

IMPORTANT

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HARBOUR CENTRE DEVELOPMENT LIMITED

(Incorporated in Hong Kong with limited liability)

Stock Code: 51

RE-ELECTION OF DIRECTORS, GENERAL MANDATES FOR BUY-BACK AND ISSUE OF SHARES AND NOTICE OF ANNUAL GENERAL MEETING

IMPORTANT INFORMATION FOR THE 2022 ANNUAL GENERAL MEETING

In view of the ongoing COVID-19 pandemic, the forthcoming AGM will be held as a hybrid meeting whereby **Shareholders can participate electronically through the e-Meeting System.**

Pursuant to the regulatory social distancing measures which are in force in Hong Kong as at the date hereof, the Company is required to minimise the number of persons in physical attendance at the AGM. **Shareholders shall not physically attend the AGM at the Principal Meeting Place. Any Shareholder who attempts to physically attend the AGM will be denied entry to the Principal Meeting Place.**

The Company encourages Shareholders to attend and vote at the AGM electronically through the e-Meeting System in person or by proxy or to exercise their voting rights by appointing the Chairman of the AGM as proxy to cast the votes on their behalf.

29 March 2022

DEFINITIONS

In this circular, unless otherwise defined or the context otherwise requires, the following expressions shall have the following meanings:

“AGM”	the forthcoming annual general meeting of the Company to be held on 4 May 2022, or any adjournment thereof
“Board”	the board of Directors
“Companies Ordinance”	Companies Ordinance (Chapter 622 of the laws of Hong Kong)
“Company”	Harbour Centre Development Limited
“Director(s)”	the director(s) of the Company
“e-Meeting System”	https://spot-emeeting.tricor.hk/
“Government”	the Government of Hong Kong
“Group”	the Company together with its subsidiaries
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“INED(s)”	Independent Non-executive Director(s)
“Latest Practicable Date”	22 March 2022, being the latest practicable date for determining the relevant information in this circular
“Listing Rules”	The Rules Governing the Listing of Securities on The Stock Exchange
“Principal Meeting Place”	16th Floor, Ocean Centre, Harbour City, Canton Road, Kowloon, Hong Kong
“Retiring Directors”	Mr. David T. C. Lie-A-Cheong, Mr. Michael T. P. Sze and Mr. Ivan T. L. Ting
“SFO”	the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong)
“Shareholder(s)”	holder(s) of ordinary share(s) in the share capital of the Company
“Share Registrars”	the Company’s Share Registrars, Tricor Tengis Limited
“Stock Exchange”	The Stock Exchange of Hong Kong Limited



HARBOUR CENTRE DEVELOPMENT LIMITED

(Incorporated in Hong Kong with limited liability)

Stock Code: 51

Director:

Mr. Stephen T. H. Ng (*Chairman*)

Non-executive Directors:

Hon. Frankie C. M. Yick, *SBS, JP*

Mr. Peter Z. K. Pao

Independent Non-executive Directors:

Mr. David T. C. Lie-A-Cheong, *SBS, OM, JP*

Mr. Roger K. H. Luk, *BBS, JP*

Mr. Michael T. P. Sze

Mr. Brian S. K. Tang

Mr. Ivan T. L. Ting

Registered Office:

16th Floor, Ocean Centre,
Harbour City, Canton Road,
Kowloon,
Hong Kong

29 March 2022

To the Shareholders

Dear Sir or Madam,

**RE-ELECTION OF DIRECTORS,
GENERAL MANDATES FOR BUY-BACK AND ISSUE OF SHARES
AND
NOTICE OF ANNUAL GENERAL MEETING**

- (1) The purpose of this circular is to provide you with the information in connection with the ordinary resolutions to be proposed at the forthcoming AGM to be held on 4 May 2022 to, *inter alia*, (i) re-elect retiring Directors of the Company; and (ii) grant general mandates to buy back shares and to issue new shares of the Company.
- (2) Three Retiring Directors, namely Mr. David T. C. Lie-A-Cheong, Mr. Michael T. P. Sze and Mr. Ivan T. L. Ting, are due to retire by rotation from the Board at the AGM and, being eligible, offer themselves for re-election at the AGM. The proposed re-election of the Retiring Directors will be voted by the Shareholders under separate resolutions.

