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

MAIN BUSINESS PROGRESS FOR THE SECOND QUARTER OF 2025

Shenzhen Investment Limited (the “Company”, together with its subsidiaries, the “Group”) wishes to provide to the shareholders of the Company the attached press release (the “Press Release”) on the main business progress of the Group for the second quarter of 2025.

The 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 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
WANG Yuwen
Chairman

Hong Kong, 23 July 2025

As at the date of this announcement, the Board comprises 7 directors, of which Mr. WANG Yuwen, Ms. CAI Xun, Mr. YAN Zhongyu 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 Main Business Progress for The Second Quarter of 2025

(23 July 2025-Hong Kong) Shenzhen Investment Limited (“SZI” or “Group”, SEHK stock code: 604.HK) announces the Group’s main business progress for the second quarter of 2025.

Real Estate Business Progressed Steadily

The demolition work for Phase II of the First Renewal Unit in Chegongmiao, Shenzhen has been concluded. In June 2025, the Group completed the signing of the land contract for the southern plot, entering the stage of substantive development. Covering an area of 28,000 square meters, the Phase II project of the First Renewal Unit in Chegongmiao has a total construction area of 488,000 square meters and a gross floor area of 360,000 square meters. It is poised to be built into a TOD urban complex integrating office, industrial, and commercial functions, emerging as a new business landmark in the Chegongmiao area.

In terms of real estate sales, in the second quarter of 2025, the Group’s unaudited contracted sales reached approximately RMB3.68 billion, up 17.5% QoQ, with a contracted sales area of about 192,217 square meters. Key projects in Shenzhen (such as Natural City and Luxury Mansion) maintained sound sales momentum. In the first half of 2025, the Group’s total unaudited contracted sales amounted to approximately RMB6.814 billion, representing an increase of 10.3% YoY. The total contracted sales area reached about 299,524 square meters, representing an increase of 25.5% YoY. The average price per square meter was approximately RMB22,751.

Commercial Operation Demonstrated Vitality

Customer traffic at Shum Yip UpperHills grew 15% YoY in the second quarter. On the first day of the Qingming Festival, customer traffic exceeded 320,000, setting a new record for daily customer traffic among shopping mall in Futian District. It was awarded the “2025 Top 50 Shopping Centers with Outstanding Comprehensive Strength”(2025 購物中心綜合實力卓越表現 50) by Viewpoint and the “Gold Award for Most Popular Malls in the Greater Bay Area”(金牌大灣區最受歡迎商場大獎) by Hong Kong travel website Gotrip. Additionally, the Group introduced the Manchester City + New Pengcheng Youth Training Base to settle in Bijiashan Sports Park, and entered into a strategic cooperation with CITIC Offshore Helicopter Co., Ltd., launching 8 routes in the Greater Bay Area. Shum Yip UpperHills and Bijiashan Sports Park have now covered low-altitude economy scenarios including drone delivery, intercity tourism, low-altitude manned flights, and ferry flights. Shenzhen’s

first duty-free store has settled in Shum Yip UpperHills and is scheduled to open in the third quarter, further enriching the business formats of the business district.

Comprehensive Urban Operation Expanded in Scale

Shum Yip Operations has achieved remarkable results in external expansion: it won bids for China Mobile's property management projects in multiple regions, with a total contract value of RMB200 million; following the Cuizhu Sub-district, it successfully expanded into environmental sanitation integration services for Dongmen and Sungang Sub-districts in Shenzhen; it also won bids for the comprehensive management and maintenance project of Shenzhen Central Park and multiple affordable housing property management projects in Longhua District, Shenzhen. Its brand value has been recognized by the market: Shum Yip Operations was ranked 14th in the "2025 China Top 100 Property Service Enterprises"(2025 年中國物業服務百強企業) by China Index Academy, 19th in the "2025 China Top 500 Property Service Enterprises by Comprehensive Strength"(2025 中國物業服務企業綜合實力 500 強) by CRIC Property Management, and 7th in the "2025 China Top 100 State-owned Property Service Enterprises by Comprehensive Strength"(2025 中國國有物業服務企業綜合實力 100 強).

Hotel and Agri-Tourism Ventures Made an Impressive Start

The first store of the "Jingju Resort" brand, Wuyishan Jingju Resort Hotel(武夷山憬居度假酒店), opened on the "May Day", innovating the "hotel + health care" model. It was fully occupied many times during holidays, achieving a great start. The hotel has won many awards, including the "Most Anticipated Opening Hotel Award"(最受期待開業酒店獎) of the GBE Hotel Design Awards 2025, the "Best Tourist Destination Hotel"(最佳旅遊目的地酒店) and the "Best Parent-Child Resort Hotel"(最佳親子度假酒店) of the 18th China Best Hotel Awards.

The agri-tourism projects have been operating steadily. Shenzhen Dapeng • Seasons Coastal Countryside(深圳大鵬•四季濱海田園) hosted 35,000 tourists in the second quarter; Nan'ao Seasons Countryside(南澳四季田園)officially operated during the "May Day" Holiday, with its homestay fully occupied as soon as it opened, and was selected as one of the 20+ typical cases of "Shenzhen Social Forces Aiding Rural Revitalization" in 2024.

Technology Services Empowered Development

Jinghua Company, the advanced manufacturing enterprise of the Group, has achieved sound operations, with significant results in market expansion and a YoY increase of 25% in shipments; cost control has been continuously optimized, with raw material inventory decreasing by 17% YoY; technological research and development continues to innovate, with two invention patents applied for and one invention patent obtained in the first half of the year.

The “promotion-investment linkage” model continues to improve. Leveraging the advantages of the capital platform of its controlling shareholder, Shum Yip Group, the Group has established industrial funds to empower project investment and operation with capital, attracting high-quality sci-tech enterprises to settle in Shum Yip Huadong Jiangyin Park, and strengthening the investment service capabilities for sci-tech industry.

SZI will continue to accelerate the construction of a new development model, actively promote the transformation of its business towards urban asset management and integrated operations, as well as technology industry investment services, and make every effort to ensure the high-quality development of the Group.

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