

#### **Monthly Return of Equity Issuer on Movements in Securities**

For the month ended $(dd/mm/yyyy)$	: 28/02/2014				
To: Hong Kong Exchanges and Clearing Limited					
Name of Issuer Tai Sai	ng Land Development	Limited			
Date Submitted 03/0	3/2014				
I. Movements in Authorised Share Cap	pital				
1. Ordinary Shares					
(1) Stock code : 89 Descr	ription: 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 : N/A Descr	ription : 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		
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: 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 : <u>N/A</u> Descri	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 (*State currency*):

HK\$ 400,000,000.00

# II. Movements in Issued Share Capital

	No. of ordin	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	opuo.		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		No. of new shares of	No. of new shares of
option scheme including EGM					issuer issued during the month pursuant	issuer which may be issued pursuant thereto
approval date					thereto	as at close of the month
(dd/mm/yyyy) and —		Movement durin	g the month		-	as at close of the month
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1.	Granica	Exercised	Culteriou	Lapsea	N/A	N/A
<u></u>					17/11	14/11
( / / )						
(Note 1)						
2.					N/A	N/A
( / / )						
(Note 1)						
( )						
3.					N/A	N/A
<u> </u>					17/11	14/11
( / / )						
		<u> </u>				
(Note 1)				_		
		Tot	al A. (Ordin	•	N/A	
				nce shares)	N/A	
			(0	Other class)	N/A	
Total funds raised duri	ing the montl	h from exercise of				
options (State currenc				N/A		
options (State currenc	y <i>)</i>			1 1/ 1/1		

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 pursuant month pursuant thereto as at Currency of Nominal value at Exercised Nominal value thereto close of the 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/AStock 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) ( / / ) Total B. (Ordinary shares) N/A (Preference shares) (Other class) N/A

Convertibles (i.e. Convertible i		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))	( / / )				N/A	N/A
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)	( / / )		Total C. (Ordin	nary charec)	N/A	
			(Prefere	ence shares) Other class)	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 may be during the 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 N/A 1. Rights issue N/A date: (dd/mm/yyyy) ( / / ) EGM approval date: (dd/mm/yyyy) Class of shares issuable \_ (*Note 1*) At price : State ( / / ) Issue and allotment Open offer N/A N/A currency 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					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
		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)	( /	/	)		
6.	Repurchase of shares	Class of shares repurchased (Note 1)  Cancellation date: (dd/mm/yyyy)  EGM approval date: (dd/mm/yyyy)		/		N/A	N/A
7	Dedomation of	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 (Note 1)			<del></del>		
8.	Consideration issue At price : State currency ———	Issue and allotment date : (dd/mm/yyyy)	( /	/	)	N/A	N/A
		EGM approval date: (dd/mm/yyyy)	( /	/	)		

			For Main		and GEM lis		
					No. of new shares of issuer issued	No. of ne shares of issuer which	f
				J	during the month	may be issued	CII
					pursuant thereto	pursuant thereto as	
	Type of Issue					close of the month	ne
		Class of shares issuable (Note 1)					
9.	Capital reorganisation	Issue and allotment date : (dd/mm/yyyy)	( / /	)	N/A	N/A	١
		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)	( / /	)	N/A	N/A	<b>Y</b>
		EGM approval date: (dd/mm/yyyy)	( / /	)			
		Total E. (	Ordinary s	shares	) N/A		
		(Pr	reference s (Other			- - -	
To	otal increase / (decrease) in ordinary shares during th	ne month (i.e. Total of A to	E):	(1	) ]	N/A	
				(2		N/A	
To	otal increase / (decrease) in preference shares during	the month (i.e. Total of A t	o E):		]	N/A	
To	Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E): $N/A$						
(T	hese figures should be the same as the relevant figur	res under II above ("Move	ments in Is	ssued .	Share Capital	l").)	

Remarks (if any):				
Submitted by:	Katy Ma Ching Man			
Title:	Company Secretary			
(Director, 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.