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*(Incorporated in Hong Kong with limited liability)*  
**(Stock Code: 00604)**

## **POSITIVE PROFIT ALERT**

This announcement is made by Shenzhen Investment Limited (the “**Company**”, together with its subsidiaries, collectively the “**Group**”) pursuant to the Inside Information Provisions (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and Rule 13.09(2)(a) of the Listing Rules.

The board of directors (the “**Board**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on a preliminary review by the management of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2021, the Group is expected to record a significant increase in the profit attributable to Shareholders for the six months ended 30 June 2021 of approximately 300% as compared to the same period last year.

The increase in the profit attributable to Shareholders for the six months ended 30 June 2021 was primarily attributable to the satisfactory delivery of the Group’s property development projects and the sales recognized from major projects such as Terra Licheng, Parkview Bay, Shum Yip Zhongcheng and Ma’anshan Shum Yip Huaifu during the period. Revenue for the six months ended 30 June 2021 was approximately HK\$19.4 billion, representing an increase of approximately 370% as compared to HK\$4.12 billion for the same period last year.

The information contained in this announcement is only based on a preliminary review by the management of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2021 which have not been audited by the independent auditor or reviewed by the audit committee of the Company. Further details of the Group’s results for the six months ended 30 June 2021 will be disclosed in the interim results announcement of the Company, which will be released on 27 August 2021.

**Shareholders and potential investors are advised to exercise caution when dealing in the securities of the Company.**

By order of the Board  
**Shenzhen Investment Limited**  
**LU Hua**  
*Chairman*

Hong Kong, 17 August 2021

*As at the date of this announcement, the Board comprises 8 directors, of which Dr. LU Hua, Mr. HUANG Wei, Ms. CAI Xun, Mr. DONG Fang and Mr. LIU Shichao are the executive directors of the Company and Mr. WU Wai Chung, Michael, Mr. LI Wai Keung and Dr. WONG Yau Kar, David are the independent non-executive directors of the Company.*