POKFULAM DEVELOPMENT COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)
(於香港註冊成立的有限公司)
(Stock Code: 00225)
(股份代號：00225)

NOTIFICATION LETTER 通知信函

4 June 2026

Dear Registered Shareholder,

Pokfulam Development Company Limited (the "Company")
– Notification of publication of 2025/2026 Interim Report ("Current Corporate Communications")

The English and Chinese versions of the Company's Current Corporate Communications are available on the Company's website at www.pokfulam.com.hk and the website of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") at www.hkexnews.hk. You may access the Current Corporate Communications by clicking the "**Investor Relationship**" section of the Company's website. The printed form(s) of Current Corporate Communications is/are enclosed according to our agreed arrangement (if applicable).

You may at any time choose to receive Corporate Communication (Note) free of charge either in printed form or via the Company's website ("Website Version").

Even if you have chosen (or are deemed to have consented) to receive all Corporate Communication in Website Version but for any reason you cannot access the Website Version of the Current Corporate Communications or would like to receive printed form of the Current Corporate Communications, please complete Part A of the Change Request Form on the reverse side of this letter and sign and return it by using the enclosed mailing label (no need to affix a stamp if posted in Hong Kong; otherwise, please affix an appropriate stamp) to the Company's Share Registrar, Tricor Investor Services Limited (the "Share Registrar"), at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong. The Change Request Form may also be downloaded from the Company's website at www.pokfulam.com.hk or the website of the Stock Exchange at www.hkexnews.hk. The Company will promptly upon your request send the Current Corporate Communications to you in printed form free of charge.

If you would like to change the choice of means of receipt of all future Corporate Communication, please complete Part B of the Change Request Form and sign and return it to the Share Registrar at the abovementioned address by using the enclosed mailing label (no need to affix a stamp if posted in Hong Kong; otherwise, please affix an appropriate stamp). Please note that such instruction to receive printed copies shall be valid until the last day of the following financial year of the Company unless being revoked or superseded.

Should you have any queries relating to the content of this letter, please call the telephone hotline of the Share Registrar at (852) 2980 1333 during business hours (9:00 a.m. to 6:00 p.m. from Monday to Friday, excluding public holidays) or send an email to is-ecom@vistra.com.

By order of the Board
Pokfulam Development Company Limited
Hui Sui Yuen
Company Secretary

Note: "Corporate Communications" refer to any document issued or to be issued by the Company for the information or action of holders of any of the Company's securities, including but not limited to: (a) the directors' report, 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) a notice of meeting; (d) a listing document; (e) a circular; and (f) a proxy form.

各登記股東：

博富臨置業有限公司(「本公司」)
－於本公司網站刊發二零二五／二零二六中期報告(「本次公司通訊文件」)之發佈通知

本公司的本次公司通訊之英文及中文版本已上載於本公司網站(www.pokfulam.com.hk)及香港聯合交易所有限公司(「聯交所」)網站(www.hkexnews.hk)， 閣下可於本公司網站內的「**投資者關係**」項目內瀏覽本次公司資訊。本公司已按閣下同意的安排附上本次公司通訊之印刷本(如適用)。

閣下可隨時選擇收取公司通訊(附註)的印刷本(只收取英文印刷本、或只收取中文印刷本、或同時收取英文及中文印刷本)或通過本公司網站收取公司通訊(「網上版本」)，費用全免。

儘管閣下已選擇(或被視為已同意)收取所有公司通訊之網上版本，但如果因任何理由閣下未能閱覽本次公司通訊之網上版本或欲收取本次公司通訊之印刷本，請填妥本函背面的更改指示回條的甲部，並於簽署後使用隨附之郵寄標籤(如在香港投寄，毋須貼上郵票；否則，請貼上適當的郵票)寄回本公司的股份過戶登記處，即卓佳證券登記有限公司(「股份過戶登記處」)(地址為香港夏慤道16號遠東金融中心17樓)。更改指示回條亦可於本公司網站(www.pokfulam.com.hk)或聯交所網站(www.hkexnews.hk)內下載。本公司將應閣下之要求盡快向閣下發送本次公司通訊的印刷本，費用全免。

如閣下欲更改日後收取所有公司通訊的收取方式，請填妥更改指示回條的乙部，並於簽署後使用隨附之郵寄標籤(如在香港投寄，毋須貼上郵票；否則，請貼上適當的郵票)寄回股份過戶登記處，地址如上。請注意，收取印刷本之指示將有效至本公司下一個財政年度最後一日為止，除非被撤銷或取代。

如閣下對本函內容有任何疑問，請致電股份過戶登記處熱線電話(852) 2980 1333，辦公時間為星期一至五(公眾假期除外)上午9時正至下午6時正或發送電郵至is-ecom@vistra.com。

承董事會命
博富臨置業有限公司
公司秘書
許瑞遠

2026年6月4日

附註：「公司通訊」指由本公司發出或將予發出以供本公司任何證券的持有人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、年度賬目連同核數師報告及財務摘要報告(如適用)；(b)中期報告及中期摘要報告(如適用)；(c)會議通告；(d)上市文件；(e)通函；及(f)代表委任表格。

Registered Shareholder's information (English name and Address)
登記股東資料(英文姓名及地址)

Change Request Form 更改申請表格

To: **Pokfulam Development Company Limited (Stock Code: 00225) (the "Company")**
c/o Tricor Investor Services Limited
17/F, Far East Finance Centre
16 Harcourt Road
Hong Kong

