

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

Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and Clea	aring Limited						
Name of Issuer Vesta	ate Group Holdings Limi	ted					
Date Submitted 1 Feb	Date Submitted 1 February 2019						
I. Movements in Authorised Share C	apital						
1. Ordinary Shares							
(1) Stock code : <u>1386</u> Des	cription: Ordinary	Shares					
	No. of ordinary shares	Par value (HK\$)	Authorised share capital (HK\$)				
Balance at close of preceding month	9,000,000,000	0.1	900,000,000				
Increase/(decrease)	Nil		Nil				
Balance at close of the month	9,000,000,000	0.1	900,000,000				
(2) Stock code : Des	scription :						
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)				
Balance at close of preceding month	Balance at close of preceding month						
Increase/(decrease)							
Balance at close of the month							

31/01/2019

2. Preference Shares

Stock code :Descr	ription:		
	No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month			
Increase/(decrease)			
Balance at close of the month			

3. Other Classes of Shares

Stock code :Descri	ption :		_
	No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month			
Increase/(decrease)			
Balance at close of the month			

Total authorised share capital at the end of the month (HK\$): 900,000,000

No. of new shares of

NIL

N/A

N/A

No. of new shares of

II. Movements in Issued Share Capital

	No. of ordinary shares		No of preference	No. of other classes		
	(1)	(2)	shares	of shares		
Balance at close of preceding month	716,190,000	N/A	N/A	N/A		
Increase/ (decrease) during the month	NIL	N/A	N/A	N/A		
Balance at close of the month	716,190,000	N/A	N/A	N/A		

III. Details of Movements in Issued Share Capital

Total funds raised during the month from exercise of

options (State currency)

Particulars of share

Share Options (under Share Option Schemes of the Issuer)

option scheme issuer issued during issuer which may be including EGM the month pursuant issued pursuant thereto as at close of the month approval date thereto Movement during the month (dd/mm/yyyy) and class of shares issuable Granted Exercised Cancelled Lapsed 1. Share Option Scheme Exercise Price HK\$1.45 per share (21/05/2007) Ordinary shares NIL NIL NIL 1,500,000 NIL 35,500,000 (*Note 1*) 2. N/A (/ /shares (Note 1) 3. N/A (/ / shares (*Note 1*)

Total A. (Ordinary shares)

(Preference shares)

NIL

(Other class)

Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of Nominal value a nominal close of value preceding mont	during the	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
<u></u>	1 0				
(/)		·			,
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		<u> </u>			
issuable (Note 1)		_			
Subscription price EGM approval date					
(if applicable) (dd/mm/yyyy)					
3.		<u> </u>			
(/ /)		$\overline{}$			-
Stock code (if listed)		_ \			
Class of shares issuable (<i>Note 1</i>)					
Subscription price		_ \			
EGM approval date (if applicable)					
	(/ /)	<u>_</u>			
4.					
(/ /)					
		_			
Class of shares issuable (<i>Note 1</i>)					
Subscription price					
EGM approval date (if applicable)					\
	(/ /)	_			
	To	tal B. (Ordii	nary shares)		
	10	(Prefere	ence shares)		
		(Other class)		_ \

Convertibles (i.e. Convertible into Shares of the Issuer which are to be Listed) No. of new No. of new shares of shares of issuer which issuer issued may be issued during the month pursuant pursuant thereto as at Currency of Amount at close Converted Amount at thereto close of the amount of preceding during the close of the month Class and description outstanding month month month 1. 6% convertible bonds due 2020 HK\$ 30,000,000 0 30,000,000 0 16,574,585 Stock code (if listed) N/A Class of shares issuable (Note 1) Ordinary Subscription price HK\$1.81 per share EGM approval date (if applicable) N/A (dd/mm/yyyy)) 2. 10.5% convertible bonds due 2019 HK\$ 150,000,000 150,000,000 81,300,813 Stock code (if listed) N/A Class of shares issuable (Note 1) Ordinary Subscription price HK\$1.845 per share EGM approval date (if applicable) (dd/mm/yyyy) N/A 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)

For Main Board and GEM listed issuers

Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes)

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. (/ /) shares (Note 1)		
2.		
shares (<i>Note 1</i>) 3.		
(/ /) shares (Note 1) Total D. (Ordinary shares)		
(Preference shares) (Other class)		

