



亞證地產有限公司

ASIASEC PROPERTIES LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 271)

17th September, 2026

Dear Shareholder(s),

Asiasec Properties Limited (“Company”)

Letter to New Registered Shareholder(s)

– Elections as to Means of Receipt and Language of Corporate Communication(s)

Pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the articles of association of the Company, you may elect to receive corporate communication(s) (“Corporate Communication(s)”) (i) in electronic form (where they will continue to be published in both English and Chinese on the Company’s website at <http://www.asiasec.com.hk>) or in printed form; and (ii) if you elect to receive Corporate Communication(s) in printed form, to elect to receive them in English, Chinese or both. Corporate Communication(s) are all documents issued or to be issued by the Company to holders of its securities for their information or action, including (but not limited to) full and/or summary annual and interim financial reports (and all reports and accounts contained in them), notices of meetings, listing documents, circulars and proxy forms. The Company is making these arrangements with a view to protecting the environment and accordingly recommends that you elect to receive Corporate Communication(s) in electronic form on the Company’s website.

We write to ascertain your preference in receiving all future Corporate Communication(s). To make your election, mark “✓” in the appropriate box on the enclosed reply form (“Reply Form”) and sign and return it by post or by hand to the Company’s share registrar (“Share Registrar”), Tricor Investor Services Limited, at 17th Floor, Far East Finance Centre, 16 Harcourt Road, Hong Kong. If you post your reply in Hong Kong, you may use the mailing label in the Reply Form and need not affix a stamp on the envelope when returning your Reply Form; otherwise, please affix an appropriate stamp.

If the Company does not receive a duly completed and signed Reply Form from you (or another response from you indicating that you object to receiving Corporate Communication(s) in electronic form on the Company’s website) on or before 15th October, 2026, you will be deemed, until you inform the Company otherwise by reasonable notice of not less than 7 days in writing to the Share Registrar at the above address or by email to asiasec271-ecom@vistra.com, to have elected to receive all future Corporate Communication(s) in electronic form on the Company’s website instead of receiving them in printed form. In that event, when the Company makes a Corporate Communication, it will only send to you notification that the Corporate Communication has been made available on the Company’s website. The notification will be sent to you by email (if you have provided an email address) or (if you have not provided an email address) by post to you at your address as it appears in the Company’s register of members maintained by the Share Registrar.

You may at any time by giving reasonable notice in writing (not less than 7 days) to the Company (sent to the Share Registrar at the above address or by email to asiasec271-ecom@vistra.com) to elect to (i) receive future Corporate Communication(s) from the Company in printed form instead of in electronic form on the Company’s website (or in electronic form on the Company’s website instead of in printed form); or (ii) change the language in which you receive Corporate Communication(s) in printed form. If you have elected (or are deemed to have elected) to receive Corporate Communication(s) in electronic form on the Company’s website but for any reason have difficulty in obtaining access to Corporate Communication(s) on the Company’s website, the Company will upon request send Corporate Communication(s) to you in printed form free of charge.

Please note that the English and Chinese versions of all future Corporate Communication(s) will be available (a) in printed form from the Company or the Share Registrar upon request; and (b) on the Company’s website at <http://www.asiasec.com.hk> and the website of HKEXnews at <http://www.hkexnews.hk>.

Should you have any queries in relation to this letter, please call the Share Registrar at (852) 2980 1333 during business hours (from 9:00 a.m. to 5:00 p.m., Monday to Friday, excluding Hong Kong public holidays).

By Order of the Board
Asiasec Properties Limited
Sit Po Ling
Company Secretary

Reply Form 回條

致：亞證地產有限公司(「本公司」或「貴公司」)
(股份代號：271)
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

(請從下列選擇中，僅在其中一個空格內劃上「✓」號)

[illegible][illegible]

(每次本公司網站登載公司通訊時，本公司所發送電郵通知至以上提供的電郵地址(如有)如股東未有提供電郵地址，本公司將以郵遞方式向該股東發送(i)在本公司網站上發佈公司通訊的通知函；及(ii)所有日後可供供取行動的公司通訊的印刷版本。請以更正正確填寫電郵地址。以上電郵地址僅供用作收取(i)公司通訊/登載於本公司網站時有關本公司網站發佈相關公司通訊之電郵通知；及(ii)本公司日後以電子形式發佈之所有可供供取行動的公司通訊。*)

☐ in printed form both in the English language and in the Chinese language.
同時收取英文及中文印刷本。

