深圳市鹏信资产评估土地房地产估价有限公司信函

致:深圳投控湾区发展有限公司

敬启者:

有关: 深圳投控湾区发展有限公司拟增资获取深圳市广深沿江高速公路投资有限公司51%股权项目所涉及的深圳市广深沿江高速公路投资有限公司股东全部权益资产评估报告(“该报告”)

本公司现作出以下的声明及确认

一、本公司为独立于深圳高速公路集团股份有限公司及深圳投控湾区发展有限公司及其关联公司及人士的第三方。于本声明日期，本公司并无于深圳高速公路集团股份有限公司及深圳投控湾区发展有限公司任何成员公司持有任何权益，或拥有认购或提名他人认购深圳投控湾区发展有限公司及深圳高速公路股份有限公司任何成员公司证券的任何权利(不论是否可依法强制执行)。

二、本公司概无于经扩大集团(定义见该通函)的任何成员公司自2021年12月31日(深圳高速公路集团股份有限公司及深圳投控湾区发展有限公司各自最近期公布之经审核财务报表结算日)起所购入、出售、租赁或建议购入、出售、租赁之任何资产直接或间接拥有任何权益。

三、本公司已就深圳投控湾区发展有限公司有关深圳市广深沿海高速公路投资有限公司51%扩大股权认购的重大收购及关联交易及股东特别大会通告的通函“该通函”的刊发发出同意书，同意以该通函的格式及涵义，载入本公司出具的该报告及本公司之意见和建议及提述本公司之名称及该报告及其内容及意见，且并无撤回其书面同意。本公司进一步同意将该报告及本信函按该通函附录九所述作展示。

深圳市鹏信资产评估土地房地产估价有限公司

(加盖公章)

代表签字:

二〇二二年九月二十三日

CICC
中金公司

The Board of Directors
Shenzhen Investment Holdings Bay Area Development Company Limited
深圳投控灣區發展有限公司
Room 63-02, 63/F, Hopewell Centre,
183 Queen's Road East,
Wan Chai,
Hong Kong

23 September 2022

Dear Sirs,

MAJOR ACQUISITION AND CONNECTED TRANSACTION IN RELATION TO THE SUBSCRIPTION OF 51% ENLARGED EQUITY INTEREST IN SHENZHEN GUANGSHEN COASTAL EXPRESSWAY INVESTMENT COMPANY LIMITED and NOTICE OF EXTRAORDINARY GENERAL MEETING

We refer to the circular of the Company dated 23 September 2022 (the "**Circular**") in connection with, among others, MAJOR ACQUISITION AND CONNECTED TRANSACTION IN RELATION TO THE SUBSCRIPTION OF 51% ENLARGED EQUITY INTEREST IN SHENZHEN GUANGSHEN COASTAL EXPRESSWAY INVESTMENT COMPANY LIMITED and NOTICE OF EXTRAORDINARY GENERAL MEETING. Capitalised terms used in this letter shall have the same meaning as those defined in the Circular.

We hereby confirm that, as at the Latest Practicable Date, we had no direct or indirect shareholdings in the Company or any of its subsidiaries, nor had any right (whether legally enforceable or not), to subscribe for or to nominate persons to subscribe for securities in the Company or any of its subsidiaries, and we did not have any direct or indirect interest in any assets which has been, since 31 December 2021 (being the date to which the latest published audited financial statements of the Group were made up), acquired or disposed of by or leased to, or which was proposed to be acquired or disposed of by or leased to, any member of the Enlarged Group. We also give, and confirm that we have not withdrawn, our written consent to the issue of the Circular with the inclusion therein of our letter dated 18 August 2022 on profit forecast (the "Letter") and all references to our letters, name, qualification, opinion and advice in the form and context in which they respectively appear in the Circular.

We further consent to the Letter and this letter being made available on display as described in the Appendix IX to the Circular.

Yours faithfully,

For and on behalf of

China International Capital Corporation Hong Kong Securities Limited

CHEN Feng

Executive Director

Deloitte.

德勤

Deloitte Touche Tohmatsu
35/F One Pacific Place
88 Queensway
Hong Kong

23 September 2022

The Board of Directors
Shenzhen Investment Holdings Bay Area Development Company Limited
Room 63-02, 63/F, Hopewell Centre
183 Queen's Road East
Wanchai
Hong Kong

Dear Sirs,

We refer to the circular dated 23 September 2022 (the "Circular") issued by Shenzhen Investment Holdings Bay Area Development Company Limited (the "Company") in connection with the proposed major acquisition and connected transaction in relation to the subscription of 51% enlarged equity interest in Shenzhen Guangshen Coastal Expressway Investment Company Limited ("Coastal Company"), a copy of which is attached and initialed by us on its front cover for the purpose of identification.

