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(Incorporated in Hong Kong with limited liability)
(Stock Code: 00604)

UNAUDITED CONTRACTED SALES PERFORMANCE FOR OCTOBER AND NOVEMBER 2023

Shenzhen Investment Limited (the “Company”, together with its subsidiaries, the “Group”) wishes to provide to the shareholders of the Company the attached press release of the sales performance of the Group for October and November 2023 (the “Press Release”).

The sales data contained in the Press Release is based on the summary of internal information of the Group, which has not been audited nor reviewed by external auditor and as such, it is for investors’ reference only.

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

By Order of the Board
SHENZHEN INVESTMENT LIMITED
LU Hua
Chairman

Hong Kong, 12 December 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 immediate release]



SZI Announces Unaudited Contracted Sales for October and November 2023
Completion of Annual Sales Target Ahead of Schedule

(12 December 2023 - Hong Kong) Shenzhen Investment Limited (“SZI” or “Group”, SEHK stock code: 604.HK) announces the Group’s unaudited contracted sales for October and November 2023.

The Group’s contracted sales increased sharply in October 2023 with unaudited contract sales amounted to approximately RMB4.038 billion, representing an increase of 170.6% MoM and an increase of 45.8% YoY. The contracted sales area was approximately 102,655 sq.m., up 131.1% MoM and up 47.6% YoY. The projects with good performance included Upper Coast in Shenzhen Qianhai which recorded contracted sales of residential and talent housing of approximately RMB2.20 billion, and Park Mansion in Shenzhen Guangming which recorded contracted sales of talent housing of approximately RMB680 million.

The Group’s unaudited contracted sales for November 2023 amounted to approximately RMB657 million, representing a decrease of 83.7% MoM and a decrease of 42.5% YoY. The contracted sales area was approximately 26,203 sq.m., down 74.5% MoM and down 38.0% YoY. In late November, the Metropolis Project located in Shanghai Jiading was launched and performed well at the opening. The total subscription amount on the first day was approximately RMB700 million. The portion of the amount that has been subscribed but not signed is being gradually booked as contracted sales amount.

With the introduction of favorable industry policies in the second half of the year, each marketing line of the Group seized the window period, adjusted sales strategies in a timely manner and accelerated sales at reasonable prices. The overall sales performance was satisfactory and the annual sales target was completed ahead of schedule. For the first 11 months of 2023, the Group recorded unaudited total contracted sales of approximately RMB23.826 billion, representing an increase of 117.2% YoY, and the total contracted sales area was approximately 602,372 sq.m., up 51.8% YoY. The average selling price was approximately RMB39,554 per sq.m.. The major contracted sales will be progressively booked as revenue over the next two years.

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