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**THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION**

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**If you are in any doubt** as to any aspect of this circular or as to the action to be taken, you should consult your licensed securities dealer, bank manager, solicitor, professional accountant or other professional adviser.

**If you have sold or transferred** all your shares in Shanghai Industrial Urban Development Group Limited, you should at once hand this circular, together with the enclosed form of proxy, to the purchaser or transferee or to the bank, licensed securities dealer or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.

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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)**

**(1) PROPOSED GRANTING OF GENERAL MANDATES TO  
REPURCHASE SHARES AND TO ISSUE NEW SHARES  
OF THE COMPANY;  
(2) PROPOSED EXTENSION OF GENERAL MANDATE  
TO ISSUE SHARES;  
(3) PROPOSED RE-ELECTION OF THE RETIRING DIRECTORS;  
AND  
(4) NOTICE OF THE 2025 ANNUAL GENERAL MEETING  
OF THE COMPANY**

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A notice convening an annual general meeting of Shanghai Industrial Urban Development Group Limited to be held at Ballroom, 1/F, South Pacific Hotel, 23 Morrison Hill Road, Wanchai, Hong Kong on Thursday, 22 May 2025 at 11:00 a.m. or any adjournment thereof is set out on pages 19 to 22 of this circular. A form of proxy for use at the annual general meeting is enclosed with this circular. Such form of proxy is also published on the websites of The Stock Exchange of Hong Kong Limited ([www.hkexnews.hk](http://www.hkexnews.hk)) and the Company ([www.siud.com](http://www.siud.com)). Whether or not you are able to attend the annual general meeting, you are requested to complete and sign the accompanying form of proxy in accordance with the instructions printed thereon and return it to the branch share registrar and transfer office of the Company 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 annual general meeting or any adjournment thereof. Completion and return of the accompanying form of proxy will not preclude shareholders from attending and voting in person at the meeting if they so wish and in such event, the form of proxy previously submitted shall be deemed to be revoked.

16 April 2025

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## DEFINITIONS

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*In this circular, unless the context otherwise requires, the following expressions shall have the following meanings:*

“2025 AGM”	the annual general meeting of the Company to be held at Ballroom, 1/F, South Pacific Hotel, 23 Morrison Hill Road, Wanchai, Hong Kong on Thursday, 22 May 2025 at 11:00 a.m. (or any adjournment thereof), to consider and, if appropriate, to approve the resolutions contained in the notice of the meeting which is set out on pages 19 to 22 of this circular
“associate(s)”	has the meaning ascribed to it under the Listing Rules
“Audit Committee”	the audit committee of the Company
“Board”	the board of Directors
“Buyback Mandate”	as defined in paragraph 2(a) of the Letter from the Board
“Bye-laws”	the Bye-laws of the Company, as amended from time to time
“Company”	Shanghai Industrial Urban Development Group Limited (上海實業城市開發集團有限公司), a company incorporated in Bermuda with limited liability, the Shares of which are listed on the main board of the Stock Exchange
“Director(s)”	the director(s) of the Company
“Group”	the Company and its subsidiaries from time to time
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Investment Appraisal Committee”	the investment appraisal committee of the Company
“Issuance Mandate”	as defined in paragraph 2(b) of the Letter from the Board
“Latest Practicable Date”	7 April 2025, being the latest practicable date prior to the printing of this circular for ascertaining certain information in this circular
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Nomination Committee”	the nomination committee of the Company
“PRC”	the People’s Republic of China

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## DEFINITIONS

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“Remuneration Committee”	the remuneration committee of the Company
“RMB”	Renminbi, the lawful currency of the PRC
“SFO”	the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time
“Share(s)”	ordinary share(s) of HK\$0.04 each in the capital of the Company
“Shareholder(s)”	holder(s) of the Share(s)
“SIHL”	Shanghai Industrial Holdings Limited, a company incorporated in Hong Kong with limited liability and the shares of which are listed on the main board of the Stock Exchange (stock code: 363), and a controlling and substantial shareholder of the Company
“SIIC”	Shanghai Industrial Investment (Holdings) Company Limited, a company incorporated in Hong Kong with limited liability and a controlling and substantial shareholder of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Substantial Shareholder(s)”	has the meaning ascribed to it under the Listing Rules
“SUD”	Shanghai Urban Development (Holdings) Co., Ltd. (上海城開(集團)有限公司), a company incorporated in the PRC with limited liability and is indirectly owned by the Company as to 59% and by Xuhui SASAC as to 41%
“Takeovers Code”	the Codes on Takeovers and Mergers and Share Repurchases issued by the Securities and Futures Commission in Hong Kong
“Xuhui SASAC”	State-owned Assets Supervision and Administration Commission of Shanghai Xuhui District (上海市徐匯區國有資產監督管理委員會), a government authority authorised by and established directly under Shanghai Xuhui District People’s Government for supervising and managing state-owned assets in the possession of Xuhui District, including but not limited to, exercising state-owned shareholders’ right over SUD and a shareholder holding 41% of the equity interest in SUD

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LETTER FROM THE BOARD

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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)

*Executive Directors:*

Mr. Huang Haiping (*Chairman*)

Mr. Tang Jun (*President*)

