亞證地產有限公司
ASIASEC PROPERTIES LIMITED

(Incorporated in Hong Kong with limited liability)
(於香港註冊成立之有限公司)
(Stock Code: 271)
(股份代號：271)

NOTIFICATION LETTER 通知信函

18th September, 2025

Dear Registered Shareholder(s),

Asiasec Properties Limited (the "Company")

– Notice of Publication of 2025 Interim Report (the "Current Corporate Communication")

The English and Chinese versions of the Current Corporate Communication are available on the Company's website at http://www.asiasec.com.hk and the HKEXnews' website at http://www.hkexnews.hk. If you have elected to receive corporate communication(s)# in printed form, the printed form (or forms) of the Current Corporate Communication is (or are) enclosed.

If you would like (i) to 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) to change the language in which you receive corporate communication(s)# in printed form, please complete the Change Request Form on the reverse side of this letter and sign and return it by post or by hand to the Company c/o 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 Change Request Form and need not affix a stamp on the envelope when returning your Change Request Form. Otherwise, please affix an appropriate stamp.

If you have elected (or are deemed to have consented) to receive the Current Corporate Communication in electronic form on the Company's website but for any reason have difficulty in accessing the corporate communication(s)# on the Company's website, the Company will upon request send the Current Corporate Communication to you in printed form free of charge.

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 (i) to 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) to change the language in which you receive corporate communication(s)# in printed form.

Should you have any questions 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

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.

各位登記股東：

亞證地產有限公司(「本公司」)

－ 二零二五年中期業績報告(「是次公司通訊」)之發佈通知

是次公司通訊之中、英文版本已上載於本公司網站(http://www.asiasec.com.hk)及香港交易所披露易網站(http://www.hkexnews.hk)，歡迎查閱。如　閣下已選擇收取公司通訊#之印刷本，是次公司通訊之印刷本隨本函附上。

如　閣下欲(i)收取本公司日後的公司通訊#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，請　閣下填妥在本函背面的變更申請表格，並在變更申請表格上簽名，然後寄回或親自交回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。如　閣下在香港投寄，可使用變更申請表格上的郵寄標籤寄回變更申請表格，而毋須在信封上貼上郵票；否則，請貼上適當的郵票。

如　閣下已選擇(或被視為已同意)收取於本公司網站登載的是次公司通訊電子版本，惟因任何理由以致在本公司網站查閱公司通訊上出現困難，本公司將於收到　閣下要求後寄上所要求的是次公司通訊的印刷本，費用全免。

閣下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)以選擇(i)收取本公司將來的公司通訊#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。

如　閣下對本函內容有任何疑問，請於辦公時間內(星期一至星期五，上午九時正至下午五時正，香港公眾假期除外)致電股份過戶登記處(852) 2980 1333。

承董事會命
亞證地產有限公司
公司秘書
薛寶鈴

二零二五年九月十八日

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。

CHANGE REQUEST FORM 變更申請表格

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」)**
(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 have received the Current Corporate Communication (as defined on the reverse side of this form) in printed form in the English language, the Chinese language or in both languages or have elected (or am/are deemed to have consented) to receive the Current Corporate Communication in electronic form on the Company's website.
本人／我們已收取是次公司通訊(定義見本表格背面)之英文／中文／中英文印刷本或已選擇(或被視為已同意)收取於本公司網站登載的是次公司通訊電子版本。

Part A 甲部 — I/We would like to receive the Current Corporate Communication in printed form in the manner indicated below:
本人／我們現欲以下列方式收取是次公司通訊之印刷本：

(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)

☐ I/We would like to receive the Current Corporate Communication **in the English language only; OR**
本人／我們現欲僅收取是次公司通訊之**英文本**；**或**

☐ I/We would like to receive the Current Corporate Communication **in the Chinese language only; OR**
本人／我們現欲僅收取是次公司通訊之**中文本**；**或**

☐ I/We would like to receive the Current Corporate Communication **in both the English language and the Chinese language**.
本人／我們現欲同時收取是次公司通訊之**英文和中文本**。

Part B 乙部 — I/We would like to change the way in which I/we receive future corporate communication(s)# from the Company in the manner indicated below:
本人／我們現欲以下列方式變更收取公司將來的公司通訊#的方式：

(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**
收取登載於本公司網站的電子版本，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 communications# on the Company's website; and (ii) all future Actionable Corporate Communications 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 of the publication of corporate communications# 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。電郵地址僅供用作收取(i)公司通訊#經已於本公司網站登載之電郵通知；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 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 Change Request Form in order for it to be valid.
如屬聯名股東，則本變更申請表格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。
3. Any form with more than one box marked "X" in Part A or Part B, with no box marked "X", with no signature or otherwise incorrectly completed will be void.
任何在本表格甲部或乙部作出超過一個「X」、或未有劃上「X」、或未有簽署、或在其他方面填寫不正確，則本表格將會作廢。
4. The above instruction will apply to all future Corporate Communication(s)# to be sent to you until you notify the Company otherwise by reasonable notice (in writing not less than 7 days) 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，直至 閣下向本公司發出合理時間(不少於七天)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。
5. 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。
6. For the avoidance of doubt, the Company does not accept any special instructions written on this Change Request Form.
為免存疑，任何在本變更申請表格上的額外手寫指示，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

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Please cut the mailing label and stick it on an envelope in order to return this Change Request Form to us.
No postage necessary if posted in Hong Kong.

閣下寄回此變更申請表格時，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