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**MAGNIFICENT HOTEL
INVESTMENTS LIMITED**

華大酒店投資有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 201)



**SHUN HO PROPERTY
INVESTMENTS LIMITED**

順豪物業投資有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 219)

JOINT ANNOUNCEMENT

MONTHLY UPDATE ON

(1) TRANSFER OF SHARES IN

SHUN HO PROPERTY INVESTMENTS LIMITED;

(2) POSSIBLE OFF-MARKET SHARE BUY-BACK; AND

(3) PROPOSED SPECIAL DIVIDEND

Independent Financial Adviser to MHI Independent Shareholders

ALTUS CAPITAL LIMITED

Independent Financial Adviser to SHP Independent Shareholders



紅日資本有限公司

RED SUN CAPITAL LIMITED

Reference is made to (i) the announcement dated 10 May 2026 jointly issued by Magnificent Hotel Investments Limited (stock code: 201), Shun Ho Property Investments Limited (stock code: 219) and Shun Ho Holdings Limited (stock code: 253) in relation to (1) Transfer of shares in Shun Ho Property Investments Limited; (2) Possible off-market Share Buy-back and (3) Proposed Special Dividend (the “**10 May Announcement**”), (ii) the delay in despatch announcements dated 1 June 2026 and 30 June 2026 jointly issued by Magnificent Hotel and Shun Ho Property (the “**1 June Announcement**” and “**30 June Announcement**”); and (iii) the update announcement dated 3 July 2026 jointly issued by Magnificent Hotel and Shun Ho Property (collectively, the “**Announcements**”). Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Announcements.

As stated in the 30 June Announcement, the Executive has granted its consent to extend the latest date for the despatch of the Circular to 13 August 2026. As at the date of this announcement, (i) Shun Ho Property is in the course of preparing and finalising the information, report(s) and letter(s) to be included in the SHP Circular and (ii) Magnificent Hotel is in the course of preparing and finalising the information, report(s) and letter(s) to be included in the MHI Circular.

Further announcement(s) will be made by Magnificent Hotel and Shun Ho Property in relation to the despatch of the SHP Circular and the MHI Circular as and when appropriate.

Shareholders and potential investors in Magnificent Hotel and Shun Ho Property should be aware that the proposed Share Buy-back is subject to the conditions set out in the 10 May Announcement, and consequently the proposed Share Buy-back may or may not proceed. The payment of the Special Cash Dividend is subject to the conditions set out in the 10 May Announcement, and consequently the payment of the Special Cash Dividend may or may not be made. Accordingly, shareholders and potential investors in Magnificent Hotel and Shun Ho Property are advised to exercise caution when dealing in the shares and the other securities of Magnificent Hotel and Shun Ho Property.

By Order of the Board
Magnificent Hotel Investments Limited
Koo Ching Fan

Company Secretary

By Order of the Board
Shun Ho Property Investments Limited
Koo Ching Fan

Company Secretary

Hong Kong, 3 August 2026

As at the date hereof, the Board of each of Magnificent Hotel Investments Limited and Shun Ho Property Investments Limited comprises four Executive Directors, namely, Mr. William Cheng Kai Man (Chairman), Mr. Albert Hui Wing Ho, Madam Kimmy Lau Kam May and Madam Ng Yuet Ying; one Non-executive Director, namely, Madam Mabel Lui Fung Mei Yee; and three Independent Non-executive Directors, namely, Mr. Chan Kim Fai, Mr. Lam Kwai Cheung and Mr. Warren Liu Yuk Cho.

In case of any discrepancy between the English version and the Chinese version of this announcement, the English version shall prevail.

All the Directors jointly and severally accept full responsibility for the accuracy of the information contained in this announcement and confirm, having made all reasonable inquiries, 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.