

The whole of this Provisional Allotment Letter must be returned to be valid.
本暫定配額通知書必須整份交回，方為有效。

IMPORTANT
重要提示

Reference is made to the prospectus issued by China Uptown Group Company Limited (the “**Company**”) dated 21 June 2024 in relation to the Rights Issue (the “**Prospectus**”). Capitalised terms used herein shall have the same meanings as those defined in the Prospectus unless the context requires otherwise.

茲提述中國上城集團有限公司（「**本公司**」）所刊發日期為二零二四年六月二十一日有關供股的章程（「**章程**」）。除文義另有界定外，本文件所用詞彙與章程所界定者具有相同涵義。

THIS PROVISIONAL ALLOTMENT LETTER (“PAL”) IS VALUABLE AND TRANSFERABLE AND REQUIRES YOUR IMMEDIATE ATTENTION. THE OFFER CONTAINED IN THIS PAL AND THE ACCOMPANYING EXCESS APPLICATION FORM (“EAF”) WILL EXPIRE AT 4:00 P.M. ON MONDAY, 8 JULY 2024 (OR SUCH LATER DATE AND/OR TIME AS MENTIONED IN THE PARAGRAPH HEADED “EFFECT OF BAD WEATHER AND/OR EXTREME CONDITIONS” IN THE ENCLOSED SHEET).

本暫定配額通知書（「暫定配額通知書」）具有價值及可轉讓，並請即處理。本暫定配額通知書及隨附之額外申請表格（「額外申請表格」）所載之要約將於二零二四年七月八日（星期一）下午四時正（或附頁「惡劣天氣及／或極端情況之影響」一段所述之有關較後日期及／或時間）屆滿。

IF YOU ARE IN ANY DOUBT ABOUT THIS PAL OR AS TO THE ACTION TO BE TAKEN, YOU SHOULD CONSULT YOUR STOCKBROKER, A LICENSED DEALER IN SECURITIES OR REGISTERED INSTITUTION IN SECURITIES, BANK MANAGER, SOLICITOR, PROFESSIONAL ACCOUNTANT OR OTHER PROFESSIONAL ADVISERS.

閣下對本暫定配額通知書或將採取之行動如有任何疑問，應諮詢 閣下之股票經紀、持牌證券交易商或註冊證券機構、銀行經理、律師、專業會計師或其他專業顧問。

A copy of this PAL, together with a copy of the Prospectus, the EAF and the other documents specified in the paragraph headed “17. Documents Delivered to the Registrar of Companies” in Appendix III to the Prospectus, have been registered with the Registrar of Companies in Hong Kong as required by Section 342C of the Companies (Winding Up and Miscellaneous Provisions) Ordinance (Chapter 32 of the Laws of Hong Kong). The Registrar of Companies in Hong Kong, the Stock Exchange and the SFC take no responsibility as to the contents of any of these documents.

本暫定配額通知書連同章程、額外申請表格及章程附錄三「17.送呈公司註冊處處長之文件」一段所述之其他文件，已依據香港法例第32章公司（清盤及雜項條文）條例第342C條規定向香港公司註冊處處長登記。香港公司註冊處處長、聯交所及證監會對任何此等文件之內容概不負責。

Hong Kong Exchanges and Clearing Limited, the Stock Exchange and HKSCC take no responsibility for the contents of this PAL, make no representations as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this document.

香港交易及結算所有限公司、聯交所及香港結算對本暫定配額通知書之內容概不負責，對其準確性或完整性亦不發表任何聲明，並明確表示，概不對因本文件全部或任何部份內容而產生或因倚賴該等內容而引致之任何損失承擔任何責任。

Dealings in the Shares, the Rights Shares in their nil-paid form and fully-paid form may be settled through CCASS and you should consult your stockbroker, a licensed dealer in securities or registered institution in securities, bank manager, solicitor, professional accountant or other professional adviser for details of those settlement arrangements and how such arrangements may affect your rights and interests.

股份、未繳股款及繳足股款之供股股份之買賣可透過中央結算系統進行交收，閣下應諮詢 閣下之股票經紀、持牌證券交易商或註冊證券機構、銀行經理、律師、專業會計師或其他專業顧問有關該等交收安排之詳情，以及有關安排對 閣下之權利及權益可能構成之影響。

Subject to the granting of listing on the Stock Exchange of, and permission to deal in, the Rights Shares in both nil-paid and fully-paid forms on the Stock Exchange as well as compliance with the stock admission requirements of HKSCC, the Rights Shares in both nil-paid and fully-paid forms will be accepted as eligible securities by HKSCC for deposit, clearance and settlement in CCASS with effect from the respective commencement dates of dealings in their nil-paid and fully-paid forms on the Stock Exchange or such other dates as determined by HKSCC. Settlement of transactions between participants of the Stock Exchange on any trading day is required to take place in CCASS on the second trading day thereafter. All activities under CCASS are subject to the General Rules of CCASS and CCASS Operational Procedures in effect from time to time.

