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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)

## GRANT OF SHARE OPTIONS

This announcement is made pursuant to Rule 17.06A of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The board of directors (the “**Board**”) of Tianjin Development Holdings Limited (the “**Company**”) announces that on 3 December 2010, the Company has granted share options (the “**Share Options**”) to Ms. Ng Yi Kum, Estella, an independent non-executive director of the Company (the “**Grantee**”), subject to acceptance of the Grantee, to subscribe for 300,000 ordinary shares of HK\$0.10 each in the share capital of the Company (the “**Share(s)**”) under the share option scheme adopted by the Company on 25 May 2007. Details of the Share Options granted are set out below:

|  |                                       |
|--|---------------------------------------|
| Date of grant                                    | : 3 December 2010                     |
| Exercise price                                   | : HK\$6.07 per Share                  |
| Number of Share Options granted                  | : 300,000                             |
| Closing price of the Shares on the date of grant | : HK\$6.07 per Share                  |
| Validity period of the Share Options             | : From 3 December 2010 to 24 May 2017 |

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

Hong Kong, 3 December 2010

*As at the date of this announcement, the Board of the Company 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, Dr. Gong Jing, Mr. Wang Zhiyong, Mr. Cheung Wing Yui\*, Dr. Eliza Chan Ching Har \*, Dr. Cheng Hon Kwan\*\*, Mr. Mak Kwai Wing\*\* and Ms. Ng Yi Kum, Estella\*\*.*

\* non-executive director

\*\* independent non-executive director