



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 Non-registered Shareholder(s) (Note 1),

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 ("HKEX") at www.hkexnews.hk. 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 2) in printed form, the printed version of the Current Corporate Communication in your selected language(s) is enclosed.

If you wish to receive email notification of the publication of the Corporate Communications pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, 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.

If you wish to receive future Corporate Communications in printed form, please complete the enclosed reply form ("Reply Form") (with a prepaid postage mailing label at the bottom of the Reply Form (Note 3)), sign and return the same to 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 send an email with a scanned copy of the completed Reply Form to pcpd@computershare.com.hk.

If the Company does not receive your valid and functional email address from the Intermediaries, until such time that a valid and 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.

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:

1. This letter is addressed to Non-registered Shareholder(s) 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.
2. "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.
3. 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

各位非登記股東 (附註1) :

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 及香港交易及結算所有限公司 (「香港交易所」) 網站 www.hkexnews.hk 登載。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2) 的印刷本, 隨本函附上是次公司通訊的印刷本 (按閣下選擇之語言版本)。

閣下如欲根據《香港聯合交易所有限公司證券上市規則》收取已登載公司通訊之電郵通知, 閣下應聯絡代閣下持有本公司股份的銀行、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。

閣下如欲收取日後公司通訊之印刷本, 請填妥隨附的回條 (「回條」), 簽署後使用回條下方的已預付郵費郵寄標籤 (附註3) 寄回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, 或將已填妥的回條的掃描副本電郵至 pcpd@computershare.com.hk。

倘若本公司未有從中介公司收到閣下有效且可用的電郵地址, 直至中介公司提供閣下有效且可用的電郵地址前, 閣下將會透過郵寄方式收取有關公司通訊已在本公司網站及香港交易所網站登載的通知函的印刷本。

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:

1. 本函件乃向本公司非登記股東 (「非登記股東」指將其持有本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。閣下如已經出售或轉讓所持有之本公司股份, 則毋須理會本函件及隨附的回條。
2. 「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。
3. 如在香港使用郵寄標籤投寄毋須貼上郵票。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:

Signature(s):^(Note 1)

簽名: (附註 1)

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

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*.
- Please complete all your details clearly.
- Any Reply Form with no box marked "✓", with no signature or otherwise incorrectly completed will be void.
- For the avoidance of doubt, the Company does not accept any other instructions given on this Reply Form.

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").
- 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.
- 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.

* 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 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.

* 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。