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 A of RMB250 million from CZ Bank with its internal resources on 10 July 2026 (after trading hours). Subsequently on 21 September 2026 (after trading hours), the Coastal Company further subscribed Structured Deposit Product B of RMB260 million from CZ Bank with its internal resources.

LISTING RULES IMPLICATIONS

Since the Structured Deposit Products subscribed by the Group 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 the subscriptions of the Structured Deposit Products (on an aggregate basis) exceed 5% but are all less than 25%, 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 each of Structured Deposit Product A and Structured Deposit Product B (on a standalone basis) are all less than 5% and the subscription of Structured Deposit Product A and Structured Deposit Product B does not constitute a discloseable transaction of the Company under Chapter 14 of the Listing Rules, respectively.

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1. KEY TERMS OF THE STRUCTURED DEPOSIT PRODUCTS

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

Subscription date	:	10 July 2026 (after trading hours)
Parties	:	(i) the Coastal Company, a non wholly-owned subsidiary of the Company (as subscriber); and (ii) CZ Bank (as issuer)
Name of the Structured Deposit Product	:	Structured deposit of CZ Bank (product code: EEQ26043DTCSZ)
Type of return	:	Principal-guaranteed with variable return
Subscription principal amount	:	RMB250 million
Term	:	92 days from 13 July 2026
Expected annualised rate of return	:	1.0% or 1.9% or 2.3%

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

Subscription date	:	21 September 2026 (after trading hours)
Parties	:	(i) the Coastal Company, a non wholly-owned subsidiary of the Company (as subscriber); and (ii) CZ Bank (as issuer)
Name of the Structured Deposit Product	:	Structured deposit of CZ Bank (product code: EEQ26078DTCSZ)
Type of return	:	Principal-guaranteed with variable return
Subscription principal amount	:	RMB260 million
Term	:	83 days from 23 September 2026
Expected annualised rate of return	:	0.95% or 1.85% or 2.30%

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.

CZ Bank

CZ Bank is a nationwide commercial bank established in the PRC. Its H shares are listed on the Stock Exchange (Stock Code: 2016) and its A Shares are listed on the Shanghai Stock Exchange (Security Code: 601916).

To the best of the knowledge, information and belief of the Directors, having made all reasonable enquiries, each of CZ Bank 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 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 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 Group 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 the subscriptions of the Structured Deposit Products (on an aggregate basis) exceed 5% but are all less than 25%, 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 each of Structured Deposit Product A and Structured Deposit Product B (on a standalone basis) are all less than 5% and the subscription of Structured Deposit Product A and Structured Deposit Product B does not constitute a discloseable transaction of the Company under Chapter 14 of the Listing Rules, respectively.

DEFINITIONS

"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
"CZ Bank"	China Zheshang Bank Co., Ltd.
"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 CZ Bank on 10 July 2026 with a term of 92 days
"Structured Deposit Product B"	structured deposit product of RMB260 million subscribed by the Coastal Company from CZ Bank on 21 September 2026 with a term of 83 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, 21 September 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*, Mr. Xuan WANG* and Mr. Yu HAO*; and three Independent Non-executive Directors namely, Mr. Yu Lung CHING, Mr. Tony Chung Nin KAN and Mr. Peng XUE*.*

** For identification purpose only*