深圳控股有限公司
SHENZHEN INVESTMENT LIMITED

(Incorporated in Hong Kong with limited liability)
(Stock Code: 604)

UNAUDITED CONTRACTED SALES PERFORMANCE FOR THE PERIOD ENDED 29 February 2016

Shenzhen Investment Limited (the "**Company**", together with its subsidiaries, the "**Group**") wishes to provide to the shareholders of the Company the attached press release on the sales performance of the Group for the period ended 29 February 2016.

The financial information set out in this announcement has not been audited nor reviewed by external auditor. 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
LU Hua
Chairman

Hong Kong, 11 March 2016

As at the date of this announcement, the Board comprises 9 directors, of which Dr. LU Hua, Mr. HUANG Wei, Mr. MOU Yong and Mr. LIU Chong are the executive directors of the Company, Dr. WU Jiesi and Mr. HUANG Yige are the non-executive directors of the Company and Mr. LI Wai Keung, Mr. WU Wai Chung, Michael and Dr. WONG Yau Kar David are the independent non-executive directors of the Company.

[For Immediate Release]

深圳控股有限公司
SHENZHEN INVESTMENT LIMITED

SZI Announces Unaudited Contracted Sales for February 2016, Annual Contracted Sales Targets for 2016 and Successful Pre-sale of Entire Shenzhen Zhongcheng Phase I Office Building

(11 March 2016 – Hong Kong) Shenzhen Investment Limited ("SZI" or "Group", SEHK stock code: 604.HK) announces that the Group's unaudited contracted sales performance for February 2016 amounted to approximately RMB310 million, representing a decrease of 71% MoM and a decrease of 8.3% YoY. The contracted sales area was approximately 37,763 sq.m., down 45.5% MoM and up 29.3% YoY. For January-February this year, the Group recorded total contracted sales of approximately RMB1.386 billion, representing a substantial increase of 93.6% YoY, and the total contracted sales area was approximately 107,027sq.m., a sharp increase of 56.5% YoY. The average selling price was approximately RMB12,950 per sq.m. .

The Chinese New Year and the Lantern Festival fall in February. Shenzhen, being a city of immigrants, was affected by the return of the resident population to hometowns for the holidays and its property market experienced relatively sluggish business during the holiday season. However, when the long holidays were over, the market picked up rapidly. Once the Lunar year has begun, SZI has been working relentlessly and set its annual contracted sales target for 2016 at RMB18.5 billion, up by approximately 16% from the actual sales for last year.

On 7 March, SZI successfully completed the pre-sale of the entire Shenzhen Zhongcheng Project Phase I Office Building to Shenzhen International Holdings Limited for a consideration of RMB1.168 billion. Located at the interchange between Hongli West Road and Nongyuan Road in Futian District in Shenzhen, Shenzhen Zhongcheng Project is a quality project of SZI acquired in 2014 from its parent company Shum Yip Holdings Company Limited. The project covers a gross floor area of approximately 260,000 sq.m.. The portion pre-sold this time is Shenzhen Zhongcheng Phase I Office Building which has a total planned gross floor area of 24,718 sq.m. and a saleable area of 20,154 sq.m. There are altogether 88 property right units and pre-sale permits have been obtained. The total consideration is RMB1.168 billion or approximately RMB58,000 per sq.m. based on saleable area.

A significant part of SZI's saleable projects for this year are quality office premises in Shenzhen, mainly including Shenzhen UpperHills Low block Office Tower, Shenzhen Zhongcheng Phase I Office Building and Tanglang Office Building. Besides Shenzhen Zhongcheng Phase I, SZI is pushing ahead the marketing of all office building projects particularly to customers with the intention of making bulk purchases, such as customers who would purchase the entire block or a dozen floors of the office building at one time. Some of the potential bulk purchases are likely to be finalized soon.

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For enquiry, please contact

Shenzhen Investment Limited
Nicole Zhou
Tel: (852) 2312 8746
Email: zhouq@shumyip.com.hk

Financial PR (HK) Ltd.
Dawn Lee
Tel: (852) 2610 0846
Fax: (852) 2610 0842
Email: dawnlee@financialpr.hk