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沪港联合

HONG KONG SHANGHAI ALLIANCE HOLDINGS LIMITED

滬港聯合控股有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 1001)

SUPPLEMENTAL ANNOUNCEMENT TO 2020/21 ANNUAL REPORT

This announcement is made by Hong Kong Shanghai Alliance Holdings Limited (the “**Company**”, together with its subsidiaries, collectively the “**Group**”) pursuant to paragraphs 23(2) and 32(4A) of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. The board of directors of the Company (the “**Board**”) intends to provide supplemental information in respect of the investment properties and significant investments held by the Group as disclosed in Note 15 and Note 20 to the consolidated financial statements in the 2020/21 Annual Report for the year ended 31st March 2021 published by the Company on 9th July 2021 (the “**2020/21 Annual Report**”). Capitalised terms used herein shall have the same meanings as those defined in the 2020/21 Annual Report unless the context requires otherwise.

INVESTMENT PROPERTIES

As at 31st March 2021, the Group’s properties held for investment and their particulars are as follows:

Property name and location	Existing use	Tenure	Total gross floor area (Square meter)	Group’s interests
Central Park•Pudong No. 2399 Zhangyang Road, Pudong New Area, Shanghai, China	Commercial offices	Medium term*	33,191.02	100%
Unit 606, Sanlian Building No. 8 Huajing Road, Pudong New Area, Shanghai, China	Commercial offices	Medium Term*	37.64	83.3%

*Medium terms are for lease less than 50 years but not less than 10 years.

SIGNIFICANT INVESTMENTS HELD

The Group's Property Investment and Project Management Business continue to pursue its strategy of investing in commercial properties in Shanghai via partnerships or investment funds, where the Group takes a portion of equity stake and act as a general partner and/or investment manager. The Group will continue to seek for investment projects in Shanghai which have high potential of property revitalisation and value optimisation. As at 31st March 2021, the particulars of the significant investments held by the Group are as follows:

Name of entity	Place of business/country establishment/ incorporation	As at 31st March 2021		Total number of shares and percentage of ownership interest attributable to the Group	
		Carry amount HK\$'000	Percentage to total assets of the Group	2021	2020
Unlisted, ordinary shares					
HSL Shanghai Office	Mainland China/	282,091	9.5 %	3,690.93 shares	3,690.93 shares
Partners I Limited and its subsidiaries (collectively "HSO Group") (Note i)	British Virgin Islands			and 15%	and 15%
Skyline Holdings (BVI) Limited and its subsidiaries (collectively "Skyline Group") (Note ii)	Mainland China/ British Virgin Islands	55,339	1.9 %	5 shares and 5%	5 shares and 5%

Notes:

- i. HSO Group is principally engaged in property investment and project management business in Mainland China for a commercial property project, Central Park•Jing'an. As at 31st March 2021, the Group has contributed capital, aggregated to US\$36,909,000 (equivalent to approximately HK\$289,590,000) and the investment in HSO Group is accounted for using equity method. During the Year, the Group shared the loss of investment in HSO Group totalling HK\$9,720,000. No gain or loss on disposal was recorded and no dividend was received during the Year. Financial performance details were contained in Note 20 to the consolidated financial statements in the 2020/21 Annual Report.
- ii. Skyline Group is principally engaged in property investment and project management business in Mainland China for a commercial and hotel complex project, Central Park•Huangpu. As at 31st March 2021, the Group has contributed capital, aggregated to US\$7,645,000 (equivalent to approximately HK\$60,114,000) and the investment in Skyline Group is accounted for using equity method. During the Year, the Group shared the loss of investment in Skyline Group totalling HK\$10,004,000. No gain or loss on disposal was recorded and no dividend was received during the Year. Financial performance details were contained in Note 20 to the consolidated financial statements in the 2020/21 Annual Report.

The Board confirms that the above supplemental information does not affect other information contained in the 2020/21 Annual Report. Save as disclosed above, the contents of the 2020/21 Annual Report remain unchanged.

On behalf of the Board
Hong Kong Shanghai Alliance Holdings Limited
Yao Cho Fai Andrew
Chairman

Hong Kong, 18th August 2021

As at the date of this announcement, the Board comprises Mr. Yao Cho Fai Andrew and Mr. Lau Chi Chiu (being the executive directors); Mr. Tam King Ching Kenny, Mr. Xu Lin Bao, Mr. Yeung Wing Sun Mike and Mr. Li Yinquan (being the independent non-executive directors).