The Retiring Directors, after their re-election at the AGM, will not have any fixed term of service with the Company but are subject to retirement by rotation from the Board at annual general meetings of the Company at least once every three years in accordance with the Articles of Association of the Company. So far as the Directors are aware, save as disclosed below, as at Latest Practicable Date, (i) none of the Retiring Directors had any interest (within the meaning of Part XV of the SFO) in the securities of the Company; (ii) none of the Retiring Directors held, or in the past three years held, any directorship in any listed public company or held any other major appointments or qualifications; (iii) none of the Retiring Directors had any relationship with any other Directors, senior management or any substantial or controlling shareholders of the Company; and (iv) in relation to the proposed re-election of the Retiring Directors, there is no information which is discloseable pursuant to any of the requirements under Rules 13.51(2)(h) to 13.51(2)(v) of the Listing Rules, and there is no other matter which needs to be brought to the attention of the Shareholders.

Relevant information relating to the Retiring Directors is set out in Appendix I to this circular.

Recommendations to the Board for the proposed re-election of Mr. David T. C. Lie-A-Cheong, Mr. Michael T. P. Sze and Mr. Ivan T. L. Ting as INEDs were made by the Nomination Committee of the Company, after having reviewed their suitability according to the assessment criteria as set out in the Nomination Policy adopted by the Company which includes, *inter alia*, the independence guidelines as set out in Rule 3.13 of the Listing Rules. The Board, taking into account their past contributions to the Company and their individual attributes enhancing the Board's diversity and optimal composition (details as set out in their respective biographies in Appendix I hereto), accepted the recommendations from the Nomination Committee of the Company and recommend to the Shareholders the proposed re-election of Mr. David T. C. Lie-A-Cheong, Mr. Michael T. P. Sze and Mr. Ivan T. L. Ting at the AGM.

- (3) At the annual general meeting of the Company held on 4 May 2021, ordinary resolutions were passed giving general mandates to Directors (i) to buy back shares of the Company on the Stock Exchange representing up to 10% of the number of shares in issue of the Company as at 4 May 2021; and (ii) to allot, issue and deal with shares of the Company subject to a restriction that the aggregate number of shares allotted or agreed to be allotted must not exceed the aggregate of (a) 20% of the number of shares in issue of the Company as at 4 May 2021, and (b) (authorised by a separate ordinary resolution as required by the Listing Rules) the number of any shares bought back by the Company since the granting of the general mandate for issue of shares.

Pursuant to the Companies Ordinance and the Listing Rules, these general mandates will lapse at the conclusion of the AGM, unless renewed at that meeting. As such, resolutions will be proposed at the AGM to renew the mandates mentioned above. An explanatory statement as required under the Listing Rules to provide the requisite information in connection with the proposed buy-back mandate is set out in Appendix II to this circular.

- (4) A notice convening the AGM is set out on pages 13 to 16 of this circular. A proxy form for use at the AGM is enclosed with this circular. As set out in the section headed “SPECIAL ARRANGEMENTS FOR THE AGM” of this circular, the AGM will be held as a hybrid meeting in view of the ongoing COVID-19 pandemic. **Shareholders shall not physically attend the AGM at the Principal Meeting Place. Any Shareholder who attempts to physically attend the AGM will be denied entry to the Principal Meeting Place.** Shareholders will be able to participate in the AGM by (1) attending and voting at the AGM electronically through the e-Meeting System in person or by proxy; or (2) appointing the Chairman of the AGM as proxy to attend and vote at the AGM on their behalf.

Whether or not you intend to attend the AGM or any adjournment thereof through the e-Meeting System, you are requested to submit your proxy appointment electronically through the e-Meeting System or complete the proxy form and return it to the office of the Share Registrars, Tricor Tengis Limited, at Level 54, Hopewell Centre, 183 Queen’s Road East, Hong Kong in accordance with the instructions printed thereon as soon as possible but in any event not later than 11:15 a.m., on Saturday, 30 April 2022, or in case of any adjournment thereof, not less than 48 hours (exclusive of any part of a day that is a public holiday) before the time appointed for the holding of such adjourned meeting. Return of the completed proxy form or submission of proxy appointment electronically through the e-Meeting System will not preclude you from attending and voting at the AGM, or any adjournment thereof, through the e-Meeting System if you so wish.

- (5) The Directors believe that the proposed resolutions in relation to the re-election of the Retiring Directors and the general mandates in respect of the buy-back and issue of shares to be put forward at the AGM are in the best interests of the Company and the Shareholders. Accordingly, the Directors recommend you to vote in favour of all the relevant resolutions to be proposed at the AGM.

