



大生地產發展有限公司 TAI SANG LAND DEVELOPMENT LIMITED

(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: 89)

NOTIFICATION LETTER 通知信函

28 April 2026

Dear registered shareholder(s),

Tai Sang Land Development Limited (the "Company")

- Notice of Publication of Annual Report 2025, Circular, 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 Company at www.tsld.com and the HKEXnews website at www.hkexnews.hk. For new registered shareholder (i.e. if you previously have not received Company's letter in relation to seeking your preference on means of receipt of Corporate Communications), enclosed is 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 at taisangland.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 and Solicitation of Electronic Contact Details

Pursuant to Rules 2.07A and 2.07B 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.tsld.com and the HKEXnews website at www.hkexnews.hk in place of printed copies. To ensure timely receipt of the latest Corporate Communications and Actionable Corporate Communications*, the Company recommends you provide your email address by scanning your personalized QR code printed on the reply form (the "Reply Form") on the reverse side or by completing, signing and returning the Reply Form to the Share Registrar.

If the Company does not receive the duly completed and signed Reply Form or any response in writing indicating any objection from you by 26 May 2026, and until you inform the Share Registrar, you are deemed to have consented to read all future Corporate Communications published on the website of the Company at www.tsld.com (the "Website Version"), and a notification of the publication of the Corporate Communications on the Company's website will be sent to you in the future.

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 taisangland.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 contact the Share Registrar at (852) 2862 8688 during business hours from 9:00 a.m. to 6:00 p.m. (Hong Kong time), Mondays to Fridays, excluding Hong Kong public holidays.

Yours faithfully,
For and on behalf of
Tai Sang Land Development Limited
Katy Ma Ching Man
Company Secretary

* 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：

大生地產發展有限公司 (「公司」)

-二零二五年度年報、通函、股東週年常會通告及代表委任表格 (「本次公司通訊文件」) 之發布通知

本次公司通訊文件備有中、英文版本，並已上載於公司網站 www.tsld.com 和披露易網站 www.hkexnews.hk，歡迎瀏覽。若閣下是新登記股東 (即若閣下之前沒有收到公司關於向閣下徵求選擇公司通訊方式的信函)，現奉上英文及中文版本之本次公司通訊文件。閣下若因任何理由以致在收取或閱覽載於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) 以電郵方式發送至 taisangland.ecom@computershare.com.hk 或以書面方式郵寄至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。公司將於收悉閣下通知後，盡快向閣下免費發送本次公司通訊文件的印刷本。

以電子方式發布公司通訊之安排及徵集電子聯絡資料

根據香港聯合交易所有限公司證券上市規則第 2.07A 條及第 2.07B 條於 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，公司的組織章程細則以及公司條例 (香港法例第 622 章)，公司謹此通知閣下，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，包括但不限於 (a) 董事會報告、年度賬目連同核數師報告副本以及 (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.tsld.com 和披露易網站 www.hkexnews.hk 上提供，以代替印刷本。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*，公司建議閣下透過掃描本函背頁之回條 (「回條」) 上列印的閣下專屬二維碼，或填妥、簽署回條並交回股份過戶處，以提供閣下的電子郵件地址。

倘若公司於 2026 年 5 月 26 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，及直至閣下通知股份過戶處前，閣下將被視為已同意瀏覽於公司網站 www.tsld.com (「網上版本」) 上的所有公司通訊，而公司日後將向閣下發送已在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公司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版本，直至閣下向股份過戶處提供有效且可用的電郵地址以接收該等公司通訊。

若閣下希望收取未來公司通訊之印刷版，請填妥本函背頁之回條或發送電子郵件至 taisangland.ecom@computershare.com.hk，並註明閣下的姓名、地址以及收取公司通訊印刷版的要求。請注意，收取未來公司通訊印刷版之指示由收悉閣下指示當日起計一年內有效，此後將過期。如閣下對本函有任何疑問，請於辦公時間星期一至五 (香港公眾假期除外) 上午 9 時正至下午 6 時正 (香港時間) 期間致電股份過戶處 (852) 2862 8688 查詢。

代表
大生地產發展有限公司
公司秘書
馬清曼
謹啟

2026 年 4 月 28 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。

