23 February 2022

Dear Registered Shareholder,

Henderson Investment Limited (the "Company") Circular - Major Transaction in relation to Offer to Lease (the "Circular")

Please be advised that the Circular has now been published.

For shareholders who have elected to receive printed version of the corporate communications, please find enclosed a copy of the Circular for your reading. In support of environmental protection and for the purpose of saving printing and mailing costs, the Company encourages and recommends you to change (as referred below) your means of receipt of future corporate communications to reading on the Company's website instead of receiving printed copies.

For shareholders who have elected (or being deemed to have consented) to access corporate communications on the Company's website, please click the link "Investor Information" on the home page of the Company's website at www.hilhk.com to access the Circular. If you have difficulty in gaining access to the Circular on the Company's website, we www.mme.com to access the Chedral. If you have difficulty in gaining access to the Chedral of the Company's weesle, we will, promptly upon your request in writing, send printed version of the Circular to you free of charge. The aforesaid request should be sent to the Company's share registrar, Tricor Standard Limited (the "Company's Registrar") at the below postal address by using the postage-prepaid mailing label provided or by email at the below email address.

You may change your choice of language and/or means of receipt of future corporate communications at any time, free of charge by giving not less than seven days' notice by way of completing the Change Request Form on the reverse side of this letter and returning it to the Company's Registrar at the below postal address by using the postage-prepaid mailing label provided or by email at the below email address. The Change Request Form is also available on the Company's website.

Company's Registrar contact details:

Postal address: Level 54, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong

Email address:

henderson97-ecom@hk.tricorglobal.com (852) 2980 1333 (during business hours (9:00 a.m. to 5:30 p.m.), Telephone

Monday to Friday, excluding Hong Kong public holidays)

Yours faithfully, Timon LIU Cheung Yuen Company Secretary

各位登記股東:

恒基兆業發展有限公司(「本公司」) 通函 - 有關租賃要約函之主要交易(「通函」)

謹通知 閣下通函現已刊發。

就股東已選擇收取公司通訊之印刷本而言,現附上通函以供 閣下細閱。為了響應環保以及節省印刷及郵 <u>遞費用,本公司鼓勵及建議</u> 閣下更改(如以下所述)收取日後刊發之公司通訊 司網站以代替收取印刷本。

就股東已選擇(或被視為已同意)通過本公司網站閱覽公司通訊而言,請在本公司網站 www.hilhk.com 主頁按「投資 者資訊」之連結,以閱覽通函。若 閣下在本公司網站閱覽通函上遇到困難,本公司將於收到 求後,迅即免費寄發通函之印刷本予 閣下。請使用提供之已預付郵費之郵寄標籤把上述要求寄發至本公司之股份 登記及過戶處卓佳標準有限公司(「股份登記及過戶處」)下述之郵寄地址或以電郵發送至下述之電郵地址。

閣下可隨時發出不少於七天的通知,免費更改收取日後刊發之公司通訊之語言版本及/或收取方式之選擇。 填妥、簽署及交回本函背面之更改表格,並使用提供之已預付郵費之郵寄標籤寄回股份登記及過戶處下述之郵寄地 址,或以電郵發送至下述之電郵地址。更改表格亦可於本公司網站下載。

股份登記及過戶處聯絡資料:

郵寄地址 : 香港灣仔皇后大道東 183 號合和中心 54 樓 電郵地址: henderson97-ecom@hk.tricorglobal.com

: (852) 2980 1333 (星期一至星期五(香港公眾假期除外)

上午九時正至下午五時三十分辦公時間內)

可秘書 廖祥源 謹啟

Change Request Form 更改表格

To: Henderson Investment Limited (the "Company") (Stock Code: 97) c/o Tricor Standard Limited Level 54, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong To: 恒基兆業發展有限公司 (股份代號: 97) 经单佳標準有限公司 香港灣仔皇后大道東 18												司」))					
(A)	I/We would like to receive the Circular of the Company (as defin 本人/我們希望以下列方式收取本公司之通函(定義見背面): (Please mark ONLY ONE (X) of the following boxes) (請從下列於 receive the printed English version of the Circular ONLY; 值 性収 通函之英文印刷本;或 receive the printed Chinese version of the Circular ONLY; 值收取通函之中文印刷本;或 receive both printed English and Chinese versions of the Circular ONLY; 值收取通函之中文印刷本;或 receive both printed English and Chinese versions of the Circular ONLY; 值收取通函之英文及中文印刷本。	選擇中,僅在其 OR OR				_			:									
(B)	I/We would like to receive all future Corporate Communications* of th 本人/我們希望以下列方式收取本公司日後之所有公司通訊* (「2 (Please mark ONLY ONE (X) of the following boxes) (請從下列資 read the website version of all future Corporate Communica of the publication of Corporate Communications on website (Please provide your email address in the space below, Communications on the Company's website in the future. If a publication of the Corporate Communications on website will 閱覽刊載於本公司網站之所有日後公司通訊網上版本,並收取(請在以下位置提供 閣下之電郵地址,本公司會經該資 之電郵地址無法發送,則會發出有關公司通訊已在網上	公 司通訊」) : 選擇中,僅在其 ations on the Co whereupon the email address is be sent instead.) (公司通訊尸卉經	中一個mpany Compa not pro OR 上刊家	国空格 's web ony wii	内劃上 site ar or pro 『通知/	X X X A X X X X X X X X X X X X X X X X	」 eiv otij bu	虎) e an fication t und	em on eli	ail no of th	otii he le,	ficat avai only	ion ilab y a	or a	of of	ifica the	Co r _l etter	orate of the
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	的登記地址																	
	act Telephone Number 電話	=																
1.	s 附註: If your shares are held in joint names, any one of the joint holders should sign on this 如屬聯名持有人,則本更改表格須由聯名持有人之任何一位簽署,方為有效。 The instruction under (B) above will apply to all future Corporate Communications to be sent to Company's Registrar, Tricor Standard Limited by post to Level 54, Hopewell Centre, 183 Queen'上述東(B)項指示適用於將來寄發予本公司股東之所有公司逾組,直至 閣下發出不少於七:54 樓或電郵至 henderson97-ecom@hk.tricorglobal.com),另作選擇為止。 For the avoidance of doubt, we do not accept any special instructions written on this Change Req 為免存疑,任何在本更改表格上的額外手寫指示,本公司將不予處理。	shareholders of the Co 's Road East, Wanchai, 天的書面通知予本公	mpany u Hong K	ntil you i	notify oth email at	henders	son9	7-econ	ı@h	k.tricor	rglol	bal.co	<u>m</u> .			-		
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3. * Ca	orporate Communications include but not limited to (a) the annual report; (b) the inter 司通訊包括但不局限於:(a)年報;(b)中期報告;(c)會議通告;(d)上市文件;(e)递			eeting; (d) a list	ing do	cum	eni, (e	e) a	circul	ar;	and ((f) a	proxy	y forn	1.		
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Please cut out the mailing label and stick it on an envelope to return this Change Request Form to us. No postage stamp is necessary if posted in Hong Kong. 閣下寄回本更改表格時,講將郵寄標籤剪貼於信封上。 如在本港投寄,毋須貼上郵票

Tricor Standard Limited 卓佳標準有限公司 Freepost No. 簡便回郵號碼:37 Hong Kong 香港