Yours faithfully,
Stephen T. H. Ng
Chairman

SPECIAL ARRANGEMENTS FOR THE AGM

Pursuant to the Government's directions given under the Prevention and Control of Disease (Requirements and Directions) (Business and Premises) Regulation (Chapter 599F of the laws of Hong Kong) and the Prevention and Control of Disease (Prohibition on Gathering) Regulation (Chapter 599G of the laws of Hong Kong) which remain in force as of the date hereof, the Company is required to minimise the number of persons in physical attendance at the AGM. To facilitate Shareholders to exercise their rights in the AGM under these extreme situations, the Company has made special arrangements for the AGM to be held as a hybrid meeting in accordance with the Articles of Association of the Company and physical attendance at the Principal Meeting Place will be restricted.

Shareholders will be able to participate in the AGM by (1) attending and voting at the AGM electronically through the e-Meeting System in person or by proxy; or (2) appointing the Chairman of the AGM as proxy to attend and vote at the AGM on their behalf. **Shareholders shall not physically attend the AGM at the Principal Meeting Place.**

e-Meeting System

Shareholders can participate in the AGM through the e-Meeting System, which can be accessed from any location with access to the internet via smartphone, tablet device or computer. Shareholders participating in the AGM through the e-Meeting System will be counted towards the quorum and they will be able to view a live webcast of the AGM, submit questions and cast votes in near real-time through the e-Meeting System.

The e-Meeting System will be open for registered Shareholders and non-registered Shareholders (see below for login details and arrangement) to log in from 10:45 a.m. on 4 May 2022 (i.e. approximately 30 minutes prior to the commencement of the AGM). Shareholders should allow ample time to check into the e-Meeting System to complete the related procedures. Please refer to the Online Meeting User Guide for details of the procedures at <https://spot-meeting.tricor.hk/>.

For registered Shareholders — information and login details for participating in the AGM through the e-Meeting System will be included in a letter from the Share Registrars to registered Shareholders to be sent out by post. In the case of a joint registered holders of any share, only ONE PAIR of log-in username and password will be provided to the joint holders. Any one of such joint holders may attend or vote in respect of such share(s) as if he/she/it was solely entitled thereto. Any registered Shareholder who has not received the information and login details by post **by 11:15 a.m. on 3 May 2022**, please contact the Share Registrars for assistance.

For non-registered Shareholders — if you are a non-registered Shareholder and wish to attend the AGM through the e-Meeting System, you should instruct your banks, brokers, custodians or HKSCC Nominees Limited (collectively the “**Intermediaries**” and each, the “**Intermediary**”) through which your shares are held to appoint you as proxy or corporate representative to attend the AGM and provide your email address to the relevant Intermediary before the required time limit. Information and login details for participating in the AGM through the e-Meeting System will be emailed to you by the Share Registrars at the email address provided to the relevant Intermediary one day before the AGM. Any non-registered Shareholder who has provided an email address to the relevant Intermediary for this purpose but has not received the information and login details by email, please contact the Share Registrars for assistance.

Registered Shareholders and non-registered Shareholders should note that only one device is allowed per login. Please also keep the login details in safe custody for use at the AGM and do not disclose them to anyone else. Neither the Company nor the Share Registrars assume any obligation or liability whatsoever in connection with the transmission of the login details or any use of the login details for voting or otherwise.

Limiting Physical Attendance

In view of the recent developments of the COVID-19 pandemic and in line with the regulatory measures as implemented by the Government as at the date hereof, the Board is required to exercise its discretion in accordance with Article 73B of the Articles of Association of the Company, to limit physical attendance at the Principal Meeting Place. Subject to the regulatory measures in force on the date of the AGM, physical attendance at the Principal Meeting Place will be limited to the Chairman of the AGM (who will act as proxy for certain Shareholders, if so appointed), the Directors, the company secretary of the Company, the auditors of the Company and other working parties only.

Shareholders are reminded not to physically attend the AGM at the Principal Meeting Place. Any Shareholder who attempts to physically attend the AGM will be denied entry to the Principal Meeting Place. Physical attendance is not necessary for the purpose of exercising Shareholders' rights. The Company encourages Shareholders to attend and vote at the AGM electronically through the e-Meeting System in person or by proxy or to exercise their voting rights by appointing the Chairman of the AGM as proxy to vote on the relevant resolutions at the AGM on their behalf.

Voting at the AGM

e-Meeting system facilitates easy and intuitive voting procedures for Shareholders. For details regarding the online voting procedures at the AGM, Shareholders can refer to the Online Meeting User Guide by visiting <https://spot-emeeting.tricor.hk/>.

