HARBOUR CENTRE DEVELOPMENT LIMITED

(Incorporated in Hong Kong with limited liability)

Stock Code: 51

19 August 2025

Dear Registered Shareholders,

Letter to Registered Shareholders – New Arrangements for Dissemination of Corporate Communications

Pursuant to Rule 2.07A of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"), the Companies Ordinance (Cap. 622 of the laws of Hong Kong) and the Articles of Association of Harbour Centre Development Limited (the "Company"), the Company would like to inform you that the Company will disseminate all future corporate communications of the Company (the "Corporate Communications"[1]) electronically in place of printed copies.

1. Corporate Communications published on Websites

Both English and Chinese versions of all future Corporate Communications will be available electronically on the Company's website at www.harbourcentre.com.hk and Hong Kong Exchanges and Clearing Limited's website at www.hkexnews.hk (the "HKEXnews website") (together, the "Websites") in place of printed copies. You may access the Corporate Communications by clicking "Investor Relations" on the home page of the Company's website then selecting "Annual Report" or "Interim Report" for financial reports and "Announcement" for other Corporate Communication(s); or browsing through the HKEXnews website.

2. Actionable Corporate Communications[2]

Pursuant to the Listing Rules, the Company is required to send Actionable Corporate Communications to each of the shareholders of the Company (the "Shareholder(s)") individually. To facilitate electronic dissemination of Actionable Corporate Communications, the Company recommends you to provide a valid email address to the Company. By providing your email address, you consent to receiving Actionable Corporate Communications and any other applicable documents electronically. If you do not provide a valid email address, the Company will only be able to send future Actionable Corporate Communications to you in printed form along with a request form for soliciting your email information. It is the responsibility of the Shareholders to provide a functional email address. 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".

3. Solicitation of email address

To ensure timely receipt of the latest Corporate Communications and/or Actionable Corporate Communications, you are recommended to provide your email address by completing Part A of the enclosed Reply Form and returning the signed form by post (no postage stamp is required if delivered within Hong Kong by using the mailing label provided therein) or by hand delivery to the Company c/o the Company's share registrar (the "Share Registrar"), Tricor Tengis Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, or by email to harbourcentre-ecom@vistra.com. If you have provided your email address previously, it is not required to provide the same again unless you wish to update your email address.

Notification of the publication of the Corporate Communications on the Websites and the Actionable Corporate Communications will be sent to you via email or by post (if no valid email address is provided).

Please note that your previous instructions in respect of election of languages and/or means of receipt of Corporate Communications have ceased to be valid unless a fresh written request is submitted to the Share Registrar. As a Registered Shareholder of the Company, you are entitled to request for English and/or Chinese versions of the Corporate Communications in printed form or electronic form which will be sent to you free of charge upon receipt of your request in writing by the Share Registrar. If you would like to receive printed copies of Corporate Communications, you may submit your request by completing and signing Part B of the enclosed Reply Form and returning it by post (no postage stamp is required if delivered within Hong Kong by using the mailing label provided therein) or by hand delivery to the Share Registrar, Tricor Tengis Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, or by email to harbourcentre-ecom@vistra.com. **Your request for printed copies of future Corporate Communications will only remain valid until publication of the 2025 Annual Report of the Company, unless it is earlier revoked or superseded by your new written instruction to the Share Registrar.** After that period, printed copies of the Corporate Communications will not be sent to you unless you specifically request again. If you would like to receive the Corporate Communications in electronic form, please send your written request to the Company c/o the Share Registrar by email to harbourcentre-ecom@vistra.com specifying your email address for receiving such Corporate Communication(s) together with your full name and contact telephone number.

Should you have any queries in relation to this letter, please contact the Share Registrar's Customer Service Hotline at (852) 2980-1333 between 9:00 a.m. and 6:00 p.m., Monday to Friday (excluding Hong Kong public holidays).

