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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 IN RELATION TO  
THE RESTRUCTURING OF OFFSHORE DEBT  
NOTICE OF EXPECTED RESTRUCTURING EFFECTIVE DATE**

Reference is made to the announcements of Shimao Group Holdings Limited (the “**Company**”) dated 25 March 2024, 2 May 2024, 31 May 2024, 26 June 2024, 26 July 2024, 30 August 2024, 2 October 2024, 31 October 2024, 26 November 2024, 2 December 2024, 13 December 2024, 17 December 2024, 16 January 2025, 3 February 2025, 24 February 2025 and 13 March 2025 in relation to the proposed restructuring of the offshore debt of the Company (collectively, the “**Announcements**”). Unless otherwise specified, capitalised terms used herein shall have the same meanings as used in the Announcements.

As set out in the Announcements and the Explanatory Statement, the Restructuring is conditional upon satisfaction or waiver (as applicable) of the conditions set out in Clause 7 of the Scheme (each a “**Restructuring Condition**”, and collectively the “**Restructuring Conditions**”).

The Company currently expects all Restructuring Conditions to be satisfied on or prior to 21 July 2025 and that the Restructuring Effective Date will occur on 21 July 2025.

This announcement is made for the purpose of, and also serves as notice in satisfaction of, Clause 7.2(k) of the Scheme. The Company will make a further announcement upon occurrence of the Restructuring Effective Date.

**Holders of the Company's securities and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.**

On behalf of the Board  
**Shimao Group Holdings Limited**  
**Hui Sai Tan, Jason**  
*Chairman and President*

Hong Kong, 16 July 2025

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