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上海實業控股有限公司
SHANGHAI INDUSTRIAL HOLDINGS LIMITED

(Incorporated in Hong Kong with limited liability)
(Stock Code: 363)

SUPPLEMENTAL ANNOUNCEMENT

CONNECTED TRANSACTION

LEASING AND OPERATION OF STUDENT HOSTEL

Reference is made to the announcement of Shanghai Industrial Holdings Limited (the "**Company**") dated 21 May 2026 in relation to the one-off connected transaction contemplated under the Operation Lease (the "**Announcement**"). Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Announcement.

The Company would like to provide supplemental information in relation to the Operation Lease in this announcement.

As disclosed in the Announcement, pursuant to HKFRS 16, the Property leased under the Operation Lease will be recognised as right-of-use assets, and the transaction contemplated under the Operation Lease will be recognised by the Company as an acquisition of right-of-use assets.

The (unaudited) value of the right-of-use assets to be recognised by the Company under the Operation Lease is expected to be approximately HK$33,862,055, which represents the present value of the lease payments over the initial lease term, discounted using the incremental borrowing rate in accordance with HKFRS 16. Incremental borrowing rate of the lease liability is determined with reference to the prevailing interest rate of the Group's external borrowings.

Save as disclosed above, all information in the Announcement remains unchanged. This announcement is supplemental to and should be read in conjunction with the Announcement.

By order of the Board of
Shanghai Industrial Holdings Limited
Yee Foo Hei
Company Secretary

Hong Kong, 8 June 2026

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

Executive Directors:
Ms. Leng Wei Qing, Mr. Zhang Qian, Mr. Yao Jia Yong and Mr. Xu You Li

Independent Non-Executive Directors:
Mr. Leung Pak To, Francis, Mr. Yuen Tin Fan, Francis, Prof. Zhang Qian and Mr. Tang, William Harry Jiasheng