待未繳股款及繳足股款供股股份獲批准於聯交所上市及買賣以及符合香港結算之股份收納規定後，未繳股款及繳足股款供股股份將獲香港結算接納為合資格證券以於中央結算系統寄存、結算及交收，由未繳股款及繳足股款供股股份各自於聯交所之開始買賣日期（或香港結算釐定之有關其他日期）起生效。聯交所參與者之間於任何交易日之交易須於其後第二個交易日在中央結算系統交收。於中央結算系統項下之一切活動須遵守不時生效之《中央結算系統一般規則》及《中央結算系統運作程序規則》。

Form A

表格甲

Hong Kong Branch

Share Registrar and Transfer

Office:

Union Registrars Limited

Suites 3301-04, 33/F

Two Chinachem Exchange Square

338 King's Road

North Point

Hong Kong

香港股份過戶登記分處：

聯合證券登記有限公司

香港

北角

英皇道338號

華懋交易廣場2期

33樓3301-04室

中國上城

CHINA UPTOWN

China Uptown Group Company Limited
中國上城集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(於開曼群島註冊成立之有限公司)

(Stock code: 2330)

(股份代號：2330)

**RIGHTS ISSUE
ON THE BASIS OF TWO(2) RIGHTS SHARES FOR
EVERY ONE(1) SHARE HELD ON THE RECORD DATE
ON
A NON-UNDERWRITTEN BASIS
AT A SUBSCRIPTION PRICE OF HK\$0.15 PER
RIGHTS SHARE PAYABLE IN FULL ON
ACCEPTANCE BY NOT LATER THAN 4:00 P.M. ON
MONDAY, 8 JULY 2024**

按非包銷基準進行供股
基準為於記錄日期每持有一(1)股股份可獲發兩(2)股供股股份
認購價為每股供股股份港幣0.15元股款須於接納時
(即不遲於二零二四年七月八日(星期一)下午四時正)繳足

PROVISIONAL ALLOTMENT LETTER

暫定配額通知書

Name(s) and address of Qualifying Shareholder(s)

合資格股東姓名／名稱及地址

Note 1 Total number of Shares registered in your name(s) on
Thursday, 20 June 2024

附註1 於二零二四年六月二十日(星期四)以閣下名義登記之股份
總數

Note 2 Number of Rights Shares provisionally allotted to you subject
to payment in full on acceptance by no later than 4:00 p.m.
on Monday, 8 July 2024

附註2 暫定配發予閣下之供股股份數目，惟須不遲於二零二四年
七月八日(星期一)下午四時正前接納時全數繳足股款

Note 3 Total subscription monies payable in full upon acceptance

附註3 於接納時全數應繳之認購款項總額

Provisional Allotment Letter No.

暫定配額通知書編號

BOX A 甲欄 (Note 1 附註1)

BOX B 乙欄 (Note 2 附註2)

BOX C 丙欄 (Note 3 附註3)

HK\$
港幣

Name of bank on which cheque/banker's cashier order is drawn:

支票／銀行本票付款銀行名稱：_____

Cheque/banker's cashier order number:

支票／銀行本票號碼：_____

Please insert your contact telephone no.:

請填上閣下聯絡電話號碼：_____

Head office and principal

place of business

in Hong Kong:

總辦事處及香港主要營業地址：

Suite 1501, 15/F

Tower 1, Silvercord

30 Canton Road

Tsimshatsui

Kowloon

Hong Kong

香港

九龍

尖沙咀

廣東道30號

新港中心第一座

15樓1501室

Registered office:

註冊辦事處：

Cricket Square

Hutchins Drive

P.O. Box 2681

Grand Cayman KY1-1111

Cayman Islands

21 June 2024

二零二四年六月二十一日

IN THE EVENT OF TRANSFER OF RIGHT(S) TO SUBSCRIBE FOR RIGHTS SHARE(S), HONG KONG AD VALOREM STAMP DUTY IS PAYABLE ON EACH SALE AND EACH PURCHASE. A GIFT OR TRANSFER OF BENEFICIAL INTERESTS OTHER THAN BY WAY OF SALE IS ALSO LIABLE TO HONG KONG AD VALOREM STAMP DUTY. EVIDENCE OF PAYMENT OF HONG KONG AD VALOREM STAMP DUTY WILL BE REQUIRED BEFORE REGISTRATION OF ANY TRANSFER OF THE ENTITLEMENT(S) TO THE RIGHTS SHARE(S) REPRESENTED BY THIS DOCUMENT.

在轉讓供股股份的認購權時，每項買賣均須繳納香港從價印花稅。以出售以外方式贖贈或轉讓實益權益亦須繳納香港從價印花稅。在辦理本文件所載供股股份配額任何轉讓登記之前，須出示已繳納香港從價印花稅之證明。

Form B
表格乙

FORM OF TRANSFER AND NOMINATION 轉讓及提名表格

(To be completed and signed only by the Qualifying Shareholder(s) who wish(es) to transfer all of his/her/its/their right(s) to subscribe for the Rights Share(s) set out in Box B of Form A)

(僅供擬將其/彼等於表格甲內乙欄所列認購供股股份之權利全數轉讓之合資格股東填寫及簽署)

To: The Directors
China Uptown Group Company Limited
致：中國上城集團有限公司
列位董事

Dear Sirs and Madams,
I/We hereby transfer all of my/our rights to subscribe for the Rights Shares comprised in this PAL to the person(s) accepting the same and signing the registration application form (Form C) below. I/We have read the conditions and procedures for transfer set out in the enclosed sheet and agree to be bound thereby.

敬啟者：
本人/吾等茲將本暫定配額通知書所列本人/吾等可認購供股股份之權利全數轉讓予接受此權利並簽署以下登記申請表格(表格丙)之人士。本人/吾等已細閱附頁所載各項條件及轉讓手續，並同意受其約束。

1. _____ 2. _____ 3. _____ 4. _____

Signature(s) of Qualifying Shareholder(s) (all joint Qualifying Shareholders must sign) 合資格股東簽署(所有聯名合資格股東均須簽署)

Date: _____ 2024

日期：二零二四年_____月_____日

Note: Hong Kong ad valorem stamp duty is payable by the transferor(s) and the transferee(s) if this form is completed.

