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**UNAUDITED FINANCIAL RESULTS
FOR THE THREE MONTHS ENDED 31 MARCH 2023
OF TIANJIN PORT HOLDINGS CO., LTD.**

This announcement is made by Tianjin Port Development Holdings Limited (the “Company”) pursuant to Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited to provide shareholders of the Company and the public with the unaudited consolidated financial results of its subsidiary, Tianjin Port Holdings Co., Ltd. (“Tianjin Port Co”), for the three months ended 31 March 2023. The financial information therein is prepared in accordance with the China Accounting Standards for Business Enterprises and has not been audited.

Tianjin Port Co is a company incorporated in the People’s Republic of China whose shares are listed on the Shanghai Stock Exchange. As at the date of this announcement, the Company indirectly holds approximately 56.81% of the issued share capital of Tianjin Port Co. The unaudited consolidated income statement for the three months ended 31 March 2023 and the unaudited condensed consolidated balance sheet as at 31 March 2023 of Tianjin Port Co are provided below:

Tianjin Port Holdings Co., Ltd.
Unaudited Consolidated Income Statement For
the three months ended 31 March 2023

Item	Unit : RMB Yuan	
	For the three months ended 31 March 2023	2022
1. Total operating income	2,663,442,113.30	2,403,934,571.96
Including : Operating income	2,663,442,113.30	2,403,934,571.96
2. Total operating costs	2,276,594,569.68	2,247,431,698.05
Including : Costs of sales	1,869,009,262.39	1,882,641,137.18
Tax and surcharge	7,679,977.43	7,543,319.43
Administrative expenses	338,762,373.00	288,792,503.53
Research and development expenses	10,406,850.31	4,182,424.76
Finance expenses	50,736,106.55	64,272,313.15
Including : Interest expenses	60,097,922.96	80,221,094.57
Interest income	13,506,910.10	16,854,659.68
Add : Other income	6,799,726.84	5,428,404.91
Investment income (“-”for loss)	97,521,370.31	83,021,960.02
Including : Investment income from associates and joint ventures	97,521,370.31	82,348,711.63
Impairment losses on credit (“-”for loss)	379,082.99	4,498,744.86
Impairment losses on assets (“-”for loss)	-1,595,557.26	-
Gain on disposal of assets (“-”for loss)	387,288.34	-21,188.12
3. Operating profit (“-”for loss)	490,339,454.84	249,430,795.58
Add : Non-operating income	7,435,475.46	3,191,455.62
Less : Non-operating expenses	77,102.51	441,789.25
4. Total profit (“-”for total loss)	497,697,827.79	252,180,461.95
Less : Income tax expenses	91,350,935.28	66,985,166.37
5. Net profit (“-”for net loss)	406,346,892.51	185,195,295.58
(1) Classified by continuity of operations		
1. Net profit from continuing operations (“-” for net loss)	406,346,892.51	185,195,295.58
(2) Classified by ownership of equity		
1. Net profit attributable to shareholders of the company (“-” for net loss)	279,965,285.57	130,123,938.96
2. Minority interests (“-” for net loss)	126,381,606.94	55,071,356.62

Tianjin Port Holdings Co., Ltd.
Unaudited Consolidated Income Statement For
the three months ended 31 March 2023

Item	Unit : RMB Yuan	
	For the three months ended 31 March 2023	2022
6. Other comprehensive income, net of tax	18,131,519.91	-23,133,766.71
(1) Other comprehensive income attributable to owners of the company, net of tax	21,042,131.61	-19,003,671.08
1. Other comprehensive income that will not be reclassified to profit or loss	21,042,131.61	-19,003,671.08
Changes in fair value of other equity instruments investment	21,042,131.61	-19,003,671.08
(2) Other comprehensive income attributable to minority interests, net of tax	-2,910,611.70	-4,130,095.63
7. Total comprehensive income	424,478,412.42	162,061,528.87
(1) Total comprehensive income attributable to owners of the company	301,007,417.18	111,120,267.88
(2) Total comprehensive income attributable to minority interests	123,470,995.24	50,941,260.99
8. Earnings per share:		
(1) Basic earnings per share (RMB Yuan/share)	0.10	0.04
(2) Diluted earnings per share (RMB Yuan/share)	0.10	0.04

Tianjin Port Holdings Co., Ltd.
Unaudited Condensed Consolidated Balance Sheet
As at 31 March 2023

Item	31 March 2023	Unit : RMB Yuan 31 December 2022
ASSETS		
Current assets	6,630,019,427.66	6,310,475,557.36
Non-current assets	27,711,816,643.94	27,787,339,948.08
Total assets	34,341,836,071.60	34,097,815,505.44
LIABILITIES		
Current liabilities	4,962,862,697.78	5,268,163,144.36
Non-current liabilities	4,268,142,944.21	4,161,946,220.89
Total liabilities	9,231,005,641.99	9,430,109,365.25
OWNERS' EQUITY (OR SHAREHOLDERS' EQUITY)		
Paid-in capital (or share capital)	2,894,001,038.00	2,894,001,038.00
Capital reserves	2,951,457,440.86	2,949,603,214.90
Other comprehensive income	115,865,907.71	94,823,776.10
Special reserves	18,244,929.62	6,990,552.08
Surplus reserves	2,661,879,183.92	2,661,879,183.92
Undistributed profit	9,598,917,365.58	9,318,952,080.01
Total equity attributable to owners (or shareholders' equity) of the company	18,240,365,865.69	17,926,249,845.01
Minority interests	6,870,464,563.92	6,741,456,295.18
Total owners' equity (or shareholders' equity)	25,110,830,429.61	24,667,706,140.19
Total liabilities and owners' equity (or shareholders' equity)	34,341,836,071.60	34,097,815,505.44

Shareholders of the Company should note that the above unaudited financial information pertains only to Tianjin Port Co and not to the Company itself.

Details of the unaudited consolidated financial results of Tianjin Port Co for the three months ended 31 March 2023 are available on the website of Shanghai Stock Exchange at www.sse.com.cn.

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

Hong Kong, 27 April 2023

As at the date of this announcement, the board of directors of the Company comprises Mr. Chu Bin, Mr. Luo Xunjie, Dr. Li Xiaoguang, Mr. Sun Bin, Mr. Lou Zhanshan and Mr. Yang Zhengliang as executive directors; and Professor Japhet Sebastian Law, Mr. Cheng Chi Pang, Leslie, Mr. Zhang Weidong and Ms. Luo Laura Ying as independent non-executive directors.