天津港發展控股有限公司

Tianjin Port Development Holdings Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 03382)

INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2008

- Revenue grew 9% to HK$622 million
- Profits attributable to equity holders of the Company increased 19% to HK$141 million
- Interim dividend of HK3.1 cents

The board of directors (the "Board") of Tianjin Port Development Holdings Limited (the "Company") is pleased to announce the unaudited consolidated results of the Company and its subsidiaries (the "Group") for the six months ended 30 June 2008 as follows:

CONSOLIDATED INCOME STATEMENT

FOR THE SIX MONTHS ENDED 30 JUNE 2008

		Unaudited	
		Six months ended 30 June	
		2008	2007
	Note	***HK$'000***	*HK$'000*
Revenue	*2*	**622,155**	572,418
Business tax		**(18,909)**	(17,471)
Cost of sales		**(302,784)**	(252,037)
Gross profit		**300,462**	302,910
Other income	*3*	**48,626**	14,669
Administrative expenses		**(162,957)**	(145,800)
Other operating expenses		**(2,235)**	(28,186)
Operating profit	*4*	**183,896**	143,593
Finance costs	*5*	**(10,596)**	(1,963)
Share of results of associates		**126**	570
Share of results of jointly controlled entities		**7,049**	–
Profit before income tax		**180,475**	142,200
Income tax	*6*	**(39,524)**	(24,215)
Profit for the period		**140,951**	117,985
Attributable to:			
Equity holders of the Company		**140,676**	117,839
Minority interests		**275**	146
		140,951	117,985
Dividends	*7*	**55,400**	48,252
Earnings per share	*8*		
– Basic and diluted *(HK cents)*		**7.9**	6.6

CONSOLIDATED BALANCE SHEET

AS AT 30 JUNE 2008

	Note	Unaudited 30 June 2008 *HK$'000*	Audited 31 December 2007 *HK$'000*
ASSETS			
Non-current assets			
Land use rights		**804,814**	768,696
Property, plant and equipment		**1,865,656**	1,802,656
Interests in associates		**27,751**	24,981
Interests in jointly controlled entities		**1,386,513**	704,467
Available-for-sale financial assets		**39,489**	5,744
Deferred income tax asset		**9,434**	8,899
		4,133,657	3,315,443
Current assets			
Inventories		**5,270**	4,852
Trade and other receivables	*9*	**189,033**	145,755
Amounts due from associates		**6,069**	2,590
Cash and cash equivalents		**558,899**	438,754
		759,271	591,951
Total assets		**4,892,928**	3,907,394
EQUITY			
Capital and reserves attributable to equity holders of the Company			
Share capital		**178,710**	178,710
Reserves		**2,644,719**	2,442,864
Retained earnings		**860,648**	768,224
		3,684,077	3,389,798
Minority interests		**4,719**	4,201
Total equity		**3,688,796**	3,393,999
LIABILITIES			
Non-current liabilities			
Borrowings		**1,000,000**	390,000
Current liabilities			
Other payables		**98,786**	87,763
Amounts due to related companies		**47,877**	22,536
Current income tax liabilities		**35,469**	13,096
Borrowings		**22,000**	–
		204,132	123,395
Total liabilities		**1,204,132**	513,395
Total equity and liabilities		**4,892,928**	3,907,394
Net current assets		**555,139**	468,556
Total assets less current liabilities		**4,688,796**	3,783,999

NOTES:

1. BASIS OF PREPARATION AND ACCOUNTING POLICIES

The condensed consolidated interim financial statements have been prepared in accordance with Hong Kong Accounting Standard ("HKAS") 34 issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The condensed consolidated interim financial statements should be read in conjunction with the annual financial statements for the year ended 31 December 2007.

Except as described below, the accounting policies and methods of computation used in the preparation of the condensed consolidated interim financial statements are consistent with those used in the annual financial statements for the year ended 31 December 2007.

The following new interpretations are mandatory for the financial year beginning 1 January 2008:

HK(IFRIC) – Int 11	*HKFRS 2 – Group and treasury share transactions*
HK(IFRIC) – Int 12	*Service concession arrangements*
HK(IFRIC) – Int 14	*HKAS 19 – The limit on a defined benefit asset, minimum funding requirements and their interaction*

The adoption of these new interpretations had no significant impact on the results and financial position of the Group.

