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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)

DELAY IN DESPATCH OF CIRCULAR

MAJOR AND CONNECTED TRANSACTION

SZ CONSTRUCTION WORKS AGREEMENT (TJ2 SECTION)

Reference is made to the announcement of the Company dated 18 December 2025 (the "**Announcement**") in relation to the SZ Construction Works Agreement (TJ2 Section) and the transactions contemplated thereunder. Unless otherwise stated or the context otherwise requires, capitalised terms used herein shall have the same meanings as those defined in the Announcement.

As stated in the Announcement, a circular (the "**Circular**") containing, among other things, further details of the SZ Construction Works Agreement (TJ2 Section) and the transactions contemplated thereunder together with such other information as required under the Listing Rules was expected to be despatched to the Shareholders within 15 business days after publication of the Announcement, being on or before 13 January 2026.

As additional time is required for the Company to prepare and finalise certain information to be included in the Circular, the Company has applied to the Stock Exchange, and the Stock Exchange has granted a waiver from strict compliance with the requirements under Rule 14.41(a) of the Listing Rules. The Company currently expects that the Circular will be despatched to the Shareholders on or before 23 January 2026.

By Order of the Board
Shenzhen Investment Holdings Bay Area Development Company Limited
Ji LIU*
Executive Director and Deputy General Manager

Hong Kong, 13 January 2026

As at the date of this announcement, the Board comprises four Executive Directors namely, Mr. Xiangwen LIAO (Chairman), Mr. Jianming WU* (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, Ms. Xiao YANG* and Mr. Xuan WANG*; and three Independent Non-executive Directors namely, Mr. Yu Lung CHING, Mr. Tony Chung Nin KAN and Mr. Peng XUE**

** For identification purpose only*