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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, the “**Group**”) pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

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 year ended 31 December 2022 (“**FY2022**”) and the information currently available to the Board, the Group is expected to record an unaudited consolidated profit attributable to equity Shareholders of not less than HK\$1.4 billion for FY2022 as opposed to the audited consolidated loss attributable to equity Shareholders of approximately HK\$2.7 billion for the year ended 31 December 2021 (“**FY2021**”).

The expected turnaround from loss to profit position is primarily attributable to the combined impact of the following factors:

- 1) a significant decrease in fair value loss of the Group’s equity interest in Hengda Real Estate Group Company Limited\* (恒大地產集團有限公司) from approximately HK\$6,375 million in FY2021 to approximately HK\$355 million in FY2022;
- 2) no impairment loss on goodwill was made in FY2022 while there was a one-off impairment loss on goodwill in the amount of approximately HK\$365 million recognized in FY2021; and
- 3) the effects of the above factors are expected to be partially offset by a decrease in revenue and gross profit and a decrease in share of results of joint ventures and associates recorded by the Group in FY2022.

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 FY2022 and the information currently available to the Board, which have not been audited by the independent auditor or reviewed by the audit committee of the Company. The results of the Group for FY2022 may be affected by a number of other factors, including but not limited to the share of results of associates, and therefore the actual results of the Group may be subject to amendments and adjustments where necessary. The Company is in the process of finalizing its final results for FY2022. Shareholders and potential investors are advised to read carefully the FY2022 final results announcement of the Company, which is expected to be published by the end of March 2023.

**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, 28 February 2023

*As at the date of this announcement, the Board comprises 8 directors, of which Dr. LU Hua, Mr. WANG Yuwen, Ms. CAI Xun, Mr. XU Enli and Ms. SHI Xiaomei are the executive directors of the Company, and Mr. LI Wai Keung, Dr. WONG Yau Kar, David and Prof. GONG Peng are the independent non-executive directors of the Company.*

*\* for identification purpose only*