For Immediate Release

Shun Tak Group Sells Partial Commercial Premises

at the Hengqin Xin De Kou An Shang Wu Zhong Xin

Boosting Diversified Cultural Tourism Development in the Cooperation Zone

[28 July, 2025 – Hong Kong] Shun Tak Holdings Limited ("The Group", HKEX stock code: 242), is pleased to announce that the Group has entered into a Sales and Purchase Agreement today 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 (信德口岸商務中心) (the "Properties") located in Hengqin, in which will be repurposed into a hotel facility, to SJM - Investment Limited (the "Purchaser"), a subsidiary of SJM Holdings Limited. This transaction will bring together a wealth of experience in tourism from both parties, and accelerate diversified development of cultural tourism, MICE and trade businesses with new momentum, within the Guangdong-Macao In-Depth Cooperation Zone in Hengqin (the "Cooperation Zone").

The Properties comprise strata office units on Levels 21 to 29, and 31 to 33, a total of 12 office floors, located at No. 59 Jilin Road (吉臨路) in Hengqin, and a retail unit located at No. 28 Xinde Jie (信德街) in Hengqin, with a total gross floor area of approximately 19,781 square meters, for a consideration of approximately RMB724 million. The final agreed total gross floor area of the Properties for this transaction is larger than the area as stated in the Memorandum of Understanding signed by both parties in December 2024.

The Xin De Kou An Shang Wu Zhong Xin (信德口岸商務中心), scales at a total coverage of 43,000 square meters, encompasses retail, residential apartment, office, and hotel spaces. The development 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" released in 2024, with the Purchaser intending to repurpose the Properties into a 3-star hotel facility.

Ms. Pansy Ho, Group Executive Chairman and Managing Director, remarked, "The Group is one of the first Hong Kong and Macao enterprises to establish a presence in Hengqin. Since then, we have consistently kept pace with and proactively responded to favorable policies launched by the

Central Government on the planning of the Macao-Hengqin integration. As the development of the Cooperation Zone enters a new phase, the edges of the cultural tourism, MICE, and commercial and trading industries are becoming increasingly prominent. Rooted in the Guangdong-Hong Kong-Macao Greater Bay Area ("GBA"), the Group prides itself as a leading integrated cultural tourism conglomerate, and we will continue to seize future opportunities in joining hands with business partners who share the same vision with us. Through synergizing competitive advantages and resources integration, we remain committed in forging Macao into the World Center of Tourism and Leisure, and bolstering our continuous contribution to the development of the Cooperation Zone."

Under the strategic framework of Macao-Hengqin integration, the outlook for cultural tourism, MICE and trade businesses – one of the four emerging strategic industries, continues to improve steadily. Looking ahead, the Group will continue our support for Central Government policies with concrete actions. By leveraging the Group's corporate resources flexibly, we shall foster collaborative forces between stakeholders proactively, and assist in optimizing industrial structure and overall development environment in the Cooperation Zone, while accelerating Macao's appropriately diversified development, and to strengthen our contribution to Macao's integration into the national development agenda.

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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 Macao 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 Caption:

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.