

## Monthly Return of Equity Issuer on Movements in Securities

| For the month ended (dd/mm/yyyy) : | 30/06/2013 |
|------------------------------------|------------|
|                                    |            |

To : Hong Kong Exchanges and Clearing Limited

| Name of Issuer | Tai Sang Land Development Limited |  |
|----------------|-----------------------------------|--|
| Date Submitted | 03/07/2013                        |  |

I. Movements in Authorised Share Capital

| 1. Ordinary Shares                  |                        |                                  |   |
|-------------------------------------|------------------------|----------------------------------|---|
| (1) Stock code : <u>89</u> Descrij  | otion : Ordinary       | Shares                           |   |
|                                     | No. of ordinary shares | Par value<br>(State<br>currency) | Authorised share<br>capital<br>(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> Descrij | ption : <u>N/A</u>     |                                  |   |
|                                     | No. of ordinary shares | Par value<br>(State<br>currency) | Authorised share<br>capital<br>(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> Desc        | cription : <u>N/A</u>    |                                  |   |
|-------------------------------------|--------------------------|----------------------------------|---|
|                                     | No. of preference shares | Par value<br>(State<br>currency) | Authorised share<br>capital<br>(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     | otion : <u>N/A</u>             |                                  |   |
|-------------------------------------|--------------------------------|----------------------------------|---|
|                                     | No. of other classes of shares | Par value<br>(State<br>currency) | Authorised share<br>capital<br>(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 ordinary shares |     | No of preference | No. of other classes |  |  |
|--|------------------------|-----|------------------|----------------------|--|--|
|  | (1)                    | (2) | shares           | of shares            |  |  |
| Balance at close of preceding month      | 287,669,676            | N/A | N/A              | N/A                  |  |  |
| preceding month                          | 287,009,070            | N/A | IN/A             | N/A                  |  |  |
| Increase/ (decrease)<br>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<br>Particulars of share<br>option scheme<br>including EGM | bhare option |                  | 100401)        |              | No. of new shares of<br>issuer issued during<br>the month pursuant | No. of new shares of<br>issuer which may be<br>issued pursuant thereto |  |  |
|--|--------------|------------------|----------------|--------------|--|--|--|--|
| approval date  |              | Movement duri    | ng the month   |              | thereto  | as at close of the month   |  |  |
| (dd/mm/yyyy) and -   |              |                  | 0              |              | -  |  |  |  |
| class of shares<br>issuable  | Granted      | Exercised        | Cancelled      | Lapsed       |  |  |  |  |
| 1.   | Oraliteu     | Exercised        | Canceneu       | Lapseu       | N/A  | N/A  |  |  |
|  |              |                  |                |              | 1011   |  |  |  |
|  |              |                  |                |              |  |  |  |  |
|  |              |                  |                |              |  |  |  |  |
| ( / / )  |              |                  |                |              |  |  |  |  |
| (Note 1)   | <u> </u>     |                  |                |              |  |  |  |  |
| 2.   |              |                  |                |              | N/A  | N/A  |  |  |
|  |              |                  |                |              |  |  |  |  |
|  |              |                  |                |              |  |  |  |  |
| ( / / )  |              |                  |                |              |  |  |  |  |
| (Note 1)   |              |                  |                |              |  |  |  |  |
| (10000 1)  |              |                  |                |              |  |  |  |  |
| 3.   |              |                  |                |              | N/A  | N/A  |  |  |
|  |              |                  |                |              |  |  |  |  |
|  |              |                  |                |              |  |  |  |  |
| ( / / )  |              |                  |                |              |  |  |  |  |
| (Note 1)   |              |                  |                |              |  |  |  |  |
| (1000 1)   |              | To               | otal A. (Ordin | ary shares)  | N/A  |  |  |  |
|  |              |                  |                | nce shares)  | N/A  |  |  |  |
|  |              |                  |                | Other class) | N/A  |  |  |  |
| Fotal funds raised du  |              | from exercise of | f              | 27/1         |  |  |  |  |
| options (State currence  | cy)          |                  |                | N/A          |  |  |  |  |

Share Options (under Share Option Schemes of the Issuer)

