

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)
(於開曼群島註冊成立之有限公司)

Stock Codes: 737 (HKD counter) and 80737 (RMB counter)
股份代號: 737 (港幣櫃檯) 及 80737 (人民幣櫃檯)

NOTIFICATION LETTER 通知信函

1 September 2022

Dear Non-registered holder(s) ^(Note),

Shenzhen Investment Holdings Bay Area Development Company Limited (the "Company")
— Publication of the Interim Report for the six months ended 30 June 2022 ("Interim Report")

The English and Chinese versions of the Company's Interim Report are available on the website of the Company at www.sihbay.com and the HKEXnews website at www.hkexnews.hk.

If you would like to receive the printed version of the Interim Report, please complete the request form on the reverse side (the "Request Form") and sign and return it by post or by hand to the Company c/o 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. If you post your reply in Hong Kong, you may use the mailing label in the Request Form and need not affix a stamp on the envelope when returning your Request Form. Otherwise, please affix an appropriate stamp. You may also send an email with a scanned copy of the Request Form to sihbay.ecom@computershare.com.hk.

Should you have any query in relation to this letter, please call the enquiry hotline at (852) 2862 8688 during business hours (9:00 a.m. to 6:00 p.m., Monday to Friday, excluding public holidays).

Yours faithfully,
For and on behalf of
Shenzhen Investment Holdings Bay Area
Development Company Limited
Wei WU*
Chairman

Note: This letter is addressed to Non-registered holders of the Company (a "Non-registered holder" means such person or company whose shares in the Company are held in the Central Clearing and Settlement System (CCASS) and who has notified the Company from time to time through Hong Kong Securities Clearing Company Limited that such person or company wish to receive Corporate Communications*). If you have sold or transferred all your shares in the Company, please disregard this letter and the Request Form on the reverse side.

Corporate Communications include but not limited to (a) the directors' report, annual financial reports together with the independent auditor's report; (b) the interim report; (c) a notice of meeting; (d) a listing document; and (e) a circular.

* For identification purpose only

敬啟者：

深圳投控灣區發展有限公司 (「本公司」)
— 發佈截至二零二二年六月三十日止六個月之中期報告 (「中期報告」)

本公司中期報告之英文及中文版本已上載於本公司網站 www.sihbay.com 及香港交易所披露易網站 www.hkexnews.hk，歡迎查閱。

如閣下欲收取中期報告之印刷本，請閣下填妥在本函背面的申請表格，並在表格上簽名，並寄回或親手交回本公司之香港股份登記處——香港中央證券登記有限公司(「香港股份登記處」)，地址為香港灣仔皇后大道東183號合和中心17M樓。倘若閣下在香港投寄，可使用申請表格內的郵寄標籤寄回，而毋須在信封上貼上郵票；否則，請貼上適當的郵票。閣下亦可把已填妥之申請表格的掃描副本電郵至 sihbay.ecom@computershare.com.hk。

閣下如對本函內容有任何疑問，請於星期一至星期五（公眾假期除外）上午九時正至下午六時正辦公時間內，致電查詢熱線(852) 2862 8688。

此致
各位非登記持有人 ^(附註) 台照

深圳投控灣區發展有限公司
主席
胡偉
謹啟

二零二二年九月一日

附註：本函乃向本公司之非登記持有人(「非登記持有人」指存放本公司股份於中央結算及交收系統的人士或公司，透過香港中央結算有限公司不時向本公司發出通知表示該等人士或公司希望收到公司通訊*)發出。如果閣下已售出或轉讓所持有的所有本公司股份，則毋須理會本函及所附之申請表格。

公司通訊包括但不限於：(a)董事會報告書、年度財務報表連同獨立核數師報告書；(b)中期報告；(c)會議通告；(d)上市文件；及(e)通函。

HHIH-01092022-1(0)