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)

9 November 2026

Dear non-registered shareholder(s),

Shenzhen Investment Holdings Bay Area Development Company Limited (the "Company")
– Publication of the Circular dated 9 November 2026 ("Current Corporate Communication")

The English and Chinese versions of the Company's Current Corporate Communication are available on the publication website of the Company at https://sihbay.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 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 sihbay.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 sihbay.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.

Solicitations of electronic contact details

As a non-registered shareholder, if you wish to receive latest Corporate Communications from the Company, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your Shares are held (collectively, the "Intermediaries") and provide your email address to your Intermediaries.

If the Company does not receive your functional email address from the Intermediaries, until such time that the functional email address is provided to the Intermediaries, you will (i) be unable to receive any notifications regarding the publication of Corporate Communications; and (ii) need to proactively check the Company's website and the HKEXnews website to keep up with the publication of Corporate Communications.

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 *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.*

* *For identification purpose only*

各位非登記股東：

深圳投控灣區發展有限公司(「本公司」)
– 發布日期為 2026 年 11 月 9 日的通函(「本次公司通訊」)

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登載網站 https://sihbay.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。如 閣下已選擇收取公司通訊*(附註 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址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 sihbay.ecom@computershare.com.hk。

以電子方式發布公司通訊之安排

根據自香港聯合交易所有限公司證券上市規則第 2.07A 條 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 sihbay.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

作為非登記股東,如有意收取最新的公司通訊, 閣下應聯絡代 閣下持有股份的銀行、經紀、託管商、代理人或香港中央結算(代理人)有限公司(統稱「中介公司」),並向 閣下的中介公司提供 閣下的電子郵件地址。

如果本公司沒有從中介公司收到 閣下的有效電子郵件地址,直至中介公司收到 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;及(ii)需要主動查看公司網站和披露易網站以留意公司通訊的發布。

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
吳建明
謹啟

2026 年 11 月 9 日

附註 *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。*

Reply Form 回條

To: **Computershare Hong Kong Investor Services Limited**
(the "Hong Kong Branch Share Registrar")
17M Floor, Hopewell Centre,
183 Queen's Road East,
Wanchai, Hong Kong

致： **香港中央證券登記有限公司**
(「香港股份過戶登記分處」)
香港灣仔
皇后大道東 183 號
合和中心 17M 樓

REMINDER 提示

As a non-registered shareholder, if you wish to receive Corporate Communications and / or relevant notifications pursuant to the Listing Rules, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your shares are held (collectively, the "Intermediaries") and provide your email address to your Intermediaries.

作為非登記股東，如有意根據《上市規則》收取公司通訊及/或相關通知， 閣下應聯絡代 閣下持有股份的銀行、經紀、託管商、代理人或香港中央結算（代理人）有限公司（統稱「中介公司」），並向 閣下的中介公司提供 閣下的電子郵件地址。

Request for Future Corporate Communications in printed form 要求收取日後公司通訊之印刷版

I/we hereby request for receipt of **future** Corporate Communications* in printed copy. (Please mark "✓" in one of the below boxes if applicable)
本人/吾等現要求收取**日後**公司通訊*之印刷版。(如適用，請在以下一個方格內劃上「✓」號)

Name of the listed company:
上市公司名稱: **Shenzhen Investment Holdings Bay Area Development Company Limited**
深圳投控灣區發展有限公司

☐ English Version 英文版本 ☐ Chinese Version 中文版本 ☐ English and Chinese Version 英文及中文版本

Name(s) of Non-registered holder(s):
非登記持有人姓名： _____
(Please use ENGLISH BLOCK LETTERS 請用英文正楷填寫)

Signature(s): *(Note 1)*
簽名： *(附註 1)* _____

Contact number:
聯絡電話號碼： _____

Date:
日期： _____

Notes:
附註：

1. *This letter is addressed to Non-registered holder(s) ("Non-registered holder" means such person or company whose shares are held in The Central Clearing and Settlement System (CCASS) and who has notified the Company from time to time through Hong Kong Securities Clearing Company Limited that such person or company wishes to receive Corporate Communications).*
   此函件乃向本公司之非登記持有人(「非登記持有人」指股份存放於中央結算及交收系統的人士或公司，已透過香港中央結算有限公司不時向本公司發出通知，表示欲收取公司通訊)發出。
2. *Please complete all your details clearly.*
   請 閣下清楚填妥所有資料。
3. *Any form with no box marked (✓), with no signature or otherwise incorrectly completed will be void.*
   如在本回條未有在方格內劃上「 ✓」號、或未有簽署、或在其他方面填寫不正確，則本回條將會作廢。
4. *For the avoidance of doubt, the Company does not accept any other instructions given on this form.*
   為免存疑，在本回條上的任何額外指示，公司將不予處理。

* *Unless otherwise specified, Corporate Communications refer to any documents issued or to be issued by the Company for the information or action of holders of any of its securities, including but not limited to the annual report, interim report, notice of meeting, circular and proxy form.*
除非另有註明，公司通訊乃指公司已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，其中包括但不限於年報、中期報告、會議通告、通函及代表委任表格。

PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料聲明

(i) "Personal Data" in this statement has the same meaning as "personal data" in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong ("**PDPO**").
本聲明中所指的「個人資料」與香港法例第 486 章《個人資料（私隱）條例》(「《**私隱條例**》」)中「個人資料」的涵義相同。

(ii) Your Personal Data provided in this Reply Form will be used in connection with, including but not limited to, the Company's electronic dissemination of Corporate Communications* and to liaise with you on other matters relating to your holdings in the Company. Your supply of Personal Data to the Company is on a voluntary basis. In case of a failure to provide sufficient information, the Company may not be able to process your instruction and/or request as stated in this Reply Form.
閣下於本回條所提供的個人資料將用於(包括但不限於)有關公司以電子方式發佈公司通訊*及就 閣下持有的公司證券有關的其他事宜上與 閣下聯絡。 閣下是自願向本公司提供個人資料。若 閣下未能提供足夠資料，本公司可能無法處理 閣下在本回條上所述的指示及/或要求。

(iii) Your Personal Data may be disclosed or transferred by the Company to its subsidiaries, the Hong Kong Branch Share Registrar, and/or other companies or bodies for any of the stated purposes, or when it is required to do so by law and will be retained for such period as may be necessary for our verification and record purposes.
公司可就任何所說明的用途或在法例規定的情況下，將 閣下的個人資料披露或轉移給公司的附屬公司、香港股份過戶登記分處、及/或其他公司或團體，並將在適當期間保留該等個人資料作核實及紀錄用途。

(iv) You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data should be in writing, by mail to the Hong Kong Privacy Officer of the Hong Kong Branch Share Registrar at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong or by email at PrivacyOfficer@computershare.com.hk.
閣下有權根據《私隱條例》的條文查閱及/或修改 閣下的個人資料。任何該等查閱及/或修改個人資料的要求均須以書面方式郵寄至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）向香港隱私主任提出，或發送電郵至 PrivacyOfficer@computershare.com.hk。

Mailing Label 郵寄標籤

Computershare Hong Kong Investor Services Limited
香港中央證券登記有限公司
Freepost No. 簡便回郵號碼：37
Hong Kong 香港

Please cut the mailing label and stick it on an envelope to return this form to us.
No postage is necessary if posted in Hong Kong.
當 閣下寄回此表格時，請將郵寄標籤剪貼於信封上。
如在本港投寄， 閣下無需支付郵費或貼上郵票。