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

MAIN BUSINESS PROGRESS FOR THE THIRD 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 third 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 an 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, 19 October 2026

As at the date of this announcement, the Board comprises 7 directors, of whom 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.



深圳控股有限公司
SHENZHEN INVESTMENT LIMITED

SZI Announces Main Business Progress for the Third Quarter of 2026

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

Commercial Operation Business

The “debut store” economy continued to gain momentum, with the international brand matrix taking shape at a faster pace. During the period, UpperHills focused on the international affordable luxury and trendy retail segments. The first Coach Play concept store in the Chinese mainland officially opened on 25 September, followed by the Shenzhen debut store of CZN BURAK GURME（柏克土耳其餐），a brand created by a Turkish chef, and the first HUNTER store in Futian, a century-old British brand. A clustering effect of “debut stores + debut shows + debut launches” has taken shape, and the international brand matrix of the commercial district continues to be enriched.

Powered by the dual engines of “arts and culture + consumption”, holiday customer traffic reached a new high. During the Mid-Autumn Festival and National Day holidays, UpperHills. with its “International Arts Tour Season” as the engine, launched the bespoke original environmental theatre production “Voice of the World”（《世界之聲》） and the Shenzhen premiere of the giant puppet theatrical parade “Don Quixote”（《唐吉訶德》），while collaborating with market fair IPs such as the Shenzhen Star Chef · Starred Gourmet Market（深圳星廚·摘星食集） and the fizzy bizzy Wine Festival. On 1 October, single-day customer traffic amounted to approximately 180,000 visits, while cumulative customer traffic over the first four days of the holiday rose by nearly 30% year-on-year. Leveraging the elevated corridor and the ecological connecting bridge, the “watch a show - enjoy gourmet food - visit debut stores - tour the park” circuit of the park-cum-commercial district has become more seamless, and the “two-way traffic generation” effect between the park and the commercial district continued to be unleashed.

The hotel and park operations added further world-class accolades. On 1 September, Mandarin Oriental, Shenzhen was ranked 90th on the 51-100 list of “The World’s 50 Best Hotels 2026”, while its MO Bar ranked 5th on “Asia’s 50 Best Bars 2026”, making it the highest-ranked hotel bar in Asia. Bijiashan Sports Park, for which the Group coordinates the provision of services, received the "New Park Project Award"（卓越新建公園獎） at the 2026 World Urban Parks (WUP) Awards, marking global professional recognition of the Group’s park operation and management capabilities. During the Mid-Autumn Festival and National Day holidays, customer traffic at the park increased by nearly 40% year-on-year.

Property Operation Business

Sustained breakthroughs in external expansion, with operational strength once again recognised. Leveraging its professional venue management experience and full-format operational capabilities, Shum Yip Operations successfully won the bid for the New Shenzhen Cultural Centre（深圳市文化館新館）, currently the largest cultural centre in the country by single-building floor area, with a total construction area of 83,300 square meters, further consolidating its competitive advantage in the operation of major public cultural facilities. On 2 September, at the “2026 China Property Service Capability and Brand Value Research Findings Conference” (2026中國物業服務力暨品牌價值研究成果發佈會) hosted by CRIC Property Management, Shum Yip Operations was honoured with nine accolades, including the “2026 China's Top 100 Property Service Capability Enterprises” (2026中國物業服務力百強企業), “China's Top 100 Property Service Enterprises by Brand Value”（中國物業服務企業品牌價值100強） and “2026 China's Top 20 High-End Property Service Capability Enterprises” (2026中國高端物業服務力TOP20企業), with its service capability and brand value fully recognised.

Real Estate Development Business

Steady progress in sales de-stocking. In the third quarter of 2026, the Group recorded unaudited contracted sales of approximately RMB1.814 billion, with a contracted sales area of approximately 85,800 square meters. During the Mid-Autumn Festival and National Day holidays, the Group organised a series of marketing campaigns under the theme “Ignite the Double Festivals · Renew Ten Thousand Homes”（燃動雙節·煥新萬家）, achieving cumulative subscribed sales of approximately RMB886 million. Key projects in Shenzhen (such as Luxury Mansion, Natural City and Shum Yip Cloud Center) maintained sound sales performance, while projects in Zhongshan and Chengdu also delivered satisfactory results.

SZI will continue to accelerate the construction of a new development model. Adhering to its development vision of being “a trustworthy and excellent industrial group”, the Company will promote the transformation in its principal business towards a “real estate asset management and urban integrated operation service provider”, striving to foster a business portfolio with robust anti-cyclicality that provides long-term and stable cash flows and performance contributions.

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For enquiry, please contact:

Shenzhen Investment Limited

Yanfei Xue/ Lixian Wang

Tel: (852) 2312 8768

Email: ir@shumyip.com.hk

Financial PR (HK) Limited

Tim Yue/James Lo/Leilei Qi

Tel: (852) 2610 0846

Email: szifinancialpr.hk