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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)

CONNECTED TRANSACTION
PURCHASE OF MACHINERY

SALE AND PURCHASE AGREEMENT

On 19 December 2025, Coal Terminal Co, a subsidiary of the Company, entered into the Sale and Purchase Agreement with Jinan Heavy Equipment Co for the purchase of one set of portal crane, at the consideration of RMB21,490,000 (inclusive of tax).

LISTING RULES IMPLICATIONS

Jinan Heavy Equipment Co is a subsidiary of Tianjin Port Group Co, 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 one or more of the applicable percentage ratios (as defined in the Listing Rules) in respect of the Transaction are more than 0.1% but all of the applicable percentage ratios are 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 : 19 December 2025

Parties : (1) Purchaser: Coal Terminal Co
(2) Seller: Jinan Heavy Equipment Co

A tender by way of open bidding was made in relation to the Sale and Purchase Agreement whereby the bid evaluation committee evaluated the technical, informational, and commercial aspects of the bidding documents in accordance with the parameters stipulated in the tender documents. Upon examination, the bid submitted by Jinan Heavy Equipment Co received the highest overall score as its bidding documents satisfied all standards and substantive requirements set out in the tender documents. The bid evaluation committee had therefore recommended Jinan Heavy Equipment Co as thesuccessful bidder.

Asset to be acquired : One set of portal crane, whereas the Seller shall provide related services, including contract equipment, technical services and quality assurance services. Within 6 months after the Sale and Purchase Agreement becoming effective, the Seller shall deliver such portal crane to a location designated by the Purchaser and complete the installation as well as commissioning and adjustment, and hand over in whole to the Purchaser after being tested and assessed by the Market Supervision Administration and passing the Purchaser's acceptance check.

Consideration : The consideration is RMB21,490,000 (inclusive of tax), which is inclusive of costs for the equipment (including the spare parts and special tools), equipment installation, equipment commissioning, technical data, technology and aftersales technical service, as well as all costs incurred by the Seller in fulfilling its obligations under the Sale and Purchase Agreement and the installation, commissioning and adjustment expenses, such as taxes on the equipment, transportation and miscellaneous charges, installation and commissioning fees, insurance premiums, etc. The consideration will be payable by instalments in accordance with the progress of the delivery and installation of the portal crane in the following manner:-

(i) upon the Sale and Purchase Agreement becoming effective, and within 28 days after receiving and verifying the relevant documents and invoices submitted by the Seller, the Purchaser shall pay 15% of the consideration, being RMB3,223,500, to the Seller;

(ii) within 28 days after receiving and verifying the purchase certificate of steel plate, slewing bearing and electric control system issued by the Seller and the relevant invoices, the Purchaser shall pay 15% of the consideration, being RMB3,223,500, to the Seller;

(iii) within 28 days after receiving and verifying the certificate of the completion of steel structure manufacturing and the relevant invoices submitted by the Seller, the Purchaser shall pay 40% of the consideration, being

RMB8,596,000, to the Seller;

(iv) within 28 days after receiving and verifying the delivery list, the project acceptance form signed by both parties, the factory quality certificate issued by the manufacturer and other relevant invoices submitted by the Seller, the Purchaser shall pay 25% of the consideration, being RMB5,372,500, to the Seller; and

(v) within 28 days after the expiration of the warranty period (which is 12 months from the date of signing of the acceptance form by the parties), the Purchaser shall pay 5% of the consideration, being RMB1,074,500 to the Seller.

Such consideration was arrived at through the above-mentioned tender process held by Coal Terminal Co in accordance with the relevant PRC laws and regulations. It is expected that the consideration will be funded by internal resources of the Group.

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

Purchasing the portal crane will improve the overall operating efficiency and further enhance the cargo handling operational capacity of Coal Terminal Co, 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 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.

LISTING RULES IMPLICATIONS

Jinan Heavy Equipment Co is a subsidiary of Tianjin Port Group Co, 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 one or more of the applicable percentage ratios (as defined in the Listing Rules) in respect of the Transaction are more than 0.1% but all of the applicable percentage ratios are 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.

None of the Directors had a material interest in the Transaction. In view of good corporate governance practices, Chu Bin, Luo Xunjie, Liu Nan and Jiang Wei, the Directors who are also directors and/or senior management of Tianjin Port Group Co, have abstained from voting in the relevant Board resolutions in relation to transactions with Tianjin Port Group Co 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 Co 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.

Coal Terminal Co is principally engaged in non-containerised cargo handling and other port ancillary services.

Jinan Heavy Equipment Co is principally engaged in manufacturing and installation of lifting and transport equipment and large-scale handling system and equipment. It is also engaged in large scale steel structural projects and 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;
"Coal Terminal Co" or "Purchaser"	天津港中煤華能煤碼頭有限公司 (Tianjin Port China Coal Hua'neng Coal Terminal Co., Ltd.*), a company incorporated in the PRC with limited liability and a subsidiary of the Company;
"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;
"Jinan Heavy Equipment Co" or "Seller"	天津金岸重工有限公司 (Tianjin Jinan Heavy Equipment Co., Ltd.*), a company incorporated in the PRC with limited liability and a subsidiary of Tianjin Port Group Co;

"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 19 December 2025 entered into between Coal Terminal Co and Jinan Heavy Equipment Co for the sale and purchase of one set of portal crane, details of which are set out in the section headed "*Principal terms of the Sale and Purchase Agreement*" of this announcement;
"Stock Exchange"	The Stock Exchange of Hong Kong Limited;
"Tianjin Port Group Co"	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;
"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, 19 December 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*