Star Group Asia Limited
星星集團亞洲有限公司
(Incorporated in the Cayman Islands with limited liability)
(於開曼群島註冊成立之有限公司)
(Stock Code 股份代號: 1560)

NOTIFICATION LETTER

23 September 2026

Dear Shareholder(s),

Star Group Asia Limited (the "Company")
-Notice of Publication of Circular dated 23 September 2026 relating to Major Transaction in Relation to Disposal of Property (the "Current Corporate Communications")

The English and Chinese versions of the Company's Current Corporate Communications are available on the website of the Company at www.stargroupasia.com (**the "Website Version"**) and the website of The Stock Exchanges of Hong Kong Limited at www.hkexnews.hk, or the arranged printed form(s) of the Current Corporate Communications is/(are) enclosed (if applicable).

You may at any time by reasonable prior notice in writing to the Company c/o the Company's branch share registrar in Hong Kong at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to stargroup-ecom@vistra.com elect to receive future Corporate Communications in printed form instead of by Website Version, or by Website Version instead of in printed form. If you have elected (or are deemed to have elected) to receive Corporate Communications by Website Version and for any reason have difficulty in receiving or gaining access to Corporate Communications on the Company's website, the Company will upon request send the relevant Corporate Communications to you in printed form free of charge.

To make your election, please tick the appropriate box on the change request form ("Change Request Form") on the reverse side and sign and return it by post or by hand to the Company c/o the Company's branch share registrar in Hong Kong, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong. If you post your Change Request Form in Hong Kong, you may use the mailing label in the Change Request Form and need not affix a stamp on the envelope when returning your Change Request Form. Otherwise, please affix an appropriate stamp.

Please note that all future Corporate Communications in both English and Chinese will be available (a) in printed form from the Company or the Company's branch share registrar in Hong Kong upon request and (b) on the Company's website at www.stargroupasia.com and the website of The Stock Exchange of Hong Kong Limited at www.hkexnews.hk respectively.

Should you have any queries relating to this notification, please do not hesitate to call the enquiry hotline of the Hong Kong Branch Share Registrar 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,
For an on behalf of
Star Group Asia Limited
Cheung Wai Shuen
Company Secretary

Note: Corporate Communications refer to any documents 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) directors' reports, annual accounts together with the auditor's reports and, where applicable, summary financial reports; (b) interim reports and, where applicable, summary interim reports; (c) notices of meetings; (d) listing documents; (e) circulars; (f) proxy forms; and (g)reply silps.

通知信函

各位股東：

星星集團亞洲有限公司（「本公司」）
-日期為 2026 年 09 月 23 日有關出售物業的主要交易之通函（「本次公司通訊」）之發佈通知

本公司之是次公司通訊文件的中、英文版已上載於本公司網站 www.stargroupasia.com 及香港聯合交易所有限公司網站 www.hkexnews.hk，或按安排附上是次公司通訊之印刷本（如適用）。

閣下可隨時透過本公司的香港股份過戶登記分處（地址為香港夏慤道 16 號遠東金融中心 17 樓）向本公司在合理時間內發出事先書面通知或以電郵方式發送至 stargroup-ecom@vistra.com，選擇收取日後公司通訊的印刷本，以取代網上版本（或收取網上版本，以取代印刷本）。 倘若 閣下已選擇（或被視為已選擇）收取公司通訊的網上版本，惟因任何原因以致在收取或接收本公司網站上的公司通訊出現困難，本公司將於收到 閣下要求後寄發相關公司通訊的印刷本，費用全免。

在行使上述選擇權時, 請 閣下於本函背面之變更申請表格（「變更申請表格」）上適當空格劃上「✓」號，並經簽署後，寄回或以專人送達方式透過本公司的香港股份過戶登記分處，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）交回本公司。倘若在香港投寄變更申請表格， 閣下可使用變更申請表格上的郵寄標籤寄回，而毋須在信封上貼上郵票；否則，請貼上適當郵票。

請注意：就所有日後公司通訊的英文及中文版而言， 閣下可以(a)向本公司或本公司的香港股份過戶登記分處索取印刷本，及(b)分別在本公司網站 www.stargroupasia.com 及香港聯合交易所有限公司網站 www.hkexnews.hk 查閱。

如 閣下對本函有任何疑問，請於星期一至五（香港公眾假期除外）上午九時至下午五時，致電股份過戶登記分處客戶服務熱線(852) 2980-1333 查詢。

代表
星星集團亞洲有限公司
公司秘書
張慧璇
謹啟

2026 年 09 月 23 日

附註： 「公司通訊」指本公司發出或將予發出以供本公司任何證券之持有人參照或採取行動之任何文件，包括但不限於(a)董事會報告、年度賬目連同核數師報告及（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)會議通告；(d)上市文件；(e)通函；(f)代表委任表格； 及(g)回條。

