

Monthly Return of Equity Issuer on Movements in Securities

| For the month ended (dd/mm/yyyy) : | 28/02/2013 | |
|------------------------------------|------------|--|
|------------------------------------|------------|--|

To : Hong Kong Exchanges and Clearing Limited

| Name of Issuer | Tai Sang Land Development Limited | |
|----------------|-----------------------------------|--|
| Date Submitted | 01/03/2013 | |

I. Movements in Authorised Share Capital

| 1. Ordinary Shares | | | |
|-------------------------------------|------------------------|----------------------------------|---|
| (1) Stock code : <u>89</u> Descri | ption : Ordinary | Shares | |
| | No. of ordinary shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close of preceding month | 400,000,000 | HK\$1.00 | HK\$400,000,000.00 |
| Increase/(decrease) | N/A | | N/A |
| Balance at close of the month | 400,000,000 | HK\$1.00 | HK\$400,000,000.00 |
| (2) Stock code : <u>N/A</u> Descri | ption : <u>N/A</u> | | |
| | No. of ordinary shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close of preceding month | N/A | N/A | N/A |
| Increase/(decrease) | N/A | | N/A |
| Balance at close of the month | N/A | N/A | N/A |

2. Preference Shares

| Stock code : <u>N/A</u> Descr | ription : <u>N/A</u> | | |
|-------------------------------------|--------------------------|----------------------------------|---|
| | No. of preference shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close of preceding month | N/A | N/A | N/A |
| Increase/(decrease) | N/A | | N/A |
| Balance at close of the month | N/A | N/A | N/A |

3. Other Classes of Shares

| Stock code : <u>N/A</u> Descrip | ption : <u>N/A</u> | | |
|-------------------------------------|--------------------------------|----------------------------------|---|
| | No. of other classes of shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close of preceding month | N/A | N/A | N/A |
| Increase/(decrease) | N/A | | N/A |
| Balance at close of the month | N/A | N/A | N/A |

Total authorised share capital at the end of the month (StateHK\$ 400,000,000.00currency) :

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 | | | 27/4 | NT/4 |
| preceding month | 287,669,676 | N/A | N/A | <u> </u> |
| Increase/ (decrease) during the month | | N/A | N/A | N/A |
| Balance at close of the month | 287,669,676 | N/A | N/A | N/A |

III. Details of Movements in Issued Share Capital

| Share Options (under Particulars of share option scheme | Shure option | | | | No. of new shares of issuer issued during | No. of new shares of issuer which may be |
|---|--------------|-------------------|----------------|-----------------------|---|--|
| including EGM | | | | | the month pursuant | issued pursuant thereto |
| approval date | | Movement duri | ng the month | | thereto | as at close of the month |
| (dd/mm/yyyy) and - | | Wovement duri | ing the month | | | |
| class of shares | | | | | | |
| issuable | Granted | Exercised | Cancelled | Lapsed | | |
| 1. | | | | | N/A | N/A |
| | | | | | | |
| (/ /) | | | | | | |
| (Note 1) | | | | | | |
| 2. | | | | | N/A | N/A |
| | | | | | | |
| (/ /) | | | | | | |
| (Note 1) | | | | | | |
| 3. | | | | | N/A | N/A |
| | | | | | | |
| (/ /) | | | | | | |
| (Note 1) | | | | | NT/A | |
| | | 10 | otal A. (Ordin | nce shares) | <u>N/A</u> N/A | |
| | | | | Other class) | N/A N/A | |
| Fotol founds mains 1 tour | | | | Julei class) | 1N/A | |
| Fotal funds raised due options (State currence) | | i from exercise o | 01 | N/A | | |
| phone (State current | -y) | | | 1 N / A | | |

Share Options (under Share Option Schemes of the Issuer)

Warrants to Issue Shares of the Issuer which are to be Listed No. of new No. of new shares of shares of issuer issued issuer which during the may be issued pursuant month thereto as at pursuant close of the Currency of Nominal value at Exercised Nominal value thereto Description of warrants nominal close of during the at close of the month (Date of expiry - dd/mm/yyyy) value preceding month month month 1. N/A N/A _____ _____ (/ /) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) (/ /) 2. N/A N/A ____ _ _____ (/ /) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) (/ /) 3. N/A N/A / / () Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) / /) 4. N/A N/A _ _____ _ ____ _ ____ _ / / () Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (/ /) (dd/mm/yyyy) (Ordinary shares) Total B. N/A (Preference shares) N/A (Other class) N/A

