

For the month ended

Monthly Return of Equity Issuer on Movements in Securities

(dd/mm/yyyy) :	31/03/2021		
To : Hong Kong Exchanges and Cle	earing Limited		
	ng Enterprises Urban Reso rporated in the Cayman Isi		
	1/2021		
I. Movements in Authorised Share (Capital		
1. Ordinary Shares			
(1) Stock code : <u>03718</u> D	escription : <u>BJ ENT U</u>	JRBAN	
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding mon	th <u>30,000,000,000</u>	HK\$0.10	HK\$3,000,000,000.00
Increase/(decrease)	-		<u>-</u>
Balance at close of the month	30,000,000,000	HK\$0.10	HK\$3,000,000,000.00
(2) Stock code : D	escription : <u></u>		
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding mon	th		
Increase/(decrease)			
Balance at close of the month			

Stock code :	Descript	tion : <u></u>		
		No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of pred	eding month			
Increase/(decrease)				
Balance at close of the r	month			
3. Other Classes of Sha	res			
Stock code :	Descrip	tion : <u></u>		
		No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of pred	eding month			
Increase/(decrease)				
Balance at close of the r	month			
Total authorised share ((State currency):	capital at the end of		K\$3,000,000,00	00.00_
II. Movements in Issued	Share Capital			
	No. of ord (1)	linary shares (2)	No of preferences	ce No. of other classes of shares
Balance at close of preceding month	3,600,000,000			
Increase/ (decrease)	0			

3,600,000,000 --

2. Preference Shares

Balance at close of the

month

Share Options (und	<u>er Share Opt</u>	tion Schemes c	of the Issuer)			
Particulars of						No. of new shares of
share option						issuer which may be
scheme					the month pursuant	
including EGM	ſ	Movement duri	ing the month		thereto	thereto as at close of
approval date			:9		_	the month
(dd/mm/yyyy) and						
class of shares				_		
issuable	Granted	Exercised	Cancelled	Lapsed		
<u>1 </u>						
(/ /)						
shares						
(Note 1)						-
(14010-1)						
2						
2						
(/ /)						
shares						
(Note 1)						
3						
shares						
(Note 1)						
(14010-1)		Tota	al A. (Ordina	erv shares)		
		1010	Dreferen	any sinancs,		
L				ther class)		
Total funds raised d		onth from exerc	ise			
of options (State cu	rrency)					

Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of nominal value	Nominal value at close of preceding month	Exercised during the month	Nominal value at close of the month	No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
1.						
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)						_
issuable (Note 1)						
Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3.	(/	1)				
(/ /) Stock code (if listed)						-
issuable (Note 1)						
Subscription price EGM approval date						
(if applicable)						
	(/	/)				
4.						
(/ /) Stock code (if listed) Class of shares						
issuable (Note 1) Subscription price						
EGM approval date (if applicable) (dd/mm/yyyy)	(/	/)				
	,	,	· (0 !!	\		
		Total B	(Preferen	ary shares) ce shares) other class)		-

Convertibles (i.e. Convertible	into Shares of th	e Issuer which	are to be Liste	ed)		
Class and description	Currency of amount outstanding	Amount at close of preceding month	Converted during the month	Amount at close of the month	No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
1.						
	_					
	_					
Stock code (if listed)						
Class of shares						
issuable (Note 1)						
Subscription price EGM approval date						
(if applicable)						
(dd/mm/yyyy))	(/ /)					
2.						
	7					
	_					
	_					
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)						
	(/ /)					
4.						
Stock code (if listed)						
Class of shares						
issuable (Note 1)						
Subscription price EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/ /)					
	, ,		otal C. (Ordina	ary shares)		_
			(Preferen	ce shares)		_
			(O	ther 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
M.,		
	1	
	-	
shares (Note 1)		
		•
2.		
۷.	-	
]	
shares (Note 1)		
Stares (Note 1)		
3		
shares (Note 1)		
Total D. (Ordinary shares)		
(Preference shares)		
(Other class)		