致： **博富臨置業有限公司(股份代號：00225)(「本公司」)**
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

Part A – To receive printed version of the Current Corporate Communications of the Company as indicated below:
甲部 收取 貴公司本次公司通訊文件之印刷本：

☐ I/We would like to receive **printed versions** of Current Corporate Communications.
本人／我們現在希望收取本次公司通訊之**印刷本**一份。

Part B – To change the means of receipt of future Corporate Communications of the Company as indicated below:
乙部 本人／我們現在希望更改以下列方式收取 貴公司日後公司通訊文件之收取途徑：

(Please mark a "✓" 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「✓」號。)

☐ to access all future Corporate Communications through the Company's website and the website of The Stock Exchange of Hong Kong Limited (the "**Website Version**") and receive written notifications of the publication of the Website Version (the "**Notifications**") by post or by email at the following email address.
透過本公司網站及香港聯合交易所有限公司網站瀏覽所有日後公司通訊(「**網上版本**」)，並以郵寄或以下電郵地址收取已刊發網上版本的書面通知(「**通知**」)。
Email Address 電郵地址：_____
*(Please provide your email address in **ENGLISH CAPITAL LETTERS** and the email address will be used for the purpose of receiving all future Notifications and Actionable Corporate Communications* in electronic form by email. If no email address is provided or the email address provided by you is not functional, all future Notifications and Actionable Corporate Communications will be sent to you in printed form by post at your address as appearing in the Company's register of members.)*
*(請以**英文正楷**填寫閣下之電郵地址，有關電郵地址將僅用作以電郵收取所有日後以電子形式發佈的通知及可供採取行動的公司通訊*。如未有提供電郵地址或閣下提供之電郵地址並非有效且可用，我們將透過郵寄方式按閣下於本公司的股東名冊上所示之地址向閣下寄發所有日後通知及可供採取行動的公司通訊的印刷本。)*

☐ to receive **printed versions** of Corporate Communications.
收取公司通訊之**印刷本**一份。

Full Name(s) of Shareholder(s)#
股東姓名#
(Please use ENGLISH BLOCK LETTERS請用英文正楷填寫)

Signature(s)
簽名

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

Contact telephone number
聯絡電話號碼

Date
日期

 # You are required to fill in the details if you download this form from the website. 假如閣下從網站下載本表格，請必須填上有關資料。

Notes 附註：
1. *Please complete all your details clearly.*
請閣下清楚填妥所有資料。
2. *Please provide your email address if you wish to receive notification letter via email. If no email address is provided, a printed copy of notification letter and Actionable Corporate Communications will be sent to you by post when corporate communications is/are posted on the Company's website.*
如果閣下希望通過電郵收取通知信函，請提供閣下的電郵地址。如果閣下沒有提供電郵地址，本公司將向閣下寄發有關已在本公司網站刊載的公司通訊文件及可供採取行動的公司通訊印刷本之通知信函印刷本。
3. *If Part A or Part B has more than one box marked (✓), no box marked (✓), no signature or any other errors during completion, this Change Request Form will be void.*
如在甲部或乙部作出超過一項選擇、或未有作出選擇、或未有簽署、或在其他方面填寫不正確，則本回條將會作廢。
4. *If your shares are held in joint names, the shareholder whose name stands first on the register of members of the Company in respect of the joint holding should sign this Change Request Form in order to be valid..*
如屬聯名股東，則本更改指示回條須由該名其姓名首先列於本公司股東名冊上的聯名股東簽署方為有效。
5. *For the avoidance of doubt, we do not accept any additional instructions on this Change Request Form.*
為免存疑，本公司將不會處理任何在本更改指示回條上的額外指示。
6. *"Actionable Corporate Communication(s)" means any corporate communication(s) from the Company that seeks instructions from its shareholders on how they wish to exercise their rights or make an election as the shareholders of the Company, including but not limited to, election forms in connection with a dividend payment, excess application forms in connection with a rights issue or open offer, applications forms for assured entitlement under an open offer, acceptance forms in connection with takeovers, mergers and share buy-backs, and provisional allotment letters in connection with a rights issue.*
「可供採取行動的公司通訊」是指本公司任何涉及要求其股東指示彼等擬如何行使彼等作為本公司股東之權利或作出選擇而發出的公司通訊，包括但不限於與支付股息有關之選擇表格、與供股或公開發售有關之額外申請表格、公開發售下之既定配額申請表格、與收購、合併及股份回購有關之接納表格，以及與供股有關之暫定配額通知書。
7. *Any request for printed copies of Corporate Communications will remain valid until the last day of the following financial year of the Company unless being revoked or superseded (whichever is earlier). A further written request will be required if a shareholder prefers to continue receiving printed copies of future Corporate Communications.*
任何索取公司通訊印刷本的請求將一直有效，直至公司下一個財政年度的最後一日為止，除非相關請求被撤回或取代(以較早者為準)。若股東希望繼續收取日後公司通訊的印刷本，則需要另行提出書面請求。

(Please cut along the dotted line 請沿虛線剪下)

✂ ----------

Please cut the mailing label and stick this on an envelope to return the Request Form to us.
No postage stamp is required for local mailing

當閣下寄回此表格時，請將此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
Pokfulam Development Company Limited (225)