



德祥地產集團有限公司*

ITC PROPERTIES GROUP LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 199)

29 July 2026

Dear New Shareholder^(Note),

Election of Means of Receipt and Language of Corporate Communications

ITC Properties Group Limited (the “**Company**”) is writing to seek your election of the means of receipt and language of all future corporate communications (as defined in The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited) of the Company (the “**Corporate Communications**”). Corporate Communications 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.

You may elect one of the following options of receiving all future Corporate Communications:

- (1) by electronic means on the Company’s website at www.itcproperties.com (the “**Website Version**”) instead of receiving printed copies; or
- (2) in printed English version only; or
- (3) in printed Chinese version only; or
- (4) in both printed English and Chinese versions.

For the purposes of environmental protection and efficiency of communication, the Company recommends that you elect to receive the Website Version.

To make your election, please mark “X” in the appropriate box in the enclosed Reply Form (with a mailing label at the bottom of the Reply Form) and sign and return the same to 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.

If the Company does not receive the enclosed Reply Form duly completed and signed by you or a response indicating an objection from you by 29 August 2026, you will be deemed to have consented to receiving all future Corporate Communications in the Website Version instead of receiving printed copies. In that event, the Branch Share Registrar will, on the same day the printed copies of the Corporate Communications are mailed to other Shareholders, send you a notification of publication of the relevant Corporate Communications on the Company’s website, either by e-mail (if you have provided an e-mail address) or by post (if you have not provided an e-mail address) to your address as appearing on the register of members of the Company or provided by Hong Kong Securities Clearing Limited to the Branch Share Registrar from time to time (as the case may be). To ensure timely receipt of the above notification, the Company recommends you provide your email address by completing and returning the enclosed Reply Form.

You are entitled at any time to change your elected means of receipt and/or language of all future Corporate Communications 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@vistra.com. If you have difficulty in receiving or gaining access to the Website Version or wish to receive the printed copy(ies), you will promptly be sent the same free of charge upon your request in writing to the Company or the Branch Share Registrar.

Please note that both English and Chinese versions of the Corporate Communications will be available (i) in printed form from the Company and the Branch Share Registrar on request, and (ii) on the website of the Company at www.itcproperties.com and the website of The Stock Exchange of Hong Kong Limited at www.hkexnews.hk.

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
HE Xuechu
Joint Chairman

Note: This letter is addressed to the new registered shareholders and non-registered shareholders of the Company. Non-registered shareholder of the Company means any person or company whose shares 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 enclosed Reply Form.

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

* For identification purpose only