Ms. Zhou Yadong

*Registered Office:*

Clarendon House,

2 Church Street,

Hamilton HM 11,

Bermuda

*Independent Non-executive Directors:*

Mr. Doo Wai-Hoi, William, *B.B.S., J.P.*

Dr. Fan Ren Da, Anthony

Mr. Li Ka Fai, David, *M.H.*

Dr. Chan Ho Wah, Terence

*Principal Place of*

*Business in Hong Kong:*

11/F, Henley Building,

No. 5 Queen's Road Central,

Hong Kong

16 April 2025

*To the Shareholders*

Dear Sir/Madam,

- (1) PROPOSED GRANTING OF GENERAL MANDATES TO  
REPURCHASE SHARES AND TO ISSUE NEW SHARES  
OF THE COMPANY;**
- (2) PROPOSED EXTENSION OF GENERAL MANDATE  
TO ISSUE SHARES;**
- (3) PROPOSED RE-ELECTION OF THE RETIRING DIRECTORS;  
AND**
- (4) NOTICE OF THE 2025 ANNUAL GENERAL MEETING  
OF THE COMPANY**

**1. INTRODUCTION**

The purpose of this circular is to provide the Shareholders with information in respect of the resolutions to be proposed at the 2025 AGM for (a) the Buyback Mandate; (b) the Issuance Mandate; (c) the extension of the Issuance Mandate by adding to it the aggregate number of issued Shares repurchased by the Company under the Buyback Mandate; and (d) the re-election of the retiring Directors.

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## LETTER FROM THE BOARD

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### 2. PROPOSED GRANTING OF THE BUYBACK AND ISSUANCE MANDATES, AND EXTENSION OF THE ISSUANCE MANDATE

At the annual general meeting of the Company held on 20 May 2024, general mandates were granted to the Directors to exercise the powers of the Company to repurchase Shares and to allot, issue and deal with new Shares respectively. Such mandates will lapse at the conclusion of the 2025 AGM.

Ordinary resolutions will be proposed at the 2025 AGM to approve the granting of new general mandates to the Directors:

- (a) To exercise the powers of the Company to repurchase Shares not exceeding 10% of aggregate number of the shares of the Company in issue at the date of the passing of such resolution (the “**Buyback Mandate**”);
- (b) To exercise the powers of the Company to issue, allot and otherwise deal with new Shares not exceeding 20% of aggregate number of the shares of the Company in issue at the date of the passing of such resolution (the “**Issuance Mandate**”); and
- (c) To extend the Issuance Mandate by adding to the aggregate number of Shares which may be allotted or agreed conditionally or unconditionally to be allotted by the Directors pursuant to the Issuance Mandate of an amount representing the aggregate number of shares of the Company repurchased by the Company pursuant to and in accordance with the Buyback Mandate.

As at the Latest Practicable Date, the issued share capital of the Company comprises 4,780,415,189 Shares. Assuming that there is no change in the issued and fully paid up share capital of the Company between the period from the Latest Practicable Date and the date of passing the resolution approving the Buyback Mandate and the Issuance Mandate, the maximum number of Shares which may be repurchased by the Company pursuant to the Buyback Mandate will be 478,041,518 Shares; and the maximum number of Shares which may be issued pursuant to the Issuance Mandate will be 956,083,037 Shares.

The Buyback Mandate and the Issuance Mandate will continue in force until the conclusion of the next annual general meeting of the Company held after the 2025 AGM or any earlier date as referred to in the proposed ordinary resolutions contained in items 4 and 5 of the notice of the 2025 AGM as set out on pages 19 to 22 of this circular. With reference to the Buyback Mandate and the Issuance Mandate, the Directors wish to state that they have no immediate plan to repurchase any Shares or issue any new Shares pursuant thereto.

In accordance with the requirements of the Listing Rules, the Company is required to send to the Shareholders an explanatory statement containing all the information reasonably necessary to enable them to make an informed decision on whether to vote for or against the granting of the Buyback Mandate. The explanatory statement as required by the Listing Rules in connection with the Buyback Mandate is set out in Appendix I to this circular.

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## LETTER FROM THE BOARD

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### 3. PROPOSED RE-ELECTION OF THE RETIRING DIRECTORS

In accordance with Bye-law 83(2) of the Bye-laws, Ms. Zhou Yadong (“**Ms. Zhou**”) and Dr. Chan Ho Wah, Terence (“**Dr. Chan**”), being executive Director and independent non-executive Director respectively, shall hold office as Directors until the next annual general meeting of the Company after their respective appointment. Separate ordinary resolutions will be proposed at the 2025 AGM to seek Shareholders’ approval to the proposed election of Ms. Zhou as an executive Director and Dr. Chan as an independent non-executive Director.

In accordance with Bye-law 84 of the Bye-laws, Mr. Doo Wai-Hoi, William, *B.B.S., J.P.* (“**Mr. Doo**”) and Dr. Fan Ren Da, Anthony (“**Dr. Fan**”), being independent non-executive Directors, will retire from office and, being eligible, offer themselves for re-election at the 2025 AGM. Separate ordinary resolutions will be proposed at the 2025 AGM to re-elect Mr. Doo and Dr. Fan as independent non-executive Directors.

Pursuant to Rule 13.74 of the Listing Rules, a listed issuer shall disclose the details required under Rule 13.51(2) of the Listing Rules of any director(s) proposed to be re-elected or proposed new director in the notice or accompanying circular to its shareholders of the relevant general meeting, if such re-election or appointment is subject to shareholders’ approval at that relevant general meeting. The requisite details of the above, directors to be re-elected and retiring Directors are set out in Appendix II to this circular.

