

BEIJING PROPERTIES (HOLDINGS) LIMITED 北京建設(控股)有限公司

(Incorporated in Bermuda with limited liability)

(於百慕達註冊成立之有限公司)

(Stock Code: 925) (股份代號: 925)

NOTIFICATION LETTER 通知信函

28 July 2025

Dear Registered Shareholder(s),

Beijing Properties (Holdings) Limited ("the Company")

- Notice of publication of the Scheme Document, Notice of the Court Meeting, Form of Proxy for the Court Meeting, Notice of the Special General Meeting and Form of Proxy for the Special General Meeting in relation to the (1) Proposal for the Privatisation of the Company by Brilliant Bright Holdings Limited by way of a Scheme of Arrangement (under Section 99 of the Companies Act) and (2) Proposed Withdrawal of Listing of the Company ("Current Corporate Communications")

The Current Corporate Communications of the Company, in both English and Chinese, are available on the website of the Company at http://www.bphl.com.hk and the website of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") at www.hkexnews.hk. You may access the Current Corporate Communications by clicking on the "Investor Relations" section of the Company's website or by searching under "Listed Company Information" on the Stock Exchange's website.

Shareholders who have chosen (or are deemed to have consented) to access the Corporate Communications (1) published on the website of the Company in place of receiving printed copies may request for printed copies of the Corporate Communications to be sent to them. Shareholders who for any reason have difficulty in accessing the Current Corporate Communications posted on the website of the Company will, upon request in writing to the Company c/o Tricor Investor Services Limited, the share registrar of the Company in Hong Kong (the "Share Registrar"), at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to 925-ecom@vistra.com, be sent the Current Corporate Communications in printed form free of charge.

If you wish to receive a printed version of the Current Corporate Communications, please complete Part A of the Change Request Form on the reverse side, sign and return it to the Company c/o the Company's Share Registrar, by post using the mailing label (applicable for posting within Hong Kong only) at the bottom of the Change Request Form. The Change Request Form may also be downloaded from the website of the Company at http://www.bphl.com.hk or the website of the Stock Exchange at www.hkexnews.com.hk.

You are entitled to change the choice of means of receipt of the Company's future Corporate Communications at any time by completing Part B of the Change Request Form on the reverse side of this letter and returning it to the Company c/o the Share Registrar at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to 925-ecom@vistra.com.

Should you have any queries relating to this notification, please do not hesitate to call the enquiry hotline at (852) 2980 1333 from 9:00 a.m. to 5:00 p.m. (Monday to Friday, excluding Hong Kong public holidays).

Yours faithfully, For and on behalf of Beijing Properties (Holdings) Limited Mr. Cheng Ching Fu

Company Secretary

Note:

(1) "Corporate Communications" refer to any documents issued or to be issued by the Company for information or action of holders of any of its securities, including but not limited to, directors' reports and annual accounts together with copies of the auditors' reports, interim reports, notices of meeting, listing documents, circulars and proxy forms.

各登記股東:

北京建設(控股)有限公司(「本公司」)

一有關(1)建議由皓明控股有限公司根據公司法第99條以計劃安排方式私有化本公司及(2)建議撤銷本公司的上市地位之計劃文件、法院會議通告、法院會議代表委任表格、股東特別大會通告及股東特別大會代表委任表格(「本次公司通訊」)之發佈通知

本公司之本次公司通訊,均備有英文及中文版本,已登載於本公司網站http://www.bphl.com.hk及香港聯合交易所有限公司(「**聯交所**」)網站www.hkexnews.hk。 閣下可於本公司網站內的「投資者關係」項目內或搜尋聯交所網頁的「上市公司公告」頁面瀏覽本次公司通訊。

凡已選擇(或被視為已同意)瀏覽在本公司網站登載之公司通訊中以代替收取印刷本之股東,均可要求索取公司通訊之印刷本。股東如因任何理由瀏覽於本公司網站登載之本次公司通訊時遇有困難,可透過本公司之香港證券登記處卓佳證券登記有限公司(「證券登記處」),地址為香港夏殼道16號遠東金融中心17樓或電郵至925-ecom@vistra.com向本公司提出書面要求,可獲免費發送本次公司通訊之印刷本。

