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天津發展控股有限公司
TIANJIN DEVELOPMENT HOLDINGS LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 882)

ANNOUNCEMENT OF INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2026

FINANCIAL HIGHLIGHTS

- Revenue amounted to approximately HK$1,657,990,000 (30 June 2025: HK$1,718,589,000).
- Profit attributable to owners of the Company amounted to approximately HK$325,222,000 (30 June 2025: HK$344,455,000).
- Basic earnings per share were HK30.32 cents (30 June 2025: HK32.11 cents).
- Interim dividend of HK5.18 cents per share (30 June 2025: HK5.18 cents per share).

RESULTS

The board of directors (the "**Board**") of Tianjin Development Holdings Limited (the "**Company**") announces that the unaudited consolidated results of the Company and its subsidiaries (together the "**Group**") for the six months ended 30 June 2026 together with the comparatives figures for the corresponding period in 2025 are as follows:

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
For the six months ended 30 June 2026

	Notes	Six months ended 30 June 2026 HK$'000 (unaudited)	2025 HK$'000 (unaudited)
Revenue	3	**1,657,990**	1,718,589
Cost of sales		**(1,159,306)**	(1,170,689)
Gross profit		**498,684**	547,900
Other income	4	**91,613**	474,910
Other gains and losses, net	5	**75,242**	26,669
Selling and distribution expenses		**(184,561)**	(249,780)
General and administrative expenses		**(209,502)**	(211,825)
Other operating expenses		**(66,259)**	(96,393)
Finance costs		**(40,386)**	(49,264)
Share of net profit of associates and joint venture accounted for using the equity method		**292,473**	249,283
Profit before tax		**457,304**	691,500
Tax expense	6	**(52,521)**	(76,504)
Profit for the period	7	**404,783**	614,996
Attributable to:			
Owners of the Company		**325,222**	344,455
Non-controlling interests		**79,561**	270,541
		404,783	614,996
Earnings per share	8	***HK cents***	*HK cents*
Basic		**30.32**	32.11
Diluted		**30.30**	32.11

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
For the six months ended 30 June 2026

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(unaudited)	*(unaudited)*
Profit for the period	**404,783**	614,996
Other comprehensive (expense) income		
Items that will not be reclassified to profit or loss:		
Change in fair value of equity instruments at fair value through other comprehensive income	**(233,651)**	(434,692)
Deferred taxation on fair value change of equity instruments at fair value through other comprehensive income	**56,587**	63,106
Share of other comprehensive income of investments accounted for using the equity method		
– fair value through other comprehensive income reserve, net of tax	**(9,126)**	800
Currency translation differences		
– the Group	**432,290**	127,667
– investments accounted for using the equity method	**217,681**	82,617
Other comprehensive income (expense) for the period	**463,781**	(160,502)
Total comprehensive income for the period	**868,564**	454,494
Attributable to:		
Owners of the Company	**654,827**	354,123
Non-controlling interests	**213,737**	100,371
	868,564	454,494

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

	Notes	**30 June 2026** *HK$'000* *(unaudited)*	31 December 2025 *HK$'000* *(audited)*
ASSETS			
Non-current assets			
Property, plant and equipment		**2,033,527**	2,052,844
Land use rights		**469,746**	472,959
Investment properties		**194,131**	186,822
Investments accounted for using the equity method	*10*	**6,693,884**	6,248,845
Goodwill		**82,509**	79,403
Intangible assets		**47,641**	46,090
Financial assets at fair value through profit or loss		**76,435**	70,961
Finance lease receivables		–	114,345
Deposits paid for acquisition of property, plant and equipment		**16,378**	12,705
Deferred tax assets		**100,673**	88,890
Equity instruments at fair value through other comprehensive income	*11*	**1,589,768**	1,760,340
Time deposits with maturity over three months		**2,616,063**	2,614,037
		13,920,755	13,748,241
Current assets			
Inventories		**397,281**	344,302
Amounts due from investments accounted for using the equity method		**13,614**	13,167
Amount due from ultimate holding company		**555**	275
Amounts due from related companies		**130,783**	127,002
Contract assets		**94,986**	62,809
Trade receivables	*12*	**1,564,640**	1,439,282
Other receivables, deposits and prepayments	*12*	**430,731**	389,248
Financial assets at fair value through profit or loss		**818,679**	883,799
Structured deposits	*13*	**630,289**	449,456
Entrusted deposits	*14*	**1,149,044**	1,107,497
Restricted bank balances		**83,570**	70,131
Time deposits with maturity over three months		**756,926**	1,305,397
Cash and cash equivalents		**3,377,572**	2,811,065
		9,448,670	9,003,430
Total assets		**23,369,425**	22,751,671

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION *(continued)*
As at 30 June 2026

