



Pacific Century
Premium Developments
盈科大衍地產發展

PACIFIC CENTURY PREMIUM DEVELOPMENTS LIMITED

盈科大衍地產發展有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 00432)

5 May 2026

Dear non-registered shareholder(s)^(Note),

Arrangement of Electronic Dissemination of Corporate Communications and Notification of Publication of Circular, Notice of Special General Meeting and Proxy Form (collectively “Current Corporate Communications”)

The Current Corporate Communications of Pacific Century Premium Developments Limited (the “Company”) (in English and Chinese) are available on the website of the Company at www.pcpd.com and the website of Hong Kong Exchanges and Clearing Limited (“HKEX”) at www.hkexnews.hk. You may access the Current Corporate Communications by clicking “Shareholder Circular” and “Announcement & Notice” under “Investors” on the homepage of the website of the Company. If you have previously requested for receiving Corporate Communications in printed form, the printed version of the Current Corporate Communications in your selected language(s) is enclosed.

Pursuant to Rules 2.07A and 2.07B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”) under the expansion of paperless listing regime and electronic dissemination of corporate communications (the “Corporate Communications”), the Company is writing to inform you that the Company has adopted electronic dissemination of Corporate Communications which mean any documents issued or to be issued by the Company for the information or action of holders of any of its securities, including but not limited to (a) the directors’ report, 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) a notice of meeting; (d) a listing document; (e) a circular and (f) a proxy form.

Please note that both the English and Chinese versions of all future Corporate Communications will be available electronically on the website of the Company at www.pcpd.com and the website of HKEX at www.hkexnews.hk in place of printed copies. Your previous instructions (if any) to receive Corporate Communications in printed form no longer apply.

As a non-registered shareholder, if you wish to receive email notification of the publication of the Corporate Communications pursuant to the Listing Rules, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your shares of the Company are held (collectively, the “Intermediaries”) and provide your email address to your Intermediaries.

If the Company does not receive your functional email address from the Intermediaries, until such time that the functional email address is provided by the Intermediaries, you will receive a notification letter in printed form of the publication of the Corporate Communications on the Company’s website and the website of HKEX by post.

If you want to receive the Corporate Communications in printed form, please complete and return the enclosed Reply Form to the Company c/o the branch share registrar of the Company (the “**Branch Share Registrar**”), Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wanchai, Hong Kong, using the pre-paid postage mailing label at the bottom of the Reply Form (no stamp is required if posted in Hong Kong) or send an email to pcpd@computershare.com.hk specifying your name, address and request to receive the Corporate Communications in printed form.

Should you have any queries relating to this letter, please contact the service hotline of the Branch Share Registrar at (852) 2862 8688 during business hours (9:00 a.m. to 6:00 p.m., Monday to Friday, excluding Hong Kong public holidays).

Yours faithfully,
For and on behalf of
Pacific Century Premium Developments Limited
Cheung Kwok Kuen Alan
General Counsel and Company Secretary

Note: This letter is addressed to non-registered shareholders of the Company. Non-registered shareholder means such person or company whose shares in the Company 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. If you have sold or transferred your shares in the Company, please disregard this letter and the enclosed Reply Form.

* For identification only



REPLY FORM 回條

To: Pacific Century Premium Developments Limited ("Company")
(Stock Code: 00432)
c/o Computershare Hong Kong Investor Services Limited ("Branch Share Registrar")
17M Floor, Hopewell Centre
183 Queen's Road East, Wanchai, Hong Kong

致: 盈科大衍地產發展有限公司* (「公司」)
(股份代號: 00432)
經 香港中央證券登記有限公司 (「股份過戶登記分處」)
香港灣仔皇后大道東 183 號
合和中心 17M 樓

REMINDER 提示

As a Non-registered Shareholder, if you wish to receive email notification of the publication of the Corporate Communications[#] pursuant to the Listing Rules, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your shares of the Company are held (collectively, "Intermediaries") and provide your email address to your Intermediaries.

