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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)

DISCLOSEABLE TRANSACTION
SUBSCRIPTIONS OF THE STRUCTURED DEPOSIT PRODUCTS

SUBSCRIPTIONS OF THE STRUCTURED DEPOSIT PRODUCTS

The Board announces that the Coastal Company subscribed the Structured Deposit Product A of RMB200 million from ICBC with its internal resources on 30 January 2026 (after trading hours). Subsequently on 24 February 2026 (after trading hours), the Coastal Company further subscribed the Structured Deposit Product B of RMB420 million from ICBC with its internal resources.

LISTING RULES IMPLICATIONS

Since the Structured Deposit Products subscribed by the Coastal Company are issued by the same bank and completed within 12 months, the transactions under the subscriptions of the Structured Deposit Products should be aggregated as a single transaction pursuant to Rules 14.22 and 14.23(1) of the Listing Rules.

As one or more of the applicable percentage ratios in respect of (i) the subscription of the Structured Deposit Product B (on a standalone basis), and (ii) the subscriptions of the Structured Deposit Products (on an aggregate basis) exceed 5% but are all less than 25%, (i) the subscription of the Structured Deposit Product B, and (ii) the subscriptions of the Structured Deposit Products constitute a discloseable transaction of the Company, and the Company is therefore required to comply with the notification and announcement requirements but is exempt from the Shareholders' approval requirement under Chapter 14 of the Listing Rules.

For the avoidance of doubt, the applicable percentage ratios in respect of the subscription of the Structured Deposit Product A (on a standalone basis) are all less than 5% and the subscription of the Structured Deposit Product A does not constitute a discloseable transaction of the Company under Chapter 14 of the Listing Rules.

SUBSCRIPTIONS OF THE STRUCTURED DEPOSIT PRODUCTS

The Board announces that the Coastal Company subscribed the Structured Deposit Product A of RMB200 million from ICBC with its internal resources on 30 January 2026 (after trading hours). Subsequently on 24 February 2026 (after trading hours), the Coastal Company further subscribed the Structured Deposit Product B of RMB420 million from ICBC with its internal resources.

1. KEY TERMS OF THE STRUCTURED DEPOSIT PRODUCTS

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

Subscription date	:	30 January 2026 (after trading hours)
Parties	:	(i) the Coastal Company (as subscriber); and (ii) ICBC (as issuer)
Name of the Structured Deposit Product	:	ICBC Range Accrual Type RMB Structured Deposit for Corporate Clients – Exclusive 2026 No. 071 Type B
Type of return	:	Principal-guaranteed with variable return
Subscription principal amount	:	RMB200 million
Term	:	93 days from 2 February 2026
Range of expected annualised rate of return	:	0.80% - 2.35%

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

Subscription date	:	24 February 2026 (after trading hours)
Parties	:	(i) the Coastal Company (as subscriber); and (ii) ICBC (as issuer)
Name of the Structured Deposit Product	:	ICBC Range Accrual Type RMB Structured Deposit for Corporate Clients – Exclusive 2026 No. 104 Type C
Type of return	:	Principal-guaranteed with variable return
Subscription principal amount	:	RMB420 million
Term	:	92 days from 26 February 2026
Range of expected annualised rate of return	:	0.80% - 2.16%

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.

ICBC

ICBC is a nationwide bank established in the PRC which engages in the business of personal banking, commercial banking, cross-border banking, private banking, investment banking and other financial services. Its H shares are listed on the Stock Exchange (Stock Code: 1398) and its A Shares are listed on the Shanghai Stock Exchange (Security Code: 601398).

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

3. REASONS FOR AND BENEFITS OF THE SUBSCRIPTIONS OF THE STRUCTURED DEPOSIT PRODUCTS

The Structured Deposit Products 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 subscriptions of the Structured Deposit Products 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 Products and the transactions 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

Since the Structured Deposit Products subscribed by the Coastal Company are issued by the same bank and completed within 12 months, the transactions under the subscriptions of the Structured Deposit Products should be aggregated pursuant to Rules 14.22 and 14.23(1) of the Listing Rules.

As one or more of the applicable percentage ratios in respect of (i) the subscription of the Structured Deposit Product B (on a standalone basis), and (ii) the subscriptions of the Structured Deposit Products (on an aggregate basis) exceeds 5% but are all less than 25%, (i) the subscription of the Structured Deposit Product B, and (ii) the subscriptions of the Structured Deposit Products constitute a discloseable transaction of the Company, and the Company is therefore required to comply with the notification and announcement requirements but is exempt from the Shareholders' approval requirement under Chapter 14 of the Listing Rules.

For the avoidance of doubt, the applicable percentage ratios in respect of the subscription of the Structured Deposit Product A (on a standalone basis) are all less than 5% and the subscription of the Structured Deposit Product A does not constitute a discloseable transaction of the Company under Chapter 14 of the Listing Rules.

"Board"	the board of Directors
"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
"ICBC"	Shenzhen Futian Sub-branch Business Office of Industrial and Commercial Bank of China Limited
"Independent Third Party"	third party 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 A"	structured deposit product of RMB200 million subscribed by the Coastal Company from ICBC on 30 January 2026 with a term of 93 days
"Structured Deposit Product B"	structured deposit product of RMB420 million subscribed by the Coastal Company from ICBC on 24 February 2026 with a term of 92 days
"Structured Deposit Products"	Structured Deposit Product A and Structured Deposit Product B
"%"	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, 24 February 2026

As at the date of this announcement, the Board comprises three Executive Directors namely, Mr. Jianming WU (Chairman and General Manager), Mr. Cheng WU* (Deputy General Manager) and Mr. Ji LIU* (Deputy General Manager and secretary to the Board); three Non-executive Directors namely, Ms. Guiping ZHAO*, 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*