Shenzhen International Holdings Limited
深圳國際控股有限公司
(Incorporated in Bermuda with limited liability)
(Stock Code: 00152)

INSIDE INFORMATION
PROFIT WARNING

This announcement is made by Shenzhen International Holdings Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the "**Board**") would like to inform the securities holders of the Company and potential investors that based on the preliminary assessment of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2026 (the "**Period**"), the Group expects to record a loss attributable to shareholders ranging from approximately HK$190 million to HK$240 million for the Period, as compared with a profit attributable to shareholders of approximately HK$490 million during the corresponding period of last year.

The Group expects to record a turnaround from profit to loss for the Period, which is primarily attributable to the following factors: (1) losses on fair value changes arising from certain investment properties held by the Group; (2) the turnaround from profit to loss of an associate in which the Group holds 50% equity interest for the Period; and (3) the Group had not yet recorded any profit from land preparation and development or any income related to asset injection into funds for the Period.

Such factors are not expected to have an impact on the Group's operating cash flows, and the Group's overall financial position and business operations remain sound and stable.

The Company is currently in the process of preparing and finalizing the Group's results for the Period, which are subject to further adjustments, if required. The financial information contained in this announcement is only a preliminary assessment by the management of the Company based on the unaudited consolidated management accounts of the Group and information currently available. Such information has neither been reviewed nor audited by the Company's auditors. Details of the Group's financial information will be disclosed in the interim results announcement of the Company, which is expected to be published in late August 2026.

Securities holders of the Company and potential investors are advised to exercise caution when dealing in the securities of the Company.

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

7 August 2026

As at the date of this announcement, the Board consists of Mr. Li Haitao, Mr. Liu Zhengyu, Mr. Wang Peihang and Ms. Liu Xiuli as executive directors, Mr. Cai Xiaoping as non-executive director and Dr. Zeng Zhi, Dr. Wang Guowen, Professor Ding Chunyan and Dr. Cheng Chuange as independent non-executive directors.