Date 日期

Contact telephone number 聯絡電話號碼

1. Please complete all your details clearly.

2. 請 閣下清楚填妥所有資料。
3. If the Company does not receive this duly completed and signed reply form ("Reply Form") from you (or another response from you indicating that you object to receiving Corporate Communication(s)) in electronic form on the Company's website on or before 15th October, 2026, you will be deemed to have elected to receive all Corporate Communication(s) in electronic form on the Company's website instead of receiving them in printed form. All future Corporate Communication(s) will be sent out in the manner specified in the Company's letter dated 17th September, 2026.
- 倘若貴公司於二零二六年十月十五日或之前尚未收到 閣下已適當填妥並簽署的回應(回條)(或表示反對以電子方式於本公司網站收取公司通訊的回覆)，閣下將被視為已選擇只透過本公司網站收取所有公司通訊*電子版本以代替收取印刷本。本公司將按二零二六年九月十七日之本公司函件內所述之方式向 閣下發出所有日後公司通訊*。
4. By electing to receive Corporate Communication(s) in electronic form on the Company's website instead of receiving them in printed form, you have expressly consented to waive the right to receive them in printed form.
- 如選擇透過本公司網站收取公司通訊*電子版本以代替收取印刷本後，閣下已明示同意放棄收取公司通訊*印刷本的權利。
5. If the Company holds the shares of the shareholder whose name stands first on the register in respect of the Company in respect of the joint holding should sign this Reply Form in order for it to be valid. 如聯名股東，則本回條應由該聯名股東於本公司股東名冊上名列首位者簽署，方為有效。
6. The above instruction will apply to all future Corporate Communication(s)* to be sent to you unless and until you notify the Company otherwise by reasonable notice of not less than 7 days in writing to the Company's share registrar ("Share Registrar"), Tricor Investor Services Limited, at 17th Floor, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to asiasec271-ecom@vistra.com to change the choice.
- 上述指示適用於向 閣下發出之所有日後公司通訊*，除非直至 閣下向本公司發出不少於七天之合理時間的書面通知予本公司之股份過戶登記處(股份過戶登記處)卓佳證券登記有限公司，地址為香港夏慤道16號遠東金融中心17樓或以電郵方式發送至asiasec271-ecom@vistra.com另作選擇為止。
7. Shareholders may at any time by giving reasonable notice in writing (not less than 7 days) to the Company (sent to the Share Registrar at the above address or by email to asiasec271-ecom@vistra.com) to elect (i) to receive future Corporate Communication(s)* in printed form instead of in electronic form on the Company's website (or in electronic form on the Company's website instead of in printed form); or (ii) to change the language in which they receive Corporate Communication(s)* in printed form.
- 股東可以隨時以合理時間(不少於七日)的書面通知予本公司(寄交至股份過戶登記處或透過電郵至asiasec271-ecom@vistra.com)，選擇(i)收取日後公司通訊*之印刷本，以取代於本公司網站登載的電子版本(或收取於本公司網站登載的公司通訊*電子版本，以取代印刷本)；或(ii)更改所收取的公司通訊*印刷本的語言版本。
8. For the avoidance of doubt, the Company does not accept any special instructions written on this Reply Form.
- 為免存疑，任何在本回條上的額外手寫指示，本公司將不予處理。
9. *Notwithstanding to the contrary, the Company undertakes to forward to the Company to holders of its securities for their information or action, including (but not limited to) full and/or summary annual and interim financial reports and all reports and accounts contained in them, notices of meetings, listing documents, circulars and proxy forms.*
- 公司通訊乃本公司向證券持有人發出或將予發出以供參照或採取行動的任何文件，包括但不限於年度和中期財務報告及/或其摘要報告(及其中包含的所有報告及賬目)、會議通告、上市文件、通函及代表委任表格。
10. *Actionable Corporate Communication(s) means any corporate communication 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.*
- * 可供採取行動的公司通訊指本公司尋求其股東指示後就作為本公司股東如何行使其權利或選擇而發出之任何公司通訊。

閣下有權根據私隱條例分別查閱及／或更正 閣下的個人資料。任何查閱及／或更正 閣下個人資料的要求，均須透過以下其中一項途徑以書面方式提出：

郵寄：香港夏慤道16號
遠東金融中心17樓
卓佳證券登記有限公司
個人資料私隱主任

電郵：asiasec271-ecom@vistra.com

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