Voting by Proxy

Shareholders are encouraged to appoint the Chairman of the AGM as proxy to attend and vote at the AGM on their behalf. Shareholders can also appoint another person as proxy to attend and vote at the AGM electronically through the e-Meeting System in their stead. Shareholders are encouraged to return their completed proxy forms or submit their proxy appointment electronically through the e-Meeting System well in advance of the AGM. Return of the completed proxy forms or submission of proxy appointment electronically through the e-Meeting System will not preclude the Shareholders from personally attending and voting at the AGM, or any adjournment thereof, through the e-Meeting System if they so wish.

For registered Shareholders — a hard copy of the proxy form is enclosed with this circular and it can also be downloaded from the websites of the Company at www.harbourcentre.com.hk and Hong Kong Exchanges and Clearing Limited at www.hkexnews.hk. Proxy appointment can also be submitted electronically through the e-Meeting System.

Except when the Chairman of the AGM is appointed as proxy, registered Shareholders must provide a valid email address of their proxy in the proxy form. The email address so provided will be used by the Share Registrars for sending the login details for attending and voting at the AGM. Accordingly, registered Shareholders and their proxy should ensure that the email address provided will be appropriately secured for this purpose. If no email address is provided, their proxy cannot attend and vote electronically through the e-Meeting System. Information and login details for participating in the AGM through the e-Meeting System will be emailed to the appointed proxy from the Share Registrars one day before the date of the AGM. Any proxy who has not received the information and login details by email, please contact the Share Registrars for assistance.

Proxy forms completed in accordance with the instructions printed thereon must be returned together with the power of attorney or other authority, if any, under which it is signed (or a notarially certified copy of that power of attorney or authority) to the Share Registrars, Tricor Tengis Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong. In the case of a joint registered holders of any share, the proxy form may be signed by any joint registered holder. **The deadline to return completed proxy forms and submit proxy appointment electronically through the e-Meeting System is Saturday, 30 April 2022 at 11:15 a.m.**

For non-registered Shareholders — non-registered Shareholders should contact their Intermediary as soon as possible for assistance in the appointment of proxy.

Questions at the AGM

Shareholders attending the AGM electronically using the e-Meeting System will be able to submit questions relevant to the proposed resolutions online during the AGM. The Company will endeavour to address these questions at the AGM, if time permits.

For enquiries in relation to the AGM arrangements, please contact the Share Registrars for assistance (contact details below):

Address:	Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong
Telephone No.:	(852) 2980 1333 (from 9:00 a.m. to 5:00 p.m. Monday to Friday, excluding Hong Kong public holidays)
Email Address:	is-enquiries@hk.tricorglobal.com

Due to the constantly evolving COVID-19 pandemic situation in Hong Kong, the Company may need to change the AGM arrangements at short notice. Shareholders are advised to keep themselves abreast of further announcements (if any) made by the Company which will be posted on the respective websites of the Hong Kong Exchanges and Clearing Limited (www.hkexnews.hk) and the Company (www.harbourcentre.com.hk).

APPENDIX I

DETAILS OF DIRECTORS PROPOSED TO BE RE-ELECTED

Set out below is the relevant information relating to the Retiring Directors proposed to be re-elected at the AGM:

Mr. David Tai Chong LIE-A-CHEONG, *SBS, OM, JP*, aged 62, has been appointed as an INED of the Company since 2018. He is the executive chairman of Newpower International (Holdings) Co., Ltd. and China Concept Consulting Ltd. He has been selected as a member of the National Committee of the 8th, 9th, 10th, 11th and 13th Chinese People's Political Consultative Conference since 1993. He acted as a panel convenor cum member of the Financial Reporting Review Panel of Hong Kong from 2007 to 2013. Mr. Lie-A-Cheong is currently the honorary consul of the Hashemite Kingdom of Jordan in Hong Kong, the chairperson of the Hong Kong-Taiwan Economic and Cultural Cooperation and Promotion Council, a standing committee member of the China Overseas Friendship Association and a general committee member of the Hong Kong General Chamber of Commerce. Mr. Lie-A-Cheong is also an INED of Herald Holdings Limited and formerly an INED of Aluminum Corporation of China Limited until June 2021, both publicly listed companies in Hong Kong.

Mr. Lie-A-Cheong receives from the Company a Director's fee at such rate approved by Shareholders from time to time, currently being HK\$70,000 per annum. The relevant fee(s) payable to him is/are determined by reference to the level of fee normally payable by a listed company in Hong Kong to a director, including an INED. He has no service contract with the Group and therefore receives no emolument from the Group other than the abovementioned Director's fee.