Yours faithfully,
For and on behalf of
Harbour Centre Development Limited
Grace L C Ho
Company Secretary

Ref. 00051-1

Notes:

1 "Corporate Communications" refer to annual/interim reports, notices, circulars, proxy forms of the Company, including any "Corporate Communication" as defined in the Listing Rules.

2 "Actionable Corporate Communications" refer to any corporate communication from the Company that seeks instructions from Shareholders on how they wish to exercise their rights or make an election as Shareholders of the Company. For the avoidance of doubt, notices of general meetings and proxy forms are not regarded as Actionable Corporate Communications.

HARBOUR CENTRE DEVELOPMENT LIMITED

海港企業有限公司

(Incorporated in Hong Kong with limited liability)
(於香港註冊成立的有限公司)
Stock Code 股份代號：51

REPLY FORM 回覆表格

To: **Harbour Centre Development Limited** (the "Company")
(Stock Code: 51)
c/o Tricor Tengis Limited (the "Share Registrar")
17/F, Far East Finance Centre,
16 Harcourt Road, Hong Kong

致： **海港企業有限公司**(「本公司」／「公司」)
(股份代號：51)
由卓佳登捷時有限公司(「股份過戶登記處」)代收
香港夏慤道16號
遠東金融中心17樓

Part A: Consent for Electronic Communications
甲部：同意以電子形式通訊

I/We hereby provide my/our email address for receipt of Actionable Corporate Communications[7] and any other applicable documents or information of the Company via electronic dissemination:
本人／吾等現提供以下電郵地址，以收取以電子形式發布的可供採取行動的公司通訊[7]及公司其它任何適用的文件或資訊：

Email Address 電郵地址：

*(Please use **BLOCK CAPITAL**. The Company will send to the email address provided above (if any) (i) notifications of the publication of the Corporate Communications[6] on the Company's website, (ii) all future Actionable Corporate Communications in electronic form and (iii) any other applicable documents or information of the Company. If no email address is provided or the email address provided is not functional (where the system-generated "non-delivery message" is received), (i) a notification of the publication of the Corporate Communications on the Company's website and (ii) the Actionable Corporate Communications will be sent to you by post at your address as appears in the Company's register of members.)*
*(請用**正楷**填寫。本公司會經以上提供的電郵地址(如有)發送(i)公司通訊[6]已在本公司網站刊發之通知、(ii)日後所有可供採取行動的公司通訊電子版及(iii)本公司其它任何適用的文件或資訊。如　閣下未有提供電郵地址或所提供的電郵地址無效(即收到系統生成的「發送失敗訊息」)，則會按　閣下在本公司股東名冊上所示之地址向　閣下郵寄(i)公司通訊已在本公司網站刊發的通知及(ii)可供採取行動的公司通訊。)*

Part B: Request for a Printed Version of Corporate Communications (including Actionable Corporate Communications)
乙部：索取公司通訊印刷本(包括可供採取行動的公司通訊)

I/We hereby request to receive Corporate Communications (including Actionable Corporate Communications) in printed form in the languages(s) below:
本人／吾等現要求收取以下語言的公司通訊(包括可供採取行動的公司通訊)的印刷本：

(Please mark "✓" in appropriate box below)
(請於下列適用的空格內劃上「✓」號)

☐ English version only 僅英文版本
☐ Chinese version only 僅中文版本
☐ Both English and Chinese versions 英文及中文版本

Name(s) of Shareholder(s)
股東姓名

Signature
簽署

Address
地址

Please use BLOCK CAPITAL 請用正楷填寫

Contact telephone number
聯絡電話號碼

Please use BLOCK CAPITAL 請用正楷填寫

Date
日期

Notes 附註:

