



德祥地產集團有限公司*

ITC PROPERTIES GROUP LIMITED

(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: 199)

17 January 2025

Dear Shareholder⁽¹⁾,

ITC Properties Group Limited (the “Company”)

– Circular for the Major Transaction in relation to the Disposal of 10% Interests in, and Loan Receivables from, the Limited Partnerships and the Disposal of 10% Interests in Assets Builder (the “Current Corporate Communication”)

Please be informed that the English and Chinese versions of the Current Corporate Communication are available on the website of the Company at www.itcproperties.com and the website of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) at www.hkexnews.hk. You may access the Current Corporate Communication by clicking “Investor Relations” section of the Company’s website, or browsing through the Stock Exchange’s website. If you have elected to receive all the Company’s Corporate Communications⁽²⁾ in printed form, the printed copy(ies) of the Current Corporate Communication in your selected language(s) is(are) enclosed herewith.

If you have elected or are deemed to have consented to receiving the Corporate Communications by electronic means on the Company’s website but have difficulty in receiving or gaining access to the Current Corporate Communication, or if you wish to receive the printed copy(ies) of the Current Corporate Communication, you will promptly be sent the same free of charge upon your request in writing to the Company or 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.

You are entitled at any time to change your elected means of receipt and/or language of all future Corporate Communications of the Company by providing prior notice of at least seven days in writing to the Branch Share Registrar at the address stated above or by e-mail to itcproperties-ecom@hk.tricorglobal.com or by completing and returning the Change Request Form overleaf by post using the mailing label at the bottom thereof. If you have not provided your e-mail address, the Company recommends you provide it by completing and returning the Change Request Form. If no e-mail address is provided, a notification of the publication of the Corporate Communications on the Company’s website in printed form will be sent to you by post.

Should you have any queries relating to this letter, please call the hotline of the Branch Share Registrar at (852) 2980 1333 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
ITC Properties Group Limited
WONG Siu Mun
Company Secretary

Notes:

1. This letter is addressed to the registered shareholders and non-registered shareholders of the Company. Non-registered shareholder of the Company means any 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 that such person or company wishes to receive Corporate Communications of the Company. If you have sold or transferred all your shares in the Company, please disregard this letter and the Change Request Form overleaf.
2. Corporate Communications of the Company are all documents issued by the Company for your information or action, including but not limited to (i) directors’ report, annual financial statements together with the independent auditor’s report, (ii) interim report, (iii) notice of meeting, (iv) circular and (v) proxy form.

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

敬啟者：

德祥地產集團有限公司(「本公司」)

– 有關出售於該等有限合夥企業所持 10% 權益及應收貸款以及出售於 Assets Builder 所持 10% 權益的主要交易之通函(「是次公司通訊」)

謹通知是次公司通訊的中、英文版本已載於本公司網站 www.itcproperties.com 及香港聯合交易所有限公司(「聯交所」)網站 www.hkexnews.hk。閣下可於本公司網站按「投資者關係」一欄，或瀏覽聯交所網站，以閱覽是次公司通訊。如閣下已選擇收取本公司所有公司通訊⁽²⁾的印刷本，隨函附奉閣下所選擇之語文版本的是次公司通訊的印刷本。

倘若閣下已選擇或被視為已同意於本公司網站閱覽公司通訊的電子版本，惟在收取或閱覽是次公司通訊時遇到困難，或若閣下欲收取是次公司通訊之印刷本，本公司或本公司於香港之股份登記分處(「股份登記分處」)卓佳證券登記有限公司(地址為香港夏慤道16號遠東金融中心17樓)於收到閣下之書面要求後將盡快向閣下免費寄發印刷本。

閣下有權隨時發出最少七天的書面通知，送交股份登記分處(地址如上)或電郵至 itcproperties-ecom@hk.tricorglobal.com；或填妥本函背面的更改選擇表格，並使用其下方附有之郵寄標籤將表格寄回，以更改閣下已選擇收取本公司所有日後的公司通訊的方式及/或語文版本。倘若閣下沒有提供閣下之電郵地址，本公司建議閣下填妥並寄回更改選擇表格以提供電郵地址。如未有提供電郵地址，本公司將以郵遞方式向閣下寄發本公司網站刊載公司通訊之通知的印刷本。

如閣下對本函件有任何疑問，請於辦公時間內(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)致電股份登記分處熱線(852) 2980 1333查詢。

此致

各位股東⁽¹⁾ 台照

代表
德祥地產集團有限公司
公司秘書
黃少敏
謹啟

2025年1月17日

附註：

1. 本函件乃向本公司之登記股東及非登記股東發出。本公司之非登記股東為任何持有本公司股份並存放於中央結算及交收系統的人士或公司，並透過香港中央結算有限公司不時通知本公司其欲收取本公司之公司通訊。如閣下已經出售或轉讓全部所持有之本公司股份，則無需理會本函件及其背面的更改選擇表格。
2. 本公司之公司通訊為所有本公司發出以供閣下參照或採取行動之文件，包括但不限於：(i) 董事會報告書、年度財務報表連同獨立核數師報告書，(ii) 中期報告，(iii) 會議通告，(iv) 通函及(v) 代表委任表格。

本函件中、英文版如有任何歧義，概以英文版為準。

* For identification purpose only 僅供識別

