

31 March 2025

Dear Shareholders,

1. Annual Report 2024, Circular dated 31 March 2025 containing Notice of Annual General Meeting together with the Form of Proxy (collectively “Current Corporate Communications”) and Sustainability Report 2024

The Current Corporate Communications (English and Chinese versions) of Hysan Development Company Limited (the “Company”) are enclosed.

You may access those documents by clicking “Financial Reports” under “Investor” section on the Company’s website at www.hysan.com.hk (the “Company’s Website”) for the Annual Report 2024 and “News/Announcements/Circulars” for the other Current Corporate Communications. The Current Corporate Communications are also available on the website of The Stock Exchange of Hong Kong Limited at www.hkexnews.hk (the “Stock Exchange’s Website”).

The Sustainability Report 2024 is published in electronic form under “Financial Reports” under “Investor” section on the Company’s Website, and is also available on the Stock Exchange’s Website.

2. Choice of Means of Receipt and Language for Future Corporate Communications

We offer our shareholders the choice to receive corporate communications^(Note) (i) by electronic means through the Company’s Website; or (ii) in printed form, in English and/or Chinese version(s).

With a view to increasing efficiency of communication, protecting the environment and saving costs, the Company recommends you to select option (i) above. To make your choice, please complete and sign the enclosed reply form and return it to the Company’s Registrar, Tricor Investor Services Limited (the “Company’s Registrar”) by post using the provided prepaid mailing label or by e-mail to hysan14-ecom@vistra.com or cosec@hysan.com.hk.

If the Company does not receive a duly completed and signed reply form indicating the objection from you on or before 29 April 2025 and until you inform the Company or the Company’s Registrar by reasonable notice in writing, you are deemed to have consented to receiving all future corporate communications by electronic means through the Company’s Website only, and a notification of the publication of the corporate communications on the Company’s Website will be sent to you by e-mail or, if none provided, by post to your registered address.

You may change your means of receipt (in printed form or by electronic means) and/or choice of language (English and/or Chinese) of corporate communications, free of charge, at any time in future by reasonable notice in writing to the Company or the Company’s Registrar or by e-mail to hysan14-ecom@vistra.com or cosec@hysan.com.hk. If you have difficulty in receiving or gaining access to the corporate communications on the Company’s Website, the Company will promptly upon your request send the corporate communications to you in printed form free of charge.

Please note that printed copies of the English and Chinese versions of all future corporate communications are available from the Company or the Company’s Registrar on request. Electronic versions are also available on the Company’s Website and the Stock Exchange’s Website.

Should you have any queries relating to any of the above matters, please call the enquiry hotline on (852) 2980 1333 during business hours (9:00 a.m. to 5:30 p.m., Monday to Friday, excluding Hong Kong public holidays).

Yours faithfully,
Chow Lai Kwan
Company Secretary

Encl.

Note: The term “corporate communications” refers to all “corporate communications” as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, including without limitation, Interim/Annual Reports, notices, circulars, proxy forms of the Company.

This letter is in English and Chinese. In case of any inconsistency, the English version shall prevail.