The following new standards, amendments to the existing standards and interpretations have been issued but not yet effective and have not been early adopted by the Group:

HKAS 1 (Revised)	*Presentation of financial statements (effective from 1 January 2009)*
HKAS 23 (Revised)	*Borrowing costs (effective from 1 January 2009)*
HKAS 27 (Revised)	*Consolidated and separate financial statements (effective from 1 July 2009)*
HKAS 32 and HKAS 1 (Amendments)	*Puttable financial instruments and obligations arising on liquidation (effective from 1 January 2009)*
HKFRS 2 (Amendment)	*Share-based payment – Vesting conditions and cancellations (effective from 1 January 2009)*
HKFRS 3 (Revised)	*Business combinations (effective from 1 July 2009)*
HKFRS 8	*Operating segments (effective from 1 January 2009)*
HK(IFRIC) – Int 13	*Customer loyalty programmes (effective from 1 July 2008)*
HK(IFRIC) – Int 15	*Agreements for the construction of real estate (effective from 1 January 2009)*
HK(IFRIC) – Int 16	*Hedges of a net investment in a foreign operation (effective from 1 October 2008)*

The Group is in the process of making an assessment of the impact of these standards, amendments and interpretations on the financial statements of the Group in the initial application.

2. REVENUE AND SEGMENT INFORMATION

Provision of port services is the Group's only business segment throughout the period and all of its assets, operations and customers are located in the PRC. Accordingly, no separate business or geographical segment information is presented.

The Group's revenue, all of which are related to port services, is analysed below:

	Unaudited Six months ended 30 June	
	2008	2007
	HK$'000	*HK$'000*
Container handling	**393,378**	385,437
Non-containerised goods stevedoring	**220,422**	179,209
Storage and agency fees	**8,355**	7,772
	622,155	572,418

3. OTHER INCOME

	Unaudited Six months ended 30 June	
	2008	2007
	HK$'000	*HK$'000*
Exchange gain	**42,655**	–
Interest income from bank deposits	**4,821**	13,383
Others	**1,150**	1,286
	48,626	14,669

4. OPERATING PROFIT

Operating profit is stated after (crediting)/charging:

	Unaudited Six months ended 30 June	
	2008	2007
	HK$'000	*HK$'000*
Depreciation of property, plant and equipment	**56,370**	50,219
Amortisation of prepaid lease payments	**9,829**	8,983
Loss on disposal of property, plant and equipment	**264**	10,174
Exchange loss	**–**	18,003
Reversal of trade receivables provision of impairment	**–**	(3,312)

5. FINANCE COSTS

	Unaudited Six months ended 30 June	
	2008	2007
	HK$'000	*HK$'000*
Interest expense on bank borrowings wholly repayable within five years	**10,596**	1,963

6. INCOME TAX

	Unaudited Six months ended 30 June **2008** ***HK$'000***	 2007 *HK$'000*
PRC income tax		
– Current tax	**39,524**	24,215

No Hong Kong profits tax has been provided for as the Group has no estimated assessable profits for the period (2007: Nil).

Provision for the PRC income tax has been calculated based on the estimated assessable profit for the period at the prevailing income tax rates.

On 16 March 2007, the National People's Congress approved the China's new Corporate Income Tax Law (the "new CIT Law"). The new CIT Law revised the corporate income tax rate which ranges from 15% to 33% to 25% with effect from 1 January 2008.

Under the new CIT Law, the Group's two principal subsidiaries are currently subjected to the income tax rate of 18%. The income tax rates of the Group's other subsidiaries range from 18% to 25%.

7. DIVIDENDS

	Unaudited Six months ended 30 June **2008** ***HK$'000***	 2007 *HK$'000*
Paid 2007 final dividend of HK2.7 cents (2007: paid 2006 final dividend of HK2.3 cents) per ordinary share	**48,252**	41,103
Declared 2008 interim dividend of HK3.1 cents (2007: HK2.7 cents) per ordinary share	**55,400**	48,252

At the meeting of the Board held on 10 September 2008, the Board declared an interim dividend of HK3.1 cents per ordinary share. These financial statements do not reflect this dividend payable.

8. EARNINGS PER SHARE

The calculation of the basic earnings per share is based on the following data:

	Unaudited Six months ended 30 June **2008** ***HK$'000***	 2007 *HK$'000*
Earnings		
Profit attributable to equity holders of the Company	**140,676**	117,839
Number of shares *(thousands)*		
Weighted average number of ordinary shares	**1,787,100**	1,786,791

The exercise of share options would have no material dilutive effect of earnings per share for the six months ended 30 June 2008 (2007: As for 2008).

