

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

Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and Clearing	g Limited					
Name of Issuer Tai Sang Land Development Limited Date Submitted 01/09/2014						
I. Movements in Authorised Share Capit	tal					
1. Ordinary Shares						
(1) Stock code: 89 Descrip	otion: 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	otion: N/A					
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)			
Balance at close of preceding month	N/A	<u>N/A</u>	N/A			
Increase/(decrease)	N/A		N/A			
Balance at close of the month	N/A	N/A	N/A			

31/08/2014

2. Preference Shares				
Stock code: N/A Descri	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: <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	
	N/A		N/A	

N/A

N/A

N/A

N/A

Balance at close of the month

currency):

Total authorised share capital at the end of the month (State

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		Schemes of the I	55 (141)		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		Movement durin	a the month		thereto	as at close of the month
(dd/mm/yyyy) and -		Wiovement durin	ig the month		=	
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1.					N/A	N/A
(/ /)						
(Note 1)						
2					31/4	NI/A
2.					N/A	N/A
(Note 1)						
(Note 1)						
3.					N/A	N/A
3.					1111	1,712
(/ /)						
(Note 1)				·	_	-
		Tot	al A. (Ordin	ary shares)	N/A	
			(Prefere	nce shares)	N/A	
			(0	Other class)	N/A	
Total funds raised dur	ing the month	n from exercise of	•			
options (State currenc				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 in 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)	(/ /)		Total C. (Ordin		N/A	
				once 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)

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
	- "	
	1	
	1	
shares (Note 1)		
Stidies (tvote 1)		-
2.	N/A	N/A
² .	IN/A	IN/A
	-	
	-	
shares (Note 1)		
3.	N/A	N/A
3	IN/A	N/A
	-	
shares (Note 1)		
T (1D (0.1)	NT/A	
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 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)	(/	/)	

			For Main	Board	and GEM lis	
	Type of Issue			i	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)				
9.	Capital reorganisation	Issue and allotment date : (dd/mm/yyyy)	(/ /)	N/A	N/A
		EGM approval date: (dd/mm/yyyy)	(/ /)		
		Class of shares issuable				
10.	Other (Please specify) At price : State currency	(Note 1) Issue and allotment date: (dd/mm/yyyy)	(/ /)	N/A	N/A
		EGM approval date: (dd/mm/yyyy)	(/ /)		
			Ordinary streference streferen	shares	N/A	
То	otal increase / (decrease) in ordinary shares during the	e month (i.e. Total of A to	E):	(1	,	N/A
To	otal increase / (decrease) in preference shares during	the month (i.e. Total of A t	o E):	(2	,	N/A N/A
	otal increase / (decrease) in other classes of shares du	•]	N/A

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

	and GEM	

Remarks (if any):		
Submitted by:	Katy Ma Ching Man	
Title:	Company Secretary	
	ecretary or other duly authorised officer)	
(Director, 5	ceretary or other dury 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.