LAI SUN DEVELOPMENT

Lai Sun Development Company Limited
(Incorporated in Hong Kong with limited liability)
(Stock Code: 488)

16 December 2025

To the Non-registered Shareholders[(Note 1)]

Dear Sir/Madam,

Notice of publication of circular on very substantial disposal
(the "Current Corporate Communications")

The English and Chinese versions of the Current Corporate Communications are available on the respective websites of Hong Kong Exchanges and Clearing Limited ("**HKEX**") at www.hkexnews.hk and Lai Sun Development Company Limited (the "**Company**") at www.laisun.com. If you have elected to receive the corporate communication(s) of the Company (the "**Corporate Communication(s)**")[(Note 2)] in printed form, the printed copies of the Current Corporate Communications in your selected language version(s) are enclosed.

If you wish to (a) receive the Current Corporate Communications in printed form or in a language version other than your existing choice; and/or (b) change your choice of language or means of receipt of all future Corporate Communications, please complete and sign the enclosed Request Form and return it by mail by using the freepost mailing label (if posted in Hong Kong) at the bottom of the Request Form to the Company c/o the share registrar of the Company, Tricor Investor Services Limited (the "**Share Registrar**"), at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to 488-ecom@vistra.com. The Request Form may also be downloaded from the respective websites of HKEX at www.hkexnews.hk or the Company at www.laisun.com.

Should you have any query relating to this letter, please call the dial-up hotline of the Share Registrar at (852) 2980 1333 during business hours (9:00 a.m. to 5:00 p.m. (Hong Kong time), Monday to Friday (excluding Hong Kong public holidays)).

Yours faithfully,
For and on behalf of
Lai Sun Development Company Limited
Lam Kin Ngok, Peter
Chairman

Encl.

Notes:

1. *Non-registered Shareholder means such person or company whose shares of 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 the Corporate Communication(s). If you have sold or transferred your shares in the Company, please disregard this letter and the enclosed Request Form.*

2. *Corporate Communication(s) refer to 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, its annual accounts together with a copy of 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.*

Non-registered Shareholder's information (English full name and address)

Request Form

To: **Lai Sun Development Company Limited (the "Company") (Stock Code: 488)**
c/o Tricor Investor Services Limited, 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong

You DO NOT need to complete this Request Form if you have received the document(s) in the language version or in the manner you want.

Part A – To request the printed versions of circular on very substantial disposal (the "Current Corporate Communications")
(Please mark a "✔" in ONLY ONE box below)

☐ in English version; or
☐ in Chinese version; or
☐ in both English and Chinese versions.

Note: English and Chinese versions of the Current Corporate Communications are bound together into one booklet or printed on both sides of the paper (as the case may be).

Part B – To change the choice of language or means of receipt of Corporate Communications#
(Please mark a "✔" in ONLY ONE box below)

I/We would like to receive all future Corporate Communications in the manner indicated below:

☐ to access all future Corporate Communications published on the website of the Company at www.laisun.com instead of receiving printed copies by mail, and to receive a notification letter mailed to my/our address when the Corporate Communications are published on the Company's website; or
☐ to receive by mail the printed English version of all future Corporate Communications only; or
☐ to receive by mail the printed Chinese version of all future Corporate Communications only; or
☐ to receive by mail both the printed English and Chinese versions of all future Corporate Communications.

Full name(s) of Non-registered Shareholder(s): ______________________ Contact telephone number: ______________
(Please use BLOCK LETTERS)

Address: ____
(Please use BLOCK LETTERS)

Signature: ______________________ Date: ______________

Corporate Communication(s) refer to 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, its annual accounts together with a copy of 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.

Notes:

1. *Please complete all your details clearly. Any Request Form with no indicated choice or more than one box ticked, with no signature or otherwise incorrectly completed will be void at the sole discretion of the Company.*
2. *The above instructions in Part B will apply to all future Corporate Communications to be sent to you until you notify otherwise by giving not less than seven days' notice in writing (the "**Reasonable Notice**") to the Company c/o the share registrar of the Company, Tricor Investor Services Limited (the "**Share Registrar**"), at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to 488-ecom@vistra.com.*
3. *You are entitled at any time by giving the Reasonable Notice to the Company c/o the Share Registrar to change your choice of language and/or means of receipt of all future Corporate Communications.*
4. *For the avoidance of doubt, the Company does not accept any special instructions written on this Request Form.*

PERSONAL INFORMATION COLLECTION STATEMENT

"Personal Data" in this statement has the same meaning as "personal data" defined in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong (the "**PDPO**"), which may include but not limited to your name, contact telephone number, email address and mailing address. Your supply of Personal Data to the Company is on a voluntary basis for the purpose of processing your instructions and/or requests stated in this Request Form (the "**Purpose**"). We may disclose or transfer your Personal Data to our subsidiaries, the Share Registrar and/or third party service provider(s) who provide(s) administrative, telecommunications or other services to us for use in connection with the Purpose and to such parties who are authorised by law to request the information or are otherwise relevant for the Purpose and need to receive the information. 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 correction of 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 to Privacy Compliance Officer of Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to is-enquiries@vistra.com.

Please cut the mailing label and stick it on an envelope to return this Request Form to us.

No postage stamp is necessary if posted in Hong Kong.

MAILING LABEL

Tricor Investor Services Limited
Freepost No. 10 GPO
Hong Kong
Lai Sun Development Company Limited (488)