

Monthly Return of Equity Issuer on Movements in Securities

| For the month ended (dd/mm/yyyy) : | 31/10/2015 |
|------------------------------------|------------|
| | |

To : Hong Kong Exchanges and Clearing Limited

| Name of Issuer | Tianjin Development Holdings Limited |
|----------------|--------------------------------------|
| Date Submitted | 2 November 2015 |

I. Movements in Authorised Share Capital

| 1. Ordinary Shares | | | |
|-------------------------------------|------------------------|----------------------------------|---|
| (1) Stock code :00882Descri | ption : | 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 : | | |
| | No. of ordinary shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close of preceding month | | | |
| | | | |
| Increase/(decrease) | | | |

2. Preference Shares

| Stock code : | N/A | Descrip | otion : | | |
|-----------------------|-------------|---------|--------------------------|----------------------------------|---|
| | | | No. of preference shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close of p | preceding 1 | nonth | | | |
| Increase/(decrease) | | | | | |
| Balance at close of t | he month | | | | |

3. Other Classes of Shares

| Stock code : <u>N/A</u> Descr | ription : | | | | |
|-------------------------------------|--------------------------------|----------------------------------|---|--|--|
| | 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 | 1,072,770,125 | N/A | N/A | N/A |
| Increase/ (decrease) during the month | NIL | N/A | N/A | N/A |
| Balance at close of the month | 1,072,770,125 | N/A | N/A | N/A |

III. Details of Movements in Issued Share Capital

| Share Options (under | Share Option | Schemes of the | Issuer) | | | |
|--|--------------|---------------------------------------|----------------|--------------|--|--|
| Particulars of share option scheme including EGM | | | | | No. of new shares of issuer issued during the month pursuant | No. of new shares of issuer which may be issued pursuant thereto |
| approval date | | Movement dur | ing the month | | thereto | as at close of the month |
| (dd/mm/yyyy) and | | | | | | |
| class of shares issuable | Granted | Evereiged | Cancelled | Longod | | |
| | Granted | Exercised | Cancelled | Lapsed | | |
| <u>1. Share</u> | | | | | | |
| Option | | | | | | |
| Scheme | | | | | | |
| | | | | | | |
| (25/05/2007) | | | | | | |
| Ordinary shares | NIL | NIL | NIL | NIL | NIL | 21,800,000 |
| (Note 1) | | | | | | |
| | | | | | | |
| <u>2. N/A</u> | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| (/ /) | | | | | | |
| shares | | | | | | |
| (Note 1) | | · · · · · · · · · · · · · · · · · · · | | | | |
| (, | | | | | | |
| 3. N/A | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| shares | | | | | | |
| | | · | | | | |
| (Note 1) | | т | | 1 | NIII | |
| | | 1 | otal A. (Ordin | | NIL | |
| | | | | ence shares) | N/A | |
| | | | • | Other class) | N/A | |
| Total funds raised du | | h from exercise | of | NUT | | |
| options (State current | cy) | | | 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 e 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 |
| Full particulars including EGM approval date (dd/mm/yyyy), | thereto | as at close of the month |
| if applicable, and class of shares issuable: | | |
| 1. N/A | | |
| | | |
| | | |
| | _ | |
| shares (Note 1) | | · |
| 2. N/A | | |
| 2. <u>N/A</u> | _ | |
| | - | |
| | _ | |
| shares (Note 1) | | |
| | | |
| 3. <u>N/A</u> | | |
| | | |
| | _ | |
| | _ | |
| shares (Note 1) | | |
| Total D. (Ordinary shares) | N/A | |
| (Preference shares) | | |
| (Other class) | | |
| | 11/1 | |
| | | |

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: $(//)$ $(//)$ 6. Bonus issue Issue and allotment (Note 1) $(//)$ 6. Bonus issue Issue and allotment (Date: (dd/mm/yyyy) $(//)$ | 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.