



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)

(於百慕達註冊成立的有限公司)

(Stock Code: 00432)

(股份代號: 00432)

28 August 2026

Dear Shareholder(s),

Pacific Century Premium Developments Limited ("Company")

- Notification of Publication of 2026 Interim Report ("Current Corporate Communication")

The Current Corporate Communication of the Company (in English and Chinese) is available on the website of the Company at www.pcpd.com and the website of Hong Kong Exchanges and Clearing Limited at www.hkexnews.hk ("Website Version"). You may access the Current Corporate Communication by clicking "Financial Reports" under "Investors" on the homepage of the website of the Company. If you have previously requested for receiving Corporate Communications ^(Note 1) in printed form, the printed version of the Current Corporate Communication in your selected language(s) is enclosed.

Even if you have chosen (or are deemed to have agreed) to read the Website Version published on the website of the Company instead of receiving printed copies, if for any reason, you have difficulty in receiving or gaining access to the Website Version, the Company will, upon receiving your request in writing (by way of a letter to the Company c/o the Company's branch share registrar, Computershare Hong Kong Investor Services Limited ("Branch Share Registrar"), at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong or by email to pcpd@computershare.com.hk), send the printed version(s) of the Current Corporate Communication to you free of charge. If you have received either the English or Chinese version of the Current Corporate Communication, you may also request a printed copy in the other language.

To ensure timely receipt of future Corporate Communications, the Company recommends you to provide your email address (i) by scanning the personalized QR code printed on the option 1 of the enclosed reply form ("Reply Form"); or (ii) by completing option 2 of the Reply Form and sign and return the same to the Branch Share Registrar by post to its above address or by email to pcpd@computershare.com.hk. If you want to receive future Corporate Communications in printed form, please complete option 3 of the Reply Form and send it to the Branch Share Registrar at its above address by post (with a pre-paid postage mailing label at the bottom of the Reply Form ^(Note 2)) or by email to pcpd@computershare.com.hk, specifying your name, address and request to receive the Corporate Communications in printed form. Please note that such instruction will remain valid until the instruction has been revoked or superseded or until the time when the Company publishes its next interim report in the following year (whichever is earlier).

Should you have any queries relating to the above, 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

Notes:

- "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 the 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.
- If the mailing label is used for posting in Hong Kong, no postage stamp is required. Please affix appropriate postage stamp when posting outside Hong Kong.

* For identification only

各位股東：

盈科大衍地產發展有限公司* (「本公司」)

- 2026 年中期報告 (「是次公司通訊」) 之登載通知

本公司是次公司通訊 (英文及中文版) 已於本公司網站 www.pcpd.com 及香港交易及結算有限公司網站 www.hkexnews.hk 登載 (「網上版本」)。閣下可在本公司網站主頁的「投資者」項下按「財務報告」瀏覽是次公司通訊。如閣下先前已要求收取公司通訊 ^(附註1) 的印刷本，隨本函附上是次公司通訊的印刷本 (按閣下所選擇之語言版本)。

閣下如已選擇 (或被視為已同意) 瀏覽在本公司網站登載的網上版本以代替收取印刷本，但因任何理由以致在收取或接收網上版本出現困難，閣下可透過本公司股份過戶登記分處、香港中央證券登記有限公司 (「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，或發送電郵至 pcpd@computershare.com.hk 以書面通知本公司，本公司收到閣下書面要求後，將免費寄發是次公司通訊的印刷本予閣下。若閣下已收取英文或中文版的是次公司通訊，閣下亦可要求索取另一種語言版本的印刷本。

為確保及時收到日後公司通訊，本公司建議閣下 (i) 透過掃描隨附的回條 (「回條」) 選項1上列印的專屬二維碼以提供閣下的電郵地址；或 (ii) 填妥回條選項2，並於簽署後郵寄至股份過戶登記分處的上述地址或發送電郵至 pcpd@computershare.com.hk。若閣下希望收取日後公司通訊之印刷本，請填妥回條選項3，並使用回條下方之已預付郵費郵寄標籤 ^(附註2) 郵寄至股份過戶登記分處的上述地址，或發送電郵至 pcpd@computershare.com.hk，並註明閣下的姓名、地址以及收取公司通訊印刷本的要求。請注意，該指示將有效直至被撤回或取代或直至本公司於翌年刊發其下一份中期報告為止 (以較早者為準)。

