

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

Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and Clearin	g Limited				
Name of Issuer Tai Sang Land Development Limited Date Submitted 01/04/2014					
I. Movements in Authorised Share Capi	tal				
1. Ordinary Shares					
(1) Stock code : 89 Descrip	ption: Ordinary	Shares			
	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) Stock code : N/A Descrip	ption: 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		

31/03/2014

2. Preference Sha	ares		F	For Main Board and GE	
Stock code:	N/A Desc	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/(decreas	se)	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 Desc	ription : N/A			
		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/(decreas	se)	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 $(State\ currency)$:

N/A

N/A

II. Movements in Issued Share Capital

	No. of ordinary shares		No of preference	No. of other classes		
	(1)	(1) (2)		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	<u>N/A</u>		
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	Share Option	Schemes of the I	ssuei)		No. of new shares of	No. of new shares of
option scheme					issuer issued during	issuer which may be
including EGM					the month pursuant	issued pursuant thereto
approval date		3.6	.1 .1		thereto	as at close of the month
(dd/mm/yyyy) and		Movement durin	ig the month		·	as at close of the month
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1.				1	N/A	N/A
(/ /)						
(Note 1)						
2.					N/A	N/A
(/ /)						
(Note 1)						
3.					N/A	N/A
(/ /)						
(Note 1)		Tot	tal A. (Ordin	parv charac)	N/A	
		10		nce shares)	N/A N/A	
			·			
TD - 16 1 1 1 1				Other class)	N/A	
Total funds raised dur options (State currence		i trom exercise of		N/A		

Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of Nominal value at nominal close of value preceding month	during the		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.					
(/ /) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date		- - -		N/A	N/A
(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)	(/ /)	-			
	Tota		linary shares)	N/A	-
			rence shares) (Other class)	N/A N/A	-
					=

Convertibles (i.e. Convertible into Shares of the Issuer which are to be Listed)

Convertibles (i.e. Convertible in	nto snares of the 1	ssuer which are to) be Listed)			
Class and description	Currency of amount outstanding	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) 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)	(/ /)				N/A	NI/A
4.	_ _ _				N/A	N/A
Stock code (if listed) Class of shares issuable (Note 1) Subscription price						
EGM approval date (if applicable)	(/ /)		Total C. (Ordin	nary shares)	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)

unan under Snare 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
(/ /)		
shares (Note 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	

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 4. Bonus issue N/A date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy)

For Main Board and GEM listed issuers

	Type of Issue		1	Of Man	ii Doai	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)	(/ /)		
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
			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)				
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 E		and GEM lis	
					i	No. of new shares of ssuer issued during the month	No. of new shares of issuer which may be issued
						pursuant thereto	pursuant thereto as at close of the
	Type of Issue						month
			Class of shares issua (Note 1)	ble	_		
9.	Capital reorganisation		Issue and allotment date : (dd/mm/yyyy)	(/ /)	N/A	N/A
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issua (Note 1)	ble	_		
10.	Other (Please specify) At price	: State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)	N/A	N/A
			EGM approval date: (dd/mm/yyyy)	(/ /)		
	_		Total E.	(Ordinary sl			
				(Preference sl (Other			
T	otal increase / (decrease) in ord	inary charac during the	month (i.e. Total of A	to E).	(1)	. 1	N/A
10	hai increase / (decrease) in ord	illiary shares during the	e monur (i.e. Total of A	10 E).	(2)		N/A
To	otal increase / (decrease) in pre	ference shares during t	he month (i.e. Total of	A to E):		1	N/A
То	otal increase / (decrease) in oth	er classes of shares du	ring the month (i.e. Tot	al of A to E):			N/A
(1	These figures should be the sam	e as the relevant figure	es under II above ("Mo	ovements in Is:	sued S	Share Capital	!").)

Remarks (if any):	Remarks (if any):				
Submitted by:	Katy Ma Ching Man				
Title:	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.