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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 six months ended 30 June 2021 (the “**2021 Interim Period**”), it is expected that the Group may record profit attributable to owners of the Company of approximately RMB287 million for the 2021 Interim Period, as compared to a loss attributable to owners of the Company of approximately RMB115 million for the six months ended 30 June 2020. Such expected turnaround 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 COVID-19, during the period from 17 February 2020 to 5 May 2020 (both days inclusive), applicable to Guangzhou-Shenzhen Superhighway and Guangzhou-Zhuhai West Superhighway operated by those joint ventures; and
- (ii) as toll fees collection had resumed since 6 May 2020, the Group expects to record profit attributable to owners of the Company for the 2021 Interim Period amounting to approximately RMB287 million.

The Company is in the process of finalising the actual results of the Group for the 2021 Interim Period. 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 2021 Interim Period may therefore be different from the information disclosed in this announcement. Shareholders and potential investors are advised to read carefully the interim results announcement of the Company for the 2021 Interim Period which is expected to be published in the second half of August 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 July 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*