

For Immediate Release

23 August 2023

## 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))

## Shenzhen Investment Holdings Bay Area Development Company Limited Announces 2023 Interim Results

### Highlights

- Net toll revenue increased by 26% YoY to approximately RMB1,230 million was mainly due to (i) the social transportation volume in Chinese Mainland experienced restorative growth; (ii) the economy of the cities along the expressways resumed stable growth and the operation performance of the toll roads grew at the same pace with economic growth; and (iii) a low comparison base impacted by the COVID-19 pandemic last year.
- The construction of Grand Park City's residential units has smoothly proceeded as scheduled. Residential units of the first phase will be delivered to buyers gradually in the third quarter of 2023 as scheduled and starts to contribute profit to the Company this year.
- Profit attributable to equity shareholders of the Company fell by 16% YoY to approximately RMB172 million, mainly due to the increase in finance cost.
- The interim dividend for 2023 is RMB5.55 cents per share, and the Company believes the full-year regular dividend payout ratio target of 100% on recurring income will be maintained.

(August 23, 2023 – Hong Kong) **Shenzhen Investment Holdings Bay Area Development Company Limited** (“Bay Area Development”, the “Company”; SEHK HKD-traded Shares: 737; SEHK RMB-traded Shares: 80737) announced today its interim results for the six months ended 30 June 2023.

In the first half of 2023, the revenue from investment projects attributable to the Group was approximately RMB1,260 million, representing a YoY increase of 27%, mainly due to the increase in net toll revenue as the social transportation volume in Chinese Mainland experienced restorative growth. The profit attributable to owners of the Company amounted to approximately RMB172 million, representing a YoY decline of 16%, mainly due to the increase in finance cost. The Board declared an interim dividend for 2023 of RMB5.55 cents per share. The financial situation of the Company remains robust, the Board believes that the Company's full-year regular dividend payout ratio target of 100% on recurring income will be maintained.

During the period under review, the total net toll revenue of the GS Superhighway, the GZ West Superhighway and the Coastal Expressway (Shenzhen Section) increased by 26% YoY to approximately RMB2,304 million. The significant increase in toll revenue was mainly because the social transportation volume in Chinese Mainland experienced restorative growth, the economy of the cities along the expressways, such as Shenzhen, Dongguan, Guangzhou, Zhongshan and Zhuhai resumed stable growth, as well as a low comparison base impacted by the COVID-19 pandemic last year. The average daily toll revenue and average daily mixed traffic of the GS Superhighway increased by 27% and 24% YoY to approximately RMB7.69 million and 627,000 vehicles respectively; the average daily toll revenue and average daily mixed traffic of the GZ West Superhighway increased by 20% and 22% YoY to approximately RMB3.41 million and 262,000 vehicles respectively; the average daily toll revenue and average daily mixed traffic of the Coastal Expressway (Shenzhen Section) increased by 29% and 39% YoY to approximately RMB1.64 million and 182,000 vehicles respectively.

Various works of the expansion of the GS Superhighway continue to advance based on the target to formally commence the expansion work in 2023. Currently, the feasibility study and revision report for the expansion work of the Guangzhou-Dongguan section have been approved for review by the Guangdong Provincial Development and Reform Commission. The report has completed the pre-approval public announcement process and is currently accelerating to obtain approval. As for the expansion work of the Shenzhen section, the planning is in steady progress and is being refined and prepared for approval.

As for the land development and utilisation, the contracted sales of the Grand Park City amounted to approximately RMB648 million during the period under review. Residential units of the first phase will be delivered to buyers gradually in the third quarter of 2023 as scheduled and starts to contribute profit to the Company this year. While for the potential business development, the Company will maintain close communication with Guangdong Provincial Highway Construction Company Limited and when the conditions for auction for the land use rights of the Luogang Interchange plots are deemed suitable, to actively participate in the relevant bidding in order to add more revenue drivers to the Company.

For more details, please refer to the Bay Area Development website ([www.sihbay.com](http://www.sihbay.com)).

## Financial Highlights

( in million RMB )	For the six months ended 30 June		% Change
	2023	2022 (restated)	
Share of revenue of projects	1,260	989	27%
Share of net profit of projects	331	285	16%
Profit attributable to equity shareholders of the Company	172	204	-16%

## Operational Highlights

	For the six months ended 30 June		% Change
	2023	2022	
<b>Average Daily Toll Revenue<sup>N1</sup> (RMB '000)</b>			
GS Superhighway	7,687	6,033	27%
GZ West Superhighway	3,406	2,833	20%
Coastal Expressway (Shenzhen Section)	1,637	1,266	29%
<b>Average Daily Mixed<sup>N2</sup> ('000 vehicles)</b>			
GS Superhighway	627	507	24%
GZ West Superhighway	262	215	22%
Coastal Expressway (Shenzhen Section)	182	131	39%

*N1: Excluding tax*

*N2: Average daily mixed traffic excludes toll free traffic travelled during the period when Holiday Toll-Free Policy was implemented.*

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### **About Shenzhen Investment Holdings Bay Area Development Company Limited**

Listed on The Stock Exchange of Hong Kong Limited in August 2003, Shenzhen Investment Holdings Bay Area Development Company Limited (formerly known as Hopewell Highway Infrastructure Limited) focuses on the development of infrastructure and related businesses in the Guangdong-Hong Kong-Macao Greater Bay Area as well as land development and utilisation along the GS Superhighway. Shenzhen Expressway Corporation Limited, a company listed on The Stock Exchange of Hong Kong Limited (Stock Code: 548) and Shanghai Stock Exchange (Stock code: 600548), became the controlling shareholder of the Company on 11 January 2022.

This press release is issued by **Wonderful Sky Financial Group Limited** on behalf of **Shenzhen Investment Holdings Bay Area Development Company Limited**.

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