



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

17 October 2025

Dear Shareholders,

Notification of Publication of Circular, Notice of Extraordinary 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 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. 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：

通函、股東特別大會通告及代表委任表格 (「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，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

二零二五年十月十七日

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 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。

(Please mark a "✓" in **ONLY ONE** of the following boxes 請僅在下列其中一個空格內劃上「✓」號)

[illegible]

☐ 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

- 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). 請填妥及簽署本申請表格，並經人手遞交（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」）。

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.
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。

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.

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_____ Mailing Label 私密標籤

No postage stamp is required for local mailing

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
njin Development Holdings Limited (882)