

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm	/yyyy):		28 February 2010			
To: Hong Kong Exchanges and Clearing Limited						
Name of Issuer	Tianjin D	Development Holding	gs Limited			
Date Submitted	3 Marcl	n 2010				
I. Movements in Authorised Sh	are Capita	al				
1. Ordinary Shares						
(1) Stock code :00882	_Descrip	tion :	Ordinar	y Share		
		No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)		
Balance at close of preceding month		3,000,000,000	HKD0.10	HKD300,000,000.00		
Increase/(decrease)		NIL		NIL		
Balance at close of the month	3,000,000,000	HKD0.10	HKD300,000,000.00			
(2) Stock code : N/A Description :						
		No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)		
Balance at close of preceding month						
Increase/(decrease)						
Balance at close of the month						

2. Preference Shares Stock code: N/A Descr	iption :		
	No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month			
Increase/(decrease)		3	
Balance at close of the month			
3. Other Classes of Shares			
Stock code : N/A Descri	iption:		
	No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month			
Increase/(decrease)			
Balance at close of the month			
Total authorised share capital at the enceurrency):	d of the month (State	ЦV	D300,000,000.00

II. Movements in Issued Share Capital

			No of preference	No. of other classes	
			shares	of shares	
Balance at close of preceding month	1,067,470,125	N/A	N/A	N/A	
Increase/ (decrease) during the month	NIL	N/A	N/A	N/A	
Balance at close of the month	1,067,470,125	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 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 thereto as at close of the month Movement during the month (dd/mm/yyyy) and 7 class of shares issuable Granted Exercised Cancelled Lapsed 1. Share Option Scheme (25/05/2007) Ordinary shares NIL NIL NIL NIL **NIL** 21,000,000 (Note 1) 2. N/A shares (Note 1) 3. N/A shares (Note 1) Total A. (Ordinary shares) NIL (Preference shares) N/A (Other class) N/A Total funds raised during the month from exercise of options (State currency) NIL

Description of warrants	Currency of nominal	Nominal value at close of	Exercised during the	Nominal value at close of the	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
(Date of expiry - dd/mm/yyyy)	value	preceding month	month	month		month
1. N/A				200 - 100 -		
(/ /)	(1		-
Stock code (if listed) Class of shares issuable (Note 1)						
Subscription price						
EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)				
2. N/A						
Stock code (if listed)						
Class of shares						
issuable (Note 1) Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy)	<i>i</i>	1				
3. 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						
(/ /)						
Stock code (if listed)						
Class of shares		27				
issuable (Note 1) Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy)	(/ /)				
	· · · · · · · · · · · · · · · · · · ·		- 40 11	. 10		
		Total	•	nary shares) ence shares)	N/A	
				Other class)	N/A N/A	
					11/21	

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 during the may be issued month pursuant pursuant thereto as at Currency of Amount at close Converted Amount at thereto close of the of preceding amount during the close of the month Class and description outstanding month month month 1. 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 Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3. 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 Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (/ /) (dd/mm/yyyy) Total C. (Ordinary shares) N/A (Preference 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) No. of new shares of No. of new shares of issuer issued during issuer which may be the month pursuant issued pursuant thereto thereto Full particulars including EGM approval date (dd/mm/yyyy), as at close of the month if applicable, and class of shares issuable: 1. N/A shares (Note 1) 2. <u>N/A</u> shares (Note 1) 3. N/A shares (Note 1) Total D. (Ordinary shares) N/A (Preference shares) N/A (Other class) 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 Type of Issue month N/A Class of shares issuable (Note 1) (/ /) At price : State currency -Issue and allotment 1. Rights issue date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) Class of shares issuable N/A (Note 1) At price : State currency (/ / Issue and allotment 2. Open offer date: (dd/mm/yyyy) (//)EGM approval date: (dd/mm/yyyy) N/AClass of shares issuable (Note 1) At price : State currency (///)Issue and allotment 3. Placing date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) Class of shares issuable N/A (Note 1) (//)Issue and allotment 4. Bonus issue date: (dd/mm/yyyy) (//)EGM approval date: (dd/mm/yyyy)

For Main Board and GEM listed issuers

	Type of Issue		•	O Mulli		No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of
5.	Scrip dividend	At price : State currency ———	Class of shares issuable (Note 1) Issue and allotment date: (dd/mm/yyyy)	<u>N/A</u>			
			EGM approval date: (dd/mm/yyyy)	(/ /	J.		
			Class of shares repurchased (Note 1)	N/A			3. 3. 3. 3. 3. 3. 3. 3. 3. 3. 3. 3. 3. 3
6.	Repurchase of shares		Cancellation date: (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares redeemed (Note 1)	<u>N/A</u>			
7.	Redemption of shares		Redemption date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable (Note 1)	<u>N/A</u>			
8.	Consideration issue	At price : State currency —	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		12 500 1000

			For Mai	n Boar	d and GEM lis	sted issuers
1	Гуре 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 issuab (Note 1)	le <u>N/</u>	<u>A</u>		
	Capital reorganisation	Issue and allotment date: (dd/mm/yyyy)	(/ /)		
		EGM approval date: (dd/mm/yyyy)	(/ /)		
		Class of shares issuab (Note 1)	le <u>N/.</u>	<u>A</u>		
	Other (Please specify) At price : State currency	Issue and allotment date: (dd/mm/yyyy)	(/ /)		
		EGM approval date: (dd/mm/yyyy)	(/ /)		
		Total E.	(Ordinary Preference (Oth		s) N/A	
Tot	al increase / (decrease) in ordinary shares during the	e month (i.e. Total of A t	o E):	(1)	NIL
				(2	2)	N/A
Total increase / (decrease) in preference shares during the month (i.e. Total of A to E):]	N/A		
Tot	al increase / (decrease) in other classes of shares du	ring the month (i.e. Tota	l of A to E):		N/A
(Th	ese figures should be the same as the relevant figure	es under II above ("Mov	ventents in	Issued	Share Capital	'").)

Remar	rks (if any):
N/A	
Submit	tted by: Tuen Kong, Simon
Title:	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.