

WING TAI PROPERTIES LIMITED

永泰地產有限公司

(Incorporated in Bermuda with limited liability)

(於百慕達註冊成立之有限公司)

(Stock Code 股份代號: 369)

NOTIFICATION LETTER 通知信函

29 April 2025

Dear Registered Shareholders,

Wing Tai Properties Limited (the “Company”)

- Notice of Availability of (a) Annual Report 2024; (b) Circular dated 29 April 2025 containing Notice of Annual General Meeting together with Proxy Form (collectively, the “Current Corporate Communications”); and (c) Environmental, Social and Governance Report 2024 (the “ESG Report 2024”)

The English and Chinese versions of the Company’s Current Corporate Communications and the ESG Report 2024 are now available on the Company’s website at www.wingtaiproperties.com and the website of The Stock Exchange of Hong Kong Limited at www.hkexnews.hk respectively (the “Website Version”). If you have elected to receive the Corporate Communications¹ in printed form, the Current Corporate Communications are enclosed.

The Company strongly recommends you to access the Website Version of the Current Corporate Communications, the ESG Report 2024, future Corporate Communications and Actionable Corporate Communications². If you have difficulty in receiving email notification or gaining access to the Website Version of the Corporate Communications and would like to receive the Current Corporate Communications and/or future Corporate Communications in printed form, please complete and return the reply form on the reverse side of this letter to the Company c/o Tricor Investor Services Limited, the Company’s branch share registrar and transfer office in Hong Kong (the “Branch Share Registrar”), at 17th Floor, Far East Finance Centre, 16 Harcourt Road, Hong Kong by post using the provided prepaid mailing label (no stamp is needed if posted in Hong Kong) or by email to 369-ecom@vistra.com. The Company will upon your request promptly send the Current Corporate Communications to you in printed form free of charge.

It is the responsibility of registered shareholders to provide a functional email address. If you have not provided your email address to the Company or need to update your email address, the Company recommends you to provide your email address by completing and returning the reply form on the reverse side of this letter to the Branch Share Registrar at the above address by post or by email to 369-ecom@vistra.com. If the Company does not have your functional email address, until such time that the functional email address is provided to the Branch Share Registrar, you will be unable to receive via email notices of availability of the Website Version of the Corporate Communications (the “Notices of Availability”) and the Actionable Corporate Communications in electronic form. As such, the Company would only be able to send you the Notices of Availability and the Actionable Corporate Communications in printed form.

If you wish to receive the ESG Report 2024 in printed form, please send your written request to the Company c/o the Branch Share Registrar by email to 369-ecom@vistra.com or by post at the above address.

Should you have any queries relating to this notification, please call the Branch Share Registrar’s telephone hotline at (852) 2980 1333 during business hours from 9:00 a.m. to 6:00 p.m., Monday to Friday (excluding public holidays) or send an email to 369-ecom@vistra.com.

Yours faithfully,
For and on behalf of
WING TAI PROPERTIES LIMITED
Chung Siu Wah, Henry
Company Secretary and Group Legal Counsel

Notes:

- Corporate Communications include any document(s) issued or to be issued by the Company for the information or action of holders of any of its securities or the investing public, 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.
- Actionable Corporate Communications refer to any corporate communications that seek instructions from the shareholders of the Company on how they wish to exercise their rights or make elections as the Company’s shareholders.

各位登記股東：

永泰地產有限公司 (「本公司」)

- (a) 2024年報、(b) 載有股東週年大會通告日期為2025年4月29日之通函連同代表委任表格 (統稱「本次公司通訊」)；及(c) 2024環境、社會及管治報告之可供索閱通告

本公司的本次公司通訊及2024環境、社會及管治報告之中，英文版本現已分別上載於本公司網站(www.wingtaiproperties.com)及香港聯合交易所有限公司網站(www.hkexnews.hk) (「網站版本」)。如閣下已選擇收取公司通訊¹的印刷本，隨函附上本次公司通訊。

本公司強烈建議閣下閱覽本次公司通訊、2024環境、社會及管治報告、日後公司通訊及可供採取行動的公司通訊²的網站版本。如閣下無法以電子郵件方式收取或閱覽公司通訊的網站版本，及欲索取本次公司通訊及/或日後公司通訊的印刷本，請填妥本函背頁之回條，並以已預付郵費的郵寄標籤經本公司之香港股份過戶及登記分處卓佳證券登記有限公司 (「股份過戶分處」) 寄回本公司，地址為香港夏慤道16號遠東金融中心17樓 (如在香港投寄，則毋須貼上郵票)，或電郵至 369-ecom@vistra.com。本公司會因應閣下之要求立即郵寄本次公司通訊的印刷本予閣下，費用全免。

