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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)

VOLUNTARY ANNOUNCEMENT
POTENTIAL DISPOSAL OF 60% EQUITY INTEREST IN A SUBSIDIARY THROUGH PUBLIC LISTING

This announcement is a voluntary announcement made by Tianjin Port Development Holdings Limited (the "Company", together with its subsidiaries, the "Group") to inform the shareholders of the Company (the "Shareholders") and potential investors of the Company of the information in relation to the pre-listing disclosure regarding the proposed transfer of 60% equity interest in 天津中鐵儲運有限公司 (Tianjin Zhongtie Storage and Transportation Co., Ltd.*)("Zhongtie Storage and Transportation") held by 天津港物流發展有限公司(Tianjin Port Logistics Development Co., Ltd.*)("Logistics Development"), a subsidiary of the Company, on the Tianjin Property Rights Exchange Centre.

PROPOSED POTENTIAL DISPOSAL THROUGH PUBLIC LISTING AND RELATED PRE-LISTING DISCLOSURE

The Company announces that Logistics Development intends to dispose its 60% equity interest in Zhongtie Storage and Transportation through a public listing on the Tianjin Property Rights Exchange Centre (the "Potential Disposal"). Pursuant to the relevant PRC laws and regulations, at least 20 business days prior to the commencement of the formal public listing, a pre-listing disclosure regarding preliminary information in relation to the Potential Disposal (including information in relation to Zhongtie Storage and Transportation's equity transfer) must be made to the public on the website of the Tianjin Property Rights Exchange Centre ("Pre-listing Disclosure").

The base price will be determined prior to the formal listing based on the valuation results issued by an asset appraisal agency, and will be disclosed in due course on the Tianjin Property Rights Exchange Centre by way of a formal listing notice.

The Pre-listing Disclosure does not constitute a transaction. The counterparty to the transaction has not yet been determined, and it is unclear whether the Potential Disposal constitutes a connected transaction of the Company pursuant to Chapter 14A of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"). The final transaction price, payment method, and other main terms of the agreement remain uncertain. If the Company decides to conduct the Potential Disposal, once the major terms such as the transferee and the transaction price are finalised, the Company will publish an announcement in due course to disclose the relevant information in accordance with relevant regulations under the Listing Rules.

INFORMATION OF ZHONGTIE STORAGE AND TRANSPORTATION

Zhongtie Storage and Transportation is a limited liability company incorporated in PRC, principally engaged in the sale of various types of coal.

As of the date of this announcement, Logistics Development holds 60% equity interest in Zhongtie Storage and Transportation. If the Company decides to conduct the Potential Disposal, then upon completion of the Potential Disposal, the Company will no longer hold any equity interest in Zhongtie Storage and Transportation indirectly, and Zhongtie Storage and Transportation will thereby cease to be a subsidiary of the Company.

According to the financial statements of Zhongtie Storage and Transportation prepared under the China Accounting Standards for Business Enterprises, the audited total asset value of Zhongtie Storage and Transportation as at 31 December 2024 was approximately RMB331.96 million, and the revenue, net profit before and after tax for the year ended 31 December 2024 and for the nine months ended 30 September 2025 are set out below:

	For the nine months ended 30 September 2025	**For the year ended 31 December 2024**
	RMB thousand	***RMB thousand***
	(unaudited)	**(audited)**
Revenue	1,934,724.0	2,547,660.3
Net profit before tax	3,706.0	308.4
Net profit after tax	2,769.4	205.8

REASONS FOR AND BENEFITS OF THE POTENTIAL DISPOSAL

The Potential Disposal will help the Group to focus on its core business, allocate management resources and operational focus to core areas such as port loading and unloading logistics, further enhance the core competitiveness and sustainable operational quality of its main business, help the Group to accelerate the construction of a world-class green and smart hub port, to enhance its long-term core competitiveness and profitability, to comply with the Group's overall development plan, and thus in the overall interests of the Company and the Shareholders.

GENERAL

The Potential Disposal, if materialised, may constitute a notifiable transaction of the Company pursuant to Chapter 14 of the Listing Rules. The Company wishes to emphasise that as of the date of this announcement, the Company is under no obligation to pursue a public listing, and a public listing and the Potential Disposal may or may not occur. The Company has not entered into any binding agreement in relation to the Potential Disposal as of the date of this announcement, and there is no assurance that any transaction will materialise. The Company will make further announcements in compliance with the Listing Rules and/or Part XIVA of the Securities and Futures Ordinance as and when appropriate or required.

As the Company may or may not proceed with a public listing or enter into any binding agreement in relation to the Potential Disposal, and even if the Company decides to do so, the Potential Disposal may or may not proceed for various reasons, the Shareholders and potential investors of the Company 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, 22 October 2025

As at the date of this announcement, the board of directors of the Company 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 purpose only*