	Note	30 June 2026 HK$'000 (unaudited)	31 December 2025 HK$'000 (audited)
EQUITY			
Owners of the Company			
Share capital		**5,136,285**	5,136,285
Reserves		**8,450,157**	7,889,449
		13,586,442	13,025,734
Non-controlling interests		**4,931,696**	4,896,358
Total equity		**18,518,138**	17,922,092
LIABILITIES			
Non-current liabilities			
Lease liabilities		**4,198**	7,595
Bank borrowings		**1,737,165**	1,741,936
Deferred tax liabilities		**11,197**	67,044
		1,752,560	1,816,575
Current liabilities			
Trade payables	*15*	**516,627**	479,920
Other payables and accruals		**1,317,765**	1,297,722
Amounts due to related companies		**190,920**	157,570
Contract liabilities		**758,845**	768,412
Lease liabilities		**4,284**	7,840
Bank borrowings		**221,719**	238,760
Current tax liabilities		**88,567**	62,780
		3,098,727	3,013,004
Total liabilities		**4,851,287**	4,829,579
Total equity and liabilities		**23,369,425**	22,751,671
Net current assets		**6,349,943**	5,990,426
Total assets less current liabilities		**20,270,698**	19,738,667

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

1. BASIS OF PREPARATION

The condensed consolidated financial statements of the Company have been prepared in accordance with Hong Kong Accounting Standard ("**HKAS**") 34 "Interim Financial Reporting" as issued by the Hong Kong Institute of Certified Public Accountants (the "**HKICPA**") as well as with the applicable disclosure requirements of Appendix D2 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**").

The financial information relating to the year ended 31 December 2025 that is included in this announcement of interim results as comparative information does not constitute the Company's statutory annual consolidated financial statements for that year but is derived from those consolidated financial statements. Further information relating to these statutory financial statements is as follows:

The Company has delivered the consolidated financial statements for the year ended 31 December 2025 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Hong Kong Companies Ordinance.

The Company's auditor has reported on those consolidated financial statements. The auditor's report was unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its report; and did not contain a statement under sections 406(2), 407(2) or (3) of the Hong Kong Companies Ordinance.

2. PRINCIPAL ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis except for investment properties and certain financial instruments, which are measured at fair values, as appropriate.

Other than changes in accounting policies resulting from application of amendments to HKFRS Accounting Standards and application of changes in the Group's interests in existing subsidiaries accounting policies which became relevant to the Group in the current period, the accounting policies and methods of computation used in this announcement of interim results are the same as those presented in the Group's annual financial statements for the year ended 31 December 2025.

Application of amendments to HKFRS Accounting Standards

In the current interim period, the Group has applied the following amendments to HKFRS Accounting Standards as issued by the HKICPA, for the first time, which are mandatorily effective for the annual period beginning on 1 January 2026 for the preparation of the Group's condensed consolidated financial statements:

Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments
Amendments to HKFRS 9 and HKFRS 7	Contracts Referencing Nature-dependent Electricity
Amendments to HKFRS Accounting Standards	Annual Improvements to HKFRS Accounting Standards – Volume 11

The application of the amendments to HKFRS Accounting Standards in the current period has had no material impact on the Group's financial positions and performance for the current and prior periods and/or on the disclosures set out in these condensed consolidated financial statements.

3. SEGMENT INFORMATION

The Group determines its operating segments based on the reports that are used to make strategic decisions and reviewed by the chief operating decision-makers (the "**CODM**"). The CODM assess the performance of the operating segments based on a measure of profit after tax.

The Group has six reportable segments. The segments are managed separately as each business offers different products and services. The following summary describes the operation in each of the Group's reportable segments.

(a) Utilities

This segment derives revenue from distribution of water, heat and thermal power to industrial, commercial and residential customers in the Tianjin Economic and Technological Development Area ("**TEDA**"), the People's Republic of China (the "**PRC**"), while the result of electricity business of this segment is contributed by Tianjin TEDA Electric Power Co., Ltd. (天津泰達電力有限公司) ("**TEDA Power**"), an investment accounted for using the equity method of the Group.

(b) Pharmaceutical

This segment derives revenue from manufacture and sales of chemical drugs, proprietary Chinese medicines and other healthcare products as well as design, manufacture and printing for pharmaceutical packaging in the PRC.

(c) Hotel

This segment derives revenue from operation of a hotel in Hong Kong.

(d) Electrical and mechanical

This segment derives revenue from manufacture and sales of hydroelectric equipment and large scale pump units.

(e) Port services

The result of this segment is contributed by a listed investment accounted for using the equity method of the Group, Tianjin Port Development Holdings Limited (天津港發展控股有限公司) ("**Tianjin Port**"), which provides port services in Tianjin.

(f) Elevators and escalators

The result of this segment is contributed by an investment accounted for using the equity method of the Group, Otis Elevator (China) Investment Company Limited (奥的斯電梯(中國)投資有限公司) ("**Otis China**"), which manufactures and sells elevators and escalators.

