

The Stock Exchange of Hong Kong Limited takes no responsibility for the contents of this announcement, makes no representation as to its accuracy or completeness and expressly disclaims any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



天津發展控股有限公司

TIANJIN DEVELOPMENT HOLDINGS LIMITED

(Incorporated in Hong Kong SAR with limited liability under the Companies Ordinance)
(Stock Code: 882)

**ANNOUNCEMENT
UNUSUAL MOVEMENT IN TRADING VOLUME**

The Board of the Company noted the increase in the trading volume of the shares of the Company today and confirms that the Board is not aware of any reasons for such increase save as disclosed below.

This announcement is made at the request of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”).

The board of directors (the “Board”) of Tianjin Development Holdings Limited (the “Company”) noted the increase in the trading volume of the shares of the Company (the “Shares”) today and confirms that save for the off-market disposal of 15,000,000 Shares, representing approximately 1.65% of the entire issued share capital of the Company by Tianjin Investment Holdings Limited, a wholly-owned subsidiary of Tsinlien Group Company Limited (“Tsinlien”), the controlling shareholder of the Company, on 23 February 2006, the Board is not aware of any reasons for such increase. The number of Shares beneficially interested in by Tsinlien decreased from 580,955,143 Shares, representing approximately 63.8% of the entire issued share capital of the Company, to 565,955,143 Shares, representing approximately 62.15% of the entire issued share capital of the Company immediately after the disposal.

Save as disclosed above and in the announcement dated 23 February 2006 issued by the Company on the results of the extraordinary general meeting of the Company held on 23 February 2006, the Board confirms that there are no other negotiations or agreements relating to intended acquisitions or realisations which are discloseable under rule 13.23 of the Listing Rules, neither is the Board aware of any matter discloseable under the general obligation imposed by rule 13.09 of the Listing Rules, which is or may be of a price-sensitive nature.

Made by the order of the Board, the directors of which individually and jointly accept responsibility for the accuracy of this announcement.

As at the date of this announcement, the Board consists of Mr. Wang Guanghao, Dr. Ren Xuefeng, Mr. Yu Rumin, Dr. Zhang Hongru, Mr. Nie Jiansheng, Dr. Wang Jiandong, Mr. Bai Zhisheng, Mr. Yang Liheng, Mr. Sun Zengyin and Dr. Pang Jinhua as executive directors, Mr. Ye Disheng and Mr. Cheung Wing Yui as non-executive directors and Mr. Kwong Che Keung, Gordon, Mr. Lau Wai Kit and Dr. Cheng Hon Kwan as independent non-executive directors.

By Order of the Board
Tianjin Development Holdings Limited
Wang Guanghao
Chairman

Hong Kong, 24 February 2006

Please also refer to the published version of this announcement in The Standard.