The re-election of aforesaid Directors has been reviewed by the Nomination Committee which recommended to the Board that the re-election be proposed for the Shareholders’ approval at the 2025 AGM based on the nomination policy and the diversity policy adopted by the Company. The Nomination Committee also assessed and reviewed the written confirmations received from Mr. Doo, Dr. Fan and Dr. Chan, who have offered themselves for re-elections at the 2025 AGM and formed the view that they have met the independence criteria as set out in Rule 3.13 of the Listing Rules and remain independent.

Each of Mr. Doo and Dr. Fan has been appointed as an independent non-executive Director since July 2010 and has been served the Board for more than nine years upon expiration of their respective current terms this year, their re-election and further appointment will be subject to separate resolutions to be approved by the Shareholders at the 2025 AGM. Mr. Doo and Dr. Fan have not held any executive nor management roles in the Group. With their in-depth understanding of the operation and business of the Company accumulated throughout the years, the Board is of the view that Mr. Doo and Dr. Fan have made objective and constructive advices on the strategy and business development of the Company, and have given independent yet informed guidance to the Company leveraging on their expertise, experience and skills from their diversified background and professional experience and through their active participation in discussions in and outside of the Board meetings. Mr. Doo and Dr. Fan demonstrate firm commitment to their independent role. Each of the Nomination Committee and the Board is satisfied that the long service of Mr. Doo and Dr. Fan would not affect their exercise of independent

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## LETTER FROM THE BOARD

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judgement and that each of them has the required integrity, character and experience and commitment required from the role of independent non-executive Director and made contribution to the diversity of the Board.

Other than the Company, Dr. Fan is holding six listed companies' directorship in Hong Kong as director.

As an independent non-executive Director with diverse business and professional background and the chairman of the Investment Appraisal Committee, Dr. Fan continuously brought his valuable experience and impartial views and constructive comments to the Board through his active participation to the Board discussion since his appointment. He had attended all the Board meetings and Committee meetings of the Company since his last re-election at the annual general meeting of the Company in 2023.

Dr. Fan had disclosed to the Company the number and nature of offices held in public companies or organisations and other significant commitments with time involved. The Nomination Committee and the Board, having considered the nature of his other offices and commitments and the high level of participation as demonstrated by his attendance at Board meetings and Committee meetings of the Company, are satisfied that Dr. Fan has allocated and will continue to allocate sufficient time to his role as independent non-executive Director.

The Board, with the recommendation of the Nomination Committee, believes that the valuable knowledge and experience of the retiring Directors in the businesses of the Group and their general business acumen continue to generate significant contribution to the Company and the Shareholders as a whole and supports their re-elections as Directors at the 2025 AGM. The Board considers the re-election of Ms. Zhou as executive Director and Mr. Doo, Dr. Fan and Dr. Chan as independent non-executive Directors is in the best interest of the Company and the Shareholders as a whole.

#### **4. 2025 AGM AND PROXY ARRANGEMENT**

The notice of the 2025 AGM is set out on pages 19 to 22 of this circular. At the 2025 AGM, resolutions will be proposed to approve, *inter alia*, the ordinary resolutions relating to the granting of the Buyback Mandate, the Issuance Mandate, the extension of the Issuance Mandate by the addition thereto of the aggregate number of shares of the Company repurchased pursuant to the Buyback Mandate and the re-election of the retiring Directors.

A form of proxy for use at the 2025 AGM is enclosed with this circular and such form of proxy is also published on the websites of the Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and the Company ([www.siud.com](http://www.siud.com)). To be valid, the form of proxy must be completed and signed in accordance with the instructions printed thereon and deposited, together with the power of attorney or other authority (if any) under which it is signed or a certified copy of that power of attorney or authority, at the branch share registrar and transfer office of the Company 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 holding the 2025 AGM or any

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## LETTER FROM THE BOARD

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adjournment thereof. Completion and delivery of the form of proxy will not preclude you from attending and voting at the 2025 AGM if you so wish and in such event, the proxy form previously submitted shall be deemed to be revoked.

### 5. LISTING RULES REQUIREMENT

Pursuant to Rule 13.39(4) of the Listing Rules, any vote of shareholders at a general meeting must be taken by poll. Therefore, the chairman of the 2025 AGM will demand a poll for every resolution put to the vote at the 2025 AGM pursuant to Bye-law 66 of the Bye-laws. The Company will announce the results of the poll in the manner as prescribed under Rule 13.39(5) of the Listing Rules.

### 6. RESPONSIBILITY STATEMENT

This circular, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that, to the best of their knowledge and belief, the information contained in this circular is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this circular misleading.

### 7. RECOMMENDATION

The Directors consider that (a) the granting of the Buyback Mandate; (b) the granting/extension of the Issuance Mandate; and (c) the re-election of the retiring Directors, are in the interests of the Company and the Shareholders as a whole. Accordingly, the Directors recommend the Shareholders to vote in favour of the relevant resolutions to be proposed at the 2025 AGM.

To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, no Shareholder is required to abstain from voting on the resolutions to be proposed at the 2025 AGM.

### 8. GENERAL INFORMATION

Your attention is drawn to the additional information set out in Appendix I (Explanatory statement on the Buyback Mandate) and Appendix II (Details of the retiring Directors proposed to be re-elected at the 2025 AGM).

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

*The following is an explanatory statement required by the Listing Rules to be sent to the Shareholders to enable them to make an informed decision on whether to vote for or against the ordinary resolution to be proposed at the 2025 AGM in relation to the granting of the Buyback Mandate. Neither the explanatory statement nor the proposed granting of the Buyback Mandate has any unusual features.*

## **1. REASONS FOR REPURCHASES**

The Directors believe that the granting of the Buyback Mandate is in the interests of the Company and the Shareholders as a whole.

