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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)

**INSIDE INFORMATION**

**POSITIVE PROFIT ALERT**

This announcement is made by Shenzhen Investment Holdings Bay Area Development Company Limited (the “**Company**”, together with its subsidiaries, collectively the “**Group**”) in accordance with Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that based on the management information currently available to the Board and the preliminary review of the latest unaudited management accounts of the Group for the year ended 31 December 2020 (the “**Year 2020**”), it is expected that the Group may record profit attributable to owners of the Company of approximately RMB689 million for the Year 2020, representing an increase of approximately 13% as compared to the profit attributable to owners of the Company for the year ended 31 December 2019. Such expected increase was primarily attributable to the following factors:

- (i) as disclosed in the Company’s interim results for the six months ended 30 June 2020, the Group recorded an unaudited loss attributable to owners of the Company of approximately RMB115 million primarily due to the decrease in toll income of certain joint ventures of the Group as a result of the waiver of tolls on toll roads nationwide caused by the novel coronavirus pneumonia, during the period from 17 February 2020 to 5 May 2020 (both days inclusive), applicable to Guangzhou-Shenzhen Superhighway and the Guangzhou-Zhuhai West Superhighway (also known as the Western Delta Route) operated by those joint ventures. As toll fees collection had resumed since 6 May 2020, the Group expects to record profit attributable to owners of the Company (excluding (ii) below) for the Year 2020 amounting to approximately RMB280 million; and
- (ii) as a result of the Group’s disposal of 22.5% equity interest in Guangzhou Zhentong Development Company Limited\* (廣州臻通實業發展有限公司) to Shenzhen Run Investment Consulting Co., Ltd.\* (深圳市潤投諮詢有限公司) in the second half of the Year 2020, a post-tax profit on disposal of approximately RMB409 million has been recognised for the second half of the Year 2020.

The Company is in the process of finalising the actual results of the Group for the Year 2020. The financial information contained in this announcement is only based on the preliminary assessment by the Board with reference to the management information currently available including the unaudited management accounts of the Group, which have not been reviewed by the Company's auditor or the audit committee of the Company and are therefore subject to adjustments. The actual results of the Group for the Year 2020 may therefore be different from the information disclosed in this announcement. Shareholders and potential investors are advised to read carefully the annual results announcement of the Company for the Year 2020 which is expected to be published in the second half of February 2021.

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

By Order of the Board  
**Shenzhen Investment Holdings Bay Area  
Development Company Limited**  
Ji LIU\*  
*Executive Director and Deputy General Manager*

Hong Kong, 21 January 2021

*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*