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

MAIN BUSINESS PROGRESS FOR THE SECOND QUARTER OF 2026

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 second quarter of 2026.

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, 14 July 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 Dr. XIANG Dong 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]



SZI Announces Main Business Progress for The Second Quarter of 2026

(14 July 2026-Hong Kong) Shenzhen Investment Limited (“SZI” or “Group”, SEHK stock code: 604.HK) announces the Group’s main business progress for the second quarter of 2026.

Commercial Operation Business

A new commercial cluster unveiled, unlocking a new integrated model. On 26 June, the commercial complex and Magic World IP Theme Park of Shum Yip Bay Front UpperHills officially opened. The Group has innovatively created an integrated model of “commerce + theme park” integrating culture, commerce and tourism, with a 20,000 square meters indoor complex featuring world-class IPs including Barbie, Transformers and Snoopy, complemented by three theme parks and a dedicated themed hotel. Shum Yip Bay Front UpperHills has introduced two stores making their Chinese Mainland debut stores and over ten Zhongshan debut stores, covering diversified formats such as trendy retail, specialty catering and parent-child experiences. This project has improved the Group’s strategic commercial layout in the Guangdong-Hong Kong-Macao Greater Bay Area, and accumulates proven practical experience for the cross-city standardized rollout of Shum Yip’s commercial product line.

A new cross-border consumption hub has been established in the Greater Bay Area, creating a twin-city integrated commercial complex. Shum Yip Commercial Management has successfully secured the Hetao Centre Commercial Hub adjacent to the New Huanggang Port, expanding the new integrated smart living model of “commerce + park + port” for Shenzhen-Hong Kong twin cities. The project will facilitate Shenzhen-Hong Kong exchanges and resource integration, and serve as the premier gateway for cross-border exchanges between the two cities. The Group’s commercial footprint has further expanded, with continuously growing brand influence.

Commercial project operation strength has been repeatedly recognized by the market and industry institutions. With outstanding commercial operation, forward-looking renovation strategies and remarkable urban empowerment value, Upperhills was named to the “2026 Retail Commercial Excellence in Comprehensive Strength”(2026零售商業綜合實力卓越表現) list by Guandian Index (觀點指數), a leading industry authority, for its comprehensive strengths across operation, branding,

management and innovation. Mandarin Oriental Hotel was named among the Travel + Leisure World's Top 500 Hotels (only 7 Mandarin Oriental hotels globally selected), ranking 34th globally and 6th in Asia.

Property Operation Business

Sustained breakthroughs in operation expansion, with fruitful achievements in the public infrastructure track. In the second quarter of 2026, Shum Yip Operations recorded a net newly contracted area of approximately 2.191 million square meters, with the net expanded contract value of RMB443 million, further consolidating its regional market advantages. Public sector projects accounted for over 90% of the new contracts secured. The Group successfully won bids for landmark high-quality public sector properties including Shenzhen New Huanggang Port, the special railway patrol and joint defense service of Shenzhen Railway Public Security Division, the Shanghai Naval Ship Shore Service Department of the PLA Navy, and No. 966 Hospital of the Joint Logistics Support Force. The Group continues to deepen its presence in the port service segment, and strengthens its professional capabilities in medical property operations and military logistics services.

Real Estate Development Business

Steady progress in sales de-stocking. Key projects in Shenzhen (such as Luxury Mansion and Talent Mansion) maintained sound sales performance, while projects in Nanjing, Shanghai and Chengdu also delivered satisfactory results. In the second quarter of 2026, the Group recorded unaudited contracted sales of approximately RMB2.924 billion and contracted sales area of approximately 138,400 square meters, representing a quarter-on-quarter increase of 8.6%.

Quality project delivery on schedule. The Group strictly controls construction milestones to ensure high-quality project delivery and completion. In the second quarter, Luxury Mansion Phase II under the Group successfully completed construction and obtained completion filing as scheduled. In total, the Group completed completion filing for certain phases of 7 projects, with a construction area of approximately 485,000 square meters, continuing to deliver high-quality products to the market.

SZI will continue to accelerate the construction of a new development model. Adhering to its development vision of being “Innovative Constructor of Industrial Cities, Wealthy Livelihood Operator”, the Company will promote the transformation in our principal business towards a “real estate asset management and urban integrated operation service provider”, striving to foster a business portfolio with robust anti-cyclicalities that provides long-term and stable cash flows and performance contributions.

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