如 閣下欲收取本次公司通訊之印刷本,請填妥並簽署本函背面之變更申請表格之甲部及使用變更申請表格底部隨附之郵寄標籤(僅適用於香港投寄)寄回本公司之證券登記處轉交本公司。變更申請表格亦可於本公司網站http://www.bphl.com.hk或聯交所網站www.hkexnews.hk內下載。

閣下有權隨時更改日後公司通訊之收取方式之選擇,請填寫本函背面之變更申請表格之乙部,然後寄回證券登記處轉交本公司,地址為香港夏慤道16 號遠東金融中心17樓或電郵至925-ecom@vistra.com。

閣下如就本通知有任何疑問,請於上午九時至下午五時(星期一至星期五,香港公眾假期除外),致電查詢熱線(852)29801333。

代表 北京建設(控股)有限公司 公司秘書 鄭靜富先生 ^羅郎

二零二五年七月二十八日

附註:

(1) 「公司通訊」指本公司發出或將會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,其中包括但不限於董事會報告及年度賬目(連同核數師報告)、中期報告、會議通告、上市文件、通函及代表委任表格。

CHANGE REQUEST FORM 變更申請表格

То:	c/o Trico	Beijing Properties (Holdings) Limited (the "Company") c/o Tricor Investor Services Limited 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong									致: 北京建設(控股)有限公司(「貴公司」) 卓住證券登記有限公司轉交 香港夏慤道16號遠東金融中心17樓)			
Part A	Corpora	ve receiv te Comm te Comm	unica	ation	s in	electro	nic fo	rm on t	he Co	mpany's														
甲部	本人/ 手	战們已收耳 比次公司	収本さ	次公司	司通詢						以於	貴公司網	站登	載的本語	欠公司]通訊電	€子	版本。	本人	/我(門現欲	索取下	下列	
(Pleas	se mark a "✓'	in the fo	llowin	ng bo	oxes È	請於下	列空机	內劃上	「✓」5	虎)														
		d form in 中文雙語				ıglish a	nd Chi	nese.																
Part l 乙部		uld like to 戈們現欲到												ns of the	Com	pany ii	1 th	e man	ner a	indi	cated b	elow:		
(Pleas	se mark a "✓'	in ONLY	ONI	E of	the fe	ollowir	ng box	es 請 僅 在	E下列	其中 一 (固空格	內劃上「	ノ 」號	₹)										
	receiving website 閱覽日後	all future (g printed of of the Con 後在本公司 関站登載的	copies npany 引網站	s, and ; OR http	d to a	receive	a wri	tten noti	ficatio	n either	by po	st or by	email	of the p	ublic	ation of	f the	Corp	orate	Comr	nunicat	ions c	on the	
Email 電郵均	l Address																							
	收取英、	<i>式,接</i> d form in 中文雙語	Biling	gual i	in En				_ H <u>U</u> HL	IHJ REJI	· 10 93	万腕ムロ	1 XH (1)	11:11:44	-1) 제다 의	7 52 # (<u>_ 78</u>	ЛΙПΕ	4 24	1,11111/42	٠)			
Signa	ture 簽署:_												Date	: 日期:_										
	:姓名:)												
Name	·姓名:	lock letter	rs 以正	E楷	填寫))				_(English	n 英文)												
Name Conta	e姓名:	lock letter	rs 以正	E楷	填寫))				_(English	n 英文)												
Name Conta	·姓名:	lock letter mber 聯絡	rs 以正 電話 s" is as	E楷址	填寫)	the lette	er for el	ection of r		_(English	1 英文)												
Name Conta	e姓名: (in b act Phone Nur 附註: "Corporate Com 「公司通訊」的 Any form with r	lock letter mber 聯絡 munications 定義載於腱 lo box ticke	rs 以加 電話 s" is as 質附之類 d, with	E楷与	填寫) ned in 公司通 ignatu	the lette i訊收取 ire or otl	er for el 形式的 nerwise	ection of r 函件內。 incorrectl	neans o	(English	n 英文	rate comm												
Name Conta Notes 1. " 2. 4 3. Fa	姓名: (in b) tet Phone Nur 附註: "Corporate Com 「公司通訊」的 Any form with r 如在本表格末を Printed notificat at any other add	nber 聯絡 munications 定義載於 no box ticke 写作出選擇 ion of publi ress you hav	rs 以正 電話 s" is as 質附之 d, with 、未有 cation we prov	E楷如 s defin 医釋名 i no si 簽署 of Co	填寫) med in 公司通 ignatu 、或在 orporat to us f	the lette i訊收取 ire or oth 其他方 te Comr for such	er for el 形式的 nerwise 面填寫 nunicati purpose	ection of r 函件内。 incorrectl 不正確, on(s) will	neans o / comp 川本表析 be sent	(English f receipt of letted will 各將會作戶 to you by	n 英文 of corpo be void 豪。	rate comm	unicat	ions enclos	ed hero	ewith.	of me	embers	mainta	ined by	(Ch	inese	中文) strar or	
