德祥地產集團有限公司*

**ITC PROPERTIES GROUP LIMITED**

*(Incorporated in Bermuda with limited liability)*

**(Stock Code: 199)**

# SUPPLEMENTAL NOTICE OF ANNUAL GENERAL MEETING TO BE HELD ON 21 AUGUST 2026

References are made to (i) the circular of ITC Properties Group Limited (the "**Company**") dated 29 July 2026 (the "**Circular**"); (ii) the notice of the annual general meeting to be held on 21 August 2026 (the "**AGM**") dated 29 July 2026 (the "**AGM Notice**"); and (iii) the original form of proxy for use at the AGM (the "**Original Proxy Form**"). For details of the resolutions originally proposed at the AGM, please refer to the AGM Notice. This supplemental notice should be read in conjunction with the AGM Notice. Capitalised terms used herein shall have the same meaning as those defined in the AGM Notice unless otherwise defined.

**SUPPLEMENTAL NOTICE IS HEREBY GIVEN** that the AGM will be held as a virtual meeting via Vistra eVoting Portal on Friday, 21 August 2026 at 10:00 a.m. as originally scheduled. In addition to the proposed resolutions set out in the AGM Notice, the following additional resolution will be considered and, if thought fit, approved at the AGM:

2. (E) To appoint Ms. Kong Shanna as an independent non-executive Director.

For details of the above new resolution, please refer to the supplemental circular of the Company dated 7 August 2026 (the "**Supplemental Circular**").

This supplemental notice should be read in conjunction with the AGM Notice.

As explained in the Supplemental Circular, resolution no. 3 set out in the AGM Notice is withdrawn following the existing auditor of the Company, namely Deloitte Touche Tohmatsu's withdrawal from offering itself for re-appointment as an auditor of the Company at the AGM.

Save for the amendments as mentioned above, all the information contained in the AGM Notice shall remain in full force and effect.

By Order of the Board
**ITC Properties Group Limited**
**Cheung Hon Kit**
*Joint Chairman*

Hong Kong, 7 August 2026

* *For identification purposes only*

*Registered office:*
Clarendon House
2 Church Street
Hamilton HM 11
Bermuda

*Principal place of business in Hong Kong:*
30/F., Bank of America Tower
12 Harcourt Road
Central
Hong Kong

*Notes:*

1. Save for the newly proposed resolution set out in this supplemental notice and the amendments as mentioned in the Supplemental Circular, there are no other changes to the resolutions as originally set out in the AGM Notice. For details of other resolutions and other related matters to be considered at the AGM, please refer to the Circular and the AGM Notice issued by the Company on 29 July 2026.

2. As the Original Proxy Form previously published by the Company on the websites of The Stock Exchange of Hong Kong Limited (www.hkexnews.hk) and the Company (www.itcproperties.com) does not reflect the withdrawal of resolution no. 3 nor does it contain the newly added resolution set out in this supplemental notice, a revised proxy form containing the above newly added resolution (the "**Revised Proxy Form**") has been prepared and is enclosed with the Supplemental Circular.

3. If a shareholder of the Company ("**Shareholder**") has not yet lodged the Original Proxy Form with the branch share registrar of the Company in Hong Kong (the "**Branch Share Registrar**"), Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, such Shareholder is requested to lodge only the Revised Proxy Form. A Shareholder who has lodged the Original Proxy Form with the Branch Share Registrar should note that:

   (1) the duly completed Revised Proxy Form will be treated as the valid proxy form lodged by such Shareholder;

   (2) if such Shareholder fails to lodge the Revised Proxy Form with the Branch Share Registrar, the lodged Original Proxy Form, if duly completed, will remain effective and applicable to the extent permissible. For the additional resolution not set out in the Original Proxy Form, the proxy appointed under the Original Proxy Form shall have the right to vote at his/her discretion if no relevant instruction is received; and

   (3) any Revised Proxy Form which is lodged with the Branch Share Registrar after the Closing Time (as defined below) shall be invalid. The Original Proxy Form previously lodged by such Shareholder shall not be revoked. The Original Proxy Form, if duly completed, will be deemed effective and applicable to the extent permissible. For the additional resolution not set out in the Original Proxy Form, the proxy appointed under the Original Proxy Form shall have the right to vote at his/her discretion if no relevant instruction is received.

4. At the AGM, each of the proposed resolutions set out in the AGM Notice and this supplemental notice will be put to the vote by way of a poll pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the bye-laws of the Company.

