希慎興業有限公司
Hysan Development Company Limited
(股份代號 Stock Code 00014)

Hysan 希慎
50/F., Lee Garden One, 33 Hysan Avenue, Hong Kong
Tel: (852) 2895 5777 Fax: (852) 2577 5153
www.hysan.com.hk

31 August 2026

Dear Non-registered Shareholders[Note 1],

1. Interim Report 2026

Interim Report 2026 (English and Chinese versions) of Hysan Development Company Limited (the "Company") is 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 (the "Stock Exchange") at www.hkexnews.hk (the "Stock Exchange's Website").

You may access the Interim Report 2026 by clicking "Financial Reports" under "Investor" section on the Company's Website. If you have elected to receive the Corporate Communications[Note 2] in printed form, the Interim Report 2026 in your selected language(s) is/are enclosed.

2. New Arrangement for Dissemination of Corporate Communications

Pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"), the Hong Kong Companies Ordinance and the articles of association of the Company, the Company has adopted new arrangements to disseminate future Corporate Communications to its shareholders ("Shareholders") electronically. No printed copies of Corporate Communications will be mailed out to you except upon request. Please note that both the English and Chinese versions of all future Corporate Communications will be available electronically on the Company's Website and the Stock Exchange's Website in place of printed copies.

The Company will no longer notify the non-registered Shareholders by post upon publication of Corporate Communications electronically. If you would like to be notified when the Company publishes its Corporate Communications, you may register for the News Alerts service in the Market Data section of the Stock Exchange's Market website at www.hkex.com.hk/eng/invest/user/login_e.aspx or submit your request for receiving email notification of the publication by liaising with your Intermediary(ies)[Note 3] and providing them with your email address. Please ensure that your email address provided is valid and functional.

We encourage you to access Corporate Communications in electronic form on the Company's Website. If you wish to receive printed copies of future Corporate Communications, the Company will, upon receipt of a duly completed and signed Request Form[Note 4] submitted by post or by email to the Company's registrar, Tricor Investor Services Limited (the "Registrar"), send future Corporate Communications to you in printed form free of charge. Please note that your request, if any, for receiving future Corporate Communications in printed form will only be valid from the date of your request and until the time when the Company publishes its next annual report in the following year, unless your instruction is earlier revoked or superseded. A fresh request in writing will be required if a non-registered Shareholder prefers to continue receiving printed copies of future Corporate Communications.

Details of the arrangements (i) for dissemination of Corporate Communications; and (ii) for requesting printed copies of Corporate Communications are published under "Investor" section on the Company's Website. Should you have any queries relating to any of the above matters, please contact the enquiry hotline of the Registrar at (852) 2980 1333 during business hours (9:00 a.m. to 5:30 p.m., Monday to Friday, excluding Hong Kong public holidays), or send an email to hysan14-ecom@vistra.com.

Yours faithfully,
Chow Lai Kwan
Company Secretary

Notes:

1. This letter is addressed to the Company’s non-registered shareholders. Non-registered shareholder means such person or company whose shares are held in the Central Clearing and Settlement System (CCASS) and who has notified the Company from time to time through Hong Kong Securities Clearing Company Limited that such person or company wishes to receive Corporate Communications. If you have sold or transferred your shares in the Company, please disregard this letter.

2. The term “Corporate Communications” refers to all “corporate communications” as defined in the Listing Rules, including without limitation, Interim/Annual Reports, notices, circulars, proxy forms of the Company.

3. The term “Intermediary(ies)” refers to bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which the Company’s shares are held.

4. Please return the duly completed and signed **Request Form** (available on the Company’s Website at www.hysan.com.hk/investor/shareholder-services under “Shareholder Services / Corporate Communications / Lost Share Certificate” in the “Investor” section) by post to 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to hysan14-ecom@vistra.com. Your change request applies to the next batch of Corporate Communications if we have at least seven (7) days’ written notice of your request, otherwise, it will apply to the subsequent batch of Corporate Communications.

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