THIS SUPPLEMENTAL CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

If you are in any doubt as to any aspect of this supplemental circular or as to the action to be taken, you should consult your licensed securities dealer, bank manager, solicitor, professional accountant or other professional adviser.

If you have sold or transferred all your shares in **ITC Properties Group Limited** (the "**Company**"), you should at once hand this supplemental circular and the accompanying revised form of proxy to the purchaser or the transferee or to the bank, licensed securities dealer or other agent through whom the sale or transfer was effected for transmission to the purchaser or the transferee.

德祥地產集團有限公司*

ITC PROPERTIES GROUP LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 199)

SUPPLEMENTAL CIRCULAR

RETIREMENT OF AUDITOR AND WITHDRAWAL OF RESOLUTION AT THE ANNUAL GENERAL MEETING; PROPOSED APPOINTMENT OF INDEPENDENT NON-EXECUTIVE DIRECTOR; RESIGNATION OF INDEPENDENT NON-EXECUTIVE DIRECTOR AND SUPPLEMENTAL NOTICE OF ANNUAL GENERAL MEETING

This supplemental circular should be read in conjunction with the circular of the Company dated 29 July 2026 for convening the annual general meeting of the Company ("**AGM**") to be held on Vistra's online platform (the "**Vistra eVoting Portal**") on Friday, 21 August 2026 at 10:00 a.m. A supplemental notice of the AGM notifying the AGM to be held as originally scheduled and containing additional proposed resolution is set out on pages Supp AGM-1 to Supp AGM-3 of this supplemental circular.

A revised form of proxy for use at the AGM (the "**Revised Proxy Form**"), reflecting the withdrawal of resolution no. 3 and containing the originally proposed resolutions and additional proposed resolution in relation to the proposed appointment of an independent non-executive Director is enclosed herewith and is also published on the websites of The Stock Exchange of Hong Kong Limited (www.hkexnews.hk) and the Company (www.itcproperties.com). Whether or not you are able to attend the AGM via the Vistra eVoting Portal, you are requested to (a) complete and return the Revised Proxy Form in accordance with the instructions printed thereon to the branch share registrar of the Company in Hong Kong, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong; or (b) submit the Revised Proxy Form electronically through the Vistra eVoting Portal (https://evoting.vistra.com/#/199) 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 adjournment thereof). Completion and return of the Revised Proxy Form will not preclude you from attending, submitting questions and voting at the AGM (or any adjournment thereof) should you so wish and in such event, the Revised Proxy Form shall be deemed to be revoked.

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

* *For identification purpose only*

7 August 2026

CORPORATE COMMUNICATIONS

The English and Chinese versions of this supplemental circular are now available in printed form and in accessible format on the website of the Company at www.itcproperties.com.

If shareholders and non-registered shareholders of the Company, who have selected to receive corporate communications of the Company in printed form, wish to change their elected language of all future corporate communications, they may at any time notify the Company by prior notice of at least seven (7) days in writing to the branch share registrar of the Company in Hong Kong, Tricor Investor Services Limited, at 17/F., Far East Finance Centre, 16 Harcourt Road, Hong Kong, or by e-mail to itcproperties-ecom@vistra.com or by completing and returning the change request form which could be downloaded from the website of the Company.

CONTENTS

In this supplemental circular, the following expressions have the following meanings unless the context requires otherwise:

"AGM Notice"	the original notice for convening the AGM dated 29 July 2026
"Annual General Meeting" or "AGM"	the annual general meeting of the Company to be held online via the Vistra eVoting Portal on Friday, 21 August 2026 at 10:00 a.m. or any adjourned meeting thereof (as the case may be)
"Audit Committee"	the audit committee of the Company
"Board"	the board of Directors
"Bye-Laws"	the bye-laws of the Company as amended, supplemented or otherwise modified from time to time
"CG Code"	the corporate governance code as set out in Appendix C1 to the Listing Rules
"Circular"	the original circular of the Company dated 29 July 2026 in relation to the convening of the AGM
"Company"	ITC Properties Group Limited, a company incorporated in Bermuda with limited liability, the issued Shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 199)
"Controlling Shareholder"	the controlling shareholder (as defined in the Listing Rules) of the Company
"core connected person"	has the same meaning ascribed thereto under the Listing Rules
"Corporate Governance Committee"	the corporate governance committee of the Company
"Director(s)"	the director(s) of the Company
"Group"	collectively, the Company and its subsidiaries
"HK$"	Hong Kong dollars, the lawful currency of Hong Kong

