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**MAGNIFICENT HOTEL
INVESTMENTS LIMITED**

華大酒店投資有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 201)



**SHUN HO PROPERTY
INVESTMENTS LIMITED**

順豪物業投資有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 219)

JOINT ANNOUNCEMENT

(1) DELAY IN DESPATCH OF THE CONNECTED TRANSACTION CIRCULAR IN RELATION TO TRANSFER OF SHARES IN SHUN HO PROPERTY INVESTMENTS LIMITED; AND

(2) DELAY IN DESPATCH OF POSSIBLE OFF-MARKET SHARE BUY- BACK CIRCULAR

Reference is made to the announcement dated 10 May 2026 jointly issued by Magnificent Hotel Investments Limited (stock code: 201), Shun Ho Property Investments Limited (stock code: 219) and Shun Ho Holdings Limited (stock code: 253) in relation to (1) Transfer of shares in Shun Ho Property Investments Limited; (2) Possible off-market Share Buy-back and (3) Proposed Special Dividend (the "**Announcement**"). Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Announcement.

As stated in the Announcement:

- a) an SHP Circular containing, among others: (i) details of the Share Buy-back Agreement; (ii) a letter of recommendation from the SHP Independent Board Committee to the SHP Independent Shareholders on the Share Buy-back; (iii) a letter of advice from the SHP Independent Financial Adviser to the SHP Independent Board Committee and the SHP Independent Shareholders on the Share Buy-back; and (iv) a notice of the SHP EGM, will be despatched to the SHP Shareholders in accordance with the Listing Rules, the Share Buy-backs Code and the Companies Ordinance within 21 days from the date of the Announcement. As such, the expected date of dispatch of the SHP Circular will be on or before 31 May 2026, unless extended with the consent of the Executive; and

- b) an MHI Circular containing, among others: (i) details of the Share Buy-back Agreement; (ii) a letter of recommendation from the MHI Independent Board Committee to the MHI Independent Shareholders on the Share Buy-back; and (iii) a letter of advice from the MHI Independent Financial Adviser to the MHI Independent Board Committee and the MHI Independent Shareholders on the Share Buy-back; and (iv) a notice of the MHI EGM, will be despatched to the MHI Shareholders in accordance with the Listing Rules within 15 business days from the date of the Announcement. Given that additional time is needed to include certain information in the MHI Circular, the expected date of dispatch of the MHI Circular will be on or before 1 June 2026, unless further extended by Magnificent Hotel by making further announcement.

As additional time is required for (a) preparing and finalising the financial information to be included in the SHP Circular (including but not limited to the statement of indebtedness as required under the Takeovers Code), (b) preparing and finalising the letter of advice from the SHP Independent Financial Adviser to the SHP Independent Board Committee and the SHP Independent Shareholders on the Share Buy-back and the letter from the SHP Independent Board Committee to the SHP Independent Shareholders on the Share Buy-back, an application has been made to the Executive for and the Executive has indicated that it is minded to grant consent to an extension of the latest date for despatching the SHP Circular from 1 June 2026 to a date no later than 30 June 2026.

As additional time is required for (a) preparing and finalising the financial information to be included in the MHI Circular, (b) preparing and finalising the letter of advice from the MHI Independent Financial Adviser to the MHI Independent Board Committee and the MHI Independent Shareholders on the Share Buy-back Agreement and the letter from the MHI Independent Board Committee to the MHI Independent Shareholders on the Share Buy-back Agreement, the despatch date of the MHI Circular will be postponed to a date on or before 30 June 2026.

Further announcement(s) will be made by Shun Ho Property and Magnificent Hotel in relation to the despatch of the SHP Circular and the MHI Circular as and when appropriate.

Shareholders and potential investors in Magnificent Hotel and Shun Ho Property should be aware that the proposed Share Buy-back is subject to the conditions set out in the Announcement, and consequently the proposed Share Buy-back may or may not proceed. The payment of the Special Cash Dividend is subject to the conditions set out in the Announcement, and consequently the payment of the Special Cash Dividend may or may not be made. Accordingly, shareholders and potential investors in Magnificent Hotel and Shun Ho Property are advised to exercise caution when dealing in the shares and the other securities of Magnificent Hotel and Shun Ho Property.

By Order of the Board
**Magnificent Hotel
Investments Limited**

Koo Ching Fan

Company Secretary

By Order of the Board
**Shun Ho Property
Investments Limited**

Koo Ching Fan

Company Secretary

Hong Kong, 1 June 2026

As at the date hereof, the Board of each of Magnificent Hotel Investments Limited and Shun Ho Property Investments Limited comprises four Executive Directors, namely, Mr. William Cheng Kai Man (Chairman), Mr. Albert Hui Wing Ho, Madam Kimmy Lau Kam May and Madam Ng Yuet Ying; one Non-executive Director, namely, Madam Mabel Lui Fung Mei Yee; and three Independent Non-executive Directors, namely, Mr. Chan Kim Fai, Mr. Lam Kwai Cheung and Mr. Warren Liu Yuk Cho.

In case of any discrepancy between the English version and the Chinese version of this announcement, the English version shall prevail.

All the Directors jointly and severally accept full responsibility for the accuracy of the information contained in this announcement and confirm, having made all reasonable inquiries, that to the best of their knowledge, opinions expressed in this announcement have been arrived at after due and careful consideration and there are no other facts not contained in this announcement, the omission of which would make any statement in this announcement misleading.