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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 NINE MONTHS ENDED 30 SEPTEMBER 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 nine months ended 30 September 2026. The consolidated income statement for the nine months ended 30 September 2026 and the consolidated balance sheet as at 30 September 2026 of Shanghai Shimao are provided below:

SHANGHAI SHIMAO CO., LTD.
CONSOLIDATED INCOME STATEMENT FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2026

		2026 *RMB*	2025 *RMB*
1.	Operating income	1,155,584,770.47	4,291,990,547.50
	Less: Operating costs	655,787,660.89	2,710,604,617.15
	Operating taxes and surcharges	54,071,224.50	234,372,289.54
	Selling expenses	108,448,747.53	109,227,884.01
	General and administrative expenses	317,633,723.14	357,160,048.60
	Financial expenses	478,457,256.80	630,264,949.54
	(Reversal of)/allowance for credit loss	(1,268,070,812.89)	1,409,354,601.42
	Add: Investment gain/(loss)	1,208,755.25	(29,420,363.38)
	Loss on change in fair value	(615,694,896.56)	(20,479,072.51)
	Impairment loss of assets	(544,055,642.33)	(565,924,180.01)
	(Loss)/gain on disposal of assets	(51,260.44)	275,481.95
	Other income	2,479,336.93	3,321,248.75
2.	Operating loss	(346,856,736.65)	(1,771,220,727.96)
	Add: Non-operating income	11,954,024.61	19,147,755.44
	Less: Non-operating expenses	127,327,505.02	540,345,925.59
3.	Total loss	(462,230,217.06)	(2,292,418,898.11)
	Less: Income tax credit	(1,735,616.48)	(236,565,837.85)
4.	Net loss	(460,494,600.58)	(2,055,853,060.26)
	Net loss attributable to equity holders of Shanghai Shimao	(641,586,893.34)	(1,164,973,633.51)
	Net profit/(loss) attributable to minority shareholders	181,092,292.76	(890,879,426.75)
5.	Loss per share		
	Loss per share - basic	(0.18)	(0.32)
	Loss per share - diluted	(0.18)	(0.32)
6.	Other comprehensive (loss)/income	(8,764,990.05)	11,675,869.63
7.	Total comprehensive loss	(469,259,590.63)	(2,044,177,190.63)
	Total comprehensive loss attributable to equity holders of Shanghai Shimao	(654,125,466.05)	(1,131,861,998.28)
	Total comprehensive income/(loss) attributable to minority shareholders	184,865,875.42	(912,315,192.35)

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

	30 September 2026 *RMB*	31 December 2025 *RMB*
ASSETS		
Current assets	23,342,382,888.19	28,222,230,163.51
Non-current assets	20,182,776,942.92	21,549,364,402.48
Total assets	43,525,159,831.11	49,771,594,565.99
LIABILITIES AND SHAREHOLDERS' EQUITY		
Current liabilities	52,857,029,420.19	58,316,574,004.86
Non-current liabilities	8,320,944,996.62	8,037,773,251.83
Total liabilities	61,177,974,416.81	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	1,154,499,742.87	1,167,038,315.58
Surplus reserve	1,074,648,587.83	1,074,648,587.83
Accumulated losses	(22,399,486,840.20)	(21,757,899,946.86)
Equity attributable to equity holders of Shanghai Shimao	(15,816,864,834.76)	(15,162,739,368.71)
Minority interests in equity	(1,835,949,750.94)	(1,420,013,321.99)
Total owners' equity	(17,652,814,585.70)	(16,582,752,690.70)
Total liabilities and owners' equity	43,525,159,831.11	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 nine months ended 30 September 2026 are accessible at the website of the National Equities Exchange and Quotations (www.neeq.com.cn).

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

Hong Kong, 30 October 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.