



天津發展控股有限公司

TIANJIN DEVELOPMENT HOLDINGS LIMITED

(Incorporated in Hong Kong with limited liability)

(於香港註冊成立之有限公司)

(Stock Code 股份代號: 882)

NOTIFICATION LETTER 通知信函

28 April 2025

Dear Shareholders,

**Notification of Publication of 2024 Annual Report,
Circular containing the General Mandates to Issue Shares and to Buy Back Shares,
Declaration of Final Dividend, Re-election of Directors, Notice of Annual General Meeting and
Form of Proxy (the “Current Corporate Communication”)**

We are pleased to inform you that the Current Corporate Communication of Tianjin Development Holdings Limited (the “Company”), in English and Chinese, is now available on the Company’s website at www.tianjindev.com and the HKEXnews website at www.hkexnews.hk.

If you have elected (or deemed to have elected) to receive the Current Corporate Communication by electronic means through the Company’s website but for any reason have difficulty in accessing the same or wish to receive printed copies of the Current Corporate Communication, please complete and sign Part A of the Request Form on the reverse side of this letter and return it by hand or by post (by using the mailing label at the bottom of the Request Form if delivered in Hong Kong) to the Company’s share registrar, Tricor Tengis Limited (the “Share Registrar”) at 17th Floor, Far East Finance Centre, 16 Harcourt Road, Hong Kong, or by sending an email for the purpose to 882-ecom@vistra.com. The printed copy(ies) of the Current Corporate Communication will be sent to you promptly free of charge upon receipt of your request.

You may at any time by reasonable written notice to the Share Registrar to change your choice of means of receipt of the Corporate Communications^(Note), free of charge, by completing Part B of the Request Form on the reverse side of this letter and returning it to the Share Registrar by hand or by post, or by sending an email to 882-ecom@vistra.com for the change. The Request Form may be downloaded from the Company’s website and the HKEXnews website.

Should you have any queries relating to this letter, please call the Share Registrar’s customer service hotline at (852) 2980 1333 between 9:00 a.m. to 5:00 p.m., Monday to Friday (excluding Hong Kong public holidays).

Yours faithfully,
For and on behalf of
Tianjin Development Holdings Limited
Teng Fei
Chairman and Executive Director

Note: Corporate Communications include annual/interim reports, notices, circulars, proxy forms or other publications of the Company (including any “Corporate Communication” as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited).

敬啟者：

二零二四年年報、
載有發行股份及回購股份之一般性授權、
宣派末期股息、重選董事、股東週年大會通告的通函及
代表委任表格(「本次公司通訊」)的刊發通知

吾等欣然通知 閣下天津發展控股有限公司(「本公司」)的本次公司通訊的英文及中文版現已載於本公司網站www.tianjindev.com及聯交所披露易網站www.hkexnews.hk。

倘 閣下已選擇(或被視為已選擇)以電子方式透過本公司網站收取本次公司通訊，但因任何原因以致閱覽有關文件時出現困難，或欲收取本次公司通訊的印刷本，請填妥及簽署本函件背頁的申請表格之甲部，經人手遞交或以郵寄方式(如在香港投寄，可使用申請表格底部隨附之郵寄標籤)送交本公司股份過戶登記處卓佳登捷時有限公司(「股份過戶登記處」)，地址為香港夏慤道16號遠東金融中心17樓，或將有關要求電郵至882-ecom@vistra.com，本次公司通訊之印刷本將按 閣下要求免費發送予 閣下。

閣下可隨時向股份過戶登記處發出合理時間的書面通知，更改收取公司通訊^(附註)之方式，費用全免，請填妥本函件背頁的申請表格之乙部，經人手遞交或以郵寄方式送交股份過戶登記處，或發電郵至882-ecom@vistra.com提出更改要求。申請表格可在本公司網站及聯交所披露易網站下載。

倘 閣下對本函件有任何疑問，請於星期一至星期五(香港公眾假期除外)上午九時至下午五時，致電股份過戶登記處客戶服務熱線(852) 2980 1333查詢。

此 致

列位股東 台照

代表
天津發展控股有限公司
主席及執行董事
滕飛
謹啟

二零二五年四月二十八日

附註：公司通訊包括本公司的年報／中期報告、通告、通函、代表委任表格或其他刊物(包括香港聯合交易所有限公司證券上市規則內所指的「公司通訊」)。

股東之姓名及地址：

To: **Tianjin Development Holdings Limited (the “Company”)**
c/o Tricor Tengis Limited
17th Floor, Far East Finance Centre, 16 Harcourt Road, Hong Kong

