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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

PROFIT WARNING

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 (the “**Listing Rules**”) 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 2020 (the “**2020 Interim Period**”), it is expected that the Group may record a loss attributable to owners of the Company of approximately RMB115 million for the 2020 Interim Period, as compared to a profit attributable to owners of the Company of approximately RMB303 million for the six months ended 30 June 2019 (the “**2019 Interim Period**”). The turnaround of the Group’s interim results was attributable to a loss recorded in the share of results of the Group’s joint ventures of approximately RMB110 million, as compared to the profit recorded in the share of results of those joint ventures for the 2019 Interim Period of approximately RMB350 million, primarily due to the decrease in toll income of the Group’s joint ventures as a result of the waiver of tolls on toll roads nationwide caused by the novel coronavirus pneumonia pursuant to the notice from the Ministry of Transport in the People’s Republic of China, 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 the Group’s joint ventures as disclosed in the Company’s announcements dated 17 February 2020 and 29 April 2020. The collection of toll fees had already resumed from 00:00 on 6 May 2020 as previously disclosed.

However, the Company has yet to finalise the actual results of the Group for the 2020 Interim Period. As such, 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 auditors or the audit committee of the Company and are therefore subject to adjustments. The actual results of the Group for the 2020 Interim Period may therefore be different from what is disclosed in this announcement. Shareholders and potential investors are advised to read carefully the interim results announcement of the Company for the 2020 Interim Period, which is expected to be published in around mid-August 2020.

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 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. Jiyang TANG*; 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*