Rights issue At price: State currency At price: State currency Class of shares issuable (Note 1) State (Idd/mm/yyyy) EGM approval date: (I / I) Class of shares issuable (Note 1) State (Idd/mm/yyyy) EGM approval date: (I / I) EGM approval date: (I / I) Class of shares issuable (Note 1) EGM approval date: (I / I) Class of shares issuable (I / I) EGM approval date: (I / I) EGM approval date: (I / I) Class of shares issuable (I / I) EGM approval date: (I / I) Class of shares issuable (I / I)		Type of Issue	a Issued Share Capital				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
At price: State currency State currency	X	Rights issue		Class of shares issuable				uie monui
At price: currency date: (dd/mm/yyyy)								
Class of shares issuable (Note 1) 2. Open offer At price: State currency Class and allotment date: (dd/mm/yyyy) EGM approval date: (1/1) Class of shares issuable (1/1) (note 1) Class of shares issuable (1/1) (note 1) EGM approval date: (1/1) EGM approval date: (1/1) Class of shares issuable (1/1) EGM approval date: (1/1) Class of shares issuable (1/1) EGM approval date: (1/1) Class of shares issuable (1/1) EGM approval date: (1/1)			At price : State currency		(/ /)		
2. Open offer At price: State currency EGM approval date: (d/mm/yyyy) EGM approval date: (/ / /) Class of shares issuable (Note 1) Issue and allotment date: (d/mm/yyyy) EGM approval date: (/ / /)				EGM approval date: (dd/mm/yyyy)	(/ /)		
2. Open offer At price: State currency EGM approval date: (d/mm/yyyy) EGM approval date: (/ / /) Class of shares issuable (Note 1) Issue and allotment date: (d/mm/yyyy) EGM approval date: (/ / /)								
At price: currèncy date: (dd/mm/yyyy)								
Class of shares issuable (Note 1) 3. Placing At price: State currency Issue and allotment date: (dd/mm/xyyy) EGM approval date: (/ /) Class of shares issuable (// /) Class of shares issuable (// /) Issue and allotment (/ / /) Class of shares issuable (// /) EGM approval date: (/ / /) EGM approval date: (/ / /)	2.	Open offer	At price : State currency		(/ /)		
3. Placing At price: State currency Issue and allotment date: (dd/mm/yyyy) EGM approval date: (/ / /) Class of shares issuable (Note 1) Issue and allotment date: (dd/mm/yyyy) Lissue and allotment date: (dd/mm/yyyy) EGM approval date: (/ / /)				EGM approval date: (dd/mm/yyyy)	(/ /)		
3. Placing At price: State currency Issue and allotment date: (dd/mm/yyyy) EGM approval date: (/ / /) Class of shares issuable (Note 1) Issue and allotment date: (dd/mm/yyyy) Lissue and allotment date: (dd/mm/yyyy) EGM approval date: (/ / /)								
EGM approval date: (/ /) (dd/mm/yyyy) Class of shares issuable (Note 1) Issue and allotment (/ /) date: (dd/mm/yyyy) EGM approval date: (/ /)								
EGM approval date: (/ /) (dd/mm/yyyy) Class of shares issuable (Note 1) Issue and allotment (/ /) date: (dd/mm/yyyy) EGM approval date: (/ /)	3.	Placing	At price : State currency	Issue and allotment date: (dd/mm/yyyy)	(/ /)		
4. Bonus issue Issue and allotment (/ /) date: (dd/mm/yyyy) EGM approval date:				EGM approval date: (dd/mm/yyyy)	(/ /)		
4. Bonus issue Issue and allotment (/ /) date: (dd/mm/yyyy) EGM approval date:								
date: (dd/mm/yyyy) EGM approval date: (///)						+		
Low approval date:	4.	Bonus issue			(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)		
· · · · · · · · · · · · · · · · · · ·								

		F	or l	Main	Boar	rd and GEM listed	
	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						the month
			_				
		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)	(/ /)		
		Class of shares repurchased (<i>Note 1</i>)	_				
6.	Repurchase of shares	Cancellation date : (dd/mm/yyyy)	(/ /)		
		EGM approval date: (dd/mm/yyyy)	(/ /)		
		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 issue At price : State currency	Issue and allotment date: (dd/mm/yyyy)	(/ /)		
		EGM approval date: (dd/mm/yyyy)	(/ /)		
							_

For Main Board and GEM listed issuers

	For Main Board a	and GEM listed issuers
		No. of new No. of new
	5	shares of issuer shares of
		issued during issuer
		the month which may
	n	oursuant thereto be issued
	P	pursuant
		thereto as
		at close of
Type of Issue		the month
	Class of shares issuable	
	(Note 1)	
	(Trote 1)	
9. Capital	Issue and allotment (/ /)	
reorganisation	date : (dd/mm/yyyy)	
	date: (dd/mm/yyyy)	
	EGM approval date: (/ /)	
	EGIVI approvar date:	
	(dd/mm/yyyy)	
	Class of shares issuable	
	(Note 1)	
10. Other At price. State		
(Please specify) At price: State currency	- Issue and allotment (/ /	
(date : (dd/mm/yyyy)	
	EGM approval date: (/ /)	
	(dd/mm/yyyy)	
	m . 1E . (0 !)	
	Total E. (Ordinary shares)	
	(Preference shares)	
	(Other class)	N/A
1		

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 Iss	ued Sh	are Capital").)

Remarks (if any)):			
				
Submitted by:	Mr. Yam Chun Kit			
Title:	Company Secretary			
(Direct	or, Secretary or other duly author	orised officer)		

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.