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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: 3382)

PROFIT WARNING

This announcement is made pursuant to Rule 13.09(1) of the Listing Rules.

The Board wishes to inform the Shareholders and potential investors that the Group is expected to incur loss for the six months ending 30 June 2009.

Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.

This announcement is made by Tianjin Port Development Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(1) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that the Group is expected to incur loss for the six months ending 30 June 2009.

The reduction in net profit was mainly due to the decrease in container throughput and blended average unit price of the Group, particularly during the first quarter, as a result of the decline in import and export trade in China which was impacted by the global economic recession triggered by the financial crisis since last year. The operating revenue and net profit of the Group's port cargo handling business thus decreased substantially, which resulted in a loss after taking into account the expenses in relation to the acquisition project of the Group as mentioned in the announcement of the Company dated 16 March 2009.

The information contained in this announcement is an assessment made by the management of the Company based on the unaudited management account of the Group and is not based on any figures nor information that has been audited or reviewed by the Company's auditors.

Notwithstanding the adverse impact mentioned above, the financial position of the Group remains solid and the operation of the Group is normal. Alongside with the improvement in the overall economic environment in the second quarter, the performance of the Group was obviously better during the second quarter as compared to the first quarter. The Board is confident of the Group's long term development in the forthcoming future.

Shareholders and potential investors should exercise caution when dealing in the shares of the Company.

By Order of the Board
Tianjin Port Development Holdings Limited
Yu Rumin
Chairman

Hong Kong, 24 July 2009

As at the date of this announcement, the Board consists of Mr. Yu Rumin, Mr. Nie Jiansheng, Mr. Zhang Jinming, Mr. Xue Lingsen and Mr. Liu Qingshan as executive directors; Mr. Wang Guanghao as non-executive director; Mr. Kwan Hung Sang, Francis, Professor Japhet Sebastian Law and Dr. Cheng Chi Pang, Leslie as independent non-executive directors.