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**UNAUDITED FINANCIAL RESULTS
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2022
OF TIANJIN PORT HOLDINGS CO., LTD.**

This announcement is made by Tianjin Port Development Holdings Limited (the “Company”) pursuant to Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited to provide shareholders of the Company and the public with the unaudited consolidated financial results of its subsidiary, Tianjin Port Holdings Co., Ltd. (“Tianjin Port Co”), for the nine months ended 30 September 2022. The financial information therein is prepared in accordance with the China Accounting Standards for Business Enterprises and has not been audited.

Tianjin Port Co is a company incorporated in the People’s Republic of China whose shares are listed on the Shanghai Stock Exchange. As at the date of this announcement, the Company indirectly holds approximately 56.81% of the issued share capital of Tianjin Port Co. The unaudited consolidated income statement for the nine months ended 30 September 2022 and the unaudited condensed consolidated balance sheet as at 30 September 2022 of Tianjin Port Co are provided below:

Tianjin Port Holdings Co., Ltd.
Unaudited Consolidated Income Statement
For the nine months ended 30 September 2022

Item	Unit : RMB Yuan	
	For the nine months ended 30 September 2022	2021
1. Total operating income	8,081,274,213.47	11,109,105,608.10
Including : Operating income	8,081,274,213.47	11,109,105,608.10
2. Total operating costs	7,183,992,914.26	10,098,685,588.45
Including : Costs of sales	5,970,631,046.70	8,725,084,184.14
Taxes and surcharges	39,520,689.39	39,267,541.92
Administrative expenses	995,488,023.01	1,020,128,859.62
Research and development expenses	24,875,426.80	52,262,364.71
Finance expenses	153,477,728.36	261,942,638.06
Including : Interest expenses	232,492,297.23	309,647,788.56
Interest income	50,030,498.37	46,796,878.91
Add : Other income	30,609,590.28	21,201,879.15
Investment income (“-” for loss)	403,253,808.12	283,844,127.33
Including : Investment income from associates and joint ventures	265,099,908.45	275,224,300.24
Impairment losses on credit (“-” for loss)	4,333,687.31	4,597,674.93
Impairment losses on assets (“-” for loss)	-	-20,995,384.32
Gain on disposal of assets (“-” for loss)	-175,976.11	3,318,539.20
3. Operating profit (“-” for loss)	1,335,302,408.81	1,302,386,855.94
Add : Non-operating income	14,653,516.69	9,672,083.88
Less : Non-operating expenses	1,944,058.35	3,068,571.71
4. Total profit (“-” for total loss)	1,348,011,867.15	1,308,990,368.11
Less : Income tax expenses	276,742,519.11	309,117,122.01
5. Net profit (“-” for net loss)	1,071,269,348.04	999,873,246.10
(1) Classified by continuity of operations		
1. Net profit from continuing operations (“-” for net loss)	1,071,269,348.04	999,873,246.10
(2) Classified by ownership of equity		
1. Net profit attributable to shareholders of the company (“-” for net loss)	749,068,103.75	669,551,712.82
2. Minority interests (“-” for net loss)	322,201,244.29	330,321,533.28

Tianjin Port Holdings Co., Ltd.
Unaudited Consolidated Income Statement
For the nine months ended 30 September 2022

Item	Unit : RMB Yuan	
	For the nine months ended 30 September 2022	2021
6. Other comprehensive income, net of tax	-92,833,689.67	-191,805,460.21
(1) Other comprehensive income attributable to owners of the company, net of tax	-74,470,839.05	-111,998,266.57
1. Other comprehensive income that will not be reclassified to profit or loss	-74,470,839.05	-111,998,266.57
Changes in fair value of other equity instruments investment	-74,470,839.05	-111,998,266.57
(2) Other comprehensive income attributable to minority interests, net of tax	-18,362,850.62	-79,807,193.64
7. Total comprehensive income	978,435,658.37	808,067,785.89
(1) Total comprehensive income attributable to owners of the company	674,597,264.70	557,553,446.25
(2) Total comprehensive income attributable to minority interests	303,838,393.67	250,514,339.64
8. Earnings per share:		
(1) Basic earnings per share (RMB Yuan/share)	0.26	0.23
(2) Diluted earnings per share (RMB Yuan/share)	0.26	0.23

Tianjin Port Holdings Co., Ltd.
Unaudited Condensed Consolidated Balance Sheet
As at 30 September 2022

		Unit : RMB Yuan	
	Item	30 September 2022	31 December 2021
ASSETS			
	Current assets	7,566,474,632.88	7,342,117,650.86
	Non-current assets	27,357,751,331.60	27,043,331,127.26
	Total assets	34,924,225,964.48	34,385,448,778.12
LIABILITIES			
	Current liabilities	6,472,323,094.24	6,945,153,887.76
	Non-current liabilities	3,710,975,813.49	4,578,133,059.84
	Total liabilities	10,183,298,907.73	11,523,286,947.60
OWNERS' EQUITY (OR SHAREHOLDERS' EQUITY)			
	Paid-in capital (or share capital)	2,894,001,038.00	2,894,001,038.00
	Capital reserves	2,952,332,428.77	2,793,304,698.67
	Other comprehensive income	79,915,381.06	154,386,220.11
	Special reserves	17,189,002.44	4,330,890.33
	Surplus reserves	2,551,634,595.24	2,551,634,595.24
	Undistributed profit	9,438,574,457.88	8,985,032,715.45
	Total equity attributable to owners (or shareholders' equity) of the company	17,933,646,903.39	17,382,690,157.80
	Minority interests	6,807,280,153.36	5,479,471,672.72
	Total owners' equity (or shareholders' equity)	24,740,927,056.75	22,862,161,830.52
	Total liabilities and owners' equity (or shareholders' equity)	34,924,225,964.48	34,385,448,778.12

Shareholders of the Company should note that the above unaudited financial information pertains only to Tianjin Port Co and not to the Company itself.

Details of the unaudited consolidated financial results of Tianjin Port Co for the nine months ended 30 September 2022 are available on the website of Shanghai Stock Exchange at www.sse.com.cn.

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

Hong Kong, 27 October 2022

As at the date of this announcement, the board of directors of the Company comprises Mr. Chu Bin, Mr. Luo Xunjie, Dr. Li Xiaoguang, Mr. Sun Bin and Mr. Yang Zhengliang as executive directors; and Professor Japhet Sebastian Law, Mr. Cheng Chi Pang, Leslie and Mr. Zhang Weidong as independent non-executive directors.