亞證地產有限公司

ASIASEC PROPERTIES LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 271)

18th September, 2025

Dear Registered Shareholder(s),

Asiasec Properties Limited (the "Company")
Letter to New Registered Shareholder(s)
– Elections as to Means of Receipt and Language of Corporate Communication(s)

Pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the articles of association of the Company, you may elect to receive corporate communication(s) (the "Corporate Communication(s)") (i) in electronic form (where they will continue to be published in both English and Chinese on the Company's website at http://www.asiasec.com.hk) or in printed form; and (ii) if you elect to receive Corporate Communication(s) in printed form, to elect to receive them in English, Chinese or both. Corporate Communication(s) means any document(s) issued or to be issued by the Company for the information or action of holder(s) of any of its securities, including but not limited to (a) the directors' report, its annual financial statements together with the auditor's 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 and reply slips. The Company is making these arrangements with a view to protecting the environment and accordingly recommends that you elect to receive Corporate Communication(s) in electronic form on the Company's website.

We write to ascertain your preference in receiving all future Corporate Communication(s). To make your election, mark "**X**" in the appropriate box on the enclosed Reply Form and sign and return it by post or by hand to the Company's share registrar ("Share Registrar"), Tricor Investor Services Limited, at 17th Floor, Far East Finance Centre, 16 Harcourt Road, Hong Kong. If you post your reply in Hong Kong, you may use the mailing label in the reply form and need not affix a stamp on the envelope when returning your Reply Form. Otherwise, please affix an appropriate stamp.

If the Company does not receive a duly completed and signed Reply Form from you (or another response from you indicating that you object to receiving Corporate Communication(s) in electronic form on the Company's website) on or before 16th October, 2025, you will be deemed, until you inform the Company otherwise by reasonable notice of not less than 7 days in writing to the Share Registrar at the above address or by email to asiasec271-ecom@vistra.com, to have elected to receive all future Corporate Communication(s) in electronic form on the Company's website instead of receiving them in printed form. In that event, when the Company makes a Corporate Communication, it will only send to you notification that the Corporate Communication has been made available on the Company's website. The notification will be sent to you by email (if you have provided an email address) or (if you have not provided an email address) by post to you at your address as it appears in the Company's register of members maintained by the Share Registrar.

You may at any time by giving reasonable notice in writing (not less than 7 days) to the Company (sent to the Share Registrar at the above address or by email to asiasec271-ecom@vistra.com) to elect to (i) receive future Corporate Communication(s) from the Company in printed form instead of in electronic form on the Company's website (or in electronic form on the Company's website instead of in printed form); or (ii) change the language in which you receive Corporate Communication(s) in printed form. If you have elected (or are deemed to have elected) to receive Corporate Communication(s) in electronic form on the Company's website but for any reason have difficulty in obtaining access to Corporate Communication(s) on the Company's website, the Company will upon request send Corporate Communication(s) to you in printed form free of charge.

Please note that the English and Chinese versions of all future Corporate Communication(s) will be available (a) in printed form from the Company or the Share Registrar upon request; and (b) on the Company's website at http://www.asiasec.com.hk and the website of the HKEXnews at http://www.hkexnews.hk.

Should you have any queries in relation to this letter, please call the Share Registrar at (852) 2980 1333 during business hours (from 9:00 a.m. to 5:00 p.m., Monday to Friday, excluding Hong Kong public holidays).

By Order of the Board
Asiasec Properties Limited
Sit Po Ling
Company Secretary

Reply Form 回條

To: Asiasec Properties Limited (the "Company")
(Stock Code: 271)
c/o Tricor Investor Services Limited
17th Floor, Far East Finance Centre
16 Harcourt Road, Hong Kong

致：亞證地產有限公司(「本公司」或「貴公司」)
(股份代號：271)
經卓佳證券登記有限公司
香港夏慤道16號
遠東金融中心17樓

I/We would like to receive the corporate communication(s)# of the Company (the "Corporate Communication(s)") in the manner indicated below:
本人／我們欲以下列方式收取　貴公司之公司通訊#(「公司通訊」)：
(Please mark **X** in **ONLY ONE** of the following boxes)
(請從下列選擇中，**僅**在其中**一個空格**內劃上「**X**」號)

