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亞證地產有限公司
ASIASEC PROPERTIES LIMITED
(Incorporated in Hong Kong with limited liability)
(Stock Code: 271)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an extraordinary general meeting (the "**Meeting**") of Asiasec Properties Limited (the "**Company**") will be held at Plaza 3, Basement 3, Novotel Century Hong Kong, 238 Jaffe Road, Wanchai, Hong Kong on Wednesday, 25th November, 2026 at 3:00 p.m. for the purposes of considering and, if thought fit, approving (with or without modification) the following resolutions:

ORDINARY RESOLUTIONS

1. "**THAT** subject to the satisfaction of the conditions set out in the Letter from the Board under the section headed "Proposed Share Consolidation – Conditions of the Share Consolidation" in the circular (the "**Circular**") of the Company dated 6th November, 2026 (a copy of which marked "A" is produced to the Meeting and initialled by the chairman of the Meeting for the purpose of identification):

   (i) with effect from the second business day immediately following the day of passing of this resolution, being a day on which the shares of the Company are traded on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**"), every ten (10) issued shares each in the share capital of the Company be consolidated into one (1) consolidated share (the "**Consolidated Share(s)**"), and such Consolidated Share(s) shall rank *pari passu* in all respects with each other and have the rights and privileges and be subject to the restrictions in respect of ordinary shares contained in the articles of association of the Company (the "**Share Consolidation**");

(ii) all fractional Consolidated Shares resulting from the Share Consolidation will be disregarded and will not be issued to holders of the same but all such fractional Consolidated Shares will be aggregated and, if possible, sold for the benefit of the Company in such manner and on such terms as the board of directors (the "**Directors**") of the Company may think fit; and

(iii) any one Director be and is hereby authorised to take such actions, do all such acts and things and execute all such further documents or deeds (including affixing the common seal of the Company, if appropriate) as he/she may, in his/her absolute discretion, consider necessary, appropriate, desirable or expedient for the purpose of, or in connection with, the implementation of or giving effect to or the completion of any matters relating to the Share Consolidation."

2. "**THAT** (i) conditional upon resolution 1 set out in this notice being passed by the shareholders of the Company (the "**Shareholders**") and (ii) subject to the satisfaction of the conditions set out in the Letter from the Board under the section headed "Conditions of the Rights Issue" in the Circular:

(i) the allotment and issue of up to 124,066,894 Consolidated Shares (the "**Rights Shares**") in the share capital of the Company, assuming no change in the issued share capital on or before the Record Date (as defined below) and full subscription under the Rights Issue (as defined below), pursuant to an offer by way of rights issue (the "**Rights Issue**") to the Shareholders at the subscription price of HK$1.22 per Rights Share on the basis of one (1) Rights Share for every one (1) Consolidated Share held by the Shareholders whose names appeared on the register of members of the Company on 8th December, 2026 (or such later date as may be determined and announced by the Company) (the "**Record Date**") as described in further details in the Circular and on, and subject to, such terms and conditions as may be determined by the Directors, be and is hereby approved;

(ii) the Directors be and are hereby authorised to allot and issue the Rights Shares pursuant to or in connection with the Rights Issue notwithstanding that the same may be offered, allotted or issued otherwise than pro rata to the existing Shareholders and, in particular, the Directors may make such exclusions or other arrangements in relation to any Shareholders whose addresses as of the Record Date are outside of Hong Kong (if any) as they deem necessary or expedient having regard to any restrictions or obligations under the laws of, or the requirements of any recognised regulatory body or any stock exchange in, any territory outside Hong Kong, and to do all such acts and things as they consider necessary, desirable or expedient to give effect to any or all other transactions contemplated in this resolution; and

(iii) any one Director be and is hereby authorised to do all such acts and things and execute all such documents (including affixing the common seal of the Company, if appropriate) as he/she consider necessary, appropriate, desirable or expedient for the purpose of, or in connection with, the implementation of or giving effect to or the completion of any matters relating to the Rights Issue and the transactions contemplated thereunder."

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

Hong Kong, 6th November, 2026

Registered Office:
9th Floor
Allied Kajima Building
138 Gloucester Road
Wanchai
Hong Kong

Notes:

1. *All resolutions set out in this notice of the Meeting will be taken by poll pursuant to the Rules Governing the Listing of Securities on the Stock Exchange (the "**Listing Rules**") and the results of the poll will be published on the websites of the Stock Exchange and the Company in accordance with the Listing Rules.*

2. *A member of the Company entitled to attend and vote at the Meeting will be entitled to appoint one or more proxies to attend and, on a poll, vote in his or her stead. A proxy need not be a member of the Company.*

3. *Whether or not you intend to attend the Meeting in person, you are urged to complete and return the form of proxy in accordance with the instructions printed thereon. Completion and return of the form of proxy will not preclude you from attending and voting in person at the Meeting or any adjourned meeting or postponement thereof if you so wish. In the event that you attend the Meeting after having lodged the form of proxy, it will be deemed to have been revoked.*

4. *To be valid, the form of proxy, together with any power of attorney or other authority (if any) under which it is signed or a notarially certified copy of such power or authority, must be deposited at the Company's share registrar, Tricor Investor Services Limited, at 17th Floor, Far East Finance Centre, 16 Harcourt Road, Hong Kong not less than 48 hours before the time fixed for holding of the Meeting or any adjournment or postponement thereof, provided that no account is to be taken of any part of a day that is a public holiday.*

5. *Where there are joint registered holders of any Share, any one of such persons may vote at the Meeting, either personally or by proxy in respect of such Share as if he or she was solely entitled thereto, but if more than one of such joint registered holders be present at the Meeting personally or by proxy, that one of such persons so present whose name stands first on the register of members of the Company in respect of such Share shall alone be entitled to vote in respect thereof.*

6. *For determining the entitlement to attend and vote at the Meeting, the register of members of the Company will be closed from Thursday, 19th November, 2026 to Wednesday, 25th November, 2026 (both days inclusive), during which period no transfer of Shares will be registered. In order for a Shareholder to be eligible to attend and vote at the Meeting, all transfer forms accompanied by the relevant share certificates must be lodged with the Company's share registrar, Tricor Investor Services Limited of 17th Floor, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration not later than 4:30 p.m. on Wednesday, 18th November, 2026. The record date for entitlement to the Meeting will be Wednesday, 25th November, 2026.*

As at the date of this announcement, the board of directors of the Company comprises Mr. Patrick Lee Seng Wei (Chairman), Mr. Lee Shu Yin (Chief Executive) and Mr. Tao Tsan Sang being the Executive Directors; and Mr. Li Chak Hung, Ms. Lisa Yang Lai Sum and Mr. Cheng Chi Kin being the Independent Non-Executive Directors.