

31 March 2026

Dear Shareholders,

1. Annual Report 2025, Circular dated 31 March 2026 containing Notice of Annual General Meeting together with 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 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 2025 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 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. 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 2026 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 and proxy forms of the Company.

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



Please complete and sign this form and return it by cutting and sticking the prepaid mailing label on an envelope to the Company's Registrar, Tricor Investor Services Limited or via e-mail to hysan14-ecom@vistra.com or cosec@hysan.com.hk.

REPLY FORM

To: Tricor Investor Services Limited
17/F, Far East Finance Centre
16 Harcourt Road
Hong Kong

I/We would like to receive the future corporate communications of Hysan Development Company Limited (the "Company" or "Hysan"): (Please "✓" only one box.)

- by electronic means only through Hysan's website (www.hysan.com.hk) instead of in printed form with an e-mail notification to my/our e-mail address below or a notification letter of the publication of corporate communications on Hysan's website; or

Grid for e-mail address input

(Please fill in your e-mail address.)

- in printed form in English only; or
in printed form in Chinese only; or
in printed form in both English and Chinese.

I/We have noted the following Personal Information Collection Statement and provide the information as requested.

Signature(s): _____ Date: _____

Name(s) of Shareholder(s) in English _____ Name(s) of Shareholder(s) in Chinese _____
(Please use BLOCK LETTERS.)

Contact Telephone Number

- Notes: 1. Please complete this form clearly. Any form with no indicated choice, with no signature or otherwise incorrectly completed shall be void.
2. If the Company does not receive this form from you or does not receive from you a response indicating the objection on or before 29 April 2026, you are deemed to have consented to receive all our future corporate communications on the Company's website only...
3. The above instruction will apply to all future corporate communications to be sent to you until you notify otherwise by reasonable notice in writing to the Company or the Company's Registrar.
4. For the avoidance of doubt, we do not accept any special instructions written on this form. Please write to us separately if you have any.
5. 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, circular and, proxy forms of the Company.

PERSONAL INFORMATION COLLECTION STATEMENT

The Personal Data provided to the Company and/or the Company's Registrar, Tricor Investor Services Limited, in this form will be used for the purpose of circulation of corporate communications in the manner chosen and for related corporate communication purpose.

The Personal Data will be transferred to the Company's service providers for printing and mailing the corporate communications to you if necessary to facilitate the receipt of corporate communications and related purpose. The Personal Data may be disclosed when required by law or a court order of any jurisdiction, or as requested by any government or law enforcement authorities or administrative organs or as is necessary to bring legal action or defend any legal action in relation to you.

Your Personal Data will be retained for such period as may be necessary for our record and verification purposes and its directly related purpose(s).

You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. We have the right to charge a reasonable fee for processing any Personal Data access request. Any such request for access to and/or correction of your Personal Data should be in writing by either of the following means:

By mail to: Privacy Compliance Officer
Tricor Investor Services Limited
17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong

By e-mail to: hysan14-ecom@vistra.com

You can find out more about Hysan's policies on privacy and personal data protection by accessing our privacy policy statement available on Hysan's website at www.hysan.com.hk.



MAILING LABEL

Please cut the mailing label and stick it on an envelope to return this Reply Form to us. No postage is necessary if posted in Hong Kong.

Tricor Investor Services Limited
Freeport No. 10 GPO
Hong Kong