

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

Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and Clearing Limited					
Name of Issuer Date Submitted	ng Kong Building and 010	d Loan Agency	y Limited		
I. Movements in Authorised Sh	nare 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 r	nonth	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 r					
Increase/(decrease)					
Balance at close of the month					

31/05/2010

Stock code : Descr	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 ordinary 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	562,500,000			
Balance at close of the month	2,812,500,000			

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	uer 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	during the	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>					
(//)					<u> </u>
Stock code (if listed)		•			
Class of shares issuable (Note 1)					
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>) Subscription price					
EGM approval date		. \			
(if applicable)					
(dd/mm/yyyy) 4.	(/ /)				
					<u> </u>
(/ /) Stock code (if listed)					
Class of shares					
		•			
Subscription price EGM approval date		•			
(if applicable)					
(dd/mm/yyyy)	(/ /)				
	Tota	l B. (Ordin	nary shares)		_ \
		(Prefere	ence shares)		_
		(0	Other class)		-

Convertibles (i.e. Convertible in	nto Shares of the Is	ssuer which are to	be Listed)			
Class and description	Currency of amount outstanding	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. Convertible Bond						
Stock code (if listed)		NIL	NIL	1,532,920.00	NIL	15,329,200
Class of shares	1V/A					
issuable (Note 1)	Ordinary					
Subscription price	HK\$0.10					
EGM approval date	11ΙΧΦ0.10					
(if applicable)						
(dd/mm/yyyy))	(/ /)					
2. N/A	(' ')					
2. IV/A	<u> </u>					
	<u> </u>					
	<u>—</u>					
	<u> </u>					
Stock code (if listed)						
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/ /)					
3.						
_	<u> </u>					
Control (Cline)				<u> </u>		
Stock code (if listed)						
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/ /)					
4.	<u>—</u>					
Stock code (if listed)						
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/ /)					
(dd/11111/yyyy)	(/ /)		Total C. (Ordi	inary charac)	0	
				rence shares)	N/A	-
				(Other class)	N/A	-
			,	(1 1/ 1 1	-

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)

Full particulars including EGM approval date (dd/mm/yyyy), if applicable, and class of shares issuable: 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	eto
if applicable, and class of shares issuable: 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	onth
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	
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	
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	
four Shares held on the Record Date, with a further Option to subscribe for the Convertible Bonds with a principal amount of	
subscribe for the Convertible Bonds with a principal amount of	
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)	
Company's announcement dated 24 Water 2010)	
Ordinary shares (<i>Note 1</i>) 0 450,000,000	
Ordinary shares (<i>Note 1</i>) 0 430,000,000	
2. Pursuant to the Warrant Placing Agreement entered into between the Company and the Placing Agent on 10 May 2010, up to 562,000,000 Warrants (at an initial Warrant Exercise Price of HK\$0.18 per New Share) may be subscribed by the Placees at the Issue Price of HK\$0.01 per Warrant for the period of 24 months commencing from the date of issues of the Warrants.(Details please	
refer to the Company's announcement dated 11 May 2010)	
(28/05/2010)	
Ordinary shares (Note 1) 0 562,000,000	
Ordinary shares (when 1) 0 502,000,000	
3.	
3	
shares (Note 1)	
Title (0.11 1)	
Total D. (Ordinary shares) 0	
(Preference shares) N/A	
(Other class) N/A	
(Outer class) IV/A	

Oth	Type of Issue	ssued Snare 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
/	,,		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	Ordinary		
		HK\$	(Note 1)	(0.5/0.5/2.04.0)		
2.	Open offer	At price : State currency 0.10	Issue and allotment date : (dd/mm/yyyy)	(05/05/2010)		
			EGM approval date:	(/ /)		
			(dd/mm/yyyy)		562,500,00	00 0
			Class of shares issuable			
			(Note 1)			
3.	Placing	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			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)	(/ /)		
						-	

		<u></u>	F	<u>For Main Bo</u> ar	d and GEM lis	ted issuers
					No. of new	No. of new
					shares of	shares of
						issuer which
					during the	may be
					month	issued
					pursuant	pursuant
					thereto	thereto as at
						close of the
_	Type of Issue					month
			Class of shares issuable			
			(Note 1)			
			T 1 . 11 . 4 4	(/ /)		
9.	Capital		Issue and allotment date : (dd/mm/yyyy)	(, , ,		
	reorganisation		date: (dd/iiiii/yyyy)			
			EGM approval date:	(/ /)		
			(dd/mm/yyyy)			
			Class of shares issuable			
			(Note 1)			
10	Other	At mina State	(,			
10.	(Please specify)	At price: State currency	- Issue and allotment	(/ /)		
	(Ficuse speemy)	currency	date: (dd/mm/yyyy)			
				(/ /)		
			EGM approval date:	(/ /)		
			(dd/mm/yyyy)			
				Ordinary share		
			(Pre	eference share		
				(Other class	ss) <u>N/A</u>	

Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E):	(1)	562,500,000		
	(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 Issued Share Capital").)				

For	N	lain	Roar	hee b	GEM	listed	issuers
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Remarks (if any):					
Submitted by:	Tricor Tengis Limited				
Title:	Branch Share Registrar				
(Director, Seco	(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