Mr. Lie-A-Cheong has made an annual confirmation concerning his independence in accordance with Rule 3.13 of the Listing Rules. Based on the said confirmation made by him, the Board is of the view that Mr. Lie-A-Cheong is independent in accordance with the independence guidelines under the Listing Rules and should be re-elected as an INED.

Mr. Michael Tsai Ping SZE, *FCA (Eng. & Wales), FCCA, FCPA*, aged 76, has been an INED of the Company since 2007. He also serves as a chairman of the Audit Committee and Remuneration Committee as well as a member of the Nomination Committee. Mr. Sze has over 30 years of experience in the financial and securities field. He graduated with a Master of Laws (LLM) Degree from The University of Hong Kong. He was a former member of The Securities and Futures Appeals Tribunal. He was also a former council member and member of the Main Board Listing Committee of Stock Exchange. Mr. Sze was formerly an INED of Greentown China Holdings Limited until his resignation in April 2020.

As at the Latest Practicable Date, Mr. Sze had interests (within the meaning of Part XV of the SFO) in 9,000 shares of the Company. Mr. Sze receives from the Company a Director's fee and an Audit Committee member's fee at such rates approved by Shareholders from time to time, currently being HK\$70,000 and HK\$30,000 per annum respectively. The relevant fee(s) payable to him is/are determined by reference to the level of fee normally payable by a listed company in Hong Kong to a director, including an INED. He has no service contract with the Group and therefore receives no emolument from the Group other than the abovementioned Director's fee and Audit Committee member's fee.

Mr. Sze has served as an INED of the Company for more than nine years. Having considered his actual positive contributions, impartial opinions and independent guidance over the past years, as well as his character and integrity, the Board is of the view that Mr. Sze will be able to continue to have effective oversight of the management and demonstrate a firm commitment to his role as INED. His in-depth understanding of the Company's operations and business, and his extensive knowledge, skills and experience in his areas of expertise could bring a wide range of valuable and independent insights to the Board. Mr. Sze has confirmed in writing to the Company that he satisfied all the criteria for independence as set out in Rule 3.13 of the Listing Rules and are independent in accordance with the terms of the guideline. Based on the assessment of all these relevant factors, it was considered that Mr. Sze's length of tenure with the Company would not affect his independence. The Board believes that his re-election is in the best interests of the Company and the Shareholders and therefore he should be re-elected as an INED. Pursuant to Code Provision B.2.3 of the Corporate Governance Code set out in Appendix 14 of the Listing Rules, such re-election will be subject to a separate resolution to be approved by the Shareholders at the AGM.

Mr. Ivan Tien Li TING, aged 46, has been appointed as an INED of the Company since 2018. He holds a Bachelor's Degree in International Politics and Economics from Middlebury College, Vermont. He is an executive director of a company publicly listed in Hong Kong, namely Kader Holdings Company Limited. Mr. Ting was chairman of the Hong Kong Chapter of Entrepreneurs' Organization from 2006 to 2007 and its Global Board from 2016 to 2017. He was on the Hong Kong Toys Advisory Committee of the Hong Kong Trade Development Council from 2003 to 2007 and from 2010 to 2014. He is currently serving as an honorary chairman and a general committee member of the Hong Kong Exporters' Association, the chairman of the Hong Kong Toys Council and a governing board member of the ICTI Ethical Toy Program. He is also a member of Jiangsu Provincial Committee of the Chinese People's Political Consultative Conference and permanent chairman of Federation of Hong Kong Jiangsu Youth.

Mr. Ting receives from the Company a Director's fee at such rate approved by the Shareholders from time to time, currently being HK\$70,000 per annum. The relevant fee(s) payable to him is/are determined by reference to the level of fee normally payable by a listed company in Hong Kong to a director, including an INED. He has no service contract with the Group and therefore receives no emolument from the Group other than the abovementioned Director's fee.

Mr. Ting has made an annual confirmation concerning his independence in accordance with Rule 3.13 of the Listing Rules. Based on the said confirmation made by him, the Board is of the view that Mr. Ting is independent in accordance with the independence guidelines under the Listing Rules and should be re-elected as an INED.

APPENDIX II

EXPLANATORY STATEMENT

The following is the Explanatory Statement required to be sent to the Shareholders under the Listing Rules which provides requisite information in connection with the proposed general mandate for share buy-back and also constitutes the Memorandum required under section 239 of the Companies Ordinance. References in this statement to “**Share(s)**” mean ordinary share(s) in the share capital of the Company.

