天津�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 RESULTS OF ANNUAL GENERAL MEETING HELD ON 26 MAY 2010

Reference is made to the circular of Tianjin Development Holdings Limited (the "Company") dated 22 April 2010 (the "Circular") and the notice of annual general meeting of the Company dated 22 April 2010 (the "Notice of AGM"). Capitalised terms used herein shall have the same meanings as those defined in the Circular unless the context otherwise requires.

At the annual general meeting of the Company held on 26 May 2010 (the "AGM"), all the proposed resolutions as set out in the Notice of AGM were duly passed by way of poll. The poll results are as follows:

ORDINARY RESOLUTIONS		Number of Votes (Approx. %)	
		For	**Against**
1.	To receive and consider the audited consolidated financial statements and the Reports of the Directors and Independent Auditor for the year ended 31 December 2009.	573,535,659 (99.99%)	4,000 (0.01%)
2.	(a) To re-elect Mr. Wu Xuemin as Director.	691,152,559 (98.25%)	12,344,000 (1.75%)
	(b) To re-elect Mr. Zheng Daoquan as Director.	652,432,959 (92.74%)	51,063,600 (7.26%)
	(c) To re-elect Dr. Wang Jiandong as Director.	691,142,559 (98.24%)	12,354,000 (1.76%)
	(d) To re-elect Mr. Bai Zhisheng as Director.	522,556,059 (74.28%)	180,940,500 (25.72%)
	(e) To re-elect Mr. Wang Zhiyong as Director.	698,994,559 (99.36%)	4,502,000 (0.64%)
	(f) To re-elect Dr. Eliza Chan Ching Har as Director.	561,807,659 (79.90%)	141,310,900 (20.10%)
	(g) To re-elect Mr. Mak Kwai Wing as Director.	703,492,559 (99.99%)	4,000 (0.01%)

ORDINARY RESOLUTIONS		Number of Votes (Approx. %)	
		For	**Against**
	(h) To authorise the Board of Directors to fix the remuneration of the Directors.	703,492,559 (99.99%)	4,000 (0.01%)
3.	To re-appoint Messrs. PricewaterhouseCoopers as Independent Auditor and authorise the Board of Directors to fix the remuneration of the Independent Auditor.	703,492,559 (99.99%)	4,000 (0.01%)
4A.	To give a general mandate to the Directors to repurchase shares in the Company not exceeding 10% of the aggregate nominal amount of the existing issued share capital.	703,492,559 (99.99%)	4,000 (0.01%)
4B.	To give a general mandate to the Directors to issue, allot and deal with additional shares in the Company not exceeding 20% of the aggregate nominal amount of the existing issued share capital.	659,306,959 (93.72%)	44,189,600 (6.28%)
4C.	To extend the general mandate granted to the Directors to issue, allot and deal with shares by the number of shares repurchased.	658,890,959 (93.66%)	44,605,600 (6.34%)
As more than 50% of the votes were cast in favour of each of the above resolutions, all the resolutions were passed as ordinary resolutions at the AGM.			

As at the date of the AGM, the number of issued share capital of the Company was 1,067,470,125 shares, which was the total number of shares entitling the holders to attend and vote for or against the resolutions proposed at the AGM. There were no share entitling the holder to attend and vote only against the resolutions proposed at the AGM.

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

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

Hong Kong, 26 May 2010

As at the date of this announcement, the board of directors 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 and Mr. Wang Zhiyong, Mr. Cheung Wing Yui*, Dr. Eliza Chan Ching Har*, Dr. Cheng Hon Kwan** and Mr. Mak Kwai Wing**.

*	*non-executive director*
**	*independent non-executive director*