



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)

19 September 2025

Dear registered shareholder(s),

Hopson Development Holdings Limited (the "Company")

– Notice of Publication of 2025 Interim Report (the "Current Corporate Communication")

The Current Corporate Communication of the Company has been published in English and Chinese languages and is 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 Communication (as defined below) in printed version, enclosed is the Current Corporate Communication of the Company in both English and Chinese versions. If you have any difficulty in receiving or gaining access to the Current Corporate Communication 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 Communication 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 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:

- (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年中期報告 (「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 或以書面方式郵寄致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

2025年9月19日

* For identification purposes only 僅供識別



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。