3. **SEGMENT INFORMATION** *(continued)*

For the six months ended 30 June 2026 ***(unaudited)***

	Utilities *HK$'000* *(note (i))*	**Pharma-ceutical** *HK$'000*	**Hotel** *HK$'000*	**Electrical and mechanical** *HK$'000*	**Port services** *HK$'000*	**Elevators and escalators** *HK$'000*	**Total operating segments** *HK$'000*
Segment revenue – external customers	**693,162**	**811,756**	**70,821**	**82,251**	**–**	**–**	**1,657,990**
Operating profit (loss) before interest	**42,582**	**76,450**	**14,987**	**(43,296)**	**–**	**–**	**90,723**
Interest income	**11,464**	**14,514**	**–**	**45**	**–**	**–**	**26,023**
Finance costs	**–**	**(1,936)**	**–**	**–**	**–**	**–**	**(1,936)**
Share of net profit of associates and joint venture accounted for using the equity method	**41,302**	**–**	**–**	**–**	**98,052**	**153,119**	**292,473**
Profit (loss) before tax	**95,348**	**89,028**	**14,987**	**(43,251)**	**98,052**	**153,119**	**407,283**
Tax expense	**(3,301)**	**(16,213)**	**–**	**–**	**–**	**–**	**(19,514)**
Segment results – profit (loss) for the period	**92,047**	**72,815**	**14,987**	**(43,251)**	**98,052**	**153,119**	**387,769**
Non-controlling interests	**(4,288)**	**(48,119)**	**–**	**7,465**	**–**	**(26,428)**	**(71,370)**
Profit (loss) attributable to owners of the Company	**87,759**	**24,696**	**14,987**	**(35,786)**	**98,052**	**126,691**	**316,399**
Segment results – profit (loss) for the period includes:							
Depreciation and amortisation	**21,988**	**57,029**	**6,786**	**11,656**	**–**	**–**	**97,459**

For the six months ended 30 June 2025 *(unaudited)*

	Utilities *HK$'000* *(note (i))*	Pharma-ceutical *HK$'000* *(note (ii))*	Hotel *HK$'000*	Electrical and mechanical *HK$'000*	Port services *HK$'000*	Elevators and escalators *HK$'000*	Total operating segments *HK$'000*
Segment revenue – external customers	712,786	863,280	63,047	79,476	–	–	1,718,589
Operating profit (loss) before interest	44,541	380,824	10,705	(51,354)	–	–	384,716
Interest income	11,734	64,355	18	235	–	–	76,342
Finance costs	–	(2,136)	–	–	–	–	(2,136)
Share of net profit of associates and joint venture accounted for using the equity method	29,476	–	–	–	72,456	147,351	249,283
Profit (loss) before tax	85,751	443,043	10,723	(51,119)	72,456	147,351	708,205
Tax (expense) credit	(3,137)	(65,160)	4,869	(1)	–	–	(63,429)
Segment results – profit (loss) for the period	82,614	377,883	15,592	(51,120)	72,456	147,351	644,776
Non-controlling interests	(4,254)	(245,717)	–	8,824	–	(25,433)	(266,580)
Profit (loss) attributable to owners of the Company	78,360	132,166	15,592	(42,296)	72,456	121,918	378,196
Segment results – profit (loss) for the period includes:							
Depreciation and amortisation	22,120	51,405	6,720	11,346	–	–	91,591

3. **SEGMENT INFORMATION** *(continued)*

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(unaudited)	*(unaudited)*
Reconciliation of profit for the period		
Total reportable segments	**387,769**	644,776
Corporate and others *(note (iii))*	**17,014**	(29,780)
Profit for the period	**404,783**	614,996

notes:

(i) Revenue from supply of water, and heat and thermal power to external customers amounted to HK$144,027,000 and HK$549,135,000, respectively (six months ended 30 June 2025: HK$143,963,000 and HK$568,823,000, respectively).

The above revenue included government supplemental income of HK$50,170,000 (six months ended 30 June 2025: HK$81,692,000) which will be finalised by the relevant bureau of TEDA from time to time. While the recognition of the government supplemental income represents the best estimate of the Group's entitlement after taking all relevant factors into account, it may be different from the actual amount and subsequent adjustment may be necessary.

(ii) During six months ended 30 June 2025, included in the operating profit before interest of pharmaceutical segment was dividend income from Tasly Group (as defined in Note 11) of approximately HK$329,400,000 (six months ended 30 June 2026: Nil).

(iii) These principally include (a) results of the Group's other non-core businesses which are not categorised as reportable segments; and (b) corporate level activities including central treasury management, administrative function and exchange gain or loss.

4. **OTHER INCOME**

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(unaudited)	*(unaudited)*
Interest income	**76,423**	124,656
Government grants	**5,171**	3,645
Rental income, net of negligible outgoings	**168**	525
Sales of scrap materials	**465**	1,071
Dividend income from equity instruments at fair value through other comprehensive income	**5,091**	334,488
Finance lease interest income	**1,338**	2,223
Sundries	**2,957**	8,302
	91,613	474,910

5. OTHER GAINS AND LOSSES, NET

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(unaudited)	*(unaudited)*
Reversal of (allowance for) impairment losses:		
– trade receivables	**3,465**	21,591
– other receivables	**(195)**	(662)
– contract assets	**(1,193)**	(7,270)
– finance lease receivable	**(10)**	102
Net losses on disposal/written off of property, plant and equipment	**(5,550)**	(77)
Net fair value (losses) gains on financial assets held for trading		
– listed	**(910)**	3,320
– unlisted	**9,260**	5,113
Gain on disposal of a subsidiary	**47,881**	–
Net exchange gains	**22,494**	4,552
	75,242	26,669

6. TAX EXPENSE

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(unaudited)	*(unaudited)*
Current taxation		
PRC Enterprise Income Tax ("**EIT**")	**56,792**	52,301
Underprovision in prior years	**8,630**	24,413
Deferred taxation	**(12,901)**	(210)
	52,521	76,504

No provision for Hong Kong profits tax has been made for both interim periods as there was no estimated assessable profit derived from Hong Kong or the estimated assessable profit is wholly absorbed by tax losses brought forward from previous years.