For Main Board and GEM listed issuers

| Convertibles (i.e. Convertible i | nto Shorog of the l | laguar which are to | | For Main Board and GEM listed issuers | | | | |
|---|---------------------|--|----------------------------------|---------------------------------------|--|--|--|--|
| Convertibles (i.e. Convertible i | | 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. | | | | | N/A | N/A | | |
| | | | | | | | | |
| | | | | | | | | |
| Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy)) 2. | (/ /) | | | | N/A | N/A | | |
| | | | | | | | | |
| | | | | | | | | |
| Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) | | | | | | | | |
| (dd/mm/yyyy) | (/ /) | | | | NT/A | NT/ A | | |
| 3. | | | | | N/A | N/A | | |
| Stock code (if listed) | | | | | | | | |
| Class of shares issuable (<i>Note 1</i>) Subscription price | | | | | | | | |
| EGM approval date | | | | | | | | |
| (if applicable) (dd/mm/yyyy) 4. | (/ /) | | | | N/A | N/A | | |
| | | | | | | | | |
| Stock code (if listed) Class of shares issuable (Note 1) Subscription price | | | | | | | | |
| EGM approval date (if applicable) (dd/mm/yyyy) | (/ /) | | T-4-10 (0-4) | | N 1/A | | | |
| | | | Total C. (Ordin (Prefere | nary shares) | N/A N/A | - | | |
| | | | | Other class) | 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)

| | No. of new shares of issuer issued during | No. of new shares of issuer which may be |
|--|---|--|
| | the month pursuant thereto | issued pursuant thereto |
| Full particulars including EGM approval date (dd/mm/yyyy), | litereto | as at close of the month |
| if applicable, and class of shares issuable: | N/A | N/A |
| 1 | 11/11 | 11/11 |
| | | |
| | | |
| shares (Note 1) | | |
| | 27/4 | 27/1 |
| 2 | N/A | N/A |
| | | |
| | | |
| shares (Note 1) | | |
| | | |
| 3 | N/A | N/A |
| | | |
| | | |
| shares (Note 1) | | |
| | | |
| Total D. (Ordinary shares) | N/A | |
| (Preference shares) | N/A | |
| (Other class) | N/A | |
| | | |

| | Type of Issue | Issued Share 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 |
|----|---------------|------------------------------|---|-------|--|---|
| 1. | Rights issue | At price : State currency | Class of shares issuable (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) | (/ / | N/A | N/A |
| 2. | Open offer | At price : State | Class of shares issuable (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) | (/ / | N/A | N/A |
| 3. | Placing | At price : State | Class of shares issuable (Note 1) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) | (/ / | N/A | N/A |
| 4. | Bonus issue | | Class of shares issuable (Note 1) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) | (/ / | N/A | N/A |

| | Type of Issue | F | For | Maiı | <u>n Boa</u> | rd and GEM lis No. of new shares of issuer issued during the month pursuant thereto | No. of new shares of |
|----|---|--|-----|------|--------------|--|----------------------|
| | | | | | | | |
| | | Class of shares issuable (Note 1) | | | | | |
| 5. | Scrip dividend At price : State currency | Issue and allotment date : (dd/mm/yyyy) | (| / / |) | N/A | N/A |
| | | EGM approval date: (dd/mm/yyyy) | (| / / |) | | |
| | | Class of shares repurchased (Note 1) | | | | | |
| 6. | Repurchase of shares | Cancellation date : (dd/mm/yyyy) | (| / / |) | N/A | N/A |
| | | EGM approval date: (dd/mm/yyyy) | (| / / |) | | |
| | | Class of shares | | | | | |
| 7 | Determetion of | redeemed (Note 1) | (| , , |) | | |
| 7. | Redemption of shares | Redemption date : (dd/mm/yyyy) | C | / / |) | N/A | N/A |
| | | EGM approval date: (dd/mm/yyyy) | (| / / |) | | |
| | | Close of shares issuely | | | | | |
| | | Class of shares issuable (Note 1) | | | | | |
| 8. | Consideration issue At price : State currency — | Issue and allotment date : (dd/mm/yyyy) | (| / / |) | N/A | N/A |
| | | EGM approval date: (dd/mm/yyyy) | (| / / |) | | |
| | | | | | | | |

| | Type of Issue | | For Ma | in Boar | d and GEM lis No. of new shares of issuer issued during the month pursuant thereto | ted issuers No. of new shares of issuer which may be issued pursuant thereto as at close of the month |
|-----|------------------------|------------------|---|---------|---|--|
| 9. | Capital reorganisation | | Class of shares issuable (Note 1) Issue and allotment (/ / date : (dd/mm/yyyy) | /) | N/A | N/A |
| | | | EGM approval date: (/ / (dd/mm/yyyy) | /) | | |
| 10 | Other | State | Class of shares issuable(Note 1) | | | |
| 10. | (Please specify) | At price : State | Issue and allotment (/ , date : (dd/mm/yyyy) EGM approval date: (/ , dd/mm/yyyy) | /) | N/A | N/A |
| | | | Total E. (Ordinar (Preferenc (Oth | | s) N/A | |

| Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E): | (1) | N/A |
|--|-----|-----|
| | (2) | N/A |
| Total increase / (decrease) in preference shares during the month (i.e. Total of A to E): | | N/A |
| Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E): | | N/A |
| (These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").) | | |

Remarks (if any):

| Submitted by: Katy Ma Ching Man |
|--|
| Company Secretary (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.