- (i) It is proposed that the general buy-back mandate will authorise the buy-back by the Company of up to 10% of the number of Shares in issue at the date of passing the resolution to approve the general buy-back mandate (subject to adjustment in the case of any conversion of any or all of the Shares into a larger or smaller number of Shares after passing of the resolution). As at the Latest Practicable Date, the number of Shares in issue was 708,750,000 Shares. On the basis of such figure (and assuming no new Shares will be issued and no Share will be bought back after the Latest Practicable Date and up to the date of passing such resolution), exercise in full of the general buy-back mandate would result in the buy-back by the Company of up to 70,875,000 Shares.
- (ii) The Directors believe that the general authority from the Shareholders to enable buy-back of Shares is in the best interests of the Company and the Shareholders. Share buy-backs may, depending on the circumstances and funding arrangements at the time, lead to an enhancement of the net assets and/or earnings per Share. The Directors are seeking the grant of a general mandate to buy back Shares to give the Company the flexibility to do so if and when appropriate. The number(s) of Shares to be bought back on any occasion and the price and other terms upon which the same are bought back will be decided by the Directors at the relevant time having regard to the circumstances then pertaining.
- (iii) The funds required for any buy-back would be derived from the distributable profits of the Company or such other funding legally available for such purpose in accordance with the Company’s constitutive documents and the applicable laws of Hong Kong.
- (iv) There could be an adverse impact on the working capital or gearing position of the Company (as compared with the position disclosed in its most recent audited financial statements for the year ended 31 December 2021 being forwarded to the Shareholders together with this circular) in the event that the general buy-back mandate was exercised in full at any time during the proposed buy-back period. However, the Directors do not propose to exercise the general buy-back mandate to such extent as would, in the circumstances, have a material adverse effect on the working capital of the Company or the gearing level which in the opinion of the Directors is from time to time appropriate for the Company.
- (v) There are no Directors or (to the best of the knowledge of the Directors, having made all reasonable enquiries) any close associates (as defined in the Listing Rules) of the Directors who have a present intention, in the event that the general buy-back mandate is granted by the Shareholders, to sell Shares to the Company.
- (vi) The Directors have undertaken to the Stock Exchange to exercise the power of the Company to make purchases pursuant to the general buy-back mandate in accordance with the Listing Rules and the applicable laws of Hong Kong.

- (vii) As at the Latest Practicable Date, as recorded in the register required to be kept by the Company under Part XV of the SFO, Wharf Real Estate Investment Company Limited, being the controlling shareholder of the Company, was interested in more than 50% of the number of Shares in issue. The Directors are not aware of any consequences which would arise under The Code on Takeovers and Mergers as a consequence of any purchases pursuant to the general buy-back mandate.
- (viii) No purchase of Shares has been made by the Company in the six months prior to the Latest Practicable Date.
- (ix) No core connected persons (as defined in the Listing Rules) of the Company have notified the Company of a present intention to sell Shares to the Company and no such persons have undertaken not to sell Shares to the Company in the event that the general buy-back mandate is granted by the Shareholders.
- (x) The highest and lowest prices at which Shares were traded on the Stock Exchange during each of the previous twelve months up to the Latest Practicable Date are as follows:

	Highest <i>(HK\$)</i>	Lowest <i>(HK\$)</i>
March 2021	8.12	7.32
April 2021	8.29	7.85
May 2021	8.30	7.80
June 2021	8.80	8.00
July 2021	8.50	8.18
August 2021	8.38	7.90
September 2021	7.95	6.81
October 2021	7.39	6.88
November 2021	7.10	6.90
December 2021	7.10	6.48
January 2022	7.15	6.30
February 2022	6.98	6.78
1 March 2022 up to the Latest Practicable Date	6.91	6.50

HARBOUR CENTRE DEVELOPMENT LIMITED

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the annual general meeting (the “AGM”) of Harbour Centre Development Limited (the “Company”) will be held on Wednesday, 4 May 2022 at 11:15 a.m. as a hybrid meeting, with 16th Floor, Ocean Centre, Harbour City, Canton Road, Kowloon, Hong Kong as the principal place of the meeting (the “Principal Meeting Place”) for the following purposes:

- (1) To receive and consider the Financial Statements and the Reports of the Directors and Independent Auditor for the financial year ended 31 December 2021.
- (2) To re-elect retiring Directors.
- (3) To appoint Auditors and authorise the Directors to fix their remuneration.

