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**FURTHER DELAY IN PUBLICATION OF THE 2019 ANNUAL REPORT
AND
UPDATE ON THE ANNUAL GENERAL MEETING**

Reference is made to the announcement of Tianjin Port Development Holdings Limited (the “Company”) dated 27 March 2020 in relation to the unaudited annual results of the Company and its subsidiaries (the “Group”) for the year ended 31 December 2019, and the announcement of the Company dated 8 May 2020 in relation to the update on publication of annual results for the year ended 31 December 2019 (the “Announcements”). Capitalised terms used herein shall have the same meanings as those defined in the Announcements unless the context requires otherwise.

Further Delay in Publication of the 2019 Annual Report

As disclosed in the announcement of the Company dated 8 May 2020, the Company will use its best endeavour to publish the audited annual results (the “2019 Audited Annual Results”) and the annual report (the “2019 Annual Report”) for the year ended 31 December 2019 on or about 30 May 2020. As disclosed in the announcement of the Company dated 19 May 2020, a meeting of the Board will be held on 29 May 2020 for the purposes of, among other matters, considering and approving the 2019 Audited Annual Results. Having considered the latest progress, the Company expects that the 2019 Audited Annual Results will be published on 29 May 2020, while the publication of the Annual Report will be further delayed until 3 June 2020.

The Company has already made an application to the Stock Exchange for the extension of time to publish the 2019 Audited Annual Results and the 2019 Annual Report as set out in announcement dated 8 May 2020, in accordance with the Further Guidance on the Joint Statement in relation to Results Announcements in light of the COVID-19 Pandemic released on 16 March 2020 by The Securities and Futures Commission and The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). A further application has also been made by the Company to the Stock Exchange for the further extension of time to publish the 2019 Annual Report as disclosed in this announcement.

Update on Annual General Meeting of the Company (the “AGM”)

As a result of the delay in publication of the 2019 Audited Annual Results and the 2019 Annual Report, and having considered the requirements under the applicable laws and regulations in relation to convening the AGM, and the uncertainty in the development of the COVID-19 situation, it is expected that the AGM will be held on 9 July 2020. The Company has made an application to the Stock Exchange for a waiver from strict compliance with Rule 13.46(2)(b) of the Listing Rules to lay the audited financial statements of the Company before the shareholders of the Company at the AGM within the period of 6 months after the financial year end of 31 December 2019.

Updated Timetable

The updated timetable for the publication of the 2019 Audited Annual Results, the 2019 Annual Report and the convening of AGM is set out below:

Publication of the 2019 Audited Annual Results	29 May 2020
Publication of the 2019 Annual Report on the HKEXnews website and the website of the Company.....	On or before 1 June 2020 (before trading hours)
Despatch of the 2019 Annual Report to the shareholders of the Company.....	3 June 2020
Convening of the AGM	9 July 2020

Further announcement(s) will be made by the Company as and when necessary in case of any other material development in the publication of the 2019 Audited Annual Results and the 2019 Annual Report and/or the convening of the AGM.

By Order of the Board
Tianjin Port Development Holdings Limited
Chu Bin
Chairman

Hong Kong, 28 May 2020

As at the date of this announcement, the Board comprises Mr. Chu Bin, Mr. Luo Xunjie, Mr. Sun Bin, Mr. Wang Junzhong and Ms. Shi Jing as executive directors; Professor Japhet Sebastian Law, Mr. Cheng Chi Pang, Leslie and Mr. Zhang Weidong as independent non-executive directors.