

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) :	31/12/2013

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer	Tianjin Development Holdings Limited
Date Submitted	2 January 2014

I. Movements in Authorised Share Capital

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

2. Preference Shares

Stock code : <u>N/A</u> Desc	cription :		
	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 : <u>N/A</u> Descrip	ption :		
	No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month			
Increase/(decrease)			
Balance at close of 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 ordir	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	er Share Option S	Schemes of the	Issuer)			
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	C 1	т · 1	C 11 1	T 1		
issuable	Granted	Exercised	Cancelled	Lapsed		
1. Share						
Option						
Scheme						
(25/05/2007)						
Ordinary shares	13,750,000	NIL	NIL	NIL	NIL	60,850,000
(Note 1)						
2. N/A						
shares						
(Note 1)						
(10010-1)						
3. N/A						
<u>J. IN/A</u>						
(/ /)						
shares						
(Note 1)						
		То	tal A. (Ordin		NIL	
			(Prefere	nce shares)	N/A	
			(0	Other class)	N/A	
Total funds raised du	uring the month	from exercise o	f			
options (State curren				NIL		

Description of warrants (Date of expiry - dd/mm/yyyy) 1. N/A	Currency of Nominal value at nominal close of value preceding month	Exercised during 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 (Note 1) Subscription price EGM approval date					
(if applicable) (dd/mm/yyyy) 2. N/A	(/ /)				
(/ /) Stock code (if listed) Class of shares issuable (<i>Note 1</i>)					
Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3. 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) 4. N/A	(/ /)				
Class of shares issuable (<i>Note 1</i>)					
Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)				
	Tota	(Preferer	ary shares) nce shares) hther class)	N/A N/A N/A	

Convertibles (i.e. Convertible	into Charge of the l	laguar which are to		For Main Board	and GEM liste	d issuers
Convertibles (i.e. Convertible		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 (<i>Note 1</i>) Subscription price EGM approval date (if applicable) (dd/mm/yyyy)) 2. N/A	 (/ /)	·				
Stock code (if listed) Class of shares issuable (<i>Note 1</i>) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3. N/A	(/ /)	·				
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 EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)	·				
_				nary shares) ence shares) Other class)	N/A N/A N/A	-

tiltail	under Share Option Schemes)		
if a	l particulars including EGM approval date (dd/mm/yyyy), pplicable, 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		
_			
_			
	shares (Note 1)		
-			
	Total D. (Ordinary shares)	N/A	
	(Preference shares)	N/A	
	(Other class)	N/A	

Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes)

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

	Type of Issue	F	For M	<u>Iain F</u>	<u>30a</u> 1	rd and GEM lis No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of
		Class of shares issuable (<i>Note 1</i>)	1	N/A			
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>)	1	N/A			
6.	Repurchase of shares	Cancellation date : (dd/mm/yyyy)	(/	/)		
		EGM approval date: (dd/mm/yyyy)	(/	/)		
		Class of shares redeemed (<i>Note 1</i>)	1	N/A			
7.	Redemption of shares	Redemption date : (dd/mm/yyyy)	(/	/)		
		EGM approval date: (dd/mm/yyyy)	(/	/)		
		Class of shares issuable (Note 1)	1	N/A			
8.	Consideration issue At price : State	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 newNo. of newshares ofsharesissuer issuedissuer wduring themay bmonthissuepursuantpursuanttheretothereto aclose ofmonth	of hich be d ant as at f the			
		Class of shares issuable <u>N/A</u> (Note 1)				
9. Capital reorganisation		Issue and allotment (/ /) date : (dd/mm/yyyy)				
		EGM approval date: (/ /) (dd/mm/yyyy)				
		Class of shares issuable <u>N/A</u> (<i>Note 1</i>)				
10. Other (Please specify)	At price : State	Issue and allotment (/ /) date : (dd/mm/yyyy)				
		EGM approval date: (/ /) (dd/mm/yyyy)				
		Total E. (Ordinary shares) N/A				
		$\begin{array}{c} (Preference shares) \\ (Other class) \\ \hline N/A \\ \end{array}$				

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):
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N/A		
Submitted by:	TUEN Kong, Simon	
Title:	Secretary	
(Director, S	ecretary 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.