合生創展集團有限公司*

HOPSON DEVELOPMENT HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)
(在百慕達註冊成立的有限公司)
(Stock Code 股份代號: 754)

13 November 2026

Dear registered shareholder(s),

Hopson Development Holdings Limited (the "Company")
– Notice of Publication of 2025 Annual Report, Circular, Notice of Adjourned 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 http://www.hkexnews.hk and the Company's website at http://www.irasia.com/listco/hk/hopson. For the shareholders who have selected to receive the Company's Corporate Communications (as defined below) in printed version, enclosed are the Current Corporate Communications of the Company in both English and Chinese versions. 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 to hopson.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.

Arrangement of Electronic Dissemination of Corporate Communications
Pursuant to Rule 2.07A of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") under the expansion of paperless listing regime and electronic dissemination of corporate communications that came into effect on 31 December 2023, the Company is writing to inform you that the Company has adopted electronic dissemination of corporate communications (the "**Corporate Communications**"), which means 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:

(1) Both the English and Chinese versions of all future Corporate Communications will be available electronically on the website of the Company and the HKEX's website (the "**Website Version**") in place of printed copies. A notice of publication of the Website Version of Corporate Communications will be sent to you either by email or by post as long as the Bye-laws of the Company so require.

(2) For actionable Corporate Communications which seek instructions from you on how you wish to exercise your rights or make an election as a shareholder of the Company (the "**Actionable Corporate Communications**"), the Company will send them to you individually and in electronic form by email, unless otherwise required by the Listing Rules. If the Company does not possess your email address or the email address provided is not functional, the Company will send the Actionable Corporate Communications in printed form together with a request form for soliciting your functional email address to facilitate electronic dissemination of Actionable Corporate Communications in the future. The Company will be considered to have complied with the Listing Rules if it sends Actionable Corporate Communications to the email address provided by you without receiving any "non-delivery message".

Solicitation of electronic contact details
To ensure timely receipt by email of (i) the notices of publication of the Website Version of Corporate Communications and (ii) the Actionable Corporate Communications in electronic form, the Company recommends you provide your email address by scanning your personalized QR code printed on the enclosed reply form (the "**Reply Form**"). Alternatively, you may sign and return the Reply Form to the Share Registrar.

If the Company does not receive a functional email address in your reply, until such time that the functional email address is provided to the Share Registrar, (i) you may be unable to receive any notifications regarding the publication of Corporate Communications by email; and (ii) the Company will send the Actionable Corporate Communications in printed form in the future.

If you want to receive the Corporate Communications and Actionable Corporate Communications in printed form, please complete the enclosed Reply Form and send it to the Share Registrar or send an email to hopson.ecom@computershare.com.hk specifying your name, address and request to receive the Corporate Communications and Actionable Corporate Communications in printed form. Please note that such instruction shall be valid unless being revoked or superseded or until expiry on the date falling one year from the receipt date of your instruction (whichever is earlier).

Should you have any queries relating to this letter, please contact the Share Registrar by sending an email to hopson.ecom@computershare.com.hk.

Yours faithfully,
By order of the Board
Hopson Development Holdings Limited
Chu Kut Yung
Chairman

各位登記股東：

合生創展集團有限公司*（「本公司」）
– 2025 年度報告、通函、股東週年大會續會通告及委任表格（「本次公司通訊文件」）之登載通知

本公司的本次公司通訊文件備有英文及中文版本，並已上載於香港聯合交易所有限公司（「**香港交易所**」）網站（http://www.hkexnews.hk）及本公司網站（http://www.irasia.com/listco/hk/hopson），歡迎瀏覽。若　閣下之前選取收取本公司公司通訊（定義見下文）之印刷版本，現向　閣下奉上本次公司通訊文件的英文及中文版本。　閣下若因任何理由以致在收取或接收載於本公司網站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 hopson.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。

以電子方式發佈公司通訊之安排
根據自 2023 年 12 月 31 日起生效的擴大無紙化上市機制及以電子方式發佈公司通訊規定下香港聯合交易所有限公司證券上市規則（「**上市規則**」）第 2.07A 條，本公司謹此通知　閣下，本公司已採用以電子方式發佈公司通訊（「**公司通訊**」）之安排，該公司通訊是指本公司為向其任何證券持有人提供資訊或提醒其採取行動而發佈或將要發佈的任何文件，包括但不限於(a)董事報告、年度帳目以及審計報告副本以及（如適用）財務摘要報告；(b)中期報告及（如適用）中期報告摘要；(c)會議通知；(d)上市文件；(e)通函和(f)委任表格。

請注意：

(1) 所有未來公司通訊的英文版和中文版將在本公司網站和香港交易所網站上提供（「**網站版本**」），以代替印刷本。公司通訊網站版本的登載通知將按本公司組織章程細則的要求透過電子郵件或郵寄方式向　閣下發送。

(2) 可供採取行動的公司通訊指本公司尋求　閣下指示就作為公司股東如何行使其權利或選擇而發出之任何公司通訊（「**可供採取行動的公司通訊**」）。本公司將透過電子郵件以電子方式個別地向　閣下發送可供採取行動的公司通訊，除非上市規則另有規定。如本公司沒有獲取　閣下的電子郵件地址或所提供的電子郵件地址無效，則本公司將以印刷版形式發送可供採取行動的公司通訊，連同一份索取　閣下有效電子郵件地址的表格，以便將來以電子方式發送可供採取行動的公司通訊。如果本公司向　閣下提供的電子郵件地址發送可供採取行動的公司通訊而未收到任何「未送達信息」，則本公司將被視為已遵守上市規則。

