

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

Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and	1 Clearing	g Limited		
Name of Issuer Date Submitted	The Hon	ng Kong Building and 2014	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 n	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 n	nonth			
Increase/(decrease)				
Balance at close of the month				

28/02/2014

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	570,585,466					
Increase/ (decrease) during the month	0					
Balance at close of the month	570,585,466					

III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schemes of the Issuer)

option scheme issuer issued during issuer which may including EGM the month pursuant issued pursuant the	Share Options (under	Share Option	Schemes of the Is	ssuer)			
including EGM approval date (dd/mm/yyyy) and class of shares issuable Granted Exercised Cancelled Lapsed LExercise Price HK\$0.273 Date of grant: 28 December 2012 Option Scheme approved on 22/05/2008 Ordinary shares O O O O O 2	Particulars of share					No. of new shares of	No. of new shares of
Approval date							issuer which may be
Cold/mm/yyyy) and Calcal Cancelled Cancelled							issued pursuant thereto
Column/yyyy) and class of shares Sisuable Granted Exercised Cancelled Lapsed			Movement durin	g the month		thereto	as at close of the month
Sissable Granted Exercised Cancelled Lapsed				<u> </u>		-	
LExercise Price HK\$0.273 Date of grant: 28 December 2012 Option Scheme approved on 22/05/2008 Ordinary shares 0 0 0 0 0 2							
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		Granted	Exercised	Cancelled	Lapsed		
Date of grant: 28 December 2012	1.Exercise Price						
Date of grant: 28 December 2012	HK\$0.273						
December 2012							
Option Scheme approved on 22/05/2008 Ordinary shares 0 0 0 0 0 13,488,000							
approved on 22/05/2008 Ordinary shares O							
22/05/2008 Ordinary shares O O O O O O O O O							
Ordinary shares 0 0 0 0 13,488,000 2							
(Note 1) 2		0	0	0	0	0	13.488.000
2							13,400,000
((Note 1)						
(
(Note 1)	2						
(Note 1)							
(Note 1)							
(Note 1)							
(Note 1)	(/ /)						
(Note 1)	shares						
3							
	(Note 1)						
	2						
(Note 1) Total A. (Ordinary shares) 0 (Preference shares) (Other class) Total funds raised during the month from exercise of	3						
(Note 1) Total A. (Ordinary shares) 0 (Preference shares) (Other class) Total funds raised during the month from exercise of							
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(Note 1) Total A. (Ordinary shares) 0 (Preference shares) (Other class) Total funds raised during the month from exercise of	shares						
Total A. (Ordinary shares) 0 (Preference shares) (Other class) Total funds raised during the month from exercise of							
(Preference shares) (Other class) Total funds raised during the month from exercise of	(11016 1)		Та	ol A (Ondi-	omi aboros)	0	
(Other class) Total funds raised during the month from exercise of			101				
Total funds raised during the month from exercise of				•	•		
				(0	Other class)		
	Total funds raised dur	ing the montl	n from exercise of				
					0		

Convertibles (i.e. Convertible into Shares of the Issuer which are to be Listed) No. of new No. of new shares of shares of issuer which issuer issued may be issued during the month pursuant pursuant thereto as at Currency of Amount at close Converted Amount at thereto close of the amount of preceding during the close of the month Class and description outstanding month month month 1. Convertible Bonds 15,660,000 1,566,000 HK\$ 1,566,000 0 0 Stock code (if listed) N/A Class of shares issuable (Note 1) Ordinary Originally HK\$0.18 and was subsequently further adjusted to HK\$0.10 with effect from Subscription price 17 February 2014 EGM approval date (if applicable) (dd/mm/yyyy)) 2. Convertible Bonds 320,000,000 Stock code (if listed) N/A Class of shares issuable (Note 1) Ordinary Subscription price HK\$0.135 EGM approval date (if applicable) (dd/mm/yyyy) (5/11/2013) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) Total C. (Ordinary shares) (Preference shares) (Other class)

Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes)