The Group's PRC subsidiaries are subject to EIT at a rate of 25% except for certain PRC subsidiaries which are subject to a preferential EIT rate of 15% as they are qualified as High and New Technology Enterprises for both interim periods.

7. **PROFIT FOR THE PERIOD**

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(unaudited)	*(unaudited)*
Profit for the period is arrived at after charging:		
Employees' benefits expense (including directors' emoluments)	**282,146**	304,443
Cost of inventories recognised as an expense	**945,579**	955,188
Depreciation of property, plant and equipment	**108,895**	94,521
Depreciation of land use rights	**3,363**	4,220
Amortisation of intangible assets	**248**	2,506
Short-term lease expenses on		
– plants, pipelines and networks	**5,066**	5,345
– land and buildings	**3,093**	3,291
Research and development costs charged to other operating expenses	**63,482**	79,370

8. **EARNINGS PER SHARE**

The calculation of the basic and diluted earnings per share attributable to owners of the Company is based on the following data:

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(unaudited)	*(unaudited)*
Earnings		
Profit attributable to owners of the Company for the purpose of basic earnings per share	**325,222**	344,455
Effect of dilutive potential ordinary shares arising from restricted share incentive scheme of Tianjin Lisheng Pharmaceutical Co., Ltd. (天津力生製藥股份有限公司) ("**Lisheng Pharmaceutical**")	**(143)**	–
Profit attributable to owners of the Company for the purpose of diluted earnings per share	**325,079**	344,455
Number of shares	***Thousand***	*Thousand*
Number of ordinary shares for the purpose of basic and diluted earnings per share	**1,072,770**	1,072,770

The computation of the above diluted earnings per share does not include the unvested restricted shares granted by Lisheng Pharmaceutical since they have no dilutive effect for the six months ended 30 June 2025.

9. DIVIDENDS

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(unaudited)	*(unaudited)*
Dividends recognised as distribution during the period:		
– 2025 final dividend, paid		
– HK8.82 cents per ordinary share (2024: HK8.82 cents per ordinary share)	**94,618**	94,618

Subsequent to the end of the reporting period, the Board has declared an interim dividend of HK5.18 cents per ordinary share (six months ended 30 June 2025: HK5.18 cents per ordinary share), amounting to approximately HK$55,569,500 (six months ended 30 June 2025: HK$55,569,500) in total, to the shareholders of the Company whose names appear on the Company's register of members on 25 September 2026.

10. INVESTMENTS ACCOUNTED FOR USING THE EQUITY METHOD

	30 June 2026	31 December 2025
	HK$'000	*HK$'000*
	(unaudited)	*(audited)*
The Group's interests in associates and joint venture		
– Listed shares in Hong Kong		
– Tianjin Port	**4,034,767**	3,879,534
– Unlisted shares in the PRC		
– Otis China	**1,038,050**	849,576
– TEDA Power	**1,621,067**	1,519,735
	6,693,884	6,248,845

Interests in Tianjin Port at the end of the reporting period included goodwill of HK$820,729,000, net of impairment losses (31 December 2025: HK$820,729,000, net of impairment losses).

11. **EQUITY INSTRUMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME**

	notes	**30 June 2026** **HK$'000** ***(unaudited)***	31 December 2025 *HK$'000* *(audited)*
Equity securities			
Listed, at market value	*(i)*	**81,575**	85,781
Unlisted	*(ii)*	**1,508,193**	1,674,559
		1,589,768	1,760,340

notes:

(i) The listed securities mainly represent the Group's 4.2% (31 December 2025: 4.2%) equity interest in Binhai Investment Company Limited ("**Binhai Investment**") which is listed on the Main Board of the Stock Exchange.

As at 30 June 2026, the market value of the Group's equity interest in Binhai Investment was HK$60,383,000 (31 December 2025: HK$68,512,000) and the unrealised fair value loss of HK$8,129,000 (six months ended 30 June 2025: HK$6,967,000) was recognised in other comprehensive income.

(ii) The unlisted equity securities mainly represented the Group's 12.15% (31 December 2025: 12.15%) equity interest in Tasly Bio-Medicine Industry Group Co., Ltd. (天士力生物醫藥產業集團有限公司) ("**Tasly Group**") and 31.05% (31 December 2025: 31.05%) equity interest in Tianjin Institute of Pharmaceutical Research Co., Ltd. (天津藥物研究院有限公司) ("**Research Institute**"). Tasly Group is a conglomerate in the PRC and among its principal assets is holding Tasly Pharmaceutical Group Co., Ltd., (天士力醫藥集團股份有限公司), which is listed on the Shanghai Stock Exchange and is principally engaged in research and development, manufacturing and distribution of pharmaceutical products in the PRC.

Other unlisted equity securities are principally equity instruments in certain entities established and operated in the PRC. They are mainly denominated in Renminbi. The unlisted equity instruments are measured at fair value through other comprehensive income.

12. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

	notes	**30 June 2026** ***HK$'000*** ***(unaudited)***	31 December 2025 *HK$'000* *(audited)*
Trade receivables	*(i)*	**1,346,119**	1,251,422
Trade receivables backed by notes		**218,521**	187,860
Total trade receivables	*(ii)*	**1,564,640**	1,439,282
Other receivables, deposits and prepayments		**430,731**	389,248
		1,995,371	1,828,530

notes:

(i) Various group companies have different credit policies which are dependent on the practice of the markets and the businesses in which they operate. In general, credit periods of (i) 30 days are granted to corporate customers of the Group's hotel business; (ii) 90 to 180 days are granted to customers in the electrical and mechanical segment; and (iii) 30 to 180 days are granted to customers in the pharmaceutical segment. No credit terms are granted to customers in the utilities segment.

(ii) The ageing analysis of the Group's trade receivables (net of allowance) is as follows:

	30 June 2026 ***HK$'000*** ***(unaudited)***	31 December 2025 *HK$'000* *(audited)*
Within 30 days	**331,705**	353,579
31 to 90 days	**191,891**	173,313
91 to 180 days	**228,114**	203,187
181 to 365 days	**127,104**	203,156
Over 1 year	**685,826**	506,047
	1,564,640	1,439,282

13. STRUCTURED DEPOSITS

At 30 June 2026, the Group placed with six licensed commercial banks (31 December 2025: four licensed commercial banks) in the PRC for principal-protected structured deposits denominated in Renminbi with maturity of 1 to 11 months (31 December 2025: 1 to 11 months) after the end of the reporting period. The expected annual interest rate for the structured deposits was indicated at 0.1% to 4.0% (31 December 2025: 0.1% to 4.4%) per annum, however, the actual interest to be received is uncertain until maturity. Such structured deposits were accounted for as financial assets at fair value through profit or loss.

14. ENTRUSTED DEPOSITS

As at 30 June 2026, the entrusted deposits denominated in Renminbi were placed with one financial institution (31 December 2025: one financial institution) in the PRC, with maturity from 6 to 12 months (31 December 2025: 6 to 12 months) after the end of the reporting period. The deposits carry the expected rates of return at 3.5% (31 December 2025: 3.5% to 4.0%) per annum.

15. **TRADE PAYABLES**

The ageing analysis of the Group's trade payables, based on invoice date, is as follows:

	30 June 2026	31 December 2025
	HK$'000	*HK$'000*
	(unaudited)	*(audited)*
Within 30 days	**182,124**	145,903
31 to 90 days	**69,204**	89,695
91 to 180 days	**74,278**	68,810
Over 180 days	**191,021**	175,512
	516,627	479,920

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

Utilities

The Group's utility businesses are mainly operated in the Tianjin Economic and Technological Development Area ("**TEDA**"), the People's Republic of China (the "**PRC**") through supplying water, heat and thermal power as well as electricity to industrial, commercial and residential customers.

TEDA is a national development zone and has long been in a leading position in terms of overall capabilities in the PRC. Situated at the centre of Bohai economic rim and also at the intersection of Beijing-Tianjin-Hebei metropolitan regions, TEDA is an ideal place for manufacturing and R&D developments.

Water

Tianjin TEDA Tsinlien Water Supply Co., Ltd. (天津泰達津聯自來水有限公司) (the "**Water Company**") and its subsidiary are principally engaged in supply of tap water in TEDA. They also engaged in installation and maintenance of water pipes, technical consultancy, retail and wholesale of water pipes and related parts as well as provision of water testing services. The daily water supply capacity of the Water Company was approximately 325,000 tonnes.

For the six months ended 30 June 2026, the Water Company recorded revenue of approximately HK$144 million, which was about the same as that of corresponding period last year. Profit from the Water Company amounted to approximately HK$18.6 million, representing a decrease of 15.5% as compared with HK$22 million in the same period in 2025. The decrease was primarily attributable to a lower volume of water sold and a decline in ancillary services income. The total quantity of water sold for the period was approximately 21,652,000 tonnes, a decline of 4% over the corresponding period last year.

Heat and Thermal Power

Tianjin TEDA Tsinlien Heat & Power Co., Ltd. (天津泰達津聯熱電有限公司) (the "**Heat & Power Company**") is principally engaged in distribution of steam and heat for industrial, commercial and residential customers within TEDA. The Heat & Power Company has transmission pipelines of approximately 576 kilometres (30 June 2025: 549 kilometres) and more than 120 processing stations (30 June 2025: 120 processing stations) in TEDA. The daily distribution capacity was approximately 30,000 tonnes of steam.

For the period under review, revenue from the Heat & Power Company was approximately HK$549.1 million, representing a decrease of 3.5% from HK$568.8 million in the same period in 2025. The decline in revenue was mainly due to the decrease in government supplemental income by HK$31.5 million and lower volumes of steam sold. Profit from the Heat & Power Company was approximately HK$32.1 million, representing an increase of 3.2% from HK$31.1 million in the corresponding period last year. The result was primarily attributable to a combination of tariff improvement and reduction in average steam purchase cost, driving an increase in operating margin. The total quantity of steam sold for the period was approximately 1,633,000 tonnes, a decrease of 4.7% over the corresponding period last year.

