

For the month ended (dd/mm/yyyy):

Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and Clearing Limited					
		g Kong Building and aber 2010	d Loan Agency	y Limited	
I. Movements in Authorised Sha	re Capit	al			
1. Ordinary Shares					
(1) Stock code : <u>00145</u>	Descrip	otion:	HK BLDG	& LOAN	
		No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)	
Balance at close of preceding mo	onth	5,000,000,000	HK\$0.10	HK\$500,000,000.00	
Increase/(decrease)		0		0	
Balance at close of the month		5,000,000,000	HK\$0.10	HK\$500,000,000.00	
(2) Stock code :	Descrip	otion :			
		No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)	
Balance at close of preceding mo	onth				
Increase/(decrease)					
Balance at close of the month					

31/08/2010

Stock code : Descri	ription:		
	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			
	iption :		
	No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
	No. of other	(State	capital
Stock code : Descr	No. of other	(State	capital

II. Movements in Issued Share Capital

	No. of ordin	ary shares	No of preference	No. of other classes
	(1)	(2)	shares	of shares
Balance at close of preceding month	2,841,310,509			
Increase/ (decrease) during the month	7,175,849			
Balance at close of the month	2,848,486,358			

III. Details of Movements in Issued Share Capital

Share Options (under Share Option 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 thereto as at close of the month Movement during the month (dd/mm/yyyy) and class of shares issuable Granted Lapsed Exercised Cancelled shares (*Note 1*) shares (*Note 1*) shares (*Note 1*) Total A. (Ordinary shares) (Preference shares) (Other class) Total funds raised during the month from exercise of options (State currency)

Warrants to Issue Shares of the Issuer which are to be Listed

					No. of new shares of issuer issued during the month pursuant	No. of new shares of issuer which may be issued pursuant thereto as at
Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of nominal value	Nominal value a close of preceding month	during	the at close of the		close of the month
1. Non-listed Warrants		<u> </u>				
(See Remark (1))	_					
	HK\$	5,620,000.00	N/A	5,620,000.00	0	562,000,000
(21/06/2012)						
Stock code (if listed)	N/2	A	_			
Class of shares issuable (<i>Note 1</i>)	Ordin	norv				
	IK\$0.147 (subject		_			
EGM approval date (if applicable) (dd/mm/yyyy)	(28/05/	,	_			
2. N/A	(20/03/	2010)	_			
	_					
	_					
Stock code (if listed)			_			
Class of shares issuable (<i>Note 1</i>)						
Subscription price			<u>—</u>			
EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/ /)	_			
3.	_					
	_					
(/ /)						
Stock code (if listed) Class of shares			_			
issuable (Note 1)			_			
Subscription price EGM approval date			_			
(if applicable)						
(dd/mm/yyyy)	(/ /)	_			
4.	_					
	_					
(/ /) Stock code (if listed)						
Class of shares						
issuable (Note 1)						
Subscription price			<u> </u>			
EGM approval date						
(if applicable) (dd/mm/yyyy)	(/ /)	_			
		Tot	tal B. (C	Ordinary shares)	0	
		10.		eference shares)	N/A	_
			`	(Other class)	N/A	_

Convertibles (i.e. Convertible i		Amount at close of preceding 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. Convertible Bonds						
Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy)) 2. N/A	HK\$ N/A Ordinary HK\$0.10	739,160.00	717,584.90	170,920.00 (See Remark (2))	7,175,849	1,709,200
Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3.	(/ /)					
Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 4.	(/ /)					
Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)			inary shares) rence shares) (Other class)	7,175,849 N/A N/A	- -

For Main Board and GEM listed issuers
Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes)

unam	under Share Option Schemes)		
	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.	Open Offer of 562,500,000 Offer Shares at the Subscription Price on the basis of one Offer Share for every four Shares held on the Record Date, with a further Option to subscribe for the Convertible Bonds with a principal amount of equal or not more than 80% of the aggregate value of the Offer Shares allotted to the subscriber (i.e. the maximum number of the Conversion Shares is 449,999,997) (Details please refer to the Company's prospectus dated 15 April 2010 and announcement dated 5 May 2010) Ordinary shares (Note 1)	(See Remark (3))	414,013,639
2	(/ /) shares (Note 1)		
3.	(/ /) shares (Note 1)		
	Total D. (Ordinary shares) (Preference shares) (Other class)	0 N/A N/A	

Otl	ner Movements in Issu	ued Share Capital				No. of new	No. of new
	Type of Issue					shares of issuer issued during the month pursuant thereto	shares of
	71		Class of shows issuells				
			Class of shares issuable (Note 1)				
1.	Rights issue	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable (Note 1)				
2.	Open offer	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable (Note 1)				
3.	Placing	At price : State	Issue and allotment date : (dd/mm/yyyx)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
					\		
			Class of shares issuable (Note 1)		_ `		
4.	Bonus issue		Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		

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	Type of Issue			ror Main	Boar	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 (Note 1)				
5.	Scrip dividend	At price : State currency —	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
							-
			Class of shares repurchased (Note 1)				
6.	Repurchase of shares		Cancellation date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares redeemed (<i>Note 1</i>)				
7.	Redemption of shares		Redemption date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable (Note 1)		_		
8.	Consideration issue	e At price : State	Issue and allotment date: (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
						-	

For Main Board and GEM listed issuers

			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
	Type of Issue			close of the month
		Class of shares issuable(Note 1)		
9.	Capital reorganisation	Issue and allotment date : (dd/mm/yyyy)		
		EGM approval date: (/ /) (dd/mm/yyyy)		
		Class of shares issuable(Note 1)		
10.	Other (Please specify) At price : State currency	Issue and allotment (/ /) date : (dd/mm/yyyy)		
		EGM approval date: (/ /) (dd/mm/yyyy)		
		Total E. (Ordinary share	a)	
		Total E. (Ordinary share (Preference share (Other class	s)	

Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E):	(1)	7,175,849
	(2)	
Total increase / (decrease) in preference shares during the month (i.e. Total of A to E):	·	
Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E):	·	
(These figures should be the same as the relevant figures under II above ("Movements in Iss	ued Sha	ure Capital").)

Remarks (if any):
(1) Pursuant to the Supplemental Warrant Placing Agreement entered into between the Company and the Placing Agent on
7 June 2010, 562,000,000 non-listed Warrants have been subscribed by the Placees at a warrant issue price of HK\$0.01
per Warrant. The Warrant entitling the holder thereof to subscribe for one ordinary share of the Company at an initial
warrant exercise price of HK\$0.147 per share (subject to adjustment) for a period of 24 months commencing from the
date of issue of the Warrants.
(2) A total of HK\$149,344.90 Convertible Bonds have been subscribed by the Option Holders during the month of
August 2010. (Details please refer to the Company's prospectus dated 15 April 2010 and announcement dated 5 May
2010).
(3) 7,175,849 shares have been issued under the conversion of a total of HK\$717,584.90 Convertible Bonds during the
month of August 2010 (as set out in the Section of Convertibles in this return).
Submitted by: Tricor Tengis Limited
Title: Share Registrar
(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