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天津发展控股有限公司

TIANJIN DEVELOPMENT HOLDINGS LIMITED

(Incorporated in Hong Kong with limited liability under the Companies Ordinance)

(Stock Code: 882)

POLL RESULTS OF EXTRAORDINARY GENERAL MEETING HELD ON 9 JANUARY 2009

The Board is pleased to announce that the Ordinary Resolution as set out in the Notice of EGM was duly passed by the Independent Shareholders by way of poll at the EGM.

Reference is made to the joint announcement of the Company and Tianjin Port dated 4 December 2008, the notice of the Extraordinary General Meeting dated 23 December 2008 (the “**Notice of EGM**”) and the circular of the Company dated 23 December 2008 (the “**Circular**”) in relation to the continuing connected transaction relating to the Integrated Services Framework Agreement. Capitalised terms used herein shall have the same meanings as those defined in the Circular, unless the context otherwise requires.

POLL RESULTS OF THE EXTRAORDINARY GENERAL MEETING

The Board is pleased to announce that at the Extraordinary General Meeting, the ordinary resolution proposed to approve the Integrated Services Framework Agreement and the proposed annual caps (the “**Ordinary Resolution**”) as set out in the Notice of EGM was duly passed by the Independent Shareholders by way of poll. The poll results in respect of the Ordinary Resolution were as follows:

| ORDINARY RESOLUTION | Number of votes (%) | |
|--|----------------------------|----------------|
| | For | Against |
| To approve the Integrated Services Framework Agreement and the proposed annual caps* | 172,829,761 (100%) | 0 (0%) |

As more than 50% of the votes were cast in favour of the Ordinary Resolution, the Ordinary Resolution was duly passed as an ordinary resolution at the Extraordinary General Meeting.

* *The full text of the Ordinary Resolution was set out in the Notice of EGM.*

As at the date of the Extraordinary General Meeting, a total of 1,067,470,125 Shares were in issue. The total number of Shares entitling the holders to attend and vote for or against the Ordinary Resolution at the Extraordinary General Meeting was 497,430,982 Shares, representing approximately 46.60% of the Company's total issued share capital. There were no Shares entitling the holders to attend and only vote against the Ordinary Resolution at the Extraordinary General Meeting.

As stated in the Circular, Tsinlien and its associates, which held 570,039,143 Shares, representing approximately 53.40% of the issued share capital of the Company as at the date of the Extraordinary General Meeting, were required to abstain and had abstained from voting on the Ordinary Resolution at the Extraordinary General Meeting.

Tricor Tengis Limited, the Company's share registrar, was appointed as the scrutineer for vote-taking at the Extraordinary General Meeting.

By Order of the Board
Tianjin Development Holdings Limited
Yu Rumin
Acting Chairman

Hong Kong, 9 January 2009

As at the date of this announcement, the Board of the Company consists of Mr. Yu Rumin, Mr. Wu Xuemin, Mr. Nie Jiansheng, Mr. Dai Yan, Mr. Hu Chengli, Dr. Wang Jiandong, Mr. Bai Zhisheng, Mr. Zhang Wenli, Mr. Sun Zengyin, Dr. Zong Guoying and Mr. Zheng Daoquan as executive Directors; Mr. Cheung Wing Yui as non-executive Director; and Mr. Kwong Che Keung, Gordon, Mr. Lau Wai Kit and Dr. Cheng Hon Kwan as independent non-executive Directors.