Repurchases of Shares may, depending on the market conditions and funding arrangements at the time, lead to an enhancement of the net asset value per Share and/or earnings per Share. The Directors are seeking the granting of the Buyback Mandate to give the Company the flexibility to do so if and when appropriate. The number of Shares to be repurchased on any occasion and the price and other terms upon which the same are repurchased will be decided by the Directors at the relevant time, having regard to the circumstances then pertaining.

## **2. SHARE CAPITAL**

As at the Latest Practicable Date, the issued and fully paid share capital of the Company was HK\$191,216,607.56 divided into 4,780,415,189 Shares of HK\$0.04 each.

Subject to the passing of the ordinary resolution set out in item 4 of the notice of the 2025 AGM in respect of the granting of the Buyback Mandate assuming that there is no change in the issued and fully paid up share capital of the Company between the period from the Latest Practicable Date and the date of passing the resolution approving the Issuance Mandate and the Buyback Mandate, the maximum number of Shares which may be repurchased by the Company pursuant to the Buyback Mandate will be 478,041,518 Shares.

## **3. FUNDING OF REPURCHASES**

In repurchasing Shares, the Company may only apply funds legally available for such purpose in accordance with its Bye-laws, the laws of Bermuda and/or any other applicable laws, as the case may be.

The Company is empowered by its Bye-laws to repurchase Shares. The laws of Bermuda provide that the amount of capital paid in connection with a share repurchase by a company may only be paid out of the capital paid up on the relevant shares, or funds of the company which would otherwise be available for dividend or distribution or out of the proceeds of a fresh issue of shares made for such purpose. The amount of premium payable on a repurchase may only be paid out of the funds of the company which would otherwise be available for dividend or distribution or out of the share premium account of the Company.

#### 4. IMPACT OF REPURCHASES

There might be a material adverse impact on the working capital or gearing position of the Company (as compared with the position disclosed in the audited accounts contained in the annual report of the Company for the year ended 31 December 2024) in the event that the Buyback Mandate was to be carried out in full at any time during the proposed repurchase period. However, the Directors do not intend to exercise the Buyback Mandate to such extent as would, in the circumstances, have a material adverse effect on the working capital of the Company or the gearing levels which in the opinion of the Directors are from time to time appropriate for the Company.

#### 5. TAKEOVERS CODE

If as a result of a repurchase of shares by the Company, a Shareholder's proportionate interest in the voting rights of the Company increases, such increase will be treated as an acquisition for the purposes of the Takeovers Code. Accordingly, a Shareholder, or group of Shareholders acting in concert, could obtain or consolidate control of the Company and become obliged to make a mandatory offer in accordance with Rule 26 of the Takeovers Code.

The interests of the Substantial Shareholders which fall to be disclosed to the Company under Part XV of the SFO as at the Latest Practicable Date and their respective percentage shareholdings of the Company assuming that the Buyback Mandate is exercised in full are as follows:

<b>Name of Substantial Shareholders</b>	<b>Number of Shares held as at the Latest Practicable Date</b>	<b>Approximate percentage of existing shareholding as at the Latest Practicable Date</b>	<b>Approximate percentage of shareholding if the Buyback Mandate is exercised in full</b>
SIHL	2,111,229,080(L) <sup>(1)(2)(3)</sup>	44.16%	49.07%
SIIC	3,367,223,977(L) <sup>(1)(2)(3)(4)</sup>	70.44%	78.26%

*Notes:*

1. L denotes long positions.
2. These include 2,061,229,080 Shares held by S.I. Smart Charmer Limited and 50,000,000 Shares that are deemed to be held by Novel Good Limited under the pledge described in note 3 below. As S.I. Smart Charmer Limited and Novel Good Limited are both wholly-owned subsidiaries of SIHL, which is in turn controlled by SIIC, SIHL and SIIC are deemed or taken to be interested in the interests in the Shares held by S.I. Smart Charmer Limited and Novel Good Limited.
3. These interests include 50,000,000 Shares (short positions) held by Invest Gain Limited (a company beneficially and wholly owned by Mr. Li Song Xiao who ceased to be a Substantial Shareholder during the year ended 31 December 2011) which are pledged to Novel Good Limited. Therefore, SIHL and SIIC are deemed or taken to be interested in these 50,000,000 Shares.

4. SIIC, through Shanghai Investment Holdings Limited (a subsidiary of SIIC) held approximately 55.13% of the shares of SIHL. Therefore, SIIC is deemed or taken to be interested in the 2,111,229,080 Shares held by SIHL for the purpose of the SFO. On the other hand, SIIC is also deemed or taken to be interested in the 1,255,994,897 Shares held by its subsidiaries, namely SIIC Trading Company Limited, Shanghai Industrial Financial Holdings (Hong Kong) Company Limited, SIIC CM Development Limited, SIIC Capital (B.V.I.) Limited and Shanghai Investment Holdings Limited.

On the basis that (1) both the issued share capital of the Company and the shareholding interest remain unchanged immediately prior to the full exercise of the Buyback Mandate; and (2) the number of Shares held by SIHL and SIIC remain unchanged before and after the full exercise of the Buyback Mandate, in the event that the Directors exercise in full the power to repurchase Shares in accordance with the terms of the relevant ordinary resolution to be proposed at the 2025 AGM, the shareholding interest of SIHL and SIIC in the issued Shares would be increased to approximately 49.07% and 78.26% respectively of the total issued share capital of the Company. Such increase may give rise to an obligation to make a mandatory offer under Takeovers Code on the part of SIHL and/or parties acting in concert with it. The Directors have no present intention to exercise the Buyback Mandate to such extent as would result in triggering such mandatory offer obligations.