☐ in electronic form on the Company's website and by receiving notification by email to the email address below when each Corporate Communication is made available on the Company's website; **OR**
收取於本公司網站登載的電子版本，並在每次於本公司網站登載公司通訊時收取發送至以下電郵地址的電郵通知；**或**

Email Address
電郵地址

(The Company will send to the email address provided above (if any) a notification of the availability of each Corporate Communication# on the Company's website. If no email address is provided by a shareholder, the Company will send to such shareholder by post (i) a notification letter for the publication of Corporate Communication(s)# on the Company's website; and (ii) all future Actionable Corporate Communication(s) in printed form. Please provide the email address in capital letters in English. The email address will be used for the purposes of receiving (i) email notifications for the publication of the relevant Corporate Communication(s) on the Company's website as and when Corporate Communication(s) are published on the Company's website; and (ii) all future Actionable Corporate Communication(s)* in electronic form from the Company.)*
(每次本公司網站登載公司通訊#時，本公司將發送電郵通知至以上提供的電郵地址(如有)。如股東未有提供電郵地址，本公司將以郵遞方式向該股東發送(i)在本公司網站上發佈公司通訊#的通知函；及(ii)所有日後可供採取行動的公司通訊#的印刷版本。請以英文正楷填寫電郵地址。以上電郵地址僅供用作收取(i)公司通訊登載於本公司網站時有關本公司網站發佈相關公司通訊之電郵通知；及(ii)本公司日後以電子形式發佈之所有可供採取行動的公司通訊。)*

☐ in printed form **in the English language only; OR**
僅收取**英文印刷本**；**或**

☐ in printed form **in the Chinese language only; OR**
僅收取**中文印刷本**；**或**

☐ in printed form **both in the English language and in the Chinese language**.
同時收取**英文及中文印刷本**。

Signature 簽名　　Date 日期

Name 姓名　　Contact telephone number 聯絡電話號碼

Notes 附註：

1. Please complete all your details clearly.
請　閣下清楚填妥所有資料。
2. If the Company does not receive this duly completed and signed Reply Form from you (or another response from you indicating that you object to receiving Corporate Communication(s)# in electronic form on the Company's website) on or before 16th October, 2025, you will be deemed to have elected to receive all Corporate Communication(s)# in electronic form on the Company's website instead of receiving them in printed form. All future Corporate Communication(s)# will be sent out in the manner specified in the Company's letter dated 18th September, 2025.
如本公司於二零二五年十月十六日或之前尚未收到　閣下已適當地填妥並簽署的回條(或表示反對以電子方式於本公司網站收取公司通訊#的回覆)，　閣下將被視為已選擇只透過本公司網站收取所有公司通訊#電子版本以代替收取印刷本。本公司將按二零二五年九月十八日之本公司函件內所述之方式向　閣下發出所有日後公司通訊。
3. By electing to receive Corporate Communication(s)# in electronic form on the Company's website instead of receiving them in printed form, you have expressly consented to waive the right to receive them in printed form.
在選擇透過本公司網站收取公司通訊#電子版本以代替收取印刷本後，　閣下已明示同意放棄收取公司通訊#印刷本的權利。
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 this Reply Form in order for it to be valid.
如屬聯名股東，則本回條須由該名於本公司股東名冊上就聯名持有股份其姓名位列首位的股東簽署，方為有效。
5. The above instruction will apply to all future Corporate Communication(s)# to be sent to you unless and until you notify the Company otherwise by reasonable notice of not less than 7 days in writing to the Company's share registrar ("Share Registrar"), Tricor Investor Services Limited, at 17th Floor, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to asiasec271-ecom@vistra.com to change the choice.
上述指示適用於向　閣下發出之所有日後公司通訊，除非直至　閣下向本公司發出不少於七天之合理時間的書面通知予本公司之股份過戶登記處(「股份過戶登記處」)卓佳證券登記有限公司，地址為香港夏慤道16號遠東金融中心17樓或以電郵方式發送至asiasec271-ecom@vistra.com另作選擇為止。
6. Shareholders may at any time by giving reasonable notice in writing (not less than 7 days) to the Company (sent to the Share Registrar at the above address or by email to asiasec271-ecom@vistra.com) to elect (i) to receive future Corporate Communication(s)# in printed form instead of in electronic form on the Company's website (or in electronic form on the Company's website instead of in printed form); or (ii) to change the language in which they receive Corporate Communication(s)# in printed form.
股東可以隨時以合理時間(不少於七日)書面通知予本公司(寄送至股份過戶登記處上述地址或透過電郵至asiasec271-ecom@vistra.com)，選擇(i)收取日後公司通訊#之印刷本，以取代於本公司網站登載的電子版本(或收取於本公司網站登載的公司通訊#電子版本，以取代印刷本)；或(ii)更改所收取的公司通訊#印刷本的語言版本。
7. For the avoidance of doubt, the Company do not accept any special instructions written on this Reply Form.
為免存疑，任何在本回條上的額外手寫指示，本公司將不予處理。

