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深圳控股有限公司
SHENZHEN INVESTMENT LIMITED

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

MAIN BUSINESS PROGRESS FOR THE FOURTH 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 fourth 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, 19 January 2026

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]

深圳控股有限公司
SHENZHEN INVESTMENT LIMITED

SZI Announces Main Business Progress for The Fourth Quarter of 2025

(19 January 2026-Hong Kong) Shenzhen Investment Limited ("SZI" or "Group", SEHK stock code: 604.HK) announces the Group's main business progress for the fourth quarter of 2025.

Comprehensive Urban Operation Business

Operational strength has been recognized. Adhering to refined operations, the Group has achieved simultaneous improvement in asset value and brand influence. Shum Yip Operations, a subsidiary of the Group, has been awarded multiple honors such as the "2025 China Property Service Quality Leading Brand" (2025中國物業服務品質領先品牌) due to its leading strength and service quality, and ranked 15th in the "2025 Guangdong-Hong Kong-Macao Greater Bay Area Property Service Power Top 100 Enterprises"（2025粵港澳大灣區物業服務力百強企業）list (ranking first among Shenzhen municipal-level state-owned enterprises). Shum Yip Commercial Management, a subsidiary of the Group, has won awards including "Commercial Property Service Power TOP 5"（商業物業服務力TOP5）and "Annual Outstanding Urban Commercial Operator"（年度卓越城市商業運營商）; UpperHills has been recognized as the "2025 Annual Service-Oriented Commercial Complex Benchmark Project"（2025年度服務力商業綜合體標杆項目）; UpperLink (Huangmugang Hub Commercial) has successfully opened and been selected as the "Annual Outstanding Innovative Non-Standard Commercial Project"（年度傑出創新非標商業項目）; Wuyishan Jingju Resort Hotel has won double honors of "China Annual Health and Healing Hotel"（中國年度康養療癒酒店） and "China Annual Tourism Resort Hotel"（中國年度旅遊度假酒店）.

Operational service quality and efficiency have been improved. UpperHills has successfully introduced the first "SHANGHAI TANG"（上海灘）in South China and the nation's first humanoid robot-themed trendy store "Zhongqing Robot Retail Flagship Store", achieving dual breakthroughs in high-end luxury and technology-driven commerce. UpperHills office building has joined the Golden Key International Alliance, establishing a new "hardware + service" dual-drive model. The Group has actively explored new scenarios of smart city services. Shum Yip Operations, relying on the "human-robot collaboration" innovative practice of the Dongmen Sub-district project, won the Application Innovation Award in the "2025 Shenzhen International Artificial Intelligence Sanitation Robot Competition and Application Innovation Competition"（2025深圳國際人工智能環衛機器人大

賽暨應用創新大賽）, effectively solving the cleaning problem in busy commercial areas and demonstrating its intelligent operation and maintenance capabilities in complex scenarios. Shenzhen Capital Plaza, fully managed and marketed by Shum Yip Commercial Management, has achieved full occupancy and opened in just 7 months, successfully breaking through in the mature Houhai Business District.

Market expansion has achieved multi-dimensional breakthroughs. The Group has accelerated the pace of light asset output, with comprehensive efforts in cross-format external expansion. In the commercial sector, it has successfully won the bid for the commercial project of China Merchants Bank Global Headquarters Building and signed technical service agreements for Shenzhen Oakwood and Chengdu Somerset/Citadines serviced apartment projects, further enriching high-quality project reserves and gaining full market recognition for its external expansion capabilities. In the property sector, significant progress has been made in the mid-to-high-end niche track. The Group has successfully won bids for the mechanical and electrical services of The University of Hong Kong-Shenzhen Hospital and the greening maintenance project of a large central state-owned enterprise, achieved a historic breakthrough in the medical logistics and professional greening tracks; at the same time, by successfully renewing the Anhui Zhengpu Port project and acquiring multiple sub-district property projects in Luohu District, the Group has further consolidated its national layout and deepened its regional market advantages.

Real Estate Development Business

Sales and inventory reduction has progressed in an orderly manner. Facing market fluctuations, the Group has actively adjusted its marketing strategy and made every effort to promote sales and inventory reduction. In the fourth quarter of 2025, the Group's unaudited contracted sales reached approximately RMB3.473 billion, with a contracted sales area of about 189,663 square meters. For the whole year of 2025, the Group achieved total unaudited contracted sales of approximately RMB13.311 billion, with a total contracted sales area of approximately 617,906 square meters.

Project construction has ensured quality and achieved timely delivery. The Group has strictly controlled project milestones to ensure high-quality delivery and completion of projects. In the fourth quarter, the Shanghai Upper Mansion Project was successfully delivered; Shenzhen Shum Yip Yinying Building, Zhongshan Bay Front Project Phase II (F36.38 Water Street Commercial), Changsha Shum Yip Luxiyunjing Phase II and other projects successfully completed construction and completed completion filing as scheduled. In 2025, the Group completed the completion filing of 16 phased projects, with a construction area of approximately 1.545 million square meters, continuously providing high-quality products to the market. The design of the marketing center and show flats of Wuhan Shum Yip Cuiwei Valley project has won the Gold Award of the 2025 MUSE Design Awards

and the Gold Award of the TITAN Property Awards respectively, receiving high praise from the 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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