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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)

GRANT OF OPTIONS

This announcement is made pursuant to Rule 17.06A of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

The board of directors (the “**Board**”) of Tianjin Development Holdings Limited (the “**Company**”) announces that on 16 December 2009, the Company has granted share options (the “**Options**”) to the directors and certain employees of the Company (the “**Grantees**”) to subscribe for a total of 14,200,000 ordinary shares of HK\$0.10 each in the share capital of the Company (the “**Shares**”) pursuant to the share option scheme adopted on 25 May 2007 (subject to the acceptance of the Grantees). The following are the details of the grant of Options:

Date of grant	:	16 December 2009
Exercise price of Options granted	:	HK\$5.75
Number of Options granted	:	14,200,000
Closing price of the Shares on the date of grant	:	HK\$5.72
Validity period of the Options	:	16 December 2009 to 24 May 2017

Among the Options granted above, Options in respect of a total of 11,900,000 Shares were granted to the directors of the Company as follows:-

<u>Name</u>	<u>Position(s) held with the Company</u>	<u>No. of Options granted</u>
Yu Rumin	Acting Chairman and Executive Director	2,000,000
Wu Xuemin	General Manager and Executive Director	1,800,000

<u>Name</u>	<u>Position(s) held with the Company</u>	<u>No. of Options granted</u>
Dai Yan	Deputy General Manager and Executive Director	1,400,000
Zheng Daoquan	Executive Director	1,400,000
Wang Jiandong	Executive Director	900,000
Bai Zhisheng	Executive Director	500,000
Zhang Wenli	Executive Director	500,000
Sun Zengyin	Executive Director	500,000
Gong Jing	Executive Director	500,000
Wang Zhiyong	Executive Director	900,000
Cheung Wing Yui	Non-Executive Director	300,000
Chan Ching Har, Eliza	Non-Executive Director	300,000
Kwong Che Keung, Gordon	Independent Non-Executive Director	300,000
Cheng Hon Kwan	Independent Non-Executive Director	300,000
Mak Kwai Wing	Independent Non-Executive Director	300,000
	Total	<u><u>11,900,000</u></u>

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

Hong Kong, 16 December 2009

As at the date of this announcement, the Board of the Company consists of Mr. Yu Rumin, Mr. Wu Xuemin, Mr. Dai Yan, Mr. Zheng Daoquan, Dr. Wang Jiandong, Mr. Bai Zhisheng, Mr. Zhang Wenli, Mr. Sun Zengyin, Dr. Gong Jing and Mr. Wang Zhiyong as executive directors; Mr. Cheung Wing Yui and Dr. Chan Ching Har, Eliza as non-executive directors; and Mr. Kwong Che Keung, Gordon, Dr. Cheng Hon Kwan and Mr. Mak Kwai Wing as independent non-executive directors.