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**Shenzhen Investment Holdings Bay Area
Development Company Limited**
深圳投控灣區發展有限公司
(incorporated in the Cayman Islands with limited liability)
Stock Codes: 737 (HKD counter) and 80737 (RMB counter)

INSIDE INFORMATION

POSITIVE PROFIT ALERT

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

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that based on the management information currently available to the Board and the preliminary review of the latest unaudited management accounts of the Group for the year ended 31 December 2023 (“**Year 2023**”), it is expected that the profit attributable to equity shareholders of the Company for the Year 2023 will increase by more than 70% as compared to the profit attributable to equity shareholders of the Company for the year ended 31 December 2022 of approximately RMB279 million. Such expected increase was primarily attributable to the following factors:

- (i) During the Year 2023, the social transportation volume experienced restorative growth, the toll revenue of the Guangzhou-Shenzhen Superhighway, the Guangzhou-Zhuhai West Superhighway and the Shenzhen section of Guangshen Coastal Expressway recorded a year-on-year increase;
- (ii) During the Year 2023, it is expected that resurfacing works of the Guangzhou-Shenzhen Superhighway will not be undertaken over the remaining period of the existing concession rights, so the Group reversed its share of resurfacing obligations, resulting in a year-on-year increase in the share of results of joint venture; and
- (iii) During the Year 2023, the first phase of residential units of Grand Park City has started to deliver to buyers, the share of results of Grand Park City project attributable to the Group increased.

The Company is in the process of finalising the actual results of the Group for the Year 2023. The financial information contained in this announcement is only based on the preliminary assessment by the Board with reference to the management information currently available including the unaudited management accounts of the Group, which have not been reviewed by the Company's auditor nor the audit committee of the Company and are therefore subject to adjustments. The actual results of the Group for the Year 2023 may therefore be different from the information disclosed in this announcement. Shareholders and potential investors are advised to read carefully the annual results announcement of the Company for the Year 2023, which is expected to be published on 19 March 2024.

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

By order of the Board
**Shenzhen Investment Holdings Bay Area
Development Company Limited**
Ji LIU*
Executive Director and Deputy General Manager

Hong Kong, 27 February 2024

As at the date of this announcement, the Board comprises four Executive Directors namely, Mr. Xiangwen LIAO (Chairman), Mr. Jianming WU* (Executive General Manager), Mr. Cheng WU* (Deputy General Manager) and Mr. Ji LIU* (Deputy General Manager and secretary to the Board); two Non-executive Directors namely, Ms. Siyan CHEN* and Mr. Xuan WANG*; and three Independent Non-executive Directors namely, Mr. Yu Lung CHING, Mr. Tony Chung Nin KAN and Mr. Peng XUE**

** For identification purpose only*