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SHIMAO GROUP HOLDINGS LIMITED

世茂集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 813)

**UPDATE ON ANNOUNCEMENT
PURSUANT TO RULE 13.51B(2) OF THE LISTING RULES**

This announcement is made by Shimao Group Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.51B(2) and paragraphs (h), (n)(iii), (q), (r) and (u) of Rule 13.51(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

Reference is made to the announcement of the Company dated 28 June 2026 (the “**Announcement**”) in relation to the Advance Notice issued by the CSRC to, among others, Shanghai Shimao and Mr. Hui. Unless otherwise specified, capitalised terms used in this announcement shall have the same meanings as defined in the Announcement.

The Company has been informed by Mr. Hui that, on 31 July 2026, the CSRC issued a Decision on Administrative Penalty against Mr. Hui (the “**CSRC Decision**”), ruling that certain of his actions and involvements related to Shanghai Shimao as mentioned in the Announcement (collectively, the “**Incident**”) constituted violations of applicable information disclosure laws and regulations of the People’s Republic of China. As such, the CSRC imposed a warning, a fine of RMB4.9 million and a six-year securities market access prohibition on Mr. Hui, prohibiting him from engaging in securities and securities services business at the current institution or any other institutions, or serving as a director, supervisor or senior executive of the current securities issuer or any other securities issuers, from the date the CSRC announces its decision.

Based on the information available, the Board (with Mr. Hui abstaining) considers that the CSRC Decision will not have material adverse impact on the business and operations of the Group. The Company will continue to assess the implications of the development and outcome relating to the CSRC Decision (including the director suitability under Rule 3.08 of the Listing Rules) and will update the market of any material development.

Save as disclosed in this announcement, there is no information about Mr. Hui that is required to be disclosed pursuant to Rules 13.51(2)(h) to (v) of the Listing Rules, and there are no matters about Mr. Hui that need to be brought to the attention of the shareholders of the Company.

The Company will make further announcement as and when appropriate in accordance with all applicable laws and the Listing Rules.

On behalf of the Board
Shimao Group Holdings Limited
Zhao Jun
Executive Director

Hong Kong, 3 August 2026

As at the date of this announcement, the Board comprises two Executive Directors, namely, Mr. Hui Sai Tan, Jason (Chairman and President) and Mr. Zhao Jun; one Non-executive Director, namely, Ms. Hui Mei Mei, Carol; and three Independent Non-executive Directors, namely, Mr. Lyu Hong Bing, Mr. Lam Ching Kam and Mr. Fung Tze Wa.