HKEX 香港交易所

Monthly Return of Equity Issuer on Movements in Securities

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

30 November 2016

To : Hong Kong Exchanges and Clearing Limited

	China Uptown Group Company Limited
Name of Issuer	中國上城集團有限公司
Date Submitted	5 December 2016

I. Movements in Authorised Share Capital

1. Ordinary Shares							
(1) Stock code : 2330 Description : CHINA UPTOWN							
	No. of ordinary shares	Par value <i>(HK\$)</i>	Authorised share capital <i>(HK\$)</i>				
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 : Descrip	otion :						
	No. of ordinary shares	Par value (State currency)	Authorised share capital <i>(State currency)</i>				
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	<u>N/A</u>	N/A				

2. Preference Shares

Stock code :Descrip	tion :		
	No. of preference shares	Par value (State currency)	Authorised share capital <i>(State currency)</i>
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 <i>(State currency)</i>
Balance at close of preceding montl	h <u>N/A</u>	N/A	N/A
Increase/(decrease)	N/A	-	N/A
Balance at close of the month	N/A	N/A	N/A

Total authorised share capital at the end of the month (HK\$): 300,000,000

II. Movements in Issued Share Capital

	No. of ordina	ary shares	No of preference	No. of other		
	(1)	(2)	shares	classes of shares		
Balance at close of preceding month	1,524,478,520	N/A	N/A	N/A		
Increase/ (decrease) during the month	0	N/A	N/A	N/A		
Balance at close of the month	1,524,478,520	N/A	N/A	N/A		

III. Details of Movements in Issued Share Capital

Share Options (und	er Share Opt	ion Schemes c	of the Issuer)			
Particulars of share option scheme including EGM	Ν	Movement durir	na the month			No. of new shares of issuer which may be issued pursuant thereto as at close of
approval date (dd/mm/yyyy) and			<u>'9</u>		-	the month
class of shares issuable	Granted	Exercised	Cancelled	Lapsed		
<u>1. N/A</u>						
(/ /) shares	N/A	N/A	N/A	N/A	N/A	N/A
(Note 1)				14/7		
2.						
(/ /)						
shares (Note 1)						
<u>3.</u>						
(/ /) shares						
(Note 1)		Tota	IA. (Ordinai	rv shares)	N/A	
			(Preferenc	ce shares)	N/A	
Total funds raised d	uring the mor	nth from exerci	•	her class)	N/A	
of options (HK\$)	U			Nil		

Warrants to Issue Shares of the	Issuer which	are to be Listed				
Description of warrants (Date of expiry - dd/mm/yyyy) 1. N/A	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> </u>						
	N/A	N/A	N/A	N/A	N/A	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	(/ /)				
	Ν1/Λ	N1/A	N1/A	N1/A	N1/A	N1/A
	<u>N/A</u>	N/A	N/A	<u>N/A</u>	N/A	<u>N/A</u>
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	(/ /)				
	N/A	N/A	N/A	N/A	N/A	N/A
Class of shares issuable <i>(Note 1)</i> Subscription price						
EGM approval date (if applicable)						
(dd/mm/yyyy) 4. N/A	(/ /)				
	N/A	N/A	N/A	N/A	N/A	N/A
					IN/7	N/A
Stock code (if listed)						
Class of shares issuable (Note 1)						
Subscription price						
EGM approval date (if applicable)						
(dd/mm/yyyy)	(/ /)				
		Total B		ary shares)	N/A	_
				ice shares)	N/A	-
			(U	other class)	N/A	-

Convertibles (i.e. Convertible	into Shares of th	e Issuer whic	ch are to be Liste	ed)		
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
<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.	(' ')					
<u></u>						
	_					
	—					
Stock code (if listed)						
Class of shares						
issuable (Note 1) Subscription price						
EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/ /)					
<u>3.</u>	_					
	_					
	_					
Stock code (if listed)						
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date (if applicable)						
	(/ /)					
4.						
Stock code (if listed)						
Class of shares issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/ /)			mu oberec'	NI/A	
			Total C. (Ordina Preference)	ry snares) ce shares)	N/A N/A	-
				ther class)		-
			(-	-/		-

Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes) No. of new shares No. of new shares of of issuer issued issuer which may be during the month issued pursuant pursuant thereto thereto as at close of Full particulars including EGM approval date (dd/mm/yyyy), if applicable, and class of shares issuable: the month 1. N/A shares (Note 1) N/A N/A 2. shares (Note 1) N/A N/A 3. / / shares (Note 1) N/A N/A Total D. (Ordinary shares) N/A (Preference shares) N/A (Other class) N/A

Ot	her Movements	in Issued Sha	are Capital					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 issuable (Note 1)					
1.	Rights issue	At price :	State currency	Issue and allotment date : (dd/mm/yyyy)	(/	/)		
				EGM approval date: (dd/mm/yyyy)	(/	/)		
				(danning)))))				<u>N/A</u>	<u>N/A</u>
				Class of shares					
			Chata	issuable (Note 1)	()	/	`		
2.	Open offer	At price :	State currency	Issue and allotment date : (dd/mm/yyyy)	()	,)		
				EGM approval date: (dd/mm/yyyy)	(/	/)		
				(dannin yyyy)				<u>N/A</u>	<u>N/A</u>
				Class of shares issuable (Note 1)					
3.	Placing	At price :	State	Issue and allotment date : (dd/mm/yyyy)	(/	/)		
				EGM approval date: (dd/mm/yyyy)	(/	/)		
				(danning)))))				<u>N/A</u>	<u>N/A</u>
				Class of shares issuable (Note 1)					
4.	Bonus issue			Issue and allotment date : (dd/mm/yyyy)	(/	/)		
				EGM approval date: (dd/mm/yyyy)	(/	/)	<u>N/A</u>	<u>N/A</u>

