

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) :		31/03/2021				
To : Hong Kong Exchanges a	nd Clea	ring Limited				
Name of Issuer Sunkwan Properties Group Limited						
	07/04/20					
I. Movements in Authorised Share Capital						
1. Ordinary Shares						
(1) Stock code : <u>6900</u>	Descrip	otion : Ordinary	Shares			
		No. of ordinary shares	Par value (US\$)	Authorised share capital (US\$)		
Balance at close of preceding	g month	20,000,000,000	0.000001	20,000		
Increase/(decrease)		Nil		Nil		
Balance at close of the month	١ .	20,000,000,000	0.000001	20,000		
(2) Stock code : N/A	Descrip	otion :				
		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 month	n .					

2. Preference Shares			
Stock code : N/A Descrip	tion :		
	No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
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 :		
	No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month			
Increase/(decrease)		-	
Balance at close of the month			

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	2,072,940,000	N/A	N/A	<u>N/A</u>	
Increase/ (decrease) during the month	Nil	N/A	N/A	N/A	
Balance at close of the month	2,072,940,000	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 shares of No. of new shares of share option issuer issued during issuer which may be scheme the month pursuant issued pursuant including EGM thereto thereto as at close of Movement during the month the month approval date (dd/mm/yyyy) and class of shares issuable Granted Exercised Cancelled Lapsed 1. Post-IPO Share Option Scheme (27/10/2020) Ordinary N/A N/A N/A N/A N/A N/A Shares (Note 1) 2. N/A shares (Note 1) 3. N/A 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				
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
1. N/A						
Subscription price EGM approval date						
(if applicable) (dd/mm/yyyy)	(/ /)				
2. N/A	(, ,		•			
(/ /)						
Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3. N/A	(/ /)				
(/ /)		<u> </u>		·		
Stock code (if listed)						
Class of shares issuable (Note 1)						
Subscription price			<u>-</u>			
EGM approval date (if applicable)						
	(/ /)				
4. N/A			•			
(/ /)						_
Stock code (if listed)						
Class of shares			•			
			-			
Subscription price EGM approval date			-			
(if applicable) (dd/mm/yyyy)	(/ /)				
		Total E	R (Ordina	ary shares) N/A		
		IUIAI E		ice shares) N/A		_
				other class) N/A		- -

Convertibles (i.e. Convertible	into Shares of th	ıe Issuer whi	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
1. N/A	<u> </u>					
	<u> </u>					
Stock code (if listed)						
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy))	(/ /)					
2. N/A	,					
	_					
	_					
Stock code (if listed) Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy)	(/ /)					
3. N/A	(/ /)					
O. 14/7 (<u> </u>					
						
	_					
Stock code (if listed)						
Class of shares						
issuable (Note 1) Subscription price						
EGM approval date						
(if applicable)	, , , , ,					
(dd/mm/yyyy)	(/ /)					
4. N/A	<u> </u>					
	<u> </u>					
	<u> </u>					
Stock code (if listed)						_
Class of shares						
issuable (Note 1)						
Subscription price EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/ /)					
			Total C. (Ordina	ary shares) <u>N/A</u> ce shares) N/A		_
				ther class) N/A		_
			Ο)		•	=

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 pursuant thereto issued pursuant 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) 2. <u>N/A</u> shares (Note 1) 3. N/A shares (Note 1) (Ordinary shares) (Preference shares) Total D. N/A N/A (Other class) N/A

	<u>er Movements ir</u>					No. of new shares of	No. of new
_ т	Type of Issue					issuer issued during the month pursuant thereto	shares of issuer which may be issued pursuant thereto as at close of the month
				Class of shares			
				issuable (Note 1)			
1. F	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	N/A
				Class of shares			
			State	issuable (Note 1)	(/ /)		
3. F	Placing	At price :	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)			
4. E	Bonus issue			Issue and allotment date: (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)		
						N/A	N/A

	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
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>	N/A
				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
							14//
				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
							1971
				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
						19/7	19/7

	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
		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
					14/71	1977
		Class of shares issuable (Note 1)	; 	_		
10.	Other At price : State currency	Issue and allotment date: (dd/mm/yyyy)	(/ /)		
		EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	N/A
		Total (Prefe		res res	s) <u>N/A</u> s) <u>N/A</u>	- - -
To	otal increase / (decrease) in ordinary shares during t	the month (i.e. Total of A	to E): (1	-	N/A	
Тс	otal increase / (decrease) in preference shares durin	ng the month (i.e. Total o		·) -	N/A N/A	
To	otal increase / (decrease) in other classes of shares	during the month (i.e. To	otal of A to	-	N/A	
(7	r. These figures should be the same as the relevant fig apital").)	ures under II above ("M	lovements	in I		,
IV.	Confirmations					
is: pı	Te hereby confirm to the best knowledge, informate sued by the issuer during the month as set out in Published under rule 13.25A, it has been duly authorsofar as applicable:	Part III which has not be	en previou	sly	disclosed in	a return
(1	Note 2)					
(i)	all money due to the listed issuer in respect of	If the issue of securities	has been r	ece	eived by it;	
(ii) all pre-conditions for listing imposed by the Exchange of Hong Kong Limited under "Qual					ne Stock

all (ff any) conditions contained in the formal letter granting listing of and permission to deal in the

(iii)

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.
	ks (if any):
Submit	tted by:
Title:	Joint 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.