

## Monthly Return of Equity Issuer on Movements in Securities

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

31/12/2018

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer Harbour Centre Development Limited

Date Submitted 4th January, 2019

### I. Movements in Authorised Share Capital

#### 1. Ordinary Shares

| (1) Stock code : <u>0051</u> Description : <u>Ordinary Shares</u> |                           |                                  |                                                 |
|-------------------------------------------------------------------|---------------------------|----------------------------------|-------------------------------------------------|
|                                                                   | No. of ordinary<br>shares | Par value<br>(State<br>currency) | Authorised share<br>capital<br>(State currency) |
| Balance at close of preceding month                               | <u>N/A</u>                | <u>N/A</u>                       | <u>N/A</u>                                      |
| Increase/(decrease)                                               | <u>N/A</u>                |                                  | <u>N/A</u>                                      |
| Balance at close of the month                                     | <u>N/A</u>                | <u>N/A</u>                       | <u>N/A</u>                                      |
| (2) Stock code : <u>N/A</u> Description : _____                   |                           |                                  |                                                 |
|                                                                   | No. of ordinary<br>shares | Par value<br>(State<br>currency) | Authorised share<br>capital<br>(State currency) |
| Balance at close of preceding month                               | _____                     | _____                            | _____                                           |
| Increase/(decrease)                                               | _____                     |                                  | _____                                           |
| Balance at close of the month                                     | _____                     | _____                            | _____                                           |

## 2. Preference Shares

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

## 3. Other Classes of Shares

|                                     |            |                                |                                        |                                                       |
|-------------------------------------|------------|--------------------------------|----------------------------------------|-------------------------------------------------------|
| Stock code :                        | <u>N/A</u> | Description :                  | _____                                  |                                                       |
|                                     |            | No. of other classes of shares | Par value<br>( <i>State currency</i> ) | Authorised share capital<br>( <i>State currency</i> ) |
| Balance at close of preceding month | _____      | _____                          | _____                                  | _____                                                 |
| Increase/(decrease)                 | _____      | _____                          | _____                                  | _____                                                 |
| Balance at close of the month       | _____      | _____                          | _____                                  | _____                                                 |

Total authorised share capital at the end of the month (*State currency*) :

N/A

## II. Movements in Issued Share Capital

|                                          | No. of ordinary shares<br>(1) | (2) | No of preference<br>shares | No. of other<br>classes of shares |
|------------------------------------------|-------------------------------|-----|----------------------------|-----------------------------------|
| Balance at close of<br>preceding month   | 708,750,000                   | N/A | N/A                        | N/A                               |
| Increase/ (decrease)<br>during the month | Nil                           | N/A | N/A                        | N/A                               |
| Balance at close of<br>the month         | 708,750,000                   | 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<br>share option<br>scheme<br>including EGM<br>approval date<br>(dd/mm/yyyy) and<br>class of shares<br>issuable | Movement during the month |           |           |        | No. of new shares<br>of issuer issued<br>during the month<br>pursuant thereto | No. of new shares of<br>issuer which may be<br>issued pursuant<br>thereto as at close of<br>the month |
|-------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------|-----------|--------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|                                                                                                                               | Granted                   | Exercised | Cancelled | Lapsed |                                                                               |                                                                                                       |
| 1. 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<br>of options (State currency)                                              |                           |           |           |        | N/A                                                                           |                                                                                                       |

## Warrants to Issue Shares of the Issuer which are to be Listed

| Description of warrants<br>(Date of expiry - dd/mm/yyyy)                                                                                                      | Currency<br>of nominal<br>value | Nominal value<br>at close of<br>preceding<br>month | Exercised<br>during the<br>month | Nominal value<br>at close of the<br>month | No. of new<br>shares of<br>issuer<br>issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer which<br>may be<br>issued<br>pursuant<br>thereto as at<br>close of the<br>month |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------------------------------------|----------------------------------|-------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| 1. N/A                                                                                                                                                        |                                 |                                                    |                                  |                                           |                                                                                           |                                                                                                                   |
| (   /   /   )<br>Stock code (if listed)<br>Class of shares<br>issuable (Note 1)<br>Subscription price<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy) |                                 |                                                    |                                  |                                           |                                                                                           |                                                                                                                   |
| 2. N/A                                                                                                                                                        |                                 |                                                    |                                  |                                           |                                                                                           |                                                                                                                   |
| (   /   /   )<br>Stock code (if listed)<br>Class of shares<br>issuable (Note 1)<br>Subscription price<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy) |                                 |                                                    |                                  |                                           |                                                                                           |                                                                                                                   |
| 3. N/A                                                                                                                                                        |                                 |                                                    |                                  |                                           |                                                                                           |                                                                                                                   |
| (   /   /   )<br>Stock code (if listed)<br>Class of shares<br>issuable (Note 1)<br>Subscription price<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy) |                                 |                                                    |                                  |                                           |                                                                                           |                                                                                                                   |
| 4. N/A                                                                                                                                                        |                                 |                                                    |                                  |                                           |                                                                                           |                                                                                                                   |
| (   /   /   )<br>Stock code (if listed)<br>Class of shares<br>issuable (Note 1)<br>Subscription price<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy) |                                 |                                                    |                                  |                                           |                                                                                           |                                                                                                                   |
| Total B.                                                                                                                                                      |                                 |                                                    |                                  | (Ordinary shares)                         | N/A                                                                                       |                                                                                                                   |
|                                                                                                                                                               |                                 |                                                    |                                  | (Preference shares)                       | N/A                                                                                       |                                                                                                                   |
|                                                                                                                                                               |                                 |                                                    |                                  | (Other class)                             | N/A                                                                                       |                                                                                                                   |