Type of Issue month Class of shares issuable (Note 1) S. Scrip dividend At price : State currency Class of shares issuable (Note 1) Issue and allotment (///) N/A Class of shares (///) (dd/mm/yyyy) N/A Class of shares N/A (dd/mm/yyyy) N/A Class of shares Class of shares repurchase of shares Class of shares Class of shares Class of shares reduced (Note 1) N/A Class of shares N/A (dd/mm/yyyy) N/A Kedemption of shares Class of shares Class of shares redeemed (Note 1) Redemption date: (///) (dd/mm/yyyy) N/A Kedemption date:							No. of new shares of issuer issued during the month pursuant thereto	may be issued pursuant thereto as at close of the
5. Scrip dividend At price: State currency		Type of Issue						month
5. Schp dividend At price : currency								
Image: consideration of shares N/A N/A 6. Repurchase of shares Class of shares	5.	Scrip dividend	At price :		(/ /	')		
6. Repurchase of shares Class of shares repurchased (Note 1) 6. Repurchase of shares Cancellation date : (/ /) (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy) N/A 7. Redemption of shares Class of shares redeemed (Note 1) 7. Redemption of shares Class of shares (/ /) (dd/mm/yyyy) 8. Consideration issue Class of shares (/ /) (dd/mm/yyyy) 8. Consideration issue State currency 6. Class of shares (/ /) (dd/mm/yyyy) N/A 8. Consideration issue State currency Issue and allotment (/ /) (idd/mm/yyyy) EGM approval date: (/ /) (idd/mm/yyyy) 8. Consideration issue State currency 9. Class of shares (/ /) (idd/mm/yyyy) 8. Consideration issue State (idd/mm/yyyy) 8. Consideration (/ /) (idd/mm/yyyy) 9. Class of shares (/ /) (idd/mm/yyyy) 9. Class of shares (/ /) (idd/mm/yyyy) 9. Class issue 9. Class issue					(/)	')	N1/A	N1/A
6. Repurchase of shares repurchased (Note 1) 6. Repurchase of shares Cancellation date : (/ /) (d/mm/yyyy) EGM approval date: (/ /) (d/mm/yyyy) N/A 7. Redemption of shares Class of shares redeemed (Note 1) 7. Redemption of shares Class of shares redeemed (Note 1) 8. Consideration At price : State currency 8. Consideration issue At price : State currency EGM approval date: (/ /) (d/mm/yyyy) EGM approval date: (/ /) (d/mm/yyyy) EGM approval date: (/ /) (d/mm/yyyy) N/A							<u>N/A</u>	<u> </u>
shares (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy) N/A N/A Issue and allotment (dd/mm/yyyy) EGM approval date: (/ /) Gadardia State (dd/mm/yyyy) N/A N/A								
7. Redemption of shares Class of shares redeemed (Note 1) 7. Redemption of shares Redemption date : (/ /) (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy) 8. Consideration issue Class of shares	6.	Repurchase of shares			(/ /	')		
7. Redemption of shares Class of shares redeemed (Note 1) 7. Redemption of shares Redemption date : (/ /) (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy) N/A 8. Consideration issue At price : State currency Issue and allotment (/ /) (dd/mm/yyyy) 8. Consideration issue At price : Currency Issue and allotment (/ /) (dd/mm/yyyy) 8. Consideration issue Class of shares (/ /) (dd/mm/yyyy)					(/ /	')	N1/A	N1/A
7. Redemption of shares Redemption date : (/ /) 7. Redemption date: (/ /) (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy) N/A N/A 8. Consideration issue At price : State currency Issue and allotment date : (/ /) 8. Consideration issue At price : State currency Issue and allotment date : (/ /) 8. Consideration issue At price : State currency Issue and allotment date : (/ /) Barboroval date : (/ /) Issue and allotment date : (/ /) (/ /)							<u>N/A</u>	<u> </u>
shares (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy) N/A KA N/A N/A N/A N/A N/A N/A N/A N/A N/A State Class of shares issue Issue and allotment (/ /) date : (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy) EGM approval date:								
(dd/mm/yyyy) N/A N/A N/A N/A N/A 8. Consideration issue State currency Issue and allotment (///) date : (dd/mm/yyyy) Issue and allotment (///) date : (dd/mm/yyyy) EGM approval date: (///) (//) (//) (//) (//) (//) (//) (//	7.			Redemption date : (dd/mm/yyyy)	(/ /	')		
8. Consideration issue State currency Class of shares					(/ /	')	N1/A	N 1/A
8. Consideration At price : State currency Issue and allotment (/ /) bissue GM approval date: (/ /) (dd/mm/yyyy)							<u>N/A</u>	<u> </u>
issue At price : currency date : (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy)								
(dd/mm/yyyy)	8.		At price :		(/ /	')		
<u>N/A</u> <u>N/A</u>				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
9.	Capital		Class of shares issuable <i>(Note 1)</i> Issue and allotment)		
5.	reorganisation		date : (dd/mm/yyyy)					
			EGM approval date: (dd/mm/yyyy)	()	' /)		
							<u>N/A</u>	<u>N/A</u>
			Class of shares issuable (Note 1)					
10.	Other (Please specify) At price :	State	Issue and allotment date : (dd/mm/yyyy)	()	/ /)		
			EGM approval date: (dd/mm/yyyy)	()	' /)	N/A	<u>N/A</u>
			Total (Prefe	eren	ce s	ordinar shares shares r class	s) <u>N/A</u> s) N/A	-

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

Remarks (if any):
Submitted by:Fu Lui
Title: <u>Company Secretary</u> (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.