

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



Shenzhen International Holdings Limited

深圳國際控股有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 00152)

VOLUNTARY ANNOUNCEMENT

UPDATES ON THE TRANSFORMATION AND UPGRADING OF SOUTH CHINA LOGISTICS PARK PHASE I

References are made to the announcements of the Company dated 31 October 2023, 30 December 2024 and 25 July 2025 (the “**Announcements**”) in relation to, among other things, (1) the entering into of the Land Preparation Agreement among the Group, the Shenzhen Longhua City Renewal and Land Development Bureau* (深圳市龍華區城市更新和土地整備局), the Shenzhen Longhua Minzhi Subdistrict Office* (深圳市龍華區民治街道辦事處) and the Longhua Administration Bureau in relation to the South China Transformation Project, pursuant to which all parties agreed to implement the project via a comprehensive approach which involves monetary compensation and reservation of land, where South China Logistics as the original owner of the land use rights, is allowed to reserve for use the Reserved Land of approximately 108,749 square meters within the South China Logistics Park; and (2) the relevant arrangement in respect of Phase I of the Reserved Land (i.e. the land with plot number 02-20-04) being approved by the Shenzhen Longhua District People’s Government* (深圳市龍華區人民政府, the “**Longhua Government**”) at the end of 2024; and (3) the entering into of the Land Transfer Agreement regarding the transfer of Phase I of the Reserved Land between South China Logistics and the Longhua Administration Bureau in July 2025. Unless otherwise stated, capitalized terms in this announcement shall have the same meanings as those defined in the Announcements.

On 26 December 2025, the Longhua Administration Bureau announced that phase II of the Reserved Land (stage I) of the South China Transformation Project (i.e. the land with plot number 02-20-02) has obtained approval from the Longhua Government and will commence related works for land provision. The publication of this notice signifies the Group’s ownership of the development right of the above plot of land, and relevant development works will commence after the completion of formal land transfer procedures. This plot of land is planned for Class II residential use, with a land area of 25,008 square meters and a planned plot ratio of 5.8. The Group will expedite its development and construction and endeavor to develop a high-quality flagship residential project, so as to facilitate the timely receipt of sales proceeds and the recovery of cash flow.

In the event that the South China Transformation Project and any transactions contemplated thereunder constitute notifiable transactions of the Company under Chapter 14 of the Listing Rules, the Company will make further announcement(s) and comply with the applicable requirements of the Listing Rules as and when appropriate.

By the Order of the Board
Shenzhen International Holdings Limited
Liu Wangxin
Joint Company Secretary

28 December 2025

As at the date of this announcement, the Board consists of Messrs. Li Haitao, Liu Zhengyu, Wang Peihang and Ms. Liu Xiuli as executive Directors, Mr. Cai Xiaoping as non-executive Director and Mr. Pan Chaojin, Dr. Zeng Zhi, Dr. Wang Guowen and Professor Ding Chunyan as independent non-executive Directors.

** The English translation is provided for identification purpose only.*