

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy): 31 January 2009

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer	Tianjin Development Holdings Limited
Date Submitted	4 February 2009

I. Movements in Authorised Share Capital

1. Ordinary Shares

(1) Stock code : <u>00882</u> Descrip	otion :	Ordinary Share			
	No. of ordinary shares	Par value (State currency)	Authorised share capital (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 : <u>N/A</u> Descrip	otion :				
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)		
Balance at close of preceding month					
Increase/(decrease)					
Balance at close of the month					

2. Preference Shares

Stock code : <u>N/A</u> Descr	iption :		
	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 :	N/A	_Descrip	tion :		
			No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of j	preceding n	nonth			
Increase/(decrease)					
Balance at close of t	the month				

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

II. Movements in Issued Share Capital

	No. of ordi	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) 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 Particulars of share	1		,		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 mont
(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	10,800,000
(Note 1)	,					
2.N/A						
(/ /)						
shares						
(Note 1)	,					
3. N/A						
(/ /)						
shares						
(Note 1)		_				
		Тс	otal A. (Ordin		NIL	
				nce shares)	N/A	
			-	Other class)	N/A	
Total funds raised dur		from exercise o	of			
options (State currenc	y)			NIL		

Description of warrants (Date of expiry - dd/mm/yyyy) 1. N/A	Currency of nominal value		f dı	xercised uring 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
(/ /) Stock code (if listed) Class of shares issuable (<i>Note 1</i>)							
Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)					
<u>2. N/A</u>							
(/ /) Stock code (if listed) Class of shares issuable (Note 1)							
Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)					
<u>3. N/A</u>							
(/ /) Stock code (if listed) Class of shares issuable (<i>Note 1</i>)							
Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/ /						
4. N/A	(/ /)					
(/ /) Stock code (if listed) Class of shares issuable (<i>Note 1</i>)							
Subscription price							
(if applicable) (dd/mm/yyyy)	(/ /)					
			Total B.		nary shares)	N/A	
					ence shares) Other class)	N/A N/A	
				(11//1	

For Main Board and GEM listed issuers

Convertibles (i.e. Convertible i	nto Shares of the I	ssuer 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)						
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy))	(/ /)					
2. N/A	(/ /)					
<u>2. IVA</u>						
Stock code (if listed)						
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date (if applicable)						
(dd/mm/yyyy)	(/ /)					
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. (Ordin		N/A	_
				ence shares)	N/A	_
			()	Other class)	N/A	-

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)

	No. of new shares of issuer issued during the month pursuant	No. of new shares of issuer which may be
Full particulars including EGM approval date (dd/mm/yyyy), if applicable, and class of shares issuable:	thereto	issued pursuant thereto as at close of the month
1. <u>N/A</u>		
(/ /) shares (Note 1)		
2. <u>N/A</u>		
shares (Note 1)		
3. <u>N/A</u>		
(/ /) shares (Note 1)		
Total D. (Ordinary shares)	N/A	
(Preference shares) (Other class)	N/A N/A	

Other Movements in Issued Share Capital No. of new No. of new shares of shares of issuer issued issuer which during the may be month issued pursuant pursuant thereto thereto as at close of the month Type of Issue N/A Class of shares issuable (Note 1) (/ /) At price : State currency Issue and allotment 1. Rights issue date : (dd/mm/yyyy) (//) EGM approval date: (dd/mm/yyyy) <u>N/A</u> Class of shares issuable (*Note* 1) (/ /)At price : State currency -) Issue and allotment 2. Open offer date : (dd/mm/yyyy) (//) EGM approval date: (dd/mm/yyyy) Class of shares issuable N/A (Note 1) (//) At price : State currency Issue and allotment 3. Placing date : (dd/mm/yyyy) (//) EGM approval date: (dd/mm/yyyy) N/A Class of shares issuable (*Note* 1) (/ /)) Issue and allotment 4. Bonus issue 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
	1900 01 18840						
			Class of shares issuable (Note 1)	<u>N/A</u>			
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>)	<u>N/A</u>	:		
6.	Repurchase of shares		Cancellation date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares redeemed (<i>Note 1</i>)	<u>N/A</u>			
7.	Redemption of shares		Redemption date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
							·
			Class of shares issuable (Note 1)	<u>N/A</u>	<u>.</u>		
8.	Consideration issue	At price : State	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		

			Fo	or Main	Board a	and GEM lis	sted issuers
	Type of Issue				is	No. of new shares of ssuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
			Class of shares issuable (<i>Note 1</i>)	<u>N/A</u>			
9.	Capital reorganisation		Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable (<i>Note 1</i>)	<u>N/A</u>			
10.	Other (Please specify)	At price : State	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
				rdinary s ference s (Other		N/A N/ A N/A	

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: Tsang Wai Yip

 Secretary
 Operation

 (Director, Secretary 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.