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INSIDE INFORMATION ANNOUNCEMENT

This announcement is made by SJM Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined under the Listing Rules) under Part XIV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the Company’s shareholders, holders of other securities and potential investors of the current developments regarding the Group’s satellite casinos in Macau Special Administrative Region of the People’s Republic of China (“**Macau**”).

The Company’s principal subsidiary, SJM Resorts, S.A. (“**SJM Resorts**”), is one of the six companies authorised to operate casino games of fortune from 1 January 2023 to 31 December 2032 under the terms of a gaming concession granted by the Government of Macau. As at the date of this announcement, SJM Resorts directly owns and operates four casinos, namely, Casino Lisboa, Casino Grand Lisboa, Casino Grand Lisboa Palace and Casino Oceanus at Jai Alai, and operates nine satellite casinos, namely, Casino Casa Real, Casino Emperor Palace, Casino Fortuna, Casino Grandview, Casino Kam Pek Paradise, Casino Landmark, Casino L’Arc Macau, Casino Legend Palace and Casino Ponte 16.

Under Macau gaming law revised in 2022, SJM Resorts is allowed to operate nine satellite casinos under the previous profit-sharing model for a transition period of three years, which will end on 31 December 2025. Upon termination of the transition period, such satellite casinos must be directly owned by SJM Resorts or transition to a management agreement structure with no profit-sharing arrangement in order to continue to operate beyond 2025.

After in-depth analysis and evaluation conducted by the Board while taking into account factors such as alignment with SJM Resorts’ long-term objectives and competitiveness, and strategic location of each satellite casino, the Board has concluded the intention to acquire the properties where Casino L’Arc Macau and Casino Ponte 16 are located. Accordingly, SJM Resorts will proceed with negotiations toward the potential acquisitions of such properties. As of the date of this announcement, detailed terms have not yet been negotiated, and no binding agreement has been reached or signed. The Group believes that continuing operations at these locations will be beneficial to the Group and in the best interests of the Company and its

shareholders as a whole, subject to successful outcome of negotiations. The respective counterparties of the said potential acquisitions are connected persons of the Company by virtue of them being associates of a director of the Company and/ or a director of subsidiaries of the Company. Hence, the said potential acquisitions, if materialized, may constitute a connected transaction for the Company under Chapter 14A of the Listing Rules.

At the same time, the Board has decided not to continue gaming operations at the following satellite casinos upon expiry of the relevant service agreements on 31 December 2025: Casino Casa Real, Casino Emperor Palace, Casino Fortuna, Casino Grandview, Casino Kam Pek Paradise, Casino Landmark, and Casino Legend Palace.

Regardless of the outcome of negotiations for the above potential acquisitions, all the gaming tables and slot machines at the Group's satellite casinos will be allocated to the casinos owned by SJM Resorts.

SJM Resorts is committed to safeguarding local employment in Macau. All Macau residents currently working at the satellite casinos scheduled for closure, regardless of whether they are directly employed by SJM Resorts or by its third-party partners, will be offered job opportunities within SJM Resorts' portfolio of properties. Those who are already SJM Resorts employees will retain their employment and be reassigned to similar gaming-related roles at other casinos based on operational needs; non-SJM Resorts' employees who are local residents will also be invited to apply for suitable positions of the Group.

The Board currently does not anticipate any material adverse effect on the Group's operations, liquidity, or profitability as a result of the planned satellite casino portfolio adjustments mentioned above.

The Company will provide further updates, and will comply with the relevant requirements under the Listing Rules as and when appropriate.

Shareholders, holders of other securities, and potential investors of the Company are advised not to rely on market rumors in relation to the Group. Any information concerning the Group should only be based on the Company's official announcements.

Shareholders, holders of other securities, and potential investors of the Company are reminded to exercise caution when dealing in the securities of the Company.

By order of the Board of
SJM Holdings Limited
Ho Chiu Fung, Daisy
Chairman and Executive Director

Hong Kong, 9 June 2025

As at the date of this announcement, the executive directors of the Company are Ms. Ho Chiu Fung, Daisy, Mr. Fok Tsun Ting, Timothy, Deputada Leong On Kei, Angela, Dr. Chan Un Chan and Mr. Shum Hong Kuen, David; the non-executive director of the Company is Mr. Tsang On Yip, Patrick; and the independent non-executive directors of the Company are Mr. Ho Hau Chong, Norman, Ms. Wong Yu Pok, Marina and Mr. Yeung Ping Leung, Howard.