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天津發展控股有限公司

TIANJIN DEVELOPMENT HOLDINGS LIMITED

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

(Stock code: 882)

**POLL RESULTS OF ANNUAL GENERAL MEETING
HELD ON 2 JUNE 2009**

At the Annual General Meeting of Tianjin Development Holdings Limited (the “Company”) held on 2 June 2009 (the “AGM”), all the resolutions were duly passed by the shareholders of the Company by way of poll and the voting details are as follows:-

ORDINARY RESOLUTIONS		Number of Votes (Approx. %)	
		For	Against
1.	To receive and consider the audited consolidated financial statements and the Reports of the Directors and Independent Auditor for the year ended 31st December 2008.	752,870,875 (100.00%)	0 (0.00%)
2.	To declare a final dividend for the year ended 31st December 2008.	757,298,028 (100.00%)	0 (0.00%)
3.	(a) To re-elect Mr. Yu Rumin as Director.	757,088,046 (99.97%)	202,000 (0.03%)
	(b) To re-elect Mr. Nie Jiansheng as Director.	757,074,046 (99.97%)	216,000 (0.03%)
	(c) To re-elect Mr. Dai Yan as Director.	756,630,046 (99.91%)	667,982 (0.09%)
	(d) To re-elect Mr. Lau Wai Kit as Director.	756,832,046 (99.94%)	465,982 (0.06%)
	(e) To re-elect Dr. Cheng Hon Kwan as Director.	757,298,028 (100.00%)	0 (0.00%)
	(f) To re-elect Mr. Gong Jing as Director.	722,370,096 (95.39%)	34,927,932 (4.61%)
	(g) To authorise the Board of Directors to fix the remuneration of the Directors.	757,284,028 (99.998%)	14,000 (0.002%)
4.	To re-appoint Messrs. PricewaterhouseCoopers as Independent Auditor and authorise the Board of Directors to fix the remuneration of the Independent Auditor.	757,298,028 (100.00%)	0 (0.00%)

ORDINARY RESOLUTIONS		Number of Votes (Approx. %)	
		For	Against
5A.	To give a general mandate to the Directors to repurchase shares in the Company not exceeding 10% of the aggregate nominal amount of the existing issued share capital.	757,298,028 (100.00%)	0 (0.00%)
5B.	To give a general mandate to the Directors to issue, allot and deal with additional shares in the Company not exceeding 20% of the aggregate nominal amount of the existing issued share capital.	584,160,178 (77.14%)	173,137,850 (22.86%)
5C.	To extend the general mandate granted to the Directors to issue, allot and deal with shares by the number of shares repurchased.	584,140,178 (77.14%)	173,137,850 (22.86%)
As more than 50% of the votes were cast in favour of each of the above resolutions, all the resolutions were passed as ordinary resolutions at the AGM.			

As at the date of the AGM, the issued share capital of the Company was 1,067,470,125 shares, which was the total number of shares entitling the holders to attend and vote for or against all the resolutions proposed at the AGM. There were no restrictions on any shareholders to cast votes on any of the proposed resolutions at the AGM.

Tricor Tengis Limited, the Company's share registrar, acted as scrutineer for the poll at the AGM.

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

Hong Kong, 2 June 2009

As at the date of this announcement, the board of directors consists of Mr. Yu Rumin, Mr. Wu Xuemin, Mr. Nie Jiansheng, Mr. Dai Yan, Dr. Wang Jiandong, Mr. Bai Zhisheng, Mr. Zhang Wenli, Mr. Sun Zengyin, Mr. Gong Jing 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.