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上海實業城市開發集團有限公司

SHANGHAI INDUSTRIAL URBAN DEVELOPMENT GROUP LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 563)

VOLUNTARY ANNOUNCEMENT

This announcement is made by Shanghai Industrial Urban Development Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) on a voluntary basis.

The Company noted that the Independent Commission Against Corruption of the Hong Kong Special Administrative Region (“**ICAC**”) published a press release on 29 July 2025 (the “**Press Release**”), which mentioned that a former executive director cum chairman (the “**Accused Person**”) of Neo-China Land Group (Holdings) Limited (“**Neo-China**”) was charged by ICAC and the Accused Person has surrendered himself to ICAC (the “**Case**”). For details, please refer to the press release published by ICAC. The Case is also reported by various press and media recently.

Shanghai Industrial Holdings Limited (“**SIHL**”) is a controlling and substantial shareholder of the Company and the shares of which are listed on the main board of the Stock Exchange (stock code: 363). SIHL completed the acquisition of 45.02% equity interest of Neo-China in June 2010 (the “**Change of Control**”) and following which the Company adopted its current name in August 2010.

The Accused Person was charged against the alleged wrongdoing (the “**Alleged Events**”) mentioned in the Press Release which took place between November 2003 and July 2007. The Accused Person had resigned from his directorship and as the chairman of Neo-China since 22 August 2009 (the “**Resignation**”). Accordingly, the Alleged Events and the Resignation took place prior to the Change of Control. The Case involves, among other things, the acquisition of Top Fair Limited (“**Top Fair**”) by Neo-China in February 2004, which occurred prior to the Change of Control. Since the Change of Control, and as at the date of this announcement, Top Fair remains a subsidiary of the Company but has not engaged in any operations or property development projects.

The Company would like to stress that the current board of directors (the “**Board**”) of the Company, its senior management and staffs (i) do not have any relationship with the Accused Person; and (ii) were not involved in any of the alleged wrongdoing charged against the Accused Person.

The Board considers the Case does not have material adverse impact on the Group.

By order of the Board
Shanghai Industrial Urban Development Group Limited
Huang Haiping
Chairman

Hong Kong, 30 July 2025

As at the date of this announcement, the Board comprises Mr. Huang Haiping, Mr. Tang Jun and Ms. Zhou Yadong as executive directors and Mr. Doo Wai-Hoi, William, B.B.S., J.P., Dr. Fan Ren Da, Anthony, Mr. Li Ka Fai, David, M.H. and Dr. Chan Ho Wah, Terence as independent non-executive directors.