Electricity

As at 30 June 2026, the Group has 47.09% equity interest in Tianjin TEDA Electric Power Co., Ltd. (天津泰達電力有限公司) ("**TEDA Power**"). TEDA Power is principally engaged in supply of electricity in TEDA and also provides services in relation to construction of electricity supply network, application of technology related to new energy and renewable energy, electricity construction and related technical services as well as energy storage technology services. Currently, the installed transmission capacity of TEDA Power is approximately 1,060,000 kVA.

For the six months ended 30 June 2026, TEDA Power recorded revenue of approximately HK$1,127.8 million, representing a decrease of 1.1% as compared with the corresponding period in 2025. Its profit contribution to the Group amounted to approximately HK$41.3 million, representing an increase of HK$11.8 million as compared with the same period last year. The total quantity of electricity sold for the period was approximately 1,402,247,000 kWh, a decrease of 3.2% as compared with the same period last year.

Pharmaceutical

Pharmaceutical segment is principally engaged in the manufacture and sale of chemical drugs, proprietary Chinese medicines and other healthcare products as well as design, manufacture and printing for pharmaceutical packaging in the PRC.

For the period under review, the segment revenue was approximately HK$811.7 million, a decrease of 6% from HK$863.3 million in the corresponding period last year. Of the total segment revenue, revenue from manufacture and sale of chemical drugs, proprietary Chinese medicines and other healthcare products was approximately HK$723.3 million, a decrease of 8.1% over the same period last year. Revenue from sale of packaging materials increased by HK$12.5 million to approximately HK$88.4 million from HK$75.9 million in the six months ended 30 June 2025. Profit from pharmaceutical segment was approximately HK$72.8 million, compared with HK$377.9 million in the corresponding period of 2025. The decrease was primarily attributable to a higher base in the prior period due to special dividend of HK$303.1 million received from Tasly Bio-Medicine Industry Group Co., Ltd. (天士力生物醫藥產業集團有限公司) ("**Tasly Group**").

Stripping out the impact of special dividend received from Tasly Group in the prior period, profit from pharmaceutical segment for the current period decreased by approximately HK$2 million on a like-for-like basis. This result was mainly attributable to the decline in profit from design, manufacture and printing for pharmaceutical packaging business, partly offset by lower selling and distribution expenses, general and administrative expenses and research and development expenditures.

Hotel

Courtyard by Marriott Hong Kong ("**Courtyard Hotel**"), situated in a prime location on the Hong Kong Island, is a 4-star hotel with 245 guest rooms. It is positioned as an ideal lodge for business and leisure travellers.

For the six months ended 30 June 2026, Courtyard Hotel recorded revenue of approximately HK$70.8 million, representing an increase of 12.4% as compared with HK$63 million for the corresponding period in 2025. Profit from Courtyard Hotel amounted to approximately HK$15 million, as compared with HK$15.6 million for the corresponding period last year. Excluding the one-off tax credit of HK$4.9 million recognised in the prior period, profit from Courtyard Hotel for the current period increased by approximately HK$4.3 million on a like-for-like basis. The average occupancy rate improved to 92.2% from 89.7% for the same period in 2025, and the average room rate was also elevated.

Electrical and Mechanical

Electrical and mechanical segment is principally engaged in the manufacture and sale of hydroelectric equipment as well as large scale pump units in the PRC.

For the period under review, revenue from electrical and mechanical segment amounted to approximately HK$82.3 million, representing an increase of 3.5% as compared with the corresponding period last year. Loss from electrical and mechanical segment narrowed to approximately HK$43.3 million, representing an improvement of 15.3% as compared with the loss of HK$51.1 million for the same period in 2025. The reduction in loss was mainly due to the margin improvement on certain contract works completed during the period. The Group will continue to adopt a cautious view towards the operating performance of hydroelectric equipment business and assess various restructuring options, as and when appropriate.

Strategic and Other Investments

Port Services

As at 30 June 2026, the Group had 21% equity interest in Tianjin Port Development Holdings Limited (stock code: 3382) ("Tianjin Port"). Tianjin Port is engaged in the provision of port services including container and cargo handling services, sales and other port ancillary services in Tianjin, the PRC.

During the period under review, the revenue of Tianjin Port decreased by 9% to approximately HK$6,316.7 million and profit attributable to owners of Tianjin Port was approximately HK$466.9 million, representing an increase of 35.3% over the same period last year.

Tianjin Port contributed to the Group a profit of approximately HK$98.1 million, representing an increase of 35.3% compared to the same period last year.

Elevators and Escalators

As at 30 June 2026, the Group had 16.55% effective interest in Otis Elevator (China) Investment Company Limited (奥的斯電梯(中國)投資有限公司) ("**Otis China**"). Otis China is engaged in the manufacture and sale of elevators and escalators in the PRC.

During the period under review, the revenue of Otis China amounted to approximately HK$8,273.1 million, representing an increase of 22.7% over the corresponding period in 2025.

Otis China contributed to the Group a profit (after non-controlling interests) of approximately HK$126.7 million, representing an increase of 3.9% over the same period last year.

Investment in Binhai Investment Company Limited

During the period under review, the Group had 4.2% interest in Binhai Investment Company Limited ("**Binhai Investment**") (stock code: 2886). As at 30 June 2026, the market value of the Group's interest in Binhai Investment was approximately HK$60.4 million (31 December 2025: HK$68.5 million) and the unrealised fair value loss of approximately HK$8.1 million (for the six months ended 30 June 2025: HK$7 million) was recognised in other comprehensive income.

