


**Monthly Return of Equity Issuer on Movements in Securities**
**For the month ended (dd/mm/yyyy) : 30 September 2009**

To : Hong Kong Exchanges and Clearing Limited

 Name of Issuer Tianjin Development Holdings Limited

 Date Submitted 6 October 2009
**I. Movements in Authorised Share Capital**
**1. Ordinary Shares**

|                                     |              |                        |  |   |
|-------------------------------------|--------------|------------------------|--|---|
| (1) Stock code :                    | <u>00882</u> | Description :          | <u>Ordinary Share</u>                  |   |
|                                     |              | No. of ordinary shares | Par value<br>( <i>State currency</i> ) | Authorised share capital<br>( <i>State currency</i> ) |
| Balance at close of preceding month |              | <u>3,000,000,000</u>   | <u>HKD0.10</u>                         | <u>HKD300,000,000.00</u>                              |
| Increase/(decrease)                 |              | <u>NIL</u>             |  | <u>NIL</u>  |
| Balance at close of the month       |              | <u>3,000,000,000</u>   | <u>HKD0.10</u>                         | <u>HKD300,000,000.00</u>                              |
| (2) Stock code :                    | <u>N/A</u>   | Description :          | <u></u>                                |   |
|                                     |              | No. of ordinary shares | Par value<br>( <i>State currency</i> ) | Authorised share capital<br>( <i>State currency</i> ) |
| Balance at close of preceding month |              | <u></u>                | <u></u>                                | <u></u>   |
| Increase/(decrease)                 |              | <u></u>                |  | <u></u>   |
| Balance at close of the month       |              | <u></u>                | <u></u>                                | <u></u>   |

## 2. Preference Shares

|                                     |                        |               |                          |                                  |  |
|-------------------------------------|------------------------|---------------|--------------------------|----------------------------------|--|
| Stock code :                        | <u>      N/A      </u> | Description : | <u>_____</u>             |                                  |  |
|                                     |                        |               | No. of preference shares | Par value<br>(State<br>currency) | Authorised share capital<br>(State currency) |
| Balance at close of preceding month |                        |               | <u>_____</u>             | <u>_____</u>                     | <u>_____</u>                                 |
| Increase/(decrease)                 |                        |               | <u>_____</u>             |                                  | <u>_____</u>                                 |
| Balance at close of the month       |                        |               | <u>_____</u>             | <u>_____</u>                     | <u>_____</u>                                 |

## 3. Other Classes of Shares

|                                     |                        |               |                                |                                  |  |
|-------------------------------------|------------------------|---------------|--------------------------------|----------------------------------|--|
| Stock code :                        | <u>      N/A      </u> | Description : | <u>_____</u>                   |                                  |  |
|                                     |                        |               | No. of other classes of shares | Par value<br>(State<br>currency) | Authorised share capital<br>(State currency) |
| Balance at close of preceding month |                        |               | <u>_____</u>                   | <u>_____</u>                     | <u>_____</u>                                 |
| Increase/(decrease)                 |                        |               | <u>_____</u>                   |                                  | <u>_____</u>                                 |
| Balance at close of the month       |                        |               | <u>_____</u>                   | <u>_____</u>                     | <u>_____</u>                                 |

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

          HKD300,000,000.00

## II. Movements in Issued Share Capital

|                                       | No. of ordinary shares |            | No of preference shares | No. of other classes of shares |
|---------------------------------------|------------------------|------------|-------------------------|--------------------------------|
|                                       | (1)                    | (2)        |                         |                                |
| Balance at close of preceding month   | <u>1,067,470,125</u>   | <u>N/A</u> | <u>N/A</u>              | <u>N/A</u>                     |
| Increase/ (decrease) during the month | <u>NIL</u>             | <u>N/A</u> | <u>N/A</u>              | <u>N/A</u>                     |
| Balance at close of the month         | <u>1,067,470,125</u>   | <u>N/A</u> | <u>N/A</u>              | <u>N/A</u>                     |

## 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 (dd/mm/yyyy) and class of shares issuable | 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 |
|--|---------------------------|------------|----------------------------|------------|--|---|
|  | Granted                   | Exercised  | Cancelled                  | Lapsed     |  |   |
| 1. Share Option Scheme<br>( 25/05/2007 )<br>Ordinary shares<br>(Note 1)                                  | <u>NIL</u>                | <u>NIL</u> | <u>NIL</u>                 | <u>NIL</u> | <u>NIL</u>   | <u>9,000,000</u>  |
| 2. N/A<br><br>( / / )<br>shares<br>(Note 1)  |                           |            |                            |            |  |   |
| 3. N/A<br><br>( / / )<br>shares<br>(Note 1)  |                           |            |                            |            |  |   |
|  |                           |            | Total A. (Ordinary shares) |            | <u>NIL</u>   |   |
|  |                           |            | (Preference shares)        |            | <u>N/A</u>   |   |
|  |                           |            | (Other class)              |            | <u>N/A</u>   |   |
| Total funds raised during the month from exercise of options (State currency)                            |                           |            |                            | <u>NIL</u> |  |   |