Convertibles (i.e. Convertible into Shares of the Issuer which are to be Listed)

| 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. 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                                         |                                |                                    |                            |                              |                                                                      |                                                                                           |
| Stock code (if listed)                         |                                |                                    |                            |                              |                                                                      |                                                                                           |
| Class of shares issuable (Note 1)              |                                |                                    |                            |                              |                                                                      |                                                                                           |
| Subscription price                             |                                |                                    |                            |                              |                                                                      |                                                                                           |
| EGM approval date (if applicable) (dd/mm/yyyy) | ( / / )                        |                                    |                            |                              |                                                                      |                                                                                           |
| 4. N/A                                         |                                |                                    |                            |                              |                                                                      |                                                                                           |
| Stock code (if listed)                         |                                |                                    |                            |                              |                                                                      |                                                                                           |
| Class of shares issuable (Note 1)              |                                |                                    |                            |                              |                                                                      |                                                                                           |
| Subscription price                             |                                |                                    |                            |                              |                                                                      |                                                                                           |
| EGM approval date (if applicable) (dd/mm/yyyy) | ( / / )                        |                                    |                            |                              |                                                                      |                                                                                           |
| Total C. (Ordinary shares)                     |                                |                                    |                            |                              | N/A                                                                  |                                                                                           |
| (Preference shares)                            |                                |                                    |                            |                              | 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<br><br><br><br>( / / )<br>shares (Note 1)                                                        |                                                                      |                                                                                           |
| 2. N/A<br><br><br><br>( / / )<br>shares (Note 1)                                                        |                                                                      |                                                                                           |
| 3. N/A<br><br><br><br>( / / )<br>shares (Note 1)                                                        |                                                                      |                                                                                           |
| Total D. (Ordinary shares)                                                                              | N/A                                                                  |                                                                                           |
| (Preference shares)                                                                                     | N/A                                                                  |                                                                                           |
| (Other class)                                                                                           | N/A                                                                  |                                                                                           |

## Other Movements in Issued Share Capital

| 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 |
|-----------------|------------|----------------|------------|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| 1. Rights issue | At price : | State currency | <u>N/A</u> | Class of shares issuable (Note 1) _____<br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) ( / / ) | _____                                                                | _____                                                                                     |
| 2. Open offer   | At price : | State currency | <u>N/A</u> | Class of shares issuable (Note 1) _____<br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) ( / / ) | _____                                                                | _____                                                                                     |
| 3. Placing      | At price : | State currency | <u>N/A</u> | Class of shares issuable (Note 1) _____<br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) ( / / ) | _____                                                                | _____                                                                                     |
| 4. Bonus issue  |            |                | N/A        | Class of shares issuable (Note 1) _____<br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) ( / / ) | _____                                                                | _____                                                                                     |

| 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 <u>N/A</u> | Class of shares issuable (Note 1) _____<br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) ( / / ) | _____                                                                | _____                                                                                     |
| 6.            | Repurchase of shares |            | N/A                       | Class of shares repurchased (Note 1) _____<br>Cancellation date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) ( / / )     | _____                                                                | _____                                                                                     |
| 7.            | Redemption of shares |            | N/A                       | Class of shares redeemed (Note 1) _____<br>Redemption date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) ( / / )          | _____                                                                | _____                                                                                     |
| 8.            | Consideration issue  | At price : | State currency <u>N/A</u> | Class of shares issuable (Note 1) _____<br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) ( / / ) | _____                                                                | _____                                                                                     |

|                            |            |                |                                                                                                                                       | 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              |            |                |                                                                                                                                       |                                                                      |                                                                                           |
| 9. Capital reorganisation  | N/A        |                | Class of shares issuable (Note 1) _____<br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) ( / / ) | _____                                                                | _____                                                                                     |
| 10. Other (Please specify) | At price : | State currency | Class of shares issuable (Note 1) _____<br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) ( / / ) | _____                                                                | _____                                                                                     |
|                            |            |                |                                                                                                                                       | Total E. (Ordinary shares)                                           | N/A                                                                                       |
|                            |            |                |                                                                                                                                       | (Preference shares)                                                  | N/A                                                                                       |
|                            |            |                |                                                                                                                                       | (Other class)                                                        | N/A                                                                                       |

|                                                                                                                  |     |     |
|------------------------------------------------------------------------------------------------------------------|-----|-----|
| Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E):                          | (1) | Nil |
|                                                                                                                  | (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 Issued Share Capital").) |     |     |

Remarks (if any):

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Submitted by: Kevin C. Y. Hui

Title: Company Secretary  
(Director, Secretary or other duly authorised officer)

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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.*