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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

PROFIT WARNING

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 2022 (“**Year 2022**”), the Group is expected to record a profit attributable to owners of the Company of approximately RMB279 million for the Year 2022, representing a decrease of approximately 61% as compared to the profit attributable to owners of the Company for the year ended 31 December 2021 of approximately RMB711 million (restated)^{Note 1}. Such expected decrease was primarily attributable to the following factors:

- (i) The continuous outbreak of the COVID-19 pandemic in Guangdong Province resulting in a significant decrease in social transportation volume and the diversion effect caused by the newly opened expressways and reconstructed local roads in the surrounding areas of the Guangzhou-Shenzhen Superhighway and the Guangzhou-Zhuhai West Superhighway in Year 2022 had led to a decrease in the Group’s share of net toll revenue; and
- (ii) As impacted by the depreciation of Renminbi during Year 2022, the Group recorded a net exchange loss.

*Note 1: The Company has completed the subscription of 51% of the enlarged equity interest in the Shenzhen Guangshen Coastal Expressway Investment Company Limited (the “**Coastal Company**”) (the “**Subscription**”) on 30 November 2022, the Coastal Company has become an indirect non-wholly owned subsidiary of the Company. The Subscription is accounted for as a business combination under common control as the Group and the Coastal Company are both controlled by Shenzhen Investment Holdings Co., Ltd* (深圳市投資控股有限公司) before and after the Subscription. As a result, figures for the year ended 31 December 2021 have been restated.*

** For identification purpose only*

The Company is in the process of finalising the actual results of the Group for the Year 2022. 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 2022 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 2022, which is expected to be published in the 16 March 2023.

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, 8 March 2023

As at the date of this announcement, the Board comprises five Executive Directors namely, Mr. Xiangwen LIAO (Chairman), Mr. Tianliang ZHANG* (General Manager), 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, Mr. Weiguo ZONG* and Ms. Siyan CHEN*; and four Independent Non-executive Directors namely, Mr. Brian David Man Bun LI, Mr. Yu Lung CHING, Mr. Tony Chung Nin KAN and Mr. Peng XUE*.*

** For identification purpose only*