KAISA CAPITAL INVESTMENT HOLDINGS LIMITED
佳兆業資本投資集團有限公司

(Incorporated in the Cayman Islands with limited liability)
(於開曼群島註冊成立之有限公司)
(Stock Code 股份代號：936)

NOTIFICATION LETTER 通知信函

26 September 2025

Dear Non-registered Shareholder(s) *(Note 1)*,

Kaisa Capital Investment Holdings Limited (the "Company")
– Notice of publication of Interim Report 2025 (the "Current Corporate Communication")

The English and Chinese versions of the Company's Current Corporate Communications are available on the Company's website at www.kaisa-capital.com and the website of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") at www.hkexnews.hk respectively (the "**Website Version**"). The Company strongly recommends you to access the Website Version of Current Corporate Communication.

If you for any reason have difficulty in receiving email notification or gaining access to the Website Version of the Corporate Communications and would like to receive the Current Corporate Communication and all future Corporate Communications *(Note 2)* in printed form, please complete, sign the enclosed Request Form and return it to the Company branch share registrar in Hong Kong, Tricor Investor Services Limited (the "**Branch Share Registrar**") at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong by post using the provided prepaid mailing label (no stamp is needed if posted in Hong Kong) or by email to 936-ecom@vistra.com. The Company will upon request promptly send the Current Corporate Communication to you in printed form free of charge.

As a Non-registered Shareholder, if you wish to receive Corporate Communications of the Company in electronic form, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your shares in the Company are held (collectively, the "Intermediaries") and provide your email address to your Intermediaries. Please contact your intermediary/nominee for the detailed procedure. If the Company does not receive your functional email address from the Intermediaries, until such time that the functional email address is provided to the Intermediaries, you will be unable to receive any notices of publication of the Website Version of Corporate Communications (the "Notice of Publication") by email; and the Company would only be able to send you the Notice of Publication in printed form.

Should you have any queries relating to any of the above matters, please call the Branch Share Registrar's telephone hotline at (852) 2980 1333 during business hours from 9:00 a.m. to 6:00 p.m. Monday to Friday (excluding public holidays).

Yours faithfully,
Kaisa Capital Investment Holdings Limited
Kwok Ying Shing
Chairman and Executive Director

1. *Non-Registered Shareholder means such person or company whose shares 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 Communications of the Company.*

2. *Corporate Communications include any document(s) issued or to be issued by the Company for the information or action of holders of any of its securities or the investing public, including but not limited to (a) the directors' report and its annual accounts together with a copy of the auditors' report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary interim report; (c) the quarterly report, if any; (d) a notice of meeting; (e) a listing document; (f) a circular; (g) a proxy form; and (h) Actionable Corporate Communications.*

各位非登記持有人*(附註1)*：

佳兆業資本投資集團有限公司(「本公司」)
– 2025年中期報告(「本次公司通訊」)之發佈通知

本公司的本次公司通訊之中、英文版本已分別上載於本公司網站(www.kaisa-capital.com)及香港聯合交易所有限公司(「**聯交所**」)之網站(www.hkexnews.hk)(「**網站版本**」)。本公司建議　閣下閱覽本公司本次公司通訊的網站版本。

如　閣下因任何理由無法以電子郵件方式收取或閱覽公司通訊的網站版本，及欲索取本次及將來公司通訊的印刷本*(附註2)*，請填妥及簽署隨附之申請表格，並以已預付郵費的郵寄標籤寄回本公司之香港股份過戶登記分處(「**股份過戶登記分處**」)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)(如在香港投寄毋須貼上郵票)，或電郵至936-ecom@vistra.com。本公司會因應　閣下之要求立即寄上公司通訊的印刷本，費用全免。

作為非登記持有人，如　閣下欲以電子方式收取本公司的公司通訊，　閣下應聯絡代　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(統稱「中介公司」)，並向　閣下的中介公司提供　閣下的電子郵件地址。請聯絡　閣下的中介人公司／代理人以了解詳細程序。如果本公司沒有從中介公司收到　閣下的有效電子郵件地址，直至中介公司收到　閣下有效的電子郵件地址前，本公司將無法透過電子郵件方式發送公司通訊網站版本的登載通知(「登載通知」)，而本公司只能發送登載通知之印刷本予　閣下。

倘　閣下對本通知有任何查詢，請於星期一至星期五(公眾假期除外)上午9時至下午6時，致電股份過戶登記分處熱線(852) 2980 1333。

承董事會命
佳兆業資本投資集團有限公司
主席兼執行董事
郭英成

2025年9月26日

附註：

1. *非登記持有人指其股份存放於中央結算及交收系統(中央結算及交收系統)的有關人士或公司，而彼等已透過香港中央結算有限公司不時通知本公司，彼等擬收取本公司之公司通訊。*

2. *公司通訊包括本公司發佈或將予發佈以供其任何證券持有人或投資大眾參照或採取行動的任何文件，其中包括但不限於(a)董事會報告，公司年度帳目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)季度報告(如有)；(d)會議通告；(e)上市文件；(f)通函；(g)代表委任表格；及(h)可供採取行動的公司通訊。*

Request Form 申請表格

To: **Kaisa Capital Investment Holdings Limited**
(the "Company") (Stock Code: 936)
(Incorporated in the Cayman Islands with limited liability)
c/o Tricor Investor Services Limited
17/F, Far East Finance Centre,
16 Harcourt Road, Hong Kong

