

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy): 30/11/2013						
To: Hong Kong Exchanges and Clea	aring Limited					
Name of Issuer Tai S	Sang Land Development	Limited				
Date Submitted 03/	/12/2013					
I. Movements in Authorised Share C	apital					
1. Ordinary Shares						
(1) Stock code : <u>89</u> Des	cription: 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> Des	cription: N/A					
	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 N/A						
Increase/(decrease) N/A N/A						
Balance at close of the month	N/A	N/A	N/A			

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,	Pret	erence	Shares
∠.	1101	CICIICC	Shares

currency):

Stock code : N/A Descr	iption : N/A		
	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: N/A Descr	iption: N/A		
Stock code: N/A Descr	No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
	No. of other	(State	capital

II. Movements in Issued Share Capital

	No. of ordi	nary 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
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 Share Option Schemes of the Issuer)

Particulars of share option scheme including EGM	•		,		No. of new shares of issuer issued during the month pursuant	No. of new shares of issuer which may be issued pursuant thereto
approval date		Movement duri	ing the month		thereto	as at close of the month
(dd/mm/yyyy) and - class of shares						
issuable	Granted	Exercised	Cancelled I	Lapsed		
1.	O'MING W	2.1010.000		<u>supseu</u>	N/A	N/A
(/ /)						
(Note 1)						-
2.					N/A	N/A
(/ /)						
(Note 1)						
3.					N/A	N/A
(/ /)						
(Note 1)		To	otal A. (Ordinary	shares)	N/A	
			(Preference	shares)	N/A	
				r class)	N/A	
Total funds raised du		from exercise of				
options (State current	ey)		1	N/A		

For Main Board and GEM listed issuers 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 may be issued during the month pursuant 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 N/A N/A (/ /) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) N/A N/A Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) N/A N/A Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 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

Convertibles (i.e. Convertible is Class and description		Amount at close of preceding 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) 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)	(/ /)		nary shares) nce shares) Other class)	N/A N/A 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), if applicable, and class of shares issuable:	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
2	N/A	N/A
3	N/A	N/A
Total D. (Ordinary shares) (Preference shares) (Other class)	N/A N/A N/A	

Other Movements in Issued Share Capital No. of new No. of new shares of shares of issuer issued issuer which during the may be month issued pursuant pursuant thereto thereto as at close of the month Type of Issue Class of shares issuable _ (*Note 1*) At price : State currency (/ /) Issue and allotment 1. Rights issue N/A N/A date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) Class of shares issuable (Note 1) (/ /) At price : State currency Issue and allotment 2. Open offer N/A N/A date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) Class of shares issuable __ (*Note 1*) (/ /) At price : State currency Issue and allotment N/A 3. Placing N/A date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) Class of shares issuable _____ (Note 1) (/ /) Issue and allotment N/A Bonus issue N/A date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy)

For Main Board and GEM listed issuers

	Type of Issue				30	No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of
5.	Scrip dividend	At price: State	Class of shares issuable (Note 1) Issue and allotment		/) N/A	N/A
	Sorip arriadina	at pilee : currency ———	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)	(/	/) N/A	N/A
			EGM approval date: (dd/mm/yyyy)	(/	/		
			Class of shares redeemed (Note 1)				
7.	Redemption of shares		Redemption date : (dd/mm/yyyy)	(/	/) N/A	N/A
			EGM approval date: (dd/mm/yyyy)	(/	/		
			Class of shares issuable				
		Ct.	Class of shares issuable (Note 1)		/	1	
8.	Consideration issue	At price : State currency ———	Issue and allotment date: (dd/mm/yyyy)		/	IN/A	N/A
			EGM approval date: (dd/mm/yyyy)	(/	/)	

No. of new shares of share				For Main		and GEM lis	
Class of shares issuable (Note 1) Class of shares issuable (Note 1) Issue and allotment (/ /) (/) (/) (/) EGM approval date: (/ /) (/) (/) Issue and allotment (/ /) (/) (/) Issue and allotment (/ /) (/) (/) (/) Issue and allotment (/ /) (/) (/) (/) (/) EGM approval date: (/ /) (/) (/) (/) (/) EGM approval date: (/ /) (/) (/) (/) (/) EGM approval date: (/ /) (/) (/) (/) EGM approval date: (/ /) (/) (/) (/) (/) Total E. (Ordinary shares) (/) (/) (/) (/) (/) (Other class) (/) (/) (/) Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E): (1) (/) (/) Total increase / (decrease) in preference shares during the month (i.e. Total of A to E): (1) (/) (/)		Type of Issue				shares of issuer issued during the month pursuant	shares of issuer which may be issued pursuant thereto as at close of the
Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E): At price State (dd/mm/yyyy) EGM approval date: (/ /) N/A N/A				ole	_		
Class of shares issuable	9.			(/ /)	N/A	N/A
10. Other (Please specify) At price: State currency Issue and allotment date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) Total E. (Ordinary shares) N/A (Other class) N/A (Other c			EGM approval date: (dd/mm/yyyy)	(/ /)		
Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E): Total increase / (decrease) in preference shares during the month (i.e. Total of A to E): N/A (2) N/A N/A N/A N/A N/A				ole			
Total E. (Ordinary shares) N/A (Preference shares) N/A (Other class) 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):	10.	Other (Please specify) At price : State currency		(/ /)	N/A	N/A
(Preference shares)				(/ /)		
Total increase / (decrease) in preference shares during the month (i.e. Total of A to E): (2) N/A N/A				(Preference s	shares)	N/A	
Total increase / (decrease) in preference shares during the month (i.e. Total of A to E): (2) N/A N/A							
Total increase / (decrease) in preference shares during the month (i.e. Total of A to E): N/A	То	otal increase / (decrease) in ordinary shares during th	e month (i.e. Total of A	to E):		′	
Total increase, (decrease) in preference shares during the month (i.e. Total 6171 to 2).	Ta	otal increase / (decrease) in preference shares during	the month (i.e. Total of	A to E):	(2)	,	
		, , ,	•				N/A

(These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").)

	nd GEM	

Remarks (if any)	
Submitted by:	Katy Ma Ching Man
Title:	Company Secretary
(Directo	, Secretary or other duly authorised officer)
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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.