9. TRADE AND OTHER RECEIVABLES

In general, the Group grants a credit period of about 30 to 90 days to its trade customers. The ageing analysis of the trade receivables (net of provision of impairment) is as follows:

	Unaudited 30 June 2008 *HK$'000*	Audited 31 December 2007 *HK$'000*
0-30 days	**136,684**	113,596
31-90 days	**28,280**	11,790
	164,964	125,386

REVIEW OF INTERIM RESULTS

The condensed consolidated interim financial statements for the six months ended 30 June 2008 have not been audited but have been reviewed by the independent auditors of the Company. The audit committee of the Company has reviewed the interim results for the six months ended 30 June 2008.

INTERIM DIVIDEND

The Board has resolved to declare an interim dividend for the six months ended 30 June 2008 of HK3.1 cents (2007 interim: HK2.7 cents).

CLOSURE OF REGISTER

The interim dividend will be payable on or about 30 October 2008 to shareholders whose names appear on the register of members of the Company on 16 October 2008. The register of members will be closed from 14 October to 16 October 2008, both days inclusive. In order to be eligible for the interim dividend, all completed transfer forms accompanied by the relevant share certificates must be lodged with Tricor Investor Services Limited, the branch share registrar of the Company in Hong Kong at 26th Floor, Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong no later than 4:30 p.m. on 13 October 2008.

REVIEW OF OPERATIONS AND RESULTS

RESULTS

In the period under review, despite the slowing global economy triggered by the United States' ("US") credit crunch, China continued its rapid economic development with GDP growth of 10.4%, only slightly lower than the same period last year. The country's total foreign trade value in the period under review was USD1,234.2 billion, a year-on-year growth of 25.7%, with exports and imports continuing to grow at 21.9% and 30.6% respectively. Tianjin port, located in the locus of the Bohai Rim, is well-positioned to tap into the economic growth of the country. In the period under review, the total throughput achieved by Tianjin port was 182.4 million tonnes, representing a year-on-year growth of 15.9%. This makes Tianjin port the largest in the Bohai Rim and the third largest in the country (trailing just behind Shanghai and Ningbo). In terms of container volume, Tianjin port throughput for the period was 4.1 million TEUs, representing an growth rate of 21.6% and making it the sixth largest container port in the country in this regard. The more than satisfactory growth implies that Tianjin port is fairly resilient to export slowdowns seen at other major ports in China.

For the period under review, the Group's unaudited consolidated revenue amounted to approximately HK$622.2 million, representing an increase of 8.7% over the prior period. The profit attributable to the Company's shareholders amounted to approximately HK$140.7 million, representing an increase of 19.4% over the prior period. Basic earnings per share, on a weighted average basis, were HK7.9 cents compared to HK6.6 cents of same period last year, amounting to an increase of 19.7%.

The Group has continued its efforts to normalize its capital structure in order to lower the Group's weighted average cost of capital. As at the period end, the Group has gross consolidated borrowings of HK$1,022 million. As a direct result of Renminbi ("RMB") appreciation against HKD, the Group recorded an exchange gain of HK$42.7 million. The Group also enjoys lower finance costs by borrowing HKD or USD rather than RMB.

Consolidated operating margin (measured by operating profits divided by revenue) of the Group for the period (excluding exchange gain) was 22.7%, compared to 25.7% (excluding exchange loss) of last year. Despite the 10% tariff rise in container handling fees effective since 1 January 2008, the drop in operating margins was the result of various factors. First, a higher proportion of domestic and empty boxes due to the shifting trade activities of China as a result of slowdown in global economy. Second, cost increases due to general inflationary pressure, especially increased labour costs as a direct result of implementation of New PRC Labour Contract Law, lowered margins. Finally, in order to support the growth of Tianjin Port Alliance International Container Terminal Co., Ltd. ("Alliance"), our newly acquired container terminal, the growth of the Group's existing terminals was temporarily impacted. This effect is expected to be short lived and growth in existing terminals, Tianjin Port Container Terminal Co., Ltd. ("TCT") in particular, will resume once the new capacity is absorbed. In fact Alliance has already recorded net profits in its second year of operation and the market share of the Group (include Alliance) has increased significantly to 50.7% in the period under review. The management believes the drop in operating margin in the period under review is a short term effect. And given the robust economic growth in Binhai Costal Area, the management is confident that the operating margin will resume its rising trend very rapidly.