"Hong Kong"	Hong Kong Special Administrative Region of the People's Republic of China
"Latest Practicable Date"	7 August 2026, being the latest practicable date prior to the printing of this supplemental circular for the purpose of ascertaining certain information contained herein
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange as amended, supplemented or otherwise modified from time to time
"Nomination Committee"	the nomination committee of the Company
"Remuneration Committee"	the remuneration committee of the Company
"Share(s)"	ordinary share(s) of HK$0.01 each in the share capital of the Company
"Shareholder(s)"	holder(s) of the issued Share(s)
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Substantial Shareholder"	the substantial shareholder (as defined in the Listing Rules) of the Company
"Supplemental Notice"	the supplemental notice of Annual General Meeting dated 7 August 2026, which is set out on pages Supp AGM-1 to Supp AGM-3 of this supplemental circular
"Treasury Shares"	treasury shares (as defined in the Listing Rules) of the Company
"%"	per cent.

德祥地產集團有限公司*

ITC PROPERTIES GROUP LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 199)

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

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

7 August 2026

To the Shareholders

Dear Sir or Madam,

SUPPLEMENTAL CIRCULAR

RETIREMENT OF AUDITOR AND WITHDRAWAL OF RESOLUTION AT THE ANNUAL GENERAL MEETING; PROPOSED APPOINTMENT OF INDEPENDENT NON-EXECUTIVE DIRECTOR; RESIGNATION OF INDEPENDENT NON-EXECUTIVE DIRECTOR AND SUPPLEMENTAL NOTICE OF ANNUAL GENERAL MEETING

1. INTRODUCTION

References are made to the Circular and the AGM Notice both dated 29 July 2026, which set out the details of the AGM and contain the original resolutions to be proposed at the AGM for Shareholders' consideration and approval.

* *For identification purpose only*

This supplemental circular should be read in conjunction with the Circular. The purpose of this supplemental circular is to provide you with information regarding (i) the retirement of the auditor of the Company and withdrawal of the relevant resolution at the AGM; (ii) the additional resolution to be proposed at the AGM concerning the appointment of an independent non-executive Director; and (iii) the resignation of an independent non-executive Director, and to serve you the Supplemental Notice and the revised form of proxy (the "**Revised Proxy Form**").

2. RETIREMENT OF AUDITOR AND WITHDRAWAL OF RESOLUTION AT THE ANNUAL GENERAL MEETING

Reference is made to the section headed "Re-appointment of Auditor" set out in the letter from the Board in the Circular, which provided that Deloitte Touche Tohmatsu ("**DTT**"), the incumbent auditor of the Company, was recommended by the Board for re-appointment as the Company's auditor at the AGM. As disclosed in the Circular, the estimated annual audit fee payable to DTT for the year ending 31 March 2027 was expected to be in the range of approximately HK$4.5 million to HK$4.7 million (exclusive of out-of-pocket expenses) (the "**DTT Estimated Audit Fee**"). Such re-appointment and the DTT Estimated Audit Fee were proposed based on the information then available to the Board and the Audit Committee, taking into account, among other things, the size and complexity of the Group's business operations, the expected scope of the audit, the audit timetable, the level and mix of professional staff to be deployed as well as the required auditors' resources involved, the anticipated audit workload, with particular reference to the audit fees paid by the Company to DTT in previous years. Notwithstanding the DTT Estimated Audit Fee as disclosed in the Circular, the audit fee for the audit of the consolidated financial statements of the Group for the year ending 31 March 2027 (the "**2027 Audit**") had yet to be finalised between the Company and DTT.

In light of the Group's strategic initiatives to capture opportunities in artificial intelligence ("**AI**") computing power, AI data centers and digital infrastructure, and given that the corresponding AI-related businesses of the Group are expected to grow, the scope of audit of the Group may be subject to certain changes which in turn could affect the audit fees to be charged by the auditor.

