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SHIFANG HOLDING LIMITED

十方控股有限公司

(incorporated in the Cayman Islands and re-domiciled and continued in Bermuda with limited liability)

(Stock code: 1831)

INSIDE INFORMATION

This announcement is made by ShiFang Holding Limited (the “**Company**” and, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2)(a) 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) and following multiple days of communication with The Stock Exchange of Hong Kong Limited.

It had come to the attention of the Company in August 2026 by Tricor Investor Services Limited that the shares (the “**Shares**”) of the Company held by shareholders of the Company (the “**Shareholders**”) (1) Happy Day Development Limited (holder of 6,195,504 Shares, 0.58%) and (2) Chung Tai Limited (13,736,411 Shares, 1.28%) were misappropriated and transferred to Mr. Chen Jiaxuan (陳家玄) and Ms. Zou Huifang (鄒慧芳), respectively under share transfer documents (the “**Share Transfer Documents**”) dated 28 July 2026 without the knowledge and authorisation of the sole director and beneficial owner of both companies, Ms. Zheng Shouling (the “**Suspected Unauthorised Share Transfer**”). The Company has made enquiries with Ms. Zheng Shouling who confirmed that she had not authorised anyone to sign the Share Transfer Documents on behalf of Happy Day Development Limited and Chung Tai Limited. In addition, the Company has also received submissions from certain other shareholder companies including Neo Delight International Limited (7,500,000 Shares, 0.70%), Pioneer Way Investment Holdings Limited (25,000,000, 2.32%), Righteous Stars Limited (7,500,000, 0.70%), Giant Prestige Limited (7,500,000 Shares, 0.70%), Keep Profit International Capital Limited (814,554, 0.08%) and Zenith Sky Limited (20,000,000, 1.86%) (there are also other shareholders who are still in the process of submitting materials, and the Company will disclose the specific number of Shares suspected to be stolen in further announcement(s) after confirmation.), stating that their Shares held in the Company had been transferred without authorization by the share registrar to Mr. Chen Jiaxuan, Mr. Chen Jiarui (陳家睿) and Ms. Zou Huifang (the “**Suspected Theft Gang**”) with the share registrar and unauthorised transfer instructions (the “**Suspected Theft**”). With reference to the above, such companies have confirmed on a case-by-case basis that the company chops used on the share transfer documents are only similar to, but visibly different from, the chops used in their previous documents and the chops previously filed with the share registrar for record purposes. The Company has also contacted by telephone all the relevant law firms (the “**Handling Legal Firms**”) that handled and signed off on the issue of the above-mentioned Shares by the Company under, including but not limited to, a general mandate. The Company hereby invites all the relevant shareholders and directors of the above-mentioned shareholder companies, since their subscription

of the relevant Shares of the Company, to bring their respective identity documents to the relevant law enforcement authorities in Hong Kong (including but not limited to the police stations for reporting crimes, The Stock Exchange of Hong Kong Limited, and the Securities and Futures Commission), to conduct on-site verification simultaneously with the Handling Legal Firms and the relevant law enforcement agencies of all the relevant Chinese and English legal documents, judicial documents and the sources of funds at the time of the issue of such Shares. Should there be any illegal elements or any inconsistencies with the original legal documents, the Company will engage criminal lawyers at the earliest opportunity to uphold the rule of law in Hong Kong, and take criminal proceedings against, including but not limited to, parties involved in false documents or unclear sources of funds, so as to prevent the recurrence of the above suspected theft. At the same time, the board of directors of the Company solemnly clarifies that if any legitimate shareholder or business partner of the Company wishes to initiate legal proceedings against the directors and shareholders of the above-mentioned shareholder companies or any persons involved in the Suspected Theft Gang, in connection with matters such as insider trading arising from the completed transfer of Shares, they are welcome to do so at their own discretion. The Company has never participated in any of the above conduct, nor has the Company ever given any advice or opinion to any shareholder of the Company regarding the purchase or sale of Shares of the Company.

