28 February 2025

Dear registered shareholder(s),

## Shenzhen Investment Holdings Bay Area Development Company Limited (the "Company") <u>– Publication of the Circular dated 28 February 2025 ("Current Corporate Communication")</u>

The English and Chinese versions of the Company's Current Corporate Communication are available on the website of the Company at <u>www.shbay.com</u> (the "**Company's** website") and the HKEXnews website at <u>www.hkexnews.hk</u> (the "**HKEXnews website**"), or the arranged printed copy(ies) of the Current Corporate Communication is/(are) enclosed (if applicable). You may access the Current Corporate Communication by clicking "Shareholders Communication" under "Investor Relations" on the homepage of the Company's website, then clicking "Announcements" or browsing through the HKEXnews website. If you have elected to receive the corporate communications (<sup>Note 1</sup>) (the "**Corporate Communications**") in printed form, the printed version of Current Corporate Communication in your selected language(s) is enclosed. If you have any difficulty in receiving or gaining access to the Current Corporate Communication posted on the Company's website or the HKEXnews website or my reave website or my reave website of the HKEXnews website or website form, the printed version of the Current Corporate Communication to you free of charge; please write 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 or by email to <u>shibay.ecom@computershare.com.hk</u>.

Arrangement of Electronic Dissemination of Corporate Communications Pursuant to Rule 2.07A of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited under the expansion of paperless listing regime and electronic dissemination of corporate communications that came into effect on 31 December 2023, the Company is writing to inform you that the Company has adopted electronic dissemination of corporate communications.

Please note that both the English and Chinese versions of all future Corporate Communications will be available electronically on the Company's website and the HKEXnews website at in place of printed copies.

We write to ascertain your preference in receiving all future Corporate Communications. If you wish to receive the printed version of **future** Corporate Communications, please complete the reply form (the "**Reply Form**") on the reverse side and return it to the Hong Kong Share Registrar by using the mailing label at the bottom of the Reply Form (no postage is necessary if posted in Hong Kong; otherwise, please affix an appropriate stamp); or by sending an email to <u>sihbay.ecom@computershare.com.hk</u> specifying your name and address for the request. The Reply Form may also be downloaded from the Company's website or the HKEXnews website. Please note that such request shall be valid only for one year starting from the receipt date of your instruction and will expire thereafter.

### Solicitation of electronic contact details

To ensure timely receipt of the latest Corporate Communications, the Company recommends you provide your email address by scanning your personalised QR code printed on the Reply Form. Alternatively, you may sign and return the Reply Form to the Hong Kong Share Registrar.

If the Company does not receive a functional email address in your reply, until such time that the functional email address is provided to the Hong Kong Share Registrar, you will (i) be unable to receive any notifications regarding the publication of Corporate Communications; (ii) need to proactively check the Company's website and the HKEXnews website to keep up with the publication of Corporate Communications; and (iii) the Company will send the Actionable Corporate Communications<sup>(Note 2)</sup> in printed form in the future.

Should you have any queries relating to this letter, please contact the Hong Kong Share Registrar at (852) 2862 8688 during business hours from 9:00 a.m. to 6:00 p.m. (Hong Kong time), Mondays to Fridays, excluding Hong Kong public holidays.

Yours faithfully For and on behalf of Shenzhen Investment Holdings Bay Area Development Company Limited Xiangwen LIAO\* Chairman

Corporate Communications refer to any document issued or to be issued by the Company for the information or action of holders of any of its securities, as defined in Rule 1.01 of the Rules Governing the Listing of Securities Note (1) on The Stock Exchange of Hong Kong Limited, include but are not limited to the Company's (a) annual reports and, where applicable, summary financial reports; (b) interim reports, and where applicable, summary interim reports; (c) notices of meeting; (d) listing documents; (e) circulars; and (f) proxy forms.

Actionable Corporate Communications are any corporate communication that seeks instructions from issuer's securities holders on how they wish to exercise their rights or make an election as the issuer's securities holder. Note (2)

For identification purpose only

各位登記股東:

# 深圳投控灣區發展有限公司(「本公司」) <u>- 發佈日期為 2025 年 2 月 28 日的通函(「本次公司通訊」)</u>

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(「本公司網站」)及香港交易所披露易網站www.hkexnews.hk(「披露易網站」), 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「公告」 或在披露易網站瀏覽本次公司通訊。如 閣下已選擇收取公司通訊<sup>他的</sup>(「公司通訊」)的印刷本,隨本函件附上 閣下所選擇語言版本的本次公司通訊的印刷本。 閣下 若因任何理由以致在收取或接收載於本公司網址或披露易網站上的本次公司通訊文件出現困難,本公司將於接到 閣下通知後,盡快向 閣下免費發送有關本次公司通訊 件的印刷本: 閣下可以書面方式通知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,或電郵至 <u>sihbay.ecom@computershare.com.hk</u>。

### 以電子方式發布公司通訊之安排

根據香港聯合交易所有限公司證券上市規則第 2.07A 條自 2023 年 12 月 31 日起生效的擴大無紙化制度及以電子方式發布公司通訊規定下,本公司謹此通知 閣下,本公司 已採用以電子方式發布公司通訊。

