深圳控股有限公司
SHENZHEN INVESTMENT LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 00604)

PROFIT WARNING

This announcement is made by Shenzhen Investment Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors (the "**Board**") of the Company wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that, based on a preliminary review by the management of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2026 (the "**Period**") and the information currently available to the Board, the Group is expected to record an unaudited consolidated net loss attributable to equity Shareholders in the range of approximately HK$1,900 million to HK$2,100 million for the Period. The unaudited consolidated net loss attributable to equity Shareholders was approximately HK$2,620 million for the same period of 2025.

The expected decrease in loss attributable to equity Shareholders compared to the corresponding period last year was primarily due to the net combined effect of the following factors: 1) a decrease in losses attributable to associates and impairment losses on associates during the Period; 2) an increase in write-downs of inventories during the Period; 3) a decrease in the gross profit margin of properties completed and delivered to purchasers during the Period. Among these, the positive impact from the decrease in losses under item (1) outweighed the adverse effects of items (2) and (3), resulting in an overall decrease in the loss attributable to equity Shareholders.

The information contained in this announcement is only based on a preliminary review by the management of the unaudited consolidated management accounts of the Group for the Period and the information currently available to the Board, which have not been audited by the independent auditor or reviewed by the audit committee of the Company. The Company is in the process of finalizing its results for the Period. Shareholders and potential investors are advised to refer to the details in the results announcement of the Company for the Period which is expected to be published by the end of August 2026.

Shareholders and potential investors are advised to exercise caution when dealing in the securities of the Company.

By Order of the Board
SHENZHEN INVESTMENT LIMITED
WANG Yuwen
Chairman

Hong Kong, 17 August 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.