



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 2026

Dear Non-registered Shareholder(s) ^(Note 1),

**Notification of Publication of 2025 Annual Report,
Circular containing the General Mandates to Issue Shares and to Buy Back Shares,
Declaration of Final Dividend, Re-election of Directors and
Notice of Annual General Meeting (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.hkxnews.hk.

If you wish to receive printed copies of the Current Corporate Communication, please complete and sign 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 Investor Services 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.

Please note that by completing and returning the Request Form to request for the printed copy of the Current Corporate Communication, you will expressly indicate that you prefer to receive future Corporate Communication ^(Note 2) in printed form until you notify the Share Registrar to the contrary or you cease to hold any shares of the Company.

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

Notes: 1. This letter is addressed to Non-registered Shareholders whose shares in the Company are held in the Central Clearing and Settlement System and who have notified the Company from time to time through Hong Kong Securities Clearing Company Limited to receive Corporate Communications from the Company.

2. 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：

二零二五年年報、
載有發行股份及回購股份之一般性授權、
宣派末期股息、重選董事及
股東週年大會通告的通函(「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.hkxnews.hk。

倘閣下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，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證券登記有限公司(「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。

請注意當閣下填寫及寄回申請表格以索取本次公司通訊的印刷本後，即表示閣下確認選擇收取日後公司通訊^(附註2)的印刷本，直至閣下通知股份過戶登記處另作安排或停止持有本公司的股份為止。

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

列位非登記股東^(附註1) 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

二零二六年四月二十八日

附註：1. 本函乃向本公司非登記之股東發出，非登記股東所持之本公司股份存放於中央結算及交收系統，並透過香港中央結算有限公司不時向本公司發出通知，表示欲收取本公司的公司通訊。

2. 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」)。

Name(s) and address of Non-registered Shareholder(s):

非登記股東之姓名及地址：

REQUEST FORM 申請表格

To: Tianjin Development Holdings Limited (the "Company")
c/o Tricor Investor Services 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」)
經卓佳證券登記有限公司
香港夏愨道16號遠東金融中心17樓

I/We would like to receive the Current Corporate Communication and all future Corporate Communications of the Company in the manner as indicated below:
本人/吾等希望以下列方式收取本次公司通訊及本公司日後所有公司通訊：

(Please mark a "✓" in the following box 請在下列空格內劃上「✓」號)

to receive printed version of the Current Corporate Communication and all future Corporate Communications.
收取本次公司通訊及日後所有公司通訊之印刷本。

Signature 簽署

Date 日期

Name(s) of Shareholder(s) 股東姓名
(Please use **BLOCK LETTERS** 請以正楷填寫)

Contact telephone number 聯絡電話號碼

Notes 附註：

- Please complete, sign and return this Request Form to the Share Registrar by hand (address as shown above), by post (using the mailing label as indicated below) or by email (882-ecom@vistra.com).
請填妥及簽署此申請表格，並經人手送遞(地址見上方)、郵遞(按下述的指示使用郵寄標籤)或電郵(882-ecom@vistra.com)交回股份過戶登記處。
- 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其姓名位列首位的股東簽署，方為有效。
- 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、未有作出選擇、未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-ecom@vistra.com. For the avoidance of doubt, we do not accept any other special instructions written on this Request Form.
閣下有權隨時在合理時間內，給予股份過戶登記處預先的書面通知，或電郵至882-ecom@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。
- 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。
- 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.
閣下如選擇收取公司通訊的網站電子版本，卻因任何原因在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。
- 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內所指的「公司通訊」)。

PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料聲明

- "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.
本聲明中所指的「個人資料」相等於《個人資料(私隱)條例》(第486章)(「**私隱條例**」)的「個人資料」，當中可能包括閣下的姓名、地址及聯絡電話號碼。
- 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. Your supply of the Personal Data to the Company and/or its share registrar is on a voluntary basis. However, the Company may not be able to process your instructions unless you provide us with the Personal Data. The Personal Data 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.
於此申請表格所提供的個人資料用以處理閣下於此申請表格有關收取公司通訊的指示。閣下是自願向本公司及/或其股份過戶登記處提供上述個人資料。倘若閣下並無提供個人資料，本公司可能無法處理閣下所發出的指示。除法例規定外，例如應法庭命令或執法機關的要求，上述個人資料將不會被傳送至本公司或其股份過戶登記處以外的人士。
- 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.
於此申請表格被收集的個人資料將會於所需的時間內被保存作記錄、查證及通知用途。
- 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 Investor Services Limited, at 17th Floor, Far East Finance Centre, 16 Harcourt Road, Hong Kong.
閣下有權根據《私隱條例》，查閱及/或更正有關的個人資料。任何有關查閱及/或更正個人資料的要求均須以書面方式提出並郵寄至本公司的股份過戶登記處卓佳證券登記有限公司，地址為香港夏愨道16號遠東金融中心17樓。

✂

Please cut and stick the mailing label on the envelope
when returning this Request Form to us.
No postage stamp is required for local mailing

寄回此申請表格時，請將郵寄標籤剪貼於信封上。
如在本港投寄，毋須貼上郵票。

Mailing Label 郵寄標籤

Tricor Investor Services Limited
卓佳證券登記有限公司
Freepost No. 簡便回郵號碼：10 GPO
Hong Kong 香港
Tianjin Development Holdings Limited (882)