Gemdale Properties and Investment Corporation Limited
金地商置集團有限公司*

(Incorporated in Bermuda with limited liability)
(於百慕達註冊成立之有限公司)
(Stock code: 535)
(股份代號：535)

NOTIFICATION LETTER 通知信函

4 June 2026

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

Gemdale Properties and Investment Corporation Limited (the "Company")
Notice of Publication of (1) Circular together with the Notice of Annual General Meeting and (2) Proxy Form (collectively "Current Corporate Communication(s)")

The English and Chinese versions of the Company's Current Corporate Communication(s) are available on the Company's website at www.gemdalepi.com and the HKExnews' website at www.hkexnews.hk (the "**Website Version**"). You may click "Corporate Circulars" under "Investor Relations" section on the Company's website to access the Current Corporate Communication(s); or browsing through the HKExnews' website. Please note that the annual general meeting of the Company will be held at Empire Room 1, 1/F, Empire Hotel-Wanchai, 33 Hennessy Road, Wanchai, Hong Kong on Monday, 29 June 2026 at 10:30 a.m..

If you for any reason have difficulty in receiving email notification or gaining access to the Website Version of the Current Corporate Communications and would like to receive a printed version of the Current Corporate Communication(s) or any future Corporate Communications*(Note 2)*, please complete and sign the Request Form on the reverse side and return it to the Company's Branch Share Registrar, Tricor Investor Services Limited (the "**Branch Share Registrar**") at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong by using the provided postage-prepaid mailing label of the Request Form (no need to affix a stamp if posted in Hong Kong; otherwise, please affix an appropriate stamp) or by email at gemdale535-ecom@vistra.com.

As a Non-registered Holder, 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 ("**Notice of Publication**") by email; and the Company would only be able to send you the Notice of Publication in printed form.

If you have any queries, please call the Branch Share Registrar's enquiry hotline at (852) 2980 1333 during business hours (9:00 a.m. to 5:00 p.m., Monday to Friday, excluding Hong Kong public holidays).

Yours faithfully,
Xu Jiajun
Executive Director

Notes:

(1) This letter is addressed to Non-registered Holders ("Non-registered Holder" 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 to receive Corporate Communications issued by the Company). If you have sold or transferred your shares in the Company, please disregard this letter and the Request Form on the reverse side.

(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. Actionable Corporate Communications refer to any corporate communications that seek instructions from the Shareholders on how they wish to exercise their rights or make elections as Shareholders.

* *For identification purpose only*

非登記持有人*(附註1)*：

金地商置集團有限公司(「本公司」)
(1)通函連同股東周年大會通告及(2)代表委任表格(統稱「本次公司通訊」)之發佈通知

本公司的本次公司通訊的中英文版本已上載於本公司網站www.gemdalepi.com及香港交易所披露易網站www.hkexnews.hk(「**網站版本**」)。 閣下可在本公司網站「投資者關係」欄下點擊「公司通函」鏈接瀏覽本次公司通訊；或在香港交易所披露易網站瀏覽相關文件。請注意，本公司謹訂於2026年6月29日(星期一)上午10時30分假座香港灣仔軒尼詩道33號灣仔港島皇悅酒店一樓皇悅廳一舉行股東周年大會。

如 閣下因任何理由無法以電子郵件方式收取或閱覽本次公司通訊的網站版本，及欲收取本次公司通訊或日後公司通訊*(附註2)*之印刷本，請填妥並簽署在本函背面的申請表格，並使用提供之已預付郵費之郵寄標籤寄回本公司之股份過戶登記分處卓佳證券登記有限公司(「**股份過戶登記分處**」)，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；否則，請貼上適當的郵票)或以電郵發送至gemdale535-ecom@vistra.com。

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 閣下的電郵地址。請聯絡 閣下的中介人公司／代理人以了解詳細程序。如本公司沒有從中介公司收到 閣下的有效電郵地址，直至中介公司收到 閣下有效的電郵地址前，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。

如 閣下有任何查詢，請於辦公時間(星期一至五上午9時至下午5時，香港公眾假期除外)致電股份過戶登記分處查詢熱線(852) 2980 1333。

執行董事
徐家俊
謹啟

2026年6月4日

附註：

(1) 本函件乃向本公司之非登記持有人(「非登記持有人」指股份存放於中央結算及交收系統的人士或公司，透過香港中央結算有限公司不時向本公司發出通知，希望收到本公司刊發之公司通訊)而發出。如 閣下已經出售或轉讓本公司股份，則毋須理會本函件及背面之申請表格。

(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。可供採取行動的公司通訊是指任何涉及要求股東指示其擬如何行使其有關股東權利的公司通訊。

* *僅供識別*

Request Form 申請表格

To: **Gemdale Properties and Investment Corporation Limited (the "Company")**
(Stock Code: 535)
c/o Tricor Investor Services Limited
17/F, Far East Finance Centre,
16 Harcourt Road, Hong Kong.