Warrants to Issue Shares of the Issuer which are to be Listed

For Main Board and GEM listed issuers

| Description of warrants<br>(Date of expiry - dd/mm/yyyy)  | Currency of Nominal value at<br>nominal close of<br>value preceding month | during the  | Nominal value<br>at close of the<br>month | No. of new<br>shares of<br>issuer issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer which<br>may be issued<br>pursuant<br>thereto as at<br>close of the<br>month |
|---|---|-------------|---|--|--|
| <u>1.</u>   | _   |             |   |  |  |
|   | -   |             |   | N/A  | N/A  |
| ( / / )<br>Stock code (if listed)<br>Class of shares<br>issuable (Note 1)<br>Subscription price<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy)<br>2. | ( / / )   |             |   |  |  |
|   | -   |             |   | N/A  | N/A  |
| ( / / )<br>Stock code (if listed)<br>Class of shares<br>issuable (Note 1)<br>Subscription price<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy)<br>3. | ( / / _ )<br>   | -<br>-<br>- |   |  |  |
|   |   |             | <u> </u>                                  | N/A  | N/A  |
| ( / / )<br>Stock code (if listed)<br>Class of shares<br>issuable (Note 1)<br>Subscription price<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy)<br>4. | ( / / )   | -           |   |  |  |
| ( / / )   |   |             |   | N/A  | N/A  |
| Stock code (if listed)<br>Class of shares<br>issuable (Note 1)<br>Subscription price<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy)                  | ( / / )   | -           |   |  |  |
|   | Tota  | (Preference | ry shares)<br>ce shares)<br>ther class)   | N/A<br>N/A<br>N/A  |  |

For Main Board and GEM listed issuers 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 issued issuer which during the may be issued month pursuant thereto as at pursuant close of the Currency of Amount at close Converted Amount at thereto amount of preceding during the close of the month Class and description outstanding month month month N/A N/A 1. Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy)) ( / / ) N/A N/A 2. Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) ( / / ) (dd/mm/yyyy) N/A N/A 3. Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) ( / / ) (dd/mm/yyyy) N/A N/A 4. Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) ( / / ) (dd/mm/yyyy) Total C. (Ordinary shares) N/A (Preference shares) 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)

| Full particulars including EGM approval date (dd/mm/yyyy), | No. of new shares of<br>issuer issued during<br>the month pursuant<br>thereto | No. of new shares of<br>issuer which may be<br>issued pursuant thereto<br>as at close of the month |
|--|---|--|
| if applicable, and class of shares issuable:               |   |  |
| 1.   | N/A   | N/A  |
|  |   |  |
|  | ]   |  |
|  |   |  |
| shares (Note 1)  |   |  |
|  |   |  |
| 2  | N/A   | N/A  |
|  | -   |  |
|  | -   |  |
|  | -   |  |
|  |   |  |
| 3.   | N/A   | N/A  |
| 5  | 11/7  | 1V/ $T$  |
|  | -   |  |
|  | -   |  |
| 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<br>shares of<br>issuer issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer which<br>may be<br>issued<br>pursuant<br>thereto as at<br>close of the<br>month |
|----|---------------|----------------------|--|-------|---|--|---|
| 1. | Rights issue  | At price : State     | Class of shares issuable<br>(Note 1)<br>Issue and allotment<br>date : (dd/mm/yyyy) | ( / / |   | N/A  | N/A   |
|    |               |                      | EGM approval date:<br>(dd/mm/yyyy)   | ( / / | ) |  |   |
|    |               |                      | Class of shares issuable (Note 1)  |       |   |  |   |
| 2. | Open offer    | At price : State     | Issue and allotment<br>date : (dd/mm/yyyy)   | ( / / | ) | N/A  | N/A   |
|    |               |                      | EGM approval date:<br>(dd/mm/yyyy)   | ( / / | ) |  |   |
|    |               |                      | Class of shares issuable (Note 1)  |       |   |  |   |
| 3. | Placing       | At price : State     | Issue and allotment<br>date : (dd/mm/yyyy)   | ( / / | ) | N/A  | N/A   |
|    |               |                      | EGM approval date:<br>(dd/mm/yyyy)   | ( / / | ) |  |   |
|    |               |                      | Class of shares issuable (Note 1)  |       |   |  |   |
| 4. | Bonus issue   |                      | Issue and allotment<br>date : (dd/mm/yyyy)   | ( / / | ) | N/A  | N/A   |
|    |               |                      | EGM approval date:<br>(dd/mm/yyyy)   | ( / / | ) |  |   |
|    |               |                      |  |       |   |  |   |

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

|     | Type of Issue             |                  | Ι  | For Main                           |         | and GEM lis<br>No. of new<br>shares of<br>ssuer issued<br>during the<br>month<br>pursuant<br>thereto | ted issuers<br>No. of new<br>shares of<br>issuer which<br>may be<br>issued<br>pursuant<br>thereto as at<br>close of the<br>month |
|-----|---------------------------|------------------|--|------------------------------------|---------|--|--|
|     |                           |                  | Class of shares issuable (Note 1)          |                                    |         |  |  |
| 9.  | Capital reorganisation    |                  | Issue and allotment<br>date : (dd/mm/yyyy) | ( / /                              | )       | N/A  | N/A  |
|     |                           |                  | EGM approval date:<br>(dd/mm/yyyy)         | ( / /                              | )       |  |  |
|     |                           |                  |  |                                    |         |  |  |
|     |                           |                  | Class of shares issuable (Note 1)          |                                    |         |  |  |
| 10. | Other<br>(Please specify) | At price : State |  | ( / /                              | )       | N/A  | N/A  |
|     |                           |                  | EGM approval date:<br>(dd/mm/yyyy)         | ( / /                              | )       |  |  |
|     |                           |                  |  | Ordinary s<br>eference s<br>(Other | shares) | 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.