

## Monthly Return of Equity Issuer on Movements in Securities

| For the month ended (dd/mm/yyyy) : | 31/05/2013 |
|------------------------------------|------------|
|                                    |            |

To : Hong Kong Exchanges and Clearing Limited

| Name of Issuer | Tianjin Development Holdings Limited |
|----------------|--------------------------------------|
| Date Submitted | 3 June 2013                          |

I. Movements in Authorised Share Capital

| (1) Stock code : <u>00882</u> Descri | ption :                   | Ordinar                          | y Share   |  |  |  |  |
|--------------------------------------|---------------------------|----------------------------------|---|--|--|--|--|
|                                      | No. of ordinary shares    | Par value<br>(State<br>currency) | Authorised share<br>capital<br>(State currency) |  |  |  |  |
| Balance at close of preceding month  | 3,000,000,000             | HKD0.10                          | HKD300,000,000.00                               |  |  |  |  |
| Increase/(decrease)                  | NIL                       |                                  | NIL   |  |  |  |  |
| Balance at close of the month        | 3,000,000,000             | HKD0.10                          | HKD300,000,000.00                               |  |  |  |  |
| (2) Stock code : N/A Description :   |                           |                                  |   |  |  |  |  |
|                                      | ption .                   |                                  |   |  |  |  |  |
|                                      | No. of ordinary<br>shares | Par value<br>(State<br>currency) | Authorised share<br>capital<br>(State currency) |  |  |  |  |
| Balance at close of preceding month  | No. of ordinary           | (State                           | capital   |  |  |  |  |
|                                      | No. of ordinary           | (State                           | capital   |  |  |  |  |

## 2. Preference Shares

| Stock code : <u>N/A</u> Desc        | cription :               |                                  |   |
|-------------------------------------|--------------------------|----------------------------------|---|
|                                     | No. of preference 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       |                          |                                  |   |

## 3. Other Classes of Shares

| Stock code : <u>N/A</u> Descrip     | ption :                        |                                  |   |
|-------------------------------------|--------------------------------|----------------------------------|---|
|                                     | No. of other classes of 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       |                                |                                  |   |

Total authorised share capital at the end of the month (State<br/>currency) :HKD300,000,000.00

## II. Movements in Issued Share Capital

|  | No. of ordir  | nary shares | No of preference | No. of other classes |
|--|---------------|-------------|------------------|----------------------|
|  | (1)           | (2)         | shares           | of shares            |
| Balance at close of preceding month      | 1,067,470,125 | N/A         | N/A              | N/A                  |
| Increase/ (decrease)<br>during the month | NIL           | N/A         | N/A              | N/A                  |
| Balance at close of the month            | 1,067,470,125 | 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   |              |                 |               |              | No. of new shares of | No. of new shares of     |
| option scheme          |              |                 |               |              | issuer issued during | issuer which may be      |
| including EGM          |              |                 |               |              | the month pursuant   | issued pursuant thereto  |
| approval date          |              | Movement duri   | ng the month  |              | thereto              | as at close of the month |
| (dd/mm/yyyy) and -     |              |                 | 0             |              | •                    |                          |
| class of shares        |              |                 |               |              |                      |                          |
| issuable               | Granted      | Exercised       | Cancelled     | Lapsed       |                      |                          |
| 1. Share               |              |                 |               |              |                      |                          |
| Option                 |              |                 |               |              |                      |                          |
| Scheme                 |              |                 |               |              |                      |                          |
|                        |              |                 |               |              |                      |                          |
| (25/05/2007)           |              |                 |               |              |                      |                          |
| Ordinary shares        | NIL          | NIL             | NIL           | NIL          | NIL                  | 47,100,000               |
| (Note 1)               |              |                 |               |              |                      |                          |
| (                      |              |                 |               |              |                      |                          |
| 2. N/A                 |              |                 |               |              |                      |                          |
| 2.10/11                |              |                 |               |              |                      |                          |
|                        |              |                 |               |              |                      |                          |
|                        |              |                 |               |              |                      |                          |
|                        |              |                 |               |              |                      |                          |
|                        |              |                 |               |              |                      |                          |
| shares                 |              |                 |               |              |                      |                          |
| (Note 1)               |              |                 |               |              |                      |                          |
|                        |              |                 |               |              |                      |                          |
| 3. N/A                 |              |                 |               |              |                      |                          |
|                        |              |                 |               |              |                      |                          |
|                        |              |                 |               |              |                      |                          |
|                        |              |                 |               |              |                      |                          |
| ( / / )                |              |                 |               |              |                      |                          |
| shares                 |              |                 |               |              |                      |                          |
| (Note 1)               |              | ······          |               |              |                      |                          |
| (11010-17)             |              | То              | tal A. (Ordin | ary shares)  | NIL                  |                          |
|                        |              | 10              |               | nce shares)  | N/A                  |                          |
|                        |              |                 |               | ,            | N/A N/A              |                          |
|                        |              | с ·             |               | Other class) | 1N/A                 |                          |
| Total funds raised dur |              | from exercise o | İ             | NII          |                      |                          |
| options (State currenc | :y)          |                 |               | NIL          |                      |                          |
|                        |              |                 |               |              |                      |                          |

