

China Chengtong Development Group Limited
中國誠通發展集團有限公司
(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: 217)

29 May 2025

Dear non-registered shareholder(s),

China Chengtong Development Group Limited (the “Company”)

- Notice of Publication of ONE set of Circular together with Notice of Annual General Meeting (“Current Corporate Communication”)

The Company’s Current Corporate Communication is available on the websites of the Company at www.hk217.com and on The Stock Exchange of Hong Kong Limited at www.hkexnews.hk (collectively “Websites”). If you have previously requested to receive Corporate Communications^(Note) of the Company in printed form, the printed copy of Current Corporate Communication is enclosed.

If you would like to receive (i) email notifications of the publication of all future Corporate Communications^(Note) of the Company on the Websites (the “Notifications”) instead of receiving printed Notifications; and (ii) all future Actionable Corporate Communications^(Note) of the Company in electronic form by way of email from the Company, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your shares in the Company are held (collectively, the “Intermediaries”) and provide your email address to your Intermediaries. Please contact your Intermediaries for the detailed procedures.

If the email address provided by you to your Intermediaries is not valid and functional, until such time that you have provided a valid and functional email address to your Intermediaries, printed Notifications and printed Actionable Corporate Communications^(Note) will be sent to you by post.

If you have previously requested to receive Corporate Communications^(Note) of the Company in printed form and have subsequently provided a valid and functional email address to your Intermediaries, your previous request to receive printed form of all Corporate Communications^(Note) of the Company will be deemed to be revoked and in which case you will receive all future (i) Corporate Communications^(Note) by accessing the Websites, (ii) Notifications by email, and (iii) Actionable Corporate Communications^(Note) in electronic form by way of email from the Company in the future.

If you would like to obtain a printed copy of the Current Corporate Communication, you may at any time make such request by writing to the Company’s 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 or by email to chinachengtong.ecom@computershare.com.hk specifying your name, address and such request. Upon receipt of your request, the printed copy of the Current Corporate Communication will be sent to you.

Yours faithfully,
For and on behalf of
China Chengtong Development Group Limited
Li Qian
Chairman

Note: Unless otherwise specified, (i) 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; and (ii) Actionable Corporate Communications refer to any corporate communications that seek instructions from the Company’s securities holders on how they wish to exercise their rights or make an election as the Company’s securities holders.

各位非登記股東：

**中國誠通發展集團有限公司（「本公司」）
- 有關一本通函連同股東週年大會通知（「本次公司通訊」）之發佈通知**

本公司本次公司通訊已登載於本公司網站 www.hk217.com 及香港交易所網站 www.hkexnews.hk（統稱「該等網站」）。如閣下之前已要求接收本公司的印刷版公司通訊^(註)，現附上本次公司通訊的印刷版。

若閣下希望(i)接收本公司在該等網站上發布的所有未來公司通訊^(註)的電郵通知（「通知」），而不是接收印刷版通知；(ii)透過電郵收到本公司所有未來可供採取行動的公司通訊^(註)的電子版本，閣下應聯絡代閣下持有本公司股份的銀行、經紀、託管商、代理人或香港中央結算（代理人）有限公司（統稱「中介公司」），並向閣下的中介公司提供閣下的電郵地址。請聯絡閣下的中介公司以了解詳細程序。

若閣下向中介公司提供的電郵地址無效且不能使用，則在閣下向中介公司提供有效及可用的電郵地址之前，我們將通過郵寄方式向閣下發送印刷版通知和印刷版可採取行動公司通訊^(註)。

若閣下先前已要求接收本公司公司通訊^(註)的印刷版，並隨後向閣下的中介公司提供了有效及可用的電郵地址，則閣下之前請求接收本公司所有公司通訊^(註)的印刷版的請求將會被視為無效，在這種情況下，閣下將來將(i)透過瀏覽該等網站去接收所有未來的公司通訊^(註)；(ii)透過電郵收到通知；以及(iii)透過電子郵件收到可供採取行動的公司通訊^(註)的電子版本。

若閣下希望索取本次公司通訊之印刷版，可隨時以書面形式提出並交回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樓或發送電子郵件至 chinachengtong.ecom@computershare.com.hk，並註明閣下的姓名、地址以及該要求。於收到閣下的要求後，本次公司通訊的印刷版將寄送給閣下。

代表
中國誠通發展集團有限公司
主席
鄺千
謹啟

2025年5月29日

註：除非另有說明，(i)公司通訊是指本公司已發布或將發布的供其任何證券持有人參考或採取行動的任何文件，包括但不限於年度報告、中期報告、會議通知、通函和代表委任表格；及(ii)可供採取行動的公司通訊指任何涉及要求本公司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。