In any event, the Directors do not intend to exercise the Buyback Mandate to an extent or which will reduce the aggregate amount of the share capital of the Company in public hands below 25% of the issued share capital of the Company, being the minimum public float requirement of the Stock Exchange.

## 6. GENERAL

None of the Directors or, to the best of their knowledge having made all reasonable enquiries, any of their respective close associates (as defined in the Listing Rules) have any present intention to sell any Shares to the Company in the event that the granting of the Buyback Mandate is approved by the Shareholders.

The Company has not been notified by any connected persons (as defined in the Listing Rules) of the Company that they have a present intention to sell any Shares to the Company, or that they have undertaken not to sell any Shares held by them to the Company in the event that the granting of the Buyback Mandate is approved by the Shareholders.

The Directors will exercise the power of the Company to make repurchases of Shares pursuant to the Buyback Mandate in accordance with the Listing Rules and the applicable laws of Bermuda. Neither this explanatory statement nor the proposed granting of the Buyback Mandate has any unusual features.

All the Shares repurchased by the Company pursuant to the Buyback Mandate will be cancelled and will not be held as treasury shares.

**7. MARKET PRICES OF SHARES**

During each of the previous 12 months, the highest and lowest prices at which the Shares were traded on the Stock Exchange preceding the Latest Practicable Date were as follows:

<b>Month</b>	<b>Traded Prices</b>	
	<b>Highest</b> <i>HK\$</i>	<b>Lowest</b> <i>HK\$</i>
<b>2024</b>		
April	0.495	0.410
May	0.530	0.450
June	0.475	0.405
July	0.440	0.370
August	0.400	0.340
September	0.420	0.330
October	0.510	0.410
November	0.460	0.370
December	0.420	0.365
<b>2025</b>		
January	0.375	0.310
February	0.365	0.315
March	0.365	0.295
April (up to the Latest Practicable Date)	0.300	0.265

**8. REPURCHASES OF SHARES MADE BY THE COMPANY**

No repurchase of Shares has been made by the Company during the previous six months immediately preceding the Latest Practicable Date (whether on the Stock Exchange or otherwise).

*Pursuant to the Listing Rules, details of the Directors who will retire and stand for re-election at the 2025 AGM according to the Bye-laws are provided below.*

**(1) Ms. Zhou Yadong (“Ms. Zhou”)**

***Position and Experience***

Ms. Zhou, aged 53, was appointed as an executive Director and a member of the Investment Appraisal Committee on 15 July 2024 and 21 March 2025 respectively.

She is a director and general manager of Shanghai SIIC Group Finance Co., Ltd. (“**SIIC Finance**”). She obtained a Master’s degree in Accounting from the Chinese University of Hong Kong and holds the title of economist. Ms. Zhou has nearly 30 years of financial and investment experience, having worked in investment banks in China, and has spent the last 20 years mainly in investment and corporate management work within SIIC. She successively worked in Shanghai SIIC Asset Management Co., Ltd., SIIC Management (Shanghai) Ltd., Shanghai Hu-Ning Expressway (Shanghai Section) Co., Ltd., Shanghai Luqiao Development Co., Ltd., SIIC and SIIC Finance., involving various fields such as asset operation, investment management, expressway development and financial fund management, and possesses extensive industry knowledge and rich management experience. In addition, Ms. Zhou also has extensive experience in IT team building, risk control and management, resources input and output, as well as the introduction and application of new technologies.

Save as disclosed above, Ms. Zhou has not held any other directorships in public companies the securities of which are listed in Hong Kong or overseas in the last three years and has not held any other positions with the Company and other subsidiaries of the Company.

***Length of Service***

Ms. Zhou has been appointed for a term of three years and is subject to retirement and re-election at the annual general meeting of the Company in accordance with the Bye-laws.

***Relationships***

As far as the Directors are aware and save as disclosed above, Ms. Zhou has no relationships with any other directors, senior management, Substantial Shareholders, or controlling shareholders (as defined in the Listing Rules) of the Company.

***Interests in Shares***

As at the Latest Practicable Date, Ms. Zhou is not interested or deemed to be interested in the shares or underlying shares of the Company or its associated corporations within the meaning of Part XV of the SFO.

*Director's Emoluments*

There is a service contract entered into between Ms. Zhou and the Company. Under the relevant service contract, Ms. Zhou will not receive any director's fee from the Company but is entitled a discretionary bonus, and additional fees will be paid to Ms. Zhou for serving on other Board committees, if any, the amount of which will be determined by the Remuneration Committee and the Board. The amount of the discretionary bonus and additional fees will be determined with reference to her duties, responsibilities and performance in respect of the Company, the Company's remuneration policy and the prevailing market situation.

