

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投资所涉及的京港澳高速公路广州火村至东莞长安段及广佛高速公路广州黄村至火村段改扩建项目特许经营权评估咨询报告 (“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、本公司已就深圳投控湾区发展有限公司有关深圳投控湾区发展有限公司向广深珠公司出资刊发的通函(该通函)发出同意书, 同意以通函的格式及涵义, 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。

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:

二〇二五年二月二十八日



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The Board of Directors
Shenzhen Investment Holdings
Bay Area Development Company Limited
Rooms 4902-4916, 49th Floor
Sun Hung Kai Centre
30 Harbour Road
Wanchai, Hong Kong

Our ref:GCPW/SZCP1

28 February 2025

Dear Sirs

We refer to the circular dated 28 February 2025 in connection with capital contribution to Guangzhou-Shenzhen-Zhuhai Superhighway Company Limited (the "GSZ Company") (廣深珠高速公路有限公司) by Shenzhen Investment Holdings Bay Area Development Company Limited (the "Company") (the "Circular"), a copy of which is attached and stamped by us on its front cover for the purpose of identification.

We hereby consent to the inclusion of our accountants' report dated 28 February 2025 on the historical financial information of the GSZ Company for the years ended 31 December 2021, 2022 and 2023 and the eight months ended 31 August 2024, our report dated 28 February 2025 on the pro forma financial information of the Company and its subsidiaries as at 30 June 2024 and our report dated 24 January 2025 on the discounted future cash flows in connection with the valuation of the concession operation right for the reconstruction and expansion project of the approved road section approved by Guangdong Provincial Development and Reform Commission on 22 August 2023 in the Circular, and the references to our name in the form and context in which they are included.

Yours faithfully

Certified Public Accountants
Hong Kong

The Board of Directors

Shenzhen Investment Holdings Bay Area Development Company Limited

深圳投控灣區發展有限公司

Rooms 4902–4916, 49th Floor

Sun Hung Kai Centre

30 Harbour Road

Wan Chai, Hong Kong

28 February 2025

Dear Sirs,

**Re: CONNECTED AND MAJOR TRANSACTION IN RELATION TO CAPITAL CONTRIBUTION
TO GSZ COMPANY.**

We refer to the circular of the Company dated 28 February 2025 (the “Circular”) in connection with, among others, connected and major transaction of the Company in relation to the Capital Contribution to GSZ Company. 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 2023, 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 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 traffic study report and all references to our name, qualification and traffic study report in the form and context in which they respectively appear in the Circular.

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

Yours faithfully.

For and on behalf of

SHENZHEN URBAN TRANSPORT PLANNING CENTER CO.,LTD

A handwritten signature in black ink, appearing to be the Chinese characters '苏南' (Sū Nán), written in a cursive style.

SU Nan

Project Managers