5. The AGM will be a virtual meeting. Registered Shareholders are entitled to attend the AGM online through the Vistra eVoting Portal with the personalised login and access code provided by the Branch Share Registrar, by post. Registered Shareholders attending the AGM through the Vistra eVoting Portal will be able to vote and submit questions online. For non-registered Shareholders whose shares are held by banks, brokers, custodians or HKSCC Nominees Limited who wish to attend the AGM online, they should consult their banks, brokers, custodians or HKSCC Nominees Limited (as the case may be) for the necessary arrangements and the personalised login and access code will be sent to them upon receipt of request through the banks, brokers, custodians or HKSCC Nominees Limited. A Shareholder who is the holder of two or more shares of the Company (the "**Shares**") may appoint more than one proxy to represent him/her/it and vote on his/her/its behalf at the AGM, by completing the Revised Proxy Form. A proxy needs not be a Shareholder. In addition, a proxy or

proxies representing either a Shareholder who is an individual or a Shareholder which is a corporation shall be entitled to exercise the same power on behalf of the Shareholder which he/she or they represent(s) as such Shareholder could exercise.

6. The instrument appointing a proxy shall be in writing under the hand of the appointor or his/her/its attorney duly authorised in writing or, if the appointor is a corporation, either under its seal or under the hand of an officer, attorney or other person authorised to sign the same. In the case of an instrument of proxy purporting to be signed on behalf of a corporation by an officer thereof, it shall be assumed, unless the contrary appears, that such officer was duly authorised to sign such instrument of proxy on behalf of the corporation without further evidence of the fact.

7. The instrument appointing a proxy and (if required by the Board) the power of attorney or other authority (if any) under which it is signed, or a certified copy of such power or authority, shall be delivered to the Branch Share Registrar, Tricor Investor Services Limited, at 17/F., Far East Finance Centre, 16 Harcourt Road, Hong Kong, as soon as possible and in any event not less than 48 hours before the time appointed for the holding of the AGM or any adjourned meeting thereof (the "**Closing Time**") at which the person named in the instrument proposes to vote and, in default, the instrument of proxy shall not be treated as valid.

8. Completion and return of an instrument appointing a proxy shall not preclude a Shareholder from attending, submitting questions and voting at the AGM or any adjournment thereof or on the poll concerned and, in such event, the instrument appointing a proxy shall be deemed to have been revoked.

9. In addition to the physical submission of the Revised Proxy Form, registered Shareholders have the option to submit their proxy appointment electronically through the Vistra eVoting Portal (https://evoting.vistra.com/#/199) from Thursday, 30 July 2026 up to 10:00 a.m. on Wednesday, 19 August 2026. Details regarding the submission of proxy forms electronically including login details to access the Vistra eVoting Portal are included in the Company's notification letter to registered Shareholders dated 29 July 2026.

10. For the purpose of ascertaining the entitlement of Shareholders (except for holders of treasury shares of the Company, if any) to attend, submit questions and vote at the AGM, the register of members of the Company will be closed from Tuesday, 18 August 2026 to Friday, 21 August 2026 (both dates inclusive), during which period no transfer of Shares will be registered, and the record date is Friday, 21 August 2026. In order to be eligible to attend, submit questions and vote at the AGM, Shareholders must lodge all transfer documents accompanied by the relevant share certificates with the Branch Share Registrar, Tricor Investor Services Limited, at the abovementioned address for registration by no later than 4:30 p.m. on Monday, 17 August 2026.

As at the date of this supplemental notice, the Directors are as follows:

*Executive Directors:*
Mr. Cheung Hon Kit *(Joint Chairman)*, Mr. He Xuechu *(Joint Chairman),* Dr. Chan Kwok Keung, Charles *(Joint Vice Chairman)*, Mr. Chan Yiu Lun, Alan, Mr. Law Hon Wa, William *(Chief Financial Officer)*, Mr. Wu Yao, Mr. Cao Xinwei

*Non-executive Director:*
Ms. Chau Mei Wah

*Independent Non-executive Directors:*
Hon. Shek Lai Him, Abraham, *GBS, JP (Joint Vice Chairman)*, Mr. Ip Hon Wah, Mr. Pang, Anthony Ming-tung, Mr. Chan Chun Hung, Vincent

*In case of any inconsistency, the English version of this supplemental notice shall prevail over the Chinese version.*