



越秀地產股份有限公司 YUEXIU PROPERTY COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

2 December 2025

To the new registered shareholders
Dear Shareholders,

Election of Means of Receipt of Corporate Communication

Pursuant to Rules 2.07A and 2.07B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Articles of Association of Yuexiu Property Company Limited (“**Company**”), we will make available to you the following options relating to the receipt of any document(s) to be issued by the Company to its shareholders for information and/or action, 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, summary interim report; (c) a notice of meeting; (d) a listing document; (e) a circular; (f) a proxy form; and (g) a reply slip of the Company (“**Corporate Communication**”):

- (a) to read future Corporate Communications published on the Company’s website at www.yuexiuproperty.com (“**Website Version**”) in place of receiving printed copies; or
- (b) to receive the printed English version of all future Corporate Communications only (by post); or
- (c) to receive the printed Chinese version of all future Corporate Communications only (by post); or
- (d) to receive both the printed English and Chinese versions of all future Corporate Communications (by post).

In support of the environmental protection and for the purpose of saving printing and mailing costs, the Company recommends you to elect the Website Version. Even if you have elected the Website Version, you can at any time change your choice by giving reasonable notice in writing to Tricor Investor Services Limited, the Company’s share registrar (“**Share Registrar**”) or by email at yuexiuproperty-ecom@vistra.com. The address of the Share Registrar is as follows:

17/F, Far East Finance Centre,
16 Harcourt Road,
Hong Kong

In addition, if for any reason after you have elected the Website Version you have difficulty in receiving or gaining access to the Corporate Communication, the Company will promptly upon your request send the Corporate Communication to you in printed form free of charge.

To make your election, please mark “✓” in the appropriate box in the enclosed reply form (“**Reply Form**”), complete and sign the Reply Form and return it by post, by fax to (852) 2890 9350 or by hand to the Share Registrar at the above address. If you post the Reply Form in Hong Kong, you may use the mailing label provided.

If the Reply Form is not received by the Company c/o the Share Registrar by 1 January 2026 and until you inform the Company c/o the Share Registrar by reasonable notice in writing to the above address, by fax to (852) 2890 9350 or by email at yuexiuproperty-ecom@vistra.com that you wish to obtain printed copies of the Corporate Communication, you are deemed to have consented to receive the Corporate Communication in Website Version and only a printed notification letter of the publication of the Corporate Communication on the Company’s website will be sent to you in the future.

Please note that: (a) printed copies of all future Corporate Communication in both English and Chinese will be available from the Company or the Share Registrar on request; and (b) the Website Version of the same will also be available on the Company’s website at www.yuexiuproperty.com and the website of The Stock Exchange of Hong Kong Limited at www.hkexnews.hk.

Should you have any queries in relation to this letter, please contact us by calling the enquiry hotline of the Share Registrar at (852) 2980 1333 during business hours (9:00 am to 5:00 pm from Monday to Friday, excluding Hong Kong public holidays).

Yours faithfully,
For and on behalf of
Yuexiu Property Company Limited
Yu Tat Fung
Company Secretary

Reply Form 回覆表格

To: **Yuexiu Property Company Limited (“Company”)**
(Stock Code: 00123)
c/o Tricor Investor Services Limited (“Share Registrar”)
17/F, Far East Finance Centre,
16 Harcourt Road,
Hong Kong

致: **越秀地產股份有限公司(「公司」)**
(股份代號: 00123)
經卓佳證券登記有限公司(「股份過戶登記處」)
香港夏慤道16號
遠東金融中心17樓

I/We would like to receive the corporate communication of the Company* (“Corporate Communication”) in the manner as indicated below:

本人/我們希望以下列方式收取公司的公司通訊*(「公司通訊」):

(Please mark **ONLY ONE** (✓) of the following boxes)

(請從下列選擇中, 僅在其中一個空格內劃上「✓」號)

