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SHIMAO SERVICES HOLDINGS LIMITED
世茂服務控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 873)

ANNOUNCEMENT PURSUANT TO RULE 13.51B(2) OF THE LISTING RULES

This announcement is made by Shimao Services Holdings Limited (the “Company”, together with its subsidiaries, the “Group”) pursuant to Rule 13.51B(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 announcement of Shanghai Shimao Co., Ltd. (上海世茂股份有限公司) (“Shanghai Shimao”), a non-wholly owned subsidiary of Shimao Group Holdings Limited (the ultimate holding company of the Company) and quoted on National Equities Exchange and Quotations (NEEQ stock code: 400214), dated 26 June 2026 in respect of an Advance Notice of Administrative Penalty (the “Advance Notice”) issued by Shanghai Regulatory Bureau of the China Securities Regulatory Commission (the “CSRC”) to, among others, Shanghai Shimao and Mr. Hui Sai Tan, Jason (“Mr. Hui”), a director of Shanghai Shimao (collectively, the “Relevant Parties”). Mr. Hui is the Chairman and Executive Director of the Company.

The Advance Notice states that the CSRC has completed its investigation on Shanghai Shimao and identified violation of information disclosure laws and regulations, including the failure to make timely disclosures and omissions in Shanghai Shimao’s financial information and disclosures relating to indebtedness, related party transactions, debts defaults, connected guarantees, and litigations and arbitrations for the years 2020 to 2022, as previously noted in certain Shanghai Shimao’s announcements, one of which was dated 30 April 2024. The CSRC has indicated its intention to impose penalties (the “Possible Penalties”) on the Relevant Parties, including a warning, a fine of RMB4.9 million and a six-year securities market access prohibition on Mr. Hui, prohibiting him from engaging in securities and securities services business at the current institution or any other institutions, or serving as a director, supervisor or senior executive of the current securities issuer or any other securities issuers, from the date the CSRC announces its decision.

The Company notes that the CSRC's final decision on the Possible Penalties is still pending, and the Relevant Parties are entitled to make statements, present defenses and request a hearing in relation to the Possible Penalties. The Company has been informed by Mr. Hui that he is currently assessing the above situation. The Company notes Shanghai Shimao has made significant progress in its rectification and Shanghai Shimao will continue to monitor the progress of the remaining rectification matters and proactively push forward their implementation. Based on the information currently available, the board of directors of the Company (the "Board") (with Mr. Hui abstaining) considers that the Advance Notice will not have material adverse impact on the business and operations of the Group. The Company will continue to monitor and assess the development and outcome relating to the Advance Notice, and will inform the market of any material updates.

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.

On behalf of the Board
Shimao Services Holdings Limited
Shao Liang
Executive Director and President

Hong Kong, 28 June 2026

As at the date of this announcement, the Board comprises two Executive Directors, namely, Mr. Hui Sai Tan, Jason (Chairman) and Mr. Shao Liang (President); and two Independent Non-executive Directors, namely, Ms. Zhou Xinyi and Mr. Hui Wai Man, Lawrence.