



HARBOUR CENTRE DEVELOPMENT LIMITED

海港企業有限公司

(Incorporated in Hong Kong with limited liability)

(於香港註冊成立的有限公司)

Stock Code 股份代號：51

9 April 2026

Dear Non-registered Shareholders¹,

**Notification of Publication of Annual Report 2025;
Circular dated 9 April 2026 relating to the Re-election of Directors,
Revision of Annual Fee Payable to Directors,
General Mandates for Buy-Back and Issue of Shares and
Notice of Annual General Meeting (“AGM”); and Proxy Form
(collectively, the “Current Corporate Communications”) and Sustainability Report 2025**

We hereby notify you that the Current Corporate Communications of Harbour Centre Development Limited (the “Company”), in both English and Chinese, are now available on the Company’s website at www.harbourcentre.com.hk in “Annual Report” and “Announcement” under the “Investor Relations” section, and Hong Kong Exchanges and Clearing Limited’s website at www.hkexnews.hk (the “HKEXnews website”) (together, the “Websites”). The Company’s 2026 AGM will be held in Jade Room, 6th Floor, Marco Polo Hongkong Hotel, 3 Canton Road, Kowloon, Hong Kong on Thursday, 7 May 2026 at 11:15 a.m.

As a Non-registered Shareholder, if you wish to receive email notification of publication of the corporate communications of the Company (the “Corporate Communications”²) on the Websites in the future, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your shares are held for the arrangement.

If you have previously requested to receive Corporate Communications in printed form, the printed copies of the Current Corporate Communications are enclosed. Your prior request (if any) for receiving printed copies of Corporate Communications only remained valid until the publication of Annual Report 2025. If you wish to continue receiving future Corporate Communications in printed form, you will have to complete and submit the Corporate Communication Request Form (available on the Company’s website in “Shareholder Services” under the “Investor Relations” section (the “Shareholder Services webpage”)) to the Company’s share registrar (the “Share Registrar”), Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, or by email to harbourcentre-ecom@vistra.com. Your request for printed copies of future Corporate Communications will only remain valid until the Company publishes its next annual report in the following year, unless it is earlier revoked or superseded by your new written instruction to the Share Registrar. For details of arrangements for dissemination of Corporate Communications, please visit the Shareholder Services webpage.

Sustainability Report 2025 of the Company, in both English and Chinese, is published in electronic form only and now accessible on the Company’s website (in “Sustainability” under the “About the Company” section) and the HKEXnews website.

Should you have any queries in relation to this letter, please contact the Share Registrar’s Customer Service Hotline at (852) 2980-1333 between 9:00 a.m. and 6:00 p.m., Monday to Friday (excluding Hong Kong public holidays).

Harbour Centre Development Limited

Notes:

1. “Non-registered Shareholders” refer to such persons or companies whose shares are held in the Central Clearing and Settlement System and who have notified the Company from time to time through Hong Kong Securities Clearing Company Limited that such persons or companies wish to receive Corporate Communications (as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”)) of the Company.
2. “Corporate Communications” refer to annual/interim reports, notices, circulars, proxy forms of the Company, including any “Corporate Communication” as defined in the Listing Rules.

Personal Information Collection Statement

Your supply of your name(s) and other personal data is on a voluntary basis for the purpose of processing your instructions for receiving the Corporate Communications (the “Purposes”). We may transfer such data provided by you to our Share Registrar and agent(s) for the Purposes or such other parties who are authorised by law to request the information. The data will be retained for such period as may be necessary for our verification and record purposes. You have the right to request access to and/or correction of the relevant personal data in accordance with the provisions of the Personal Data (Privacy) Ordinance (Cap. 486 of the laws of Hong Kong) and any such request should be made in writing to the Personal Data Privacy Officer of Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong.

各位非登記股東¹：

二〇二五年年報；
日期為二〇二六年四月九日有關重選董事、
修訂支付予董事的全年袍金、
回購及發行股份的一般性授權及
股東週年大會通告之通函；及代表委任表格
(統稱為「是次公司通訊」)及二〇二五年可持續發展報告已予以刊發的通知

海港企業有限公司(「本公司」)謹通知 閣下，是次公司通訊(中英文版)現可於本公司網站 www.harbourcentre.com.hk (其「投資者關係」一欄下的「年報」和「公告」內)和香港交易及結算所有限公司網站 www.hkexnews.hk (「披露易網站」)(統稱「該等網站」)查閱。本公司之二〇二六年股東週年大會將於二〇二六年五月七日(星期四)上午十一時十五分假座香港九龍廣東道3號馬哥孛羅香港酒店6樓翡翠廳舉行。

閣下作為非登記股東，如欲於日後收取有關本公司的公司通訊(「公司通訊」²)已在該等網站刊發的電郵通知，應聯絡代 閣下持有股份的銀行、經紀、託管商、代理人或香港中央結算(代理人)有限公司以了解相關安排。

若 閣下之前已要求以印刷本形式收取公司通訊，是次公司通訊的印刷本現隨本函附奉。閣下之前關於收取公司通訊印刷本的要求(如有)，有效期僅至二〇二五年年報刊發為止。閣下如欲繼續以印刷本形式收取日後公司通訊，須填妥公司通訊要求表格(可於本公司網站「投資者關係」一欄下的「股東服務」(「股東服務頁面」)下載)，並交回本公司的股份過戶登記處(「股份過戶登記處」)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，或電郵至 harbourcentre-ecom@vistra.com。閣下索取日後公司通訊印刷本的要求，有效期僅至本公司在翌年刊發下一份年報為止，除非 閣下向股份過戶登記處發出新的書面指示，提前撤銷該要求或取代之。有關發布公司通訊之具體安排，請瀏覽股東服務頁面。

本公司的二〇二五年可持續發展報告(中英文版)僅以電子形式發布，現可於本公司網站(其「公司簡介」一欄下的「可持續發展」內)和披露易網站查閱。

閣下如對本函有任何疑問，請於星期一至五(香港公眾假期除外)上午九時至下午六時，致電股份過戶登記處客戶服務熱線(852) 2980-1333查詢。

海港企業有限公司

二〇二六年四月九日

附註：

1. 「非登記股東」指其股份存放於中央結算及交收系統的人士或公司，而其已透過香港中央結算有限公司不時向本公司發出通知，表示欲收到本公司的公司通訊(按《香港聯合交易所有限公司證券上市規則》(「上市規則」))所界定)。
2. 「公司通訊」指本公司的年報/中期報告書、通告、通函、代表委任表格(包括《上市規則》所界定的任何「公司通訊」)。

收集個人資料聲明

閣下提供姓名及其它個人資料乃屬自願性質，以便處理有關收取公司通訊的指示(「該等用途」)。本公司可能就該等用途將 閣下提供的有關資料轉交本公司的股份過戶登記處及代理人，或其他獲法例授權索取有關資料的人士。資料會被保留一段時間，以便本公司進行核實及記錄。閣下有權按照香港法例第486章《個人資料(私隱)條例》的條文要求查閱及/或更正相關個人資料，而任何有關要求均須以書面方式向卓佳證券登記有限公司的個人資料私隱主任提出，地址為香港夏慤道16號遠東金融中心17樓。

Ref. 00051-2