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 Non-registered Shareholder(s) *(Note)*,

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 would like to receive the Current Corporate Communication and all future corporate communication(s)# in printed form, please complete the 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 Request Form and need not affix a stamp on the envelope when returning your Request Form. Otherwise, please affix an appropriate stamp.

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

Note: *This letter is addressed to non-registered shareholders of the Company (a "Non-registered Shareholder" means such person or company whose shares in the Company are held in The Central Clearing and Settlement System (CCASS) and who has notified the Company from time to time through Hong Kong Securities Clearing Company Limited to receive corporate communication(s)# of the Company). If you have sold or transferred all your shares in the Company, please disregard this letter and the Request Form on the reverse side.*

*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.*

各位非登記股東*(附註)*：

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　閣下欲收取是次公司通訊及所有日後公司通訊#之印刷本，請　閣下填妥在本函背面的申請表格，並在申請表格上簽名，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，可使用申請表格上的郵寄標籤寄回申請表格，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

附註： *此乃向本公司之非登記股東(「非登記股東」指該等持有本公司股份並存放於中央結算及交收系統的人士或公司，透過香港中央結算有限公司不時向本公司發出通知，表示欲收到本公司的公司通訊)發出之函件。如　閣下已經出售或轉讓所有持有之本公司股份，則毋須理會本函及背面所附申請表格。*

*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。*

REQUEST FORM 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 would like to receive the Current Corporate Communication (as defined on the reverse side of this form) and all future corporate communication(s)# of the Company in printed form in the manner indicated below:
本人／我們希望以下列方式收取是次公司通訊(定義見本表格背面)及所有本公司日後公司通訊#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)

☐ 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. This Request Form is to be completed by non-registered shareholders of the Company (a "non-registered shareholder" means such person or company whose shares in the Company are held in The Central Clearing and Settlement System (CCASS) 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 communication(s)#).
本申請表格只供本公司之非登記股東填寫(「非登記股東」指把本公司股份存放於中央結算及交收系統的人士或公司，透過香港中央結算有限公司不時向本公司發出通知表示該等人士或公司希望收到公司通訊#)。
3. Any form with more than one box marked "X", with no box marked "X", with no signature or otherwise incorrectly completed will be void.
任何在本表格作出超過一個「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 c/o the Company's share registrar (the "Share Registrar"), Tricor Investor Services Limited, to the contrary or unless you have at any time ceased to have shareholdings in the Company.
上述指示適用於發送予　閣下之所有公司日後通訊#，直至　閣下通知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另作安排或除非　閣下在任何時候停止持有本公司的股份。
5. For the avoidance of doubt, the Company does not accept any special instructions written on this Request Form.
為免存疑，任何在本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。

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)#. 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#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 Request Form to us.
No postage necessary if posted in Hong Kong.
閣下寄回此申請表格時，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

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