

China Uptown Group Company Limited
中國上城集團有限公司

(Incorporated in the Cayman Islands with limited liability)
(於開曼群島註冊成立之有限公司)
(Stock Code 股份代號: 2330)

NOTIFICATION LETTER 通知信函

Dear Shareholder(s),

21 June 2024

The following document(s) of China Uptown Group Company Limited (“Company”) has/have been prepared in English and Chinese and is/are available on the websites of the Company at www.chinauptown.com.hk and The Stock Exchange of Hong Kong Limited at www.hkexnews.hk (collectively “Websites”):-

- Prospectus dated 21 June 2024 in relation to the Rights Issue on the basis of Two (2) Rights Shares for every One (1) Share held on the Record Date at a Subscription Price of HK\$0.15 per Rights Share on a Non-underwritten basis
- Provisional Allotment Letter (“PAL”) and Excess Application Form (“EAF”)
(If you have previously requested to receive Corporate Communication(s)^(Note 1) in printed form, the printed copy of the Prospectus is enclosed.)

If you have provided us with a valid email address, the Company will send you a notification of the publication of the Corporate Communication(s) on the Websites by email whereas the PAL & EAF, as Actionable Corporate Communications^(Note 2), will be sent to you in printed form by post. If you have not provided us with an email address or the email address is invalid, the Company will send the PAL & EAF and a notification letter in printed form to you by post.

If you have not provided us with a valid email address but now would like to receive an email notification of the publication of the Corporate Communication(s) on the Websites instead of receiving printed notification letter in future, please complete the enclosed Reply Form overleaf, and fill in the necessary information and then sign and return it by email to 2330-corpcomm@unionregistrars.com.hk or by post or by hand to the Company c/o the Company’s Hong Kong Share Registrar, Union Registrars Limited (“Hong Kong Share Registrar”) at Suites 3301-04, 33/F., Two Chinachem Exchange Square, 338 King’s Road, North Point, Hong Kong. If you post the Reply Form within Hong Kong, you may use the mailing label at the bottom of the Reply Form and need not affix a stamp. Otherwise, please affix an appropriate stamp.

You may at any time send your request in writing to the Company (c/o its Hong Kong Share Registrar at the above address or by email to the above email address) to request for printed copies of the Corporate Communications. If you have received notification of the publication of the Corporate Communications on the Websites and for any reason have difficulty in gaining access to the Corporate Communications on the Websites, the Company will upon request send the Corporate Communications to you in printed form free of charge. For the details of arrangement regarding request for printed copy of the Corporate Communications, please visit the Company’s website.

Should you have any queries in relation to this letter, please call the Hong Kong Share Registrar at (852) 2849 3399 during business hours from 9:00 a.m. to 5:00 p.m., Monday to Friday, excluding public holidays.

Yours faithfully,
China Uptown Group Company Limited

Notes:

- (1) Corporate Communications include, but not limited to (a) directors’ report, annual accounts together with auditors’ report and, where applicable, summary financial report; (b) interim report and, where applicable, summary interim report; (c) notice of meeting; (d) a listing document; and (e) circular.
- (2) Actionable Corporate Communications refer to any corporate communication that seek instructions from the Company’s securities holders on how they wish to exercise their rights or make elections as securities holders.

各位股東：

中國上城集團有限公司（「本公司」）下述文件已編制中、英文版本及於本公司之網站 www.chinauptown.com.hk 及香港聯合交易所有限公司之網站 www.hkexnews.hk（統稱「該等網站」）刊載:-

- 日期為 2024 年 6 月 21 日有關按於記錄日期每持有一(1)股股份獲發兩(2)股供股股份之非包銷基準以每股供股股份港幣 0.15 元的認購價進行供股之供股章程
- 暫定配額通知書及額外申請表格
(若閣下曾要求以印刷本方式收取公司通訊^(附註1)，供股章程之印刷本已隨本函附上。)

如閣下已提供有效電郵地址，本公司將透過電郵向閣下發送有關公司通訊於相關網站發佈的電郵通知，而作為可供採取行動的公司通訊^(附註2)的暫定配額通知書及額外申請表格將以印刷本形式郵寄予閣下。如閣下並未提供電郵地址或電郵地址無效，本公司將透過郵寄方式向閣下發送暫定配額通知書、額外申請表格及通知信函印刷本。

如閣下並未提供有效電郵地址並現在希望收取有關公司通訊於該等網站發佈的電郵通知，以代替日後收取書面通知信函印刷本，請閣下填妥函背面的回條，並在回條上填寫所需資料及簽名，然後把回條電郵至 2330-corpcomm@unionregistrars.com.hk 或寄回或親身交回本公司之香港股份過戶登記處聯合證券登記有限公司（「香港股份過戶登記處」），地址為香港北角英皇道 338 號華懋交易廣場 2 期 33 樓 3301-04 室。倘若閣下在香港投寄回條，可使用回條下方的郵寄標籤而毋須貼上郵票；否則，請貼上適當的郵票。

閣下可以隨時以書面通知本公司（經本公司之香港股份過戶登記處上述地址或電郵地址發送）要求收取公司通訊之印刷本。倘若閣下已收到有關在該等網站上發佈公司通訊的通知，但因任何原因而難以在該等網站上查閱公司通訊，本公司將於收到閣下要求後免費寄上所要求公司通訊之印刷本。有關索取公司通訊之印刷本安排之詳情，請瀏覽本公司網站。

閣下若對本信函有任何疑問，請在辦公時間（星期一至星期五上午 9 時正至下午 5 時正，公眾假期除外）內致電香港股份過戶登記處 (852) 2849 3399 查詢。

中國上城集團有限公司
謹啟

2024年6月21日

附註：

- (1) 「公司通訊」包括，但不限於 (a) 董事會報告、年度賬目連同核數師報告以及（如適用）財務摘要報告；(b) 中期報告及（如適用）中期摘要報告；(c) 會議通告；(d) 上市文件；及(e) 通函。
- (2) 「可供採取行動的公司通訊」是指任何涉及要求本公司證券持有人指示其擬如何行使其有關證券持有人的權利或作出選擇的公司通訊。