附註：填妥此表格後，轉讓人及承讓人須支付香港從價印花稅。

Form C
表格丙

REGISTRATION APPLICATION FORM 登記申請表格

(To be completed and signed only by the person(s) to whom the rights to subscribe for the Rights Shares have been transferred)

(僅供承讓認購供股股份權利之人士填寫及簽署)

To: The Directors
China Uptown Group Company Limited
致：中國上城集團有限公司
列位董事

Dear Sirs and Madams,
I/We request you to register the number of Rights Shares mentioned in Box B of Form A in my/our name(s). I/We agree to accept the same on the terms embodied in this PAL and the Prospectus and subject to the memorandum of association and the articles of association of the Company. I/We have read the conditions and procedures for application set out in the enclosed sheet and agree to be bound thereby.

敬啟者：
本人/吾等謹請閣下將表格甲內乙欄所列數目之供股股份以本人/吾等名義登記。本人/吾等同意按照本暫定配額通知書及章程所載之條款，並在貴公司之組織章程大綱及組織章程細則限制下接納該等股份。本人/吾等已細閱附頁所載各項條件及申請手續，並同意受其約束。

Existing Shareholder(s)
Please mark "X" in this box
現有股東請於此欄內填上「X」符號

To be completed in BLOCK letters in ENGLISH. Joint applicants should give the address of the first-named applicant only.

請用英文正楷填寫。聯名申請人只須填報排名首位之申請人地址。

For Chinese applicant(s), please provide your name in both English and Chinese.

中國籍申請人請填寫中英文姓名。

Name of applicant in English 申請人英文姓名	Family name/Company name 姓氏/公司名稱	Other name(s) 名字	Name in Chinese 中文姓名
Name continuation and/or names of joint applicant(s) (if any) 續姓名及/或聯名申請人姓名(如有)			
Address in English (joint applicants should give the address of the first-named applicant only) 英文地址(聯名申請人只須填報排名首位之申請人地址)			
Occupation 職業		Telephone no. 電話號碼	
Dividend instructions 派息指示			
Name and address of bank 銀行名稱及地址		Bank account no. 銀行賬戶號碼	

1. _____ 2. _____ 3. _____ 4. _____

Signature(s) of applicant(s) (all joint applicants must sign)
申請人簽署(所有聯名申請人均須簽署)

Date: _____ 2024

日期：二零二四年_____月_____日

Note: Hong Kong ad valorem stamp duty is payable in connection with the acceptance of the rights to subscribe for the Rights Shares.

附註：閣下須就接納可認購供股股份之權利繳納香港從價印花稅。

The Rights Issue will proceed on a non-underwritten basis. The Prospectus Documents have not been and will not be registered or filed under the applicable securities legislation of any jurisdiction other than Hong Kong.

供股將按非包銷基準進行。章程文件並無亦將不會根據香港以外任何司法權區之適用證券法例登記或存檔。

If you wish to exercise your right to subscribe for all the Rights Shares specified in this PAL, you should lodge this PAL in accordance with the instructions printed herein, together with a remittance for the full amount as shown in Box C of Form A payable on acceptance, with the Registrar, Union Registrars Limited, at Suites 3301-04, 33/F, Two Chinachem Exchange Square, 338 King's Road, North Point, Hong Kong by not later than 4:00 p.m. on Monday, 8 July 2024 (or, under bad weather conditions, such later date and/or time as mentioned in the section headed "Effect of Bad Weather and/or Extreme Conditions" in the enclosed sheet). All remittances must be made by cheque or banker's cashier order in Hong Kong dollars. Cheques must be drawn on an account with, and banker's cashier orders must be issued by, a licensed bank in Hong Kong and made payable to "**CHINA UPTOWN GROUP COMPANY LIMITED – RIGHT ISSUE ACCOUNT**" and crossed "**Account Payee Only**".

閣下如欲行使閣下之權利認購本暫定配額通知書指定之全部供股股份，必須不遲於二零二四年七月八日（星期一）下午四時正（或在惡劣天氣情況下，根據附頁「惡劣天氣及／或極端情況之影響」一節所述之有關較後日期及／或時間），按照本暫定配額通知書印備之指示將本暫定配額通知書連同表格甲之丙欄所示接納時須繳付之全數股款，送呈過戶登記處聯合證券登記有限公司，地址為香港北角英皇道338號華懋交易廣場2期33樓3301-04室。所有股款必須以港幣之支票或銀行本票支付。支票須由香港持牌銀行戶口開出，銀行本票亦須由香港持牌銀行發出，並註明抬頭人為「**CHINA UPTOWN GROUP COMPANY LIMITED – RIGHT ISSUE ACCOUNT**」及以「**只准入抬頭人賬戶**」方式劃線開出。

It should be noted that the Rights Shares will be dealt in their nil-paid form from Tuesday, 25 June 2024 to Wednesday, 3 July 2024 (both dates inclusive). Shareholders should note that dealings in such Rights Shares in their nil-paid form and dealings in the Shares may take place while certain conditions to which the Rights Issue (as specified in the section headed "Letter from the Board – Conditions of the Rights Issue" in the Prospectus) are subject remain unfulfilled and/or not waived (where applicable). Any Shareholder or other person dealing in the Rights Shares in their nil-paid form or dealing in the Shares up to the date on which all conditions to which the Rights Issue are subject are fulfilled and/or waived (where applicable), will accordingly bear the risk that the Rights Issue may not become unconditional or may not proceed. Any Shareholder or other person contemplating selling or purchasing or dealing in the Shares or the Rights Shares in their nil-paid form, who is in any doubt about his/her/its position, is recommended to consult his/her/its own professional adviser.

