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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)

(Stock Code: 882)

ANNOUNCEMENT PURSUANT TO RULE 13.18 OF THE LISTING RULES

This announcement is made pursuant to Rule 13.18 of the Listing Rules in respect of the Facility Agreement entered into by the Company with the Lenders on 17 September 2025. The Facility Agreement imposes specific performance obligations on the controlling shareholders of the Company.

This announcement is made pursuant to Rule 13.18 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 the Company as borrower has entered into a facility agreement (the “**Facility Agreement**”) with a syndicate of banks as lenders (the “**Lenders**”) on 17 September 2025 in respect of a term loan facility of up to HK\$2,000,000,000 for a period of 36 months commencing from the date of utilisation.

Pursuant to the Facility Agreement, it will be an event of default, *inter alia*, if:

- (i) the State-owned Assets Supervision and Administration Commission of the Tianjin Municipal People’s Government ceases to maintain a majority shareholding ownership directly or indirectly in the Company of more than 50%, or
- (ii) the Company ceases to be under the direct or indirect management control of Tsinlien Group Company Limited (“**Tsinlien**”), a controlling shareholder of the Company,

On and at any time after the occurrence of an event of default which is continuing, the agent acting for the Lenders may, and shall if so directed by a majority of the Lenders, by notice to the Company: (a) cancel the total commitments or any part(s) thereof; (b) declare that the loans or any relevant part thereof, together with accrued interest, and all other amounts accrued or outstanding be immediately due and payable; and/or (c) declare that the loans or any relevant part thereof be payable on demand.

As at the date of this announcement, Tsinlien is directly and indirectly interested in approximately 62.81% of the total number of issued shares of the Company.

The Company will continue to comply with disclosure requirements under Rule 13.21 of the Listing Rules for so long as circumstances giving rise to the obligation continue to exist.

By Order of the Board
Tianjin Development Holdings Limited
Teng Fei
Chairman and Executive Director

Hong Kong, 17 September 2025

As at the date of this announcement, the Board of the Company consists of Mr. Teng Fei, Dr. Zhai Xinxiang, Mr. Xia Binhui, Mr. Sun Lijun, Ms. Ng Yi Kum, Estella**, Mr. Wong Shiu Hoi, Peter**, Mr. Lau Ka Keung** and Mr. Sin Hendrick**.*

* *non-executive director*

** *independent non-executive director*