

## Monthly Return of Equity Issuer on Movements in Securities

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

31/03/2016

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer China New Town Development Company Limited

Date Submitted 07/04/2016

### I. Movements in Authorised Share Capital

#### 1. Ordinary Shares

|                                                                   |                        |                               |                                              |
|-------------------------------------------------------------------|------------------------|-------------------------------|----------------------------------------------|
| (1) Stock code : <u>1278</u> Description : <u>Ordinary Shares</u> |                        |                               |                                              |
|                                                                   | No. of ordinary shares | Par value<br>(State currency) | Authorised share capital<br>(State currency) |
| Balance at close of preceding month                               | <u>20,000,000,000</u>  | <u>NO PAR VALUE</u>           | <u>N/A</u>                                   |
| Increase/(decrease)                                               | <u>N/A</u>             |                               | <u>N/A</u>                                   |
| Balance at close of the month                                     | <u>20,000,000,000</u>  | <u>NO PAR VALUE</u>           | <u>N/A</u>                                   |
| (2) Stock code : <u>N/A</u> Description : <u>N/A</u>              |                        |                               |                                              |
|                                                                   | No. of ordinary shares | Par value<br>(State currency) | Authorised share 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. Preference Shares

|                                     |                                |                                            |                                                          |
|-------------------------------------|--------------------------------|--------------------------------------------|----------------------------------------------------------|
| Stock code :                        | <u>N/A</u>                     | Description :                              | <u>N/A</u>                                               |
|                                     | No. of<br>preference<br>shares | Par value<br>( <i>State<br/>currency</i> ) | Authorised share<br>capital<br>( <i>State currency</i> ) |
| 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>                                               |

## 3. Other Classes of Shares

|                                     |                                      |                                            |                                                          |
|-------------------------------------|--------------------------------------|--------------------------------------------|----------------------------------------------------------|
| Stock code :                        | <u>N/A</u>                           | Description :                              | <u>N/A</u>                                               |
|                                     | No. of other<br>classes of<br>shares | Par value<br>( <i>State<br/>currency</i> ) | Authorised share<br>capital<br>( <i>State currency</i> ) |
| 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>                                               |

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   | <u>9,846,119,747</u>          | <u>N/A</u> | <u>N/A</u>                 | <u>N/A</u>                        |
| Increase/ (decrease)<br>during the month | <u>0</u>                      | <u>N/A</u> | <u>N/A</u>                 | <u>N/A</u>                        |
| Balance at close of<br>the month         | <u>9,846,119,747</u>          | <u>N/A</u> | <u>N/A</u>                 | <u>N/A</u>                        |

## 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 of<br>issuer issued during<br>the month pursuant<br>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. Share<br>Option<br>Scheme<br><br>(adopted at<br>EGM on<br>03/09/2010)<br>Ordinary<br>shares                                | <u>0</u>                  | <u>0</u>  | <u>0</u>  | <u>0</u> | <u>0</u>                                                                      | <u>0</u>                                                                                              |
| (Note 1)                                                                                                                      |                           |           |           |          |                                                                               |                                                                                                       |
| 2.                                                                                                                            |                           |           |           |          |                                                                               |                                                                                                       |
|                                                                                                                               |                           |           |           |          |                                                                               |                                                                                                       |
| ( / / )                                                                                                                       |                           |           |           |          |                                                                               |                                                                                                       |
| shares                                                                                                                        |                           |           |           |          |                                                                               |                                                                                                       |
| (Note 1)                                                                                                                      |                           |           |           |          |                                                                               |                                                                                                       |
| 3.                                                                                                                            |                           |           |           |          |                                                                               |                                                                                                       |
|                                                                                                                               |                           |           |           |          |                                                                               |                                                                                                       |
|                                                                                                                               |                           |           |           |          |                                                                               |                                                                                                       |
| ( / / )                                                                                                                       |                           |           |           |          |                                                                               |                                                                                                       |
| shares                                                                                                                        |                           |           |           |          |                                                                               |                                                                                                       |
| (Note 1)                                                                                                                      |                           |           |           |          |                                                                               |                                                                                                       |
| Total A. (Ordinary shares)                                                                                                    |                           |           |           |          | <u>N/A</u>                                                                    |                                                                                                       |
| (Preference shares)                                                                                                           |                           |           |           |          | <u>N/A</u>                                                                    |                                                                                                       |
| (Other class)                                                                                                                 |                           |           |           |          | <u>N/A</u>                                                                    |                                                                                                       |
| Total funds raised during the month from exercise<br>of options (State currency)                                              | <u>N/A</u>                |           |           |          |                                                                               |                                                                                                       |

