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)

POSITIVE PROFIT ALERT

This announcement is made by Tianjin Port Development Holdings Limited (the "Company", together with its subsidiaries, the "Group") pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the "Board") wishes to inform the shareholders of the Company (the "Shareholders") and potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2020, it is expected that the Group will record an increase of not less than 55% in the profit attributable to the Shareholders for the year ended 31 December 2020 as compared with HK$388 million for the year ended 31 December 2019. The increase was mainly due to an exchange gain arising from the Hong Kong dollars denominated liabilities held by the Group resulting from the appreciation of Renminbi against Hong Kong dollars in 2020, while an exchange loss was recorded in 2019.

The Board wishes to remind the Shareholders and potential investors that the information contained in this announcement is only based on the preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2020 and information currently available to the Company, which have not been audited or reviewed by the Company's auditors nor reviewed by the audit committee of the Company, and may be subject to amendments and adjustments. The announcement of the Group's audited annual results for the year ended 31 December 2020 is expected to be published in late March 2021.

Shareholders and potential investors are advised to exercise caution when dealing in the securities of the Company.

By Order of the Board
Tianjin Port Development Holdings Limited
Chu Bin
Chairman

Hong Kong, 10 March 2021

As at the date of this announcement, the Board comprises Mr. Chu Bin, Mr. Luo Xunjie, Mr. Sun Bin, Ms. Xue Xiaoli and Ms. Shi Jing as executive directors; Professor Japhet Sebastian Law, Mr. Cheng Chi Pang, Leslie and Mr. Zhang Weidong as independent non-executive directors.