| Description of warrants<br>(Date of expiry - dd/mm/yyyy)<br>1. N/A   | Currency of Nominal value at<br>nominal close of<br>value 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 |
|--|---|----------------------------------|--|--|--|
|  |   |                                  |  |  |  |
| ( / / )<br>Stock code (if listed)<br>Class of shares<br>issuable (Note 1)<br>Subscription price<br>EGM approval date |   |                                  |  |  |  |
| (if applicable)<br>(dd/mm/yyyy)<br>2. N/A  | ( / / )   |                                  |  |  |  |
| ( / / )<br>Stock code (if listed)<br>Class of shares<br>issuable ( <i>Note 1</i> )                                   |   |                                  |  |  |  |
| Subscription price<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy)<br>3. N/A                                 | ( / / )   |                                  |  |  |  |
| <u> </u>   |   |                                  |  |  |  |
| ( / / )<br>Stock code (if listed)<br>Class of shares<br>issuable ( <i>Note 1</i> )                                   | · ·   |                                  |  |  |  |
| Subscription price<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy)<br>4. N/A                                 | ( / / )   |                                  |  |  |  |
|  |   |                                  |  |  |  |
| Class of shares issuable ( <i>Note 1</i> )   |   |                                  |  |  |  |
| Subscription price<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy)   | ( / / )   |                                  |  |  |  |
|  | Tota  | (Preferer                        | ary shares)<br>nce shares)<br>hther class) | N/A<br>N/A<br>N/A  |  |

| Convertibles (i.e. Convertible   | into Charge of the l | laguar which are to                      |                                  | For Main Board                               | and GEM liste  | d issuers  |
|--|----------------------|--|----------------------------------|--|--|--|
| Convertibles (i.e. Convertible   |                      | Amount at close<br>of preceding<br>month | Converted<br>during the<br>month | Amount at<br>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 |
| <u>1. N/A</u>  |                      |  |                                  |  |  |  |
|  |                      |  |                                  |  |  |  |
| Stock code (if listed)<br>Class of shares<br>issuable ( <i>Note 1</i> )<br>Subscription price<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy))<br>2. N/A | <br>( / /)           | ·  |                                  |  |  |  |
|  |                      |  |                                  |  |  |  |
| Stock code (if listed)<br>Class of shares<br>issuable ( <i>Note 1</i> )<br>Subscription price<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy)<br>3. N/A  | ( / / )              | ·  |                                  |  |  |  |
|  |                      |  |                                  |  |  |  |
| Stock code (if listed)<br>Class of shares<br>issuable ( <i>Note 1</i> )<br>Subscription price<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy)<br>4. N/A  | <br>( / / _ )        | ·  |                                  |  |  |  |
|  |                      |  |                                  |  |  |  |
| Stock code (if listed)<br>Class of shares<br>issuable ( <i>Note 1</i> )<br>Subscription price<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy)            | ( / / )              | ·  |                                  |  |  |  |
| _  |                      |  |                                  | nary shares)<br>ence shares)<br>Other class) | N/A<br>N/A<br>N/A  | -  |

| tiltail | under Share Option Schemes)   |   |  |
|---------|---|---|--|
| if a    | l particulars including EGM approval date (dd/mm/yyyy),<br>pplicable, and class of shares issuable: | 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 thereto<br>as at close of the month |
| 1.      | N/A   |   |  |
| -       |   |   |  |
| -       |   |   |  |
| -       | ( / / )   |   |  |
| -       | shares (Note 1)   |   |  |
| -       |   |   |  |
| 2.      | N/A   |   |  |
| -       |   |   |  |
| -       |   |   |  |
| -       | ( / / )   |   |  |
|         | shares (Note 1)   |   |  |
|         |   |   |  |
| 3.      | N/A   |   |  |
|         |   |   |  |
| _       |   |   |  |
| _       |   |   |  |
|         | shares (Note 1)   |   |  |
| -       |   |   |  |
|         | Total D. (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)

