

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) and 80737 (RMB counter)

29 April 2026

Dear registered shareholder(s),

Shenzhen Investment Holdings Bay Area Development Company Limited (the "Company")

– Publication of the Annual Report for the year ended 31 December 2025 ("Current Corporate Communication") and Environmental, Social and Governance Report 2025 (the "ESG Report")

The English and Chinese versions of the Company's Current Corporate Communication and the ESG Report are available on the publication website of the Company at <https://sibbay.aconnect.com.hk> (the "Company's website") and the HKEXnews website at www.hkexnews.hk (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 and ESG Report by browsing through the Company's website or the HKEXnews website. If you have elected to receive the corporate communications ^(Note 1) (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 for any reason or wish to receive the Current Corporate Communication in printed form, the Company will promptly upon your request send the printed version of the Current Corporate Communication to you free of charge; please write to the Company's Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited (the "Hong Kong Branch Share Registrar") at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong or by email to sibbay.ecom@computershare.com.hk.

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 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 Branch 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 sibbay.ecom@computershare.com.hk 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 Branch 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 Branch 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^(Note 2) in printed form in the future.

Should you have any queries relating to this letter, please contact the Hong Kong Branch 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
Jianming WU*
Chairman

Note (1) 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 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.

Note (2) 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.

* 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」）
– 發布 2025 年 12 月 31 日止年度之年報（「本次公司通訊」）及環境、社會及管治報告 2025（「環境、社會及管治報告」）**

本公司之本次公司通訊及環境、社會及管治報告之英文及中文版本已上載於本公司登載網站 <https://sibbay.aconnect.com.hk>（「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或在披露易網站瀏覽本次公司通訊及環境、社會及管治報告。如閣下已選擇收取公司通訊^(Note 1)（「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站或披露易網站上的本次公司通訊文件出現困難或欲索取本次公司通訊之印刷本，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文件的印刷本；閣下可以書面方式通知本公司之香港股份過戶登記分處 – 香港中央證券登記有限公司（「香港股份過戶登記分處」），地址為香港灣仔皇后大道東 183 號合和中心 17M 樓，或電郵至 sibbay.ecom@computershare.com.hk。

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過戶登記分處（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 sibbay.ecom@computershare.com.hk，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過戶登記分處。

如果本公司沒有收到閣下的有效電子郵件地址，直至香港股份過戶登記分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^(Note 2)。

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）期間致電香港股份過戶登記分處(852) 2862 8688 查詢。

深圳投控灣區發展有限公司
主席
吳達明
謹啟

2026 年 4 月 29 日

附註(1) 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(2) 可供採取行動的公司通訊指任何涉及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。

