

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

26 March 2021

Dear Shareholder(s),

Shenzhen Investment Holdings Bay Area Development Company Limited (the "Company")
– Publication of the Annual Report, Circular and Proxy Form for the year ended 31 December 2020 ("Current Corporate Communications")

The English and Chinese versions of the Company's Current Corporate Communications are available on the website of the Company at www.sihbay.com and the HKEXnews website at www.hkexnews.hk, or the arranged printed copy(ies) of the Current Corporate Communications is/(are) enclosed (if applicable). You may access the Current Corporate Communications by clicking "Shareholders Communication" under "Investor Relations" on the homepage of the Company's website, then clicking "Annual / Interim Reports" or browsing through the HKEXnews website.

Please note that the Annual General Meeting of the Company will be held at The Glass Pavilion, 3/F., Kowloonbay International Trade & Exhibition Centre, 1 Trademart Drive, Kowloon Bay, Kowloon, Hong Kong on Friday, 30 April 2021 at 11:00 a.m.

For shareholders who choose or are deemed to have consented to receive Corporate Communications^(Note) by electronic means but for any reason you have difficulty in receiving or gaining access to the Current Corporate Communications, or if you want to receive another printed language version of the Current Corporate Communications other than that you have received (if applicable), the Company will promptly upon your request send to you a printed version free of charge. Please make your request 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.

Please also note that you are entitled to change your choice of language and/or means of receipt of the Company's future Corporate Communications by giving reasonable notice in writing or simply completing, signing and returning the Change Request Form on the reverse side to the Hong Kong Share Registrar, using the mailing label at the bottom of the Change Request Form (no need to affix a stamp if posted in Hong Kong; otherwise, please affix an appropriate stamp), or by email at 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
Ji LIU*

Executive Director and Deputy General Manager

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

* For identification purpose only

敬啟者：

深圳投控灣區發展有限公司 (「本公司」)
– 發佈截至二零二零年十二月三十一日止年度之報告、通函及代表委任表格 (「本次公司通訊」)

本公司之本次公司通訊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，歡迎瀏覽，或本公司已安排附上本次公司通訊之印刷本 (如適用者)。閣下可在本公司網站主頁按「投資者資訊」項下的「股東通訊」，然後再按「年報 / 中期報告」或在香港交易所披露易網站瀏覽本次公司通訊。

本公司之股東週年大會將於二零二一年四月三十日 (星期五) 上午十一時正假座香港九龍九龍灣展貿徑一號九龍灣國際展貿中心 3 樓 The Glass Pavilion 舉行。

至於已選擇或被視為已同意收取公司通訊^(附註) 電子版本之股東，若因任何理由在收取或瀏覽本次公司通訊上遇到困難，或閣下欲收取本次公司通訊之另一語言印刷本 (如適用者)，本公司將於收到閣下之要求後，迅即免費寄發一份印刷本予閣下。請把上述要求寄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。

閣下有權更改選擇收取今後刊發之公司通訊的語言版本及/或收取方式。閣下可發出書面通知 (需給予合理時間) 或填妥、簽署及交回隨本函背面的更改回條，並使用附載於更改回條上之郵寄標籤寄回本公司之香港股份登記處 (如在香港投寄，毋須貼上郵票；否則，請貼上適當的郵票) 或透過電郵至 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
各位股東 台照

深圳投控灣區發展有限公司
執行董事及副總經理
劉繼
謹啟

二零二一年三月二十六日

附註：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；(e) 通函；及(f) 代表委任表格。

HHIH-26032021-1(0)