致： **佳兆業資本投資集團有限公司**
(「本公司」)(股份代號：936)
(於開曼群島註冊成立之有限公司)
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

REMINDER 提示

As a non-registered Shareholder[1], if you wish to receive Corporate Communications[2] pursuant to the Listing Rules[3], 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.
作為非登記持有人[1]，如有意根據《上市規則》[3]收取公司通訊[2]， 閣下應聯絡 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(統稱「中介公司」)，並向 閣下的中介公司提供 閣下的電子郵件地址。

I/We would like to receive the Current Corporate Communications and all future Corporate Communications[2] of the Company in the manner as indicated below:
本人／我們現在希望以下列方式收取本公司本次及將來所有公司通訊[2]文件：

(Please mark a "✔" in the following box) (請在下列空格內劃上「✔」號)

☐ to receive a printed copy **in both the English language and the Chinese language**.
同時收取所有日後公司通訊的**英文及中文**印刷本。

Signature(s)
簽名 _____

Date
日期 _____

Name
姓名 _____

Contact telephone number
聯絡電話號碼 _____

(Please use ENGLISH BLOCK LETTERS 請用英文正楷填寫)

Address
地址 _____ **(English 英文)**

(Please use ENGLISH BLOCK LETTERS 請用英文正楷填寫)

Notes 附註：

1. Non-Registered Shareholder means such person or company whose shares 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 Communications of the Company.
非登記持有人指其股份存放於中央結算及交收系統(中央結算及交收系統)的有關人士或公司，而彼等已透過香港中央結算有限公司不時通知本公司，彼等擬收取本公司之公司通訊。
2. Corporate Communications include any document(s) issued or to be issued by the Company for the information or action of holders of any of its securities or the investing public, including but not limited to (a) the directors' report and its annual accounts together with a copy of the auditors' report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary interim report; (c) the quarterly report, if any; (d) a notice of meeting; (e) a listing document; (f) a circular; (g) a proxy form; and (h) Actionable Corporate Communications.
公司通訊包括本公司發佈或將予發佈以供其任何證券持有人或投資大眾參照或採取行動的任何文件，其中包括但不限於(a)董事會報告，公司年度帳目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)季度報告(如有)；(d)會議通告；(e)上市文件；(f)通函；(g)代表委任表格；及(h)可供採取行動的公司通訊。
3. the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
香港聯合交易所有限公司證券上市規則
4. By completing and returning the Request Form to request for the printed copy of the Corporate Communications, you have expressly indicated that you prefer to receive all future Corporate Communications of the Company in printed form and in the language selected above.
當 閣下填寫及寄回申請表格以索取公司通訊的印刷本後，即表示 閣下確認擬收取本公司日後刊發的所有公司通訊的印刷本及其語言版本。
5. The above instruction will apply to all future Corporate Communications to be sent to you until you notify otherwise by reasonable notice in writing to the Company's branch share registrar in Hong Kong or until expired on the last day of the following financial year of the Company (whichever is earlier). Further request in writing will be required if the non-registered shareholder prefers to continue receiving printed copy of future Corporate Communications.
上述指示適用於本公司日後向 閣下發出之所有公司通訊，直至 閣下以合理時間書面通知本公司的香港股份過戶登記分處更改有關指示或直至本公司下一個財政年度的最後一天到期(以較早者為準)。如果非登記持有人希望繼續收到日後的公司通訊的印刷本，則需要做進一步書面請求。
6. For the avoidance of doubt, no additional instructions (other than those imprinted herein) written on this Request Form will be processed.
為免存疑，任何在本申請表格寫上的額外指示(本申請表格上所印列之指示除外)將不予處理。
7. If both English and Chinese versions of the Corporate Communications are combined into one document, a printed form of the Corporate Communications with both English and Chinese versions will be sent to the non-registered shareholder requesting for a printed form of any version(s) of the Corporate Communications.
若公司通訊的英文版本及中文版本合併為一份文件，則公司通訊的英文版本及中文版本的印刷版本將寄給要求索取任一版本公司通訊印刷版本的非登記持有人。

PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料聲明

"Personal Data" in this statement has the same meaning as "personal data" defined in the Personal Data (Privacy) Ordinance, Cap. 486 (the "**PDPO**"), which may include but not limited to your name, contact telephone number, email address and mailing address. Your supply of Personal Data is on a voluntary basis for the purpose of receiving Corporate Communications in the manner chosen. Your Personal 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 to correct the respective Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of the Personal Data should be in writing by either of the following means:
本聲明中所指的「個人資料」具有香港法例第 486 章《個人資料(私隱)條例》(「**《私隱條例》**」)中「個人資料」的涵義，包括但不限於， 閣下的名稱，聯絡電話號碼，電子郵箱地址和郵寄地址。 閣下是自願向本公司提供 閣下個人資料，以便以 閣下所選之方式接收公司通訊。 閣下的個人資料將在適當期間保留作核實及記錄用途。 閣下有權根據《私隱條例》的條文要求查閱及／或修改 閣下的個人資料。任何該等要求均須以書面方式提出。

By mail to: Data Privacy Officer
Tricor Investor Services Limited
17/F, Far East Finance Centre
16 Harcourt Road, Hong Kong
By email to: is-enquiries@vistra.com

經郵寄： 個人資料私隱主任
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
經電郵： is-enquiries@vistra.com

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

當 閣下寄回本申請表格時，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。

郵寄標籤 Mailing Label

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