Name Conta Notes 1. " 2. 4 3. F	姓名: (in b tet Phone Nur 附註: 'Corporate Com 「公司通訊」的 Any form with r une 本表格未移 Printed notificat at any other add 我們將透過郵減	nber 聯絡 munications 定義載於際 to box ticke 写作出選擇 ion of publi ress you haw 麗方式,按	rs 以正電話 s" is as 所之類 d, with 、未有 cation we prov	E楷如 : s defin s 選擇 n no si 簽署 of Co vided t	填寫) ned in 公司 ignatu 、或在 orporat to us f	the lettu i訊收取 rre or otl 其他方 te Comr for such 登券登記	er for ele 形式的 nerwise 面填寫 nunicati purpose 處存置 L INF	ection of r 函件內。 incorrect! 不正確, on(s) will :	neans o / comp 川本表析 be sent 冊上所	f receipt c leted will 格將會作 to you by 示地址或 COLLE	n 英文 of corpo be void of post a	rate comm your addr	unicati ess as 我們提	ions enclos appearing。 是供作該用 VT 收集 (ed here on the 途的均 固人道	ewith. register (也址,向 資料聲明	of me 閣	embers	mainta 公司通	ined by 訊登載	(Ch	inese re regis 印刷本	中文) strar or s。	
Name Conta Notes 1. " 2. 4 3. F a a a (a) "	使名: (in b ct Phone Nur 附註: "Corporate Com 「公司通訊」的 Any form with r 如在本表格末才 Printed notificat at any other add 我們將透過郵彩 "Personal Dal	lock letter mber 聯絡 munications 定義載於隨 to box ticke je fr 出選擇 ion of publi ress you hav un these	rs 以正電話 s" is as 所之類 d, with 、未有 cation we prov	E楷如 : s defin s 選擇 n no si 簽署 of Co vided t	填寫) ned in 公司 ignatu 、或在 orporat to us f	the lettu i訊收取 rre or otl 其他方 te Comr for such 登券登記	er for ele 形式的 nerwise 面填寫 nunicati purpose 處存置 L INF	ection of r 函件內。 incorrect! 不正確, on(s) will :	neans o / comp 川本表析 be sent 冊上所	f receipt c leted will 格將會作 to you by 示地址或 COLLE	n 英文 of corpo be void of post a	rate comm your addr	unicati ess as 我們提	ions enclos appearing。 是供作該用 VT 收集 (ed here on the 途的均 固人道	ewith. register (也址,向 資料聲明	of me 閣	embers	mainta 公司通	ined by 訊登載	(Ch	inese re regis 印刷本	中文) strar or s。	
Name Conta Notes 1. " 2. 4 3. F a a a a f (a) "	使名: (in b ct Phone Nur 附註: "Corporate Com Corporate Corpo	nber 聯絡 munications定義載於腰 nbe box tičke jf 作出逐轉 ion of publi ress you hav es 方式,按 ta" in thes ""), 目的「個人	rs 以正 電話 s" is as ig附之 d, with 、未有 cation we prov 閣下 see stat	正楷: s defin s g g g g g g g g g g g g g g g g g g g	填寫) ned in 公司 ignatu vorporat to us femants has harden	the lette i訊收取 re or oth 其他方 te Comr for such SSONA as the	er for el 形式的 nerwise 面填寫 nunicati purpose 遗房存置 L INF same 1	ection of r 函件內。 incorrectl 不正確, on(s) will	neans o / compiliate 表表 be sent 冊上所 YION as "pe	f receipt of letted will a King of to you by collect collection of the collection o	n 英文 of corpo be void 豪。 post a c任何 CTIO ata" ii	your addr your addr N STATE n the Pers	ess as 我們却 MEN Gonal	appearing 是供作該用 NT 收集1 Data (Pr	ed here on the 途的均 ivacy)	ewith. register (也址,向 肾料聲明 Ordin	of me 閣 月 ance	embers 下寄發 e, Cha	mainta 公司建 pter 4	ined by 訊登載 86 of	(Ch our sha the La	inese re regis 印刷本 ws of	中文) strar or s。 Hong	
