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深圳控股有限公司
SHENZHEN INVESTMENT LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 00604)

VOLUNTARY ANNOUNCEMENT
POTENTIAL DISPOSAL OF WAREHOUSE THROUGH PUBLIC TENDER

This is a voluntary announcement made by Shenzhen Investment Limited (the "**Company**", and together with its subsidiaries, the "**Group**").

BACKGROUND

Shum Yip Taifu Logistics Group Holdings Co, Ltd.*(深業泰富物流集團股份有限公司)("**Shum Yip Taifu**"), a company established in the People's Republic of China (the "**PRC**") with limited liability and an indirect non-wholly-owned subsidiary of the Company. Shum Yip Taifu holds ownership of a 6-story building with a registered gross floor area of approximately 33,468.24 sq.m., located at Floors 1 to 6, Buildings 830 and 831, Sungang Warehouse, Bao'an North Road, Luohu District, Shenzhen, the PRC (the "**Property**"), which is specified as being for warehouse purposes on its certificate of real estate ownership. The Property is free of ownership disputes, free of mortgages, charges, or registered encumbrances on the Property.

The board of directors (the "**Board**") of the Company announces that the Company intends to dispose of the Property ("**Potential Disposal**") by way of a public tender (the "**Public Tender**") to be conducted through the Shenzhen United Property and Equity Exchange(深圳聯合產權交易所) ("**Exchange Centre**").

REASONS FOR AND BENEFITS OF THE POTENTIAL DISPOSAL

The Potential Disposal represents a proactive measure to optimise the Group's asset portfolio and will generate cash inflow for the Group, enabling it to concentrate resources on strengthening its core business and enhancing its competitive position. The Directors consider that the Potential Disposal is consistent with the Group's long-term strategic objectives. Accordingly, the Group proposes to proceed with the Potential Disposal.

POTENTIAL DISPOSAL THROUGH PUBLIC TENDER

The Public Tender will be conducted through the Exchange Centre and the bidding period for the Public Tender (the "**Bidding Period**") has officially commenced as of the date of this announcement. During the Bidding Period, prospective bidders are required to pay a deposit of RMB51.4 million, being approximately 10.4% of the Base Price (as defined below), to the Exchange Centre within the time stipulated by the Exchange Centre. The Disposal would be conducted on an "as-is" basis. Upon close of the Bidding Period, if at least one valid bid at or above the Base Price has been received, the qualifying bidder submitting the highest bid will be determined as the successful bidder in accordance with the bidding procedures of the Exchange Center. Upon determination of the successful bidder, the Exchange Centre will notify the Shum Yip Taifu accordingly. Within five working days of such notification, Shum Yip Taifu is required to enter into an asset transfer agreement with the successful bidder.

The base price for the Public Tender for the Property (the "**Base Price**") of RMB492,915,251.52 has taken into consideration, among others, (i) the business prospects and expected investment returns of the Property; and (ii) the valuation of the Property as of 14 April 2026, as appraised by an independent valuer.

Taking into consideration the Base Price, the highest applicable percentage ratio (as defined under Rule 14.07 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**")) in respect of the Potential Disposal is expected to be more than 5% but less than 25%. Therefore, the Potential Disposal, if materialised, may constitute a discloseable transaction of the Company under Chapter 14 of the Listing Rules, subject to the reporting and announcement requirements but exempt from the circular and shareholder approval requirements. The Company will make further announcement(s) in connection with the Potential Disposal in compliance with the Listing Rules if and when appropriate.

As at the date of this announcement, no binding agreement, arrangement or commitment in relation to the Potential Disposal has been entered into. As the Potential Disposal may or may not proceed, shareholders and potential investors of the Company 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, 9 November 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.

* *for identification purposes only*