

31 March 2026

Dear Shareholders,

1. Annual Report 2025, Circular dated 31 March 2026 containing Notice of Annual General Meeting together with the Form of Proxy (collectively “Current Corporate Communications”) and Sustainability Report 2025

The Current Corporate Communications (English and Chinese versions) of Hysan Development Company Limited (the “Company”) are now available on the Company’s website at www.hysan.com.hk (the “Company’s Website”) and the website of The Stock Exchange of Hong Kong Limited at www.hkexnews.hk (the “Stock Exchange’s Website”).

You may access those documents by clicking “Financial Reports” under “Investor” section on the Company’s Website for the Annual Report 2025 and “News/Announcements/Circulars” for the other Current Corporate Communications. If you have elected to receive the corporate communications^(Note) in printed form, the Current Corporate Communications in your selected language(s) is/are enclosed.

The Sustainability Report 2025 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. Amending your Choice of Means of Receipt and Language for Future Corporate Communications

If you would like to (i) receive the Current Corporate Communications in printed form or in a language version other than your existing choice; and/or (ii) change your means of receipt (in printed form or by electronic means through the Company’s Website or in printed form) and/or choice of language (English and/or Chinese) of all future corporate communications, please complete the enclosed change request form and return it to the Company’s Registrar, Tricor Investor Services Limited, by post using the provided prepaid mailing label, or by e-mail to hysan14-ecom@vistra.com or cosec@hysan.com.hk. Your choice of means of receipt and/or choice of language of all future corporate communications shall be amended accordingly. Any corporate communications in printed form or in your choice of language will be sent to you free of charge.

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.

If you choose the electronic means for receiving all future corporate communications, 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.

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 and proxy forms of the Company.

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

