HENDERSON INVESTMENT LIMITED
恒 基 兆 業 發 展 有 限 公 司
Incorporated in Hong Kong with limited liability
(Stock Code : 97)

13 May 2026

Dear Non-registered Shareholder[1],

Henderson Investment Limited (the "Company")
Publication of Circular regarding Major Transaction, Discloseable Transactions and Continuing Connected Transactions in relation to New Leasing and Licensing Framework Agreement and Notice of the Extraordinary General Meeting, and Proxy Form (collectively "Current Corporate Communications")

Please be informed that the Current Corporate Communications of the Company have now been published on the Company's website and the HKEXnews website. You may click the link "Investor Information" on the home page of the Company's website at www.hilhk.com or browse the HKEXnews website at www.hkexnews.hk to access the Current Corporate Communications. If you have opted to receive printed version of Corporate Communications[2], please find enclosed printed copies of the Current Corporate Communications for your reading.

In support of environmental protection, the Company recommends you to select reading future Corporate Communications on websites instead of receiving printed copies. **As a non-registered shareholder, if you opt to read Corporate Communications on websites, 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 for receiving email notifications of the relevant publications on websites.**

If you opt to receive printed version of the Current Corporate Communications and/or future Corporate Communications, please complete the Reply Form overleaf and return it to the Company's share registrar, Tricor Investor Services Limited (as set out below). **Your request for receiving printed copies of Corporate Communications will be valid until such request is revoked in writing or for one year from the date of receiving your instruction (whichever is earlier).**

Company's share registrar contact details:

Postal address	:	17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong
Email address	:	henderson97-ecom@vistra.com
Telephone	:	(852) 2980 1333 (during business hours (9:00 a.m. to 5:30 p.m.), Monday to Friday, excluding Hong Kong public holidays)

Further, please note that an extraordinary general meeting of the Company will be held at Cloud 39, 39th Floor, The Henderson, 2 Murray Road, Central, Hong Kong on Tuesday, 2 June 2026 at 11:15 a.m. The notice of the extraordinary general meeting has also been published on the Company's website and the HKEXnews website.

Yours faithfully,
Timon LIU Cheung Yuen
Company Secretary

Notes:

1. *This letter is addressed to Non-registered Shareholders (i.e. 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 to receive Corporate Communications). If you have sold or transferred your shares in the Company, please disregard this letter.*

2. *Corporate Communications, in general, include (a) the annual report; (b) the interim report; (c) a notice of meeting; (d) a listing document; (e) a circular; and (f) a proxy form, issued by the Company.*

REPLY FORM

To: Henderson Investment Limited (the "Company")
(Stock Code: 97)
c/o Tricor Investor Services Limited
17/F, Far East Finance Centre,
16 Harcourt Road, Hong Kong

REMINDER

As a non-registered shareholder[1], if you opt to read future Corporate Communications* on the Company's website at www.hilhk.com or the HKEXnews website at www.hkexnews.hk, 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. The Company will notify you of the relevant publications on websites by email on the publication day.

Request for Corporate Communications* in printed form (Please mark "✓" in the appropriate box(es))
I/we would like to receive printed copies of the following Corporate Communications in
☐ English version ☐ Chinese version ☐ Both English and Chinese versions:
(a) ☐ Current Corporate Communications
(b) ☐ Future Corporate Communications[2]

Name of Non-registered shareholder(s): _____ (English) _____ (Chinese)
(Please use BLOCK letters)

Address: _____

Signature(s): _____ **Contact number:** _____ **Date:** _____

Notes:
1. This Reply Form is for use by Non-registered shareholders (i.e. such person or company whose shares are held in the Central Clearing and Settlement System (CCASS) and who have notified the Company from time to time through Hong Kong Securities Clearing Company Limited to receive Corporate Communications).
2. **Your request for receiving printed copies of Corporate Communications will be valid until such request is revoked in writing or for one year from the date of receiving your instruction (whichever is earlier).**
3. Any Reply Form with no indicated choice or no signature or otherwise incorrectly completed will be void.
4. For the avoidance of doubt, we do not accept any special instructions written on this Reply Form.
5. If you have any queries relating to the completion of this Reply Form, please call the Company's hotline on (852) 2980 1333 from 9:00 a.m. to 5:30 p.m. (Monday to Friday, excluding Hong Kong public holidays).

** Corporate Communications, in general, include (a) the annual report; (b) the interim report; (c) a notice of meeting; (d) a listing document; (e) a circular; and (f) a proxy form, issued by the Company.*

PERSONAL INFORMATION COLLECTION STATEMENT

(i) "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").
(ii) Your supply of Personal Data to the Company is on a voluntary basis. If you fail to provide sufficient information, the Company may not be able to process your instructions as to how you wish to receive future Corporate Communications.
(iii) Your Personal Data may be disclosed or transferred by the Company to its holding/subsidiary companies, the Company's share registrar, Tricor Investor Services Limited (the "Company's Registrar"), and/or other companies or bodies for any of the stated purposes, and will be retained for such period as may be necessary for verification and record purposes.
(iv) You have the right to request access to and/or correction of your Personal Data 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 and sent to the Personal Data Privacy Officer of the Company's Registrar by post or by email to henderson97-ecom@vistra.com.
(v) Please refer to the Privacy Policy and Personal Information Collection Statement of the Company which is available on the website of the Company (www.hilhk.com) for further details.

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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

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