

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

Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and Clearing Limited							
Name of Issuer Zall Development Group Ltd. Date Submitted 06/12/2012							
I. Movements in Authorised Share C	Capital						
1. Ordinary Shares							
(1) Stock code : <u>2098</u> De	escription : Ordinary	Shares					
Balance at close of preceding month	No. of ordinary shares	Par value (HK\$)	Authorised share capital (HK\$)				
Increase/(decrease)	Nil		Nil				
Balance at close of the month	8,000,000,000	0.01	80,000,000				
(2) Stock code : N/A De	escription: N/A						
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)				
Balance at close of preceding month	1						
Increase/(decrease)							
Balance at close of the month							

30/11/2012

2. Preference Shares				
Stock code : N/A	Description:	N/A		
		preference hares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding mo	onth			
Increase/(decrease)				
Balance at close of the month				
3. Other Classes of Shares				
Stock code : N/A	Description:	N/A		
		of other s of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding mo	onth			
Increase/(decrease)				
Balance at close of the month				
Total authorised share capital at t	he end of the m	onth:	HK\$80	0,000,000

II. Movements in Issued Share Capital

	No. of ordi	nary shares	No of preference	No. of other classes		
	(1)	(2)	shares	of shares		
Balance at close of preceding month	3,500,000,000		<u> </u>			
Increase/ (decrease) during the month			<u> </u>			
Balance at close of the month	3,500,000,000		<u> </u>			

III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schemes of the Issuer)

Particulars of share	Share Option	Schemes of the	issuei)		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		Movement during the month			thereto	as at close of the month
(dd/mm/yyyy) and -		1010 venient dan	ing the month		-	
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1.Pre-IPO						
Share Option						
Scheme						
adopted by the						
Issuer by way	0	0	0	0	0	20 452 500
of	0	0	0	0	0	29,452,500
shareholders'						
written						
resolutions on						
20 June 2011						
Ordinary						
shares						
						-
(Note 1)						
2.Share Option						
Scheme						
adopted by the						
Issuer by way						
of	0	0	0	0	0	0
shareholders'	U	U	U	U	U	U
written						
resolutions on						
20 June 2011						
Ordinary						
shares						
(Note 1)						
		To	otal A. (Ordin	•		
			(Prefere	nce shares)	N/A	
			((Other class)	N/A	
Total funds raised dur	ring the month	from exercise of	of			
options (State currenc			Nil			
	-					

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

Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of Nominal value at nominal close of value preceding month	Exercised during the month	Nominal value 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 (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	(/ /)				
J. TVA					
(/ /) Stock code (if listed) Class of shares issuable (Note 1)					
Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 4. N/A	(/ /)				
1. 1971					
(/ /) Stock code (if listed) Class of shares issuable (Note 1)					
Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)				
	Tota	(Prefere	nary shares) <u>N/A</u> ence shares) <u>N/A</u> Other class) <u>N/A</u>	1	-

Convertibles (i.e. Convertible into Shares of the Issuer which are to be Listed)

Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) (/ /) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) (/ /) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) (/ /)	Class and description		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
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) 4. 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 Total C. (Ordinary shares) N/A							
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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	(if applicable)						
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	·	(/ /)	<u> </u>				
Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) (/ /) Total C. (Ordinary shares) N/A	4. N/A	<u> </u>					
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Subscription price EGM approval date (if applicable) (dd/mm/yyyy) (/ /) Total C. (Ordinary shares) N/A	Class of shares						
EGM approval date (if applicable) (dd/mm/yyyy) (/ /) Total C. (Ordinary shares) N/A							
(if applicable) (dd/mm/yyyy) (dd/mm/yyyy) Total C. (Ordinary shares) N/A							
(dd/mm/yyyy) (/ /) Total C. (Ordinary shares) N/A							
Total C. (Ordinary shares) N/A		(/ /))				
(Preference shares) N/A	_	,					_
							_
(Other class) N/A				(Other class) N/A	1	_

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 (/ / /)		
shares (Note 1)		
2. N/A		
(/ /) shares (Note 1)		
3. N/A		
(/ /) shares (Note 1)		
Total D. (Ordinary shares)	Nil	
(Preference shares) (Other class)	N/A N/A	
(Other class)	IVA	

Other Movements in Issued Share Capital No. of new No. of new shares of issuer shares of issued during issuer which the month may be pursuant issued thereto pursuant 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 date: (dd/mm/yyyy) (///)EGM approval date: (dd/mm/yyyy) N/A Class of shares issuable (*Note 1*) At price : State currency (/ /)Issue and allotment Open offer date: (dd/mm/yyyy) (/ /)EGM approval date: (dd/mm/yyyy) N/A Class of shares issuable (*Note 1*) (///)At price : State currency Issue and allotment 3. Placing date: (dd/mm/yyyy) (/ /)EGM approval date: (dd/mm/yyyy) N/A Class of shares issuable (*Note 1*) (///)Issue and allotment 4. Bonus issue date: (dd/mm/yyyy) (///)EGM approval date: (dd/mm/yyyy) N/A

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
		At ming. State	Class of shares issuable (Note 1) Issue and allotment	_	/ /			
5.	Scrip dividend	At price : currency ———	date : (dd/mm/yyyy)					
			EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	
			Class of shares repurchased (<i>Note 1</i>)	_				
6.	Repurchase of shares		Cancellation date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	
			Class of shares redeemed (<i>Note 1</i>)					
7.	Redemption of shares		Redemption date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	
			Class of shares issuable (Note 1)	_				
8.	Consideration issue	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	
							11/21	

For Main Board and GEM listed issuers No. of new No. of new shares of issuer shares of issued during issuer which the month may be pursuant issued thereto pursuant thereto as at close of the month Type of Issue Class of shares issuable (*Note 1*) (/ /)9. Capital Issue and allotment reorganisation date: (dd/mm/yyyy) (///)EGM approval date: (dd/mm/yyyy) N/A Class of shares issuable_ (*Note 1*) 10. Other: Other: Over-Allotment At price: State currency (/ /) Issue and allotment date: (dd/mm/yyyy) (/ /)EGM approval date: (dd/mm/yyyy) N/A Total E. (Ordinary shares) Nil

Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E):	(1)	Nil
	(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 Issue	ued Sh	are Capital").)

(Preference shares) $\frac{N/A}{N/A}$

Remarks (if any):	
Submitted by: Fung Che Wai Anthony	
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.