Subsequent to the despatch of the Circular, the DTT Estimated Audit Fee was re-considered by the Company. Taking into account, among other factors, the emergence of AI-related business as mentioned above and the fee levels recently quoted by other audit firms to the Company, the Company no longer agrees to the DTT Estimated Audit Fee proposed by DTT for the 2027 Audit. As no consensus could be reached between the Company and DTT on the audit fee for the 2027 Audit, DTT tendered a formal letter (the "**Letter**") to the Company informing the Company that it would not seek re-appointment as the Company's auditor at the forthcoming AGM and thus its current term of office will expire upon conclusion of the AGM (the "**Retirement of Auditor**").

The Company is in the course of identifying a suitable candidate to fill the vacancy arising from the Retirement of Auditor and will use its best endeavours to appoint a new auditor as soon as practicable. Further announcement(s) in respect thereof will be made as and when appropriate in accordance with the requirements of the Listing Rules.

As stated in the Letter, DTT has confirmed that there are no matters in relation to the Retirement of Auditor that need to be brought to the attention of the Shareholders. The Board and the Audit Committee have also confirmed that there is no disagreement between DTT and the Company, and there are no other matters in respect of the Retirement of Auditor that need to be brought to the attention of the Shareholders. DTT's decision not to seek re-appointment at the AGM was made solely as a commercial decision relating to audit arrangements and fee levels, and the Board wishes to emphasise that there are no other matters in respect of the audit, financial reporting or corporate governance of the Company that led to its retirement.

The Board would like to take this opportunity to express its sincere gratitude to DTT for its professional services and valuable support rendered to the Company over the years, particularly during the Group's development in its property business. As the Group continues to explore opportunities in the AI infrastructure sector, the Board looks forward to the opportunity of working together again should circumstances permit.

Given that DTT will not offer itself for re-appointment as auditor of the Company at the AGM, the originally proposed resolution no. 3 in respect of the re-appointment of DTT as auditor of the Company and to authorise the Board to fix its remuneration will be withdrawn from the agenda of the AGM, and thus from the AGM Notice and the original proxy form (the "**Original Proxy Form**"), sent together with the Circular, and will not be put forward at the AGM for consideration and approval by the Shareholders. The withdrawal of resolution no. 3 does not affect the validity of the AGM Notice, the Original Proxy Form or any proxy votes already submitted in respect of the remaining resolutions to be proposed at the AGM. The numbering of all other proposed resolutions at the AGM as set out in the AGM Notice and the Original Proxy Form remains unchanged.

3. PROPOSED APPOINTMENT OF INDEPENDENT NON-EXECUTIVE DIRECTOR

Subject to the approval of the Shareholders at the AGM, the Company proposes to appoint Ms. Kong Shanna (孔珊娜) ("**Ms. Kong**") as an independent non-executive Director. A separate ordinary resolution will be proposed at the AGM for the Shareholders to consider and, if thought fit, approve the proposed appointment of Ms. Kong as an independent non-executive Director.

Biographical details of Ms. Kong are set out as follows:

Ms. Kong Shanna (孔珊娜), aged 37, has 15 years of work experience with Chinese Satellite TV (中國中文衛視) ("**CTV**"). She has been serving as the Chief Executive Officer of CTV since May 2025. Prior to her current role, she served as Deputy Station Director of CTV. In addition to her roles in the media industry, Ms. Kong has been a visiting professor at Beijing Union University (北京聯合大學) ("**BUU**") since June 2023, a postgraduate supervisor for master's degree students at BUU since July 2025, and a practice mentor at the School of Law of China University of Political Science and Law (中國政法大學) since July 2026.

Ms. Kong obtained a diploma in commercial secretarial studies from Beijing Youth Politics College (北京青年政治學院) in July 2011 and a bachelor's degree in legal studies from Beihang University (北京航空航天大學) in January 2018.

As at the Latest Practicable Date, Ms. Kong did not have any interest in any Shares or underlying Shares within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), nor any relationship with any Directors, senior management, Substantial Shareholders or Controlling Shareholders.