Change Request Form 變更申請表格

To: **Star Group Asia Limited**
(the "Company") (Stock Code: 1560)
c/o Tricor Investor Services Limited
17/F, Far East Finance Centre, 16 Harcourt Road,
Hong Kong

致： **星星集團亞洲有限公司（「本公司」或「貴公司」）**
(股份代號：1560)
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 have already received a printed copy of the Current Corporate Communications in Chinese/English or have chosen (or are deemed to have consented) to read the Current Corporate Communications posted on the Company's website：
本人／我們已收取本次公司通訊文件之英文／中文印刷本或已選擇（或被視為已同意）瀏覽本公司網站所登載之本次公司通訊文件：

I/We would like to change the choice of language and means of receipt of future Corporate Communications of the Company as indicated below:
本人／我們現在希望更改以下收取 貴公司日後公司通訊文件之語言版本及收取途徑：

(Please tick「✓」ONLY ONE of the following boxes and complete your details in block English in the space provided below.)
（請在其中一個空格內劃上「✓」號，並在下列提供的空位上以英文正楷填妥 閣下的資料。）

☐ To access the Website Version of all future Corporate Communications, instead of receiving printed copies by post, and receive a notification of the publication of the Corporate Communications on the Company's website or via emails when the Shareholders provides his or her or its email address in the Reply Form; or
瀏覽所有日後公司通訊的網上版本以代替通過郵遞方式收取印刷本， 並收取公司通訊已在公司網站上刊發之電郵通知(如已於回條提供電郵地址)或通知信函；
My/Our e-mail address:
本人／吾等之電郵地址

☐ To receive the printed English version of all future Corporate Communications only#; or
僅以郵遞方式收取所有日後公司通訊之英文印刷本#；或

☐ To receive the printed Chinese version of all future Corporate Communications only#; or
僅以郵遞方式收取所有日後公司通訊之中文印刷本#；或

☐ To receive both the printed English and Chinese versions of all future Corporate Communications.
通過郵遞同時收取所有日後公司通訊的英文及中文印刷本。

Shareholder(s)' English full name:
股東英文全名:

Signature(s):
簽名:

Contact Telephone Number:
聯絡電話:

Date:
日期

Notes:
附註：

1. Please complete all your details clearly. Any Change Request Form that has not been completed clearly or otherwise incorrectly completed will be void at the discretion of the Company.
   請 閣下清楚填妥所有資料。本公司將有酌情權決定任何未有清楚填妥或填寫不正確之變更申請表格無效。.
2. By selecting to receive the Website Version of the Corporate Communications instead of receiving printed copies, you have expressly consented to waive the right to receive the Corporate Communications in printed form.
   於選擇收取公司通訊之網上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。
3. 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 on this Change Request Form in order to be valid.
   如屬聯名股東，則本變更申請表格須由該名於本公司股東名冊上就聯名持有股份其姓名位列首位的股東簽署，方為有效。
4. The above instruction will apply to all future Corporate Communications to be sent to you until you notify otherwise the Company c/o the Company's branch share registrar in Hong Kong, Tricor Investor Services Limited, by reasonable notice in writing to 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to stargroup-ecom@vistra.com.
   上述指示適用於發送予 閣下之所有日後公司通訊，直至 閣下透過本公司的香港股份過戶登記分處，卓佳證券登記有限公司向本公司發出合理時間的事先書面通知至香港夏慤道 16 號遠東金融中心 17 樓或電郵至 stargroup-ecom@vistra.com 作出更改為止。
5. You are entitled at any time by reasonable prior notice in writing to c/o the Company's branch share registrar in Hong Kong to change your choice of means of receipt of future Corporate Communications.
   閣下有權隨時透過本公司的香港股份過戶登記分處向本公司發出合理時間的事先書面通知，以更改 閣下就收取日後公司通訊之收取方式的選擇。
6. For the avoidance of doubt, the Company does not accept any special instructions written on this Change Request Form.
   為免存疑，本公司概不接受於本變更申請表格上書寫之任何額外指示。

\# Corporate Communications refer to any documents 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) directors' reports, annual accounts together with the auditors' reports and, where applicable, summary financial reports; (b) interim reports and, where applicable, summary interim reports; (c) notices of meetings; (d) listing documents; (e) circulars; (f) proxy forms; and (g) reply slips.
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，包括但不限於：(a)董事會報告、年度賬目連同核數師報告及（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)會議通告；(d)上市文件；(e)通函；(f)代表委任表格；及(g)確認回條。

閣下寄回此變更申請表格時，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 this on the envelope to return this Change Request 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.: 10 GPO
香港 Hong Kong