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(Incorporated in Hong Kong with limited liability)

(Stock Code: 363)

FURTHER DELAY IN DESPATCH OF CIRCULAR

MAJOR TRANSACTION IN RELATION TO ACQUISITION OF LAND USE RIGHTS OF LAND PARCELS IN SHANGHAI, THE PRC BY THE TENDER CONSORTIUM

Reference is made to the announcement of Shanghai Industrial Holdings Limited (the “**Company**”) dated 8 May 2021 in relation to the acquisition of land use rights of land parcels in Shanghai, the PRC (the “**Announcement**”), the announcement of the Company dated 27 May 2021 in relation to the delay in despatch of circular (the “**Delay in Despatch Announcement**”), the announcements of the Company dated 18 June 2021 (the “**Further Delay in Despatch Announcement I**”), 29 July 2021 (the “**Further Delay in Despatch Announcement II**”) and 15 September 2021 (the “**Further Delay in Despatch Announcement III**”), respectively, in relation to further delay in despatch of circular. Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Announcement, the Delay in Despatch Announcement, the Further Delay in Despatch Announcement I, the Further Delay in Despatch Announcement II and the Further Delay in Despatch Announcement III.

As disclosed in the Further Delay in Despatch Announcement III, a circular (the “**Circular**”) containing, among other things, (i) further details of the Land Acquisition and (ii) financial information of the Group is expected to be despatched to the shareholders of the Company on or before 31 October 2021. As additional time is required for the Company to (i) negotiate the possible joint venture arrangement for the development of the Land and the related construction and business operation and (ii) prepare and finalise certain information, including the statements as to the indebtedness and the sufficiency of working capital, for inclusion in the Circular, it is currently expected that the date of despatch of the Circular will be postponed to a date falling on or before 15 December 2021.

By Order of the Board
Shanghai Industrial Holdings Limited
Yee Foo Hei
Company Secretary

Hong Kong, 28 October 2021

As at the date of this announcement, the Board comprises:

Executive Directors:

Mr. Shen Xiao Chu, Mr. Zhou Jun, Mr. Xu Bo and Mr. Xu Zhan

Independent Non-Executive Directors:

Prof. Woo Chia-Wei, Mr. Leung Pak To, Francis, Mr. Cheng Hoi Chuen, Vincent and Mr. Yuen Tin Fan, Francis