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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)

INSIDE INFORMATION ANNOUNCEMENT
PROPOSED ACQUISITION OF SHARES BY A CONTROLLING SHAREHOLDER
UPDATE ON THE STATUS OF THE PUBLIC FLOAT

This announcement is made by Shun Ho Property Investments Limited (the "**Company**") 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 in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors (the "**Board**") of the Company has been informed by Mr. William CHENG Kai Man, an executive director, chairman of the Board and a controlling shareholder of the Company ("**Mr. Cheng**"), that on 23 November 2026 (after trading hours), he entered into a share purchase agreement with Saray Value Fund SPC acting for and on behalf of and for the account of Saray Core Value SP ("**Saray**") to acquire from Saray 49,000,000 issued shares in the share capital of the Company ("**Shares**", and each a "**Share**"), representing approximately 8.45% of the total issued Shares as at the date of this announcement, by way of manual trade between the respective brokers, at a price of HK$2.15 per Share and for an aggregate consideration of HK$105,350,000 (the "**Proposed Acquisition**").

Based on the information provided to the Company, immediately following completion of the Proposed Acquisition:

(i) Mr. Cheng will be interested or deemed to be interested in 434,395,999 Shares, representing approximately 74.93% of the total issued Shares as at the date of this announcement; and

(ii) Saray's interests will decrease from 63,379,591 Shares (representing approximately 10.93% of the total issued Shares as at the date of this announcement) to 14,379,591 Shares (representing approximately 2.48% of the total issued Shares as at the date of this announcement).

Upon completion of the Proposed Acquisition, Saray will cease to be a substantial shareholder and core connected person of the Company, and its remaining holdings of Shares will accordingly be counted towards the Company's public float. The number of Shares held by the public will therefore increase from 130,977,699 Shares (representing approximately 22.59% of the total issued Shares as at the date of this announcement) to 145,357,290 Shares (representing approximately 25.07% of the total issued Shares as at the date of this announcement), restoring the Company's public float to above 25%.

The Company will make further announcements in relation to the completion or non-completion of the Proposed Acquisition and any material developments in the status of its public float as and when appropriate and in accordance with the Listing Rules.

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, 23 November 2026

As at the date hereof, the board of directors 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.