

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm	/yyyy) :	30/11/2018		
To: Hong Kong Exchanges and	l Clearing	Limited		
Name of Issuer	China Nev	w City Commercial	l Development	t Limited
Date Submitted	03/12/201	8		
I. Movements in Authorised Sh	are Capita	1		
1. Ordinary Shares				
(1) Stock code : 1321	_Descript	ion:	CHINA	NEWCITY
		No. of ordinary shares	Par value (HK\$)	Authorised share capital (HK\$)
Balance at close of preceding m	onth _	5,000,000,000	0.10	500,000,000
Increase/(decrease)	_	NIL		NIL
Balance at close of the month	_	5,000,000,000	0.10	500,000,000
(2) Stock code : N/A	_Descript	ion: N/A		
		No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding m	onth _			
Increase/(decrease)	_			
Balance at close of the month	_			

ption: N/A		
No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
ption: N/A		
No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
	No. of preference shares ption: N/A No. of other	No. of preference shares Par value (State currency) ption: N/A Par value (State currency) Par value (State currency)

II. Movements in Issued Share Capital

	No. of ordin	ary shares	No of preference	No. of other classes
-	(1)	(2)	shares	of shares
Balance at close of preceding month	1,834,968,000	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	1,834,968,000	N/A	N/A	<u>N/A</u>

III. Details of Movements in Issued Share Capital

Share Options (unde	r Share Option	Schemes of the	Issuer)			
Particulars of share option scheme					No. of new shares of issuer issued during	No. of new shares of issuer which may be
including EGM					the month pursuant	issued pursuant thereto
approval date		Movement du	ring the month		thereto	as at close of the month
(dd/mm/yyyy) and		Wiovement du	ring the month		_	
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1. Share Option Scheme adopted on 20/05/2015						
Exercise Price:						
HK\$						
(20/05/2015)						
Ordinary shares	NIL	NIL	NIL	NIL	NIL	NIL
(Note 1)						
2. Exercise Price:						
HK\$						
(/ /)						
shares						
(Note 1)			-			-
3. Exercise Price:						
HK\$						
(/ /)						
shares						
(Note 1)		· -			-	-
(11010-1)						
			Total A. (Or	dinary shares)	NIL	
				erence shares)	N/A	
			`	(Other class)	N/A	
Total funds raised during	ing the month for	om avaraisa of	ions	,	*	
Total funds raised duri (State currency)	ing the month fro	om exercise of opt	10ns <u>N/A</u>			
(State currency)			11/11			

Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of nominal value	Nominal value at close of preceding month	during the	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	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.	<u>-</u> -					
(/ /) Stock code (if listed) Class of shares issuable (Note 1)	-		-			
Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3.	(/ /)	-			
	<u> </u>					
(/ /) 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))	_			
		Tota	(Prefere	nary shares) $\frac{N/A}{N/A}$ ence shares) $\frac{N/A}{N/A}$	4	-

Convertibles (i.e. Convertible in Convertible in Convertible in Convertible in Convertible in Class and description		Amount at close of preceding		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.						
Stock code (if listed) Class of shares		N/A	N/A	N/A	N/A	N/A
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 (<i>Note 1</i>) Subscription price				-		
EGM approval date (if applicable) (dd/mm/yyyy)	(/ /))	(Prefer	inary shares) N/zence shares) N/z(Other class) N/z	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)

ander	Share Option Schemes)	No. of new shares of issuer issued	No. of new shares of issuer which may be
		during the month	issued pursuant thereto
Full	particulars including AGM approval date (dd/mm/yyyy),	pursuant thereto	as at close of the month
if ap	blicable, and class of shares issuable:		
1.	On 14 December 2017, Zhongan Jiankang Chanye Development		
	Co., Ltd, an indirectly non-wholly owned subsidiary of the		
	Company entered into the Cooperation Agreement with the Vendors (Ms Li Qiu Lian, Ms Li Qiu Jiao and Weixin Shiye) and Feng Hua		
	(HK) Limited. Pursuant to the Agreement, the Company has agreed		
	to allot and issue 26,890,773 Consideration Shares at the issue price		
	of HK\$1.75 per Consideration Share.		
	•		
	(For more details, please refer to the announcements dated 14		
	December 2017)		
	AGM approval date: 08/06/2017		
	Ordinary shares (Note 1)	NIL	26,890,773
	Ordinary shares (Note 1)	NIL	20,890,773
2.	On 20 July 2018, Zhejiang Zhongan Shenglong Commercial Co.,		
	Ltd. ("Zhong An Shenglong") entered into the Equity Transfer		
	Agreement with Hangzhou Oriental Culture Tourism Group Co.,		
	Ltd ("Hangzhou Oriental"), pursuant to which Zhong An Shenglong		
	has conditionally agreed to acquire an additional 22.65% of the		
	entire equity interest in Zhejiang Xinnongdou Industrial Co., Ltd		
	from Hangzhou Oriental at the Consideration of RMB352,994,400.		
	The Consideration shall be settled by the allotment and issue of an		
	aggregate of 178,280,000 Consideration Shares by the Company at		
	the issue price of HK\$2.47 each to Hangzhou Oriental or its		
	designated nominee (which must be an independent third party).		
	(For more details, please refer to the announcements dated		
	2 October 2018, 9 August 2018, 20 July 2018, 29 August 2017 and		
	21 August 2017)		
	Ordinary shares (<i>Note 1</i>)	NIL	178,280,000
	Ordinary shares (Note 1)	NIL	176,260,000
3.	N/A		
	shares (Note 1)		
	Total D. (Ordinary shares)	N/A	
	(Preference shares)	N/A	•
	(Other class)	N/A	-
			-

denotes English translation of the name of a Chinese company, and is provided for identification purposes only.

	Type of Issu	ue				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
	71			Class of shares			
				issuable (Note 1)			
5.	Scrip dividend	At price :	State currency —	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)		
				(dd/iiiii/yyyy)		N/A	N/A
				Class of shares repurchased (<i>Note 1</i>)			
6.	Repurchase of shares			Cancellation date: (dd/mm/yyyy)	(/ /)		
				AGM 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 (<i>Note 1</i>)			
8.	Consideration issue	At price :	State currency —	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
				EGM approval date:	(/ /)		
				(dd/mm/yyyy)		N/A	N/A
1							

	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
	Type of issue					
		Class of shares issuable (<i>Note 1</i>)				
9.	Capital reorganisation	Issue and allotment date: (dd/mm/yyyy)	(/ /)		
		EGM approval date: (dd/mm/yyyy)	(/ /)		
Ī					N/A	N/A
		Class of shares issuable (<i>Note 1</i>)				
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.	(Preference	e shar	res) N/A res) N/A N/A	
То	otal increase / (decrease) in ordinary shares during the month (i.e.	e. Total of A to E):			(1) N/A	
	, , , , , , , , , , , , , , , , , , , ,	,			(2) N/A	
To	otal increase / (decrease) in preference shares during the month ((i.e. Total of A to E):			N/A	
	otal increase / (decrease) in other classes of shares during the mo				N/A	

(These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").)

Remarks (if any):	
N/A	
Submitted by:	Tricor Investor Services Limited
Γitle:	Hong Kong Branch Share Registrar
(I	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.