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XIWANG PROPERTY HOLDINGS COMPANY LIMITED

西王置業控股有限公司 *

(Incorporated in Bermuda with limited liability)

(Stock Code: 2088)

**(1) ANNOUNCEMENT
PURSUANT TO RULE 3.7 OF THE TAKEOVERS CODE
END OF OFFER PERIOD; AND
(2) CONTINUED SUSPENSION OF TRADING**

This announcement is made by Xiwang Property Holdings Company Limited (the “Company”) pursuant to Rule 3.7 of the Code on Takeovers and Mergers (the “Takeovers Code”).

References are made to: (i) the announcement of the Company dated 4 August 2023 in relation to, among other things, the appointment of the Receivers (the “August 2023 Announcement”); and (ii) the announcements of the Company dated 5 September 2023, 5 October 2023, 3 November 2023, 4 December 2023, 5 January 2024, 5 February 2024, 5 March 2024, 5 April 2024, 6 May 2024, 6 June 2024, 5 July 2024, 5 August 2024, 4 September 2024, 4 October 2024, 4 November 2024, 4 December 2024, 3 January 2025, 7 February 2025, 5 March 2025, 3 April 2025 and 5 June 2025, respectively (collectively the “Monthly Update Announcements”; together with the August 2023 Announcement, the “Announcements”), in relation to, among other things, the possible mandatory general offer which may be triggered by the Receivership. Unless the context otherwise requires, capitalised terms used herein shall have the same meanings as those defined in the Announcements.

Reference is also made to the “Practice Note 24 (PN24) - Receivers, liquidators and when to commence offer period(s)” issued by the Securities and Futures Commission on 18 November 2022 (“PN24”).

END OF OFFER PERIOD

The Company wishes to update the Shareholders and potential investors of the Company that as at the date of this announcement, to the best of the Company’s knowledge after making all reasonable enquiries with the Receivers, the Receivers had not entered into any legally binding agreements in respect of the sale of the Charged Shares. The Company is not aware of any development as to the sale of the Charged Shares by the Receivers. There is no indication to the Company that the Receivers are in discussion with a potential purchaser over the Charged Shares

and any previous discussions did not result in any legally binding agreement being entered into. Therefore, the Company considers that an offer on the Charged Shares is not likely to be imminent. The offer period has spanned for close to two years since 4 August 2023; the Company has never been notified by the Receivers of signing of any memorandum of understanding, letter of intent or legally binding agreement with any investor. As such, the Company considers that a bona fide offer is not imminent.

Based on the above and with reference to PN24, the offer period (“Offer Period”) in respect of the possible mandatory general offer under Rule 26.1 of the Takeovers Code is ended on the date of this announcement, being 9 July 2025.

Upon the end of the Offer Period, the Company will cease to publish further monthly announcements which would otherwise be required under Rule 3.7 of the Takeovers Code.

If the Receivers subsequently indicate to the Company that it has made new progress in the disposal of the Charged Shares, further announcement(s) will be made by the Company as and when appropriate or required in accordance with the Listing Rules and the Takeovers Code (as the case may be).

CONTINUED SUSPENSION OF TRADING

At the request of the Company, trading in the shares of the Company (the “**Shares**”) on the Stock Exchange has been suspended with effect from 9:00 a.m. on 31 March 2025. Pending the publication of an announcement regarding inside information, trading in the Shares on the Stock Exchange will remain suspended until further notice.

WARNINGS:

Shareholders and potential investors should exercise caution when investing or dealing in the securities of the Company.

By Order of the Board
Xiwang Property Holdings Company Limited
WANG YONG
Chairman

Hong Kong, 9 July 2025

As at the date of this announcement, the Board comprises the following directors:

Executive Directors

Mr. WANG Jin Tao

Mr. WANG Wei Min

Independent Non-Executive Directors

Mr. WONG Kai Hing

Mr. WANG An

Ms. LI Shaorui

Non-Executive Directors:

Mr. WANG Yong

Mr. SUN Xihu

The directors of the Company jointly and severally accept full responsibility for the accuracy of the information contained in this announcement and confirm, having made all reasonable enquiries, that to the best of their knowledge, opinions expressed in this announcement have been arrived at after due and careful consideration and there are no other facts not contained in this announcement, the omission of which would make any statement in this announcement misleading.

** For identification purpose only*