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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)*

**(Stock Code: 882)**

## **POSITIVE PROFIT ALERT**

This announcement is made by Tianjin Development Holdings Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) pursuant to Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that based on the preliminary review of and assessment on information currently available to the Company, it is expected that the Group may record an increase in the consolidated net profit attributable to owners of the Company for the year ended 31 December 2023 by approximately 70% to 80% as compared with the consolidated net profit attributable to owners of the Company of HK\$358,162,000 for the year ended 31 December 2022.

Such expected increase was mainly attributable to (i) the one-off gain of approximately HK\$265 million recorded during the year on the resumption of the parcels of land and building for industrial use located at No. 491, Huanghe Road, Nankai District, Tianjin by Tianjin Lisheng Pharmaceutical Co., Ltd.; (ii) the increase in a share of net profit of Tianjin Port Development Holdings Limited (a listed associate of the Company) for the year ended 31 December 2023; (iii) the increase in operating profit of the Group’s hotel business; and (iv) the reduction in net exchange losses for the year ended 31 December 2023 as compared to that of the preceding year.

As the Group’s consolidated results for the year ended 31 December 2023 have not yet been finalised, the information contained in this announcement only represents a preliminary assessment based on the information made available to the Board as at the date hereof and such information has not been reviewed or audited by the independent auditors of the Company or reviewed by the audit committee of the Board. The above information may be subject to adjustments upon further review. Shareholders and potential investors are advised to read carefully the announcement of the annual results of the Group for the year ended 31 December 2023, which is expected to be published in late of March 2024.

**Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.**

By Order of the Board  
**Tianjin Development Holdings Limited**  
**Zhai Xinxiang**  
*Executive Director and General Manager*

Hong Kong, 13 March 2024

*As at the date of this announcement, the Board of the Company consists of Mr. Wang Gang, Dr. Zhai Xinxiang, Mr. Teng Fei, 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*