REVIEW OF OPERATIONS

Container Handling Business

The wholly owned berths, run by TCT and Tianjin Harbour Second Stevedoring Co., Ltd., recorded a volume of 1.3 million TEUs in the period, representing a slight year-on-year decrease of 4.6%. This was the Group's intention to support the growth of Alliance and therefore the result of our existing terminals was temporarily affected. But given the healthy container volume growth lead by robust economic growth in northern China, we are confident that demand will very quickly meet our expanded capacity and growth at existing terminals will once again resume.

The blended average unit price increased 6.4% to HK$304.7 per TEU compared to that of last year. Despite a tariff rise and RMB appreciation effect in the period, the average unit price was affected by a higher proportion of domestic and empty boxes due to slowing exports growth in China.

Alliance, a joint venture of which the Group holds 40%, has 4 berths with a total quay length of 1,100 meters and a designed capacity of 1.7 million TEUs. The procedures required for acquisition of Alliance were completed in January 2008. In terms of accounting, the results were reported as jointly controlled entities in the Group's consolidated financial statements. Obviously, Alliance is the key contributor to the Group's container throughput. Alliance achieved about 780,000 TEUs in volume and net profits of HK$23 million in the first half of 2008, of which the Group claims a 40% stake.

The Group's market share, taking into account 100% of Alliance's volume, in Tianjin port for the period under review was 50.7%, representing tremendous growth of 11.8 percentage points compared to 2007.

On the horizon is Tianjin Port Euroasia International Container Terminal Co., Ltd. ("Euroasia"), a joint venture of which the Group holds 40% equity. Its operating capacity will include 3 berths with a total quay length of 1,100 meters and a designed capacity of 1.8 million TEUs. It is still under construction and is expected to commence operations in mid 2009.

The Group maintains its previous estimation that by 2010, its total capacity will increase to over 6 million TEUs and its market share in Tianjin port will increase to over 50%.

Bulk Cargo Handling Business

During the period under review, the Group achieved a throughput volume of 6.5 million tonnes, which is on par with the same period last year. However, revenue climbed for the period to HK$220.4 million, 23.0% above that of same period of last year. The key driver was the encouraging volume growth in imported soya beans compared to the first half of last year. This allowed the average unit price per tonne to rise to HK$33.8, which is HK$4.1 or 13.8% higher than last year's average.

Steel handling remained the Group's flagship product in bulk cargo handling. To this end, we recorded tremendous growth last year, thanks to the establishment of the Steel Distribution Centre in late 2006. However, abolishment of the export rebate for certain steel products has negatively impacted the growth of our steel handling business. In the period under review, the Group recorded a slight retreat in volume of 13.6% compare to same period last year. The revenue generated by steel handling was HK$114.7 million, which was on par with that of the prior period.

Aside from steel, grain is our other principal product in the bulk cargo handling business. In this period, grain achieved strong growth of 92.3% over same period last year. This was triggered by strong domestic demand for importing soya bean due to lowering of import duties by the government since January 2008.

Logistics Business

Tianjin Port HaiFeng Bonded Logistics Co., Ltd. ("HaiFeng"), a 51% owned joint venture with a subsidiary of Mapletree Investments Pte Ltd ("Mapletree"), was established in August 2007 to develop a logistics warehouse in the Dongjiang Bonded Free Port ("Dongjiang Port"). HaiFeng is the first company engaged in developing a logistics warehousing project in Dongjiang Port. According to the latest blueprint, HaiFeng will have a land area of approximately 715,000 square meters, yielding a total Gross Floor Area ("GFA") of approximately 484,000 square meters or 37 blocks of warehouse space. The logistics park will be developed in several phases. Phase 1, with total investment of RMB750 million, of which RMB300 million was contributed by the joint venture partners as capital, entails the building of 10 warehouse blocks; 4 single-storey warehouse blocks and 6 double-storey warehouse blocks with a combined GFA of about 191,000 square meters of warehouse space.

The construction of the 4 single-storey warehouses with GFA of about 46,000 square meters has been completed and operations commenced in April 2008. The rest of phase 1 is expected to be completed before the end of 2008. During the period under review, HaiFeng recorded revenue of HK$1.8 million and a net loss of HK$4.3 million, including one-off pre-operating expenses, which was equity accounted for as jointly controlled entities in the Group's consolidated financial statements according to Hong Kong accounting standards.

We do not expect HaiFeng to have a significant impact on or contribution to the Group's results in the near term. However, given our market share of the logistics warehousing business in the Dongjiang Port, we expect significant contributions from HaiFeng in the not too distant future. The timing of Phases 2 to 4 of the project will be in line with the actual demand and development of the Dongjiang Port.