## 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.<br>_____<br>_____<br>_____<br>(   /   /   )<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.<br>_____<br>_____<br>_____<br>(   /   /   )<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.<br>_____<br>_____<br>_____<br>(   /   /   )<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.<br>_____<br>_____<br>_____<br>(   /   /   )<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) _____ (   /   /   ) | _____                           | _____                                              | _____                            | _____                                     | _____                                                                                     | _____                                                                                                             |
| _____<br>_____<br>_____<br>(   /   /   )<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) _____ (   /   /   )       | _____                           | _____                                              | _____                            | _____                                     | _____                                                                                     | _____                                                                                                             |
| <div style="text-align: right;"> Total B.    (Ordinary shares) _____<br/> (Preference shares) _____<br/> (Other class) _____ </div>                                                                                                  |                                 |                                                    |                                  |                                           |                                                                                           |                                                                                                                   |

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.                                             |                                |                                    |                            |                              |                                                                      |                                                                                           |
| 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) | ( / / )                        |                                    |                            |                              |                                                                      |                                                                                           |
|                                                |                                |                                    |                            | Total C. (Ordinary shares)   |                                                                      |                                                                                           |
|                                                |                                |                                    |                            | (Preference shares)          |                                                                      |                                                                                           |
|                                                |                                |                                    |                            | (Other 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)

| 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. _____<br>_____<br>_____<br>_____ ( / / )<br>_____ shares (Note 1)                                    |                                                                      |                                                                                           |
| 2. _____<br>_____<br>_____<br>_____ ( / / )<br>_____ shares (Note 1)                                    |                                                                      |                                                                                           |
| 3. _____<br>_____<br>_____<br>_____ ( / / )<br>_____ shares (Note 1)                                    |                                                                      |                                                                                           |
| <div>Total D. (Ordinary shares)</div> <div>(Preference shares)</div> <div>(Other class)</div>           | <div></div> <div></div> <div></div>                                  | <div></div> <div></div> <div></div>                                                       |

## 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 _____ | 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 _____ | 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 _____ | Class of shares issuable (Note 1) _____<br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) ( / / ) | _____                                                                | _____                                                                                     |
| 4. Bonus issue  |            |                      | Class of shares issuable (Note 1) _____<br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) ( / / ) | _____                                                                | _____                                                                                     |

|                   |            |                      |                       |  |  |
|-------------------|------------|----------------------|-----------------------|--|--|
| 5. Scrip dividend | At price : | State currency _____ | Class of shares _____ |  |  |
|-------------------|------------|----------------------|-----------------------|--|--|

|                                                                                                                                                                                                            |                                                                                                                                                                                                                            |                      |                                                                                                                                                                                                                            | 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 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Type of Issue                                                                                                                                                                                              |                                                                                                                                                                                                                            |                      |                                                                                                                                                                                                                            |                                                                                           |                                                                                                                   |
| <div> <div></div> <div>issuable (Note 1)</div> </div> <div> <div>_____</div> <div>Issue and allotment date : (dd/mm/yyyy)</div> </div> <div> <div></div> <div>EGM approval date: (dd/mm/yyyy)</div> </div> |                                                                                                                                                                                                                            |                      |                                                                                                                                                                                                                            |                                                                                           |                                                                                                                   |
| 6. Repurchase of shares                                                                                                                                                                                    | <div> <div></div> <div>Class of shares repurchased (Note 1)</div> </div> <div> <div>_____</div> <div>Cancellation date : (dd/mm/yyyy)</div> </div> <div> <div></div> <div>EGM approval date: (dd/mm/yyyy)</div> </div>     |                      |                                                                                                                                                                                                                            |                                                                                           |                                                                                                                   |
| 7. Redemption of shares                                                                                                                                                                                    | <div> <div></div> <div>Class of shares redeemed (Note 1)</div> </div> <div> <div>_____</div> <div>Redemption date : (dd/mm/yyyy)</div> </div> <div> <div></div> <div>EGM approval date: (dd/mm/yyyy)</div> </div>          |                      |                                                                                                                                                                                                                            |                                                                                           |                                                                                                                   |
| 8. Consideration issue                                                                                                                                                                                     | At price :                                                                                                                                                                                                                 | State currency _____ | <div> <div></div> <div>Class of shares issuable (Note 1)</div> </div> <div> <div>_____</div> <div>Issue and allotment date : (dd/mm/yyyy)</div> </div> <div> <div></div> <div>EGM approval date: (dd/mm/yyyy)</div> </div> |                                                                                           |                                                                                                                   |
| 9. Capital reorganisation                                                                                                                                                                                  | <div> <div></div> <div>Class of shares issuable (Note 1)</div> </div> <div> <div>_____</div> <div>Issue and allotment date : (dd/mm/yyyy)</div> </div> <div> <div></div> <div>EGM approval date: (dd/mm/yyyy)</div> </div> |                      |                                                                                                                                                                                                                            |                                                                                           |                                                                                                                   |

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

|                                                                                                                  |     |     |
|------------------------------------------------------------------------------------------------------------------|-----|-----|
| Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E):                          | (1) | 0   |
|                                                                                                                  | (2) | 0   |
| 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: Yang Meiyu

Title: Director

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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.*