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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)

UNAUDITED FINANCIAL RESULTS FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2026 OF TIANJIN LISHENG PHARMACEUTICAL CO., LTD.

This announcement is made by Tianjin Development Holdings Limited (the “**Company**”) pursuant to Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited to provide shareholders of the Company and the public with the unaudited consolidated financial results of its indirect non-wholly owned subsidiary, Tianjin Lisheng Pharmaceutical Co., Ltd. (天津力生製藥股份有限公司) (“**Lisheng Pharmaceutical**”), for the nine months ended 30 September 2026.

Lisheng Pharmaceutical is a company incorporated in the People’s Republic of China whose shares are listed on the Shenzhen Stock Exchange. As at the date of this announcement, the Company indirectly holds approximately 34.22% of the issued share capital of Lisheng Pharmaceutical. The unaudited consolidated income statement for the nine months ended 30 September 2026 and the unaudited condensed consolidated balance sheet as at 30 September 2026 of Lisheng Pharmaceutical prepared in accordance with China Accounting Standards for Business Enterprises are provided below:

Tianjin Lisheng Pharmaceutical Co., Ltd.
Consolidated Income Statement
For the nine months ended 30 September 2026

	For the nine months ended 30 September	
	2026	2025
	RMB	RMB
	(unaudited)	(unaudited)
1. Total operating income	888,015,988.08	1,007,280,440.26
Including: Operating income	888,015,988.08	1,007,280,440.26
2. Total operating costs	791,647,478.14	871,042,976.72
Including: Costs of sales	429,422,327.60	424,869,882.93
Business tax and surcharge	14,505,399.25	16,807,326.20
Selling expenses	206,505,077.14	280,142,605.86
Administrative expenses	94,619,124.83	105,314,299.64
Research expenses	56,827,856.91	90,304,744.13
Finance expenses	-10,232,307.59	-46,395,882.04
Including: Interest expenses	406,749.27	1,911,285.95
Interest income	11,595,722.16	49,091,990.84
Add: Other gains	4,506,124.64	3,679,718.55
Investment income	11,001,849.35	319,543,582.30
Income from change in fair value	2,172,979.24	2,398,652.06
Impairment losses on credit	-170,841.56	294,758.51
Impairment losses on assets	-15,188,814.65	-16,435,037.58
Gains from disposal of assets	-72,430.29	282,628.85
3. Operating profit	98,617,376.67	446,001,766.23
Add: Non-operating income	476,354.21	1,553,215.35
Less: Non-operating expenses	2,146,311.43	14,540,196.60
4. Total profit	96,947,419.45	433,014,784.98
Less: Income tax expenses	14,987,061.25	58,729,889.06
5. Net profit	81,960,358.20	374,284,895.92
Net profit from continuing operations	81,960,358.20	374,284,895.92
Net profit attributable to owners of parent company	78,509,979.37	370,740,371.53
Non-controlling interests	3,450,378.83	3,544,524.39
6. Other comprehensive income, net of tax	1,084,900.74	—
Other comprehensive income attributable to owners of the company, net of tax	1,084,900.74	—
(1) Other comprehensive income that will not be reclassified to profit or loss:		
— Changes in fair value of investments in other equity instruments	149,969.24	—
(2) Other comprehensive income to be reclassified to profit or loss:		
— Changes in fair value of other debt investments	934,931.50	—

Tianjin Lisheng Pharmaceutical Co., Ltd.
Consolidated Income Statement *(continued)*
For the nine months ended 30 September 2026

	For the nine months ended 30 September	
	2026	2025
	RMB	RMB
	(unaudited)	(unaudited)
7. Total comprehensive income	83,045,258.94	374,284,895.92
Total comprehensive income attributable to owners of parent company	79,594,880.11	370,740,371.53
Total comprehensive income attributable to non-controlling interests	3,450,378.83	3,544,524.39
8. Earnings per share:		
(1) Basic earnings per share (RMB/share)	0.25	1.20
(2) Diluted earnings per share (RMB/share)	0.25	1.20

Tianjin Lisheng Pharmaceutical Co., Ltd.
Condensed Consolidated Balance Sheet
As at 30 September 2026

	At 30 September 2026 RMB (unaudited)	At 31 December 2025 RMB (audited)
ASSETS		
Current assets	3,089,585,013.05	3,329,703,353.16
Non-current assets	<u>2,227,554,369.61</u>	<u>2,254,704,645.15</u>
Total assets	<u><u>5,317,139,382.66</u></u>	<u><u>5,584,407,998.31</u></u>
LIABILITIES		
Current liabilities	634,147,287.33	761,731,671.75
Non-current liabilities	<u>160,265,532.37</u>	<u>162,127,063.87</u>
Total liabilities	<u><u>794,412,819.70</u></u>	<u><u>923,858,735.62</u></u>
OWNERS' EQUITY		
Share capital	308,293,069.00	257,586,843.00
Capital reserves	1,573,435,638.00	1,622,106,680.67
Less: Treasury shares	73,990,997.94	85,767,722.26
Other comprehensive income	549,014,972.55	547,930,071.81
Special reserves	17,207,564.27	17,256,363.10
Surplus reserves	494,063,119.47	494,063,119.47
Undistributed profit	<u>1,621,210,445.87</u>	<u>1,774,881,001.98</u>
Total equity attributable to owners of parent company	4,489,233,811.22	4,628,056,357.77
Non-controlling interests	<u>33,492,751.74</u>	<u>32,492,904.92</u>
TOTAL OWNERS' EQUITY	<u><u>4,522,726,562.96</u></u>	<u><u>4,660,549,262.69</u></u>
TOTAL LIABILITIES AND OWNERS' EQUITY	<u><u>5,317,139,382.66</u></u>	<u><u>5,584,407,998.31</u></u>

Shareholders of the Company should note that the above unaudited financial information pertains only to Lisheng Pharmaceutical and not to the Company itself.

Details of the unaudited consolidated financial results of Lisheng Pharmaceutical for the nine months ended 30 September 2026 are available on the website of Shenzhen Stock Exchange (www.szse.cn).

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

Hong Kong, 26 October 2026

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**.*

* *non-executive director*

** *independent non-executive director*