	No. of new shares	No. of new shares of
	of issuer issued	issuer which may be
Full particulars including EGM approval date (dd/mm/yyyy),	during the month	issued pursuant thereto
if applicable, and class of shares issuable:	pursuant thereto	as at close of the month
1. In accordance with the terms and conditions of the Second Placing	parsaunt thereto	us at close of the month
	-	
Agreement, the Second Placing was completed on 8 October 2012	4	
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.	1	
10 Options had been converted into Convertible Bonds in the	7	
principal amount of HK\$1,566,000.00 in November 2013.	-	
	4	
4 Options had also been converted into Convertible Bonds		
in the principal amount of HK\$626,400.00 in December 2013.	_	
Assuming exercise of all of the 86 remaining Options,		
the Option holders are entitled to subscribe for, in aggregate,		
the Convertible Bonds in the principal amount of up to	7	
HK\$13,467,600 at the Subscription Price of HK\$13,467,600.	1	
Since the Capital Reorganisation became effective, the	†	
Convertible Bonds are convertible at the Conversion Price of	╡	
HK\$0.14 per Conversion Share as adjusted with effect from 19	4	
	_	
December 2013.	4	
As a result of the completion of the Placing, the conversion price of		
the Possible Convertible Bonds may be subject to relevant		
adjustments under the terms of the Possible Convertible Bonds.		
According to the findings of the independent accountant engaged	1	
by the Company regarding the relevant adjustments, the conversion	1	
price of the Possible Convertible Bonds has been further adjusted	╡	
from HK\$0.14 to HK\$0.10 per Conversion Share with effect	-	
	4	
from 17 February 2014 (See Remark 1)		101 57 5 000
shares (Note 1)	0	134,676,000
2. On 26 February 2013 (after trading hours), 15 March 2013, 22		
August 2013 and 16 October 2013, the Company entered into the	7	
Placing Agreement, the supplemental Placing Agreement, the	1	
second supplemental Placing Agreement and the third	1	
supplemental Placing Agreement with the Placing Agent pursuant	╡	
to which the Placing Agent has conditionally agreed to procure,	-	
	4	
the Placees to subscribe for no more than 5 Tranches	4	
(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		
of the Convertible Bonds of up to an aggregate principal		
amount of HK\$60,750,000 (revised) on a best-effort basis.	_	
amount of HK\$60,750,000 (revised) on a best-effort basis. Approved by the shareholders at the EGM held on 5 November	- - -	
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	- - -	
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	-	
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	-	
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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. The completion of the Placing of the first tranche of the Convertible Bonds in the aggregate principle amount of HK\$17,550,000 took place on 19 December 2013. The completion of the Placing of the second, third, forth and fifth tranches of the Convertible Bonds in aggregate principle amount of HK\$43,200,000 took place on 17 February 2014 and all conditions precedent of the Placing have been		
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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. The completion of the Placing of the first tranche of the Convertible Bonds in the aggregate principle amount of HK\$17,550,000 took place on 19 December 2013. The completion of the Placing of the second, third, forth and fifth tranches of the Convertible Bonds in aggregate principle amount of HK\$43,200,000 took place on 17 February 2014 and all conditions precedent of the Placing have been fulfilled. (See Remark 2) (05/11/2013) shares (Note 1)	0	0
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. The completion of the Placing of the first tranche of the Convertible Bonds in the aggregate principle amount of HK\$17,550,000 took place on 19 December 2013. The completion of the Placing of the second, third, forth and fifth tranches of the Convertible Bonds in aggregate principle amount of HK\$43,200,000 took place on 17 February 2014 and all conditions precedent of the Placing have been fulfilled. (See Remark 2) (05/11/2013) shares (Note 1)	0	0
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. The completion of the Placing of the first tranche of the Convertible Bonds in the aggregate principle amount of HK\$17,550,000 took place on 19 December 2013. The completion of the Placing of the second, third, forth and fifth tranches of the Convertible Bonds in aggregate principle amount of HK\$43,200,000 took place on 17 February 2014 and all conditions precedent of the Placing have been fulfilled. (See Remark 2) (05/11/2013) shares (Note 1)	0	0
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. The completion of the Placing of the first tranche of the Convertible Bonds in the aggregate principle amount of HK\$17,550,000 took place on 19 December 2013. The completion of the Placing of the second, third, forth and fifth tranches of the Convertible Bonds in aggregate principle amount of HK\$43,200,000 took place on 17 February 2014 and all conditions precedent of the Placing have been fulfilled. (See Remark 2) (05/11/2013) shares (Note 1)		0
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. The completion of the Placing of the first tranche of the Convertible Bonds in the aggregate principle amount of HK\$17,550,000 took place on 19 December 2013. The completion of the Placing of the second, third, forth and fifth tranches of the Convertible Bonds in aggregate principle amount of HK\$43,200,000 took place on 17 February 2014 and all conditions precedent of the Placing have been fulfilled. (See Remark 2) (05/11/2013) shares (Note 1) Total D. (Ordinary shares) (Preference shares)	0	0
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. The completion of the Placing of the first tranche of the Convertible Bonds in the aggregate principle amount of HK\$17,550,000 took place on 19 December 2013. The completion of the Placing of the second, third, forth and fifth tranches of the Convertible Bonds in aggregate principle amount of HK\$43,200,000 took place on 17 February 2014 and all conditions precedent of the Placing have been fulfilled. (See Remark 2) (05/11/2013) shares (Note 1)	0	0

	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").)

Remarks ((if	anv`):
1 Committee ((11	ull y	,.

(1) For details, plea	se refer to the Company's announcements dated 24 July 2012, 8 October 2012, 18 December
2012, 31 Decen	nber 2013 and 25 February 2014.
(2) For details, plea	ise refer to the Company's announcements dated 28 February 2013, 15 March 2013, 22 August 2013,
16 October 201	3, 5 November 2013, 11 February 2014 and 18 February 2014 as well as circular dated 21 October
2013.	
Submitted by:	Tricor Tengis Limited
Title:	Share Registrar
(Director, Se	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