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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 announcements of the Company dated 28 June and 3 August 2026 (the “**Announcements**”). Unless otherwise specified, capitalised terms used in this announcement shall have the same meanings as defined in the Announcements.

The Company has been informed by Shanghai Shimao on 24 August 2026 that Shanghai Stock Exchange had issued a Decision on Disciplinary Measures (the “**SSE Decision**”), ruling that the Incident constituted violations of applicable information disclosure laws and regulations, and publicly censured, among others, Shanghai Shimao and Mr. Hui, as well as declaring that Mr. Hui is not suitable to serve as a director, supervisor or senior executive of securities issuers for six years in accordance with the relevant listing rules in the PRC.

Based on the information available, the Board (with Mr. Hui abstaining) considers that the SSE 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 SSE 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, 24 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.