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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)

NOTICE OF THE SPECIAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that a special general meeting of Shanghai Industrial Urban Development Group Limited (the “**Company**”) will be held at Plaza 3, B3 Floor, Novotel Century Hong Kong, 238 Jaffe Road, Wan Chai, Hong Kong on Thursday, 30 April 2026 at 3:00 p.m. (or an adjournment thereof) for the purpose of considering and, if thought fit, passing the following resolution, with or without amendments, as an ordinary resolution of the Company:

ORDINARY RESOLUTION

“THAT

- (a) the provision of deposit services under the financial services agreement dated 6 March 2026 entered into between the Company and SIIC Shanghai Group Finance Co., Ltd. (“**SIIC Finance**”) in relation to the financial services to be provided by SIIC Finance to the Group (the “**Financial Services Agreement**”) (a copy of which is tabled at the meeting and marked “A” and initialled by the Chairman for identification purpose) and all other matters of and incidental thereto or in connection therewith, and the proposed deposit services annual caps, be and are hereby confirmed, ratified and approved; and
- (b) any one director of the Company or the secretary of the Company (a director and the secretary of the Company, or any two directors of the Company, or a director of the Company and some other person appointed by the Board for the purpose, if the affixation of the common seal is necessary) be and is/are hereby authorised for and on behalf of the Company to execute (and, if necessary, affix the common seal of the Company on) any such other documents, instruments and agreements and to do any such acts or things deemed by them to be incidental to, ancillary to or in connection with the implementation of and giving effect to the Financial Services Agreement and the provision of deposit services contemplated thereunder.”

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

Hong Kong, 10 April 2026

Principal Place of Business in Hong Kong:
11/F, Henley Building,
No. 5 Queen's Road Central,
Hong Kong

Registered Office:
Clarendon House,
2 Church Street,
Hamilton HM11,
Bermuda

Notes:

1. For determining the entitlement to attend and vote at the above meeting, the register of members of the Company will be closed from Monday, 27 April 2026 to Thursday, 30 April 2026, both days inclusive, during which period no transfer of shares of the Company will be registered. The record date for determination of entitlement of the members of the Company to attend and vote at the SGM will be on Thursday, 30 April 2026. In order to be eligible to attend and vote at the above meeting, unregistered holders of shares of the Company should ensure that all duly completed transfer documents accompanied by the relevant share certificates must be lodged for registration with the Company's branch share registrar and transfer office in Hong Kong, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong not later than 4:30 p.m. on Friday, 24 April 2026.
2. Any member of the Company entitled to attend and vote at the above meeting is entitled to appoint a proxy to attend and vote instead of him. A proxy need not be a member of the Company. A member who is the holder of two or more shares of the Company may appoint more than one proxy to represent him to attend and vote on his behalf. If more than one proxy is so appointed, the appointment shall specify the number and class of shares in respect of which each such proxy is so appointed.
3. In the case of joint holders, the vote of the senior who tenders a vote, whether in person or by proxy, will be accepted to the exclusion of the votes of the other joint holder(s) and for this purpose seniority will be determined by the order in which the names stand in the register of members of the Company.
4. To be valid, a form of proxy together with the power of attorney or other authority, if any, under which it is signed or a certified copy of that power or authority, must be deposited at the Company's branch share registrar and transfer office in Hong Kong, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong as soon as possible but in any event not less than 48 hours (Hong Kong Time) before the time appointed for the holding of the meeting or any adjournment thereof. Delivery of the form of proxy shall not preclude a member of the Company from attending and voting in person at the meeting and, in such event, the instrument appointing a proxy previously submitted shall be deemed to be revoked.
5. The votes to be taken at the meeting for the resolution will be by way of poll.

As at the date of this announcement, the Board of the Company 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.