

For Immediate Release

24 October 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 Financial Information for the First Three Quarters of 2023

(October 24, 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 operation conditions and the unaudited condensed consolidated financial information for the nine months ended 30 September 2023.

During the first three quarters of 2023, average daily toll revenue of the Guangzhou-Shenzhen Superhighway (“GS Superhighway”), the Guangdong Guangzhou-Zhuhai West Superhighway (“GZ West Superhighway”) and the Shenzhen section of Guangshen Coastal Expressway (“Coastal Expressway (Shenzhen Section)”) increased significantly by 24%, 19% and 27% year-on-year respectively, mainly because social transportation volume in Chinese Mainland experienced restorative growth, the economy of the cities along the expressways also resumed stable growth, as well as a low comparison base impacted by the COVID-19 pandemic last year.

During the first three quarters of 2023, contract sales of the Grand Park City amounted to approximately RMB825 million. At the same time, the first phase residential units were delivered to buyers in the third quarter of 2023, thus the share of profit of the Grand Park City project attributable to Bay Area Development increased during the first three quarters of 2023 as compared to the corresponding period of last year.

For the first three quarters of 2023, profit attributable to owners of the Company grew by 22% year-on-year to RMB337 million.

For more details, please refer to the Bay Area Development website (www.sihbay.com).

Financial Highlights

(in million RMB)	For the nine months ended 30 September		% Change
	2023	2022 (restated)	
Revenue	617	616	0%
Share of results of joint ventures	421	287	47%
Profit attributable to equity shareholders of the Company	337	275	22%

Operational Highlights

	Jan – Sep 2023	Jan – Sep 2022	% Change
Average Daily Toll Revenue^{N1} (RMB '000)			
GS Superhighway	7,901	6,395	24%
GZ West Superhighway	3,590	3,012	19%
Coastal Expressway (Shenzhen Section)	1,696	1,336	27%
Average Daily Mixed^{N2} ('000 vehicles)			
GS Superhighway	636	543	17%
GZ West Superhighway	271	231	17%
Coastal Expressway (Shenzhen Section)	188	142	32%

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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