## Warrants to Issue Shares of the Issuer which are to be Listed

| Description of warrants<br>(Date of expiry - dd/mm/yyyy)   | Currency of<br>nominal<br>value | Nominal value at<br>close of<br>preceding month | Exercised<br>during the<br>month | Nominal value<br>at close of the<br>month | No. of new<br>shares of<br>issuer issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer which<br>may be issued<br>pursuant<br>thereto as at<br>close of the<br>month |
|--|---------------------------------|---|----------------------------------|---|--|--|
| 1. N/A   |                                 |   |                                  |   |  |  |
| ( / / )<br>Stock code (if listed) _____<br>Class of shares<br>issuable ( <i>Note 1</i> ) _____<br>Subscription price _____<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy) _____ ( / / ) |                                 |   |                                  |   |  |  |
| 2. N/A   |                                 |   |                                  |   |  |  |
| ( / / )<br>Stock code (if listed) _____<br>Class of shares<br>issuable ( <i>Note 1</i> ) _____<br>Subscription price _____<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy) _____ ( / / ) |                                 |   |                                  |   |  |  |
| 3. N/A   |                                 |   |                                  |   |  |  |
| ( / / )<br>Stock code (if listed) _____<br>Class of shares<br>issuable ( <i>Note 1</i> ) _____<br>Subscription price _____<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy) _____ ( / / ) |                                 |   |                                  |   |  |  |
| 4. N/A   |                                 |   |                                  |   |  |  |
| ( / / )<br>Stock code (if listed) _____<br>Class of shares<br>issuable ( <i>Note 1</i> ) _____<br>Subscription price _____<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy) _____ ( / / ) |                                 |   |                                  |   |  |  |
|  |                                 |   |                                  | Total B. (Ordinary shares)                | N/A  |  |
|  |                                 |   |                                  | (Preference shares)                       | N/A  |  |
|  |                                 |   |                                  | (Other class)                             | N/A  |  |

## Convertibles (i.e. Convertible into Shares of the Issuer 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   |                                |                                    |                            |                              |  |   |
| 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   |                                |                                    |                            |                              |  |   |
| Stock code (if listed)                         |                                |                                    |                            |                              |  |   |
| Class of shares issuable ( <i>Note 1</i> )     |                                |                                    |                            |                              |  |   |
| Subscription price                             |                                |                                    |                            |                              |  |   |
| EGM approval date (if applicable) (dd/mm/yyyy) |                                | ( / / )                            |                            |                              |  |   |
| 3. 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   |                                |                                    |                            |                              |  |   |
| Stock code (if listed)                         |                                |                                    |                            |                              |  |   |
| Class of shares issuable ( <i>Note 1</i> )     |                                |                                    |                            |                              |  |   |
| Subscription price                             |                                |                                    |                            |                              |  |   |
| EGM approval date (if applicable) (dd/mm/yyyy) |                                | ( / / )                            |                            |                              |  |   |
|  |                                |                                    |                            | Total C. (Ordinary shares)   | N/A  |   |
|  |                                |                                    |                            | (Preference shares)          | N/A  |   |
|  |                                |                                    |                            | (Other class)                | N/A  |   |

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  |  |   |
| 2. N/A  |  |   |
| 3. N/A  |  |   |
| Total D. (Ordinary shares)<br>(Preference shares)<br>(Other class)                                      | N/A<br>N/A<br>N/A  |   |

## Other Movements in Issued Share Capital

| 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 |
|---------------|--------------|---------------------------------|---|--|---|
| 1.            | Rights issue | At price : State currency _____ | Class of shares issuable (Note 1) <u>N/A</u><br>( / / )<br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) _____ |  |   |
| 2.            | Open offer   | At price : State currency _____ | Class of shares issuable (Note 1) <u>N/A</u><br>( / / )<br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) _____ |  |   |
| 3.            | Placing      | At price : State currency _____ | Class of shares issuable (Note 1) <u>N/A</u><br>( / / )<br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) _____ |  |   |
| 4.            | Bonus issue  |                                 | Class of shares issuable (Note 1) <u>N/A</u><br>( / / )<br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>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 |
|---------------|----------------------|---------------------------------|--|---|
| 5.            | Scrip dividend       | At price : State currency _____ | Class of shares issuable (Note 1) <u>N/A</u><br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) ( / / ) | _____   |
| 6.            | Repurchase of shares |                                 | Class of shares repurchased (Note 1) <u>N/A</u><br>Cancellation date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) ( / / )     | _____   |
| 7.            | Redemption of shares |                                 | Class of shares redeemed (Note 1) <u>N/A</u><br>Redemption date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) ( / / )          | _____   |
| 8.            | Consideration issue  | At price : State currency _____ | Class of shares issuable (Note 1) <u>N/A</u><br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>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 |
|----------------------------|---------------------------------|--|--|---|
| 9. Capital reorganisation  |                                 | Class of shares issuable (Note 1) <u>N/A</u><br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) ( / / ) | _____  | _____   |
| 10. Other (Please specify) | At price : State currency _____ | Class of shares issuable (Note 1) <u>N/A</u><br>Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date: (dd/mm/yyyy) ( / / ) | _____  | _____   |
| Total E. (Ordinary shares) |                                 |  | <u>N/A</u>   | <u>N/A</u>  |
| (Preference shares)        |                                 |  | <u>N/A</u>   | <u>N/A</u>  |
| (Other class)              |                                 |  | <u>N/A</u>   | <u>N/A</u>  |

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

Remarks (if any):

N/A

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Submitted by: Tsang Wai Yip

Title: 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.*