登記股東有責任提供有效的電子郵箱地址。如閣下尚未提供閣下之電子郵箱地址予本公司，或需更新閣下之電子郵箱地址，本公司建議閣下填妥本函背頁之回條，並以郵寄方式按上述地址交回股份過戶分處，或以電郵方式發送至 369-ecom@vistra.com。如果本公司沒有收到閣下的有效電子郵箱地址，閣下將無法透過電子郵件以電子方式收取公司通訊網站版本的可供索閱通告 (「可供索閱通告」) 及可供採取行動的公司通訊。就此，本公司只能寄發可供索閱通告及可供採取行動的公司通訊之印刷本予閣下，直至股份過戶分處收到閣下有有效的電子郵箱地址為止。

閣下如欲收取2024環境、社會及管治報告的印刷本，請將閣下的書面要求透過電郵至 369-ecom@vistra.com 或透過上述地址經股份過戶分處寄回本公司。

倘閣下對本通知有任何查詢，請於辦公時間星期一至星期五上午9時正至下午6時正 (公眾假期除外)，致電股份過戶分處電話熱線 (852) 2980 1333，或發送電子郵件至 369-ecom@vistra.com。

代表
永泰地產有限公司
公司秘書兼集團法律顧問
鍾少華
謹啓

2025年4月29日

附註：

- 公司通訊包括本公司發佈或將予發佈以供其任何證券持有人或投資大眾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、公司年度帳目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。
- 可供採取行動的公司通訊是指任何涉及要求本公司股東指示其擬如何行使其有關本公司股東權利或作出選擇的公司通訊。

REPLY FORM 回條

To: **Wing Tai Properties Limited**
(the “Company”) (Stock Code: 369)
(Incorporated in Bermuda with limited liability)
c/o Tricor Investor Services Limited
17th Floor, Far East Finance Centre,
16 Harcourt Road, Hong Kong

致：永泰地產有限公司
(「本公司」)(股份代號：369)
(於百慕達註冊成立之有限公司)
經卓佳證券登記有限公司
香港夏愨道16號
遠東金融中心17樓

Part A I/We would like to receive the printed copies of the following documents of the Company:
甲部 本人／我們現欲收取以下本公司文件之印刷本：

Please mark “✓” in the following boxes (if applicable) 請從下列空格內劃上「✓」號(如適用)：

- ☐ Annual Report 2024
2024年報
- ☐ Circular dated 29 April 2025 containing Notice of Annual General Meeting
載有股東週年大會通告日期為2025年4月29日之通函
- ☐ Proxy Form
代表委任表格
- ☐ All future Corporate Communications⁶
所有日後公司通訊⁶

Part B
乙部

I/We would like to receive notices of availability relating to all future Corporate Communications and Actionable Corporate Communications⁷ in electronic form via the email address below:
本人／我們現欲以以下電子郵箱地址以電子方式收取有關所有日後公司通訊及可供採取行動的公司通訊⁷的可供索閱通告：

[illegible]

(Please provide the email address in English Capital Letters 請以英文正楷填寫電子郵箱地址)

Name(s) of Shareholder(s):
股東姓名：

Signature:
簽名：

(Please use BLOCK LETTERS 請用正楷填寫)

Address:
地址：

(Please use BLOCK LETTERS 請用正楷填寫)

Contact telephone number:
聯絡電話號碼：

Date:
日期:

