THELLOY DEVELOPMENT GROUP LIMITED
德萊建業集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1546)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that the extraordinary general meeting (the "**Meeting**") of Thelloy Development Group Limited (the "**Company**") will be held via eVoting Portal on Friday, 9 October 2026 at 11:00 a.m. to consider, and if thought fit, pass, with or without modification, the following resolutions:

ORDINARY RESOLUTION

1. "**THAT:**

(A) (i) the Mutual Master Service Agreement (as defined in the circular of the Company dated 18 September 2026 of which this notice forms part (the "**Circular**")) (a copy of which is tabled at the Meeting and marked "A" and initialled by the chairman of the Meeting for identification purposes) and the transactions contemplated thereunder be and are hereby approved, confirmed and ratified;

(ii) the Group Fee Annual Caps (as defined in the Circular) for the relevant period/financial years during the term of the Mutual Master Service Agreement commencing from the Commencement Date (as defined in the Circular) and ending on 31 March 2029 be and are hereby approved;

(iii) the FP Group Fee Annual Caps (as defined in the Circular) for the relevant period/financial years during the term of the Mutual Master Service Agreement commencing from the Commencement Date (as defined in the Circular) and ending on 31 March 2029 be and are hereby approved;

(B) any one or more of the director(s) of the Company (the "**Director(s)**") be and is/are hereby authorised to do such acts and things, to sign and execute all such further documents (and to affix the common seal of the Company thereon, if necessary) and to take such steps as he/she/they may consider necessary, appropriate, desirable or expedient to give effect to or in connection with the Mutual Master Service Agreement and any transactions contemplated thereunder and all other matters incidental thereto or in connection therewith, and to agree to and make such variations, amendments or waivers of any of the matters relating thereto or in connection therewith."

SPECIAL RESOLUTION

2. "**THAT:**

(A) subject to and conditional upon the approval of the Registrar of Companies in the Cayman Islands, the existing English name of the Company be changed from "Thelloy Development Group Limited" to "Fortune Peace Development Group Limited" and the existing dual foreign name in Chinese of the Company be changed from "德萊建業集團有限公司" to "裕和建業集團有限公司" (the "**Change of the Company Name**") with effect from the date on which the Registrar of Companies in the Cayman Islands issues the certificate of incorporation on change of name confirming the new name has been registered be and is hereby approved; and

(B) any one of the Directors or officer of the Company be and is hereby authorised to do all such acts, deeds and things and execute all such documents as he/she may consider necessary, desirable or expedient to give effect to the Change of the Company Name and to attend to any necessary registration and/or filing for and on behalf of the Company."

By order of the Board
Thelloy Development Group Limited
Ng Jonathan Yee
Chairman

Hong Kong, 18 September 2026

Registered office:
PO Box 309
Ugland House
Grand Cayman
KY1-1104, Cayman Islands

Head office and principal place of business in Hong Kong:
Portion B of 11/F.,
Sui Ying Industrial Building,
1 Yuk Yat Street,
To Kwa Wan, Kowloon,
Hong Kong

Notes:

1. All registered shareholders of the Company will be able to join the Meeting via the eVoting Portal. The eVoting Portal can be accessed from any location with access to the internet via a smartphone, tablet device or computer.

2. Any registered shareholder of the Company entitled to attend and vote at the Meeting convened by this notice is entitled to appoint one or more (if he/she/it holds two or more Shares) proxies to attend and vote via the eVoting Portal in his/her/its stead. A proxy needs not be a shareholder of the Company.

3. In order to be valid, the form of proxy must be deposited together with a power of attorney or other authority, if any, under which it is signed or a notarially certified copy of that power or authority, at the office of the Company's branch share registrar and transfer office in Hong Kong, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong not later than 48 hours before the time for holding the Meeting or its adjourned meeting. Completion and return of a form of proxy will not preclude a member from attending and voting via the eVoting Portal at the Meeting or its adjourned meeting should he/she/it so wish.

4. In the case of joint holders of any Share(s), only ONE PAIR of log-in username and password will be provided to the joint holders. Any one of such joint holders may attend or vote in respect of such Share(s) as if he/she/it was solely entitled thereto.

5. For the purpose of determining a shareholder's eligibility to attend and vote via the eVoting Portal at the Meeting, the register of members of the Company will be closed from Tuesday, 6 October 2026 to Friday, 9 October 2026 (both days inclusive), during which period no transfer of Shares will be effected. In order to determine the entitlement to attend and vote at the Meeting, all transfer documents accompanied by the relevant share certificates, must be lodged with the Company's branch share registrar and transfer office 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 Monday, 5 October 2026. The record date for attending and voting at the Meeting is Friday, 9 October 2026.

6. According to Rule 13.39(4) of the Listing Rules, voting on all proposed resolutions set out in this notice will be taken by a poll.

7. Shareholders or their proxies are responsible for the preparation of their own electronic devices for connecting the eVoting Portal.

8. If you have any questions relating to the Meeting, please contact Tricor Investor Services Limited with the following details:

Address:	17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong
Email:	emeeting@vistra.com
Telephone:	(852) 2980 1333
Fax:	(852) 2861 1465

As at the date of this notice, the Board comprises four executive Directors namely Mr. Ng Jonathan Yee, Mr. Choi Sheung Yi Derek, Ms. Soong Wing Suen and Mr. Lam Arthur Chi Ping, and three independent non-executive Directors namely Mr. Ip Yik Nam, JP, Mr. Tso Ping Cheong Brian and Ms. Leung Wai Yan.