Name Conta Notes 1. " 2. 4 3. F 4 (a) " (b) Y F	使名: (in b ct Phone Nur 附註: "Corporate Com Corporate Corpo	lock letter mber 聯絡 munications 定義載於險 bo box ticke for H出選擇 ion of pulse tan in thes ")") lef persona rties (Hole lot北京建善	rs 以記 電話 s" is as 資附之變 d, with 、未有: cation we prov 閣下) se stat 資料_al Dat dings)	E楷址 defin defin guarante guarante defin guarante	填寫) med in Manager in	the letted 計畫收取 ine or old 注其他方 te Comr for such 登券登記 SONA as the	er for ele形式的 erwise 面填寫 nunicati purposse 虚存置 L INF same 1	ection of r 函件內。 incorrect! 不正確,f on(s) will b. 的股東名 ORMAI neaning 章《個人! s (Holding to proce	neans o / comp/ 本表表 be sent 田上所 as "pe 資料 (1gs) L	f receipt of letted will letted will letted by by increased described by the collection of the collec	of corpore be void	rate comm your addr i 閣下向 N STATF n the Per: 《私隱條 voluntar nd/or reg	ess as 我們好 MEN Gonal 例 》 y bas uests	appearing。 是供作該用 NT 收集作 Data (Pr) 中「個丿 is. Any f as stated	ed here 途的均ivacy) 資料 ailure in th	ewith. tuk,向 以 以 以 以 以 以 以 以 以 の の の に の の に の の に の の に の の	of me 月 ance	embers 下寄發 e, Cha 氢義。 e suffi	mainta 公司建 pter 4 cient:	ined by 訊登載 86 of	our sha 找通知的 the La	re regis 印刷本 ws of may le	中文) strar or s。 Hong ead to	
Name Conta Notes	w 姓名: // (in b act Phone Nur M註: **Corporate Com 「公司通訊」的 Any form with r 如在本表格未在 at any other add 我們將透過郵減 *Personal Dat Kong (*PDP/f *Your supply of Beijing Prope Beijing Prope 別方上京廳院 的指示及/ 「900 Prope 「900	munications 定義載於 box ticke if 作出選題 in box ticke if 作出選題 in tess if 作出選題 in thes ta" in thes both ta" in the both ta" in the both ta" in the both ta" in the both ta" in the both ta" in the both ta" in the both ta" in the both ta" in the both ta" in the both ta" in the both ta" in the both ta" in the both ta" in the both ta" in the both ta" in the both ta" in the both	電話 s is as a man we prove pro	E楷 · · · · · · · · · · · · · · · · · · ·	填寫) ned in 通u ci ned in M ci ned in	the lette 計畫 w 取 to to for such for such sax the sax the sax the sax the sax the sax the sax the sax the sax the sax the sax	er for el 形式的 serwise se municati purpose 魔 存置 第486 引 pertie mable de	ection of r 函件內。 incorrectly 不正確,f on(s) will 的股東名 ORMAT neaning 章《個人。 章《個人。 章《Holdin to proce 資料。若 by Beijin and retal 素、將 青	means o o compile to the compile to	f receipt of letted will say to you by collected will collected will say to you by collected with the collected say to you by the collected say the collect	n 英文 of corporate for corporate of corpo	your addry your addry N STATE the Pers (私隱條 voluntar nd/or req 豹資料,	whication and the season and the season all the season all the season all the season and the season are season as the season are season are season as the season are season are season are season as the season are season as the season are season are season as the season are season are season are season as the season are season are season as the season are season are season are season are season as the season are season are season are season as the season are season are season are season as the season are se	appearing。 是供作該無 NT 收集 Data (Pr) 中「個」 is. Any f as stated 建設(控 its subsi	ed here on the 逾 人 近 以 資料 ailure in th our v	ewith. register of the bulk of the proof to pr	of mo 月 ance 可该de	embers 下寄發 e, Cha 4義。 e suffi 能無法 registr	mainta 公司通 pter 4 cient =	ined by 訊登編 86 of Inform 閣门	(Ch our sha danation in the La nation in 在本述 Kong, a	re regis 印刷本ws of may le 長格上	中文) strar or sc。 Hong ead to fm述 other	
