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**China South City Holdings Limited**  
**華南城控股有限公司**

*(incorporated in Hong Kong with limited liability)*  
**(Stock code: 1668)**

**Voluntary Announcement**  
**CSC Shenzhen Urban Renewal Planning and Design Contract**  
**And Strategic Cooperation Framework Agreement**  
**Entered into with Shenzhen Planning Institute,**  
**Subsidiary of SZCDG**

China South City Holdings Limited (the “**Company**”) is pleased to announce that China South City Group Company Limited\*, a wholly-owned subsidiary of the Company, has entered into China South City Shenzhen (the “**CSC Shenzhen**”) urban renewal planning and design contract and strategic cooperation framework agreement with Shenzhen Urban Planning and Design Institute Co., Ltd.\* (深圳市城市規劃設計研究院有限公司) (the “**Shenzhen Planning Institute**”) on 3 March 2022, the Shenzhen Planning Institute will provide overall planning research, preliminary urban design research, preliminary traffic impact assessment research, and preliminary industrial development research for the urban renewal plan of CSC Shenzhen. All-round cooperation in planning, architectural design and other fields.

The Shenzhen Planning Institute will conduct strategic cooperation with the Company with its capabilities and technical advantages in planning and design, urban renewal and architectural design for the Company's eight China South Cities across the country in the People's Republic of China, and based on the principle of "complementary advantages, strategic synergy, and innovative development". It will officially start the planning of the first phase of the urban renewal project of CSC Shenzhen, the plots included in the plan cover an area of 430,000 square meters, the commercial value of the project can exceed RMB100 billion.

This cooperation reflects the high degree of compatibility of the understanding of the long-term strategic development between the Company and Shenzhen SEZ Construction and Development Group Co., Ltd. (the “**SZCDG**”), and on the basis of friendly cooperation and fully complementing the strengths of both parties, accelerate the pace of promoting the urban renewal project of CSC Shenzhen, strengthens the strategically and coordinated development to achieve mutual benefit and win-win for both parties, in order to promote the transformation and upgrading of the economy of the trade and logistics centres, to promote both parties in becoming stronger and better in innovation and development, to quickly realise the layout and business expansion in key cities across the country, and to jointly improve the operating efficiency and social benefits of both parties.

## **Information about Shenzhen Planning Institute**

Shenzhen Planning Institute is a subsidiary of SZCDG. SZCDG entered into a subscription agreement with the Company on 30 December 2021, pursuant to which SZCDG will become the single largest shareholder of the Company after the completion of the subscription. For more details, please refer to the announcement of the Company dated 31 December 2021 and the circular for the extraordinary general meeting dated 27 January 2022. The Shenzhen Planning Institute is a planning consulting, research and design institution that focuses on creating and pragmatically solving urban problems. Over the years, the Shenzhen Planning Institute has concentrative devoted itself to providing the best planning results and research serving urban construction, and has formed a work philosophy of "pragmatic, innovative, high-quality, and honest" that emphasizes practical results. It has accumulated rich experience in various types of urban planning research and municipal engineering planning and practice.

For and on behalf of the Board  
**China South City Holdings Limited**  
CHENG Chung Hing  
*Chairman & Executive Director*

Hong Kong, 3 March 2022

*As at the date of this announcement, the Executive Directors of the Company are Mr. Cheng Chung Hing, Ms. Geng Mei and Ms. Cheng Ka Man Carman; the Non-Executive Directors of the Company are Mr. Cheng Tai Po and Mr. Lei Ming; and the Independent Non-Executive Directors of the Company are Mr. Leung Kwan Yuen Andrew, GBM, GBS, JP, Mr. Li Wai Keung and Mr. Hui Chiu Chung, JP.*

*\* For identification purpose only*