|    | Type of Issue | Issued Share Capital |   |       |   | 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<br>issued<br>pursuant<br>thereto as at<br>close of the<br>month |
|----|---------------|----------------------|---|-------|---|--|---|
|    |               |                      | Class of shares issuable ( <i>Note 1</i> )                      | N/A   |   |  |   |
| 1. | Rights issue  | At price : State     | Issue and allotment<br>date : (dd/mm/yyyy)                      | ( / / | ) |  |   |
|    |               |                      | EGM approval date:<br>(dd/mm/yyyy)                              | ( / / | ) |  |   |
|    |               |                      | Class of shares issuable  | N/A   |   |  |   |
| 2. | Open offer    | At price : State     | ( <i>Note 1</i> )<br>Issue and allotment<br>date : (dd/mm/yyyy) | ( / / | ) |  |   |
|    |               |                      | EGM approval date:<br>(dd/mm/yyyy)                              | ( / / | ) |  |   |
|    |               |                      | Class of shares issuable ( <i>Note 1</i> )                      | N/A   |   |  |   |
| 3. | Placing       | At price : State     | _ Issue and allotment<br>date : (dd/mm/yyyy)                    | ( / / | ) |  |   |
|    |               |                      | EGM approval date:<br>(dd/mm/yyyy)                              | ( / / | ) |  |   |
|    |               |                      |   |       |   |  |   |
|    |               |                      | Class of shares issuable ( <i>Note 1</i> )                      | N/A   |   |  |   |
| 4. | Bonus issue   |                      | Issue and allotment<br>date : (dd/mm/yyyy)                      | ( / / | ) |  |   |
|    |               |                      | EGM approval date:<br>(dd/mm/yyyy)                              | ( / / | ) |  |   |
|    |               |                      |   |       |   |  | ·   |

|    | Type of Issue                            | F   | For M | <u>Iain F</u> | <u>30a</u> 1 | rd and GEM lis<br>No. of new<br>shares of<br>issuer issued<br>during the<br>month<br>pursuant<br>thereto | No. of new shares of |
|----|--|---|-------|---------------|--------------|--|----------------------|
|    |  |   |       |               |              |  |                      |
|    |  | Class of shares issuable ( <i>Note 1</i> )    | 1     | N/A           |              |  |                      |
| 5. | Scrip dividend At price : State currency | Issue and allotment<br>date : (dd/mm/yyyy)    | ( /   | /             | )            |  |                      |
|    |  | EGM approval date:<br>(dd/mm/yyyy)            | ( /   | /             | )            |  |                      |
|    |  |   |       |               |              |  |                      |
|    |  | Class of shares repurchased ( <i>Note 1</i> ) | 1     | N/A           |              |  |                      |
| 6. | Repurchase of shares                     | Cancellation date :<br>(dd/mm/yyyy)           | ( /   | /             | )            |  |                      |
|    |  | EGM approval date:<br>(dd/mm/yyyy)            | ( /   | /             | )            |  |                      |
|    |  |   |       |               |              |  |                      |
|    |  | Class of shares redeemed ( <i>Note 1</i> )    | 1     | N/A           |              |  |                      |
| 7. | Redemption of shares                     | Redemption date :<br>(dd/mm/yyyy)             | ( /   | /             | )            |  |                      |
|    |  | EGM approval date:<br>(dd/mm/yyyy)            | ( /   | /             | )            |  |                      |
|    |  |   |       |               |              |  |                      |
|    |  | Class of shares issuable (Note 1)             | 1     | N/A           |              |  |                      |
| 8. | Consideration issue At price : State     | Issue and allotment<br>date : (dd/mm/yyyy)    | ( /   | /             | )            |  |                      |
|    |  | EGM approval date:<br>(dd/mm/yyyy)            | ( /   | /             | )            |  |                      |
|    |  |   |       |               |              |  |                      |
|    |  |   |       |               |              |  |                      |

|                               |                  | For Main Board and GEM listed issuers  |  |  |  |  |
|-------------------------------|------------------|--|--|--|--|--|
| Type of Issue                 |                  | No. of newNo. of newshares ofsharesissuer issuedissuer wduring themay bmonthissuepursuantpursuanttheretothereto aclose ofmonth | of<br>hich<br>be<br>d<br>ant<br>as at<br>f the |  |  |  |
|                               |                  | Class of shares issuable <u>N/A</u><br>(Note 1)  |  |  |  |  |
| 9. Capital reorganisation     |                  | Issue and allotment ( / / )<br>date : (dd/mm/yyyy)   |  |  |  |  |
|                               |                  | EGM approval date: ( / / )<br>(dd/mm/yyyy)   |  |  |  |  |
|                               |                  |  |  |  |  |  |
|                               |                  | Class of shares issuable <u>N/A</u><br>( <i>Note 1</i> )   |  |  |  |  |
| 10. Other<br>(Please specify) | At price : State | Issue and allotment ( / / )<br>date : (dd/mm/yyyy)   |  |  |  |  |
|                               |                  | EGM approval date: ( / / )<br>(dd/mm/yyyy)   |  |  |  |  |
|                               |                  | Total E. (Ordinary shares) N/A   |  |  |  |  |
|                               |                  | $\begin{array}{c} (Preference shares) \\ (Other class) \\ \hline N/A \\ \end{array}$   |  |  |  |  |

| 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): |
|---------|-----|-------|
|---------|-----|-------|

| N/A           |  |  |
|---------------|--|--|
|               |  |  |
|               |  |  |
|               |  |  |
|               |  |  |
|               |  |  |
|               |  |  |
|               |  |  |
|               |  |  |
|               |  |  |
|               |  |  |
| Submitted by: | TUEN Kong, Simon                           |  |
| Title:        | Secretary                                  |  |
| (Director, S  | ecretary or other duly authorised 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.