And to consider and, if thought fit, to pass with or without modification the following resolutions as ordinary resolutions:

- (4) “**THAT:**
 - (a) subject to paragraph (b) below, the exercise by the Directors of the Company during the Relevant Period (as defined below) of all the powers of the Company to purchase shares in the capital of the Company be and is hereby generally and unconditionally approved;
 - (b) the aggregate number of shares which may be purchased on The Stock Exchange of Hong Kong Limited or any other stock exchange recognised for this purpose by the Securities and Futures Commission of Hong Kong and The Stock Exchange of Hong Kong Limited under the Code on Share Buy-backs pursuant to the approval in paragraph (a) above shall not exceed 10% of the number of shares in issue of the Company at the date of passing this Resolution (subject to adjustment in the case of any conversion of any or all of the shares of the Company into a larger or smaller number of shares after the passing of this Resolution), and the said approval shall be limited accordingly; and
 - (c) for the purpose of this Resolution, “**Relevant Period**” means the period from the passing of this Resolution until whichever is the earliest of:
 - (aa) the conclusion of the next Annual General Meeting of the Company;
 - (bb) the expiration of the period within which the next Annual General Meeting of the Company is required by law to be held; and
 - (cc) the revocation or variation of the authority given under this Resolution by ordinary resolution of the shareholders of the Company in general meeting.”

(5) “**THAT:**

- (a) subject to paragraph (c) below, the exercise by the Directors of the Company during the Relevant Period (as defined below) of all the powers of the Company to allot, issue and deal with additional shares of the Company and to make or grant offers, agreements, options, warrants and other securities which might require the exercise of such power be and is hereby generally and unconditionally approved;
- (b) the approval in paragraph (a) shall authorise the Directors of the Company during the Relevant Period to make or grant offers, agreements, options, warrants and other securities which might require the exercise of such power after the end of the Relevant Period;
- (c) the aggregate number of shares allotted or agreed conditionally or unconditionally to be allotted (whether pursuant to an option or otherwise) by the Directors of the Company pursuant to the approval in paragraph (a), otherwise than pursuant to (i) a Rights Issue (as defined below); (ii) the exercise of rights of subscription or conversion under the terms of any options, warrants or similar rights granted by the Company or any securities which are convertible into shares of the Company; or (iii) any scrip dividend or similar arrangement providing for the allotment of shares in lieu of the whole or part of a dividend on shares of the Company in accordance with the Articles of Association of the Company, shall not exceed the aggregate of:
 - (aa) 20% of the number of shares in issue of the Company at the date of passing this Resolution (subject to adjustment in the case of any conversion of any or all of the shares of the Company into a larger or smaller number of shares after the passing of this Resolution); plus
 - (bb) (if the Directors are so authorised by a separate ordinary resolution of the shareholders of the Company) the number of shares of the Company bought back by the Company subsequent to the passing of this Resolution (up to a maximum equivalent to 10% of the number of shares in issue of the Company at the date of passing ordinary resolution (4) set out in the notice convening this meeting) (subject to adjustment in the case of any conversion of any or all of the shares of the Company into a larger or smaller number of shares after the passing of the said ordinary resolution(4)), and the said approval shall be limited accordingly; and

(d) for the purposes of this Resolution:

“**Relevant Period**” means the period from the passing of this Resolution until whichever is the earliest of:

- (aa) the conclusion of the next Annual General Meeting of the Company;
- (bb) the expiration of the period within which the next Annual General Meeting of the Company is required by law to be held; and
- (cc) the revocation or variation of the approval given under this Resolution by ordinary resolution of the shareholders of the Company in general meeting; and

“**Rights Issue**” means an offer of shares, or an offer or issue of warrants, options or other securities giving rights to subscribe for shares, open for a period fixed by the Company or by the Directors of the Company to holders of shares of the Company or any class thereof on the register on a fixed record date in proportion to their then holdings of such shares or class thereof (subject to such exclusion or other arrangements as the Directors of the Company may deem necessary or expedient in relation to fractional entitlements or having regard to any restrictions or obligations under the laws of, or the requirements of any recognised regulatory body or any stock exchange in, any territory outside Hong Kong).”

- (6) “**THAT** the general mandate granted to the Directors of the Company to exercise the powers of the Company to allot, issue and deal with any additional shares of the Company pursuant to ordinary resolution (5) set out in the notice convening this meeting be and is hereby extended by the addition thereto of such further additional shares as shall represent the aggregate number of shares of the Company bought back by the Company subsequent to the passing of the said ordinary resolution (5), provided that the number of shares so added shall not exceed 10% of the number of shares in issue of the Company at the date of passing ordinary resolution (4) set out in the notice convening this meeting (subject to adjustment in the case of any conversion of any or all of the shares of the Company into a larger or smaller number of shares after the passing of the said ordinary resolution (4)).”

