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Hysan Development Company Limited

希慎興業有限公司

(Incorporated in Hong Kong with limited liability)

(the “Company”)

(Stock Code: 00014)

ANNOUNCEMENT OF PARTIAL REPURCHASE OF US\$500,000,000 SENIOR GUARANTEED PERPETUAL CAPITAL SECURITIES

(ISIN: XS2216209333)

(Stock Code: 40353)

(the “Securities”)

ISSUED BY

ELECT GLOBAL INVESTMENTS LIMITED

(Incorporated in the British Virgin Islands with limited liability)

(the “Issuer”)

This announcement is made by the Issuer pursuant to Rule 37.48(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

References are made to the announcements of the Company dated 25 August 2020, 3 September 2020 and 15 September 2022 in relation to the Securities made by the Company and the Issuer on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) (together, the “**Announcements**”). Unless otherwise defined, capitalised terms used herein shall have the same meanings as defined in the Announcements.

After 15 September 2022 and up to the date of this announcement, the Company and its subsidiaries (the “**Group**”) have further repurchased part of the outstanding Securities in an aggregate principal amount of US\$21,021,000 (the “**Further Repurchased Securities**”) in the open market, representing approximately 4.20 per cent. of the initial aggregate principal amount of the Securities of US\$500,000,000. All the Further Repurchased Securities have been cancelled. Together with the Further Repurchased Securities, the Group has repurchased US\$75,864,000 in aggregate principal amount of the outstanding Securities in the open market, representing approximately 15.17 per cent. of the initial aggregate principal amount of the Securities. After cancellation of the Further Repurchased Securities, the outstanding aggregate principal amount of the Securities as of the date of this announcement is US\$424,136,000, representing approximately 84.83 per cent. of the initial aggregate principal amount of the Securities.

The Group will continue to monitor market conditions and may make further repurchase of the Securities in the open market as and when appropriate. Pursuant to Rule 37.48(a) of the Listing Rules, the Issuer and/or the Company will make a further announcement for every subsequent 5 per cent. interval of the initial aggregate principal amount of the Securities that are redeemed or cancelled in accordance with the terms and conditions of the Securities.

The Company, the Issuer or any of their respective subsidiaries may at any time, at each of their sole and absolute discretion, repurchase the Securities in the open market or otherwise and at any price. There is no assurance of the timing, amount or price of any repurchase of the Securities or whether the Company, the Issuer or any of their respective subsidiaries will make any further repurchase of Securities at all.

Holders of the Securities and potential investors should therefore exercise caution when dealing in any Securities.

Hong Kong, 1 June 2026

*As at the date of this announcement, the Board of Directors of the Company comprises: Lee Irene Yun-Lien (Chairman), Lui Kon Wai (Executive Director and Chief Operating Officer), Chung Cordelia**, Churchouse Frederick Peter**, Wong Ching Ying Belinda**, Young Elaine Carole**, Zhang Yong**, Lee Anthony Hsien Pin* (Lee Irene Yun-Lien as his alternate), Lee Chien* and Lee Tze Hau Michael* and the Board of Directors of Elect Global Investments Limited comprises: Lui Kon Wai and Choi Yick Lam Andy.*

* *Non-Executive Directors of the Company*

** *Independent Non-Executive Directors of the Company*

This announcement is published on the websites of the Company (www.hysan.com.hk) and the Stock Exchange (www.hkexnews.hk).