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British Columbia
Commission

Form 45-103F4
Report of Exempt Distribution 2004-11-11 PM 12:09

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Issuer information

1. Sino Pacific Development Ltd.
#2400 – 650 West Georgia Street
Vancouver BC V6B 4N7
Tel: (604) 257-3604
Fax: (604) 257-3512
2. Reporting Issuer in:
British Columbia
Alberta

Details of distribution

3. Distribution date:
June 30, 2004
4. Security Description:
1,040,000 Units @ \$0.20 per Unit. Each Unit consisting of ONE Common Share and ONE non-transferable share purchase warrant, each warrant to entitle the unit-holder to purchase one new common share of the company at a price of \$0.25 until April 30, 2005
5. Details of the distribution - See **Schedule 1**.
6. Jurisdiction summary:

Jurisdiction where purchasers reside	Price per security (Canadian \$)	Total dollar value raised from purchasers in jurisdiction (Cdn\$)
British Columbia	\$0.20	208,000
Total dollar value of distribution in all jurisdictions (Canadian \$)		208,000

Commissions and finder's fees

7. Provide the following information for each person who is being compensated in connection with the distribution(s). When disclosing compensation paid or to be paid, include discounts, commissions or other fees or payments of a similar nature directly related to the distribution. Do not include payments for services incidental to the trade, such as clerical, printing, legal or accounting services.

Full name and address of person being compensated	Compensation paid (in C\$ and if applicable, number & type of securities	Exemption relied on and date of distribution (if applicable	Price per share (Cdn\$)
N/a - none			

Certificate

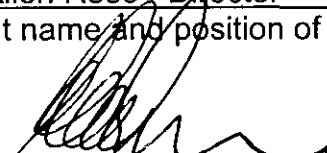
On behalf of the issuer (or vendor), I certify that the statements made in this report and in each schedule to this report are true.

Date: June 10, 2004

SINO PACIFIC DEVELOPMENT LTD.

T. Allen Rose - Director

Print name and position of person signing



Signature