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E-Star Commercial Management Company Limited
星盛商業管理股份有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6668)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an extraordinary general meeting (the "**EGM**") of E-Star Commercial Management Company Limited (the "**Company**") will be held at 33F, Building A, Galaxy World, 1 Yabao Road, Longgang District, Shenzhen, Guangdong Province, China on Thursday, 15 January 2026 at 10 a.m. for the following purposes:

ORDINARY RESOLUTIONS

To consider and, if thought fit, pass (with or without amendments) the following resolutions as ordinary resolutions of the Company:

1. "**THAT**

   (a) the New Commercial Property Operational Services Framework Agreement (as defined in the circular of the Company dated 22 December 2025 (the "**Circular**")) and the transactions contemplated thereunder (including the proposed annual caps) be and are hereby confirmed and approved; and

   (b) the directors of the Company (the "**Directors**") be and are hereby authorised to do all such acts, deeds and things and to sign, execute and deliver all such documents as they may, in their absolute discretion, consider necessary, desirable or expedient to give effect, determine, revise, supplement or complete any matters relating to or in connection with the New Commercial Property Operational Services Framework Agreement and the transactions contemplated thereunder (including the proposed annual caps)."

2. "**THAT**

(a) the New Tenant Management Services Framework Agreement (as defined in the Circular) and the transactions contemplated thereunder (including the proposed annual caps) be and are hereby confirmed and approved; and

(b) the Directors be and are hereby authorised to do all such acts, deeds and things and to sign, execute and deliver all such documents as they may, in their absolute discretion, consider necessary, desirable or expedient to give effect, determine, revise, supplement or complete any matters relating to or in connection with the New Tenant Management Services Framework Agreement and the transactions contemplated thereunder (including the proposed annual caps)."

3. "**THAT**

(a) the New Sublease Framework Agreement (as defined in the Circular) and the transactions contemplated thereunder (including the proposed annual caps) be and are hereby confirmed and approved; and

(b) the Directors be and are hereby authorised to do all such acts, deeds and things and to sign, execute and deliver all such documents as they may, in their absolute discretion, consider necessary, desirable or expedient to give effect, determine, revise, supplement or complete any matters relating to or in connection with the New Sublease Framework Agreement and the transactions contemplated thereunder (including the proposed annual caps)."

Yours faithfully,
By order of the Board
E-Star Commercial Management Company Limited
Huang De-Lin Benny
Chairman and Executive Director

Hong Kong, 22 December 2025

Notes:

(i) A member entitled to attend and vote at the meeting may appoint one or, if he holds two or more shares of the Company, more proxies to attend and vote instead of him. A proxy need not be a member of the Company.

(ii) Where there are joint holders of any share of the Company, any one of such joint holder may vote, either in person or by proxy, in respect of such share of the Company as if he were solely entitled thereto, but if more than one of such joint holders be present at the meeting, the vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders, and for this purpose seniority shall be determined by the order in which the names stand in the register of members of the Company in respect of the joint holding.

(iii) The instrument appointing a proxy and the power of attorney or other authority, if any, under which it is signed or a certified copy of such power or authority shall be deposited at the Company's Hong Kong branch share registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong not less than 48 hours before the time appointed for the holding of the meeting or any adjournment thereof (as the case may be). The proxy form will be published on the websites of Hong Kong Exchanges and Clearing Limited (www.hkexnews.hk) and the Company (www.g-cre.com).

(iv) The register of members of the Company will be closed from Monday, 12 January 2026 to Thursday, 15 January 2026, both days inclusive, during which period no transfer of shares of the Company will be registered. In order to determine who are eligible to attend, speak and vote at the meeting, all transfer documents accompanied by the relevant share certificates must be lodged with the Company's branch share registrar in Hong Kong, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration no later than 4:30 p.m. on Friday, 9 January 2026. The record date for the purpose of ascertaining Shareholders' right to attend and vote at the meeting will be on Thursday, 15 January 2026.

(v) The Chinese translation of this notice is for reference only. In case of any inconsistency, the English version shall prevail.

As at the date of this notice, the board of Directors comprises Mr. Huang De-Lin Benny, Mr. Chen Qunsheng and Mr. Ma Chaoqun as executive Directors; Mr. Huang De'An Tony and Mr. Liu Jun as non-executive Directors; and Dr. Zhang Jinghua, Mr. Guo Zengli and Ms. Wan Hoi Lam as independent non-executive Directors.