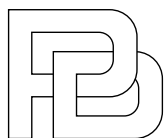


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POKFULAM DEVELOPMENT COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 225)

ELECTIONS OF MEANS OF RECEIPT OF CORPORATE COMMUNICATIONS

The Company is making arrangements in accordance with Rules 2.07A and 2.07B of the Listing Rules, the Articles of Association of the Company and the Companies Ordinance, to offer Shareholders the options to elect for the means of receipt of the Company's future Corporate Communications.

If the Company does not receive a duly completed and signed Reply Form or a response indicating the objection from a Shareholder in writing on or before 2 January 2024, such Shareholder will be deemed to have consented to receive the Website Version of the Company's future Corporate Communications instead of printed copies.

INTRODUCTION

The Company announces that pursuant to Rules 2.07A and 2.07B of the Listing Rules, the Articles of Association of the Company and the Companies Ordinance, arrangements have been made to offer Shareholders the options to elect for the means of receipt (in printed form or by Website Version) of the Company's future Corporate Communications.

In support of environmental protection, the Company recommends its Shareholders to elect for the Website Version for receiving the Company's future Corporate Communications.

ARRANGEMENTS

In accordance with Rules 2.07A and 2.07B of the Listing Rules, the Articles of Association of the Company and the Companies Ordinance, the following arrangements have been made by the Company:

1. The Company will send the First Letter dated 1 December 2023 together with the Reply Form, in both English and Chinese, to Shareholders to enable them to elect any of the following options:

- (i) to access the Website Version of all future Corporate Communications, instead of receiving printed copies by mail; or
- (ii) to receive by mail the printed version of all future Corporate Communications.

The Reply Form should be completed, signed and returned by post using the mailing label at the bottom of the Reply Form or by hand delivery to the Share Registrar at 17/F., Far East Finance Centre, 16 Harcourt Road, Hong Kong on or before 2 January 2024.

The First Letter explains that if the Company does not receive the Reply Form or receive a response indicating any objection from the Shareholder on or before 2 January 2024 and until the Shareholder informs the Share Registrar by reasonable prior notice in writing or by sending an email to is-ecom@hk.tricorglobal.com, such Shareholder will be deemed to have consented to receive the Website Version, and a notification letter of the publication of the Website Version of the Corporate Communications on the Company's website will be sent to such Shareholder in the future.

2. For Shareholders who wish to receive the Corporate Communications in printed form, the Company will send the Corporate Communications to those Shareholders who have made a selection unless and until they inform the Share Registrar at 17/F., Far East Finance Centre, 16 Harcourt Road, Hong Kong by reasonable prior notice in writing or by sending an email to is-ecom@hk.tricorglobal.com that they wish to receive the Website Version of all future Corporate Communications.
3. When each of the printed future Corporate Communications is sent in accordance with the arrangements described above, the Second Letter together with the Request Form, in both English and Chinese, will be attached to or printed at some prominent place in the relevant Corporate Communications. By completing and returning the Request Form to the Share Registrar by post or by sending an email to is-ecom@hk.tricorglobal.com, a Shareholder may at anytime provide his/her/its email address and request to receive the Website Version of future Corporate Communications.
4. For Shareholders who elect to receive the Website Version of future Corporate Communications, the Company will request such Shareholders to provide an email address in the Reply Form or the Request Form for the purposes of receiving (i) email notifications for the publication of the relevant Corporate Communications on the Company's website as and when Corporate Communications are published on the Company's website and (ii) all future Actionable Corporate Communications in electronic form from the Company. It is the responsibility of the Shareholders to provide email address that is functional. The Company will be considered to have complied with the Listing Rules if it sends Actionable Corporate Communications to the email address provided by a Shareholder without receiving any "non-delivery" message.

If no valid and functional email address is provided by a Shareholder in the Reply Form or the Request Form or if a Shareholder is otherwise deemed to have consented to receive the Website Version of future Corporate Communications, the Company will send to such Shareholder by post, (i) a notification letter for the publication of Corporate Communications on the Company's website and (ii) all future Actionable Corporate Communications in printed form, until such time when such Shareholder has provided a valid and functional email address to the Share Registrar for receiving the same.

5. For those Shareholders who choose, or are deemed to have consented, to receive the Website Version, if for any reason, such Shareholders have difficulty in receiving or gaining access to the Company's website or wish to receive a printed version, the Company will, upon request in writing to the Share Registrar or by email to is-ecom@hk.tricorglobal.com, promptly send the relevant Corporate Communications to such Shareholders in printed form free of charge.
6. All future Corporate Communications in accessible format will be available on the Company's website at www.pokfulam.com.hk and the Stock Exchange's website at www.hkexnews.hk.
7. Shareholders shall have the right at any time by reasonable prior notice in writing to the Share Registrar or by sending a prior notice via email to is-ecom@hk.tricorglobal.com specifying their name, address and request, to change the means of receipt of the Corporate Communications.
8. Shareholders can call the hotline of the Share Registrar at (852) 2980 1333 during business hours (9:00 a.m. to 6:00 p.m. from Monday to Friday, excluding Hong Kong public holidays) in respect of any queries in relation to the Company's arrangements set out above.
9. The First Letter and the Second Letter will mention that printed copies of future Corporate Communications will be available from the Company and the Share Registrar upon request, as well as on the Company's website at www.pokfulam.com.hk and on the Stock Exchange's website at www.hkexnews.hk, and that the dial-up hotline service has been provided.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following expressions having the following meanings:

“Actionable Corporate Communications”	any corporate communication from the Company that seeks instructions from holders of any of the Company’s securities on how they wish to exercise their rights or make an election as the securities holders of the Company, including but not limited to, (a) election forms in connection with a dividend payment, (b) excess application forms in connection with a rights issue or open offer, (c) applications forms for assured entitlement under an open offer, (d) acceptance forms in connection with takeovers, mergers and share buy-backs, and (e) provisional allotment letters in connection with a rights issue
“Companies Ordinance”	the Companies Ordinance (Chapter 622 of the Laws of Hong Kong), as amended or supplemented from time to time
“Company”	Pokfulam Development Company Limited, a company incorporated in Hong Kong with limited liability and the shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 225)
“Corporate Communications”	any document issued or to be issued by the Company for the information or action of holders of any of the Company’s 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
“Director(s)”	the director(s) of the Company
“First Letter”	a letter dated 1 December 2023 to be sent by the Company to the Shareholders together with the Reply Form
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Reply Form”	a reply form (with a freepost mailing label for posting in Hong Kong) to be sent together with the First Letter
“Request Form”	a request form (with a freepost mailing label for posting in Hong Kong) to be sent together with the Second Letter

“Second Letter”	a letter to be sent to the Shareholders by the Company together with the Request Form when the Company disseminates future Corporate Communications
“Shareholder(s)”	holder(s) of the Share(s)
“Share Registrar”	Tricor Standard Limited, the share registrar of the Company in Hong Kong, at 17/F., Far East Finance Centre, 16 Harcourt Road, Hong Kong
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Website Version”	the version of Corporate Communications in electronic form published, in both English and Chinese, on the Company’s website

By order of the Board
Pokfulam Development Company Limited
Hui Sui Yuen
Company Secretary

Hong Kong, 1 December 2023

As at the date of this announcement, the Board of the Company comprises Mr. Wong Tat Chang, Abraham (Chairman and Managing Director), Mr. Wong Tat Kee, David and Mr. Wong Tat Sum, Samuel as Executive Directors, and Mr. Li Kwok Sing, Aubrey, Mr. Sit Hoi Wah, Kenneth and Mr. Seto Gin Chung, John as Independent Non-Executive Directors.