- ☐ to read future Corporate Communications published on the Company’s website at www.yuexiuproperty.com (“Website Version”) in place of receiving printed copies; **or**
瀏覽本公司網站 www.yuexiuproperty.com 刊發的未來公司通訊(「網上版本」), 代替收取印刷本; **或**
- ☐ to receive the printed English version of all future Corporate Communications only (by post); **or**
僅收取所有未來公司通訊的英文印刷本(經郵遞); **或**
- ☐ to receive the printed Chinese version of all future Corporate Communications only (by post); **or**
僅收取所有未來公司通訊的中文印刷本(經郵遞); **或**
- ☐ to receive both the printed English and Chinese versions of all future Corporate Communications (by post).
同時收取所有未來公司通訊的英文及中文印刷本(經郵遞)。

My/our email address(es):

本人/吾等電郵地址: _____

(applicable to those electing Website Version and for notification of release of Corporate Communication)
(適用於選擇網上版本者及供知會發出公司通訊之用)

Signature(s):

簽署: _____

Contact telephone number:

聯絡電話號碼: _____

Name of shareholder:

股東姓名: _____

Date:

日期: _____

Notes 附註:

- Please complete all your details clearly. Any Reply Form that has not been completed clearly or otherwise incorrectly completed will be void.
請 閣下清楚填妥所有資料。任何未有清楚填妥或填寫不正確的回覆表格將告作廢。
 - If this Reply Form has not been received by the Company c/o the Share Registrar by 1 January 2026, you are deemed to consent to the Corporation Communication in the Website Version and we will send to you a notification letter informing you that the Corporate Communication has been published on the Company’s website.
倘公司於二〇二六年一月一日仍未通過股份過戶登記處收到本回覆表格, 閣下將被視為已同意以網上版本收取公司通訊, 而公司將只向 閣下寄發有關公司通訊已在網上刊發的通知信函。
 - 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 this Reply Form.
如屬聯名股東, 本回覆表格則須由於公司股東名冊上就聯名持有股份而其姓名位列首位的股東簽署。
 - The above instruction will apply to all Corporate Communication until you notify otherwise by reasonable notice in writing, by fax to (852) 2890 9350 or by email at yuexiuproperty-ecom@vistra.com to the Company c/o the Share Registrar.
上述指示適用於所有公司通訊, 直至 閣下發出合理書面通知或傳真到(852) 2890 9350或電郵到 yuexiuproperty-ecom@vistra.com 通過股份過戶登記處予公司, 另作選擇為止。
 - Shareholders are entitled to change the choice of language and means of the Corporate Communication at any time by reasonable notice in writing, by fax to (852) 2890 9350 or by email at yuexiuproperty-ecom@vistra.com to the Company c/o the Share Registrar.
股東有權隨時發出合理書面通知或傳真到(852) 2890 9350或電郵到 yuexiuproperty-ecom@vistra.com 通過股份過戶登記處予公司, 要求更改公司通訊的語言版本及收取方式。
 - If you, for any reason, have difficulty in viewing or gaining access to the Corporate Communication on the Company’s website, upon your reasonable request in writing, the printed version of the Corporate Communication will be promptly sent to you free of charge.
如 閣下因任何原因在瀏覽或獲得公司網站的公司通訊方面存在困難, 應 閣下提出合理的書面要求, 公司將及時向 閣下免費寄發公司通訊的印刷本。
 - For the avoidance of doubt, we do not accept any special instruction written on this Reply Form.
為免存疑, 任何在本回覆表格上的額外手寫指示, 公司將不予處理。
- * Corporate Communication includes 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, summary interim report; (c) a notice of meeting; (d) a listing document; (e) a circular; (f) a proxy form; and (g) a reply slip of the Company.
公司通訊包括但不限於: (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) 公司回條。

Please cut the mailing label and stick this on the envelope
and return this Form to the Share Registrar.

No postage is necessary if posted in Hong Kong.

當 閣下寄回此表格時, 請將此郵寄標籤剪貼於信封上。
如在本港投寄, 毋須貼上郵票。

MAILING LABEL 郵寄標籤

Tricor Investor Services Limited

卓佳證券登記有限公司

Freepost No. 簡便回郵號碼: 10 GPO

Hong Kong 香港