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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)

UNAUDITED OPERATING INFORMATION FOR THE MONTH OF JANUARY 2026

The board of directors (the "Board") of Shenzhen Investment Holdings Bay Area Development Company Limited (the "Company", together with its subsidiaries, collectively the "Group") hereby announces the unaudited operating information of the Group for the month of January 2026 as follows:

	January 2025	***January 2026***	*% Change*
At Operational Level			
GS Superhighway			
Monthly total toll revenue (RMB '000)	210,394	**241,073**	15%
Average daily toll revenue (RMB '000)	6,787	**7,777**	15%
GZ West Superhighway			
Monthly total toll revenue (RMB '000)	89,291	**104,533**	17%
Average daily toll revenue (RMB '000)	2,880	**3,372**	17%
Coastal Expressway (Shenzhen Section)			
Monthly total toll revenue (RMB '000)	63,225	**75,169**	19%
Average daily toll revenue (RMB '000)	2,040	**2,425**	19%

Note: Toll revenue excluding tax

CAUTION STATEMENT

Operation statistics contained herein are compiled from the Group's unaudited internal records. Some of the operation statistics are recorded with estimates at the time of monthly settlement and disclosure. As certain procedures are required to perform in data sorting, confirmation and settlement under the circumstances of integrated toll fee collection system, there may be discrepancies between such operation statistics and those disclosed in periodic reports. In addition, current monthly provisional statistics is adjusted for the difference between the provisional and the actual settlement statistics of the previous month, which may distort the year-on-year comparison. While due care is taken in the disclosure of the statistics by the Company, such statistics serves as provisional statistics for investors' reference only. Investors are advised to exercise caution when using such statistics and not to unduly rely on such statistics.

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

Hong Kong, 27 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*