**(2) Mr. Doo Wai-Hoi, William, B.B.S., J.P. ("Mr. Doo")***Position and Experience*

Mr. Doo, aged 80, was appointed as an independent non-executive Director on 5 July 2010. He is the chairman of the Remuneration Committee and members of the Audit Committee and Nomination Committee. Mr. Doo is the chairman and director of Fung seng Prosperity Holdings Limited. He is also the Honorary Consul General of the Kingdom of Morocco in Hong Kong and Macau, and has been serving as a Governor of the Canadian Chamber of Commerce in Hong Kong since 1995. Mr. Doo was awarded the Bronze Bauhinia Star by the Government of the Hong Kong Special Administrative Region in 2021. In addition, he was appointed as a National Committee Member of the 12th Chinese People's Political Consultative Conference in February 2013, and was promoted to the Officier del'Ordre National de la Légion d'Honneur by the French Government in 2019. He was an alternate director to Dr. Cheng Kar Shun, Henry, chairman and non-executive director, of FSE Lifestyle Services Limited (stock code: 331) from December 2021 to March 2024, and has been a non-executive director of Lifestyle International Holdings Limited (previous stock code: 1212) since June 2015, shares of which were withdrawn from listing on the Stock Exchange with effect from 20 December 2022. He is a director of the following listed companies:

<b>Listed Company</b>	<b>Role</b>
<i>Hong Kong listed companies</i>	
<ul style="list-style-type: none"> <li>FSE Lifestyle Services Limited (stock code: 331)</li> </ul>	Chairman, executive director and chairman of the executive committee
<ul style="list-style-type: none"> <li>New World Development Company Limited (stock code: 17)</li> </ul>	Vice chairman and non-executive director

Save as disclosed above, Mr. Doo has not held any other directorships in public companies the securities of which are listed in Hong Kong or overseas in the last three years and has not held any other positions with the Company and other subsidiaries of the Company.

*Length of Service*

Mr. Doo has been appointed for a term of three years and is subject to retirement and re-election at the annual general meeting of the Company in accordance with the Bye-laws.

*Relationships*

As far as the Directors are aware and save as disclosed above, Mr. Doo has no relationships with any other directors, senior management, Substantial Shareholders, or controlling shareholders (as defined in the Listing Rules) of the Company.

*Interests in Shares*

As at the Latest Practicable Date, Mr. Doo is not interested or deemed to be interested in the shares or underlying shares of the Company or its associated corporations within the meaning of Part XV of the SFO.

*Director's Emoluments*

There is a service contract entered into between Mr. Doo and the Company. Under relevant service contract, Mr. Doo is entitled to an annual director's fee of HK\$430,000, which is determined by the Remuneration Committee and the Board by reference to his duties, responsibilities and performance in respect of the Company, the Company's remuneration policy and the prevailing market conditions.

**(3) Dr. Fan Ren Da, Anthony ("Dr. Fan")***Position and Experience*

Dr. Fan, aged 64, was appointed as an independent non-executive Director on 5 July 2010. He is also the chairman of the Investment Appraisal Committee and the members of the Audit Committee, the Remuneration Committee and the Nomination Committee. Dr. Fan holds a Master's Degree in Business Administration from the United States and a PhD Degree in Economics. He has over fourteen years of experience in the property industry. He is the founding president of the Hong Kong Independent Non-Executive Director Association. He is also the chairman and managing director of AsiaLink Capital Limited. He was an independent non-executive director of 3DG Holdings (International) Limited (formerly known as "Hong Kong Resources Holdings Company Limited" ("**HK Resources**"), stock code: 2882) from September 2008 to February 2024, China Development Bank International Investment Limited (stock code: 1062) from March 2012 to March 2024, China Dili Group (previous stock code: 1387, listing of its shares was withdrawn on the Stock Exchange with effect from 12 August 2024) from August 2008 to August 2024, Haitong Securities Co., Ltd. (previous stock code: 6837, listing of its shares was withdrawn on the Stock

Exchange with effect from 4 March 2025) from October 2023 to March 2025, and CITIC Resources Holdings Limited (stock code: 1205) from August 2000 to March 2025.

He is a director of the following listed companies:

<b>Listed Company</b>	<b>Role</b>
<i>Hong Kong listed companies</i>	
<ul style="list-style-type: none"> <li>Tenfu (Cayman) Holdings Company Limited (stock code: 6868)</li> </ul>	Executive director and chairman of environmental, social and governance committee
<ul style="list-style-type: none"> <li>Technovator International Limited (stock code: 1206)</li> </ul>	Independent non-executive director, chairman of the remuneration committee and the risk management committee, members of the audit committee and the nomination committee
<ul style="list-style-type: none"> <li>Uni-President China Holdings Ltd. (stock code: 220)</li> </ul>	Independent non-executive director, chairman of the audit committee, members of the remuneration committee and the investment, strategy and development committee
<ul style="list-style-type: none"> <li>Neo-Neon Holdings Limited (stock code: 1868)</li> </ul>	Independent non-executive director, chairman of the risk management and regulatory compliance committee, members of the audit committee, the remuneration committee and the nomination committee
<ul style="list-style-type: none"> <li>Semiconductor Manufacturing International Corporation (stock code: 981)</li> </ul>	Independent non-executive director, chairman of the compensation committee, members of the audit committee and the nomination committee
<ul style="list-style-type: none"> <li>Hilong Holding Limited (stock code: 1623)</li> </ul>	Non-executive director

Save as disclosed above, Dr. Fan has not held any other directorships in public companies the securities of which are listed in Hong Kong or overseas in the last three years and has not held any other positions with the Company and other subsidiaries of the Company.

#### *Length of Service*

Dr. Fan has been appointed for a term of three years and is subject to retirement and re-election at the annual general meeting of the Company in accordance with the Bye-laws.

#### *Relationships*

As far as the Directors are aware and save as disclosed above, Dr. Fan has no relationships with any other directors, senior management, Substantial Shareholders, or controlling shareholders (as defined in the Listing Rules) of the Company.