謹請注意，供股股份將於二零二四年六月二十五日（星期二）至二零二四年七月三日（星期三）（包括首尾兩日）以未繳股款方式買賣。股東應注意，該等未繳股款供股股份及股份可能會在供股之某些條件（即章程內「董事會函件－供股的條件」一節所述之條件）尚未達成及／或未獲豁免（如適用）之情況下進行買賣。因此，於供股之所有條件達成及／或獲豁免（如適用）當日前買賣未繳股款供股股份或股份之任何股東或其他人士，均須相應承擔供股可能無法成為無條件或未必會進行之風險。任何有意買賣或交易股份或未繳股款供股股份之股東或其他人士，如對本身之狀況有任何疑問，應諮詢其本身之專業顧問。

A SEPARATE CHEQUE OR BANKER'S CASHIER ORDER MUST ACCOMPANY EACH ACCEPTANCE

每份接納須隨附一張獨立開出之支票或銀行本票

NO RECEIPT WILL BE GIVEN FOR REMITTANCE

本公司將不會就股款另發收據



CHINA UPTOWN

China Uptown Group Company Limited
中國上城集團有限公司

(Incorporated in the Cayman Islands with limited liability)
(於開曼群島註冊成立之有限公司)

(Stock code: 2330)
(股份代號 : 2330)

21 June 2024

Dear Qualifying Shareholders,

INTRODUCTION

Reference is made to the prospectus of China Uptown Group Company Limited (the “**Company**”) dated 21 June 2024 in relation to the Rights Issue (the “**Prospectus**”). In accordance with the terms set out in the PAL and the Prospectus, the Directors have provisionally allotted to you the Rights Shares on the basis of two (2) Rights Shares for every one (1) Share held and registered in your name(s) as at the close of business on Thursday, 20 June 2024. Your holding of the number of Shares as at the close of business on Thursday, 20 June 2024 is set out in Box A of Form A of the PAL and the number of Rights Shares provisionally allotted to you is set out in Box B of Form A of the PAL. Capitalised terms used herein shall have the same meanings as those defined in the Prospectus unless the context requires otherwise.

The Rights Shares, when allotted, issued and fully paid, will rank *pari passu* with the then existing Shares in issue on the date of allotment of the Rights Shares in all respects. Holders of such Rights Shares will be entitled to receive all future dividends and distributions which are declared, made or paid on or after the date of allotment and issue of the Rights Shares.

The Prospectus Documents have not been and will not be registered or filed under any applicable securities or equivalent legislation of any jurisdictions other than Hong Kong.

No action has been taken to permit the offering of the Rights Shares, or the distribution of the Prospectus Documents, in any territory or jurisdiction outside Hong Kong. Accordingly, no person receiving a copy of any of the Prospectus Documents in any territory or jurisdiction outside Hong Kong may treat it as an offer or invitation to apply for the Rights Shares or excess Rights Shares, unless in the relevant jurisdiction such an offer or invitation could lawfully be made without compliance with any registration or other legal or regulatory requirements.

It is the responsibility of any person (including but without limitation to nominees, agents and trustees) receiving a copy of any of the Prospectus Documents outside Hong Kong and wishing to take up the Rights Shares under the Prospectus to satisfy himself/herself/itself as to the full observance of the laws and regulations of the relevant territory or jurisdiction including the obtaining of any governmental or other consents for observing any other formalities which may be required in such territory or jurisdiction, and to pay any taxes, duties and other amounts required to be paid in such territory or jurisdiction in connection therewith. Any acceptance in relation to the Rights Issue by any person will be deemed to constitute a representation and warranty from such person to the Company that these local laws and requirements have been complied with. For the avoidance of doubt, neither HKSCC nor HKSCC Nominees Limited is subject to the representations and warranties provisions above. If you are in any doubt as to your position, you should consult your professional advisers.

PROCEDURE FOR ACCEPTANCE AND PAYMENT

To take up your provisional allotment in full you must lodge the whole of the PAL intact and in accordance with the instructions printed thereon with the Registrar, Union Registrars Limited, at Suites 3301-04, 33/F, Two Chinachem Exchange Square, 338 King's Road, North Point, Hong Kong together with a remittance for the full amount payable on acceptance, as set out in Box C of Form A of the PAL, so as to be received by the Registrar not later than 4:00 p.m. on Monday, 8 July 2024 (or, under bad weather conditions, such later date and/or time as mentioned in the section headed "Effect of Bad Weather and/or Extreme Conditions" below). All remittances must be made by cheque or banker's cashier order in Hong Kong dollars. Cheques must be drawn on an account with, and banker's cashier orders must be issued by, a licensed bank in Hong Kong and made payable to "**CHINA UPTOWN GROUP COMPANY LIMITED – RIGHT ISSUE ACCOUNT**" and crossed "**Account Payee Only**". Such payment will constitute acceptance of provisional allotment of Right Shares on the terms of the PAL and the Prospectus and subject to the memorandum of association and articles of association of the Company. No receipt will be issued for sums received on application. Share certificate(s) for any Rights Shares in respect of which the application is accepted will be sent to the Qualifying Shareholders, and in the case of joint Qualifying Shareholders, to the first-named Qualifying Shareholder, by ordinary post at their own risk to their registered address on or before Tuesday, 23 July 2024.

