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Cash Dividend Announcement for Equity Issuer	
Issuer name	Tianjin Development Holdings Limited
Stock code	00882
Multi-counter stock code and currency	Not applicable
Other related stock code(s) and name(s)	Not applicable
Title of announcement	Interim Dividend for the six months ended 30 June 2025
Announcement date	28 August 2025
Status	New announcement
Information relating to the dividend	
Dividend type	Interim (Semi-annual)
Dividend nature	Ordinary
For the financial year end	31 December 2025
Reporting period end for the dividend declared	30 June 2025
Dividend declared	HKD 0.0518 per share
Date of shareholders' approval	Not applicable
Information relating to Hong Kong share register	
Default currency and amount in which the dividend will be paid	HKD 0.0518 per share
Exchange rate	HKD 1 : HKD 1
Ex-dividend date	22 September 2025
Latest time to lodge transfer documents for registration with share registrar for determining entitlement to the dividend	23 September 2025 16:30
Book close period	From 24 September 2025 to 26 September 2025
Record date	26 September 2025
Payment date	31 October 2025
Share registrar and its address	Tricor Investor Services Limited 17th Floor Far East Finance Centre 16 Harcourt Road Hong Kong
Information relating to withholding tax	
Details of withholding tax applied to the dividend declared	Not applicable

Information relating to listed warrants / convertible securities issued by the issuer	
Details of listed warrants / convertible securities issued by the issuer	Not applicable
Other information	
Other information	Not applicable
Directors of the issuer	

As at the date of this announcement, the Board of the Company consists of Mr. Teng Fei, Dr. Zhai Xinxiang, Mr. Xia Binhui, 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