Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

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)

DISCLOSEABLE TRANSACTION
SUBSCRIPTION OF THE STRUCTURED DEPOSIT PRODUCT

SUBSCRIPTION OF THE STRUCTURED DEPOSIT PRODUCT

The Board announces that the Coastal Company subscribed the Structured Deposit Product of RMB300 million from BOC with its internal resources on 4 February 2026 (after trading hours).

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios in respect of the subscription of the Structured Deposit Product exceed 5% but all are less than 25%, the subscription of the Structured Deposit Product constitutes a discloseable transaction of the Company and is therefore subject to the notification and announcement requirements but is exempt from the Shareholders' approval requirement under Chapter 14 of the Listing Rules.

SUBSCRIPTION OF THE STRUCTURED DEPOSIT PRODUCT

The Board announces that the Coastal Company subscribed the Structured Deposit Product of RMB300 million from BOC with its internal resources on 4 February 2026 (after trading hours).

1. KEY TERMS OF THE STRUCTURED DEPOSIT PRODUCT

A summary of the key terms of the Structured Deposit Product is as follows:

Subscription date	:	4 February 2026 (after trading hours)
Parties	:	(i) the Coastal Company (as subscriber); and (ii) BOC (as issuer)
Name of the Structured Deposit Product	:	RMB structured deposit

Type of return	:	Principal-guaranteed with variable return
Subscription principal amount	:	RMB300 million
Term	:	90 days from 6 February 2026
Expected annualised rate of return	:	0.6% or 2.36%

2. INFORMATION ON THE PARTIES

The Group

The Group is principally engaged in the expressway business, with its development strategy focusing on the development of infrastructure and related businesses in the Greater Bay Area as well as land development and utilisation along expressway.

Coastal Company

The Coastal Company is a non wholly-owned subsidiary of the Company incorporated in the PRC with limited liability. It is owned as to 51% and 49% by the Company and Shenzhen Expressway, respectively. Its principal business is the investment, construction and operation of the Shenzhen section of Guangshen Coastal Expressway.

BOC

BOC is a nationwide bank established in the PRC which engages in the business of commercial banking, and carries out investment banking, insurance and other businesses. Its H shares are listed on the Stock Exchange (Stock Code: 3988) and its A Shares are listed on the Shanghai Stock Exchange (Security Code: 601988).

To the best of the knowledge, information and belief of the Directors, having made all reasonable enquiries, each of BOC and its ultimate beneficial owner is an Independent Third Party.

3. REASONS FOR AND BENEFITS OF THE SUBSCRIPTION OF THE STRUCTURED DEPOSIT PRODUCT

The Structured Deposit Product subscribed by the Coastal Company is principal-guaranteed products with controllable risks. The reasonable and efficient use of temporary idle funds of the Coastal Company will enhance its overall capital gain, which is consistent with the core objectives of the Group to ensure capital safety and enhance capital return. Therefore, the subscription of the Structured Deposit Product can improve the efficiency of fund utilisation, better preserve and increase the value of the proceeds, and enhance the Group's overall returns.

Taking into account the reasons set out above, the Directors consider that the terms of the Structured Deposit Product and the transaction contemplated thereunder are on normal commercial terms, fair and reasonable and in the interest of the Company and its Shareholders as a whole.

4. LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios in respect of the subscription of the Structured Deposit Product exceed 5% but all are less than 25%, the subscription of the Structured Deposit Product constitutes a discloseable transaction of the Company and is therefore subject to the notification and announcement requirements but is exempt from the Shareholders' approval requirement under Chapter 14 of the Listing Rules.

"Board"	the board of Directors
"BOC"	Tairan Jingu sub-branch of Shenzhen branch of Bank of China Limited
"Coastal Company"	Shenzhen Guangshen Coastal Expressway Investment Company Limited* (深圳市廣深沿江高速公路投資有限公司), a company incorporated in the PRC with limited liability, the equity interest of which is currently held as to 51% and 49% by the Company and Shenzhen Expressway respectively
"Company"	Shenzhen Investment Holdings Bay Area Development Company Limited (深圳投控灣區發展有限公司), a company incorporated in the Cayman Islands with limited liability, the shares of which are listed on the Stock Exchange (Stock Codes: 737 (HKD Counter) and 80737 (RMB Counter)
"Director(s) "	the director(s) of the Company
"Group"	the Company and its subsidiaries
"Independent Third Parties"	third parties independent of and not being connected persons of the Company or its subsidiaries
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"PRC" or "China"	the People's Republic of China
"RMB"	Renminbi, the lawful currency of the PRC
"Share(s)"	ordinary share(s) of HK$0.10 each in the share capital of the Company
"Shareholder(s)"	holder(s) of the Share(s)
"Shenzhen Expressway"	Shenzhen Expressway Corporation Limited, a joint stock limited company incorporated in the PRC with limited liability, the H shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 00548) and the A shares of which are listed on the Shanghai Stock Exchange (Security Code: 600548), the controlling shareholder of the Company
"Stock Exchange"	The Stock Exchange of Hong Kong Limited

"Structured Deposit Product"	structured deposit product of RMB300 million subscribed by the Coastal Company from BOC on 4 February 2026 with a term of 90 days
"%"	per cent

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

Hong Kong, 4 February 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*