

**For Immediate Release**

**Shun Tak Group to Sell Partial Office Premises at the  
Hengqin Xin De Kou An Shang Wu Zhong Xin**

[11 December, 2024 – Hong Kong] Shun Tak Holdings Limited (“The Group”, HKEX stock code: 242), entered into a Memorandum of Understanding through its wholly-owned subsidiary, the Zhuhai Hengqin Shun Tak Property Development Company Limited, (the “Vendor”), to sell partial premises of the Xin De Kou An Shang Wu Zhong Xin (the “Properties”) in Hengqin New District, to SJM - Investment Limited (the “Purchaser”), a wholly-owned subsidiary of SJM Resorts, S.A. (“SJM Resorts”), under the SJM Holdings Limited (“SJM Holdings”). The move is intended to further accelerate the organic integration of cultural tourism, MICE and trade businesses within the Guangdong-Macao In-Depth Cooperation Zone in Hengqin (the “In-Depth Cooperation Zone”).

The Xin De Kou An Shang Wu Zhong Xin (信德口岸商務中心) enjoys vantage geographical location that seamlessly connects with the 24-hour Hengqin Port. It is also the intersection of the Guangzhou-Zhuhai Intercity Railway, and the Macao Light Rapid Transit Interchange station. This transaction is in alignment with the “Several Measures to Promote the High-Quality Development of the Hotel Industry in the Guangdong-Macao In-Depth Cooperation Zone” (“The Measures”) released in July 2024, which aims to facilitate high-quality development of the hotel industry within the In-Depth Cooperation Zone. The Properties intended for sale as stated in the memorandum include strata office units on Level 21 to Level 29 at No. 59 Jilin Road (吉臨路), and a retail unit located at 28 Xinde Jie (信德街), with a total gross area of 14,845 square meters. Standing at a total agreed consideration at RMB 546 million, the Purchaser has the intention to repurpose the Properties into a 3-star hotel facility.

The Xin De Kou An Shang Wu Zhong Xin encompasses a 43,000 square meter retail mall, apartments, office and hotel. As part of the office premises transition to hotel facilities, the group anticipates a more diversified business portfolio within the area. This shift is expected to enhance the development of tourism infrastructure in Hengqin, and elevate its tourism attractiveness, ultimately attracting new clientele and improve foot traffic, and help with the orderly development of a varied environment in the area.

Ms. Pansy Ho, Group Executive Chairman and Managing Director remarked, “Shun Tak proudly positioned itself as an integrated cultural tourism conglomerate based in the Guangdong-Hong Kong- Macao Greater Bay Area (“GBA”) and held responsibility in the integrated development of Hengqin and Macao. The Group shall continue to seize opportunities bring upon by favourable

policies arise within the Hengqin-Macao tourism sector, and maximise efficiency of our company resources for the overall development of Hengqin. We shall take directions from the Central Government as a guiding light in further expansion of the cultural tourism businesses in Macao, with an aim to forge the GBA into a world class tourist destination.”

Macao benefits from an array of national policies in facilitating its cultural tourism development with a bright prospect. The favourable new policy launched this month, which allows residents and residence permit holders in the Guangdong-Macao In-Depth Cooperation Zone in Hengqin, to apply for a “multiple-entry” permit to Macao, and a previously launched policy that allows “multiple-entry” in between Hengqin and Macao for Hengqin and Macao tour groups within a period of 7 days, are expected to vigorously promote the flow of people between the two places. The Group strongly believes in the synergy between tourism businesses in Hengqin and Macao, where this transaction will act as a catalyst in flexible optimization of our business portfolio for up-coming market opportunities. The Group shall fully support more in-depth cooperation between Hengqin and Macao, and strive to promote and contribute to the appropriate economic diversification of Macao on its road to integrate into the national development.

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**For enquiries, please contact:**

**Shun Tak Holdings Limited Corporate Communications**

Ms. Maggie Leung

Tel: (852) 2859 4840

Email: [pr@shuntakgroup.com](mailto:pr@shuntakgroup.com)

Ms. Karly Lai

Tel: +852 2859 8657

Email: [pr@shuntakgroup.com](mailto:pr@shuntakgroup.com)

**About Shun Tak Holdings Limited**

Shun Tak is a leading conglomerate active in the Greater Bay Area and listed on the Hong Kong Stock Exchange. The Group is a forerunner in Macau and Hong Kong’s tourism and transportation scene, and has established a sizable portfolio of infrastructure investments and integrated developments spanning major economic zones across China, including the Pearl River Delta, Yangtze River Delta and Beijing-Tianjin-Hebei Region. It is also expanding its footprint in the Singapore real estate market through recent acquisitions of premium properties and land parcels

in downtown locations. With “Tourism +” as its growth strategy, the Group strives to harness its cross-sectoral experience in property, transportation, infrastructure, integrated commercial projects, hospitality and investments to deliver economic value for regions it operates in, as well as contribute to the country’s national development blueprint.

Photo Captions:



1. The Xin De Kou An Shang Wu Zhong Xin (信德口岸商務中心) enjoys vantage geographical location that seamlessly connects with the 24-hour Hengqin Port. It is also the intersection of the Guangzhou-Zhuhai Intercity Railway, and the Macao Light Rapid Transit Interchange station.