Investment in Tasly Bio-Medicine Industry Group Co., Ltd

During the period under review, the Group had 12.15% equity interest in Tasly Group, a non-core passive investment in relation to the Group's pharmaceutical segment which was acquired indirectly from the controlling shareholder in 2015 by using merger accounting at an investment costs of HK$191.5 million and is now held by Tianjin Central Pharmaceutical Co., Ltd. (天津市中央藥業有限公司) ("**Central Pharmaceutical**"), a wholly-owned subsidiary of Tianjin Lisheng Pharmaceutical Co., Ltd. (天津力生製藥股份有限公司). Tasly Group is a conglomerate established under the laws of the PRC on 30 March 2000 and among its principal assets is holding of 257,164,534 A shares in Tasly Pharmaceutical Group Co., Ltd. (天士力醫藥集團股份有限公司) ("**Tasly Pharmaceutical**"), representing approximately 17.21% of Tasly Pharmaceutical's total issued A shares. Tasly Pharmaceutical is principally engaged in the research and development, manufacturing and distribution of pharmaceutical products in the PRC.

As at 30 June 2026, the fair value of investment in Tasly Group was approximately HK$813.6 million (31 December 2025: HK$850.9 million), accounting for approximately 3.5% of the Group's total assets, and on that date the unrealised fair value loss and exchange differences amounting to approximately HK$37.3 million has been recognised in other comprehensive income. During the period under review, the Group did not receive dividend income from Tasly Group (for the year ended 31 December 2025: HK$331.6 million). The holding of 12.15% equity interest in Tasly Group is not held for trading and not expected to be sold in the foreseeable future.

DISPOSAL OF THE ENTIRE EQUITY INTEREST IN BENEFO FINANCIAL LEASING CO., LTD.

On 27 January 2026, Tianjin Tai Kang Investment Co., Ltd. (天津泰康投資有限公司) ("**Tianjin Tai Kang**"), a 82.74%-owned subsidiary of the Company, had entered into an equity transfer agreement with Tianjin State-owned Capital Investment and Operation Co., Ltd. (天津國有資本投資運營有限公司), a state-owned enterprise established in the PRC, for the disposal of the entire equity interest in Benefo Financial Leasing Co., Ltd. (百利融資租賃有限公司), a wholly-owned subsidiary of Tianjin Tai Kang and operates the non-core business of the Group, at a cash consideration of approximately RMB264.9 million. The disposal was completed on 22 May 2026 and the Group recognised a gain of approximately HK$47.9 million. Details of the disposal were set out in the announcements of the Company dated 27 January 2026 and 4 February 2026.

PROSPECT

Looking ahead to the second half of the year, the global economic landscape remains uncertain, with geopolitical tensions showing no signs of abating. Against this complex and evolving external backdrop, supported by the gradual implementation of various economic measures, the Chinese economy is expected to sustain its steady growth trajectory with momentum building towards innovation-driven and higher-quality development. The Company will continue to enhance the growth potential of its existing businesses, and actively deepen its internal reform and development initiatives so as to drive business quality improvement and operational efficiency. Meanwhile, the Company will also maintain its strict financial discipline and stable financial resources.

LIQUIDITY, CAPITAL RESOURCES AND PRINCIPAL RISK

As at 30 June 2026, the Group's total cash on hand and total bank borrowings stood at approximately HK$6,834.1 million and approximately HK$1,958.9 million respectively (31 December 2025: approximately HK$6,800.6 million and HK$1,980.7 million respectively).

The Group's sources of funding comprise cash flow generated from operations and loan facilities. The bank borrowings of HK$221.7 million (31 December 2025: HK$238.8 million) will mature within one year. During the period under review, the Group entered into a revolving loan facility with a commercial bank in Hong Kong, pursuant to which loan facility of up to HK$100 million were made available to the Group subject to floating rates with a spread of 1.5% over HIBOR of relevant interest periods. The gearing ratio as measured by total borrowings to shareholders' funds was at approximately 14.4% as at 30 June 2026 (31 December 2025: approximately 15.2%).

Of the total HK$1,958.9 million bank borrowings outstanding as at 30 June 2026, HK$1,908.4 million were subject to floating rates with spread of 1.4% to 1.5% over HIBOR of relevant interest periods, of which the amount of HK$1,708.4 million outstanding is linked to the sustainability performance of the Group's environmental, social and governance performance metrics, which may be reduced depending on the extent of pre-determined key performance indicators being met, and RMB43.9 million (equivalent to approximately HK$50.5 million) of bank borrowings were fixed-rates debts with annual rates at 2.8% to 3.1%.

As at 30 June 2026, 97% (31 December 2025: 96%) of the Group's total bank borrowings was denominated in Hong Kong dollar, 3% (31 December 2025: 4%) was denominated in Renminbi.

The Group's activities expose it to a variety of financial risks. The major financial assets and financial liabilities of the Group include cash and cash equivalents, time deposits with maturity over three months, structure deposits, entrusted deposits, other financial assets and bank borrowings. The Group's financial risk management is aimed at mitigating the impact of fluctuations in interest rates and exchange rates on the Group's overall financial position and to minimise the Group's interest rate, foreign currency and credit risk exposures. The Group regularly reviews its liquidity and financing requirements to ensure that sufficient financial resources are maintained to cover the funding needs.

