

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) :	28/02/2017

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer	Tianjin Development Holdings Limited
Date Submitted	1 March 2017

I. Movements in Authorised Share Capital

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

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)					
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.