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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)

DISCLOSEABLE TRANSACTION
ACQUISITION OF LAND USE RIGHTS

ACQUISITION OF LAND USE RIGHTS

On 30 September 2025, Yuancheng Warehousing Co, a subsidiary of the Company, successfully bid for the land use rights of the Land situated at Tianjin Port, Binhai New Area, Tianjin, the PRC for RMB303,000,000 through the Listing-for-sale Bidding organised and implemented by Tianjin Binhai Center. The Confirmation Letter in relation to the Acquisition has been obtained on the same date and the Land Use Rights Grant Contract is expected to be entered into on or before 21 October 2025. The amount of RMB60,600,000 has been paid by Yuancheng Warehousing Co as the bidding deposit for the Listing-for-sale Bidding.

LISTING RULES IMPLICATIONS

As the highest applicable percentage ratio (as defined in the Listing Rules) in respect of the Acquisition is more than 5% but all applicable percentage ratios are less than 25%, the Acquisition constitutes a discloseable transaction for the Company and is subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

INTRODUCTION

On 30 September 2025, Yuancheng Warehousing Co, a subsidiary of the Company, successfully bid for the land use rights of the Land situated at Tianjin Port, Binhai New Area, Tianjin, the PRC for RMB303,000,000 through the Listing-for-sale Bidding organised and implemented by Tianjin Binhai Center. The Confirmation Letter in relation to the Acquisition has been obtained on the same date and the Land Use Rights Grant Contract is expected to be entered into on or before 21 October 2025. The amount of RMB60,600,000 has been paid by Yuancheng Warehousing Co as the bidding deposit for the Listing-for-sale Bidding.

THE CONFIRMATION LETTER AND THE MAIN TERMS OF THE LISTING-FOR-SALE BIDDING RELATED DOCUMENTS

Date of the Confirmation Letter	:	30 September 2025
Parties to the Confirmation Letter	:	Yuancheng Warehousing Co, as Successful Bidder Tianjin Binhai Center, as Organiser of the Listing-for-sale Bidding Tianjin Municipal Planning Branch, as Transferor To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, Tianjin Binhai Center and Tianjin Municipal Planning Branch are third parties independent of and not connected with the Company and its connected person(s).
Assets to be acquired	:	The land use rights of the Land.
Consideration and the bidding deposit for the Listing-for-sale Bidding	:	RMB303,000,000, which was the bidding price of the Land submitted by Yuancheng Warehousing Co at the Listing-for-sale Bidding. According to the Listing-for-sale Bidding documents, Yuancheng Warehousing Co has paid a deposit of RMB60,600,000 as the bidding deposit for the Listing-for-sale Bidding to Tianjin Binhai Center at the same time when it applied for participation in the Listing-for-sale Bidding. The said bidding deposit shall form part of the Consideration. The Consideration shall be payable within 60 days upon signing of the Land Use Rights Grant Contract.
Payment of Consideration and other terms	:	Yuancheng Warehousing Co shall bring along the Confirmation Letter to Tianjin Municipal Planning Branch on or before 21 October 2025, to complete the execution of the Land Use Rights Grant Contract etc. and pay the Consideration, deed tax, and other fees in accordance with the Land Use Rights Grant Contract and the terms in the other Listing-for-sale Bidding Related Documents. If Yuancheng Warehousing Co

		fails to complete these procedures on time, Tianjin Binhai Center or Tianjin Municipal Planning Branch shall have the right to terminate the Confirmation Letter, disqualify Yuancheng Warehousing Co, confiscate the bidding deposit for the Listing-for-sale Bidding, and require Yuancheng Warehousing Co to pay liquidated damages of 20% of the Consideration to Tianjin Binhai Center. If Tianjin Municipal Planning Branch resells the Land at a price lower than the Consideration, Yuancheng Warehousing Co will be required to pay the actual difference in value as compensation.
Transfer	:	Yuancheng Warehousing Co and Tianjin Municipal Planning Branch shall sign the land transfer confirmation letter within 10 working days from the payment of whole Consideration.

INFORMATION OF THE LAND

Land number	:	津濱港（掛）G2025-2號 (Jinbin Port (Listing) G2025-2*)
Location	:	South of Nangang East Road and west of Dongsi Road in Tianjin Port, Binhai New Area, Tianjin, the PRC. Its boundaries are Dongsi Road to the east, transferred land to the south, Dongsan Road to the west, and transferred land to the north.
Gross land area	:	Approximately 431,498.7 square meters
Gross building area	:	Approximately 431,400.0 square meters
Land use	:	Port terminal use
Term of the land use right	:	50 years

BASIS OF THE CONSIDERATION

The Consideration was arrived at as a result of successful bidding of the Land by Yuancheng Warehousing Co through the Listing-for-sale Bidding in accordance with PRC laws and regulations after taking into account the minimum bid price of the Land of RMB303,000,000, the strategic location of the Land in Tianjin Port, Binhai New Area, Tianjin, PRC and its development potential, as well as the market conditions in the surrounding area of the Land.

