

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

Monthly Return of Equity Issuer on Movements in Securities

Го: Hong Kong Exchanges and Clearing Limited					
	the Hon May 20	g Kong Building and	d Loan Agency	y Limited	
I. Movements in Authorised Shar	e 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	nth	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					
Increase/(decrease)					
Balance at close of the month					

30/04/2010

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 ordina	ary shares	No of preference	No. of other classes		
	(1)	(2)	shares	of shares		
Balance at close of preceding month	2,250,000,000					
Increase/ (decrease) during the month	0					
Balance at close of the month	2,250,000,000					

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 Iss	suer which are to be Listed				
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>\frac{1}{2}.</u>					
(//)					-
Stock code (if listed)					
Class of shares issuable (Note 1)					
Subscription price					
EGM approval date (if applicable)					
(dd/mm/yyyy)	(/ /)				
2.	,				
					<u> </u>
Stock code (if listed)					
Class of shares					
issuable (<i>Note 1</i>) Subscription price					
EGM approval date					
(if applicable)					
(dd/mm/yyyy)	(/ /)				
<u>J.</u>					
					_
	·				
Stock code (if listed) Class of shares					
issuable (Note 1)					
Subscription price EGM approval date					
(if applicable)		·			
-	(/ /)				
4.					
(/ /)					-
Class of shares issuable (<i>Note 1</i>)					
Subscription price					
EGM approval date (if applicable)					
	(/ /)				
		1D (O !'			
	Tota	ı B. (Ordir Prefere	nary shares)		-
		(1)	Other class)		_
		`			-

Convertibles (i.e. Convertible into		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
\(\lambda\).	outstanding	month	шош	month		
Stock code (if listed)	·					-
Class of shares						
issuable (<i>Note 1</i>) Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy))	(/ /)					
2.	(/ /)					
Stock code (if listed)						
Class of shares						
issuable (<i>Note 1</i>) Subscription price						
EGM approval date (if applicable)						
(dd/mm/yyyy)	(/ /)					
3.						
		`				
Stock code (if listed)						
Class of shares issuable (<i>Note 1</i>)						
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)	(/ /)		Гotal С. (Ordii	nary charec)		
			(Prefere	ence shares)		
			(Other class)		

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)

than	under Share Option Schemes)		
if a	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.	Proposed 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 450,000,000) (Details please refer to the Company's announcement dated 24 March 2010) Ordinary shares (Note 1)	N/A	1,012,500,000
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 Boa	rd and GEM lis	sted issuers
		No. of new shares of	No. of new shares of
		during the month	issuer which may be issued
		pursuant thereto	pursuant thereto as at close of the
Type of Issue			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 shar	es)	
	(Preference shar (Other cla	es)	
Total increase / (decrease) in ordinary shares during	the month (i.e. Total of A to F):	(1)	0
10tai merease / (decrease) in ordinary shares during		(2)	0
Total increase / (decrease) in preference shares during			
Total mercase / (decrease) in preference shales duffi	ng the month (i.e. rotal 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 Issued Share Capital").)

For	N	lain	Roard	hand	GFM	listed	issuers
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Remarks (if any):			
Submitted by:	Tricor Tengis Limited		
Title:	Branch 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