It should be noted that unless the duly completed PAL, together with the appropriate remittance for the amount shown in Box C of Form A of the PAL, has been received as described above by not later than 4:00 p.m. on Monday, 8 July 2024 (or, under bad weather conditions, such later date and/or time as mentioned in the section headed "Effect of Bad Weather and/or Extreme Conditions" below), the PAL and all rights and entitlements hereunder will be deemed to have been declined and the relevant Rights Shares will be cancelled. The Company may (at its sole discretion but without obligation) treat a PAL (lodged as mentioned above) as valid and binding on the person(s) by whom or on whose behalf it is lodged even if it is not completed in accordance with the relevant instructions. The Company may require such incomplete PAL to be completed by the relevant applicants at a later stage.

APPLICATION FOR EXCESS RIGHTS SHARES

Qualifying Shareholders are entitled to apply for, by way of application for excess Rights Shares, any unsold entitlements to the Rights Shares of the Excluded Shareholder(s) (if any) and any nil-paid Rights Shares provisionally allotted but not accepted by the Qualifying Shareholders or otherwise not subscribed for by renounees or transferees of nil-paid Rights Shares.

Application for excess Rights Shares should be made by completing and signing the EAF enclosed with the Prospectus and lodging the same with a separate remittance for the full amount payable in respect of the excess Rights Shares being applied for in accordance with the instructions printed thereon, with the Registrar, Union Registrars Limited, at Suites 3301-04, 33/F, Two Chinachem Exchange Square, 338 King's Road, North Point, Hong Kong by not later than 4:00 p.m. on Monday, 8 July 2024 (or, under bad weather conditions, such later date and/or time as mentioned in the section headed "Effect of Bad Weather and/or Extreme Conditions" below). All remittances must be made by cheque or banker's cashier order in Hong Kong dollars. Cheques must be drawn on an account with, and banker's cashier orders must be issued by, a licensed bank in Hong Kong and made payable to "**CHINA UPTOWN GROUP COMPANY LIMITED – EXCESS APPLICATION ACCOUNT**" and crossed "**Account Payee Only**".

TRANSFER

If you wish to transfer all of your rights to subscribe for the Rights Shares provisionally allotted to you hereunder, you must complete and sign the form of transfer and nomination (Form B) and hand the PAL to the person(s) to or through whom you are transferring your rights. The transferee(s) must then complete and sign the registration application form (Form C) and lodge the PAL intact together with a remittance for the full amount payable on acceptance as set out in Box C of Form A of the PAL with the Registrar, Union Registrars Limited, at Suites 3301-04, 33/F, Two Chinachem Exchange Square, 338 King's Road, North Point, Hong Kong, so as to be received by the Registrar not later than 4:00 p.m. on Monday, 8 July 2024 (or, under bad weather conditions, such later date and/or time as mentioned in the section headed "Effect of Bad Weather and/or Extreme Conditions" below). It should be noted that Hong Kong ad valorem stamp duty is payable in connection with the transfer of your rights to subscribe for the relevant Rights Shares and the acceptance by the transferee(s) of such rights. If you are an Overseas Shareholder, please refer to the section headed "Letter from the Board – Rights Issue – Excluded Shareholder(s)" in the Prospectus for details of the restrictions which may be applicable to you.

SPLITTING

If you wish to accept only part of your provisional allotment or to transfer part of your rights to subscribe for the Rights Shares provisionally allotted hereunder, or to transfer all or part of your rights to more than one person, the original PAL must be surrendered and lodged for cancellation by not later than 4:00 p.m. on Thursday, 27 June 2024 with the Registrar, Union Registrars Limited, at Suites 3301-04, 33/F, Two Chinachem Exchange Square, 338 King's Road, North Point, Hong Kong, who will cancel the original PAL and issue new PALs in the denominations as required, which will be available for collection from the Registrar at the aforementioned address after 9:00 a.m. on the second Business Day after the date of your surrender of the original PAL.

EFFECT OF BAD WEATHER AND/OR EXTREME CONDITIONS

The Latest Time for Acceptance will not take place if there is a tropical cyclone warning signal no. 8 or above, or a "black" rainstorm warning or extreme conditions caused by super typhoons as announced by the Government of Hong Kong: (i) in force in Hong Kong at any local time before 12:00 noon and no longer in force after 12:00 noon on the date on which the Latest Time for Acceptance is initially scheduled to fall. Instead, the Latest Time for Acceptance will be extended to 5:00 p.m. on the same Business Day; or (ii) in force in Hong Kong at any local time between 12:00 noon and 4:00 p.m. on the date on which the Latest Time for Acceptance is initially scheduled to fall. Instead the Latest Time for Acceptance will be re-scheduled to 4:00 p.m. on the following Business Day which does not have either of those warnings in force at any time between 9:00 a.m. and 4:00 p.m.

If the Latest Time for Acceptance does not take place on or before 4:00 p.m. on Monday, 8 July 2024, the dates mentioned in the section headed "Expected Timetable" in the Prospectus may be affected. The Company will notify the Shareholders by way of announcement(s) on any changes to the expected timetable as soon as practicable in this regard.

FRACTIONAL ENTITLEMENTS

On the basis of the provisional allotment of two (2) Rights Shares for every one (1) Share held by the Qualifying Shareholders on the Record Date, no fractional entitlements to the Rights Shares will arise under the Rights Issue.

