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**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)

**SPECIAL INTERIM DIVIDEND FOR
THE YEAR ENDING 31 DECEMBER 2020**

AND CLOSURE OF REGISTER OF MEMBERS

SPECIAL INTERIM DIVIDEND

The board of directors (the “**Board**”) of Shenzhen Investment Holdings Bay Area Development Company Limited (the “**Company**”) has today declared a special interim dividend of Renminbi (“**RMB**”) 10 cents per share (equivalent to Hong Kong 11.78760 cents per share) for the financial year ending 31 December 2020 to be paid on Friday, 26 February 2021 to the shareholders of the Company (the “**Shareholders**”) registered as at the close of business on Monday, 25 January 2021.

The Board considers that distributing a portion of the one-off profit (net of tax) generated from the disposal of 22.5% equity interest in Guangzhou Zhentong Development Company Limited* (廣州臻通實業發展有限公司) and the corresponding shareholder’s loan (details of which were set out in the circular of the Company dated 20 October 2020) to the Shareholders by way of special interim dividend will enable the Shareholders to share the preliminary positive outcome of the Company’s participation in the potential land development and utilisation projects along the Guangzhou-Shenzhen Superhighway. The special interim dividend as declared should not be taken as an indication of the level of profit of the Company for the financial year ending 31 December 2020 or as an indication of full-year regular dividend payout ratio target of 100% on recurring income.

The special interim dividend will be payable in cash in RMB or Hong Kong Dollars (“**HK Dollars**” or “**HK\$**”), or a combination of these currencies, at the exchange rate of RMB1: HK\$1.17876 as published by The People’s Bank of China on 27 November 2020 and the Shareholders will be given the option of electing to receive the special interim dividend in either RMB or HK Dollars or a combination of RMB and HK Dollars.

To make the dividend election, the Shareholders should complete the Dividend Election Form (if applicable) and return it to the Company's Hong Kong Share Registrar, Computershare Hong Kong Investor Services Limited (the "**Hong Kong Share Registrar**") at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong not later than 4:30 p.m. on Tuesday, 16 February 2021. **If no dividend election is made by a Shareholder, such Shareholder will receive the special interim dividend in HK Dollars, unless receipt of dividends in RMB has been previously elected.**

CLOSURE OF REGISTER OF MEMBERS

To ascertain the Shareholders' entitlement to the special interim dividend, the register of members of the Company will be closed for one day on Monday, 25 January 2021. No transfer of shares of the Company will be effected on the aforementioned book-close date. To qualify for the special interim dividend, all transfers of share ownership, accompanied by the relevant share certificates, must be lodged with the Hong Kong Share Registrar at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong not later than 4:30 p.m. on Friday, 22 January 2021.

By Order of the Board

**Shenzhen Investment Holdings Bay Area
Development Company Limited**

Ji LIU*

Executive Director and Deputy General Manager

Hong Kong, 27 November 2020

As at the date of this announcement, the Board comprises three Executive Directors namely, Mr. Tianliang ZHANG (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, Mr. Zhengyu LIU* (Chairman), Mr. Junye CAI * and Mr. Weiguo ZONG*; and three Independent Non-executive Directors namely, Mr. Brian David Man Bun LI, Mr. Yu Lung CHING and Mr. Tony Chung Nin KAN.*

** For identification purpose only*