徵集電子聯絡資料
為確保及時以電子郵件收到(i)公司通訊網站版本的登載通知及(ii)電子方式的可供採取行動的公司通訊，本公司建議　閣下透過掃描本函背頁之回條（「**回條**」）上列印的　閣下專屬二維碼來提供　閣下的電子郵件地址。　或者，　閣下也可以簽署回條並交回股份過戶處。

如果本公司沒有收到　閣下的有效電子郵件地址，直至股份過戶處收到　閣下有效的電子郵件地址前，　閣下或(i)無法以電子郵件收到任何有關發佈公司通訊的通知；及(ii)本公司未來將以印刷版形式發送可供採取行動的公司通訊。

若　閣下希望收取未來公司通訊和可供採取行動的公司通訊之印刷版，請填妥回條並交予股份過戶處或發送電子郵件至 hopson.ecom@computershare.com.hk，並註明　閣下的姓名、地址以及收取公司通訊和可供採取行動的公司通訊印刷版的要求。　請注意，該指示將一直有效，直至被撤銷或取代，或直至收到該指示之日起一年到期（以較早者為準）。

如　閣下對本函件有任何疑問，請發送電子郵件至 hopson.ecom@computershare.com.hk 向股份過戶處查詢。

承董事會命
合生創展集團有限公司*
朱桔榕
主席
謹啟

2026 年 11 月 13 日

** For identification purposes only　僅供識別*

CCS5625 HDHH

REPLY FORM 回條

To: **Computershare Hong Kong Investor Services Limited**
(the "Share Registrar")
17M Floor, Hopewell Centre
183 Queen's Road East, Wan Chai, Hong Kong

致： **香港中央證券登記有限公司**
(「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 (i) notices of publication of Corporate Communications[#] and (ii) Actionable Corporate Communications[##] of the Company via electronic dissemination by scanning your personalized QR code**

選項 1： **掃瞄 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佈的未來(i)公司通訊[#]的登載通知和(ii)可供採取行動的公司通訊[##]**

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 (i) notices of publication of Corporate Communications[#] and (ii) Actionable 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/吾等之的電子郵件地址，以確保收到以下上市公司（「公司」）通過電子方式發佈的未來(i)公司通訊[#]的登載通知和(ii)可供採取行動的公司通訊[##]**

Name of Securities holder(s) 證券持有人姓名 :

Name of the listed company 上市公司名稱 :
Hopson Development Holdings Limited
合生創展集團有限公司*

Email address 電郵地址: *(Note 3 / 附註 3)*

Option 3: **I/we hereby request for receipt of Corporate Communications[#] and Actionable 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[#]和可供採取行動的公司通訊[##]印刷版** （如適用，請在以下方格內劃上「✓」號）

☐ receive future Corporate Communications[#] and Actionable Corporate Communications[##] in printed copy and noted that this instruction is valid unless being revoked or superseded or until expiry on the date falling one year from the receipt date of instruction (whichever is earlier). *(Note 5)*
收取未來公司通訊[#]和可供採取行動的公司通訊[##]的印刷本，並已知悉本指示將一直有效，直至被撤銷或取代，或直至收到該指示之日起一年到期（以較早者為準）。*(附註 5)*

Signature(s): *(Note 1)*
簽名： *(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 receive notices of publication of the website version of Corporate Communications[#] and the Actionable Corporate Communications[##] in printed form by post until such time that a functional email address is provided to the Share Registrar.*
   *如公司沒有收到 閣下的有效電子郵件地址， 閣下將以郵寄方式收到公司通訊*網站版本的登載通知和可供採取行動的公司通訊*之印刷版，直至 閣下向股份過戶處提供有效的電子郵件地址。*
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[#] and Actionable Corporate Communications[##] in printed form will be received.*
   *如 閣下在選項 3 方格內劃上「✓」號，將不會有電子郵件地址被登記，只有公司通訊*和可供採取行動的公司通訊*的印刷版會被收取。*
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。

* *For identification purposes only 僅供識別*
\# *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.*
公司通訊乃指公司已發出或將予發出以供其任何證券的持有人參照或採取行動的任何文件，其中包括但不限於年報、中期報告、會議通告、通函及代表委任表格。
\## *Actionable Corporate Communications refer to any corporate communications that seek instructions from the shareholders of the Company on how they wish to exercise their rights or make election as the Company's shareholder.*
可供採取行動的公司通訊是指任何涉及要求發行人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。

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 (the "**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 Actionable 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.
閣下於本回條所提供的個人資料將用於(包括但不限於)有關公司以電子方式發佈公司通訊*和可供採取行動的公司通訊**及就 閣下持有的公司證券有關的其他事宜上與 閣下聯絡。 閣下是自願向本公司提供個人資料。若 閣下未能提供足夠資料，本公司可能無法處理 閣下在本回條上所述的指示及/或要求。

(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.
公司可就任何所說明的用途或在法例規定的情況下，將 閣下的個人資料披露或轉移給公司的附屬公司、股份過戶處、及/或其他公司或團體，並將在適當期間保留該等個人資料作核實及紀錄用途。

(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, Wan Chai, Hong Kong or by email at PrivacyOfficer@computershare.com.hk.
閣下有權根據《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 17M 樓）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， 閣下無需支付郵費或貼上郵票。