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)

INSIDE INFORMATION

This announcement is made by Shanghai Industrial Urban Development Group Limited (the "**Company**" and collectively, with its subsidiaries the "**Group**") 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 of the Company (the "**Board**") has noted certain online media reports stating that an application has been made to the Shanghai Stock Exchange for the listing of, by way of a real estate investment trust ("**REIT**"), certain assets comprising a portfolio of subsidised rental housing properties owned by the Group (the "**Possible Transaction**").

The Board wishes to clarify that, as at the date of this announcement, the Possible Transaction remains at a preliminary and exploratory stage only and represents one potential approach to the realisation of value for shareholders of the Company. The Company is currently in the process of evaluating and assessing the potential structure and feasibility of the Possible Transaction, including but not limited to: (i) whether the Possible Transaction would be implemented by way of a REIT listing, direct sale or disposal or through an alternative transaction structure; (ii) the scope of assets or businesses to be the subject of the Possible Transaction; (iii) the identity of any potential counterparty or promoter; and (iv) the indicative timing and the principal terms and conditions of the Possible Transaction.

Given the preliminary nature of the Possible Transaction, the Board wishes to emphasise that the Possible Transaction may or may not proceed. The implementation of the Possible Transaction is subject to, among other things (a) the negotiation and execution of definitive transaction documentation; (b) the obtaining of all necessary regulatory, governmental and other approvals and consents; and (c) prevailing market conditions and other relevant factors.

Accordingly, there is no certainty or assurance that the Possible Transaction will proceed or, if it does proceed, that it will be completed on the terms or within the timeframe currently contemplated, or at all.

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

The Company will make further announcement(s) in accordance with the Listing Rules as and when appropriate.

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

Hong Kong, 11 September 2026

As at the date of this announcement, the Board comprises Mr. Huang Haiping, Mr. Li Zhonghui 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.