HARBOUR CENTRE DEVELOPMENT LIMITED

(Incorporated in Hong Kong with limited liability)

Stock Code: 51

19 August 2025

Dear Non-registered Shareholders[1],

Letter to Non-registered Shareholders – New Arrangements for Dissemination of Corporate Communications

Pursuant to 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"[2]) electronically in place of printed copies.

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.

As a Non-registered Shareholder, you will not receive any Actionable Corporate Communications[3] directly from the Company. Please liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your shares are held (collectively, the "Intermediaries") for the procedures for exercising your rights or making your election through your Intermediaries in respect of the corporate actions under the relevant Actionable Corporate Communications.

Notification of the publication of the Corporate Communications on the Websites will be sent to you via email or by post (if no valid email address is provided). If you would like to receive the Corporate Communications and notification of publication in electronic form, you should liaise with your Intermediaries and provide them your valid email address.

Notwithstanding the above, both English and/or Chinese versions of the Corporate Communications in printed form are available to you free of charge. If you would like to receive printed copies of Corporate Communications, you may submit your request by completing and signing the enclosed Request 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 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. 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. 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. 00051-3

Notes:

1 "Non-registered Shareholders" refer to such persons or companies whose shares are held in the Central Clearing and Settlement System and who have notified the Company from time to time through Hong Kong Securities Clearing Company Limited that such persons or companies wish to receive Corporate Communications (as defined in the Listing Rules) of the Company.

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

3 "Actionable Corporate Communications" refer to any corporate communications from the Company that seeks instructions from shareholders of the Company 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

REQUEST FORM 要求表格

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

REMINDER 提示

As a non-registered shareholder[1], if you wish to receive Corporate Communications[2] and Actionable Corporate Communications[3] by email pursuant to the Listing Rules, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your shares are held (collectively, the "Intermediaries") and provide your email address to your Intermediaries.
閣下作為非登記股東[1]，如有意根據《上市規則》透過電郵收取公司通訊[2]及可供採取行動的公司通訊[3]，應聯絡代　閣下持有股份的銀行、經紀、託管商、代理人或香港中央結算(代理人)有限公司，並向其提供　閣下的電郵地址。

I/We hereby request to receive future Corporate Communications in printed form in the languages(s) below:
本人／吾等現要求收取本公司以下語言的日後公司通訊的印刷本：

(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

Please use BLOCK CAPITAL 請用正楷填寫

Address
地址

Please use BLOCK CAPITAL 請用正楷填寫

Contact telephone number
聯絡電話號碼

Date
日期

Notes 附註:

1. This Request Form is addressed to the Company's non-registered shareholder(s) ("non-registered shareholder" refers to such person or company whose shares are held in the Central Clearing and Settlement System and who has notified the Company from time to time through Hong Kong Securities Clearing Company Limited that such person or company wishes to receive Corporate Communications).
本要求表格乃向本公司的非登記股東(「非登記股東」指其股份存放於中央結算及交收系統的人士或公司，而其已透過香港中央結算有限公司不時向本公司發出通知，表示欲收到公司通訊)發出。

2. "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」)。

3. "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。

4. Your request for printed copies of future Corporate Communications 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.
閣下索取日後公司通訊印刷本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。

5. For the avoidance of doubt, we do not accept any special instructions written on this Request Form.
為免出現疑問，任何在本要求表格上手寫的額外指示將不予處理。

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 Request 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，以便處理在本要求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. 00051-4

Please cut and stick the mailing label (on the right) on the envelope to return this Request Form to us.
No postage stamp is required for local mailing.
寄回此要求表格時，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)