Class of shares issuable (Note 1)	-	
1.	Rights issue	At price : State currency	Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	N/A	N/A
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)	N/A	N/A
3.	Placing	At price: State currency	Class of shares issuable (Note 1) Issue and allotment date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	N/A	<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>

For Main Board and GEM listed issuers

				1 Of Walli B	No of part	
					No. of new shares of issuer issued during the month pursuant thereto	which may be
	Type of Issue					
5.	Scrip dividend	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>
6.	Repurchase of shares		Class of shares repurchased (<i>Note 1</i>) Cancellation date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)			N/A
7.	Redemption of shares		Class of shares redeemed (Note 1) Redemption date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)			<u>N/A</u>
8.	Consideration 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>

			For Main Boa	ard and GEM listed	d issuers
				No. of new shares of issuer issued during the month pursuant thereto	which may be
	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)	e (/ /) (/ /)	<u>N</u> /A	N/A
10.	Other (Please specify) At price:	Class of shares issuable (Note 1) Issue and allotment date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	e (/ /)	<u>N/A</u>	N/A
			(Ordinary share: Preference share: (Other class	es) N/A	
То	otal increase / (decrease) in ordinary shares during the	he month (i.e. Total of A to E):	: (1) (2)	Nil Nil	
To	otal increase / (decrease) in preference shares during	g the month (i.e. Total of A to I	Ē):	Nil	
	otal increase / (decrease) in other classes of shares d	•		Nil	
(T	These figures should be the same as the relevant figu	ires under II above ("Movemei	nts in Issued Sh	are Capital").)	

Remarks (if any):
Submitted by: Fu Lui
Title: Company 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.