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

Hysan 希慎
香港希慎道33 號利園一期50 樓
電話：(852) 2895 5777 傳真：(852) 2577 5153
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31 August 2026

Dear Shareholders,

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. The Interim Report 2026 (English and Chinese versions or in your selected language(s)) is/are enclosed.

2. New Arrangement for Dissemination of Corporate Communications

(i) Corporate Communications[Note 1]

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 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 providing your email address to the Company. Please ensure that your email address provided is valid and functional.

(ii) Actionable Corporate Communications[Note 2]

Under the Listing Rules, the Company is required to send Actionable Corporate Communications to its Shareholders individually. Accordingly, the Company will send, make available or notify Shareholders of the publication of future Actionable Corporate Communications (or other Corporate Communications as the Company may decide) by email.

The Company will only send the Actionable Corporate Communication in printed form (together with a request form for soliciting the Shareholder's functional email address to facilitate electronic dissemination of Actionable Corporate Communications in the future), if the Company does not possess the email address of a Shareholder or the email address provided is not functional.

(iii) Provision of Shareholder's Email Address to the Company

In order to receive future Corporate Communications and/or Actionable Corporate Communications by email, Shareholders may provide their email address by:

(a) scanning the above Shareholder's personalised QR code which is valid until 31 October 2026 to provide their email address; or

(b) completing and returning the duly signed Request Form[Note 3] by post or by email to the Company's registrar, Tricor Investor Services Limited (the "Registrar").

It is the responsibility of the Shareholders to provide an email address that is functional. If the Company does not possess the email address of a Shareholder or the email address provided is not functional, the Company will act according to the above arrangements. The Company will be considered to have complied with the Listing Rules if it sends Actionable Corporate Communications to the email address provided by a Shareholder without receiving any "non-delivery message".

(iv) Request for Corporate Communications and Actionable Corporate Communications in printed form

We encourage you to access Corporate Communications in electronic form on the Company's Website. For those Shareholders who still wish to receive a printed version of future Corporate Communications and Actionable Corporate Communications, or, if for any reason, have difficulty in gaining access to the Company's Website, the Company will, upon receipt of the duly completed and signed Request Form, send future Corporate Communications and/or the relevant Actionable Corporate Communications (as the case may be) to such Shareholders in printed form free of charge.

Please note that your request, if any, for receiving future Corporate Communications and Actionable 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 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 copy of Corporate Communications are published under "Investor" section on the Company's Website. For any queries in relation to this letter, please contact the Registrar at (852) 2980 1333 during business hours from 9:00 a.m. to 5:30 p.m. from Monday to Friday, excluding Hong Kong public holidays, or by sending an email to hysan14-ecom@vistra.com.

Yours faithfully,
Chow Lai Kwan
Company Secretary

Notes:

1. 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.

2. The term "Actionable Corporate Communications" refers to any "actionable corporate communications" as defined in the Listing Rules, including without limitation, any corporate communications of the Company that seek instructions from the Shareholders on how they wish to exercise their rights or make elections.

3. 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.

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