致： **金地商置集團有限公司**
(「本公司」)
(股份代號：535)
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

I/We would like to receive the Corporate Communications*(Note 6)* of the Company in the manner as indicated below:
本人／我們希望以下列方式收取　貴公司之公司通訊*(附註6)*：
(Please mark **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)

☐ receive the **printed English version** of Corporate Communications ONLY*(Note 4)*; **OR**
僅收取公司通訊之**英文印刷本**；**或**

☐ receive the **printed Chinese version** of Corporate Communications ONLY*(Note 4)*; **OR**
僅收取公司通訊之**中文印刷本**；**或**

☐ receive both the **printed English and Chinese versions** of Corporate Communications*(Note 4)*.
同時收取公司通訊之**英文及中文印刷本**。

Full Name in English
(Please use BLOCK LETTERS):
英文姓名（請用正楷填寫）：_____

Full Name in Chinese:
中文姓名：_____

Non-registered Holder(s)
registered address:
非登記持有人的登記地址：_____

Contact telephone number:
聯絡電話號碼：_____

Date:
日期：_____

Signature(s):
簽署：_____

Notes 附註：

1. Please complete all your details clearly.
請　閣下清楚填妥所有資料。
2. This letter is addressed to Non-registered Holders ("Non-registered Holder" 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 to receive Corporate Communications).
此函件乃向本公司之非登記持有人（「非登記持有人」指股份存放於中央結算及交收系統的人士或公司，透過香港中央結算有限公司不時向本公司發出通知，希望收到公司通訊）而發出。
3. Any form with more than one box marked "✓", with no box marked "✓", with no signature or otherwise incorrectly completed will be void.
如在本表格作出超過一項選擇、或未有作出選擇、或未有簽署、或在其他方面填寫不正確，則本表格將會作廢。
4. This request for printed version of all future Corporate Communications will be valid unless being revoked or superseded or until the time when the Company publishes its next annual report in the following year (whichever is earlier). Further request in writing to the Company c/o the Company's branch share registrar, Tricor Investor Services Limited ("**Branch Share Registrar**"), 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email (gemdale535-ecom@vistra.com) will be required if you prefer to continue receiving printed copy of future Corporate Communications.
如　閣下選擇收取日後所有公司通訊印刷本，收取印刷本的要求將一直有效，直至被撤銷或取代，或直至本公司於翌年刊發下一份年報為止（以較早者為準）。如　閣下欲繼續收取日後公司通訊之印刷本，則需要向本公司之股份過戶登記分處卓佳證券登記有限公司（「**股份過戶登記分處**」）再次提出書面要求，地址為香港夏慤道16號遠東金融中心17樓或以電郵方式(gemdale535-ecom@vistra.com)。
5. For the avoidance of doubt, we do not accept any other instruction given on this Form.
為免存疑，任何在本表格上的額外指示，本公司將不予處理。
6. 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. Actionable Corporate Communications refer to any corporate communications that seek instructions from the Shareholders on how they wish to exercise their rights or make elections as Shareholders.
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。可供採取行動的公司通訊是指任何涉及要求股東指示其擬如何行使其有關股東權利的公司通訊。

PERSONAL INFORMATION COLLECTION STATEMENT
收集個人資料聲明

(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").
本聲明中所指的「個人資料」具有香港法例第四百八十六章個人資料（私隱）條例（「私隱條例」）中「個人資料」的涵義。

(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.
閣下是自願向本公司提供個人資料。若　閣下未能提供足夠資料，本公司可能無法處理　閣下之指示。

(iii) Your Personal Data may be disclosed or transferred by the Company to its subsidiaries, the Branch Share Registrar (Tricor Investor Services Limited), and/or other companies or bodies for any of the stated purposes, and retained for such period as may be necessary for verification and record purposes.
本公司可就任何所說明的用途，將　閣下的個人資料披露或轉移給本公司的附屬公司、股份過戶登記分處（卓佳證券登記有限公司）、及／或其他公司或團體，並將在適當期間保留該等個人資料作核實及紀錄用途。

(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 Privacy Compliance Officer of the Branch Share Registrar (Tricor Investor Services Limited) by post or by email to privacy@vistra.com.
閣下有權根據私隱條例的條文查閱及／或修改　閣下的個人資料。任何該等查閱及／或修改　閣下個人資料的要求均須以書面方式郵寄至股份過戶登記分處（卓佳證券登記有限公司）的私隱條例事務主任或電郵至privacy@vistra.com。

This form is made in English and Chinese. In case of any inconsistency, the English version shall prevail.
本表格以英文及中文發出。中英文版本內容如有任何不相符，概以英文版本為準。

閣下寄回此表格時，請將郵寄標籤剪貼於信封上。
如在本港投寄毋須貼上郵票。
Please cut the mailing label and stick it on the envelope to return this Form to us.
No postage stamp necessary if posted in Hong Kong.

郵寄標籤 MAILING LABEL

卓佳證券登記有限公司
Tricor Investor Services Limited
簡便回郵號碼 Freepost No. 10GPO
香港 Hong Kong