We hereby consent to the inclusion of (i) our accountants' report on historical financial information of Coastal Company for each of the three years ended 31 December 2021 and the four months ended 30 April 2022; (ii) our independent reporting accountants' assurance report on the compilation of unaudited pro forma financial information of the Company and its subsidiaries, both dated 23 September 2022; and (iii) our independent assurance report on the calculations of discounted future estimated cash flows in connection with the valuation of the entire equity interest in the Coastal Company dated 18 August 2022, in the Circular and the references to our name in the form and context in which they are included.

Yours faithfully,

Deloitte Touche Tohmatsu

Deloitte Touche Tohmatsu
Certified Public Accountants
Hong Kong

WorldClass
智启非凡

The Board of Directors

Shenzhen Investment Holdings Bay Area Development Company Limited

深圳投控灣區發展有限公司

Room 63-02, 63/F, Hopewell Centre,

183 Queen's Road East,

Wan Chai,

Hong Kong

23 September 2022

Dear Sirs,

MAJOR ACQUISITION AND CONNECTED TRANSACTION IN RELATION TO THE SUBSCRIPTION OF 51% ENLARGED EQUITY INTEREST IN SHENZHEN GUANGSHEN COASTAL EXPRESSWAY INVESTMENT COMPANY LIMITED and NOTICE OF EXTRAORDINARY GENERAL MEETING

We refer to the circular of the Company dated 23 September 2022 (the "Circular") in connection with, among others, MAJOR ACQUISITION AND CONNECTED TRANSACTION IN RELATION TO THE SUBSCRIPTION OF 51% ENLARGED EQUITY INTEREST IN SHENZHEN GUANGSHEN COASTAL EXPRESSWAY INVESTMENT COMPANY LIMITED and NOTICE OF EXTRAORDINARY GENERAL MEETING. Capitalised terms used in this letter shall have the same meaning as those defined in the Circular.

We hereby confirm that, as at the date of the Circular, we had no direct or indirect shareholdings in the Company or any of its subsidiaries, nor had any right (whether legally enforceable or not), to subscribe for or to nominate persons to subscribe for securities in the Company or any of its subsidiaries, and we did not have any direct or indirect interest in any assets which has been, since 31 December 2021, being the date to which the latest published audited financial statements of the Group were made up, acquired or disposed of by or leased to, or which are proposed to be acquired or disposed of by or leased to, any member of the Enlarged Group. We also give, and confirm that we have not withdrawn, our written consent to the issue of the

Circular with the inclusion of our consulting report and all references to our name, qualification and consulting report in the form and context in which they respectively appear in the Circular.

We further consent to our consulting report and this letter being made available on display as described in the Appendix IX to the Circular.

Yours faithfully,
For and on behalf of

SHENZHEN URBAN TRANSPORT PLANNING CENTER CO.,LTD

张凯

ZHANG Kai

Project Managers

Lego Corporate
Finance Limited
力高企業融資有限公司

23 September 2022

Shenzhen Investment Holdings Bay Area Development Company Limited
Room 63-02, 63rd Floor Hopewell Centre
183 Queen's Road East
Wanchai, Hong Kong

Attn: The Board of Directors

Dear Sirs and Madams,

MAJOR ACQUISITION AND CONNECTED TRANSACTION IN RELATION TO THE SUBSCRIPTION OF 51% ENLARGED EQUITY INTEREST IN SHENZHEN GUANGSHEN COASTAL EXPRESSWAY INVESTMENT COMPANY LIMITED

We refer to the circular of Shenzhen Investment Holdings Bay Area Development Co Ltd (the "**Company**") dated 23 September 2022 in connection with the captioned transactions (the "**Circular**"). Capitalised terms used herein shall have the same meanings as ascribed to them in the Circular, unless otherwise stated.

We hereby give our consent and confirm that we have not withdrawn our consent to the issue of the Circular with the inclusion therein of our letter of advice to the Independent Board Committee and the Independent Shareholders dated 23 September 2022 (the "**IFA Letter**") and the references to our name, qualifications and the IFA Letter in the form and context in which they appear in the Circular.

We confirm that, as at the Latest Practicable Date, we did not have any direct or indirect shareholding in any member of the Group or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group and did not have any direct or indirect interest in any assets which has been acquired, disposed of by or leased to any member of the Enlarged Group, or was proposed to be acquired or disposed of by or leased to any member of the Enlarged Group, since 31 December 2021, being the date to which the latest published audited consolidated financial statements of the Group were made up.

We also confirm that the IFA Letter is given as of the date of the Circular for incorporation therein, and we consent to the IFA Letter and this letter being made available on display as described in the Appendix IX to the Circular.

Yours faithfully,
For and on behalf of
Lego Corporate Finance Limited

Kristie Ho
Managing Director

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