



WINFAIR INVESTMENT COMPANY LIMITED

永發置業有限公司

(Incorporated in Hong Kong with limited liability)

(於香港註冊成立之有限公司)

(Stock Code 股份代號: 287)

NOTIFICATION LETTER 通知信函

27 July 2026

Dear Registered Shareholders,

Winfair Investment Company Limited (the “Company”)

– Notice of Publication of Annual Report 2025/2026 (containing Notice of Annual General Meeting) and Proxy Form (the “Current Corporate Communications”)

The Current Corporate Communications of the Company have been published in English and Chinese languages and are available on the website of The Stock Exchange of Hong Kong Limited (“HKEX”) at www.hkexnews.hk and the Company’s website at www.winfairinvestment.com. For the shareholders who have selected to receive the Company’s Corporate Communications in printed version, enclosed is the Current Corporate Communications of the Company the language you have expressly chosen to receive. If you have any difficulty in receiving or gaining access to the Current Corporate Communications posted on the Company’s website for any reason, please send your request (specifying your name, address and request) by email at winfair.ecom@computershare.com.hk or by notice in writing to the Company’s Hong Kong share registrar (the “Share Registrar”), Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wan Chai, Hong Kong. The Company will promptly upon receipt of your request send the Current Corporate Communications to you in printed form free of charge.

Pursuant to Rule 2.07A of the Rules Governing The Listing of Securities on The Stock Exchange of Hong Kong Limited under the expansion of paperless listing regime and electronic dissemination of corporate communications that came into effect on 31 December 2023, the Articles of Association of the Company and the Companies Ordinance (Chapter 622 of the Laws of Hong Kong), the Company is writing to inform you that the Company has adopted electronic dissemination of corporate communications (the “Corporate Communications”), which mean any documents issued or to be issued by the Company for the information or action of holders of any of its securities, including but not limited to (a) the directors’ report, its annual accounts together with a copy of the auditors’ report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary interim report; (c) a notice of meeting; (d) a listing document; (e) a circular and (f) a proxy form.

Please note that both the English and Chinese versions of all future Corporate Communications will be available electronically on the website of the Company at www.winfairinvestment.com and the HKEXnews website at www.hkexnews.hk in place of printed copies.

Solicitation of electronic contact details

To ensure timely receipt of the latest Corporate Communications and Actionable Corporate Communications*, the Company recommends you provide your email address by completing, signing and returning the enclosed reply form (the “Reply Form”) to the Share Registrar.

If you are a new registered shareholder, the Company would like to seek your consent of receiving the Company’s Corporate Communications via electronic means. If the Company does not receive the duly completed and signed Reply Form or any response in writing indicating any objection from you by 24 August 2026 and until you inform the Share Registrar, you are deemed to have consented to receive Website Version of all future Corporate Communications, and a notification of the publication of the Corporate Communications on the Company’s website will be sent to you in the future via email or by post (only if the Company does not possess the functional email address of a Shareholder).

If you elect to receive the Website Version of future Corporate Communications, you are requested to provide an email address in the Reply Form for the purpose of receiving (i) email notifications for the publication of the relevant Corporate Communications on the website of the Company as and when Corporate Communications are published on the website of the Company and (ii) all future Actionable Corporate Communications* in electronic form from the Company. If no valid and functional email address is provided by you in the Reply Form or if you are otherwise deemed to have consented to receive the Website Version of future Corporate Communications, the Company will send to you by post at your address as appearing in the Company’s register of members maintained by the Share Registrar, (i) a notification letter for the publication of Corporate Communications on the website of the Company and (ii) all future Actionable Corporate Communications in printed form, until such time when you have provided a valid and a functional email address to the Share Registrar for receiving the same.

If you want to receive future Corporate Communications in printed form, please complete the Reply Form on the reverse side and send it to the Share Registrar or send an email to winfair.ecom@computershare.com.hk specifying your name, address and request to receive the Corporate Communications in printed form. Please note that such instruction shall be valid for one year starting from the receipt date of your instruction and will expire thereafter.

Should you have any queries relating to this letter, please send an email to winfair.ecom@computershare.com.hk.

By order of the Board
NG Tai Wai
Chairman

* Actionable Corporate Communication is any corporate communication that seeks instructions from issuer’s securities holders on how they wish to exercise their rights or make an election as the issuer’s securities holder.

