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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)

OVERSEAS REGULATORY ANNOUNCEMENT

SHANGHAI SHIMAO CO., LTD.
A SUBSIDIARY OF SHIMAO GROUP HOLDINGS LIMITED
ANNOUNCEMENT OF UNAUDITED FINANCIAL RESULTS
FOR THE SIX MONTHS ENDED 30 JUNE 2026

Shanghai Shimao Co., Ltd. (“Shanghai Shimao”), a subsidiary of Shimao Group Holdings Limited (the “Company”), is a company incorporated in the People’s Republic of China. The Company has an approximately 66.18% attributable interest in Shanghai Shimao. The board of directors of Shanghai Shimao has approved the unaudited consolidated financial results for the six months ended 30 June 2026. The consolidated income statement for the six months ended 30 June 2026 and the consolidated balance sheet as at 30 June 2026 of Shanghai Shimao are provided below:

SHANGHAI SHIMAO CO., LTD.**CONSOLIDATED INCOME STATEMENT FOR THE SIX MONTHS ENDED
30 JUNE 2026**

	2026	2025
	<i>RMB</i>	<i>RMB</i>
1. Operating income	777,458,786.16	3,591,192,325.95
Less: Operating costs	402,820,137.63	2,236,702,146.36
Operating taxes and surcharges	39,410,826.88	214,446,510.55
Selling expenses	75,905,414.26	75,830,032.75
General and administrative expenses	228,071,588.51	255,481,398.68
Financial expenses	353,075,658.71	594,694,561.55
Investment gain	(7,141,557.61)	(13,109,023.50)
(Reversal of)/allowance for credit loss	(1,277,976,586.94)	394,684,963.14
Impairment loss of assets	337,819,620.86	268,078,749.94
Loss on change in fair value	627,436,501.37	39,886,213.58
Loss on disposal of assets	59,732.58	-
Add: Other income	3,908,326.60	3,321,129.99
2. Operating profit/(loss)	1,885,776.51	(472,182,097.11)
Add: Non-operating income	9,231,313.00	16,258,062.63
Less: Non-operating expenses	208,548,372.57	436,565,424.33
3. Total loss	(197,431,283.06)	(892,489,458.81)
Less: Income tax expenses/(credit)	13,358,532.21	(163,162,022.33)
4. Net loss	(210,789,815.27)	(729,327,436.48)
Net loss attributable to equity holders of Shanghai Shimao	(445,483,227.20)	(621,094,488.76)
Net profit/(loss) attributable to minority shareholders	234,693,411.93	(108,232,947.72)
5. Loss per share		
Loss per share - basic	(0.12)	(0.17)
Loss per share - diluted	(0.12)	(0.17)
6. Other comprehensive (loss)/income	(1,491,555.20)	23,895,803.52
7. Total comprehensive loss	(212,281,370.47)	(705,431,632.96)
Total comprehensive loss attributable to equity holders of Shanghai Shimao	(449,664,356.08)	(573,960,409.11)
Total comprehensive income/(loss) attributable to minority shareholders	237,382,985.61	(131,471,223.85)

SHANGHAI SHIMAO CO., LTD.
CONSOLIDATED BALANCE SHEET AS AT 30 JUNE 2026

	30 June 2026 <i>RMB</i>	31 December 2025 <i>RMB</i>
ASSETS		
Current assets	25,616,227,858.28	28,222,230,163.51
Non-current assets	20,283,807,382.51	21,549,364,402.48
Total assets	45,900,035,240.79	49,771,594,565.99
LIABILITIES AND SHAREHOLDERS' EQUITY		
Current liabilities	54,583,945,696.06	58,316,574,004.86
Non-current liabilities	8,483,743,828.24	8,037,773,251.83
Total liabilities	63,067,689,524.30	66,354,347,256.69
Shareholders' equity		
Share capital	3,751,168,261.00	3,751,168,261.00
Capital reserve	602,305,413.74	602,305,413.74
Other comprehensive income	1,162,857,186.70	1,167,038,315.58
Surplus reserve	1,074,648,587.83	1,074,648,587.83
Accumulated losses	(22,203,383,174.06)	(21,757,899,946.86)
Equity attributable to equity holders of Shanghai Shimao	(15,612,403,724.79)	(15,162,739,368.71)
Minority interests in equity	(1,555,250,558.72)	(1,420,013,321.99)
Total owners' equity	(17,167,654,283.51)	(16,582,752,690.70)
Total liabilities and owners' equity	45,900,035,240.79	49,771,594,565.99

GENERAL

Shareholders should note that the above unaudited financial information pertains only to Shanghai Shimao and not to the Company itself.

Details of the unaudited consolidated financial results of Shanghai Shimao for the six months ended 30 June 2026 are accessible at the website of the National Equities Exchange and Quotations System (www.neeq.com.cn).

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

Hong Kong, 28 August 2026

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