Name Conta Notes 1.	w姓名: // (in b act Phone Nur W註: Corporate Com Corporate Com Corporate Com Mufa 本表格末去 Any form with n un在本表格末去 Any other add 我們將透過郵減 Personal Dat Kong ("PDPC Beijing Propet Beijing Propet Wour supply of Beijing Propet Wour Fersonal Ompanies or 北京建位公司更 公司更 Wou have the and/or correct	munications 定義載於願的 box ticke 自作出選與 in box ticke 自作出選則 in thespectory ta" in thespectory ta" in thespectory 力。 Data man bodies 有限、並 使團體,並 可以即使可以即使可以即使可以即使可以即使可以即使可以即使可以可以可以可以可以可以	電話 s" is as 這個人 with cation we prove 閣下 以及 好 好 以及 好 好 好 好 好 好 好 好 好 好	E楷: Guideling and a significant of the significan	填寫》 med in maca in m	the letter in or or of in a constant of the community in a constant of the constant in a constant of the constant of the constant in a constant of the constant of the constant in a constant of the constant of the constant of the constant in a constant of the consta	er for el 形式的 erwise municati purpose final final purpose	ection of r 函件內。 incorrect! 不正確。 on(s) will be on By 東名 ORMAI neaning 怎 (Holdint to proce a by Beijin and retar and retar ,将 解料 of	means o o compile the compile the sent	f receipt c leted will A 影會作 to you by 示地址或 COLLE ersonal d 私隱)條 imited is r instruc 下末能打 perties ([] or such p [] [] [] [] [] [] [] [] [] [] [] [] []	n 英文 of corporate void	your addry your addry la	whication with the season as a season as	appearing。 是供作該用 VT 收集作 Data (Pr) 中「個 / is. Any f as state its subsissary for 文建設(控 its subsissary for	ed here a by the second of t	with. register of the but of product of the product of the product of product of product of the product of th	of mo 閉 ance 可能 are aion he P	embers 下寄發。 , Cha	mainta 公司通 pter 4 cient :	ined by 訊登# 86 of Inform 閣门 Hong purpos 香港;	(Ch our sha dation in the La ation in ces. Sees.	re regis 印刷本ws of may le 表格上 und/or 記處、	中文) strar or wa。 Hong ead to other 及/ eess to	
Name Conta Notes 1.	w 姓名: // (in b act Phone Nur W 注: "Corporate Com "Corporate Com "Corporate Com "Corporate Com "Corporate Com "Any form with r une A表格完本 Printed notificat at any other add 我們將透過郵影 "Personal Data Kong ("PDPC 本聲明中所才 Your supply of Beijing Prope 閣下十二及 "Jour Personal companies or 北京提供公司 "Your Personal "Our Personal	lock letter mber 聯絡 munications 定義載於險 bo box ticke jon of put 選擇 jon of put 選擇 jon of put aa" in thes ")")" left Persona rties (Hole journe) journe	電話。"is as a gent is as gent is as gent is as gent is as gent is action we prove 閣下) se stat guest ur Per ur Per guest ur Per gent is ad, Hot sent is ad, Hot sent is ad, Hot sent is action in the sent is a gent in the sent in the sent is a gent in the sent in the s	E楷: G選n n 簽 of Cdd 1 (填寫 ned in 通知 ned in in many ned in in many ned in in in it in	the letter the letter or of the letter or such that the letter of the letter of the letter or transfer or transfer of the letter or transfer	er for el 形式的 herwise migain unicati el merwise migain unicati el mer purpose ke ferred poses, 5 等 le ferred poses, 5 等 le ferred poses, 5 等 le ferred de l c 或修改	ection of r 函件內。 