There is no proposed length of Ms. Kong's service of directorship. In accordance with the Bye-Laws and the relevant code provisions in the CG Code, Ms. Kong shall hold office until the next following annual general meeting of the Company and then be eligible for re-election at that meeting, and is subject to retirement by rotation and re-election at least once every three years at the annual general meeting of the Company. Subject to the Shareholders' approval of Ms. Kong's appointment as an independent non-executive Director at the AGM, she will also be appointed as a member of the Corporate Governance Committee upon her appointment. She will be entitled to an annual Director's fee of HK$120,000 which was determined by the Board with regard to the prevailing market conditions, her duties and responsibilities and time spent on the affairs of the Group.

Save as disclosed above, Ms. Kong has confirmed that, as at the Latest Practicable Date, she (i) did not hold any directorship in any other public company the securities of which are listed on any securities market in Hong Kong or overseas, in the last three years; (ii) did not hold any other position with the Company or any other member of the Group; and (iii) had no other major appointment or professional qualification.

Ms. Kong has also confirmed that (i) she met each of the independence criteria as set out in Rules 3.13(1) to (8) of the Listing Rules; (ii) she has no past or present financial or other interest in the business of the Group or any connection with any core connected person of the Company; and (iii) there are no other factors that may affect her independence at the time of her appointment.

Save as disclosed above, in connection with the proposed appointment of Ms. Kong as an independent non-executive Director, there is no other information required to be disclosed pursuant to any of the requirements of Rule 13.51(2)(h) to (v) of the Listing Rules nor any matter relating to her appointment that needs to be brought to the attention of the Shareholders.

In assessing the proposed appointment as mentioned above, the Board has received from Ms. Kong a written confirmation of her independence pursuant to Rule 3.13 of the Listing Rules. The Nomination Committee has reviewed the qualifications, experience and independence of Ms. Kong. Taking into account the Nomination Committee's recommendation and the confirmation received, the Board considers Ms. Kong to be independent and believes that she has the requisite character, integrity and experience to fulfill the role of an independent non-executive Director.

4. RESIGNATION OF INDEPENDENT NON-EXECUTIVE DIRECTOR

The Board further announces that Mr. Ip Hon Wah ("**Mr. Ip**"), an existing independent non-executive Director, has tendered his resignation as an independent non-executive Director which shall take effect from the conclusion of the AGM as he wishes to devote more time and energy to his legal career commitments due to the increasing demands for his full-time legal practice. Mr. Ip has confirmed that he has no disagreement with the Board and there is no matter relating to his resignation that needs to be brought to the attention of the Shareholders.

The Board would also like to express its sincere gratitude to Mr. Ip for his dedicated service and valuable contributions to the Company. Having served the Company in a capacity as an independent non-executive Director, his practical insights as well as in-depth understanding of the Group provided valuable guidance to the Board and management throughout his tenure.

Following the resignation of Mr. Ip which shall take effect from the conclusion of the AGM, Mr. Ip will also cease to be the chairman of the Environmental, Social and Governance Committee and a member of each of the Audit Committee, Remuneration Committee, Nomination Committee and Corporate Governance Committee, where Mr. Cao Xinwei, an existing Executive Director, will be appointed as the chairman of the Environmental, Social and Governance Committee in place of Mr. Ip immediately following the conclusion of the AGM.

5. SUPPLEMENTAL NOTICE AND REVISED PROXY FORM

Since the AGM Notice and the Original Proxy Form sent together with the Circular do not contain the new proposed resolution as set out in this supplemental circular, the Supplemental Notice containing the new proposed resolution is set out on pages Supp AGM-1 to Supp AGM-3 of this supplemental circular. The Revised Proxy Form for the AGM is enclosed with this supplemental circular to include such new resolution. The Supplemental Notice and the Revised Proxy Form are also published on the websites of the Stock Exchange (www.hkexnews.hk) and the Company (www.itcproperties.com).