1. The above instruction under Part A of this Reply Form will apply to all future Corporate Communications and Actionable Corporate Communications to be sent to Shareholders until you notify the Company otherwise, by giving the Company c/o the Share Registrar reasonable prior notice in writing or by email to harbourcentre-ecom@vistra.com.
在本回覆表格甲部所作出的指示適用於日後向股東發送之所有公司通訊及可供採取行動的公司通訊，直至　閣下以書面或經電郵harbourcentre-ecom@vistra.com向本公司(均由股份過戶登記處代收)發出合理時間的事先通知，作出其它指示為止。
2. The above instruction under Part B of this Reply Form will only remain valid until publication of the 2025 Annual Report of the Company, after which printed copies of the Corporate Communications will not be sent to you unless you specifically request again.
在本回覆表格乙部所作出的指示僅將有效至本公司刊發二〇二五年年報為止，除非　閣下再次明確提出要求，否則其後本公司將不再向　閣下發送公司通訊的印刷本。
3. If you provide more than one email address by email, Reply Form and/or other means, only the latest email address provided will be registered.
如　閣下通過電郵、回覆表格及／或其它方式提供多於一個電郵地址，則只有　閣下最後提供之電郵地址會被登記採用。
4. If your shares are held in joint names, the Shareholder whose name stands first on the register of members of the Company in respect of the joint holding should sign on this Reply Form in order to be valid.
如　閣下的股份屬聯名持有，則聯名持有相關股份的股東在本公司股東名冊上名列首位者簽署本回覆表格方為有效。
5. For the avoidance of doubt, we do not accept any special instructions written on this Reply Form.
為免出現疑問，任何在本回覆表格上手寫的額外指示將不予處理。
6. "Corporate Communications" refer to annual/interim reports, notices, circulars, proxy forms of the Company, including any "Corporate Communication" as defined in the Listing Rules.
「公司通訊」指本公司的年報／中期報告書、通告、通函、代表委任表格(包括《上市規則》所界定的任何「公司通訊」)。
7. "Actionable Corporate Communications" refer to any corporate communication from the Company that seeks instructions from Shareholders on how they wish to exercise their rights or make an election as Shareholders of the Company. For the avoidance of doubt, notices of general meeting and proxy forms are not regarded as Actionable Corporate Communications.
「可供採取行動的公司通訊」指本公司任何涉及要求股東指示其作為本公司股東擬如何行使其權利或作出選擇之公司通訊。為免出現疑問，股東大會通告及代表委任表格不被視為可供採取行動的公司通訊。

Personal Information Collection Statement 收集個人資料聲明

Your supply of your name(s) and other personal data is on a voluntary basis for the purpose of processing your instructions as stated in this Reply Form for receiving the Corporate Communications (the "Purposes"). We may transfer such data provided by you to our Share Registrar and agent(s) for the Purposes or such other parties who are authorised by law to request the information. The data will be retained for such period as may be necessary for our verification and record purposes. You have the right to request access to and/or correction of the relevant personal data in accordance with the provisions of the Personal Data (Privacy) Ordinance (Cap. 486 of the laws of Hong Kong) and any such request should be made in writing to the Personal Data Privacy Officer of Tricor Tengis Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong.
閣下提供姓名及其它個人資料乃屬自願性質，以便處理在本回覆表格上所述有關收取公司通訊的指示(「該等用途」)。本公司可能就該等用途將　閣下提供的有關資料轉交本公司的股份過戶登記處及代理人，或其他獲法例授權索取有關資料的人士。資料會被保留一段時間，以便本公司進行核實及記錄。　閣下有權按照香港法例第486章《個人資料(私隱)條例》的條文要求查閱及／或更正相關個人資料，而任何有關要求須以書面方式向卓佳登捷時有限公司的個人資料私隱主任提出，地址為香港夏慤道16號遠東金融中心17樓。

Ref. 00051-2

Please cut and stick the mailing label (on the right) on the envelope to return this Reply Form to us.
No postage stamp is required for local mailing.
寄回此回覆表格時，請將右方的郵寄標籤剪貼於信封上。
如在本港投寄，無需貼上郵票。

Mailing Label 郵寄標籤

Tricor Tengis Limited
卓佳登捷時有限公司
Freepost No. 簡便回郵號碼10 GPO
Hong Kong 香港
Harbour Centre Development Limited 海港企業有限公司 (51)