作為非登記股東，閣下如欲根據《上市規則》收取已登載公司通訊[#]之電郵通知，閣下應聯絡代閣下持有公司股份的銀行、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。

You are NOT required to return this Reply Form if you do NOT wish to receive Corporate Communications[#] in printed form.
如閣下不欲收取公司通訊[#]之印刷本，則無須交回本回條。

Request for future Corporate Communications[#] in printed form 要求收取日後公司通訊[#]之印刷本
(Please mark "✓" in one of the boxes below, if applicable) (如適用，請在以下一個方格內劃上「✓」號)

Name of the listed company: Pacific Century Premium Developments Limited
上市公司名稱: 盈科大衍地產發展有限公司*

I/we would like to receive future Corporate Communications[#] of the Company in printed form.
本人/吾等欲收取公司的日後公司通訊[#]之印刷本。

Printed English version 英文印刷本 Printed Chinese version 中文印刷本 Printed English and Chinese versions 英文及中文印刷本

Name(s) of Non-registered Shareholder(s):

非登記股東姓名:

(Please use ENGLISH BLOCK LETTERS 請用英文正楷填寫)

Signature(s):^(Note 1)

簽名: ^(附註 1)

Contact telephone number:

聯絡電話號碼:

Date:

日期:

Notes 附註:

- This Reply Form is addressed to Non-registered Shareholder(s) ("Non-registered Shareholder" means such person or company whose shares in the Company 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[#]).
本回條乃向公司之非登記股東（「非登記股東」指將其持有公司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，表示欲收取公司通訊[#]）發出。
- Please complete all your details clearly.
請清楚填妥閣下之所有資料。
- Any Reply Form with no box marked "✓", with no signature or otherwise incorrectly completed will be void.
如未有在本回條的方格內劃上「✓」號，或未有簽署或在其他方面填寫不正確，則本回條將會作廢。
- For the avoidance of doubt, the Company does not accept any other instructions given on this Reply Form.
為免存疑，在本回條上的任何額外指示，公司將不予處理。

PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料聲明:

- "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 486 章《個人資料（私隱）條例》（「《私隱條例》」）中「個人資料」的涵義。
- Your Personal Data provided in this Reply Form will be used in connection with, including but not limited to, the Company's electronic dissemination of Corporate Communications[#] and to liaise with you on other matters relating to your holdings in the Company. 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 and/or requests as stated in this Reply Form.
閣下於本回條所提供的個人資料將用於（包括但不限於）有關公司以電子方式發佈公司通訊[#]及就閣下持有公司股份有關的其他事宜上與閣下聯絡。閣下是自願向公司提供個人資料。若閣下未能提供足夠資料，公司可能無法處理閣下在本回條上所述的指示及/或要求。
- Your Personal Data may be disclosed or transferred by the Company to its subsidiaries, the Branch Share Registrar, and/or other companies or bodies for any of the necessary purposes, or when it is required to do so by law and will be retained for such period as may be necessary for verification and record purposes.
公司可就任何所說明的用途或在法例規定的情況下，將閣下的個人資料披露或轉移給公司的附屬公司、股份過戶登記分處、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。
- 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 made in writing, by mail to the Hong Kong Privacy Officer of the Branch Share Registrar at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong or by email to PrivacyOfficer@computershare.com.hk.
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（地址為香港灣仔皇后大道東 183 號合和中心 17M 樓）向香港隱私主任提出，或發送電郵至 PrivacyOfficer@computershare.com.hk。

[#] Unless otherwise specified, Corporate Communications refer to any documents issued or to be issued by the Company for the information or action of holders of any of its securities, including but not limited to (a) the directors' report, its annual accounts together with a copy of auditor's report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary interim report; (c) a notice of meeting; (d) a listing document; (e) a circular; and (f) a proxy form.
除非另有註明，公司通訊乃指公司已發出或將予發出以供其任何證券的持有人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、年度財務報表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) 會議通告; (d) 上市文件; (e) 通函; 及 (f) 代表委任表格。

* For identification only 僅供識別

Mailing Label 郵寄標籤

Computershare Hong Kong Investor Services Limited
香港中央證券登記有限公司
Freepost No. 簡便回郵號碼: 37
Hong Kong 香港

Please cut the mailing label and stick it on an envelope to return this form to us.

No postage is necessary if posted in Hong Kong.

當閣下寄回此回條時，請將郵寄標籤剪貼於信封上。
如在本港投寄，閣下無需支付郵費或貼上郵票。