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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

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The Board announces that the Coastal Company subscribed Structured Deposit Product C of RMB350 million from Ping An Bank SZ Bank Building Sub-branch with its internal resources on 7 May 2026 (after trading hours).

LISTING RULES IMPLICATIONS

As disclosed in the Company's announcement dated 28 April 2026, the Group subscribed Structured Deposit Product A of RMB250 million and Structured Deposit Product B of RMB60 million from the Ping An Bank SZ Bank Building Sub-branch and Ping An Bank Business Department of Ping An Bank on 8 April 2026 and 28 April 2026, respectively. The said structured deposit products have not been expired as at the date of this announcement.

Since the Structured Deposit Products subscribed by the Group are all issued by Ping An 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 C (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 C, 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.

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1. KEY TERM OF STRUCTURED DEPOSIT PRODUCT C

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

Subscription date	:	7 May 2026 (after trading hours)
Parties	:	(i) the Coastal Company, a non wholly-owned subsidiary of the Company (as subscriber); and (ii) Ping An Bank SZ Bank Building Sub-branch (as issuer)
Name of the Structured Deposit Product	:	Ping An Bank Corporate Structured Deposit (Principal Guaranteed, Gold-linked) TGG26100816 RMB Product
Type of return	:	Principal-guaranteed with variable return
Subscription principal amount	:	RMB350 million
Term	:	90 days from 8 May 2026
Expected annualised rate of return	:	0.45% or 1.95% or 2.05%

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. 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.

Ping An Bank

Ping An Bank is a nationwide bank established in the PRC, its shares are listed on the Shenzhen Stock Exchange (Security Code: 000001). Ping An Bank SZ Bank Building Sub-branch is a sub-branch of Ping An Bank.

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

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

Structured Deposit Product C subscribed by the Coastal Company is a principal-guaranteed product with controllable risks. The reasonable use of partial temporary idle funds for cash management helps to improve the efficiency of fund utilisation, better preserve and increase capital value, and enhance the Group's overall returns. This is consistent with the core objectives of the Group to ensure capital safety and enhance capital return.

Taking into account the reasons set out above, the Directors consider that the terms of Structured Deposit Product C 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 disclosed in the Company's announcement dated 28 April 2026, the Group subscribed Structured Deposit Product A of RMB250 million and Structured Deposit Product B of RMB60 million from the Ping An Bank SZ Bank Building Sub-branch and Ping An Bank Business Department of Ping An Bank on 8 April 2026 and 28 April 2026, respectively. The said structured deposit products have not been expired as at the date of this announcement.

Since the Structured Deposit Products subscribed by the Group are all issued by Ping An 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 C (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 C, 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.

"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
"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
"Ping An Bank"	Ping An Bank Co., Ltd.
"Ping An Bank Business Department"	Business Department of Shenzhen branch of Ping An Bank (平安銀行深圳分行營業部)
"Ping An Bank SZ Bank Building Sub-branch"	Shenzhen Ping An Bank Building sub-branch of Ping An Bank* (平安銀行深圳平安銀行大廈支行)
"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 RMB250 million subscribed by the Coastal Company from Ping An Bank SZ Bank Building Sub-branch on 8 April 2026 with a term of 90 days, details of which are set out in the Company's announcement dated 28 April 2026
"Structured Deposit Product B"	structured deposit product of RMB60 million subscribed by Shenwan Bay Area Infrastructure (Shenzhen) Company Limited* (深灣基建(深圳)有限公司), a non wholly-owned subsidiary of the Company, from Ping An Bank Business Department on 28 April 2026 with a term of 90 days, details of which are set out in the Company's announcement dated 28 April 2026
"Structured Deposit Product C"	structured deposit product of RMB350 million subscribed by the Coastal Company from Ping An Bank SZ Bank Building Sub-branch on 7 May 2026 with a term of 90 days
"Structured Deposit Products"	Structured Deposit Product A, Structured Deposit Product B and Structured Deposit Product C
"%"	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, 7 May 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*