

## Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) :	31/05/2014

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer	Tianjin Development Holdings Limited
Date Submitted	4 June 2014

I. Movements in Authorised Share Capital

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

## 2. Preference Shares

Stock code : <u>N/A</u> Descri	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 : <u>N/A</u> Descrip	otion :		
	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*) : N/A

## II. Movements in Issued Share Capital

	No. of ordi	inary 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 l	[ssuer)			
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	Constant	<b>F</b> i = 1	C 11 1	T 1		
issuable	Granted	Exercised	Cancelled	Lapsed		
<u>1. Share</u>						
Option						
Scheme						
(25/05/2007)						
Ordinary shares	NIL	NIL	NIL	NIL	NIL	56,450,000
(Note 1)						
, ,						
2. N/A						
shares						
(Note 1)						
3. N/A						
shares						
(Note 1)	<u> </u>	·	·			
		То	tal A. (Ordin	ary charee)	NIL	
		10		nce shares)	N/A	
			· · · · · · · · · · · · · · · · · · ·			
			· · · · · ·	Other class)	N/A	
Total funds raised dur		from exercise o	f	N III		
options (State currenc	ey)			NIL		

Description of warrants (Date of expiry - dd/mm/yyyy)	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
<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) <u>3. N/A</u>	( / / )				
( / / ) Stock code (if listed) Class of shares issuable (Note 1)					
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)	( / / )				
	Total	(Preferen	ary shares) nce shares) Other class)	N/A N/A N/A	

Convortibles (i.e. Convertible is	For Main Board and GEM listed issuers into Shares of the Issuer which are to be Listed)				d issuers	
Class and description		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
1. N/A						
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)						. <u></u>
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 ( <i>Note 1</i> )						
Subscription price						
EGM approval date						
(if applicable)						
(dd/mm/yyyy)	( / / )					
4. IN/A						
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		N/A	-
				ence shares)	N/A	-
			()	Other class)	N/A	_

No. of new shares of No. of new shares of issuer issued during issuer which may be the month pursuant issued pursuant thereto thereto as at close of the month Full particulars including EGM approval date (dd/mm/yyyy), if applicable, and class of shares issuable: 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)

