

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) :	31 May 2010
To : Hong Kong Exchanges and Clearing Limited	

Name of Issuer	Tianjin Development Holdings Limited
Date Submitted	3 June 2010

I. Movements in Authorised Share Capital

1. Ordinary Shares

(1) Stock code : <u>00882</u> Descrip	otion :	y 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	otion :		
			No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of pre	eceding m	nonth			
Increase/(decrease)				-	
Balance at close of the	e 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 ordin	ary 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

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 — class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1. Share	Giunteu	Exclused	Culleoned	Lupsed		
Option						
Scheme						
(25/05/2007)						
Ordinary shares	NIL	NIL	NIL	NIL	NIL	21,000,000
(Note 1)						
2. N/A						
(/ /)						
shares						
(Note 1)						
2 11/4						
3. N/A						
shares						
(Note 1)		·				
(Note 1)		Тс	otal A. (Ordin	arv shares)	NIL	
		IC.		nce shares)	N/A	
				Other class)	N/A	
Fotal funds raised dur	ing the month	from exercise o			L 1/ L L	
options (State currenc			1	NIL		

Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of Nominal value at nominal close of value preceding month	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>1. 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)	(/ /)				
<u>2. 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)	(/ /)				
<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)	(/ /)				
<u>4. 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)	(/ /)				
	Tota	l B. (Ordin	nary shares)	N/A	
		(Prefere	ence shares)	N/A	
		(Other class)	N/A	

For Main Board and GEM listed issuers

Convertibles (i.e. Convertible in	nto Shares of the I	ssuer which are to	b 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
<u>1. N/A</u>						
Stock code (if listed)						
Class of shares						
issuable (Note 1)						
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						
(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)

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. <u>N/A</u>		
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	

	Type of Issue	ssued on and expirat			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	Class of shares issuable (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	<u>N/A</u> (/ / (/ /		
2.	Open offer	At price : State	Class of shares issuable (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	<u>N/A</u> (/ / (/ /		
3.	Placing	At price : State	Class of shares issuable (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	<u>N/A</u> (/ / (/ /		
4.	Bonus issue		Class of shares issuable (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	<u>N/A</u> (/ / (/ /		

			F	For M	lain B	oarc	l and GEM lis	ted 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
			Class of shares issuable (<i>Note 1</i>)		<u>N/A</u>			
5.	Scrip dividend At p	rice : State currency ———	Issue and allotment date : (dd/mm/yyyy)	(/	/)		
			EGM approval date: (dd/mm/yyyy)	(/	/)		
			Class of shares repurchased (Note 1)	-	<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>			
8.	Consideration issue At p	rice : State currency ———	Issue and allotment date : (dd/mm/yyyy)	(/	/)		
			EGM approval date: (dd/mm/yyyy)	(/	/)		

	For Main Board and GEM listed issuers
Type of Issue	No. of new shares ofNo. of new shares ofssuer issuedissuer which issuer which during the monthduring the pursuant theretomay be issued pursuant thereto as at close of the month
	Class of shares issuable $\underline{N/A}$ (Note 1)
9. Capital reorganisation	Issue and allotment (/ /) date : (dd/mm/yyyy)
	EGM approval date: (/ /) (dd/mm/yyyy)
	Class of shares issuable N/A (<i>Note 1</i>)
10. Other (Please specify) At price : State currency	Issue and allotment (/ /) date : (dd/mm/yyyy)
	EGM approval date: (/ /) (dd/mm/yyyy)
	Total E. (Ordinary shares) N/A
	(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)	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

 Secretary (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.