PROSPECTS

Tianjin Binhai New District

In 2006, the PRC government announced its Eleventh Five Year Plan (the "Plan") which included the Tianjin Binhai New District in the State's development strategies. The Tianjin Binhai New District was designated as the third pole of the PRC's economic growth. Alongside Shenzhen to the south and Shanghai to the east, Tianjin port is to be developed into an international shipping hub and logistics center for northern China.

The Plan will infuse a total of RMB36.6 billion over the next few years to enhance the infrastructure of the port. It is anticipated that container throughputs will reach 12 million TEUs by 2010. At the same time, the Plan accelerates the enhancement of the transportation networks connecting Tianjin to its hinterland, which includes plans for the construction of new railroads and highways. The Plan will spark robust GDP and trade value growth in the region and subsequently spur further throughput growth in the Tianjin port.

As one of the major players in port-related business in Tianjin, the Group will embrace any opportunities arising from the growth of the Binhai New District to enhance value to our shareholders. We are also confident that our business strategies at the Binhai New District region will benefit, directly and indirectly, via the government's incentive policies to boost the economic growth within the Binhai New District.

Dongjiang Port

The establishment of the Dongjiang Port, located in the northeastern part of the Tianjin port, was officially approved by the central government on 31 August 2006. The Dongjiang Port is planned to have 3 major zones; namely (1) port operation, (2) logistics processing and (3) integrated ancillary services. The Dongjiang Port is also expected to provide at least five major types of services covering; (1) container handling, (2) logistics, (3) business support services, (4) accommodations and (5) leisure and travel. According to the master development plan of the Dongjiang Port, an estimated area of about 10 square kilometers in the central part of the peninsula will be designated to provide port logistics services.

On 11 December 2007, the Dongjiang Port officially opened phase 1 of its development, mobilizing an area about 4 square kilometers that includes container terminals, logistics warehousing and integrated inspection and custom centre etc. HaiFeng, our investment with Mapletree in logistics warehousing, is located inside the Dongjiang Port area.

The Group is the longest established operator at the port of Tianjin. The Group primary focuses on its container handling business and possesses significant market share in this arena. From this vantage, we will leverage our experience and ability to negotiate for the best possible outcome in the development and planning stages of the Dongjiang Port. Besides our cargo handling business and logistics business, we will also actively explore the possibility of participating in other opportunities during the course of development of the Dongjiang Port. In addition, the Group is in a prime position to benefit (directly and/or indirectly) from future government incentives in the Dongjiang Port.

Strategic Cooperation with Joint Venture Partners

The Group has had three new joint ventures since our listing in May 2006, namely HaiFeng, Euroasia and Alliance (the joint venture partners of which include internationally renowned companies such as APMT, COSCO, OOCL, PSA and Mapletree). In the long run, management believes that such broad partnerships will have a positive synergistic effect towards the Group’s future development, both in terms of business growth and management expertise.

Cost Control

Inflationary pressure remains a major concern not only for the Group, but also for every other company operating in China. We will continue our policies to monitor head count and control employee costs as well as other costs. Historically, the Group maintained significant overhead costs with an employee head count of 3,269 at the time of our IPO in 2006. As at the period end, the Group’s headcount, excluding associates and jointly controlled entities, has been effectively lowered by 11% to 2,900.

The Group is re-engineering our human resources policies by increasing the portion of outsourced labour. In addition, the Group had acquired an equity stake in two labour service providers, one specializing in bulk cargo handling and the other in container handling. This move enables the Group to secure a stable source of outsourced labour with high service quality and reliability while at the same time reducing the costs of hiring these workers directly.

FINANCIAL REVIEW

Cash Flow

The net cash inflow from operations during the period amounted to HK$164.2 million, 4.6% higher than the same period last year. The increase was attributed to improved revenue, offset by a net increase in working capital mainly as a result of extending the credit period to a few selected customers.

The net cash spending in investing activities amounted to HK$656.7 million. Approximately HK$570.2 million was paid for the acquisition of 40% stake in Alliance, HK$40.0 million for the strategic investment in Tianjin Binhai Teda Logistics (Group) Corporation Limited (listed on the Growth Enterprise Market of The Stock Exchange of Hong Kong Limited), and HK$34.9 million as loan to one of the jointly controlled entities. The remainder was used for general replacement and upgrading of facilities and equipment.

To facilitate the Group's expansion plans, the Group has arranged a HK$1.0 billion borrowings facility with several banks in Hong Kong. As at 30 June 2008, the facility has been fully utilised.

