

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mr	31/08/2011						
To: Hong Kong Exchanges ar	nd Clearing L	imited					
Name of Issuer Tianjin Development Holdings Limited							
Date Submitted	2 September	er 2011					
I. Movements in Authorised S	hare Capital						
1. Ordinary Shares							
(1) Stock code : 00882	Description	on:	Ordinar	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 : N/A	Description	on:					
		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							

No. of preference shares	Par value (State	Authorised share
	currency)	capital (State currency)
	-	
tion:		
No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
	-	
		Par value No. of other (State

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

Share Options (under Share Option Schemes of the Issuer)

	· · · · · · · · · · · · · · · · · · ·	Schemes of the	188uci)			
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						
Option						
Scheme						
(25/05/2007)						
Ordinary shares	NIL	NIL	NIL	NIL	NIL	16,300,000
(Note 1)						
2. N/A						
2. 1\/A						
(/ /)						
shares						-
(Note 1)						
3. N/A						
<u> </u>						
(/ /)						
shares						
(Note 1)						
		To	otal A. (Ordin		NIL	
			(Prefere	nce shares)	N/A	
			(0	Other class)	N/A	
Total funds raised dur		n from exercise o	f			
options (State current				NIL		

Desc	eription of warrants e of expiry - dd/mm/yyyy)	Currency of nominal value		of di	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
	N/A		-					
		-						
	/ /)							
	Stock code (if listed) Class of shares issuable (Note 1)							
	Subscription price							
	EGM approval date (if applicable)							
2.	(dd/mm/yyyy) N/A	(/ /)					
<u>Z.</u>	IV/A	-						
		· ·						-
(,							
	Stock code (if listed) Class of shares issuable (Note 1)							
	Subscription price EGM approval date							
	(if applicable)							
3.	(dd/mm/yyyy) N/A	(/ /)					
3.	IV/A							
(/ /) Stock and (if listed)							
	Stock code (if listed) Class of shares							
	issuable (Note 1)							
	Subscription price EGM approval date							
	(if applicable)							
4.	(dd/mm/yyyy) N/A	(/ /)					
4.	IV/A	•						
		· ·						
(/ /) G: 1 (GV: - 1)							
	Stock code (if listed) Class of shares							
	issuable (Note 1)							
	Subscription price EGM approval date							
	(if applicable)							
	(dd/mm/yyyy)	(/ /)					
				Total B.	(Ordin	nary shares)	N/A	
						ence shares)	N/A	<u>'</u>
					(Other class)	N/A	-

	s and description N/A		Amount at close of preceding 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> </u>					
		<u> </u>					
	Stock code (if listed) Class of shares issuable (<i>Note 1</i>)						
	Subscription price EGM approval date						
2.	(if applicable) (dd/mm/yyyy)) N/A	(/ /)					
		-					
	Stock code (if listed)						
	Class of shares issuable (Note 1)						
	Subscription price EGM approval date (if applicable)						
3.	(dd/mm/yyyy) N/A						
	Stock code (if listed) Class of shares issuable (Note 1)						
	Subscription price EGM approval date						
		(/ /)					
4.	N/A	<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)ence shares)	N/A N/A	-
Ì					Other class)		- -

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. N/A (/ /) shares (Note 1)		
2. N/A (/ /) shares (Note 1)		
3. N/A (/ /)		
Total D. (Ordinary shares) (Preference shares) (Other class)	N/A N/A N/A	

Other Movements in Issued Share Capital No. of new No. of new shares of shares of issuer issued issuer which may be during the month issued pursuant pursuant thereto thereto as at close of the month Type of Issue Class of shares issuable N/A (*Note 1*) (/ /) At price : State currency Issue and allotment 1. Rights issue 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 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) Class of shares issuable N/A (*Note 1*) (/ /) Issue and allotment Bonus issue date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy)

For Main Board and GEM listed issuers No. of new No. of new shares of shares of issuer issued issuer which during the may be issued month pursuant pursuant thereto thereto as at close of the month Type of Issue Class of shares issuable N/A (*Note 1*) (//)At price : State currency -Issue and allotment Scrip dividend date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) shares N/A Class of repurchased (Note 1) (/ / Repurchase of Cancellation date: shares (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) shares N/A Class of redeemed (Note 1) (/ / Redemption of Redemption date: shares (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) Class of shares issuable N/A (*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 No. of new No. of new shares of shares of issuer issued issuer which during the may be issued month pursuant pursuant thereto thereto as at close of the month Type of Issue Class of shares issuable N/A (*Note 1*) (/ /) 9. Capital Issue and allotment reorganisation date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) Class of shares issuable N/A (*Note 1*) At price : State currency 10. Other (/ /) Issue and allotment (Please specify) 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** N/A Total increase / (decrease) in preference shares during the month (i.e. Total of A to E): N/A

N/A

Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E):

(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, Secr	retary or other duly authorised officer)		
Notes:			

State the class of shares (e.g. ordinary, preference or other).

If there is insufficient space, please append the prescribed continuation sheet.

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2.