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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) QUARTERLY UPDATE ON STATUS OF RESUMPTION; AND (2) CONTINUED SUSPENSION OF TRADING

This announcement is made by Xiwang Property Holdings Company Limited (the “**Company**”; together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

References are made to: (i) the announcement of the Company dated 28 March 2025 in relation to, inter alia, inside information in relation to the Legal Proceedings and delay in publication of the 2024 Annual Results (the “**28 March Announcement**”); (ii) the announcement of the Company dated 31 March 2025 in relation to the suspension of trading of the Shares pending publication of inside information; (iii) the announcement of the Company dated 30 April 2025 in relation to, inter alia, inside information in relation to the Legal Proceedings, delay in publication of the 2024 Annual Results and delay in publication of the annual report. (the “**30 April Announcement**”; and (iv) the announcement of the Company dated 9 July 2025 in relation to, resumption guidance and quarterly update on status of resumption; the foregoing (i) to (iv) shall be collectively referred to as the “**Announcements**”). Unless otherwise defined, capitalised terms used herein shall have the same meanings as used in the Announcements.

QUARTERLY UPDATE ON RESUMPTION

UPDATE ON ALL UNPUBLISHED FINANCIAL RESULTS AS REQUIRED BY THE LISTING RULES

The Board wishes to inform the shareholders and potential investors of the Company of the progress regarding the release of the Company's 2024 annual results, 2024 annual report and 2025 interim results.

As at the date of this announcement, the Company is still collating the necessary information and documents to finalize the aforementioned financial reports. This mainly involves further collecting

relevant data and documents, consulting its legal advisors and independent auditors, assessing the impact of litigation proceedings on the Group's financial and legal positions, and evaluating the courses of action available to the Group.

The Board would like to advise the shareholders and potential investors that, due to the uncertainty regarding the time required for the aforementioned work, the Board is unable to estimate the additional time needed nor provide an expected release date for the aforementioned reports. The Company will announce the aforementioned reports promptly upon their completion.

UPDATE ON INDEPENDENT FORENSIC INVESTIGATION MATTERS

Regarding the Stock Exchange's request to conduct independent forensic investigation, the company is actively contacting relevant third-party organizations to negotiate the most favorable price. Currently, no formal forensic investigation agency has been appointed.

The company will complete the appointment of relevant institutions as soon as possible and announce the investigation results after the investigation is completed.

UPDATE ON INDEPENDENT INTERNAL CONTROL REVIEW MATTERS

Regarding the Stock Exchange's requirements to conduct independent internal control review, the company is in contact with independent auditors and third-party organizations to obtain the most favorable price. Currently, no formal internal control review agency has been appointed.

The company will complete the appointment of relevant institutions as soon as possible and announce the investigation results after the investigation is completed.

UPDATE ON MATTERS RELATING TO RULES 3.28 OF THE LISTING RULES

As stated in the announcement 9 July, the Company is actively looking for suitable candidates to serve as company secretary. As at the date of this announcement, the Company is still in the process of identifying a suitable person with appropriate experience and qualifications to fill such vacancy. The Company acknowledges that the absence of a company secretary constitutes a breach of Rule 3.28 of the Listing Rules and will continue to actively search for an appropriate candidate to be appointed as the new company secretary of the Company as soon as practicable.

Further announcement(s) will be made by the Company to keep Shareholders and potential investors informed of any material developments in relation to the appointment of the new company secretary of the Company in due course.

BUSINESS OPERATION

The Company is an investment holding company incorporated in Bermuda and mainly engaged in property development, provision of property management services and trading of construction materials in China. As at the date of this announcement, the business operations of the Group are continuing as usual in all material respects notwithstanding the suspension of trading in the shares of the Company.

Further announcement(s) will be made by the Company as and when appropriate and in accordance with the requirements of the Listing Rules to update its Shareholders and potential

investors on the progress in complying with the Resumption Guidance.

CONTINUED SUSPENSION OF TRADING

Trading in the Shares on the Stock Exchange has been suspended with effect from 9:00 a.m. on 31 March 2025, and will remain suspended until the Company meets all Resumption Guidance, remedies the issues causing its trading suspension and fully complies with the Listing Rules to the Stock Exchange's satisfaction.

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 October 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. WANG An

Ms. LI Shaorui

Non-Executive Directors

Mr. WANG Yong

Mr. SUN Xihu

The Directors 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, the information contained 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