Oth	ner Movements ir	n Issued Sha	are Capital							
							shai iss iss durir mo purs	of new res of suer sued ng the onth suant ereto	shar issuer may be purs theret close	of new es of which e issued suant o as at of the
	Type of Issue									
				Class of shares issuable (Note 1)			-			
1.	Rights issue	At price :	State currency	Issue and allotment date : (dd/mm/yyyy)	(/	/)				
				EGM approval date: (dd/mm/yyyy)	(/	/)	_			
				Class of shares issuable (Note 1)			-			
2.	Open offer	At price :	State currency	Issue and allotment date : (dd/mm/yyyy)	(/	/)				
				EGM approval date: (dd/mm/yyyy)	(/	/)				
				Class of shares issuable (Note 1)			-			
3.	Placing	At price :	State currency	Issue and allotment date : (dd/mm/yyyy)	(/	/)				
				EGM approval date: (dd/mm/yyyy)	(/	/)				
									-	
				Class of shares issuable (Note 1)			-			
4.	Bonus issue			Issue and allotment date : (dd/mm/yyyy)	(X	/)				
				EGM approval date: (dd/mm/yyyy)	(/	/ >				
				Class of shares issuable (Note 1)			-			
5.	Scrip dividend	At price :	State currency	Issue and allotment date : (dd/mm/yyyy)	(/	/)				
				EGM approval date: (dd/mm/yyyy)	(/	/)				

	Type of Issue					No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
	Type of issue	Class of shares repurchased (Note 1)					
6.	Repurchase of shares	Cancellation date : (dd/mm/yyyy)	(/	1)		
		EGM approval date: (dd/mm/yyyy)	(/	1)		
		Class of shares redeemed (Note 1)					
7.	Redemption of shares	Redemption date : (dd/mm/yyyy)	(/	/)		
		EGM approval date: (dd/mm/yyyy)	(/	/)		
		Class of shares issuable (Note 1)					
8.	Consideration At price : State currency	Issue and allotment date : (dd/mm/yyyy)		/			
		EGM approval date: (dd/mm/yyyy)	(/	/)		
		Class of shares issuable (Note 1)					
9.	Capital reorganisation	Issue and allotment date : (dd/mm/yyyy)	(/	1)		
		EGM approval date: (dd/mm/yyyy)	(\lambda	/)		
					\		
		Class of shares issuable (Note 1)			_ \		
10.	Other (Please specify) At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/	1)		
		EGM approval date: (dd/mm/yyyy)	(/	1)		
		Total F	= -	(Oral	liner		
		Total E (Prefe	erenc	`sh e sh	linary ares ares class)	-

Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E): (1)	
(2)	
Total increase / (decrease) in preference shares during the month (i.e. Total of A to E):	
Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E):	
(These figures should be the same as the relevant figures under II above ("Movements in	Issued Share Capital").)

IV. Confirmations

We hereby confirm to the best knowledge, information and belief that, in relation to each of the securities issued by the issuer during the month as set out in Part III which has not been previously disclosed in a return published under rule 13.25A, it has been duly authorized by the board of directors of the listed issuer and, insofar as applicable:

(Note 2)

- (i) all money due to the listed issuer in respect of the issue of securities has been received by it;
- (ii) all pre-conditions for listing imposed by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited under "Qualifications of listing" have been fulfilled;
- (iii) all (if any) conditions contained in the formal letter granting listing of and permission to deal in the securities have been fulfilled:
- (iv) all the securities of each class are in all respects identical (Note 3);
- (v) all documents required by the Companies (Winding Up and Miscellaneous Provisions) Ordinance to be filed with the Registrar of Companies have been duly filed and that compliance has been made with other legal requirements;
- (vi) all the definitive documents of title have been delivered/are ready to be delivered/are being prepared and will be delivered in accordance with the terms of issue;
- (vii) completion has taken place of the purchase by the issuer of all property shown in the listing document to have been purchased or agreed to be purchased by it and the purchase consideration for all such property has been duly satisfied; and
- (viii) the trust deed/deed poll relating to the debenture, loan stock, notes or bonds has been completed and executed, and particulars thereof, if so required by law, have been filed with the Registrar of Companies.

Remar	ks (if any):				
Submi	tted by:	Fung Che Wai, Antho	ony		
Title:		Secretary			
	(Director, Se	ecretary or other duly a	uthorised officer)		

Notes:

- 1. State the class of shares (e.g. ordinary, preference or other).
- 2. Items (i) to (viii) are suggested forms of confirmation which may be amended to meet individual cases. Where the issuer has already made the relevant confirmations in a return published under rule 13.25A in relation to the securities issued, no further confirmation is required to be made in this return.
- 3. "Identical" means in this context:
 - the securities are of the same nominal value with the same amount called up or paid up;
 - they are entitled to dividend/interest at the same rate and for the same period, so that at the next ensuing distribution, the dividend/interest payable per unit will amount to exactly the same sum (gross and net); and
 - they carry the same rights as to unrestricted transfer, attendance and voting at meetings and rank pari passu in all other respects.
- 4. If there is insufficient space, please append the prescribed continuation sheet.