

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

Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and Clearin	ng Limited					
Name of Issuer Tai Sang Land Development Limited Date Submitted 02/03/2011						
I. Movements in Authorised Share Cap	ital					
1. Ordinary Shares						
(1) Stock code: 89 Descri	iption : 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 Descri	iption : <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			

28/02/2011

2. Preference Shares	S
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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		rintion: N/A		
		ription : N/A No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
	N/A Desc	No. of other	(State	capital
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	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)

Share Options (under	Share Option	Schemes of the I	ssuer)		NI C1 C	N
Particulars of share					No. of new shares of	No. of new shares of
option scheme including EGM					issuer issued during the month pursuant	issuer which may be issued pursuant thereto
approval date		3.5	.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.	OTUITOU .	<u> </u>		Zupseu	N/A	N/A
1.					1 1/11	11/11
(M. (. 1)						-
(Note 1)						
					DT/A	N T/A
2.					N/A	N/A
(/ /)						
(Note 1)						
3.					N/A	N/A
(/ /)						
(Note 1)						
		Tot	tal A. (Ordin	ary shares)	N/A	
				nce shares)	N/A	
			,	Other class)	N/A	
Total funds raised dur	ing the month	n from exercise of	,	,		
options (State currence		0 001010100 01		N/A		
1 (<i>3)</i>					

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) N/A

(Other class)

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
						
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					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
		St. 4	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				
7.	Redemption of shares		redeemed (Note 1) 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)	(/ /)		
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				For Main		and GEM lis	
	Type of Issue				is	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 issuabl (Note 1)	le	_		
9.	Capital reorganisation		Issue and allotment date : (dd/mm/yyyy)	(/ /)	N/A	N/A
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuabl (Note 1)	le			
10.	Other (Please specify)	At price : State	Issue and allotment date : (dd/mm/yyyy)	(/ /)	N/A	N/A
			EGM approval date: (dd/mm/yyyy)	(/ /)		
				(Ordinary s Preference s (Other	shares)	N/A	
To	otal increase / (decrease)) in ordinary shares during the	he month (i.e. Total of A to	o E):	(1)	′	N/A
To	otal increase / (decrease) in preference shares during	g the month (i.e. Total of A	v to E):	(2)	·	N/A N/A
	· · ·		during the month (i.e. Total	Í			N/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
	tary 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.