WARNING OF THE RISK OF DEALING IN THE SHARES AND NIL-PAID RIGHTS SHARES

It should be noted that the Shares have been dealt in on an ex-rights basis since Wednesday, 12 June 2024. Dealings in the Rights Shares in the nil-paid form will take place from Tuesday, 25 June 2024 to Wednesday, 3 July 2024 (both dates inclusive). If any of the conditions of the Rights Issue is not fulfilled (and where applicable, is not waived) on or before 6:00 p.m. on Wednesday, 17 July 2024, the Rights Issue will not proceed.

Any dealings in the Shares prior to the date on which all the conditions of the Rights Issue are fulfilled and/or waived (where applicable), and any Shareholders dealing in the Rights Shares in nil-paid form will accordingly bear the risk that the Rights Issue may not become unconditional or may not proceed.

Shareholders and potential investors contemplating any dealings in the Shares or Rights Shares in nil-paid form are recommended to consult their professional advisers if in doubt.

CHEQUES AND BANKER'S CASHIER ORDERS

All cheques and banker's cashier orders will be presented for payment immediately upon receipt and all interests earned on such monies (if any) will be retained for the benefit of the Company. Completion and lodgement of this PAL together with a cheque or banker's cashier order in payment of the Rights Shares applied for will constitute a warranty that the cheque or banker's cashier order will be honoured upon first presentation. If any cheque or banker's cashier order is not honoured upon first presentation, this PAL is liable to be rejected and/or deemed invalid by the Company in its absolute discretion and your assured entitlement and all rights thereunder will be deemed to have been declined and will be cancelled.

CERTIFICATES FOR THE RIGHTS SHARES AND REFUND CHEQUE

Subject to the fulfilment and/or waiver (where applicable) of the conditions of the Rights Issue as set out in the section headed “Letter from the Board – Conditions of the Rights Issue” in the Prospectus, it is expected that certificates for the fully-paid Rights Shares will be despatched by ordinary post to you to your registered addresses at your own risk on or before Tuesday, 23 July 2024. One share certificate will be issued for all the Rights Shares and/or excess Rights Shares (if any) allotted to you, except HKSCC Nominees Limited.

Refund cheques (without interest) in respect of wholly or partially unsuccessful applications for excess Rights shares (if any) are expected to be posted on or before Tuesday, 23 July 2024 by ordinary post at your own risk to your registered address.

GENERAL

Lodgement of this PAL purporting to have been signed by the person(s) in whose favour it has been issued, shall be conclusive evidence of the title of the party or parties lodging it to deal with the same and to receive split PALs and/or certificates for the Rights Shares.

All documents, including cheques for the amounts due, will be sent by ordinary post to their registered address at the risk of the person(s) entitled thereto.

The terms and conditions relating to application for the Rights Shares as contained in the Prospectus shall apply. This PAL and any application for the Rights Shares pursuant to it shall be governed by, and construed in accordance with, the laws of Hong Kong.

PERSONAL DATA COLLECTION – PAL

By completing, signing and submitting the forms accompanying this PAL, you agree to disclose to the Company, the Registrar and/or their respective advisers and agents personal data and any information which they require about you or the person(s) for whose benefit you have made the acceptance of the provisional allotment of the Rights Shares. The Personal Data (Privacy) Ordinance (Chapter 486 of the Laws of Hong Kong) provides the holders of securities with rights to ascertain whether the Company or the Registrar hold their personal data, to obtain a copy of that data, and to correct any data that is inaccurate. In accordance with the Personal Data (Privacy) Ordinance, the Company and the Registrar have the right to charge a reasonable fee for the processing of any data access request. All requests for access to data or correction of data or for information regarding policies and practices and the kinds of data held should be addressed to the Company, at its principal place of business at Suite 1501, 15/F, Tower 1, Silvercord, 30 Canton Road, Tsimshatsui, Kowloon, Hong Kong or as notified from time to time in accordance with applicable law, for the attention of the Company Secretary, or (as the case may be) to the Registrar, Union Registrars Limited, at Suites 3301-04, 33/F, Two Chinachem Exchange Square, 338 King’s Road, North Point, Hong Kong, for the attention of Privacy Compliance Officer.

Yours faithfully
For and on behalf of the Board
China Uptown Group Company Limited
Pang Chung Fai Benny
Chairman

中國上城



CHINA UPTOWN

China Uptown Group Company Limited

中國上城集團有限公司

(Incorporated in the Cayman Islands with limited liability)
(於開曼群島註冊成立之有限公司)

(Stock code: 2330)
(股份代號 : 2330)

敬啟者：

緒言

茲提述中國上城集團有限公司(「**本公司**」)所刊發日期為二零二四年六月二十一日有關供股的章程(「**章程**」)。根據暫定配額通知書及章程所載條款，董事按二零二四年六月二十日(星期四)營業時間結束時登記於閣下名下之每持有一(1)股股份獲發兩(2)股供股股份之基準，已暫定向閣下配發供股股份。閣下於二零二四年六月二十日(星期四)營業時間結束時所持股份數目載於暫定配額通知書表格甲之甲欄，而暫定配發予閣下之供股股份數目則載於暫定配額通知書表格甲之乙欄。除文義另有指明者外，本暫定配額通知書所用詞彙與章程所界定之詞彙具有相同涵義。

供股股份經配發、發行及繳足股款後，將在所有方面與配發供股股份當日之已發行股份享有同等權利。該等供股股份之持有人將有權收取於配發及發行供股股份日期或之後所宣派、作出或支付之一切未來股息及分派。