The Consideration will be funded by internal resources of the Group and from external financing.

REASONS FOR AND BENEFITS OF THE ACQUISITION

Through the Acquisition, the Group will be able to advance the yard construction project, which can further improve the bulk cargo functional layout of Tianjin Port, promote the scale and intensive development of bulk cargo transportation in the port area, enhance storage capacity and meet the dry bulk shipping and customer shipping needs, thereby enhancing the overall competitiveness of Tianjin Port's dry bulk business and reaping greater benefits for the Group.

The Directors are of the view that the Acquisition is conducted on normal commercial terms, and the terms of the Acquisition are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

LISTING RULES IMPLICATIONS

As the highest applicable percentage ratio (as defined in the Listing Rules) in respect of the Acquisition is more than 5% but all applicable percentage ratios are less than 25%, the Acquisition constitutes a discloseable transaction for the Company and is subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

GENERAL INFORMATION

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.

Yuancheng Warehousing Co is a subsidiary of the Company and is principally engaged in warehousing, logistics and ancillary services at the port of Tianjin in the PRC.

Tianjin Binhai Center is a PRC governmental authority, which is responsible for organising and implementing the public Listing-for-sale Bidding of the state-owned construction land use right for the Land that has been approved by the People's Government of Tianjin Binhai New Area and registered with the Tianjin Municipal Planning Branch in accordance with the relevant PRC laws and regulations.

Tianjin Municipal Planning Branch is a PRC Governmental Body and the transferor of the Land.

DEFINITIONS

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

"Acquisition"	the acquisition of the land use rights of the Land through public bidding;
"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);
"Confirmation Letter"	the listed land transaction confirmation letter entered into among Yuancheng Warehousing Co (as the successful bidder), Tianjin Binhai Center (as the Listing-for-sale Bidding organiser) and Tianjin Municipal Planning Branch (as the transferor) confirming the Acquisition on 30 September 2025;
"connected person(s)"	has the meaning ascribed to it under the Listing Rules;
"Consideration"	RMB303,000,000, being the price for the grant of the land use rights of the Land;
"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;
"Land"	the plot of land described under the section headed "*Information of the Land*" in this announcement numbered 津濱港（掛）G2025-2號 (Jinbin Port (Listing) G2025-2*) and a total land area of approximately 431,498.7 square meters which was offered through the Listing-for-sale;
"Land Use Rights Grant Contract"	The Tianjin state-owned construction land use rights grant contract to be entered into between Yuancheng Warehousing Co and Tianjin Municipal Planning Branch in respect of the Land;
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange;
"Listing-for-sale Bidding"	the public listing-for-sale bidding of the Land held at Tianjin Binhai New Area Land Development Center Trading Hall;
"Listing-for-sale Bidding Related Documents"	includes the Confirmation Letter, the Land Use Rights Grant Contract and other documents related to the Listing-for-sale Bidding;
"PRC"	the People's Republic of China;
"RMB"	Renminbi, the lawful currency of the PRC;
"Shareholder(s)"	the shareholder(s) of the Company;
"Stock Exchange"	the Stock Exchange of Hong Kong Limited;

"Tianjin Binhai Center"	Tianjin Binhai New Area Land Development Center (天津市濱海新區土地發展中心), a PRC governmental body;
"Tianjin Municipal Planning Branch"	Tianjin Municipal Bureau of Planning and Natural Resources Binhai New Area Branch (天津市規劃和自然資源局濱海新區分局), a PRC governmental body;
"Yuancheng Warehousing Co"	天津港遠晟倉儲有限公司 (Tianjin Port Yuancheng Warehousing Co. Ltd.*), a limited liability company incorporated in the PRC and a subsidiary of the Company; and
"%"	per cent.

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

Hong Kong, 30 September 2025

As at the date of this announcement, the Board comprises Mr. Chu Bin, Mr. Luo Xunjie, Mr. Teng Fei, Mr. Liu Nan, Mr. Jiang Wei and Mr. Lou Zhanshan as executive Directors; and Professor Japhet Sebastian Law, Mr. Zhang Weidong and Ms. Luo Laura Ying as independent non-executive Directors.

** For identification purposes only*