Whether or not you are able to attend the AGM, you are requested to (a) complete and return the Revised Proxy Form in accordance with the instructions printed thereon to the Company's Branch Share Registrar, Tricor Investor Services Limited, at 17/F., Far East Finance Centre, 16 Harcourt Road, Hong Kong, or (b) submit the Revised Proxy Form electronically through the Vistra eVoting Portal (https://evoting.vistra.com/#/199) as soon as possible and in any event not less than 48 hours before the time appointed for holding the AGM or any adjournment thereof (as the case may be) (the "**Closing Time**"). Completion and return of the Revised Proxy Form will not preclude you from attending, submitting questions and voting at the AGM or any adjournment thereof should you so wish, and, in such event, the instrument appointing a proxy shall be deemed to have been revoked.

A Shareholder who has not yet lodged the Original Proxy Form with the Company's Branch Share Registrar is requested to lodge the Revised Proxy Form if he/she wishes to appoint proxy(ies) to attend, submit questions and vote at the AGM on his/her behalf. In this case, the Original Proxy Form should not be lodged with the Company's Branch Share Registrar. A Shareholder who has already lodged the Original Proxy Form with the Company's Branch Share Registrar should take note of the following:

(i) subject to (iii) below, if no Revised Proxy Form is lodged with the Branch Share Registrar, the Original Proxy Form will be treated as a valid form of proxy lodged by him/her if correctly completed and signed. The proxy so appointed by the Shareholder shall be required to vote in such manner as he/she may be directed under the Original Proxy Form and, in respect of the new resolution as set out in the Supplemental Notice and the Revised Proxy Form, the proxy will be entitled to vote at his/her discretion or to abstain from voting on such resolution;

(ii) if the Revised Proxy Form is lodged with the Branch Share Registrar before the Closing Time, the Revised Proxy Form, if correctly completed and signed, shall revoke and supersede the Original Proxy Form previously lodged by him/her. The Revised Proxy Form will be treated as a valid form of proxy lodged by the Shareholder; and

(iii) if the Revised Proxy Form is lodged with the Branch Share Registrar after the Closing Time, or if lodged before the Closing Time but is incorrectly completed, the proxy appointment under the Revised Proxy Form will be invalid. The proxy so appointed by the Shareholder under the Original Proxy Form, if correctly completed, will be entitled to vote in the manner as mentioned in (i) above as if no Revised Proxy Form was lodged with the Branch Share Registrar.

Accordingly, the Shareholders are advised to complete the Revised Proxy Form carefully and lodge the Revised Proxy Form with the Branch Share Registrar before the Closing Time.

6. CLOSURE OF REGISTER OF MEMBERS AND RECORD DATE

For the purpose of ascertaining the entitlement of Shareholders (except for holders of Treasury Shares, 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 17/F., Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration by no later than 4:30 p.m. on Monday, 17 August 2026.

7. ANNUAL GENERAL MEETING

The AGM will be held as a virtual meeting via the Vistra eVoting Portal at 10:00 a.m. on Friday, 21 August 2026.

The resolution to approve the proposed appointment of Ms. Kong as an independent non-executive Director as mentioned in the Supplemental Notice, which is set out on pages Supp AGM-1 to Supp AGM-3 of this supplemental circular, together with the original resolutions stated in the AGM Notice, will be proposed at the AGM.

Pursuant to the Listing Rules and the Bye-Laws, any vote of the Shareholders at a general meeting must be taken by poll except for purely procedural or administrative matters. The chairman of the AGM will therefore put all resolutions to be proposed at the AGM to a vote by way of poll. An announcement on the results of the poll will be made by the Company after the AGM in the manner prescribed under the Listing Rules. To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, no Shareholder is required to abstain from voting on any resolution to be proposed at the AGM pursuant to the Listing Rules and/or the Bye-Laws.

8. RESPONSIBILITY STATEMENT

This supplemental circular, for which the Directors collectively and individually accept full responsibility, includes the particulars given in compliance with the Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this supplemental circular is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this supplemental circular misleading.

9. RECOMMENDATION

In addition to the recommendation set out in the Circular, the Directors consider that the proposed appointment of Ms. Kong as an independent non-executive Director as set out in the Supplemental Circular and the Supplemental Notice is in the interests of the Company and the Shareholders as a whole. Accordingly, the Directors recommend the Shareholders to vote in favour of the resolution set out in the Supplemental Notice to be proposed at the AGM.

Yours faithfully,
For and on behalf of
ITC Properties Group Limited
Cheung Hon Kit
Joint Chairman

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.