During the period under review, the Group has not entered into any derivative contracts or hedging transactions. The Group manages its foreign currency risk by closely reviewing the movement of the foreign currency rate and shall consider hedging foreign currency exposure should the need arise.

EMPLOYEES AND REMUNERATION POLICIES

As at 30 June 2026, the Group had a total of approximately 2,693 employees (31 December 2025: 2,796) of which approximately 236 (31 December 2025: 244) were management personnel and 910 (31 December 2025: 990) were technical staff, with the balance being production workers.

The Group contributes to the employee pension scheme established by the PRC Government which undertakes to assume the retirement benefit obligations of all existing and future retired employees of the Group in the PRC. The Group also contributes to the mandatory provident fund scheme for its Hong Kong employees. The contributions are based on a fixed percentage of the members' salaries. Meanwhile, certain employees and employee groups of the Group's subsidiary in the PRC are also eligible for the relevant restricted share incentive scheme. During the period under review, the Group had no forfeited contributions under the retirement benefits scheme that might be used by the Group to reduce the existing level of contributions (31 December 2025: Nil).

CHARGE ON ASSETS

As at 30 June 2026, restricted bank balances of HK$83.6 million (31 December 2025: HK$70.1 million), property, plant and equipment with carrying amounts of HK$65.4 million (31 December 2025: HK$64 million) and land use right of HK$4.7 million (31 December 2025: HK$4.6 million) were respectively pledged to financial institutions by the Group to secure general banking facilities.

INTERIM DIVIDEND

The Board has declared an interim dividend of HK5.18 cents per share for the six months ended 30 June 2026 (30 June 2025: HK5.18 cents per share) to the shareholders whose names appear on the Company's register of members on 25 September 2026. The interim dividend will be paid on 30 October 2026.

CLOSURE OF REGISTER OF MEMBERS

The register of members of the Company will be closed from 23 September 2026 (Wednesday) to 25 September 2026 (Friday), both days inclusive, during which period no transfer of shares will be registered. The record date for entitlement of the interim dividend will be 25 September 2026 (Friday). In order to qualify for the interim dividend, all completed transfer forms accompanied by the relevant share certificates must be lodged with the Company's share registrar, Tricor Investor Services Limited at 17th Floor, Far East Finance Centre, 16 Harcourt Road, Hong Kong, not later than 4:30 p.m. on 22 September 2026 (Tuesday).

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed securities during the six months ended 30 June 2026.

As at 30 June 2026, the Company did not hold any treasury shares (as defined under the Rules Governing the Listing of Securities on the Stock Exchange (the "**Listing Rules**")).

COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

The Company has complied with the code provisions of the Corporate Governance Code (the "**CG Code**") as set out in Part 2 of Appendix C1 of the Listing Rules throughout the six months ended 30 June 2026 except for a deviation from code provision F.1.3 of the CG Code, which stipulates that the chairman of the Board should attend the annual general meeting. Due to other business engagements, Mr. Teng Fei, the then chairman of the Board, was unable to attend the annual general meeting of the Company held on 23 June 2026 (the "**2026 AGM**"). Dr. Zhai Xinxiang, an executive director and the general manager of the Company, attended and was elected as chairman of the 2026 AGM pursuant to the articles of association of the Company. Despite Mr. Teng Fei not being able to attend the 2026 AGM, Dr. Zhai Xinxiang, together with other members of the Board who attended the 2026 AGM, were available to answer questions at the 2026 AGM to ensure effective communication with the shareholders of the Company.

The Board will continue to develop, monitor and review the Company's corporate governance practices and procedures and make necessary changes when it considers appropriate.

COMPLIANCE WITH THE MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS OF LISTED ISSUERS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") as set out in Appendix C3 of the Listing Rules as its own code of conduct for directors' securities transactions. Having made specific enquiry, all the directors have confirmed that they have complied with the required standard as set out in the Model Code throughout the six months ended 30 June 2026.

The Company has also established written guidelines regarding securities transaction on no less exacting than the Model Code for senior management and specific individuals who may have access to price sensitive information in relation to the securities of the Company.

REVIEW BY AUDIT COMMITTEE

At the request of the Audit Committee of the Company, the Group's independent auditor has carried out a review of the unaudited condensed consolidated financial statements in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the HKICPA. The Audit Committee had reviewed the accounting principles and practices adopted by the Group and discussed with the management the effectiveness of the Company's risk management (including ESG risks) and internal control systems, auditing and financial reporting matters including the review of unaudited condensed consolidated financial statements for the six months ended 30 June 2026.

By Order of the Board
Tianjin Development Holdings Limited
Zhang Wang
Chairman and Executive Director

Hong Kong, 28 August 2026

As at the date of this announcement, the Board consists of Mr. Zhang Wang, Dr. Zhai Xinxiang, Mr. Xia Binhui, Mr. Sun Lijun, Ms. Ng Yi Kum, Estella**, Mr. Wong Shiu Hoi, Peter**, Mr. Lau Ka Keung** and Mr. Sin Hendrick**.*

*　*non-executive director*
**　*independent non-executive director*