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)
(於百慕達註冊成立之有限公司)
(Stock Code: 563)
(股份代號：563)

14 October 2026

Dear Shareholder(s),

Shanghai Industrial Urban Development Group Limited (the "Company"): —
Notification of Publication of Circular dated 14 October 2026 together with Notice and Form of Proxy of Special General Meeting (the "Current Corporate Communications")

The Current Corporate Communications of the Company (in English and Chinese) are available on the Company's website at www.siud.com and the website of Hong Kong Exchanges and Clearing Limited ("**HKEx**") at www.hkexnews.hk. You may access the Current Corporate Communications by clicking "Investor Relations" on the homepage of the Company's website.

You are entitled at any time to change your means of receipt and/or choice of language of the Current Corporate Communications and/or all future Corporate Communications*(Note)* of the Company by providing reasonable prior notice through: (i) writing to the Company c/o the Hong Kong branch share registrar and transfer office of the Company, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, or (ii) completing the Change Request Form on the reverse side and returning it by using the pre-paid postage mailing label at the bottom of the Change Request Form (no stamp is needed if posted in Hong Kong), or (iii) sending an e-mail with a scanned copy of the completed Change Request Form to siud563-ecom@vistra.com. The Change Request Form may also be downloaded from the Company's website at www.siud.com or the HKEx's website at www.hkexnews.hk.

Even if you have chosen (or are deemed to have agreed) to read the website version of the Company's Current Corporate Communications published on the Company's website instead of receiving printed copies, if for any reason, you have difficulty in receiving or gaining access to such website version, the Company will, upon your request in writing (by way of a letter to the Company c/o the Hong Kong branch share registrar and transfer office of the Company or by way of an e-mail to siud563-ecom@vistra.com), promptly send the printed version(s) of the Current Corporate Communications to you free of charge. If you have received either the English or the Chinese version, you may also request that printed copies in the other language be sent to you.

Should you have any queries relating to the above, please call the service hotline of the Hong Kong branch share registrar and transfer office of the Company at (852) 2980 1333 during business hours (9:00 a.m. to 6:00 p.m., Monday to Friday, excluding Hong Kong public holidays).

Yours faithfully,
For and on behalf of
Shanghai Industrial Urban Development Group Limited
Huang Haiping
Chairman

Note: Corporate Communications include but are not limited to (a) directors' reports, annual accounts together with copies of the auditor's reports and, where applicable, summary financial reports; (b) interim reports and, where applicable, summary interim reports; (c) notices of meeting; (d) listing documents; (e) circulars; and (f) proxy forms.

各位股東：

上海實業城市開發集團有限公司(「本公司」)：—
日期為二零二六年十月十四日之通函連同股東特別大會通告及代表委任表格(「是次公司通訊」)之登載通知

本公司是次公司通訊(中文及英文版)已於本公司網站www.siud.com及香港交易及結算所有限公司(「**香港交易所**」)網站www.hkexnews.hk登載。 閣下可在本公司網站主頁按「投資者關係」瀏覽是次公司通訊。

閣下有權隨時預先以下述方式發出合理通知，以更改收取是次公司通訊及／或所有日後本公司的公司通訊*(附註)*的收取方式及／或語言版本之選擇：(i)書面致函本公司(經本公司之香港股份過戶登記分處卓佳證券登記有限公司，地址為香港夏慤道16號遠東金融中心17樓)；或(ii)填妥本函背面的變更申請表，使用變更申請表下方的已預付郵費郵寄標籤(倘於香港投寄則毋須貼上郵票)，將變更申請表寄回；或(iii)將已填妥之變更申請表的掃描副本電郵至siud563-ecom@vistra.com。變更申請表亦可於本公司網站www.siud.com或香港交易所網站www.hkexnews.hk下載。

即使 閣下已選擇(或被視為已同意)瀏覽刊於本公司網站的本公司是次公司通訊網上版本，以代替收取印刷本，如因任何理由於收取或接收該網上版本出現困難，本公司在收到 閣下的書面要求(經本公司之香港股份過戶登記分處或電郵至siud563-ecom@vistra.com)後，將盡快向 閣下免費寄發是次公司通訊的印刷本。倘 閣下已收取英文版或中文版， 閣下亦可要求本公司向 閣下寄發另一語言的印刷本。

倘 閣下對上述事宜有任何查詢，請於營業時間內(星期一至星期五上午九時正至下午六時正，香港公眾假期除外)致電本公司香港股份過戶登記分處服務熱線(852) 2980 1333。

代表
上海實業城市開發集團有限公司
主席
黃海平
謹啟

附註： 公司通訊包括但不限於(a)董事會報告、年度賬目連同核數師報告副本及(倘適用)財務報告概要；(b)中期報告及(倘適用)中期報告概要；(c)會議通告；(d)上市文件；(e)通函；及(f)代表委任表格。

二零二六年十月十四日