章程文件並無及將不會根據香港以外任何司法權區之任何適用證券或相關法例登記或存檔。

本公司並無於香港以外任何地區或司法權區就准許提呈發售供股股份或派發章程文件採取任何行動。因此，於香港以外任何地區或司法權區接獲任何章程文件之任何人士不可將其視作申請認購供股股份或額外供股股份之要約或邀請，惟於有關司法權區內可毋須遵守任何登記手續或其他法律或監管規定即可合法提出該要約或邀請除外。

在香港以外地區接獲任何章程文件之任何人士(包括但不限於代名人、代理及受託人)如欲承購章程項下供股股份，須自行全面遵守有關地區或司法權區之法律及法規，包括遵守該地區或司法權區可能規定之任何其他正式手續而取得任何政府或其他同意，以及在該等地區或司法權區支付就此所需支付之任何稅項、關稅及其他款項。任何人士對有關供股作出之任何接納，將被視為構成該名人士就已遵守該等當地法律及規定向本公司作出之聲明及保證。為免除疑慮，香港結算及香港中央結算(代理人)有限公司概不受上述聲明及保證條文所規限。如閣下對本身情況有任何疑問，應諮詢閣下專業顧問之意見。

接納及付款手續

閣下如欲承購全數暫定配額，則須不遲於二零二四年七月八日（星期一）下午四時正（或在惡劣天氣情況下，下文「惡劣天氣及／或極端情況之影響」一節所述之有關較後日期及／或時間），將整份暫定配額通知書按其列印之指示連同暫定配額通知書表格甲之丙欄所載接納時應付之全數股款交回過戶登記處聯合證券登記有限公司，地址為香港北角英皇道338號華懋交易廣場2期33樓3301-04室。所有股款必須以支票或銀行本票以港幣支付。支票須由香港持牌銀行戶口開出，銀行本票亦須由香港持牌銀行發出，並註明抬頭人為「**CHINA UPTOWN GROUP COMPANY LIMITED – RIGHT ISSUE ACCOUNT**」及以「**只准入抬頭人賬戶**」方式劃線開出。有關付款將構成按暫定配額通知書及章程之條款，並受本公司之組織章程大綱及組織章程細則所規限下接納供股股份暫定配額。申請時收訖之股款將不會獲發收據。獲接納申請之任何供股股份之股票將於二零二四年七月二十三日（星期二）或之前以普通郵遞方式寄發予合資格股東（倘為聯名合資格股東，則為名列首位之合資格股東）之登記地址，郵誤風險概由彼等自行承擔。

務請注意，除非已填妥之暫定配額通知書連同暫定配額通知書表格甲之丙欄所示之適當股款已如上文所述不遲於二零二四年七月八日（星期一）下午四時正（或在惡劣天氣情況下，下文「惡劣天氣及／或極端情況之影響」一節所述之有關較後日期及／或時間）收到，否則將被視作放棄暫定配額通知書及一切有關權利及配額，而有關供股股份將會被註銷。即使按上述規定交回之暫定配額通知書並未按有關指示填妥，本公司可（全權酌情決定但並無責任）將其視為有效，並對遞交表格之人士或其代表具約束力。本公司可要求有關申請人於稍後階段填妥未填妥之暫定配額通知書。

申請額外供股股份

合資格股東有權透過申請額外供股股份之方式申請認購除外股東之任何未售出供股股份配額（如有）及已暫定配發但未獲合資格股東接納或未獲未繳股款供股股份受棄讓人或承讓人認購的任何未繳股款供股股份。

章程會隨附額外申請表格，閣下如欲申請額外供股股份，則須不遲於二零二四年七月八日（星期一）下午四時正（或在惡劣天氣情況下，下文「惡劣天氣及／或極端情況之影響」一節所述之有關較後日期及／或時間），按照表格印備之指示填妥及簽署有關表格，連同就所申請之額外供股股份獨立支付之全數股款一併交回過戶登記處聯合證券登記有限公司，地址為香港北角英皇道338號華懋交易廣場2期33樓3301-04室。所有股款必須以支票或銀行本票以港幣支付。支票須由香港持牌銀行戶口開出，銀行本票亦須由香港持牌銀行發出，並註明抬頭人為「**CHINA UPTOWN GROUP COMPANY LIMITED – EXCESS APPLICATION ACCOUNT**」及以「**只准入抬頭人賬戶**」方式劃線開出。

轉讓

閣下如欲將全部暫定配發予閣下之供股股份認購權轉讓，須填妥及簽署轉讓及提名表格（表格乙），並將暫定配額通知書交予認購權之承讓人或轉讓經手人。其後，承讓人須不遲於二零二四年七月八日（星期一）下午四時正（或在惡劣天氣情況下，下文「惡劣天氣及／或極端情況之影響」一節所述之有關較後日期及／或時間）將登記申請表格（表格丙）填妥及簽署，然後將暫定配額通知書連同暫定配額通知書表格甲之丙欄所示接納時應付之全數股款交回過戶登記處聯合證券登記有限公司，地址為香港北角英皇道338號華懋交易廣場2期33樓3301-04室。謹請注意，閣下轉讓有關供股股份之認購權予承讓人時，須繳付香港從價印花稅，而承讓人於接納有關權利時亦須繳付香港從價印花稅。倘閣下為海外股東，請參閱章程內「董事會函件－供股－除外股東」一節有關可能適用於閣下的限制詳情。

