

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

Monthly Return of Equity Issuer on Movements in Securities

| To: Hong Kong Exchanges and Clearing | ng Limited | | |
|--|-----------------------------|----------------------------------|---|
| Name of Issuer Tai San Date Submitted 01/12 | g Land Development /2017 | Limited | |
| I. Movements in Authorised Share Cap | ital | | |
| 1. Ordinary Shares | | | |
| (1) Stock code: 89 Descri | 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 Descri | 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 |

30/11/2017

N/A

| 2. Preference Sha | res | | | F | for Main Board and GE | |
|-------------------------------------|-----------------|---------------|------------------------------|----------------------------------|---|--|
| Stock code: | N/A | Description : | N/A | | | |
| | | No. | of preference shares | Par value (State currency) | Authorised share capital (State currency) | |
| Balance at close of | of preceding mo | onth | N/A | N/A | N/A | |
| Increase/(decreas | e) | | N/A | | N/A | |
| Balance at close of | of the month | | N/A | N/A | N/A | |
| 3. Other Classes | of Shares | | | | | |
| Stock code: | N/A | Description : | N/A | | | |
| | | | o. of other ses of shares | Par value (State currency) | Authorised share capital (State currency) | |
| Balance at close of preceding month | | onth | N/A | N/A | N/A | |
| Increase/(decreas | e) | | N/A | | N/A | |
| Balance at close of | of the month | | N/A | N/A | N/A | |

Total authorised share capital at the end of the month ($State\ currency$):

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 option scheme including EGM approval date | Movement during 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 | |
|---|---------------------------|---------------------|----------------|--|--|-----------------|
| (dd/mm/yyyy) and — | Movement during the month | | | - | | |
| class of shares | | | | | | |
| issuable | Granted | Exercised | Cancelled | Lapsed | | |
| 1. | | | | | N/A | N/A |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| (/ /) | | | | | | |
| | | | | | | |
| (Note 1) | | - | · | | | - |
| (14016-1) | | | | | | |
| 2. | | | | | N/A | N/A |
| <u>Z.</u> | | | | | 1 \ / \(\Lambda\) | 1 \ /\ta |
| | | | | | | |
| <u> </u> | | | | | | |
| | | | | | | |
| _(/ /) | | | | | | |
| | | | | | | |
| (Note 1) | | | | | | |
| | | | | | | |
| 3. | | | | | N/A | N/A |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| (/ /) | | | | | | |
| | | | | | | |
| (Note 1) | | | | | | _ |
| , | | To | otal A. (Ordin | ary shares) | N/A | |
| | | | | nce shares) | N/A | |
| | | | · | Other class) | N/A | |
| Total funds raised duri | ng the month | n from exercise o | | | | |
| options (State currency | | i iioiii cacicise o | 1 | N/A | | |
| options (state current) | " | | | 14/11 | | |

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 | nto Shares of the I | 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 (<i>Note 1</i>) 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) | (/ /) | | | | 27/4 | 27/4 |
| 3. | <u> </u> | | | | 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 shares) | N/A | |
| | | | | 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 |
| | | |
| | | |
| | † | |
| shares (Note 1) | 1 | |
| Silates (Note 1) | | - |
| 2. | N/A | N/A |
| | IN/A | IV/A |
| - | - | |
| | - | |
| | - | |
| shares (Note 1) | | |
| 3. | N/A | N/A |
| 3 | IN/A | IN/A |
| - | - | |
| | 4 | |
| | 4 | |
| shares (Note 1) | | |
| | 37/1 | |
| 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 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 |
| | | | | | | |
| | | Class of shares redeemed (<i>Note 1</i>) | | <u> </u> | | |
| 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 | Board | l and GEM lis | |
|-----|--|---|------------------------------------|--------|--|---|
| | 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) | | | | |
| 9. | Capital reorganisation | Issue and allotment date : (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | 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 |
| | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | Ordinary s eference s (Other | shares | N/A | - - - |
| | | | | | | |
| To | otal increase / (decrease) in ordinary shares during th | ne month (i.e. Total of A to | E): | (1 | ·/ | N/A N/A |
| To | otal increase / (decrease) in preference shares during | the month (i.e. Total of A to | o E): | (2 | | N/A |
| | Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E): N/A | | | | | N/A |
| | These figures should be the same as the relevant figur | | | | Share Capita | l").) |

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