請注意,所有日後公司通訊的英文版和中文版將在本公司網站和披露易網站上提供,以代替印刷本。

現特來函以確定 閣下對收取日後公司通訊的意向選擇。如 閣下欲收取**日後**公司通訊文件之印刷本,請填妥背頁的回條(「**回條**」),並使用隨附之郵寄標籤寄回香港股份 登記處(如在香港投寄, 閣下無需支付郵費或貼上郵票;否則,請貼上適當的郵票);或發送電子郵件至<u>sihbay.com@computershare.com.hk</u>,並註明 閣下的姓名及地 址提出要求。回條亦可於本公司網站或披露易網站內下載。請注意,收取公司通訊印刷本之指示由收悉 閣下指示當日起計一年內有效,此後將過期。

徵集電子聯絡資料

為確保及時收到最新的公司通訊,本公司建議 閣下透過掃描隨附回條上列印的專屬二維碼以提供 閣下的電子郵件地址。或 閣下亦可簽署回條並交回香港股份登記處。

如果本公司沒有收到 閣下的有效電子郵件地址,直至香港股份登記處收到 閣下有效的電子郵件地址前, 閣下將(i)無法收到任何有關發布公司通訊的通知;(ii)需要主動 查看本公司網站和披露易網站以留意公司通訊的發布;及(iii)本公司日後將以印刷本形式發送可供採取行動的公司通訊(2007)。

如 閣下對本函件有任何疑問,請於辦公時間星期一至五(香港公眾假期除外)上午9時正至下午6時正(香港時間)期間致電香港股份登記處(852)28628688查詢。



### 二零二五年二月二十八日

公司通訊文件指根據香港聯合交易所有限公司證券上市規則第 1.01 條定義所載,本公司發出或將予發出以供其任何證券的持有人參照或採取行動的任何文件,包括但不限於: (a)年度報告及 (如適用) 財 務摘要報告 ; (b)中期報告及 (如適用) 中期摘要報告 ; (c) 會議通告 ; (d)上市文件 ; (e) 通函 ; 及 (f)委任代表表格。 附註(1) 可供採取行動的公司通訊指任何涉及要求發行人的證券持有人指示其擬如何行使其有關證券持有人的權利或作出選擇的公司通訊。 附註(2)

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Option 1:		ins below) (前征以下選項中只選行 ir email address by scanning the p		or receipt of Personalized QR Code
	future Corporate Communi	cations* of the Company and/or rele	vant notifications	專屬二維碼
選項1:	本人/吾等現以掃瞄專屬二約 通知*	崔碼提供本人/吾等之電子郵件地址,	以接收公司日後公司通	1訊及/或相關
	personalized QR code.)	is Reply Form if the email address 電子郵件地址,則 <b>無須</b> 交回本回條。	х - <u>с</u>	scanning the
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	ccurities holder(s) 證券持有人	在名: Sh	*	oldings Bay Area Development Company Limited
Email addre	ess 電郵地址: <sup>(Notes 3 / 附註 3)</sup>			
Name:	上「✔」號) ish Version 英文版本	Chinese Version 中		English and Chinese Version 英文及中文版本
性名: Signature: <sup>(A</sup> 簽名: <sup>(附註1)</sup>	Note 1)	地址: Contact i 聯絡電話		Date: 日期:
* Unless otherwis 除非另有註例	ee specified, Corporate Communications refer to any 月,公司通訊73指公司已發出或將子發出以供	occuments issued or to be issued by the Company for the information of the information o	ation or action of holders of any of its secu	ign this Reply Form in order to be valid. tions or notifications regarding the publication of corporate communications 可通訊的通知。 問題相句通知。 好會被登記。 d form. nties, including but not limited to the annual report, interim report, notice of meeting, circular and 會識通告、通函及代表委任表格。
<ul> <li>Personal Data 本聲明中所</li> <li>Your Personal Personal Data 閣下於本回 無法處理</li> <li>Your Persona verification an 公司可就任</li> <li>Your Ave the Registrar at 1</li> <li>下有權根</li> </ul>	指的「個人資料」與香港法例第486 章(風) Data provided in this Reply Form will be used in co a to the Company is on a voluntary basis. In case of a 條所提供的個人資料將用於包括但不限於} 間下在本回條上所證的指示及這要求。 Data may be disclosed or transferred by the Compa d record purposes. 何所說明的用途或在法例規定的情況下,將 right to request access to and/or correction of your F M Floox, Hopewell Centre, 183 Queen's Road East,	al data' in the Personal Data (Privacy) Ordinance, Chapter 486, 人資料(私感)條例)(《私感納例))中(個人資料) nection with, including but not limited to, the Company's electro failure to provide sufficient information, the Company any not be 開公司以電子方式發布公司通訊*及就 閣下持有的公 ny to its subsidiaries, the Share Registrar, and/or other companie 閣下的個人資料披露或轉移給公司的附屬公司、股份 tersonal Data in accordance with the provisions of the PDPO. Ar Wanchai, Hong Kong or by email a Privacy/Offer@ccomulerske	」 的运费我们可。 in dissemination of Corporate Communi- nic dissemination of Corporate Communi- 司證券有關的其他事宜上與 閣下 ss or bodies for any of the stated purpose 過戶處、及/或其他公司或團體, 3 ry such request for access to and/or com- re com hk.	聯絡。 閣下是自願何本公司提供個人資料。若 閣下未能提供足夠資料,本公 s, or when it is required to do so by law and will be retained for such period as may be necessary
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