

### Monthly Return of Equity Issuer on Movements in Securities

For the month ended (d	d/mm/yyyy) :	30/09/2010	
To : Hong Kong Exchang	ges and Clearing Limited		
Name of Issuer	Tianjin Development I	Holdings Limited	
Date Submitted	04/10/2010		

I. Movements in Authorised Share Capital

1. Ordinary Shares Ordinary Share (1) Stock code : 00882 Description : Par value Authorised share No. of ordinary (State capital shares currency) (*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 : Par value Authorised share No. of ordinary (State capital shares (State currency) currency) Balance at close of preceding month Increase/(decrease) Balance at close of the month

# 2. Preference Shares

Stock code : <u>N/A</u> Desc	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 :	N/A	_Descrip	otion :		
			No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of p	receding n	nonth			
Increase/(decrease)					
Balance at close of th	ne 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 ordin	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

Particulars of share			Issuer)		No. of new shares of	No. of new shares of
option scheme					issuer issued during	issuer which may be
including EGM approval date					the month pursuant thereto	issued pursuant thereto as at close of the month
(dd/mm/yyyy) and –		Movement duri	ng the month		- thereto	as at close of the monu
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1. Share				•		
Option						
Scheme						
(25/05/2007)						
Ordinary shares	NIL	NIL	NIL	NIL	NIL	19,400,000
(Note 1)						
2. N/A						
( / / )						
shares (Note 1)						
3. N/A						
( / / )						
shares (Note 1)				,		
(		To	otal A. (Ordin	ary shares)	NIL	
				nce shares)	N/A	
			(0	Other class)	N/A	
Fotal funds raised dur		from exercise o	f			
options (State currenc	:y)			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 (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	( / / )	-			
4. IN/A					
( / / ) Stock code (if listed) Class of shares issuable (Note 1)					
Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	( / / )	-			
	Tota	(Prefere	nary shares) ence shares) Other class)	N/A N/A N/A	- -

## 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
<u>1. N/A</u>						
	_					
Stock code (if listed)	<u> </u>				·	. <u> </u>
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable)						
(dd/mm/yyyy))	( / / )					
2. N/A						
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)	( / / )					
	( / / )					
<u>4. N/A</u>						
						. <u> </u>
Stock code (if listed)						
Class of shares issuable ( <i>Note 1</i> )						
Subscription price						
EGM approval date						
(if applicable)						
(dd/mm/yyyy)	( / / )					
			Total C. (Ordin	nary shares)	N/A	
				ence shares)		-
				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)

Full particulars including EGM approval date (dd/mm/yyyy),	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
if applicable, and class of shares issuable:		as at close of the month
1. <u>N/A</u>		
	4	
	-	
shares (Note 1)	-	
2. <u>N/A</u>	-	
	-	
shares (Note 1)		
3. N/A		
5. <u>N/A</u>	-	
shares (Note 1)		
Total D. (Ordinary shares)	N/A	
(Preference shares)	N/A	
(Other class)	N/A	

	<u>her Movements in Is</u> Type of Issue	sued 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
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> / /			. <u> </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> / /			

			For	Main H	Boa	rd 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 (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 (Note 1)	5	<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> )	5	<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)	<b>;</b>	<u>N/A</u>			
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
Type of Issue	No. of new shares ofNo. of new shares ofissuer issuedissuer which during the monthduring the monthmay be issued pursuant theretopursuant theretopursuant 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 $\underline{N/A}$ (Note 1)
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.