\# *Corporate Communication(s) means any document(s) issued or to be issued by the Company for the information or action of holder(s) of any of its securities, including but not limited to (a) the directors' report, its annual financial statements together with the auditor's 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.*
公司通訊指本公司刊發或將予刊發以供其任何證券持有人參照或採取行動之任何文件，包括但不限於：(a)董事會報告、年度財務報表連同核數師報告以及(如適用)財務摘要報告；(b)中期報告及(如適用)中期摘要報告；(c)會議通告；(d)上市文件；(e)通函；及(f)代表委任表格。

* *Actionable Corporate Communication(s) means any corporate communication from the Company that seeks instructions from its shareholders on how they wish to exercise their rights or make an election as the shareholders of the Company.*
可供採取行動的公司通訊指本公司尋求其股東指示後就作為本公司股東如何行使其權利或選擇而發出之任何公司通訊。

PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料聲明
"Personal Data" in this statement has the same meaning as "personal data" in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong ("PDPO"), which includes your name, mailing address, telephone number, e-mail address and/or your choice.
本聲明所指的「個人資料」具有《個人資料(私隱)條例》(香港法例第486章)(「私隱條例」)賦予「個人資料」之相同涵義，當中包括　閣下的姓名、郵寄地址、電話號碼、電郵地址及／或　閣下的選擇。
Your Personal Data provided in this form will be used in connection with processing your request for obtaining printed copy of the relevant Corporate Communication(s)# and Actionable Corporate Communication(s)* Your supply of Personal Data is on a voluntary basis. However, we may not be able to process your request unless you provide us with your Personal Data.
閣下於本表格所提供的個人資料將用以處理　閣下要求索取相關公司通訊#及可供採取行動的公司通訊*印刷本之指示。　閣下乃基於自願性質提供個人資料，惟倘　閣下並無提供個人資料，本公司可能無法處理　閣下的指示。
Your Personal Data may be disclosed or transferred to the Share Registrar for the purpose stated above, or when it is required to do so by law, for example, in response to a court order or a law enforcement agency's request, and will be retained for such period as may be necessary for our verification and record purpose.
本公司可就上述用途將　閣下的個人資料披露或轉移給股份過戶登記處，或按法例規定(例如應法庭命令或執法機關的要求)作出披露或轉移，並將在適當期間內保留該等個人資料作核實及記錄用途。
You have the right to request access to and/or correction of your Personal Data respectively in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data should be in writing by either of the following means:
閣下有權根據私隱條例分別查閱及／或更正　閣下的個人資料。任何查閱及／或更正　閣下個人資料的要求，均須透過以下其中一項途徑以書面方式提出：

By mail to: Personal Data Privacy Officer
Tricor Investor Services Limited
17th Floor, Far East Finance Centre
16 Harcourt Road, Hong Kong
By email to: asiasec271-ecom@vistra.com

郵寄：香港夏慤道16號
遠東金融中心17樓
卓佳證券登記有限公司
個人資料私隱主任
電郵：asiasec271-ecom@vistra.com

Please cut the mailing label and stick it on an envelope in order to return this Reply Form to us.
No postage necessary if posted in Hong Kong.
閣下寄回此回條時，請將郵寄標籤剪貼於信封上。
如在本港投寄，　閣下無需支付郵費或貼上郵票。

MAILING LABEL 郵寄標籤

Tricor Investor Services Limited
卓佳證券登記有限公司
Freepost No. 簡便回郵號碼：10 GPO
Hong Kong 香港