

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy): 31/01/2009					
To: Hong Kong Exchanges and Clearing Limited					
Name of Issuer Tai	Sang Land Development	Ltd			
Date Submitted 0	3/02/2009	_			
I. Movements in Authorised Share	Capital				
1. Ordinary Shares					
(1) Stock code : <u>89</u> De	escription : Ordinary	Shares			
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)		
Balance at close of preceding month	h 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 De	escription: N/A				
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)		
Balance at close of preceding month	h N/A	N/A	N/A		
Increase/(decrease)	N/A		N/A		
Balance at close of the month	N/A	N/A	N/A		

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,	Preference	e Sharec

currency):

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 Descri	iption : N/A		
Stock code: N/A Descri	No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
	No. of other	(State	capital

II. Movements in Issued Share Capital

	No. of ordinary 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	onare option	i Selicines of the is	suci)		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 during	g the month		thereto	as at close of the month
(dd/mm/yyyy) and class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1.	Granted	Exerciseu	Cancelled	Lapsed	N/A	N/A
1.					IN/A	IN/A
(/ /)						
(Note 1)						
					27/1	27/1
2.					N/A	N/A
(/ /)						
(Note 1)						
3.					N/A	N/A
·						
_						
(/ /)						
(Note 1)						
		Tota	ıl A. (Ordin	ary shares)	N/A	
			(Prefere	nce shares)	N/A	
				Other class)	N/A	
Total funds raised duri	ng the mont	h from exercise of		,		
options (State currency				N/A		
	,					

Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of Nominal value at nominal close of value preceding month	during the	Nominal value 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.	(/ /)			IVA	IVA
<u></u>					
(/ /) Stock code (if listed) Class of shares issuable (Note 1)				N/A	N/A
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	(Preferer	ary shares) nce shares) Other class)	N/A N/A N/A	

For Main Board and GEM listed issuers Convertibles (i.e. Convertible into Shares of the Issuer which are to be Listed) No. of new No. of new shares of shares of issuer issued issuer which

Class and description	Currency of amount outstanding	Amount at close of preceding month	Converted during the month	Amount at close of the month	during the month pursuant thereto	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)						
_	(/ /)				N/A	N/A
2.					14/11	11/11
	<u> </u>					
0. 1. 1. (2.1. 1.						
Stock code (if listed)						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable)	(/ /)					
(dd/mm/yyyy) 3.	(/ /)				N/A	N/A
<u>J.</u>					IV/A	IN/A
	<u> </u>					
Stock code (if listed)						
Class of shares issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/ /)				37/4	37/4
4.					N/A	N/A
	<u></u>					
Stock code (if listed)						
Class of shares						
issuable (Note 1)						
Subscription price		,				
(if applicable)						
(dd/mm/yyyy)	(/ /)					
			Total C. (Ordin		N/A	
				ence shares)	N/A	
			((Other class)	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
(/ /) shares (Note 1)		
3	N/A	N/A
(/ /) shares (Note 1)		
Total D. (Ordinary shares) (Preference shares)	N/A N/A	
(Other class)	N/A N/A	

	Type of Issue	Issued Share Capital				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
	- J pc - c - c - c - c - c - c - c - c - c		Class of shares issuable				
		Stata	(Note 1)	(/ /)		
1.	Rights issue	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /	,	N/A	N/A
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable (Note 1)				
2.	Open offer	At price : State currency	Issue and allotment date: (dd/mm/yyyy)	(/ /)	N/A	N/A
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable (Note 1)				
3.	Placing	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)	N/A	N/A
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable (Note 1)				
4.	Bonus issue		Issue and allotment date : (dd/mm/yyyy)	(/ /)	N/A	N/A
			EGM approval date: (dd/mm/yyyy)	(/ /)		

For Main Board and GEM listed issuers

	Type of Issue		•	Of IVIA	iii Bou	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 A	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 A	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	
	Type of Issue					No. of new shares of ssuer 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 issual (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 issual (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 s (Preference s (Other	hares)	N/A	
To	otal increase / (decre	ease) in ordinary shares during	g the month (i.e. Total of A	to E):	(1	,	N/A
					(2	,	N/A
To	otal increase / (decre	ease) in preference shares during	ng the month (i.e. Total of	A to E):			N/A
	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 fig	gures under II above ("Mo	vements in Is	sued l	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.