



香港交易所

**Monthly Return of Equity Issuer on Movements in Securities**
**For the month ended (dd/mm/yyyy) : 31st December, 2009**

To : Hong Kong Exchanges and Clearing Limited

 Name of Issuer Tern Properties Company Limited

 Date Submitted 4th January, 2010
**I. Movements in Authorised Share Capital**
**1. Ordinary Shares**

|  |                           |                                  |   |
|--|---------------------------|----------------------------------|---|
| (1) Stock code : <u>277</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>400,000,000</u>        | <u>HK\$0.50</u>                  | <u>HK\$200,000,000</u>                          |
| Increase/(decrease)  | <u>0</u>                  |                                  | <u>0</u>  |
| Balance at close of the month                                    | <u>400,000,000</u>        | <u>HK\$0.50</u>                  | <u>HK\$200,000,000</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                                    | _____                     | _____                            | _____   |



## II. Movements in Issued Share Capital

|                                       | No. of ordinary shares |     | No of preference shares | No. of other classes of shares |
|---------------------------------------|------------------------|-----|-------------------------|--------------------------------|
|                                       | (1)                    | (2) |                         |                                |
| Balance at close of preceding month   | 307,762,522            | N/A | N/A                     | N/A                            |
| Increase/ (decrease) during the month | 0                      | N/A | N/A                     | N/A                            |
| Balance at close of the month         | 307,762,522            | 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 share option scheme including EGM approval date (dd/mm/yyyy) and class of shares issuable | Movement during 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 |
|--|---------------------------|-----------|----------------------------|--------|--|---|
|  | Granted                   | Exercised | Cancelled                  | Lapsed |  |   |
| 1. N/A<br>_____<br>_____<br>_____<br>( / / )<br>Shares<br>(Note 1)                                       |                           |           |                            |        |  |   |
| 2. N/A<br>_____<br>_____<br>_____<br>( / / )<br>shares<br>(Note 1)                                       |                           |           |                            |        |  |   |
| 3. N/A<br>_____<br>_____<br>_____<br>( / / )<br>shares<br>(Note 1)                                       |                           |           |                            |        |  |   |
|  |                           |           | Total A. (Ordinary shares) |        | 0  |   |
|  |                           |           | (Preference shares)        |        | N/A  |   |
|  |                           |           | (Other class)              |        | N/A  |   |
| Total funds raised during the month from exercise of options (State currency)                            |                           |           |                            | HK\$0  |  |   |

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

| Description of warrants<br>(Date of expiry - dd/mm/yyyy)  | Currency of<br>nominal<br>value | Nominal value at<br>close of<br>preceding month | Exercised<br>during the<br>month | Nominal value<br>at close of the<br>month | No. of new<br>shares of<br>issuer issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer which<br>may be 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) _____ 0  |  |
|   |                                 |   |                                  |   | (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) _____<br>Class of shares issuable ( <i>Note 1</i> ) _____<br>Subscription price _____<br>EGM approval date (if applicable) (dd/mm/yyyy) ( / / ) |                                |                                    |                            |                              |  |   |
| 2. N/A   |                                |                                    |                            |                              |  |   |
| Stock code (if listed) _____<br>Class of shares issuable ( <i>Note 1</i> ) _____<br>Subscription price _____<br>EGM approval date (if applicable) (dd/mm/yyyy) ( / / ) |                                |                                    |                            |                              |  |   |
| 3. N/A   |                                |                                    |                            |                              |  |   |
| Stock code (if listed) _____<br>Class of shares issuable ( <i>Note 1</i> ) _____<br>Subscription price _____<br>EGM approval date (if applicable) (dd/mm/yyyy) ( / / ) |                                |                                    |                            |                              |  |   |
| 4. N/A   |                                |                                    |                            |                              |  |   |
| Stock code (if listed) _____<br>Class of shares issuable ( <i>Note 1</i> ) _____<br>Subscription price _____<br>EGM approval date (if applicable) (dd/mm/yyyy) ( / / ) |                                |                                    |                            |                              |  |   |
| Total C. (Ordinary shares) <u>0</u><br>(Preference shares) <u>N/A</u><br>(Other class) <u>N/A</u>  |                                |                                    |                            |                              |  |   |

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)  | 0  |   |
| (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 _____ | Class of shares issuable<br><i>(Note 1)</i> _____ N/A<br><br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br><br>EGM approval date:<br>(dd/mm/yyyy) ( / / ) | _____  | _____   |
| 2.            | Open offer   | At price : State currency _____ | Class of shares issuable<br><i>(Note 1)</i> _____ N/A<br><br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br><br>EGM approval date:<br>(dd/mm/yyyy) ( / / ) | _____  | _____   |
| 3.            | Placing      | At price : State currency _____ | Class of shares issuable<br><i>(Note 1)</i> _____ N/A<br><br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br><br>EGM approval date:<br>(dd/mm/yyyy) ( / / ) | _____  | _____   |
| 4.            | Bonus issue  |                                 | Class of shares issuable<br><i>(Note 1)</i> _____ N/A<br><br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br><br>EGM approval date:<br>(dd/mm/yyyy) ( / / ) | _____  | _____   |

For Main Board and GEM listed issuers

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



For Main Board and GEM listed issuers

| Type of Issue                 |   | No. of new shares of issuer issued during the month pursuant thereto | No. of new shares of issuer which may be issued pursuant thereto as at close of the month |
|-------------------------------|---|--|---|
| 9. Capital reorganisation     | Class of shares issuable<br>(Note 1)    | N/A  |   |
|                               | Issue and allotment date : (dd/mm/yyyy) | ( / / )  |   |
|                               | EGM approval date:<br>(dd/mm/yyyy)      | ( / / )  |   |
| 10. Other<br>(Please specify) | At price : State currency               |  |   |
|                               | Class of shares issuable<br>(Note 1)    | N/A  |   |
|                               | Issue and allotment date : (dd/mm/yyyy) | ( / / )  |   |
|                               | EGM approval date:<br>(dd/mm/yyyy)      | ( / / )  |   |
|                               |   | Total E. (Ordinary shares)   | 0   |
|                               |   | (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) | 0   |
|   | (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 |
| <i>(These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").)</i> |     |     |

