

Immediate Release

3 October 2022

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) & 80737 (RMB counter)

Land Resumption Along Luogang Interchange of the GS Superhighway

(3 October 2022 - Hong Kong) On 30 September 2022, **Shenzhen Investment Holdings Bay Area Development Company Limited** (“**Bay Area Development**”; the “**Company**”; Stock Codes: 737 (HKD counter) and 80737 (RMB counter)) announced that, on 30 September 2022, Guangzhou-Shenzhen-Zhuhai Superhighway Company Limited (“**GS JV**”), entered into the compensation agreement for resumption of State-owned land use rights with Guangzhou Development District Land Development Reserve Exchange Centre (“**Land Reserve Centre**”) and its representatives, pursuant to which GS JV agreed to surrender land use rights of the resumed land together with the attached buildings to Land Reserve Centre in consideration of approximately RMB317.0 million and the incentive fee of approximately RMB2.4 million (if any).

GS JV is principally engaged in the operation and management of the Guangzhou-Shenzhen Superhighway (“**GS Superhighway**”), which is a joint venture established by a subsidiary of the Group and Guangdong Provincial Highway Construction Company Limited (“**Guangdong Highway Construction**”). The resumed land comprises of two land parcels and is located at the Luogang interchange of Huangpu District of Guangzhou City, the PRC (i.e. in the Guangzhou section of the GS Superhighway) with an aggregated ascertained site area of approximately 294,500 sq.m.. The resumed land has been approved for use as transportation land and is currently used by GS JV as the toll collection plaza and green area for the GS Superhighway. The attached buildings include several functional buildings and structures, constructed on the resumed land with an aggregated gross floor area of approximately 13,800 sq.m..

According to the Company’s understanding, after the vacated land parcels are resumed by the local government, it is expected that the land use rights of such land parcels (with the finally determined nature of land use) will be put up for bidding and auction. It is the intention of Bay Area Development and Guangdong Highway Construction to participate in the bidding for the land use rights of the resumed land parcels, in order to capture the opportunity to invest in land development project along the GS Superhighway which is in line with Bay Area Development’s strategy to optimise its land value and maximise the Shareholders’ return.

For more details, please refer to the Bay Area Development website (www.sihbay.com).

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About Shenzhen Investment Holdings Bay Area Development Company Limited

Listed on The Stock Exchange of Hong Kong Limited in August 2003, Shenzhen Investment Holdings Bay Area Development Company Limited (formerly known as Hopewell Highway Infrastructure Limited) focuses on the development of infrastructure and related businesses in the Guangdong-Hong Kong-Macao Greater Bay Area as well as land development and utilisation along the GS Superhighway.

This press release is issued by **Wonderful Sky Financial Group Limited** on behalf of **Shenzhen Investment Holdings Bay Area Development Company Limited**.

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