

## Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy)	30/11/2009			
To: Hong Kong Exchanges and Clearing Limited				
Name of Issuer Tai Sa	ang Land Development	Ltd		
Date Submitted 03/	/12/2009			
I. Movements in Authorised Share Ca	apital			
1. Ordinary Shares				
(1) Stock code : 89 Desc	eription: Ordinary	Shares		
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)	
Balance at close of preceding month	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 Desc	cription: 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	

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currency):

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/(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 Desc	ription: N/A		
Stock code : N/A Desc	No. of other classes of shares	Par value (State currency)	capital (State currency)
	No. of other	(State	
Stock code : N/A Desc	No. of other classes of shares	(State currency)	capital (State currency)

## II. Movements in Issued Share Capital

	No. of ordin	ary 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	<del></del> .	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					No. of new shares of issuer issued during	No. of new shares of 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 —			5			
class of shares	~ .		~			
	Granted	Exercised	Cancelled	Lapsed	27/1	27/1
1.					N/A	N/A
( / / )						
(Note 1)		<del></del>				
2.					N/A	N/A
( / / )						
(Note 1)		<del></del>				
3.					N/A	N/A
( / / )						
(Note 1)						
		Tota	al A. (Ordin			
				nce shares)	N/A	
			(0	Other class)	N/A	
Total funds raised during options (State currency)		from exercise of		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 during the may be issued pursuant month 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.

(Preference shares)

(Other class)

N/A

N/A

Convertibles (i.e. Convertible i		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)	<u> </u>					
Class of shares issuable (Note 1)						
Subscription price						
EGM approval date (if applicable) (dd/mm/yyyy))  2.	( / / )				N/A	N/A
	<del></del>					
Stock code (if listed) Class of shares issuable (Note 1)						
Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	( / / )					
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		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)

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
3	N/A	N/A
Total D. (Ordinary shares) (Preference shares) (Other class)	N/A N/A 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 N/A Open offer 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 N/A 3. Placing 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		-		. 20	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)	( / /	)		
			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		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)	e			
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)	e			
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 streference streferen	shares	) N/A	
То	otal increase / (decrease) in ordinary shares during th	ne month (i.e. Total of A to	E):	(1	<i>,</i>	N/A
т	-t-1:	diamandi Ga Takila CA	4 - F).	(2	·)	N/A N/A
	otal increase / (decrease) in preference shares during		•			N/A
T	otal increase / (decrease) in other classes of shares de	uring the month (i.e. Total	of A to E):		J	IN/ 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
(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.