

[For Immediate Release]



SZI Successfully Bids Land Parcel G78 in Jiangning District, Nanjing

(29 December 2017- Hong Kong) Shenzhen Investment Limited (“SZI” or the “Group”, SEHK stock code: 604.HK) is pleased to announce the Company has successfully acquire the land parcel G78 in Qinglong Metro Town, Jiangning District, Nanjing City for RMB 1.2 billion.

The project is located at Qilin Street, Jiangning District, Nanjing City, the Southeast side of Xianlin Sub-city and belongs to Qinlong Area. The land parcel is near Xianlin University Town with ample educational resources in the surroundings. The land parcel is easy to reach by Subway Line 2 and 4, which is about 1km away from Dongliu Station of Subway Line 4, hence with high convenience to access downtown. Also, the planned route for Line S6, Line 8 and Line 15 will bypass the project land site. Line S6 is under construction and scheduled to commence operation in early 2021. Qinglong Area is planned as the major residential area of Xianlin Sub-city and the key center for high-tech development. Also, the project site is surrounded by exuberant natural scenery, such as Yangshanhu Park and Xianlinhu Park, enabling it to possess the potential to provide high premium, exquisite residential units. The land supply in the project area is very limited, with merely three parcels were put for sale in the past 3 years, so the bid prices were usually higher than reserve with 80% of surplus in average.

The land parcel is about 31,304 sq.m. with a capacity building area of about 71,999 sq.m., mainly for residential purpose. The Group bid the new land parcel with RMB 1.2 billion, translated to about RMB 16,667 per sq.m..

SZI implements its strategy of focusing on Shenzhen and other key first- and second-tier cities. We believe that Nanjing has long-term investment value. For

the purpose of grasping the cooling land market opportunity in Nanjing, after bidding G72 site in a reasonable price on 27 December, we used a competitive price to take down G78 site, allowing us to achieve another important breakthrough and increase high-quality land resources in Nanjing. With the Foshan Nanhai Lishui site, the Company has achieved trumpish victory in bidding land three times within a week. The three new projects have a total capacity building area of about 207,000 sq.m. leaves us a perfect ending for 2017.

Looking forward, SZI will continue to firmly focus on Shenzhen, accelerate the expansion of quality land resources in Shenzhen, promote business expansion in key cities such as Hong Kong, Guangzhou and Nanjing steadily, enhance asset quality and create better returns for shareholders.

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