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## **CONNECTED TRANSACTION PURCHASE OF MACHINERIES**

### **SALE AND PURCHASE AGREEMENT**

On 25 September 2023, Tianjin Port Pacific, a subsidiary of the Company, entered into the Sale and Purchase Agreement with Tianjin Jinan for the purchase of five sets of automated gantry cranes, at the consideration of RMB92,719,000 (tax inclusive).

### **LISTING RULES IMPLICATIONS**

Tianjin Jinan is a subsidiary of Tianjin Port Group (which is the controlling shareholder of the Company), and is therefore a connected person of the Company. Accordingly, the Transaction constitutes a connected transaction of the Company under Chapter 14A of the Listing Rules.

As all of the applicable percentage ratios (as defined in the Listing Rules) in respect of the Transaction are more than 0.1% but less than 5%, the Transaction is only subject to the reporting and announcement requirements, but is exempt from the circular (including independent financial advice) and independent shareholders' approval requirements under Chapter 14A of the Listing Rules.

### **PRINCIPAL TERMS OF THE SALE AND PURCHASE AGREEMENT**

- Date : 25 September 2023
- Parties : (1) Purchaser: Tianjin Port Pacific  
(2) Seller: Tianjin Jinan
- Asset to be acquired : Five sets of automated gantry cranes, whereas the Seller shall also provide related services including but not limited to the design, manufacturing, assembly, testing and adjustment, quality guarantee period as well as technical and after-sales technical service. Within 10 months after the Sale and Purchase Agreement becoming effective, the Seller shall deliver such automated gantry cranes to a location designated by the Purchaser and complete the installation as well as testing and adjustment.

Consideration : The consideration is RMB92,719,000 (tax inclusive), and is payable by instalments in accordance with the progress of the delivery and installation of the automated gantry cranes in the following manner:-

(i) upon the Sale and Purchase Agreement is signed, the Seller is responsible for cooperating with the relevant financial procedures and submission of relevant documents and receipts, and within 2 months after the conditions are met, the Purchaser shall pay 20% of the total consideration as an advance payment to the Seller;

(ii) after the main steel structure is completed, and within 28 days after receiving and verifying the relevant documents and receipts submitted by the Seller, the Purchaser shall pay 20% of the total consideration to the Seller;

(iii) after the Seller delivered all the equipment according to the Sale and Purchase Agreement, and within 28 days after receiving and verifying the relevant documents and receipts submitted by the Seller, the Purchaser shall pay 20% of the total consideration as a delivery payment to the Seller;

(iv) within 28 days after receiving and verifying either a certificate of contract-equipment acceptance signed by both parties or an original copy of the effective acceptance payment letter, and the relevant documents and receipts submitted by the Seller, the Purchaser shall pay 35% of the total consideration as an acceptance payment to the Seller; and

(v) within 28 days after receiving and verifying either the expiry certificate of the quality guarantee period (which is 36 months from the date of acceptance inspection) or an original copy of the effective settlement support letter submitted by the Seller, the Purchaser shall pay 5% of the total consideration as a settlement payment to the Seller.

Such consideration was arrived at through a tender process held by Tianjin Port Pacific in accordance with the relevant PRC laws and regulations. It is expected that the consideration would be funded by internal resources of the Group.

## **REASONS FOR AND BENEFITS OF ENTERING INTO THE SALE AND PURCHASE AGREEMENT**

The purpose of purchasing the automated gantry cranes is to improve the overall operating efficiency and further enhance the cargo handling operational capacity of Tianjin Port Pacific, thereby reaping greater benefits for the Group.

The Directors (including the independent non-executive Directors) are of the view that the Transaction is conducted in the ordinary and usual course of business of the Group and on normal commercial terms, and the terms of the Sale and Purchase Agreement are fair and reasonable and in the interests of the Company and the shareholders of the Company as a whole.

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None of the Directors had a material interest in the Transaction. In view of good corporate governance practices, Chu Bin, Luo Xunjie and Sun Bin, the Directors who are also directors and/or senior management of Tianjin Port Group, abstain from voting in the relevant Board resolutions in relation to transactions with Tianjin Port Group and/or its associates.

## **GENERAL**

The Group is principally engaged in containerised and non-containerised cargo handling services, sales and other port ancillary services at the port of Tianjin in the PRC, primarily through its subsidiaries and associated companies.

Tianjin Port Group is the controlling shareholder of the Company. Its principal businesses include port handling and stevedoring services, warehousing, logistics, and port area land development at the port of Tianjin in the PRC through its group companies.

Tianjin Port Pacific is principally engaged in container handling and other port ancillary services.

Tianjin Jinan is principally engaged in manufacturing and installation of lifting and transport equipment and large-scale handling system and equipment, large scale steel structural projects, mechanical and electrical equipment installation projects.

## **DEFINITIONS**

In this announcement, unless the context requires otherwise, the following terms shall have the following meanings:

|                       |  |
|-----------------------|--|
| “associate(s)”        | has the meaning ascribed to it under the Listing Rules;  |
| “Board”               | the board of Directors;  |
| “Company”             | Tianjin Port Development Holdings Limited, a company incorporated in the Cayman Islands with limited liability and the shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 03382); |
| “connected person(s)” | has the meaning ascribed to it under the Listing Rules;  |

|                                       |  |
|---------------------------------------|--|
| “controlling shareholder”             | has the meaning ascribed to it under the Listing Rules;  |
| “Director(s)”                         | the director(s) of the Company;  |
| “Group”                               | the Company and its subsidiaries;  |
| “Hong Kong”                           | the Hong Kong Special Administrative Region of the PRC;  |
| “Listing Rules”                       | the Rules Governing the Listing of Securities on the Stock Exchange;   |
| “PRC”                                 | the People’s Republic of China;  |
| “RMB”                                 | Renminbi, the lawful currency of the PRC;  |
| “Sale and Purchase Agreement”         | the agreement dated 25 September 2023 entered into between Tianjin Port Pacific and Tianjin Jinan for the sale and purchase of five sets of automated gantry cranes, details of which are set out in the section headed “ <i>Principal terms of the Sale and Purchase Agreement</i> ” of this announcement;  |
| “Stock Exchange”                      | The Stock Exchange of Hong Kong Limited;   |
| “Tianjin Jinan” or “Seller”           | 天津金岸重工有限公司 (Tianjin Jinan Heavy Equipment Co., Ltd.*), a limited liability company incorporated in the PRC and a subsidiary of Tianjin Port Group;   |
| “Tianjin Port Group”                  | 天津港（集團）有限公司 (Tianjin Port (Group) Co., Ltd.*), an entity reorganised as a wholly state-owned enterprise in the PRC on 29 July 2004 and holding the business owned and operated by the former government regulatory body of the port of Tianjin; and the indirect holder of 53.5% of the issued share capital of the Company as at the date of this announcement; |
| “Tianjin Port Pacific” or “Purchaser” | 天津港太平洋國際集裝箱碼頭有限公司 (Tianjin Port Pacific International Container Terminal Co., Ltd.*), a limited liability company incorporated in the PRC and a subsidiary of the Company;   |
| “Transaction”                         | the transaction contemplated under the Sale and Purchase Agreement; and  |
| “%”                                   | per cent.  |

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

Hong Kong, 25 September 2023

*As at the date of this announcement, the Board comprises Mr. Chu Bin, Mr. Luo Xunjie, Mr. Teng Fei, 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.*

*\* For identification purposes only*