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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

Reference is made to the announcement of the Company dated 31 October 2023 (the “**Announcement**”) in relation to (among other things) the land consolidation and preparation supervision agreement (the “**Land Preparation Agreement**”) entered into by 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 “**Longhua Development Bureau**”), the Shenzhen Longhua Minzhi Subdistrict Office* (深圳市龍華區民治街道辦事處) and the Longhua Administration of Planning and Natural Resources Bureau of Shenzhen Municipality* (深圳市規劃和自然資源局龍華管理局) (the “**Longhua Administration Bureau**”) (collectively, the “**Parties**”) in respect of the consolidation and preparation of approximately 530,000 square meters of land comprising phase I of the South China Logistics Park (the “**Project**”), pursuant to which the 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 right, is allowed to reserve for use a land of 108,749 square meters within the South China Logistics Park. The planned capacity of the Reserved Land is approximately 694,160 square meters, of which approximately 28,950 square meters will be used for supporting infrastructure, and approximately 665,210 square meters will be reserved for use by the Group, including approximately 577,610 square meters for residential use (which includes some co-owned housing to be implemented according to relevant government policies) and approximately 87,600 square meters for commercial, office and hotel buildings. Unless otherwise stated, capitalized terms in this announcement shall have the same meanings as those defined in the Announcement.

As has been approved by the Shenzhen Town Planning Board Statutory Planning Committee* (深圳市城市規劃委員會法定圖則委員會), the Longhua Development Bureau announced the land preparation unit plan for the Project on 12 October 2024, with details as follows:

Plot No.	Size of the land (square meters)	Planned plot ratio	Land use classification
02-20-01	29,036	7.9	Class II residential use, Commercial use
02-20-02	25,008	5.8	Class II residential use
02-20-03	32,737	5.8	Class II residential use
02-20-04	21,968	5.8	Class II residential use
Total	108,749		

The Project is planned to be implemented in three phases. On 30 December 2024, the Longhua Administration Bureau announced that Phase 1 Reserved Land of the South China Logistics Park land consolidation and preparation interest coordination project (i.e. the land with plot number 02-20-04) has obtained approval from the Shenzhen Longhua District People's Government* (深圳市龍華區人民政府) 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.

In the event that the 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.

The Company is now actively proceeding to implement the Project, shareholders and potential investors of the Company are reminded that the Project contemplated above may or may not proceed and they are advised to exercise caution when dealing in shares of the Company.

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

30 December 2024

As at the date of this announcement, the Board consists of Messrs. Li Haitao, Liu Zhengyu, Wang Peihang and Dr. Dai Jingming 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.*