During the period under review, the net cash inflow of the Group was HK$91.2 million (2007: net cash outflow HK$243.9 million).

Liquidity and Financial Resources

As at 30 June 2008, the Group's cash on hand was HK$558.9 million, compared to HK$438.8 million at the end of last year. The Group's total borrowings at the period end increased to HK$1,022 million (up from HK$390 million at the end of last year), which represents a gearing ratio (total borrowings divided by total equity) of 27.7%. All borrowings are denominated in HKD with HK$22 million repayable within 1 year and the remaining repayable within 5 years. All borrowings are subject to floating interest rate. In addition, the current ratio (ratio of current assets to current liabilities) was 3.7 compared to 4.8 at the end of last year. As at 30 June 2008, all assets of the Group are free of any charge.

In addition to the HK$1.0 billion banking facilities mentioned above, the Group has a HK$22 million facility that is unsecured and repayable on demand with a floating interest rate. For day-to-day liquidity management, the Group maintains flexibility in funding by obtaining sufficient uncommitted short-term facilities from banks. Given the low gearing ratio, management will consider increasing the proportion of bank borrowings to shareholders' equity if and when demand for additional funds arises. This may be done to lower the weighted average cost of capital of the Company, and hence, improve return to shareholders.

Financial Management and Policy

The financial risk management of the Group is the responsibility of the Group's treasury function at our head office in Hong Kong. One of the major objectives of the Group's treasury is to manage its exposure to fluctuations in foreign currency exchange rates and interest rates. It is the Group's policy not to engage in speculative activities.

As at 30 June 2008, most of the Group's assets and liabilities were denominated in RMB, except for the HKD bank borrowings of HK$1,022 million. Owing to appreciation of RMB, the Group recorded HK$42.7 million exchange gain during the period (2007: HK$18.0 million exchange loss). As at 30 June 2008, the Group assessed its foreign exchange rate and interest rate risk exposure and has not entered into any hedging arrangements.

Capital Structure

As at 30 June 2008, the capital and reserves attributable to the equity holders of the Company was HK$3,684.1 million. This represents an increase of HK$294.3 million, 8.7% higher compared to the end of last year. During the period, a final dividend for the year 2007 of HK$48.3 million was paid to shareholders of the Company.

The market capitalisation of the Company as at 30 June 2008 (the last trading day of the period) was HK$5,611.5 million (issued share capital: 1,787,100,000 shares at closing market price: HK$3.14 per share).

SIGNIFICANT INVESTMENTS

During the period, the Group has completed the acquisition of Alliance in January 2008. A consideration of RMB524.3 million was paid as agreed in the equity interest transfer agreement signed on 26 July 2007. There was no other significant investment in the period.

GOING CONCERN

On the basis of current financial projections and facilities available, the Group has adequate financial resources to continue its operation in the foreseeable future. For this reason, the going concern basis continues to be adopted in preparing financial statements.

CONTINGENT LIABILITIES

The Group did not have any material contingent liabilities as at 30 June 2008.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

The Company has not redeemed any of its listed securities during the six months ended 30 June 2008. Neither the Company nor any of its subsidiaries has purchased or sold any of the Company's listed securities during the six months ended 30 June 2008.

COMPLIANCE WITH CODE ON CORPORATE GOVERNANCE PRACTICES

The Company applied the principles of the Code on Corporate Governance Practices (the "Code") as set out in Appendix 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"). In the opinion of the directors of the Company (the "Directors"), the Company has complied with all the code provisions of the Code throughout the six months ended 30 June 2008.

COMPLIANCE WITH MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix 10 of the Listing Rules as its code of conduct regarding securities transactions by the Directors. Having made specific enquiry of the Directors, all the Directors confirmed that they have complied with the required standards as set out in the Model Code during the six months ended 30 June 2008.

PUBLICATION OF INTERIM RESULTS

This interim results announcement is published on the website of the Company at www.tianjinportdev.com and the HKExnews website at www.hkexnews.hk.

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

Hong Kong, 10 September 2008

As at the date of this announcement, the Board consists of Mr. Yu Rumin, Mr. Nie Jiansheng, Mr. Zhang Jinming, Mr. Xue Lingsen and Mr. Jiao Hongxun as executive Directors; Mr. Wang Guanghao as non-executive Director and Mr. Kwan Hung Sang, Francis, Professor Japhet Sebastian Law and Dr. Cheng Chi Pang, Leslie as independent non-executive Directors.