

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 01/06/2016 | | | | | |
| 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: <u>N/A</u> | | | | |
| | 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 | | |

31/05/2016

| 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 War | II Doa | 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) | (/ / |) | | |
| | | | | | | | |
| | | | 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 (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): | | | 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): | | | | |
|-------------------|--|--|--|--|--|
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| | | | | | |
| 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.