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**Cash Dividend Announcement for Equity Issuer**

|                                         |                                                        |
|-----------------------------------------|--------------------------------------------------------|
| Issuer name                             | Hysan Development Company Limited                      |
| Stock code                              | 00014                                                  |
| Multi-counter stock code and currency   | Not applicable                                         |
| Other related stock code(s) and name(s) | Not applicable                                         |
| Title of announcement                   | Interim Dividend for the Six Months Ended 30 June 2026 |
| Announcement date                       | 13 August 2026                                         |
| Status                                  | New announcement                                       |

**Information relating to the dividend**

|                                                |                       |
|------------------------------------------------|-----------------------|
| Dividend type                                  | Interim (Semi-annual) |
| Dividend nature                                | Ordinary              |
| For the financial year end                     | 31 December 2026      |
| Reporting period end for the dividend declared | 30 June 2026          |
| Dividend declared                              | HKD 0.27 per share    |
| Date of shareholders' approval                 | Not applicable        |

**Information relating to Hong Kong share register**

|                                                                                                                           |                                                                  |
|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| Default currency and amount in which the dividend will be paid                                                            | HKD 0.27 per share                                               |
| Exchange rate                                                                                                             | HKD 1 : HKD 1                                                    |
| Ex-dividend date                                                                                                          | 26 August 2026                                                   |
| Latest time to lodge transfer documents for registration with share registrar for determining entitlement to the dividend | 27 August 2026 16:00                                             |
| Book close period                                                                                                         | From 28 August 2026 to 28 August 2026                            |
| Record date                                                                                                               | 28 August 2026                                                   |
| Payment date                                                                                                              | 11 September 2026                                                |
| Share registrar and its address                                                                                           | Tricor Investor Services Limited                                 |
|                                                                                                                           | 17/F, Far East Finance Centre,<br>16 Harcourt Road,<br>Hong Kong |

**Information relating to withholding tax**

|                                                             |                |
|-------------------------------------------------------------|----------------|
| Details of withholding tax applied to the dividend declared | Not applicable |
|-------------------------------------------------------------|----------------|

| Information relating to listed warrants / convertible securities issued by the issuer                                                                                                                                                                                                                                                                                                                                                                         |                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Details of listed warrants / convertible securities issued by the issuer                                                                                                                                                                                                                                                                                                                                                                                      | Not applicable |
| Other information                                                                                                                                                                                                                                                                                                                                                                                                                                             |                |
| Other information                                                                                                                                                                                                                                                                                                                                                                                                                                             | Not applicable |
| Directors of the issuer                                                                                                                                                                                                                                                                                                                                                                                                                                       |                |
| <p>As at the date of this announcement, the Board 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*.</p> <p>* Non-Executive Directors<br/> ** Independent Non-Executive Directors</p> |                |