I. Rights issue       At price : State currency       Issue and allotment (///)         I. Rights issue       At price : State currency       Issue and allotment date: (///)         I. Rights issue       At price : State currency       Issue and allotment date: (///)         I. Open offer       At price : State currency       Issue and allotment date: (///)         I. Open offer       At price : State currency       Issue and allotment date: (///)         I. Open offer       At price : State currency       Issue and allotment date: (///)         I. Sue and allotment date: (Id/imm/yyyy)       EGM approval date: (///)         I. Open offer       At price : State currency       Issue and allotment date: (///)         I. Placing       At price : State currency       Issue and allotment date: (///)         I. Bonus issue       Class of shares issuable (///)       N/A_(///)         I. Bonus issue       Class of shares issuable (///)       N/A_(///)         I. Bonus issue       Issue and allotment date: (///)       Issue and allotment date: (///)         I. Bonus issue       Issue and allotment (///)       Issue and allotment date: (///)         I. Bonus issue       Issue and allotment date: (///)       Issue and allotment date: (///)		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
1. Rights issue       At price : State currency       Issue and allotment date : $(d/mm/yyyy)$ $(// / )$ EGM approval date: $(d/mm/yyyy)$ EGM approval date: $(// / )$					N/A			
2. Open offer       At price:       State currency       Class of shares issuable (More 1) $N/A_{-}$ (Note 1)         2. Open offer       At price:       State currency       Issue and allotment date: (d/mm/yyyy) $(//)$ 3. Placing       At price:       State currency       Class of shares issuable (Note 1) $N/A_{-}$ (dd/mm/yyyy)         3. Placing       At price:       State currency       Issue and allotment (Note 1) $(//)$ 3. Placing       At price:       State currency       Issue and allotment (date: (dd/mm/yyyy) $(//)$ 4. Bonus issue       Class of shares issuable (Note 1) $N/A_{-}$ (Note 1) $N/A_{-}$ (Note 1)         4. Bonus issue       Issue and allotment (Note 1) $(//)$ $N/A_{-}$ (Note 1)         5. GM approval date: $(//)$ $(//)$ 4. Bonus issue       Issue and allotment (Bares issuable (1//)) $(//)$	1	Rights issue	At price. State		( / /	)		
(dd/mm/yyyy) $(dd/mm/yyyy)$ $(dd/$	1.	Telents 15500	currency		( ] ]	)		
2. Open offer       At price : State currency       Issue and allotment date : $(d/mm/yyyy)$ $(// / )$ EGM approval date: $(// / )$ EGM approval date: $(// / )$ 3. Placing       At price : State currency       Class of shares issuable $N/A$ N/A         Issue and allotment $(// / )$ EGM approval date: $(// / )$ Glass of shares issuable       N/A       N/A $(// / )$ Glass of shares issuable $N/A$ $(// / )$ $(// / )$ Glass of shares issuable $(// / )$ $(// / )$ $(// / )$ Glass of shares issuable $N/A$ $(// / )$ $(// / )$ Glass of shares issuable $(// / )$ $(// / )$ $(// / )$ Glass of shares issuable $(// / )$ $(// / )$ $(// / )$ 4. Bonus issue       Issue and allotment $(// / )$ $(// / )$ $(// / )$ EGM approval date: $(// / )$ $(// / )$ $(// / )$					( / /	)		
2. Open offer       At price : State currency       Issue and allotment date : $(d/mm/yyyy)$ $(// / )$ EGM approval date: $(// / )$ EGM approval date: $(// / )$ 3. Placing       At price : State currency       Class of shares issuable $N/A$ N/A         Issue and allotment $(// / )$ EGM approval date: $(// / )$ Glass of shares issuable       N/A       N/A $(// / )$ Glass of shares issuable $N/A$ $(// / )$ $(// / )$ Glass of shares issuable $(// / )$ $(// / )$ $(// / )$ Glass of shares issuable $N/A$ $(// / )$ $(// / )$ Glass of shares issuable $(// / )$ $(// / )$ $(// / )$ Glass of shares issuable $(// / )$ $(// / )$ $(// / )$ 4. Bonus issue       Issue and allotment $(// / )$ $(// / )$ $(// / )$ EGM approval date: $(// / )$ $(// / )$ $(// / )$								
2. Open order At price : currency $(dd/mm/yyy)$ EGM approval date: $(dd/mm/yyyy)$ EGM approval date: $(//)$ (dd/mm/yyyy) 3. Placing At price : State currency $(ld/mm/yyyy)$ EGM approval date: $(//)$ EGM approval date: $(//)$ (dd/mm/yyyy) EGM approval date: $(//)$ (dd/mm/yyyy) EGM approval date: $(//)$ (dd/mm/yyyy) EGM approval date: $(//)$ (dd/mm/yyyy) EGM approval date: $(//)$					N/A			
(dd/mm/yyyy)	2.	Open offer			( / /	)		
3. Placing       At price : State currency       Issue and allotment date : (dd/mm/yyyy)       ( / / )         EGM approval date: (dd/mm/yyyy)       EGM approval date: ( / / )				EGM approval date: (dd/mm/yyyy)	( / /	)		
3. Placing       At price : State currency       Issue and allotment date : (dd/mm/yyyy)       ( / / )         EGM approval date: (dd/mm/yyyy)       EGM approval date: ( / / )								
3. Placing       At price : currency       Good ate: (dd/mm/yyyy)         EGM approval date: (/ / )       (dd/mm/yyyy)         EGM approval date: (/ / )       Class of shares issuable         Value       Class of shares issuable         Value       N/A         Issue and allotment       (/ / )         date : (dd/mm/yyyy)         EGM approval date:       (/ / )					N/A			
(dd/mm/yyyy)         (dd/mm/yyyy)         Class of shares issuable         (Note 1)         4. Bonus issue         Issue and allotment         (dd/mm/yyyy)         EGM approval date:	3.	Placing	At price : State		( / /	)		
4. Bonus issue       (Note 1)         4. Bonus issue       Issue and allotment date: (///)         EGM approval date:       (///)				EGM approval date: (dd/mm/yyyy)	( / /	)		
4. Bonus issue       (Note 1)         4. Bonus issue       Issue and allotment date: (///)         EGM approval date:       (///)								
date : (dd/mm/yyyy) EGM approval date: (///)					N/A			
	4.	Bonus issue			( / /	)		
				EGM approval date: (dd/mm/yyyy)	( / /	)		

	Т		F	or Main	Boar	d and GEM list No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of
	Type of Issue						monui
5.	Scrip dividend	At price : State currency ———	Class of shares issuable ( <i>Note 1</i> ) Issue and allotment date : (dd/mm/yyyy)	( / /	)		
			EGM approval date: (dd/mm/yyyy)	( / /	)		
			Class of shares repurchased ( <i>Note 1</i> )	N/A	<u> </u>		
6.	Repurchase of shares		Cancellation date : (dd/mm/yyyy)	( / /	)		
			EGM approval date: (dd/mm/yyyy)	( / /	)		
			Class of shares redeemed ( <i>Note 1</i> )	N/A	<u> </u>		
7.	Redemption of shares		Redemption date : (dd/mm/yyyy)	( / /	)		
			EGM approval date: (dd/mm/yyyy)	( / /	)		
			Class of shares issuable (Note 1)	N/A			
8.	Consideration issue	At price : State	- Issue and allotment date : (dd/mm/yyyy)	( / /	)		
			EGM approval date: (dd/mm/yyyy)	( / /	)		

				For Main Boar	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 issua (Note 1)	able <u>N/A</u>		
9.	Capital reorganisation		Issue and allotment date : (dd/mm/yyyy)	( / / )		
			EGM approval date: (dd/mm/yyyy)	( / / )		
			Class of shares issua (Note 1)	able <u>N/A</u>		
10.	Other (Please specify)	At price : State currency		( / / )		
			EGM approval date: (dd/mm/yyyy)	( / / )		
			Total E.	(Ordinary share (Preference share (Other classifier)	es) 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 Issue	ued Sh	are Capital").)

Remarks	(if any):
NI/A	

Submitted by: TUEN Kong, Simon
Title: 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.