#### *Interests in Shares*

As at the Latest Practicable Date, Dr. Fan is not interested or deemed to be interested in the shares or underlying shares of the Company or its associated corporations within the meaning of Part XV of the SFO.

#### *Director's Emoluments*

There is a service contract entered into between Dr. Fan and the Company. Under relevant service contract, Dr. Fan is entitled to an annual director's fee of HK\$430,000, which is determined by the Remuneration Committee and the Board by reference to his duties, responsibilities and performance in respect of the Company, the Company's remuneration policy and the prevailing market conditions.

#### *Other Matter*

Reference is made to the announcement of the Company dated 17 March 2025 pursuant to Rules 13.51B(2) and 13.51(2)(u) of the Listing Rules (the "Announcement") in relation to the press release of the Securities and Futures Commission (the "SFC") dated 14 March 2025 announcing that the SFC has commenced legal proceedings in the Court of First Instance to seek disqualification and compensation orders against eight former directors of HK Resources, including Dr. Fan (the "SFC Press Release"). The Board (other than Dr. Fan) has reviewed the content of the SFC Press Release. Based on the reasons as set out in the Announcement, the Board (other than Dr. Fan) considered that Dr. Fan remains suitable to act as an independent non-executive Director. Further information of this matter can be found in the Announcement.

**(4) Dr. Chan Ho Wah, Terence (“Dr. Chan”)***Position and Experience*

Dr. Chan, aged 54, was appointed as an independent non-executive Director and a member of the Remuneration Committee on 15 July 2024 and 21 March 2025 respectively. He holds a Doctor of Philosophy Degree in Economics and a Master’s Degree in Real Estate, and he also possesses professional fellow membership of CPA Australia and Royal Institute of Chartered Surveyors as well as the professional designation of Chartered Financial Analyst and Certified Financial Technologist.

Dr. Chan has thirty years of experience in real estate and infrastructure investment and financing and capital operation of listed companies. Dr. Chan is currently the chairman of Bay Area Capital Partners Limited and an Adjunct Professor in the Department of Real Estate and Construction of the University of Hong Kong. Dr. Chan is the chairman of ESG & Sustainable Investment Committee of Hong Kong Independent Non-Executive Director Association, a member of the Mainland Opportunities Committee of Financial Service Development Council, a member of the Greater Bay Area Committee of CPA Australia, and the vice-chairman of the Hong Kong Education University Council. Dr. Chan is a standing committee member of the 14th Shanghai Committee of the Chinese People’s Political Consultative Conference. He is also a member of the Chinese Association of Hong Kong & Macao Studies of the State Council, deputy president of the Federation of Hong Kong-Shanghai Associations, the chairman of Shanghai HK Association, and a member of the 2021 Election Committee of the HKSAR. He has been appointed as a member of Infrastructure Development Advisory Committee of the Hong Kong Trade Development Council and vice chairman of the Security and Guarding Services Industry Authority of the Security Bureau since 2022. He is a director of the following listed companies:

<b>Listed Company</b>	<b>Role</b>
<i>Hong Kong listed companies</i>	
<ul style="list-style-type: none"> <li>CASH Financial Services Group Limited (stock code: 510)</li> </ul>	Independent non-executive director and member of the audit committee
<ul style="list-style-type: none"> <li>Wang On Properties Limited (stock code: 1243)</li> </ul>	Independent non-executive director, chairman of the remuneration committee, members of the audit committee and the nomination committee

Save as disclosed above, Dr. Chan has not held any other directorships in public companies the securities of which are listed in Hong Kong or overseas in the last three years and has not held any other positions with the Company and other subsidiaries of the Company.

*Length of Service*

Dr. Chan has been appointed for a term of three years and is subject to retirement and re-election at the annual general meeting of the Company in accordance with the Bye-laws.

*Relationships*

As far as the Directors are aware and save as disclosed above, Dr. Chan has no relationships with any other directors, senior management, Substantial Shareholders, or controlling shareholders (as defined in the Listing Rules) of the Company.

*Interests in Shares*

As at the Latest Practicable Date, Dr. Chan is not interested or deemed to be interested in the shares or underlying shares of the Company or its associated corporations within the meaning of Part XV of the SFO.

*Director's Emoluments*

There is a service contract entered into between Dr. Chan and the Company. Under relevant service contract, Dr. Chan is entitled to an annual director's fee of HK\$430,000, which is determined by the Remuneration Committee and the Board by reference to his duties, responsibilities and performance in respect of the Company, the Company's remuneration policy and the prevailing market conditions.

Save as disclosed, there is no information which is discloseable nor are/were Ms. Zhou, Mr. Doo, Dr. Fan and Dr. Chan involved in any of the matters required to be disclosed pursuant to any of the requirements under paragraphs 13.51(2)(h) to 13.51(2)(v) of the Listing Rules and there are no other matters concerning Ms. Zhou, Mr. Doo, Dr. Fan and Dr. Chan that need to be brought to the attention of the Shareholders.