致: **天津發展控股有限公司(「本公司」)**
經卓佳登捷時有限公司
香港夏慤道16號遠東金融中心17樓

甲部：本人／吾等已收取本次公司通訊之印刷本或已選擇(或被視為已選擇)收取於本公司網站登載的本次公司通訊電子版本。本人／吾等現欲索取下列所示之本次公司通訊印刷本：

☐ to receive printed version of the Current Corporate Communication.
收取本次公司通訊之印刷本。

乙部： 本人／吾等現欲更改收取本公司日後所有公司通訊的方式如下：

☐ by electronic means through the Company's website (www.tianjinindex.com) instead of in printed form with an email notification to my/our email address below or a notification letter of the publication of corporate communications on the Company's website; **OR**
 倘以電子方式透過本公司網站(www.tianjinindex.com)收取公司通訊，以取代印刷本；並且包括通過本人／吾等以下的電郵地址，收取公司通訊刊發通知，或收取有關通知的郵遞函件；或

☐ to receive the printed version of all future Corporate Communications.
收取所有日後公司通訊之印刷本。

Date 日期

Contact telephone number 聯絡電話號碼

1. Please complete, sign and return this Request to the Share Registrar by hand (address as shown above), by post (using the mailing label as indicated below) or by email (882-econ@vistra.com). Please填妥及簽署此申請表格，並經人手遞送（地址見上方）、郵遞（按上述的指示使用郵寄標籤）或電郵（882-econ@vistra.com）交回股份過戶登記處。
2. If your shares are held in joint names, the shareholder whose name stands first on the register of members of the Company in respect of the joint holding should sign this Request Form in order for it to be valid. 如屬聯名股東，則本申請表格須由該名於本公司股東名冊上就聯名持有股份首位的股東簽署，方為有效。
3. Any Request Form with more than one box marked “✓” in Part B, with no box marked “✓”, with no signature or otherwise incorrectly completed will be void. 如在本申請表格乙部作出超過一項選擇、沒有作出選擇、沒有簽署或填寫不正確，則本申請表格將會作廢。
You are entitled to change your above selected choice at any time by reasonable notice in writing to the Share Registrar or by email to 882-econ@vistra.com. For the avoidance of doubt, we do not accept any verbal instructions.
4. You have five business days after the date of publication of this Request Form to inform us of your selection. 閣下有五個連續日在合理時間內，給予股份過戶登記處覆先前的書面通知，或電郵至 882-econ@vistra.com，以更改上述選擇。為免存疑，於本申請表格上書寫之任何其他特定指示均不予受理。
5. Please note that printed version of all the Corporate Communications which have been sent to shareholders in the past 12 months are available from the Company on request. Printed version of all the Corporate Communications are also available on the Company's website (www.tianjindev.com) for 5 years from the date of first publication. 本公司備有於過去十二個月曾寄發予股東的所有公司通訊的印刷本，可供索取。所有公司通訊印刷本亦由首次上載日期起，持續五年載於本公司網站 www.tianjindev.com。
6. If you choose the website version of the Corporate Communications, but for any reason have difficulty in receiving or gaining access to the Corporate Communications, you will promptly upon request be sent the Corporate Communications in printed version(s) free of charge. 閣下選擇網絡版電子版本，但因為任何原因收取或閱覽公司通訊上出現困難，本公司於收到要求後，將隨即免費寄發印刷本予閣下。
7. Corporate Communications include annual/interim reports, notices, circulars, proxy forms or other publications of the Company (including any "Corporate Communication" as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited). 公司通訊包括本公司的年報／中期報告、通告、通函、代表委任表格或其他刊物（包括香港聯合交易所有限公司證券上市規則中所指的「公司通訊」）。

1. "Personal Data" in this statement has the same meaning as "personal data" in the Personal Data (Privacy) Ordinance, Cap 486 ("PDPO"), which may include your name, address and contact telephone number.

2. The Personal Data provided in this Request Form may be used in connection with processing and handling your instructions given on this Request Form for receiving Corporate Communications. The Personal Data collected in this Request Form will not be transferred to any party outside the Company or its share registrar, unless it is required to do so by law, for example, in response to a court order or a law enforcement agency's request.

3. The Personal Data collected in this Request Form will be retained for such period as may be necessary for our record, verification and notification purposes.

4. You have the right to request access to and/or correction of the respective Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of the Personal Data should be in writing and sent by post to the share registrar of the Company, Tricor Trust Limited, at 17th Floor, Far East Finance Centre, 16 Harcourt Road, Hong Kong.

5. You have the right to request access to and/or correction of the respective Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of the Personal Data should be in writing and sent by post to the share registrar of the Company, Tricor Trust Limited, at 17th Floor, Far East Finance Centre, 16 Harcourt Road, Hong Kong.

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Tricor Tengis Limited
卓佳登捷時有限公司
Freepost No. 簡便回郵號碼: 10 GPO
Hong Kong 香港
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