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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 2011**

Reference is made to the circular of Tianjin Development Holdings Limited (the “**Company**”) dated 11 April 2011 (the “**Circular**”) and the notice of annual general meeting of the Company dated 11 April 2011 (the “**Notice of AGM**”). Capitalised terms used herein shall have the same meanings as those defined in the Circular unless the context otherwise requires.

At the annual general meeting of the Company held on 2 June 2011 (the “**AGM**”), all the proposed resolutions as set out in the Notice of AGM were duly passed by way of poll. The poll results are as follows:

ORDINARY RESOLUTIONS		Number of Votes (Approximate %)	
		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 31 December 2010.	754,732,471 (99.91%)	656,000 (0.09%)
2.	(a) To re-elect Mr. Yu Rumin as Director;	754,643,759 (99.90%)	724,712 (0.10%)
	(b) To re-elect Mr. Zhang Wenli as Director;	583,798,259 (77.29%)	171,570,212 (22.71%)
	(c) To re-elect Mr. Sun Zengyin as Director;	732,909,859 (97.03%)	22,458,612 (2.97%)
	(d) To re-elect Mr. Cheung Wing Yui, Edward as Director;	584,580,259 (77.39%)	170,788,212 (22.61%)
	(e) To re-elect Dr. Cheng Hon Kwan as Director;	754,712,471 (99.91%)	656,000 (0.09%)
	(f) To re-elect Ms. Ng Yi Kum, Estella as Director; and	754,712,471 (99.91%)	656,000 (0.09%)
	(g) To authorise the Board to fix their remuneration.	754,712,471 (99.91%)	676,000 (0.09%)

ORDINARY RESOLUTIONS		Number of Votes (Approximate %)	
		For	Against
3.	To re-appoint Messrs. Deloitte Touche Tohmatsu as Independent Auditor and authorise the Board to fix their remuneration.	754,732,471 (99.91%)	656,000 (0.09%)
4A.	To grant a general mandate to the Directors to repurchase shares not exceeding 10% of the aggregate nominal amount of the existing issued share capital of the Company.	754,732,471 (99.91%)	656,000 (0.09%)
4B.	To grant a general mandate to the Directors to issue, allot and deal with additional shares not exceeding 20% of the aggregate nominal amount of the existing issued share capital of the Company.	531,180,143 (70.32%)	224,208,328 (29.68%)
4C.	To extend the general mandate granted to the Directors to issue, allot and deal with shares by the number of shares repurchased.	531,184,143 (70.32%)	224,204,328 (29.68%)
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 number of 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 the resolutions proposed at the AGM. There were no shares entitling the holder to attend and vote only against the resolutions proposed at the AGM. No other persons have stated any intention in the Circular to vote against the proposed resolutions as set out in the Notice of AGM or to abstain from voting 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**  
*Chairman*

Hong Kong, 2 June 2011

*As at the date of this announcement, the Board of the Company consists of Mr. Yu Rumin, Mr. Wu Xuemin, Mr. Dai Yan, Dr. Wang Jiandong, Mr. Bai Zhisheng, Mr. Zhang Wenli, Mr. Sun Zengyin, Dr. Gong Jing, Mr. Wang Zhiyong, Mr. Cheung Wing Yui, Edward\*, Dr. Chan Ching Har, Eliza\*, Dr. Cheng Hon Kwan\*\*, Mr. Mak Kwai Wing, Alexander\*\* and Ms. Ng Yi Kum, Estella\*\*.*

\* *non-executive director*

\*\* *independent non-executive director*