Notes 附註：

1. Please complete and sign this form and return it by cutting and sticking the prepaid mailing label on an envelope to Tricor Investor Services Limited, the Company's branch share registrar and transfer office in Hong Kong (the "Branch Share Registrar") or via email to 369-ecom@vistra.com.
請剪妥及簽署表格，並附隨已預付郵費的郵票貼於信封上，寄回本公司之香港股份過戶及登記分處卓佳證券登記有限公司（「股份過戶分處」），或電郵至 369-ecom@vistra.com。
2. Please complete this form clearly. Any form with no indicated checkbox, with no signature or otherwise incorrectly completed shall be void. 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 on this form in order to be valid.
請清楚填寫本表格。同條上若未有作選擇標、沒有簽名或沒有正確地填寫，均屬無效。如屬聯名股東，則本同條須按本公司股東名冊上聯名持有之股份戶口，由其姓名列於首位的股東簽署，方為有效。
The above instruction for Part A will be valid for one year from the date of your request unless being revoked or superseded (whichever is earlier). Further submission of request in writing will be required if you prefer to continue receiving printed copy of the future Corporate Communications.
3. The above instruction for Part A will be valid for one year from the date of your request unless being revoked or superseded (whichever is earlier). Further submission of request in writing will be required if you prefer to continue receiving printed copy of the future Corporate Communications.
上述甲部的指示由 閣下申請日起計一年內有效，除非此申請被撤銷或取代（以較早者為準）。如果 閣下希望繼續收到日後公司通訊的印刷本，則需要重新遞交書面要求。
4. It is the responsibility of the shareholders of the Company to provide email address that is functional. If the Company does not receive your email address or the email address provided is not functional, you will be deemed, until such time when you have provided a valid and functional email address to the Branch Share Registrar, to have elected to receive a notice of availability of the Corporate Communications by post.
It is the responsibility of the shareholders of the Company to provide email address that is functional. If the Company does not receive your email address or the email address provided is not functional, you will be deemed, until such time when you have provided a valid and functional email address to the Branch Share Registrar, to have elected to receive a notice of availability of the Corporate Communications by post.
本公司股東有責任提供有效的電子郵箱地址。倘若本公司並無 閣下的電子郵箱地址或所提供的電子郵箱地址無效，則 閣下將被視為已選擇以郵寄方式接收公司通訊的可供索閱通告，直至 閣下向股份過戶分處提供有效且可用的電子郵箱地址為止。
5. For the avoidance of doubt, any additional instructions written on this form will not be processed.
For the avoidance of doubt, any additional instructions written on this form will not be processed.
為免產生疑問，任何在本表格寫上的額外指示將不予處理。
6. Corporate Communications include any document(s) issued or to be issued by the Company for the information or action of holders of any of its securities or the investing public, including but not limited to (a) the directors'; their annual accounts together with a 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.
Corporate Communications include any document(s) issued or to be issued by the Company for the information or action of holders of any of its securities or the investing public, including but not limited to (a) the directors'; their annual accounts together with a 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.
公司通訊包括本公司發佈或將予發出的供其任何證券持有人或投資大眾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；(b)公司年度報目連同核數師報告及(如適用)財務摘要報告；(c)業績摘要；(d)上市文件；(e)通函；及(f)代表委任表格。
7. Actionable Corporate Communications refer to any corporate communications that seek instructions from the shareholders of the Company on how they wish to exercise their rights or make elections as the Company's shareholders.
可採取行動的公司通訊是指任何涉及要求本公司股東指示其擬如何行使有關本公司股東權利或作出選擇的公司通訊。

PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料聲明

“Personal Data” in this statement has the same meaning as the term “Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong (“PDPO”). Your supply of the Personal Data is voluntary basis and for the purpose of processing your instructions as stated in this form (the “Purposes”). If you fail to supply sufficient information, the Company may not be able to process your instructions. The Company may disclose or transfer the Personal Data to its subsidiaries, its share registrar and/or third party service provider who provides administrative, computer and other services to the Company for use in connection with the Purposes and to such parties who are authorised by law to request the information or are otherwise relevant for the Purposes and need to receive the information. The Personal Data will be retained for such period as may be necessary to fulfil the Purposes (including for verification and record purposes). Request for access to and/or correction of the Personal Data can be made in accordance with the provisions of the PDPO and any such request should be in writing and sent to the Data Privacy Officer of Tricor Investor Services Limited at the above address.

本聲明中所指的「個人資料」與香港法例第486章《個人資料(私隱)條例》中「個人資料」(私隱)條例中的「個人資料」的涵義相同。閣下是自願提供個人資料，以用於處理閣下在本回購上所述的指示(「該等用途」)。如閣下未能提供足夠資料，本公司可能無法處理閣下的指示。本公司可能會將閣下所提供的該等用途，將個人資料披露或轉傳給本公司的附屬公司、股份登記處及/或向為本公司提供行政、電腦及其他服務服務之第三方服務供應商，以及其他獲法律授權而有關業務及資料為必要者以處理閣下的指示。個人資料將被保留為期長足以落實閣下所指示的該等用途，包括核實資料及記錄用途。閣下可根據及/或近個人資料的要求可根據《個人資料(私隱)條例》提出

