

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 mber 2013	d Loan Agency	y Limited	
I. Movements in Authorised Sh	are 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 m	onth	3,000,000,000	HK\$0.10	HK\$300,000,000.00
Increase/(decrease)	0		0	
Balance at close of the month		3,000,000,000	HK\$0.10	HK\$300,000,000.00
(2) Stock code :	Descrip	otion: <u></u>		
		No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding m				
Increase/(decrease)				
Balance at close of the month				

30/11/2013

Stock code :	Descri	ption :		
		No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of pre	ceding month			
(ncrease/(decrease)				
Balance at close of the	month			
3. Other Classes of Sh	ares			
3. Other Classes of Sh Stock code :		ption :		
		No. of other classes of shares	Par value (State currency)	capital
	Descri	No. of other	(State	Authorised share capital (State currency)
Stock code :	Descri	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	437,105,466			
Increase/ (decrease) during the month	0			
Balance at close of the month	437,105,466			

## III. Details of Movements in Issued Share Capital

Particulars of share option scheme including EGM approval date (dd/mm/yyyy) and	Movement duri			No. of new shares of issuer issued during	No. of new shares of issuer which may be
including EGM approval date	Movement duri				issuer which may be
approval date	Movement duri			.1 .1	
approval date	Movement duri			the month pursuant	issued pursuant thereto
(dd/mm/ruuu) and		ng the month		thereto	as at close of the month
		<u> </u>		-	
class of shares					
issuable Granted	Exercised	Cancelled	Lapsed		
1.Exercise Price					
HK\$0.273					
Date of grant: 28					
December 2012					
Option Scheme					
approved on					
22/05/2008					
Ordinary shares 0	0	0	0	0	13,488,000
(Note 1)					
2					
( / / )					
shares					
(Note 1)					
3					
shares					
(Note 1)					
	To	tal A. (Ordin			
		(Prefere	nce shares)		
		(0	Other class)		
Total funds raised during the mon	th from exercise o	f			
options (State currency)			0		

Class and description	Currency of A			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	<u></u>					
Stock code (if listed) Class of shares	HK\$	Nil —	Nil	1,566,000	Nil	8,700,000
issuable (Note 1)	Ordinary					
Subscription price EGM approval date (if applicable) (dd/mm/yyyy))  2	HK\$0.18	_				
	<del></del>					
Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable)		_				
(dd/mm/yyyy) 3	( / / ) _	<u></u>				
	<del>-</del> 					
Stock code (if listed) Class of shares issuable ( <i>Note 1</i> ) Subscription price		_				
EGM approval date (if applicable) (dd/mm/yyyy) 4	( / / )	<del></del>				
Stook and (if listed)	_ _ 					
Stock code (if listed) Class of shares issuable (Note 1) Subscription price		 				
EGM approval date (if applicable) (dd/mm/yyyy)	( / / )	<u> </u>	Total C. (Ordin	nary charec)	Nil	
				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)

	Share Option Schemes)	,	
Full	particulars including EGM approval date (dd/mm/yyyy),	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
	plicable, and class of shares issuable:		as at close of the month
	In accordance with the terms and conditions of the Second Placing		
	Agreement, the Second Placing was completed on 8 October 2012		
_	and a total of 100 Options had been successfully placed to not less		
_	than six Placees at the premium of HK\$7,830 per Option.		
_	Upon exercise of each of the Option, the Optionholder is entitled to		
_	subscribe for the Convertible Bonds in the principal amount of		
_	HK\$156,600 at the Subscription Price of HK\$156,600.		
	10 Options had been converted into Convertible Bonds in the		
	principal amount of HK\$1,566,000.00 in November 2013.		
	Assuming exercise of all of the 90 remaining Options,		
_	the Option holders are entitled to subscribe for, in aggregate,		
_	the Convertible Bonds in the principal amount of up to		
_	HK\$14,094,000 at the Subscription Price of HK\$14,094,000.		
_	Since the Capital Reorganisation became effective, the		
_	Convertible Bonds are convertible at the Conversion Price of		
_	HK\$0.18 per Conversion Share.		
_	(See Remark 1)		<b>5</b> 0.200.000
_	shares (Note 1)	0	78,300,000
_	O 26E1 2012 ( 6 4 1' 1 ) 15 M 1 2012 22		
2	On 26 February 2013 (after trading hours), 15 March 2013, 22		
_	August 2013 and 16 October 2013, the Company entered into the		
_	Placing Agreement, the supplemental Placing Agreement, the		
_	second supplemental Placing Agreement and the third		
_	supplemental Placing Agreement with the Placing Agent pursuant to which the Placing Agent has conditionally agreed to procure,		
-	the Placees to subscribe for no more than 5 Tranches		
-	(in which the principal amount of the Convertible Bonds placed		
_	in each Tranche will be HK\$1,350,000 or any multiple thereof)		
-	of the Convertible Bonds of up to an aggregate principal		
-	amount of HK\$60,750,000 (revised) on a best-effort basis.		
_	Approved by the shareholders at the EGM held on 5 November		
_	2013, based on the initial conversion price of HK\$0.135 per		
_	Conversion Share, up to a maximum of 450,000,000 Conversion		
-	Shares (revised) will be allotted and issued upon exercise of the		
-	conversion rights attached to the Convertible Bonds in full.		
-	(See Remark 2)		
-	(05/11/2013)		
-	shares (Note 1)	0	450,000,000
_			
3			
_			
_			
_	( / / )		
_	shares (Note 1)		
_	- 15 / 25 / 25 / 25 / 25 / 25 / 25 / 25 /		
	Total D. (Ordinary shares)	0	
_	(Preference shares)		
	(Other class)		
		-	

	ner Movements in Iss					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
	Type of Issue						
			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 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)	( / /	)		

For Main Board and GEM listed issuers

	Type of Issue			TOTIVIAL	ПВо	No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer
	Type of Issue						
\							
			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 (Note 1)				
7.	Redemption of shares		Redemption date : (dd/mm/yyyy)	( / /	)		
			EGM approval date: (dd/mm/yyyy)		)		
			Class of shares issuable (Note 1)				
8.	Consideration issue	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	( / /	)		
			EGM approval date: (dd/mm/yyyy)	( / /	)		

	For Main	Board and GEM	
Type of Issue		No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issue which may be issued pursuant thereto as at close of the month
1),701,1001	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 sh (Preference sh (Other o	nares)	-
Total increase / (decrease) in ordinary shares during the	he month (i.e. Total of A to E):	(1)	0
		(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").)

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Remarks (	11	anv	١.
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(1) For details, ple	ase refer to the Company's announcements dated 24 July 2012, 8 October 2012 and 18 December
2012.	
(2) For details, ple	ase refer to the Company's announcements dated 28 February 2013, 15 March 2013, 22 August 2013,
16 October 201	13 and 5 November 2013 as well as circular dated 21 October 2013.
Submitted by:	Tricor Tengis Limited
Title:	
(Director, S	ecretary 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