

Monthly Return of Equity Issuer on Movements in Securities

| For the month ended (dd/mm | onth ended (dd/mm/yyyy): 30/11/2011 | | | | | | | |
|---|-------------------------------------|-------------------|----------------------------------|---|--|--|--|--|
| To: Hong Kong Exchanges and | Clearing Limited | 1 | | | | | | |
| Name of Issuer Tianjin Development Holdings Limited | | | | | | | | |
| Date Submitted | Date Submitted 2 December 2011 | | | | | | | |
| I. Movements in Authorised Sh | are Capital | | | | | | | |
| 1. Ordinary Shares | | | | | | | | |
| (1) Stock code : 00882 | _Description: | | Ordinary | Share | | | | |
| | | ordinary nares | Par value (State currency) | Authorised share capital (State currency) | | | | |
| Balance at close of preceding m | onth 3,000 | ,000,000 | HKD0.10 | HKD300,000,000.00 | | | | |
| Increase/(decrease) | 1 | NIL | | NIL | | | | |
| Balance at close of the month | 3,000 | ,000,000 | HKD0.10 | HKD300,000,000.00 | | | | |
| (2) Stock code : N/A | _Description: | | | | | | | |
| | | ordinary | Par value (State currency) | Authorised share capital (State currency) | | | | |
| Balance at close of preceding m | onth | | | | | | | |
| 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 | 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 option scheme including EGM approval date (dd/mm/yyyy) and class of shares issuable Scanted Exercised Cancelled Lapsed Lapsed | Share Options (unde | er Share Option S | Schemes of the | Issuer) | | | |
|--|-----------------------|-------------------|-----------------|---------------|-------------|----------------------|--------------------------|
| including EGM approval date (add/mm/yyyy) and class of shares issuable Granted Exercised Cancelled Lapsed 1. Share Option Scheme (25/05/2007) Ordinary shares (Note 1) 3. N/A (Note 1) Total A. (Ordinary shares) (Other class) (Note 1) Total Ja. (Ordinary shares) (Other class) (Note 1) Total Ja. (Ordinary shares) (Other class) (Note class) (Note a) Total funds raised during the month from exercise of | Particulars of share | | | | | No. of new shares of | No. of new shares of |
| Approval date | | | | | | | |
| Cold/mm/yyyy) and class of shares Sauable Granted Exercised Cancelled Lapsed | | | | | | | |
| Cancelled Lapsed | | | Movement duri | ng the month | | thereto | as at close of the month |
| 1. Share | | | | 8 | | - | |
| 1. Share | | | | | | | |
| Option Scheme (25/05/2007) (25/05/2007) (7 / 0.5) (8 / 0.0) (1 / 0.0) (1 / | | Granted | Exercised | Cancelled | Lapsed | | |
| Scheme (25/05/2007) (25/05/2007) (16,800,000 NIL NIL NIL NIL NIL 32,600,000 (16,800,000 NIL NIL NIL NIL NIL 32,600,000 (16,800,000 NIL NIL NIL NIL NIL (16,800,000 NIL NIL NIL NIL (16,800,000 NIL NIL NIL (16,800,000 NIL NIL NIL (16,800,000 NIL NIL NIL (16,800,000 NIL NIL NIL (16,800,000 NIL NIL NIL (16,800,000 NIL NIL (16,800,000 NIL NIL (16,800,000 NIL NIL (16,800,000 NIL NIL NIL (16,800,000 NIL (16,800,000 NIL NIL NIL NIL (16,800,000 NIL NIL (16,800,000 NIL NIL NIL (16,800,000 NIL NIL NIL (16,800,000 NIL NIL (16,800,000 NIL NIL (16,800,000 NIL NIL (16,800,000 NIL (16,800 | 1. Share | | | | | | |
| C25/05/2007) Ordinary shares (Note 1) 16,800,000 NIL NIL NIL NIL NIL NIL 32,600,000 | Option | | | | | | |
| C25/05/2007) Ordinary shares (Note 1) 16,800,000 NIL NIL NIL NIL NIL NIL 32,600,000 | Scheme | | | | | | |
| Ordinary shares 16,800,000 NIL NIL NIL NIL 32,600,000 2. N/A | | | | | | | |
| (Note 1) 2. N/A (/ /) | (25/05/2007) | | | | | | |
| 2. N/A (/ / /) | Ordinary shares | 16,800,000 | NIL | NIL | NIL | NIL | 32,600,000 |
| | (Note 1) | | | | | | |
| | | | | | | | |
| | 2. N/A | | | | | | |
| (Note 1) 3. N/A (/ /) shares (Note 1) Total A. (Ordinary shares) (Preference shares) (Other class) N/A (Other class) N/A Total funds raised during the month from exercise of | | | | | | | |
| (Note 1) 3. N/A (/ /) shares (Note 1) Total A. (Ordinary shares) (Preference shares) (Other class) N/A (Other class) N/A Total funds raised during the month from exercise of | | | | | | | |
| (Note 1) 3. N/A (/ /) shares (Note 1) Total A. (Ordinary shares) (Preference shares) (Other class) N/A (Other class) N/A Total funds raised during the month from exercise of | | | | | | | |
| (Note 1) 3. N/A (/ /) shares (Note 1) Total A. (Ordinary shares) (Preference shares) (Other class) N/A (Other class) N/A Total funds raised during the month from exercise of | | | | | | | |
| (Note 1) 3. N/A (/ /) shares (Note 1) Total A. (Ordinary shares) (Preference shares) (Other class) N/A (Other class) N/A Total funds raised during the month from exercise of | -1 | | | | | | |
| 3. N/A (/ /) shares (Note 1) Total A. (Ordinary shares) (Preference shares) (Other class) N/A (Other class) N/A Total funds raised during the month from exercise of | | | | | | | |
| Total A. (Ordinary shares) (Note 1) Total A. (Ordinary shares) (Preference shares) (Other class) N/A (Other class) N/A Total funds raised during the month from exercise of | (Note 1) | | | | | | |
| Total A. (Ordinary shares) (Note 1) Total A. (Ordinary shares) (Preference shares) (Other class) N/A (Other class) N/A Total funds raised during the month from exercise of | | | | | | | |
| (Note 1) Total A. (Ordinary shares) NIL (Preference shares) N/A (Other class) N/A Total funds raised during the month from exercise of | 3. N/A | | | | | | |
| (Note 1) Total A. (Ordinary shares) NIL (Preference shares) N/A (Other class) N/A Total funds raised during the month from exercise of | | | | | | | |
| (Note 1) Total A. (Ordinary shares) NIL (Preference shares) N/A (Other class) N/A Total funds raised during the month from exercise of | | | | | | | |
| (Note 1) Total A. (Ordinary shares) NIL (Preference shares) N/A (Other class) N/A Total funds raised during the month from exercise of | | | | | | | |
| (Note 1) Total A. (Ordinary shares) NIL (Preference shares) N/A (Other class) N/A Total funds raised during the month from exercise of | (/ /) | | | | | | |
| (Note 1) Total A. (Ordinary shares) NIL (Preference shares) N/A (Other class) N/A Total funds raised during the month from exercise of | shares | | | | | | |
| | | | | | | - | |
| | (/ | | To | tal A. (Ordin | ary shares) | NII. | |
| (Other class) N/A Total funds raised during the month from exercise of | | | 10 | | | | |
| Total funds raised during the month from exercise of | | | | · | | | |
| | TD + 1 C 1 : 1 1 | | | • | mici ciass) | 11/11 | |
| options (State currency) NIL | | | from exercise o | Ι | NIII | | |
| | options (State currer | icy) | | | 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> </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.

1.

2.