分拆

閣下如僅欲接納部份暫定配額或欲轉讓暫定配額通知書所述獲暫定配發以認購供股股份之部份權利，或將所有或部份權利轉讓予一名以上之人士，則須不遲於二零二四年六月二十七日（星期四）下午四時正將原有暫定配額通知書交回及呈交過戶登記處聯合證券登記有限公司，地址為香港北角英皇道338號華懋交易廣場2期33樓3301-04室，以便過戶登記處註銷原有暫定配額通知書，並按所需數額發出新暫定配額通知書。新暫定配額通知書可於閣下交回原有暫定配額通知書之日期後第二個營業日上午九時正後在過戶登記處之上述地址領取。

惡劣天氣及／或極端情況之影響

於以下情況下，最後接納時間將不會生效：倘八號或以上熱帶氣旋警告信號或「黑色」暴雨警告由香港政府所公佈超強颱風引致的極端情況：(i)於最後接納時間按計劃初步到期之日任何本地時間中午十二時正前在香港生效，並於當日中午十二時正後解除，則最後接納時間將順延至同一個營業日下午五時正；或(ii)於最後接納時間按計劃初步到期之日，任何本地時間中午十二時正至下午四時正期間在香港生效，則最後接納時間將更改為於上午九時正至下午四時正期間任何時間並無發出上述警告之下一個營業日下午四時正。

倘最後接納時間並非於二零二四年七月八日（星期一）下午四時正或之前生效，則章程中之「預期時間表」一節所述日期或會受到影響。倘預期時間表出現任何變動，本公司將就此於實際可行情況下盡快作出公佈知會股東。

零碎配額

根據合資格股東於記錄日期每持有一(1)股股份獲發兩(2)股供股股份之暫定配額基準，供股項下將不會產生供股股份的零碎配額。

買賣股份及未繳股款供股股份之風險警告

敬請留意，股份已自二零二四年六月十二日（星期三）起以除權基準買賣。未繳股款供股股份將於二零二四年六月二十五日（星期二）至二零二四年七月三日（星期三）（包括首尾兩日）進行買賣。倘供股之任何條件未能於二零二四年七月十七日（星期三）下午六時或之前達成或，如適用，獲豁免，則供股將不會進行。

於供股之所有條件達成及／或獲豁免（如適用）之日前之任何股份買賣，以及買賣未繳股款供股股份之任何股東，將相應承擔供股可能不會成為無條件或可能不會進行之風險。

任何擬買賣股份或未繳股款供股股份之股東及潛在投資者如有疑問，務請諮詢彼等之專業顧問。

支票及銀行本票

所有支票及銀行本票將會於收訖後隨即過戶，而該等款項所賺取之利息（如有）將全數撥歸本公司所有。填妥及交回本暫定配額通知書連同支付所申請之供股股份股款之支票或銀行本票，即表示保證支票或銀行本票可於首次過戶時兌現。倘任何支票或銀行本票於首次過戶時不獲兌現，則本公司全權酌情拒絕受理本暫定配額通知書及／或視其為無效，在此情況下，閣下之保證配額及其項下所有權利將被視作已被放棄而予以撤銷。

供股股份之股票及退款支票

待載於章程內「董事會函件－供股的條件」一節所述供股之條件達成及／或獲豁免（如適用）後，預期繳足股款之供股股份之股票將於二零二四年七月二十三日（星期二）或之前以普通郵遞方式寄予閣下之登記地址，郵誤風險概由閣下自行承擔。本公司將就閣下獲配發之全部供股股份及／或額外供股股份（如有）發出一張股票（不包括香港中央結算（代理人）有限公司）。

就全部或部份不獲接納之額外供股股份申請（如有）發出之退款支票（不計利息），預期將於二零二四年七月二十三日（星期二）或之前以普通郵遞方式寄予閣下之登記地址，郵誤風險概由閣下自行承擔。

一般事項

交回已由應獲發本暫定配額通知書之人士簽署之暫定配額通知書，即為交回上述文件之人士有權處理暫定配額通知書，並有權收取分拆暫定配額通知書及／或供股股份之股票之最終憑證。

所有文件（包括應付款項之支票）將以普通郵遞方式寄予收件人登記地址，郵誤風險概由彼等自行承擔。

章程所載有關申請供股股份之條款及條件將適用。本暫定配額通知書及任何據此作出之供股股份申請均受香港法例管轄，並按其詮釋。

個人資料收集－暫定配額通知書

倘填妥、簽署及交回表格及本暫定配額通知書，閣下同意向本公司、過戶登記處及／或彼等各自之顧問及代理披露個人資料及彼等所需而有關於閣下或閣下為其利益而接納供股股份之暫定配額之人士之任何資料。《個人資料（私隱）條例》（香港法例第486章）給予證券持有人權利可確定本公司或過戶登記處是否持有其個人資料、索取有關資料之文本以及改正任何不準確之資料。根據《個人資料（私隱）條例》，本公司及過戶登記處有權就處理任何查閱資料之要求收取合理費用。有關查閱資料或改正資料或有關政策及慣例以及持有資料種類之資料的所有要求，應寄往本公司之主要營業地點，地址為香港九龍尖沙咀廣東道30號新港中心第一座15樓1501室或根據適用法律不時通知之地點並以公司秘書為收件人，或（視情況而定）過戶登記處聯合證券登記有限公司（地址為香港北角英皇道338號華懋交易廣場2期33樓3301-04室）並以私隱事務主任為收件人。

此 致

列位合資格股東 台照

代表董事會
中國上城集團有限公司
主席
彭中輝
謹啟

二零二四年六月二十一日