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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)

TERMINATION OF SERVICE AGREEMENT BY HONG KONG BRANCH SHARE REGISTRAR AND MATTERS RELATING TO RULES 8.16 AND 13.51(5) OF THE LISTING RULES

ShiFang Holding Limited (the "**Company**") hereby provides shareholders and potential investors with the latest information regarding the Company's Hong Kong branch share registrar. This announcement also constitutes an announcement made pursuant to Rule 13.51(5) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") in relation to a change in share registrar.

The Company hereby announces that on 22 September 2026, it received notification from Tricor Investor Services Limited (the "**Share Registrar**" or "**Tricor**") that the Share Registrar has formally terminated its service agreement with the Company and has simultaneously notified The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") of such termination.

The Share Registrar is the Company's Hong Kong branch share registrar. Upon the termination becoming effective, before the Company appoints another recognised share registrar and completes the relevant appointment procedures, the Company will temporarily fail to comply with Rule 8.16 of the Listing Rules, which requires that an issuer must either be a recognised share registrar or appoint a recognised share registrar to maintain its register of members in Hong Kong.

Pursuant to Rule 13.51(5) of the Listing Rules, an issuer is required to publish an announcement as soon as practicable in respect of any change in its share registrar (including overseas branch). This announcement is made accordingly.

The above decision of the Share Registrar is related to the following applications for transfer of physical share certificates that have occurred and been submitted to the Share Registrar. The board of directors of the Company (the "**Board**") hereby sets out the known facts as follows for the information of shareholders and regulatory authorities. The statements below concerning the conduct of specific individuals are statements made by the Company based on the current factual basis and have been formally reported to the Stock Exchange and the Securities and Futures Commission (the "**SFC**").

In the voluntary announcement published by the Company on 7 August 2026, reference was made to Mr. Chen Jiaxuan（陳家玄）and Mr. Chen Jiarui（陳家睿）'s intention to transfer 75,759,903 physical share certificates of the Company to the personal names of these two individuals using non-compliant documents. Such transfer was successfully intercepted by the Company. Subsequently, Mr. Chen Jiaxuan（陳家玄）and Mr. Chen Jiarui（陳家睿）repeatedly submitted to the Share Registrar transfer documents for such shares, where the signatures of the transferors were completely inconsistent with the records on file with the Share Registrar, with the intention of completing the transfer, all of which were refused to be accepted by the Share Registrar.

At the same time, the above two individuals and their immediate family member, Ms. Zou Huifang have also submitted to the Share Registrar on not less than one occasion transfer documents involving 25,000,000 physical share certificates of the Company (the registered holder of which is Better Top Investment Group Limited), with the intention of obtaining such shares. Similarly, given that the signatures of the transferors were completely inconsistent with the records on file with the Share Registrar, the relevant documents were refused to be accepted.

Ms. Lin, the sole shareholder and director of Better Top Investment Group Limited, has confirmed to the Company that the signature appearing in the personal name of Ms. Lin as transferor on the relevant physical share transfer documents was absolutely not signed by Ms. Lin personally; and Ms. Lin has not authorised any individual or legal third party to sign the relevant physical share transfer documents on her behalf; Ms. Lin also solemnly declares that she has not signed any transfer documents to transfer any shares of the Company held by her to Mr. Chen Jiaxuan（陳家玄）, Mr. Chen Jiarui（陳家睿）and Ms. Zou Huifang; nor has she received any funds for the purchase of shares paid by such individuals.

Based on the facts including but not limited to the above conduct, the Share Registrar stated that, adhering to the principles of upholding Hong Kong securities laws and regulations and safeguarding the image of the Hong Kong securities market, it has formally terminated the service agreement with the Company and will, including but not limited to, refuse to accept, register and return the above-mentioned physical share transfer documents.

The Company's previous announcements have disclosed the remaining relevant conduct of Mr. Chen Jiaxuan（陳家玄）, Mr. Chen Jiarui（陳家睿）and Ms. Zou Huifang in obtaining the Company's shares without the knowledge and consent of the original holders of the shares, and the relevant factual basis has been handed over to the competent law enforcement authorities to advance enforcement. The Board has also submitted formal written complaints to the Stock Exchange and the SFC regarding the relevant facts. To the extent permitted by the competent law enforcement and regulatory authorities, the Company will continue to disclose the latest developments in subsequent announcements.

The Board has instructed and will continue to instruct any recognised share registrar not to register any documents where the signatures or chops of the transferors are inconsistent with the specimens on file.

IMPACT ON THE LISTING RULES AND SUBSEQUENT ARRANGEMENTS

Before a new recognised share registrar is appointed and takes effect, the Company will not comply with Rule 8.16 of the Listing Rules. The Board is actively identifying a suitable recognised share registrar to restore compliance as soon as possible, and will make a separate announcement pursuant to Rule 13.51(5) of the Listing Rules upon confirmation of the appointment. The Company also intends, in respect of the recent announced relevant conduct of Mr. Chen Zhi, an executive Director of the Company, the above incidents and the relevant issues in the Company's financial aspects caused by the personal conduct and integrity of Mr. Chen Zhi, an executive Director of the Company, to (1) establish an independent committee; (2) appoint an independent investigation institution; and (3) appoint an independent internal control consultant. The Company will disclose the specific progress in subsequent announcements in due course.

ACKNOWLEDGEMENT

The Board formally and sincerely thanks Team 2 of Tricor Investor Services Limited for its fair, impartial and dedicated service over the years, and solemnly thanks the Share Registrar for upholding Hong Kong securities laws and regulations and safeguarding the rights and interests of the relevant shareholders of the Company in the above incidents of refusal to accept and register. The Board considers that Tricor Investor Services Limited has always been the best choice for the Company's share registrar services and hopes to have the opportunity to cooperate again in the future.

The statements in this announcement concerning the conduct of specific individuals are statements made by the Board based on the factual documents currently received.

CONTINUED SUSPENSION OF TRADING

At the request of the Company, trading in the shares of the Company on The Stock Exchange of Hong Kong Limited has been suspended with effect from 10:04 a.m. on Monday, 24 August 2026 and will remain suspended until further notice.

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

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

Hong Kong, 23 September 2026

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