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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 under the Companies Ordinance)*

**(Stock code: 882)**

## PROFIT WARNING

This announcement is made by the Company pursuant to Rule 13.09(1) of the Listing Rules.

The Board wishes to inform the shareholders of the Company and potential investors that it is expected that the consolidated results of the Group for the year ended 31 December 2009 may experience a significant decline as compared to the results of the same period last year.

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

This announcement is made by Tianjin Development Holdings Limited (the “**Company**” together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(1) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company and potential investors that it is expected that the consolidated results of the Group for the year ended 31 December 2009 may experience a significant decline as compared to the same period last year. Such decline was primarily attributable to: (i) decline in the port business of Tianjin port caused by the global economic downturn; and (ii) provision to be made in respect of the possible repurchase of toll road projects as a result of an adjustment in national policy.

As the Company is still in the process of finalizing the results of the year ended 31 December 2009, the information contained in this announcement is only based on the preliminary assessment by the Company’s management according to the unaudited management accounts of the Group and not based on information or figures audited or reviewed by the auditors of the Company. Shareholders of the Company and potential investors should read the Group’s financial results announcement for the year ended 31 December 2009 carefully, which is expected to be published in April.

**Shareholders of the Company 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**  
**Yu Rumin**  
*Acting Chairman*

Hong Kong, 15 March 2010

*As at the date of this announcement, the Board 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, Mr. Gong Jing, Mr. Wang Zhiyong, Mr. Cheung Wing Yui\*, Dr. Eliza Chan Ching Har\*, Dr. Cheng Hon Kwan\*\*, Mr. Kwong Che Keung, Gordon\*\* and Mr. Mak Kwai Wing\*\*.*

\* *non-executive directors*

\*\* *independent non-executive directors*