

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) :	31/1/2010	
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To : Hong Kong Exchanges and Clearing Limited

Name of Issuer	Tai Sang Land Development Limited	
Date Submitted	03/02/2010	_

I. Movements in Authorised Share Capital

1. Ordinary Shares			
(1) Stock code : <u>89</u> Descrij	ption : 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 : <u>N/A</u> Descri	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

2. Preference Shares

Stock code : <u>N/A</u> Descr	ription : <u>N/A</u>		
	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 : <u>N/A</u> Descrip	ption : <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
Increase/(decrease)	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 (StateHK\$ 400,000,000.00currency) :

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	207 ((0 (7(27/4	NT/4
preceding month	287,669,676	N/A	N/A	<u> </u>
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 Particulars of share option scheme	Shure option				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 duri	ng the month		thereto	as at close of the month
(dd/mm/yyyy) and -		Wovement duri	ing the month			
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1.					N/A	N/A
(/ /)						
(Note 1)						
2.					N/A	N/A
(/ /)						
(Note 1)						
3.					N/A	N/A
(/ /)						
(Note 1)					NT/A	
		10	otal A. (Ordin	nce shares)	<u>N/A</u> N/A	
				Other class)	N/A N/A	
Fotol founds mains 1 tour				Julei class)	1N/A	
Fotal funds raised due options (State currence)		i from exercise o	01	N/A		
phone (State current	-y)			1 N / A		

Share Options (under Share Option Schemes of the Issuer)

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 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) (Ordinary shares) Total B. N/A (Preference shares) N/A (Other class) N/A

For Main Board and GEM listed issuers

Convertibles (i.e. Convertible i	nto Shorog of the l	laguar which are to		For Main Board and GEM listed issuers				
Convertibles (i.e. Convertible i		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)	(/ /)				NT/A	NT/ A		
3.					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) 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)	(/ /)		T-4-10 (0-4)		N 1/A			
			Total C. (Ordin (Prefere	nary shares)	N/A 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)

	No. of new shares of issuer issued during	No. of new shares of issuer which may be
	the month pursuant thereto	issued pursuant thereto
Full particulars including EGM approval date (dd/mm/yyyy),	litereto	as at close of the month
if applicable, and class of shares issuable:	N/A	N/A
1	11/11	11/11
shares (Note 1)		
	27/4	27/1
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	

	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
1.	Rights issue	At price : State currency	Class of shares issuable (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	(/ /	N/A	N/A
2.	Open offer	At price : State	Class of shares issuable (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	(/ /	N/A	N/A
3.	Placing	At price : State	Class of shares issuable (Note 1) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	(/ /	N/A	N/A
4.	Bonus issue		Class of shares issuable (Note 1) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	(/ /	N/A	N/A

	Type of Issue	F	For	Maiı	<u>n Boa</u>	rd and GEM lis 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					
7	Determetion of	redeemed (Note 1)	(, ,)		
7.	Redemption of shares	Redemption date : (dd/mm/yyyy)	C	/ /)	N/A	N/A
		EGM approval date: (dd/mm/yyyy)	(/ /)		
		Close of shares issuely					
		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)	(/ /)		

	Type of Issue		For Ma	in Boar	d and GEM lis No. of new shares of issuer issued during the month pursuant thereto	ted issuers No. of new shares of issuer which may be issued pursuant thereto as at close of the month
9.	Capital reorganisation		Class of shares issuable (Note 1) Issue and allotment (/ / date : (dd/mm/yyyy)	/)	N/A	N/A
			EGM approval date: (/ / (dd/mm/yyyy)	/)		
10	Other	State	Class of shares issuable(Note 1)			
10.	(Please specify)	At price : State	 Issue and allotment (/ , date : (dd/mm/yyyy) EGM approval date: (/ , dd/mm/yyyy) 	/)	N/A	N/A
			Total E. (Ordinar (Preferenc (Oth		s) N/A	

Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E):	(1)	N/A
	(2)	N/A
Total increase / (decrease) in preference shares during 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
(These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").)		

Remarks (if any):

Submitted by: Katy Ma Ching Man
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.