

Monthly Return of Equity Issuer on Movements in Securities

| For the month ended (dd/m | ım/yyyy) : | 31/01/2013 | | |
|-------------------------------|-------------|------------------------|----------------------------------|---|
| To: Hong Kong Exchanges a | and Clearir | ng Limited | | |
| Name of Issuer | Zall De | velopment Group Ltd | 1. | |
| Date Submitted | 01/02/2 | 013 | | |
| I. Movements in Authorised | Share Capi | ital | | |
| 1. Ordinary Shares | | | | |
| (1) Stock code : <u>2098</u> | Descri | ption : Ordinary | Shares | _ |
| | | No. of ordinary shares | Par value (HK\$) | Authorised share capital (HK\$) |
| Balance at close of preceding | g month | 8,000,000,000 | 0.01 | 80,000,000 |
| Increase/(decrease) | | Nil | | Nil |
| Balance at close of the month | 1 | 8,000,000,000 | 0.01 | 80,000,000 |
| (2) Stock code : N/A | Descri | ption: N/A | | |
| | | No. of ordinary shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close of preceding | g month | | | |
| Increase/(decrease) | | | | |
| Balance at close of the month | 1 | | | |

| 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 mont | |
| (dd/mm/yyyy) and - | | TVIO VEINEIR GGI | 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)

| Clas | s and description | | f 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 |
|------|---|---------|--------------------------------------|---|-----------------------------------|--|--|
| | 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 | (, , | <u>/</u> | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | Stock code (if listed) Class of shares | | | | | | |
| | issuable (<i>Note 1</i>) | | | | | | |
| | Subscription price | | | | | | |
| | EGM approval date | | | | | | |
| | (if applicable) | (| ` | | | | |
| 2 | (dd/mm/yyyy) N/A | (/ / |) | | | | |
| 3. | N/A | <u></u> | | | | | |
| | | | | | | | |
| | | | | | | | |
| | 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 | <u></u> | | | | | |
| | | | | | | | |
| | | | | | | | |
| | Stock code (if listed) | | | | | | |
| | Class of shares | | | | | | |
| | issuable (Note 1) | | | | | | |
| | Subscription price EGM approval date | | | | | | |
| | (if applicable) | | | | | | |
| | (dd/mm/yyyy) | (/ / |) | | | | |
| | | | | | nary shares) N/A | | _ |
| | | | | | ence 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 (// / / / / / / / / / / / / / / / / / | | |
| 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) | IN/A | |

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): | |
|---|--|
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| | |
| | |
| 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.