各位登記股東：

永發置業有限公司（「本公司」）

– 年報 2025/2026（其中載有股東週年大會通告）及代表委任表格（「本次公司通訊文件」）之發布通知

本公司的本次公司通訊文件備有中、英文版本，並已上載於香港聯合交易所有限公司（「香港交易所」）網站（www.hkexnews.hk）及本公司網站（www.winfairinvestment.com），歡迎瀏覽。若閣下之前選取收取本公司公司通訊之印刷版本，現向閣下奉上按照閣下之前所選擇的閱讀語言編製的本次公司通訊文件。閣下若因任何理由以致在收取或接收載於本公司網址上的本次公司通訊文件出現困難，閣下可將要求（註明閣下的姓名、地址及要求）以電郵方式發送到本公司之電郵地址 winfair.ecom@computershare.com.hk 或以書面方式郵寄至本公司的香港股份過戶登記處（「股份過戶處」）香港中央證券登記有限公司，地址為香港灣仔皇后大道東 183 號合和中心 17M 樓。本公司將於接到閣下通知後，盡快向閣下免費發送有關本次公司通訊文件的印刷本。

根據香港聯合交易所有限公司證券上市規則第 2.07A 條已於 2023 年 12 月 31 日起生效的擴大無紙化制度及以電子方式發布公司通訊規定下，本公司的組織章程細則以及公司條例（香港法例第 622 章），本公司謹此通知閣下，本公司已採用以電子方式發布公司通訊（「公司通訊」）之安排，該公司通訊是指公司向向其任何證券持有人提供資訊或提醒其採取行動而發布或將要發布的任何文件，包括但不限於(a) 董事會報告、年度帳目以及審計報告副本以及財務摘要報告（如適用）；(b) 中期報告及其中期報告摘要（如適用）；(c) 會議通告；(d) 上市文件；(e) 通函和 (f) 代表委任表格。

請注意，所有未來公司通訊的英文版和中文版將在公司網站 www.winfairinvestment.com 和披露易網站 www.hkexnews.hk 上提供，以代替印刷本。

徵集電子聯絡資料

為確保及時收到最新的公司通訊及可供採取行動的公司通訊*，公司建議閣下透過填妥、簽署本函背頁之回條（「回條」）並交回公司的股份過戶處以提供閣下的電子郵件地址。

倘閣下為本公司的新登記股東，本公司欲徵求閣下的同意以電子方式接收本公司的公司通訊。倘若本公司於 2026 年 8 月 24 日之前尚未收到閣下已填妥並簽署之回條或表示反對之任何書面回覆，閣下將被視為已同意接收已發布的所有日後公司通訊的網上版本，而本公司日後將透過電子郵件或郵寄方式（倘本公司並無擁有股東的有效電郵地址）向閣下發送已在本公司網站登載的公司通訊之通知。

如閣下選擇接收日後公司通訊的網上版本，閣下需要在回條中提供電郵地址，以便接收 (i) 當公司通訊登載於公司網站時有關公司網站發布相關公司通訊的電郵通知，以及 (ii) 公司日後以電子形式發布的所有可供採取行動的公司通訊*。若閣下在回條中沒有提供有效且可用的電郵地址，或閣下被視為已同意接收日後公司通訊的網上版本，公司將根據股份過戶處所存置的股東名冊上所示的地址透過郵寄方式向閣下發送 (i) 在公司網站上發布公司通訊的通知函及 (ii) 所有日後可供採取行動的公司通訊的印刷本，直至閣下向股份過戶登記處提供有效且可用的電郵地址以接收該等公司通訊。

若閣下希望收取日後公司通訊之印刷本，請填妥回條或發送電子郵件至 winfair.ecom@computershare.com.hk，並註明閣下的姓名、地址以及收取公司通訊印刷本的要求。請注意，收取未來公司通訊印刷本之指示由收悉閣下指示當日起計一年內有效，此後將過期。

如閣下對本函件有任何疑問，請發送電子郵件至 winfair.ecom@computershare.com.hk。

承董事會命
主席
伍大偉

2026 年 7 月 27 日

*「可供採取行動的公司通訊」指任何涉及要求發行人的證券持有人指示其擬如何行使其有關證券持有人的權利或作出選擇的公司通訊。

REPLY FORM 回條

**To: Computershare Hong Kong Investor Services Limited /
Hong Kong Registrars Limited (The “Share Registrar”)**
17M Floor, Hopewell Centre
183 Queen’s Road East, Wanchai, Hong Kong

致： 香港中央證券登記有限公司 /
香港證券登記有限公司（「股份過戶處」）
香港灣仔皇后大道東 183 號
合和中心 17M 樓

(Please **choose ONLY ONE** of the options below)
(請從以下選項中只選擇其中一項)

Personalized QR Code
專屬二維碼

Option 1: Provide your email address for receipt of future Corporate Communications* of the Company via electronic dissemination by scanning your personalized QR code