By Order of the Board
Grace L. C. Ho
Company Secretary

Hong Kong, 29 March 2022

Registered Office:

16th Floor, Ocean Centre,
Harbour City, Canton Road,
Kowloon,
Hong Kong

Notes:

- (a) *The AGM will be a hybrid meeting. Shareholders shall not physically attend the AGM at the Principal Meeting Place. Any shareholder who attempts to physically attend the AGM will be denied entry to the Principal Meeting Place. Shareholders will be able to attend and vote at the AGM electronically through the e-Meeting System at <https://spot-emeeting.tricor.hk/>. Shareholders attending the AGM through the e-Meeting System will be counted towards the quorum and they will be able to view a live webcast of the AGM, submit questions and cast votes through the e-Meeting System. Please refer to the section headed "SPECIAL ARRANGEMENTS FOR THE AGM" in the circular of the Company dated 29 March 2022 for further details of the e-Meeting System.*
- (b) *For registered shareholders, their personalised login details for attending the AGM through the e-Meeting System will be provided by the Company's Share Registrars, Tricor Tengis Limited, by post. For non-registered shareholders whose shares are held by banks, brokers, custodians or HKSCC Nominees Limited who wish to attend the AGM electronically through the e-Meeting System, they should consult their banks, brokers, custodians or HKSCC Nominees Limited (as the case may be) for the necessary arrangements and the personalised login details will be sent to them upon receipt of request through the banks, brokers, custodians or HKSCC Nominees Limited.*
- (c) *A shareholder entitled to attend and vote at the AGM is entitled to appoint another person as his proxy to attend and, in the event of a poll, to vote in his stead. A proxy need not be a shareholder of the Company. In order to be valid, the proxy form together with the power of attorney or other authority, if any, under which it is signed (or a notarially certified copy of that power of attorney or authority) must be returned to the office of the Company's Share Registrars, Tricor Tengis Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong not later than 11:15 a.m., on Saturday, 30 April 2022, or in case of any adjournment thereof, not less than 48 hours (exclusive of any part of a day that is a public holiday) before the time appointed for the holding of such adjourned meeting.*
- (d) *In case of appointment of proxy electronically, the appointment must be submitted through the e-Meeting System not later than 11:15 a.m., on Saturday, 30 April 2022, or in case of any adjournment thereof, not less than 48 hours (exclusive of any part of a day that is a public holiday) before the time appointed for the holding of such adjourned meeting.*
- (e) *In the case of a joint registered holders of any share, the proxy form may be signed by any joint registered holder, only ONE PAIR of log-in username and password will be provided to the joint holders. Any one of such joint holders may attend or vote in respect of such share(s) as if he/she/it was solely entitled thereto.*
- (f) *With reference to item (2) above, Mr. David T. C. Lie-A-Cheong, Mr. Michael T. P. Sze and Mr. Ivan T. L. Ting are proposed to be re-elected at the AGM.*
- (g) *With reference to item (3) above, Messrs. KPMG, Public Interest Entity Auditor registered in accordance with the Financial Reporting Council Ordinance, are proposed to be re-appointed as the Auditors of the Company.*
- (h) *With reference to item (5) above, the Directors wish to state that they have no immediate plans to issue any new shares of the Company pursuant to the mandate to be given thereunder.*
- (i) *Pursuant to Rule 13.39(4) of the Listing Rules, Chairman of the AGM will put each of the above resolutions to be voted by way of a poll under Article 75 of the Articles of Association of the Company.*
- (j) *The Register of Members of the Company will be closed from Thursday, 28 April 2022 to Wednesday, 4 May 2022, both days inclusive, during which period no transfer of shares of the Company can be registered. In order to ascertain shareholders' right for the purpose of attending and voting at the AGM, all transfers, accompanied by the relevant share certificates, must be lodged with the Company's Share Registrars, Tricor Tengis Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong, not later than 4:30 p.m. on Wednesday, 27 April 2022.*
- (k) *Due to the constantly evolving COVID-19 pandemic situation in Hong Kong, the Company may need to change the arrangements of the AGM at short notice. Shareholders are advised to keep themselves abreast of further announcements (if any) made by the Company which will be posted on the respective websites of the Hong Kong Exchanges and Clearing Limited (www.hkexnews.hk) and the Company (www.harbourcentre.com.hk).*
- (l) *The translation into Chinese language of this document is for reference only. In case of any inconsistency, the English version shall prevail.*