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**Cash Dividend Announcement for Equity Issuer**

|                                         |                                                        |
|-----------------------------------------|--------------------------------------------------------|
| Issuer name                             | Tianjin Development Holdings Limited                   |
| Stock code                              | 00882                                                  |
| Multi-counter stock code and currency   | Not applicable                                         |
| Other related stock code(s) and name(s) | Not applicable                                         |
| Title of announcement                   | Interim Dividend for the six months ended 30 June 2026 |
| Announcement date                       | 28 August 2026                                         |
| Status                                  | New announcement                                       |

**Information relating to the dividend**

|                                                |                       |
|------------------------------------------------|-----------------------|
| Dividend type                                  | Interim (Semi-annual) |
| Dividend nature                                | Ordinary              |
| For the financial year end                     | 31 December 2026      |
| Reporting period end for the dividend declared | 30 June 2026          |
| Dividend declared                              | HKD 0.0518 per share  |
| Date of shareholders' approval                 | Not applicable        |

**Information relating to Hong Kong share register**

|                                                                                                                           |                                             |
|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| Default currency and amount in which the dividend will be paid                                                            | HKD 0.0518 per share                        |
| Exchange rate                                                                                                             | HKD 1 : HKD 1                               |
| Ex-dividend date                                                                                                          | 21 September 2026                           |
| Latest time to lodge transfer documents for registration with share registrar for determining entitlement to the dividend | 22 September 2026 16:30                     |
| Book close period                                                                                                         | From 23 September 2026 to 25 September 2026 |
| Record date                                                                                                               | 25 September 2026                           |
| Payment date                                                                                                              | 30 October 2026                             |
| Share registrar and its address                                                                                           | Tricor Investor Services Limited            |
|                                                                                                                           | 17th Floor                                  |
|                                                                                                                           | Far East Finance Centre                     |
|                                                                                                                           | 16 Harcourt Road<br>Hong Kong               |

**Information relating to withholding tax**

|                                                             |                |
|-------------------------------------------------------------|----------------|
| Details of withholding tax applied to the dividend declared | Not applicable |
|-------------------------------------------------------------|----------------|

| Information relating to listed warrants / convertible securities issued by the issuer                                                                                                                                                                                                                                                        |                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Details of listed warrants / convertible securities issued by the issuer                                                                                                                                                                                                                                                                     | Not applicable |
| Other information                                                                                                                                                                                                                                                                                                                            |                |
| Other information                                                                                                                                                                                                                                                                                                                            | Not applicable |
| Directors of the issuer                                                                                                                                                                                                                                                                                                                      |                |
| <p>As at the date of this announcement, the board of directors of the Company 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**.</p> <p>* non-executive director<br/> ** independent non-executive director</p> |                |