選項 1： 掃描 閣下專屬二維碼 提供 閣下之電子郵件地址，以接收公司通過電子方式發布的未來公司通訊*。

You are **NOT required** to return this Reply Form if you choose Option 1.
如選擇了選項 1，閣下無須交回本回條。

Option 2: I/we hereby provide my/our email address in writing for receipt of future Corporate Communications* of the following listed company (the “Company”) via electronic dissemination

選項 2: 本人/吾等現以書面提供本人/吾等之電子郵件地址，以確保收到以下上市公司（「公司」）通過電子方式發布的未來公司通訊*

Name of Securities holder(s) 證券持有人姓名：

Name of the listed company 上市公司名稱:

WINFAIR INVESTMENT COMPANY LIMITED
永發置業有限公司

Email address 電郵地址. (Notes 3 / 附註 3)

[illegible]

Option 3: I/we hereby request for receipt of Corporate Communications* in printed form (Please mark “✓” in the below box if applicable)

選項3: 本人/吾等現要求收取公司通訊*印刷版 (如適用, 請在以下方格內劃上「✓」號)

☐ receive future Corporate Communications* in printed copy and noted that this instruction is valid only for one year starting from the receipt date of instruction. (Notes 5)
收取未來公司通訊*的印刷本，並已知悉本指示由收取指示日期起計一年內有效。(附註5)

Signature(s): (Notes 1)

署名：(附註1)

Contact number:

聯絡電話號碼：

Date:

日期：

Notes 附註:

1. Please complete all your details clearly. If your shares are held in joint names, all of the joint shareholders should jointly sign this Reply Form in order to be valid.
請清楚填妥 閣下之所有資料。如屬聯名股東，則本回條須由所有聯名股東聯合簽署，方為有效。

2. Any Reply Form with no signature or otherwise incorrectly completed will be void.
任何回條若未有簽署或在其他方面填寫不正確，則本回條將會作廢。

3. If the Company does not receive a functional email address in your reply, you will be unable to receive notifications regarding the publication of Corporate Communications*.

如公司沒有收到閣下的有效電子郵件地址，閣下將無法收到有關發布公司通訊*的通知。

4. If you provide more than one email address by QR code, email, reply form and/or other means, only the latest one email address provided will be registered.
如閣下通過二維碼、電郵、回條及/或其他方式提供多於一個的電子郵件地址，只有閣下最後提供的電子郵件地址將會被用於登記。

5. If you mark "✓" in the box in Option 3, no email address will be registered and only Corporate Communications* in printed form will be received.

6. For the avoidance of doubt, the Company does not accept any other instructions given on this Reply Form.
為免存疑，在本回條上的任何額外指示，公司將不予處理。

* Unless otherwise specified, Corporate Communications refer to any documents issued or to be issued by the Company for the information or action of holders of any of its securities, including but not limited to the annual report, interim report, notice of meeting, circular and proxy form.

PERSONAL INFORMATION COLLECTION STATEMENT
收集個人資料聲明

(i) "Personal Data" in this statement has the same meaning as "personal data" in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong ("PDPO").
本聲明中所指的「個人資料」與香港法例第486章《個人資料(私隱)條例》(「《私隱條例》」)中「個人資料」的涵義相同。

(ii) Your Personal Data provided in this Reply Form will be used in connection with, including but not limited to, the Company's electronic dissemination of Corporate Communications* and to liaise with you on other matters relating to your holdings in the Company. Your supply of Personal Data to the Company is on a voluntary basis. In case of a failure to provide sufficient information, the Company may not be able to process your instruction and/or request as stated in this Reply Form.

(iii) Your Personal Data may be disclosed or transferred by the Company to its subsidiaries, the Share Registrar, and/or other companies or bodies for any of the stated purposes, or when it is required to do so by law and will be retained for such period as may be necessary for our verification and record purposes.

(iv) You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data should be in writing, by mail to the Hong Kong Privacy Officer of the Share Registrar at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong or by email at PrivacyOfficer@computershare.com.hk. 閣下就有權根據《私隱條例》的條文查閱及/或修改 閣下的個人資料。任何該等查閱及/或修改個人資料的要求均須以書面方式郵寄至股份過戶處（地址為香港灣仔皇后大道東 183 號合和中心 17 樓 M）向香港隱私主任提出，或發送電郵至 PrivacyOfficer@computershare.com.hk。

Mailing Label 郵寄標籤

Computershare Hong Kong Investor Services Limited

香港中央證券登記有限公司

Freepost No. 簡便回郵號碼：37

Hong Kong 香港

Please cut the mailing label and stick it on an envelope to return this form to us.

No postage is necessary if posted in Hong Kong.

當閣下寄回此回條時，請將郵寄標籤剪貼於信封上。
如在本港投寄，閣下無須支付郵費或貼上郵票。