

## Monthly Return of Equity Issuer on Movements in Securities

| For the month ended (dd/mm/yyyy) : | 30/04/2017 |
|------------------------------------|------------|
|                                    |            |

To : Hong Kong Exchanges and Clearing Limited

| Name of Issuer | Tianjin Development Holdings Limited |
|----------------|--------------------------------------|
| Date Submitted | 2 May 2017                           |

I. Movements in Authorised Share Capital

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

## 2. Preference Shares

| Stock code :          | N/A         | Descrip | otion :                  |                                  |   |
|-----------------------|-------------|---------|--------------------------|----------------------------------|---|
|                       |             |         | No. of preference shares | Par value<br>(State<br>currency) | Authorised share<br>capital<br>(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<br>(State<br>currency) | Authorised share<br>capital<br>(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)<br>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<br>option scheme<br>including EGM |              |                                       |                |              | No. of new shares of<br>issuer issued during<br>the month pursuant | No. of new shares of<br>issuer which may be<br>issued pursuant thereto |
| approval date  |              | Movement dur                          | ing the month  |              | thereto  | as at close of the month   |
| (dd/mm/yyyy) and                                       |              |                                       |                |              |  |  |
| class of shares<br>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<br>(Date of expiry - dd/mm/yyyy)  | Currency of Nominal value at<br>nominal close of<br>value preceding month | Exercised<br>during the<br>month | Nominal value<br>at close of the<br>month  | No. of new<br>shares of<br>issuer issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer which<br>may be issued<br>pursuant<br>thereto as at<br>close of the<br>month |
|---|---|----------------------------------|--|--|--|
| <u>1. N/A</u>   |   |                                  |  |  |  |
| ( / / )<br>Stock code (if listed)<br>Class of shares<br>issuable ( <i>Note 1</i> )<br>Subscription price<br>EGM approval date |   |                                  |  |  |  |
| (if applicable)<br>(dd/mm/yyyy)<br>2. N/A   | ( / / )   |                                  |  |  |  |
| ( / / )<br>Stock code (if listed)<br>Class of shares<br>issuable ( <i>Note 1</i> )<br>Subscription price<br>EGM approval date | · ·   |                                  |  |  |  |
| (if applicable)<br>(dd/mm/yyyy)<br><u>3. N/A</u>  | ( / / )   |                                  |  |  |  |
| ( / / )<br>Stock code (if listed)<br>Class of shares<br>issuable (Note 1)   |   |                                  |  |  |  |
| Subscription price<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy)<br>4. N/A  | ( / / )   |                                  |  |  |  |
|   |   |                                  |  |  |  |
| Class of shares issuable ( <i>Note 1</i> )  |   |                                  |  |  |  |
| Subscription price<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy)  | ( / / )   |                                  |  |  |  |
|   | Total   | (Preferen                        | ary shares)<br>nce shares)<br>Other class) | N/A<br>N/A<br>N/A  |  |

| Convortibles (i.e. Convertible is   | For Main Board and GEM listed issuers<br>e into Shares of the Issuer which are to be Listed) |  |                                  |                                    | d issuers  |  |
|---|--|--|----------------------------------|------------------------------------|--|--|
| Class and description   |  | Amount at close<br>of preceding<br>month | Converted<br>during the<br>month | Amount at<br>close of the<br>month | No. of new<br>shares of<br>issuer issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer which<br>may be issued<br>pursuant<br>thereto as at<br>close of the<br>month |
| 1. N/A  |  |  |                                  |                                    |  |  |
|   |  |  |                                  |                                    |  |  |
|   |  |  |                                  |                                    |  |  |
| Stock code (if listed)<br>Class of shares<br>issuable ( <i>Note 1</i> )<br>Subscription price<br>EGM approval date<br>(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<br>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<br>shares of<br>issuer issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer which<br>may be<br>issued<br>pursuant<br>thereto as at<br>close of the<br>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<br>currency       Class of shares issuable<br>(More 1) $N/A_{-}$<br>(Note 1)         2. Open offer       At price:       State<br>currency       Issue and allotment<br>date: (d/mm/yyyy) $(//)$ 3. Placing       At price:       State<br>currency       Class of shares issuable<br>(Note 1) $N/A_{-}$<br>(dd/mm/yyyy)         3. Placing       At price:       State<br>currency       Issue and allotment<br>(Note 1) $(//)$ 3. Placing       At price:       State<br>currency       Issue and allotment<br>(date: (dd/mm/yyyy) $(//)$ 4. Bonus issue       Class of shares issuable<br>(Note 1) $N/A_{-}$<br>(Note 1) $N/A_{-}$<br>(Note 1)         4. Bonus issue       Issue and allotment<br>(Note 1) $(//)$ $N/A_{-}$<br>(Note 1)         5. GM approval date: $(//)$ $(//)$ 6. Bonus issue       Issue and allotment<br>(Note 1) $(//)$ 6. Bonus issue       Issue and allotment<br>(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 $(dd/mm/yyy)$<br>EGM approval date: $(dd/mm/yyyy)$<br>EGM approval date: $(//)$<br>(dd/mm/yyyy)<br>3. Placing At price : State currency $(ld/mm/yyyy)$<br>EGM approval date: $(//)$<br>EGM approval date: $(//)$<br>(dd/mm/yyyy)<br>EGM approval date: $(//)$<br>(dd/mm/yyyy)<br>EGM approval date: $(//)$<br>(dd/mm/yyyy)<br>EGM approval date: $(//)$<br>(dd/mm/yyyy)<br>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:<br>(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:<br>(dd/mm/yyyy) | ( / / | ) |  |   |
| 4. Bonus issue       (Note 1)         4. Bonus issue       Issue and allotment date: (///)         EGM approval date:       (///)  |    |               |                      |                                    |       |   |  |   |
| date : (dd/mm/yyyy)<br>EGM approval date: (///)  |    |               |                      |                                    | N/A   |   |  |   |
|  | 4. | Bonus issue   |                      |                                    | ( / / | ) |  |   |
|  |    |               |                      | EGM approval date:<br>(dd/mm/yyyy) | ( / / | ) |  |   |
|  |    |               |                      |                                    |       |   |  |   |

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

|     |                           |                              |  | For Main Boar  | rd and GEM lis   | ted issuers   |
|-----|---------------------------|------------------------------|--|--|--|---|
|     | Type of Issue             |                              |  |  | No. of new<br>shares of<br>issuer issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer which<br>may be<br>issued<br>pursuant<br>thereto as at<br>close of the<br>month |
|     |                           |                              | Class of shares issua (Note 1)             | able <u>N/A</u>  |  |   |
| 9.  | Capital reorganisation    |                              | Issue and allotment<br>date : (dd/mm/yyyy) | ( / / )  |  |   |
|     |                           |                              | EGM approval date:<br>(dd/mm/yyyy)         | ( / / )  |  |   |
|     |                           |                              |  |  |  |   |
|     |                           |                              | Class of shares issua (Note 1)             | able <u>N/A</u>  |  |   |
| 10. | Other<br>(Please specify) | At price : State<br>currency |  | ( / / )  |  |   |
|     |                           |                              | EGM approval date: (dd/mm/yyyy)            | ( / / )  |  |   |
|     |                           |                              | Total E.                                   | (Ordinary share<br>(Preference share<br>(Other classifier) | es) N/A  | -<br>-<br>-   |

| 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.