The Company will disclose further details in subsequent announcement(s), among which tens of millions of Shares of the Company have been confirmed by the share registrar to have been deposited into Hong Kong Securities Clearing Company Limited by the Suspected Theft Gang, which is suspected to be an attempt to harvest secondary market investors and business partners of the Company through suspected theft and illegal insider trading. The sole purpose of the suspension of trading of the Company's shares is to safeguard the interests of all legitimate and compliant shareholders of the Company from being prejudiced. Reference is made to the announcement of the Company dated 29 June 2026 regarding the discloseable transaction in which the joint venture partner, Ms. Wu Wenlin (吳雯琳) ("**Ms. Wu**"), clarified to the board of directors of the Company that Mr. Chen Zhi, an executive director of the Company, had personally deceived her into signing the share transfer documents during the course of the above suspected theft, and it was not until the share registrar, upon request by the companies whose Shares were suspected to be stolen, provided the relevant share transfer documents that Ms. Wu became aware that she had been deceived into signing the share transfer documents as a witness, thereby involving her, without her knowledge, in potential liability under Section 73 of the Crimes Ordinance (Chapter 200 of the Laws of Hong Kong). Ms. Wu has clarified to the Company that she had never met any shareholder or director of the relevant transferor companies in connection with the share transfer documents, nor did she know that the documents she was deceived by Mr. Chen Zhi into signing were share transfer documents, and she intends to attend the relevant law enforcement office of the Hong Kong Police accompanied by the Company's lawyers to clarify the matter so as to discharge all her personal legal risks. The board of directors of the Company also discloses that all of the above conduct of Mr. Chen Zhi is unrelated to and was not known by the board of directors of the Company, and whether or not Ms. Wu reports or initiates legal proceedings against Mr. Chen Zhi's relevant statements or conduct, the board of directors of the Company will unconditionally support Ms. Wu in safeguarding her legitimate rights and interests. The Company also formally discloses that Mr. Chen Zhi, an executive director of the Company, was diagnosed in 2023 with serious illnesses including terminal lung cancer, cerebral atrophy and cerebral infarction, and that Mr. Chen Zhi has been unable to enter Hong Kong for over 3 years due to his personal reasons.

The remaining members of the board of directors of the Company have to date been unable to confirm whether Mr. Chen Zhi is still capable of performing his duties as an executive director of the Company.

The Company has already reported the Suspected Unauthorised Share Transfer to the Hong Kong police on 21 August 2026 around 11:00 pm and it is pending investigation. The Company is actively following up the above case and evaluate their impact on the Group, and will make further announcement(s) to inform its Shareholders and potential investors of further developments of the case as and when appropriate. Shareholders and potential investors are advised to exercise caution when dealing in the Shares of the Company.

Tricor Investor Services Limited arranged for the share transfers without having confirmed the identities of the beneficial owners and directors of Happy Day Development Limited and Chung Tai Limited, which constitutes a material negligence.

Up to the date of this announcement, the Suspected Unauthorised Share Transfer is still being examined internally by Tricor Investor Services Limited. Each of Chung Tai Limited and Happy Day Development Limited filed a complaint against Tricor Investor Services Limited around 2 : 50 am on 27 August 2026 on the website of the Securities and Futures Commission.

The operations and financial condition of the Company have not been affected by the Suspected Unauthorised Share Transfer. The Company will provide full legal support and bear all costs for the rights protection of the companies whose Shares have been suspected to be stolen by the Suspected Theft Gang. The protection of the legitimate rights and interests of all shareholders of the Company remains the Company's top priority at all times.

The specific circumstances leading to the discovery of the above facts are as follows: since 28 July 2026, the Company has repeatedly received contacts from shareholders who purchased the Company's Shares in the secondary market (the "**Shareholders**"), among whom a number of Shareholders stated to the Company that they had seen, in their securities trading software, records of electronic Shares of the Company being credited into their accounts through the relevant broker, Bank of China (Hong Kong), on 13 August 2026 and 19 August 2026, in quantities several times higher than the market trading volume. Accordingly, on 20 August 2026, the Company arranged for relevant staff to obtain the shareholders list from the share registrar, and upon comparison with the previous version, it was found that, among others, the Shares of the Company held by the above-mentioned shareholder companies had been transferred to the names of various individuals of the Suspected Theft Gang. The Company immediately arranged for staff to contact the relevant shareholder companies by telephone to inquire whether they were aware of and had confirmed the transactions. Each of the relevant shareholder companies stated that they were not aware of and had never agreed to the transfer of the relevant securities assets, nor had they ever received any funds for the purchase of their Shares in the Company.

RESUMPTION OF TRADING

Trading in the shares on the Stock Exchange was halted at the request of the Company at 10:04 a.m. on 24 August 2026. Trading in the Shares of the Company will be resumed as soon as possible upon confirmation by the relevant law enforcement and regulatory authorities that the fundamental risks to the securities-related assets and other assets (including but not limited to those) of the Company's shareholders and business partners have been mitigated. As the relevant law enforcement and regulatory authorities have not yet completed their corresponding enforcement actions, the Company has applied for a continuation of the suspension of trading in its Shares.

By order of the Board
Shifang Holding Limited
Chen Ye
Co-Chairman of the Board

Hong Kong, 31 August 2026

As at the date of this announcement, the executive Directors are Mr. Chen Zhi and Mr. Chen Ye; the non-executive Director is Ms. Wang Bao Zhu; and the independent non-executive Directors are Ms. Ng Wing Wing, Mr. Huang Shengwei and Mr. Zhu Chenghui.