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## NOTICE OF THE 2025 AGM

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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 2025 AGM

**NOTICE IS HEREBY GIVEN** that an annual general meeting of Shanghai Industrial Urban Development Group Limited (the “**Company**”) will be held at Ballroom, 1/F, South Pacific Hotel, 23 Morrison Hill Road, Wanchai, Hong Kong on Thursday, 22 May 2025 at 11:00 a.m. (or an adjournment thereof) for the following purposes:

1. To consider and receive the audited consolidated financial statements of the Company and its subsidiaries and the reports of the directors and auditor of the Company for the year ended 31 December 2024;
2. (a) To re-elect Ms. Zhou Yadong as an executive director of the Company;
- (b) To re-elect Mr. Doo Wai-Hoi, William, *B.B.S., J.P.* as an independent non-executive director of the Company;
- (c) To re-elect Dr. Fan Ren Da, Anthony as an independent non-executive director of the Company;
- (d) To re-elect Dr. Chan Ho Wah, Terence as an independent non-executive director of the Company; and
- (e) To authorise the Board of the Company to fix the remuneration of the Directors;
3. To re-appoint Deloitte Touche Tohmatsu as auditor of the Company and to authorise the Board to fix auditor’s remuneration;
4. To consider as special business and, if thought fit, pass with or without amendments, the following resolution as an ordinary resolution of the Company:

**“THAT:**

- (a) subject to paragraph (b) below, the exercise by the Directors during the Relevant Period (as defined below) of all the powers of the Company to purchase its shares, subject to and in accordance with the applicable laws, be and is hereby generally and unconditionally approved;
- (b) the aggregate number of shares of the Company to be purchased pursuant to the approval in paragraph (a) above shall not exceed 10% of the aggregate number of shares of the Company in issue as at the date of passing of this resolution and the said approval shall be limited accordingly; and

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## NOTICE OF THE 2025 AGM

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- (c) for the purpose of this resolution, “Relevant Period” means the period from the passing of this resolution until whichever is the earliest of:
  - (i) the conclusion of the next annual general meeting of the Company;
  - (ii) the revocation or variation of the authority given under this resolution by an ordinary resolution passed by the Company’s shareholders in general meetings; or
  - (iii) the expiration of the period within which the next annual general meeting of the Company is required by the Bye-laws or any applicable laws to be held.”;
- 5. To consider as special business and, if thought fit, pass with or without amendments, the following resolution as an ordinary resolution of the Company:

**“THAT:**

- (a) subject to paragraph (c) below, the exercise by the Directors during the Relevant Period (as defined below) of all the powers of the Company to allot, issue and deal with authorised and unissued shares in the capital of the Company and to make or grant offers, agreements and options which might require the exercise of such powers be and is hereby generally and unconditionally approved;
- (b) the approval in paragraph (a) above shall authorise the Directors to make or grant offers, agreements and options during the Relevant Period which would or might require the exercise of such powers after the end of the Relevant Period;
- (c) the aggregate number of shares allotted or agreed conditionally or unconditionally to be allotted by the Directors pursuant to the approval in paragraph (a) above, otherwise than pursuant to:
  - (i) a Rights Issue (as defined below);
  - (ii) any issue of shares of the Company on the exercise of the outstanding subscription rights or conversion rights attaching to any securities which are convertible into shares of the Company from time to time;
  - (iii) the exercise of options granted under a share option scheme of the Company; or
  - (iv) any scrip dividend scheme or similar arrangement providing for the allotment of shares in lieu of the whole or part of a dividend on shares of the Company in accordance with the Bye-laws,

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## NOTICE OF THE 2025 AGM

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shall not exceed 20% of the aggregate number of the issued shares of the Company as at the date of passing of this resolution and this approval shall be limited accordingly; and

(d) for the purposes of this resolution:

“Relevant Period” means the period from the passing of this resolution until whichever is the earliest of:

- (i) the conclusion of the next annual general meeting of the Company;
- (ii) the revocation or variation of the authority given under this resolution by an ordinary resolution passed by the Company’s shareholders in general meetings; or
- (iii) the expiration of the period within which the next annual general meeting of the Company is required by the Bye-laws or any applicable laws to be held; and

“Rights Issue” means an offer of shares open for a period fixed by the Directors to holders of shares of the Company or any class thereof on the register on a fixed record date in proportion to their then holdings of such shares or class thereof (subject to such exclusions or other arrangements as the Directors may deem necessary or expedient in relation to fractional entitlements or having regard to any restrictions or obligations under the laws of any relevant jurisdiction or the requirements of any recognised regulatory body or any stock exchange).”; and

6. To consider as special business and, if thought fit, pass with or without amendments, the following resolution as an ordinary resolution of the Company:

“**THAT** conditional upon the passing of resolutions set out in items 4 and 5 of the notice convening this meeting (the “**Notice**”), the general mandate referred to in the resolution set out in item 5 of the Notice be and is hereby extended by the addition to the aggregate number of shares which may be allotted and issued or agreed conditionally or unconditionally to be allotted and issued by the Directors pursuant to such general mandate of an amount representing the aggregate number of the shares of the Company repurchased by the Company pursuant to the mandate referred to in the resolution set out in item 4 of the Notice, provided that such amount shall not exceed 10% of the aggregate number of the issued shares of the Company as at the date of passing of this resolution.”

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

Hong Kong, 16 April 2025

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## NOTICE OF THE 2025 AGM

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*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 Friday, 16 May 2025 to Thursday, 22 May 2025, both days inclusive, during which period no transfer of shares of the Company will be registered. 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 branch share registrar and transfer office of the Company 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 Thursday, 15 May 2025.
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 effective, 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 branch share registrar and transfer office of the Company 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. In relation to the ordinary resolutions set out in items 4, 5 and 6 of the Notice, the Directors wish to state that they have no immediate plan to repurchase any existing shares or issue any new shares of the Company.
6. The votes to be taken at the meeting for the resolutions will be by way of poll.