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**(Stock Code: 00604)**

## **MAIN BUSINESS PROGRESS FOR THE FIRST QUARTER OF 2026 AND RECENT PERIOD**

Shenzhen Investment Limited (the “Company”, together with its subsidiaries, the “Group”) wishes to provide to the shareholders of the Company the attached press release (the “Press Release”) on the main business progress of the Group for the first quarter of 2026 and recent period.

The data contained in the Press Release is based on the summary of internal information of the Group, which has not been audited nor reviewed by auditor and as such, it is for investors’ reference only.

**Shareholders of the Company and potential investors are advised to exercise due care when dealing in the shares of the Company.**

By Order of the Board

**SHENZHEN INVESTMENT LIMITED**  
**WANG Yuwen**  
*Chairman*

Hong Kong, 18 May 2026

*As at the date of this announcement, the Board comprises 7 directors, of which Mr. WANG Yuwen, Ms. CAI Xun, Mr. YAN Zhongyu and Dr. XIANG Dong are the executive directors of the Company, and Mr. LI Wai Keung, Dr. WONG Yau Kar, David and Prof. GONG Peng are the independent non-executive directors of the Company.*



## **SZI Announces Main Business Progress for The First Quarter of 2026 and Recent Period**

(18 May 2026-Hong Kong) Shenzhen Investment Limited (“SZI” or “Group”, SEHK stock code: 604.HK) announces the Group’s main business progress for the first quarter of 2026 and recent period.

### **Commercial Operation Business**

**The operational capabilities of the Group's commercial projects continued to receive recognition from the market and professional institutions.** Leveraging its outstanding commercial operations, forward-looking repositioning strategies, and significant urban empowerment value, UpperHills was honored with the CSVB 2025 “Gold Award for Urban Regional Commercial Benchmark” and the “Silver Award for Repositioning Pioneer” in an authoritative industry selection, further solidifying its benchmark status. Mandarin Oriental Hotel made its debut on the “Travel+Leisure” “The 500 Best Hotels in the World” list (one of only seven Mandarin Oriental properties worldwide to be selected). Moreover, leveraging its exceptional business facilities and outstanding service quality, it also received the 2026 DONG Connection “Best Business Hotel” award, retained the Forbes “Double Five-Star” rating for three consecutive years, and its “The Bay by Chef Fei” restaurant was honored with a Black Pearl One Diamond, continuously solidifying its high-end brand moat.

**Large-scale IP events drove simultaneous growth in customer traffic and sales.** In the first quarter of 2026, UpperHills effectively boosted customer traffic and sales through the precise operation of high-quality IP events and scenario innovation. The project successfully hosted two major events: the “Greater Bay Area Flower Show” and the “Spartan Race China Series Opening Race”, and collaborated with the Bijiashan Sports Park and Lianhua Hill Park to create a one-stop experience for “flower viewing, leisurely exploration, and consumption” effectively transforming public landscape resources into consumption drivers. The 11-day flower show attracted a cumulative customer traffic exceeding 2.117 million visitors, driving the mall's total sales to reach RMB191 million, representing a year-on-year increase of approximately 12%. Sales for park merchants surged 80% year-on-year, retail sales grew approximately 13%, and catering revenue also achieved double-digit growth. In April, Gree's “Dong Mingzhu Health Home” first store in Shenzhen opened at Shum Yip Taifu

International Home Furnishing Square, enriching the Group's commercial ecosystem and brand matrix. During the May Day holiday, UpperHills recorded a year-on-year increase of 18% in cumulative customer traffic and 10% in sales, further consolidating UpperHills' leading position as a core commercial district in the Greater Bay Area.

### **Property Operation Business**

**Operational capabilities continued to receive prestigious awards.** In March 2026, Shum Yip Operations was invited to attend the 45th Anniversary Forum of Property Management Reform and Development and received multiple honors, including “2025 Outstanding Enterprise” and “Industry Service Model”. In May 2026, it ranked 13th in the “2026 Top 100 Property Service Companies in China” list released by authoritative institutions, showing a steady improvement in ranking. The company was also named “China's Leading Smart City Service Enterprise” for the sixth consecutive year and won honors in several market segments, with its comprehensive strength highly recognized.

**Outstanding results in operational expansion.** In the first quarter of 2026, Shum Yip Operations achieved a net expansion of contracted area approximately 6.458 million square meters, continuously consolidating its regional market advantages. In early May, leveraging its outstanding comprehensive strength and service quality, the company successfully won the bid for the operation and maintenance service project of the new joint inspection building at Huanggang Port, Shenzhen Municipal People's Government Port Office. With professional operation and maintenance capabilities, it will help build a super port and comprehensive transportation hub that radiates the Greater Bay Area and connects domestic and international networks.

### **Real Estate Development Business**

**Sales performance remained steady, with outstanding results during the May Day holiday.** The Group expanded its marketing channels, seized market opportunities, and accelerated sales de-stocking. Projects in Shenzhen, including Nongke East City, Shum Yip Taifu Square, Tairui Mansion, and Luxury Mansion, continued to achieve strong sales performance, while projects in Zhongshan, Shanghai, and Chengdu also performed well. In the first quarter of 2026, the Group's unaudited contracted sales reached approximately RMB3.052 billion, with a contracted sales area of about 127,403 square meters. During the May Day holiday, the Group capitalized on market momentum through multi-project synergies, achieving cumulative sales of approximately RMB500 million, representing a year-on-year increase of approximately 18%, demonstrating strong brand appeal and product competitiveness.

**Project construction ensured high-quality delivery.** The Group strictly controlled construction milestones to ensure the high-quality delivery and completion of projects. In the first quarter, the Group's Tairui Mansion and the F25 plot of the Bay Front project successfully completed construction and filed for completion as scheduled. The Group completed completion filings for several phases across six projects, covering a construction area of approximately 428,000 square meters, continuing to provide high-quality products to the market.

SZI will continue to accelerate the construction of a new development model, actively promote the transformation of its business towards urban asset management and integrated operations, as well as technology industry investment services, and make every effort to ensure the high-quality development of the Group.

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