incorrectl 不正確。 on(s) will book pa A ORMAI neaning 章 《個oldin to proce 章 《by Beijin and retal and retal and retal to nof ry n writing	means o o compile to compile to the course of the course	f receipt c leted will labeled for to you by including to you include the perties (I) perties	n 英文 of corporate void for the property of t	your addry your addry your addry N STATF n the Pers 《私隱條 voluntar md/or req 夠資料 gs) Limit as may be accordar pliance O	ess as 我們却 MEN Sonal y bas uests ed to en to ch tight	appearing。 是供作該用 (大下 收集) (Data (Pr) 中「個 / is. Any i as stated 建設(控 its subsissary for 理 設(控 ith the pr of Trico	ed here on the 途 人 資料 ivacy) 資料 in th our v ovisic r Inve	with. register of 数 Profile to	of ma 月 ance ion are ion ne P	embers 下寄發。, Cha á義。 suffi 能無注 moly mand re gistu and re gistu and re ppo.	mainta 公司通 pter 4 ccient : 定處理 ar in l ccord ! C公司、	ined by 訊登載 86 of Inform 閣门 Hong burpos 香港 uch re ut 17/H	our sha our sha the La aation i ces. 證券登 quest f ces. ? , Far E	inese re regis 印刷本 ws of may le 長格上 ind/or acc ast Fi	中文) strar or	
Name Conta Notes	w姓名: // (in b act Phone Nur Wat: Corporate Com Corporate Com Corporate Com Corporate Com Corporate Com Corporate Com Corporate Corpor	munications 定義載於險時 be box ticke join of put be ta" in thes b" in the b" in the b" in the b" in the b" in the b" in the b" in the b" in the b" in the b" in the b" in the b" in the b" in the b" in the b" in the b" in the b" in the b" in the b" in t	電話 電話 電話 電話 電子 電子 電子 電子 電子 電子 電子 電子 電子 電子	E 楷 :	填寫 med in Medical med	the letttt thi the variety of old the table to the construction of the construction	er for ell berwise musical signature in the signature in	ection of r incorrectly 不正確: jon ORMAT neaning for (Holdin to proce for (Holdin to (Holdin t	means o o compile to the control of	f receipt of letted will le Kingler to you by cround of the cronal of t	n 英文 of corporate void of corporate void of corporate void of certification of	your addry your addry your addry N STATF n the Pers 《私隱條 voluntar md/or req 夠資料 gs) Limit as may be accordar pliance O	was as as as a series as as as as as as as as a series as a serie	appearing。 是供作該用 NT 收集作 Data (Pr) 中「個 / is. Any f as stated 建設(控 its subsissary for g建設(z ith the pr of Trico 或修改循	ed here and the and t	with. register of 科聲 Ordin. John 相I to pro tis form. Fig. 10 The second of the s	of mo 月 ance ion ion he Prvic	embers 下寄發。, Cha 多。 suffi 能無法 registr and re DPO. es Lin	mainta 公司運 pter 4 cient 宝ar in i coord j coord j Any s anited a 書面	ined by 訊登載 86 of Inform 閣刊 Hong burpos 香港 uch re tit 17/M	our sha our sha the La aution i ces. 卷巻登 quest f quest f quest f	inese re regis full place regis full pl	中文) strar or	

Please cut the mailing label and stick this on an envelope to return the Change Request Form to us.

No postage stamp is required for local mailing 閣下寄回此表格時,請將此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

Mailing Label 郵寄標籤

Tricor Investor Services Limited 卓佳證券登記有限公司 Freepost No. 简便回郵號碼:10 GPO Hong Kong 香港 Beijing Properties (Holdings) Limited (925) 北京建設 (控股) 有限公司(925)