如閣下對上述事項有任何疑問，請於辦公時段內 (星期一至星期五上午 9 時正至下午 6 時正，香港公眾假期除外) 致電股份過戶登記分處服務熱線 (852) 2862 8688 查詢。

代表

盈科大衍地產發展有限公司*

法律事務總監兼公司秘書

張國權

謹啟

2026 年 8 月 28 日

附註：

- 「公司通訊」指本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。
- 如在香港使用郵寄標籤投寄須貼上郵票。在香港以外地區投寄請貼上適當的郵票。

* 僅供識別

PCDH-28082026-1(0)

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 (「股份過戶登記處」)
香港灣仔皇后大道東 183 號
合和中心 17M 樓

(Please choose **ONLY ONE** of the options below) (請僅選擇下列其中一項)

Personalized QR Code
專屬一維碼

Option 1: Provide your email address by scanning the personalized QR code for receipt of future Corporate Communications[#] of the Company via electronic dissemination.

選項 1: 掃描專屬二維碼提供電郵地址，以接收公司通過電子方式發佈的日後公司通訊#。

You are **NOT required** to return this Reply Form if you choose Option 1.
如選擇了選項 1，閣下**無須**交回本回條。

Option 2: I/we hereby provide my/our email address in writing for receipt of future Corporate Communications[#] of the Company via electronic dissemination.

選項 2： 本人／吾等現以書面提供本人／吾等之電郵地址，以接收公司通過電子方式發佈的日後公司通訊#。

Name of Securities Holder(s) 證券持有人姓名：

Name of the Listed Company 上市公司名稱：

Pacific Century Premium Developments Limited
盈科大衍地產發展有限公司*

Email address 電郵地址: (Note 3 附註 3)

[illegible]

Option 3: I/we hereby request for receipt of future Corporate Communications[#] of the Company in printed form and noted that this instruction will remain valid until the instruction has been revoked or superseded or until the time when the Company publishes its next interim report in the following year (whichever is earlier). (Please mark "✓" in one of the boxes below, if applicable) ^(Note 5)

選項 3： 本人／吾等現要求收取公司日後公司通訊^(註 5)印刷本，並知悉本指示將有效直至被撤回或取代或直至公司於翌年刊發其下一份中期報告為止（以較早者為準）。（如適用，請在以下一個方格內劃上「✓」號）

☐ Printed English version 英文印版本 ☐ Printed Chinese version 中文印版本 ☐ Printed English and Chinese versions 英文及中文印版本

Signature(s): *(Note 1)*

Contact number:

Date:

簽名：(附註1)

聯絡電話號碼：

日期：

Notes 附註：

- Notes 附註:
1. Please complete all your details clearly. Your shares are held in joint names, all of the joint shareholders should jointly sign this Reply Form in order to be valid. 請清楚填妥 閣下之所有資料。如屬聯名股東，則本回條須由所有聯名股東聯合簽署，方為有效。
 2. Any Reply Form with no signature or otherwise incorrectly completed will be void. 任何回條若未有簽署或在其他方面填寫不正確，則本回條將會作廢。
 3. If the Company does not receive a valid and functional email address from you, you will receive a notification letter of the publication of Corporate Communications* in printed form. 如公司未有收到 閣下有效且可用的電郵地址，閣下將會收到有關已登載公司通訊*的通知信函印刷本。
 4. If you provide more than one email address by QR code, reply form and/or other means, only the last email address provided will be registered. 如 閣下通過二維碼、回條及/或其他方式提供多於一個電郵地址，僅 閣下最後提供的電郵地址將會被登記。
 5. If you mark ☒ in the box in Option 3, no email address will be registered. Corporate Communications* in printed form will be sent to you by post. 如 閣下在選項 3 方格內劃上「✓」號，將不會有電郵地址被登記。公司通訊*印刷本將以郵寄方式向 閣下寄發。
 6. 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：

- (i) "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").
- (ii) 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.
- (iii) 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 stated 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.
- (iv) 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.
- 閣下持有有關個人資料之其他事宜上與 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 閣下在本回條上所指示之指示及/或要求。
- 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 閣下在本回條上所指示之指示及/或要求。
- 閣下之個人資料可能披露或轉讓予本公司之附屬公司、股份過戶登記處及/或其他公司或團體，並將透過適當期間保留該等個人資料作核實及紀錄用途。
- 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寄寄至股份過戶登記處（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。

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* For identification only 僅供識別

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。