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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 RESULT OF THE EXTRAORDINARY GENERAL MEETING HELD ON 15 JULY 2009

The Board is pleased to announce that the resolution as set out in the Notice of EGM was duly passed by the Tianjin Development Independent Shareholders by way of poll at the EGM.

Reference is made to the joint announcements of Tianjin Development Holdings Limited (the “**Company**”) and Tianjin Port Development dated 16 March 2009, 2 April 2009, 26 May 2009 and 15 June 2009, the notice of extraordinary general meeting of the Company dated 19 June 2009 (the “**Notice of EGM**”) and the joint circular of the Company and Tianjin Port Development dated 19 June 2009 (the “**Joint Circular**”). Capitalised terms used herein shall have the same meanings as those defined in the Joint Circular, unless the context otherwise requires.

POLL RESULT OF THE EGM

The board of directors of the Company (the “**Board**”) is pleased to announce that at the extraordinary general meeting of the Company (“**EGM**”) held on 15 July 2009, the proposed resolution as set out in the Notice of EGM was duly passed by the Tianjin Development Independent Shareholders by way of poll and the poll result was as follows:

ORDINARY RESOLUTION	Number of Votes (Approx. %)	
	For	Against
To approve the Sale and Purchase Agreement and the Proposed Transaction and the issue of shares by Tianjin Port Development under the Proposed Share Issue as a deemed disposal by the Company under the Listing Rules. *	206,784,026 (99.91%)	188,000 (0.09%)
As more than 50% of the votes were cast in favour of the resolution, the resolution was duly passed as an ordinary resolution at the EGM.		

*The full text of the ordinary resolution was set out in the Notice of EGM.

As at the date of the EGM, a total of 1,067,470,125 shares of HK\$0.10 each in the share capital of the Company (the “**Shares**”) were in issue. The total number of Shares entitling the holders to attend and vote for or against the resolution at the EGM was 497,430,982 Shares, representing approximately 46.60% of the Company’s total issued share capital. There were no Shares entitling the holders to attend and only vote against the resolution at the EGM.

As stated in the Joint Circular, Tianjin Investment Holdings Limited and Tsinlien Venture Capital Company Limited and their respective associates which were interested in an aggregate of 570,039,143 Shares, representing approximately 53.40% of the issued share capital of the Company as at the date of the EGM, were required to abstain and had abstained from voting on the resolution at the EGM.

Tricor Tengis Limited, the Company’s share registrar, acted as scrutineer for the poll at the EGM.

By Order of the Board
Tianjin Development Holdings Limited
Yu Rumin
Acting Chairman

Hong Kong, 15 July 2009

As at the date of this announcement, the Board consists of Mr. Yu Rumin, Mr. Wu Xuemin, Mr. Nie Jiansheng, Mr. Dai Yan, Mr. Zheng Daoquan, Dr. Wang Jiandong, Mr. Bai Zhisheng, Mr. Zhang Wenli, Mr. Sun Zengyin and Mr. Gong Jing as executive Directors; Mr. Cheung Wing Yui as non-executive Director; and Mr. Kwong Che Keung, Gordon, Mr. Lau Wai Kit and Dr. Cheng Hon Kwan as independent non-executive Directors.