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)

ANNOUNCEMENT IN RELATION TO PUBLIC FLOAT

The board (the "**Board**") of directors (the "**Directors**") of Shun Ho Property Investments Limited (the "**Company**") announces that, as at the date of this announcement, the public float of the Company is approximately 22.59%, which is approximately 2.41% below the minimum public float of 25% prescribed under Rule 13.32B of the Rules (the "**Listing Rules**") Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**").

BACKGROUND

Prior to the public float shortfall, an independent investor who is a core connected person held approximately 10.04% of the total issued share capital of the Company, subsidiaries of Shun Ho Holdings Limited ("**SHH**") held approximately 51.69% of the total issued share capital of the Company, and Mercury Fast Limited (an indirect non-wholly owned subsidiary of the Company, "**MF**") held approximately 11.75% of the total issued share capital of the Company. As MF is not allowed to vote on the shares of the Company (the "**Shares**") by virtue of the Companies Ordinance (Cap. 622) since MF became a subsidiary of the Company in 2001, the Company has not treated the Shares held by MF (the "**MF Shares**") as part of the shares held by the SHH group for the purpose of public float calculations. The aggregate holdings of all core connected persons amounted to approximately 73.48% if including the MF Shares and 63.44% if excluding the MF Shares.

During 2020, both the SHH subsidiary and the independent investor conducted on-market acquisitions, thereby increasing their respective holdings by 5,934,000 Shares and 5,154,000 Shares. As a result, the public float of the Company decreased to 24.66% on 8 December 2020 due to the acquisition of 3,000,000 Shares by the SHH subsidiary. The public float has since decreased further as a result of additional on-market acquisitions by the SHH subsidiary, amounting to 2.07%.

For the reasons explained above, the Company has not included the MF Shares as part of the shares held by the SHH group for the purpose of public float calculations. If the MF Shares were included as part of the core connected persons' holding, the public float would have been 24.66% on 8 December 2020. If the MF Shares were excluded, the public float would have been 36.41% on 8 December 2020 after the share acquisitions.

The Company has recently become aware that, due to an inadvertent oversight regarding the treatment of shares with no exercisable voting rights under the definition of core connected person under the Listing Rules, the Company has been unable to fulfil the public float requirement under Rule 13.32B since 8 December 2020 and up to the date of this announcement, and resulted in a delay in announcing the public float shortfall.

The Company deeply regrets its inadvertent oversight of the requirements of the Listing Rules. The Company wishes to note that, notwithstanding the public float shortfall, the aggregate voting rights of all core connected persons have remained below the 75% threshold and that the Company has at all times complied with the applicable disclosure requirements relating to its shareholding structure in a transparent and accurate manner.

To the best knowledge, information and belief of the Directors, the shareholding structure of the Company as at the date of this announcement is as follows:

Shareholders	**Number of Shares held**	**Approximate percentage of the total issued Shares**
Director, SHH group companies and their close associates		
Mercury Fast Limited *(Note 1)*	68,139,510	11.75%
Omnico Company Inc. *(Note 2)*	281,904,489	48.62%
Trillion Resources Limited *(Note 3)*	33,642,000	5.80%
William CHENG Kai Man *(Note 4)*	1,710,000	0.29%
Sub-total	385,395,999	66.46%
Other substantial shareholder		
Saray Value Fund SPC and Hashim Ahmed Hashim A. *(Note 5)*	63,379,591	10.93%
Other public shareholders	130,977,699	22.61%
Total	**579,753,289**	**100.00%**

Notes: As at the date of this announcement:

(1) MF is an indirect non-wholly owned subsidiary of the Company. MF was owned as to 100% by Magnificent Hotel Investments Limited, which was in turn owned as to 71.09% by the Company and its subsidiaries.

(2) Omnico Company Inc. beneficially owned 281,904,489 Shares (representing approximately 48.62% of the issued share capital of the Company) and was taken to be interested in the Shares held by MF. The Company was in turn directly and indirectly owned as to 60.38% by Omnico Company Inc.

(3) Omnico Company Inc. and Trillion Resources Limited were each direct wholly-owned subsidiaries of SHH, which was in turn directly and indirectly owned as to 71.2% by Magnificent Assets Holdings Limited, which was in turn wholly-owned by Mr. William CHENG Kai Man. Since Trillion Resources Limited beneficially owned 33,642,000 Shares (5.80%), SHH and Magnificent Assets Holdings Limited were taken to be interested in 383,685,999 Shares (66.18%) by virtue of their direct or indirect interests in Omnico Company Inc. and Trillion Resources Limited.

(4) William CHENG Kai Man, the Chairman and executive Director of the Company, beneficially owned 1,710,000 Shares (representing approximately 0.29% of the issued share capital of the Company). He is also taken to be interested in 383,685,999 Shares (representing approximately 66.48% of the issued share capital of the Company) by virtue of his direct and/or indirect interests in each of Magnificent Assets Holdings Limited, SHH, Omnico Company Inc., Trillion Resources Limited and MF.

(5) Hashim Ahmed Hashim A. beneficially held 746,346 Shares. Saray Value Fund SPC ("Saray Value Fund"), controlled by Saray Capital Limited and North Salomon Limited, beneficially held 62,633,245 Shares. As concert parties to an agreement to buy shares under section 317(1)(a) of the Securities and Futures Ordinance (Cap. 571), Hashim Ahmed Hashim A. and Saray Value Fund are each deemed to be interested in the Shares held by the other.

PROPOSALS TO RESTORE PUBLIC FLOAT

The Company is considering options to restore its public float in compliance with the Listing Rules, including but not limited to one or more of the following:

(a) discussions with the SHH subsidiary to reduce its holdings from 54.42% to 52.01% (equivalent to 13,960,624 Shares) through disposal or placement to independent third parties;

(b) discussions with the independent investor to reduce its holdings from 10.93% to 9.99% (equivalent to 5,449,681 Shares) through disposal or placement to independent third parties; and/or

(c) if and to the extent necessary to restore the prescribed public float following the implementation of the measures described in paragraphs (a) and (b) above, the issue of new Shares to independent third parties pursuant to the general mandate granted by the shareholders at the AGM held on 15 June 2026.

The Company currently expects to restore the public float no later than six months from the date of this announcement. The Company will make further announcement(s) to update the shareholders of the Company and potential investors on the status of the public float on a monthly basis.

REMEDIAL ACTIONS TO PREVENT RECURRENCE

In addition, the Company will implement the following remedial actions to prevent the recurrence of any similar event and to establish a mechanism for the ongoing monitoring of the public float:

(a) the Company will arrange proper training to be provided by an external law firm or compliance firm to the Directors to ensure the Directors are well aware of the relevant rules and requirements;

(b) the Company will review all the disclosure of interest forms relating to the Shares on the Stock Exchange's website on a monthly basis;

(c) the Company will review the monthly report issued by the Company's share registrar for identifying the substantial shareholders named on register of members of the Company on a monthly basis; and

(d) the Company will require the Directors to declare on their or their respective close associates' interest movements in the Shares (if any) on a half-yearly basis.

Shareholders and potential investors are advised to exercise caution when dealing in the securities of the Company.

By Order of the Board

SHUN HO PROPERTY INVESTMENTS LIMITED

William CHENG Kai Man
Chairman

Hong Kong, 10 September, 2026

As at the date hereof, the Board of the Company 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.