

27th September, 2024

To Registered Shareholders

Dear Sir/Madam,

**Letter to shareholders –
2024 Annual Report**

The 2024 Annual Report of Tsim Sha Tsui Properties Limited (the “Company”) has been prepared in both English and Chinese languages. If you wish to request for a further printed copy of the 2024 Annual Report in the language different from the one you received, please complete the enclosed Change Request Form and return to the Company’s Share Registrar, Tricor Friendly Limited by post using the mailing label provided.

Please note that you are entitled at any time to change your choice of language and means of receipt of all future Corporate Communications^{Note} from the Company by giving notice in writing to the Company or Company’s Share Registrar by post at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email at tst247-ecom@vistra.com. Please note that Corporate Communications in English and Chinese versions and the Change Request Form are available on the Company’s website at www.sino.com.

For environmental protection and saving of printing and mailing costs, we encourage you to take advantage of receiving Corporate Communications through the Company’s website (the “Website Version”) as it is a convenient and prompt method of communication for shareholders. It will also help to reduce consumption of the world’s natural resources and save printing and mailing costs for the Company.

Even if you have chosen the Website Version, you would still have the right to change your choice of means of receipt and/or language of Corporate Communications at any time by giving notice in writing to the Company or the Company’s Share Registrar by post or by email at tst247-ecom@vistra.com. If you have difficulty in viewing the Website Version or gaining access to the Company’s website, upon your request in writing, the printed version of the Corporate Communications will be sent to you free of charge.

Should you have any queries relating to this letter, please call the hotline of the Company’s Share Registrar at (852) 2980 1333 during business hours (9:00 a.m. to 5:00 p.m., Monday to Friday, excluding Hong Kong public holidays).

Yours faithfully,

For and on behalf of
Tsim Sha Tsui Properties Limited
Fanny Cheng Siu King
Company Secretary

Encl.

Note:

“Corporate Communications” refer to any documents issued or to be issued by the Company for your information or action, including but not limited to: (a) directors’ report, annual accounts together with auditor’s report and, where applicable, summary financial report; (b) interim report and, where applicable, summary interim report; (c) notice of meeting; (d) listing document; (e) circular; and (f) proxy form.

Change Request Form

To: Tsim Sha Tsui Properties Limited (the “Company”)
c/o Tricor Friendly Limited
17/F, Far East Finance Centre,
16 Harcourt Road,
Hong Kong

Please tick the appropriate box to indicate your choice(s):

1. ☐ I/We have received the 2024 Annual Report in one language and would like to receive a further printed copy of the other language as indicated below:

- ☐ English version; **OR**
☐ Chinese version.

2. ☐ I/We would like to change my/our choice of language and/or means of receipt of all future Corporate Communications of the Company as indicated below:

Website Version Option

- (a) ☐ to read all future Corporate Communications published on the Company’s website at www.sino.com (the “Website Version”) in lieu of receiving printed copies, and to receive notifications of the publication of the Corporate Communications on the Company’s website by email; **OR**

Email address: _____

(Please provide the email address in English Capital Letters (in legible handwriting if you are filling in the email address by hand) and the email address will be used for the purpose of receiving (i) notification letters for the publication of all future Corporate Communications on the Company’s website (the “Notification Letters”); and (ii) all future Actionable Corporate Communications in electronic form by email. If no email address is provided or the email address provided by you is not functional, you will receive all future Notification Letters and Actionable Corporate Communications by post (to your address as appearing on the Company’s register of members), until such time when you provide a functional email address to the Company for receiving the same.)

Printed Version Options^(Note 3)

- (b) ☐ to receive the printed **English version** of all future Corporate Communications only; **OR**
(c) ☐ to receive the printed **Chinese version** of all future Corporate Communications only; **OR**
(d) ☐ to receive both the printed **English and Chinese versions** of all future Corporate Communications.

Shareholder’s full name: _____ Signature: _____

Contact telephone number: _____ Date: _____

Notes:

- Please complete **all** your details clearly. **Any Change Request Form that has not been completed clearly or otherwise incorrectly completed will be void.** If your shares are held in joint names, all joint holders or the shareholder whose name stands first on the register of members in respect of the joint holding should sign on this Change Request Form in order to be valid.
- The above instruction for choosing the Website Version option will apply to all future Corporate Communications to be sent to Shareholders until you notify the Company otherwise by notice in writing.
- This request for printed version of all future Corporate Communications will be valid unless being revoked or superseded or until the time when the Company publishes its next annual report in the following year (whichever is earlier). Further request in writing to the Company or the Company’s Share Registrar by post or by email at tst247-ecom@vistra.com will be required if you prefer to continue receiving printed copy of future Corporate Communications.
- “Corporate Communications” refer to any documents issued or to be issued by the Company for your information or action, including but not limited to: (a) directors’ report, annual accounts together with auditor’s report and, where applicable, summary financial report; (b) interim report and, where applicable, summary interim report; (c) notice of meeting; (d) listing document; (e) circular; and (f) proxy form.
- “Actionable Corporate Communications” refer to any Corporate Communications that seek instructions from Shareholders on how they wish to exercise their rights or make an election as Shareholders including but not limited to, election forms in connection with a dividend payment, excess application forms in connection with a rights issue or open offer, application forms for assured entitlement under an open offer, acceptance forms in connection with takeovers, mergers and share buy-backs, and provisional allotment letters in connection with a rights issue.

PERSONAL INFORMATION COLLECTION STATEMENT

“Personal Data” in this statement has the same meaning as “personal data” defined in the Personal Data (Privacy) Ordinance, Cap 486 (“PDPO”), which will include your name, contact telephone number and email address.

Your supply of Personal Data is on a voluntary basis for the purpose of processing your request for receiving Corporate Communications in your chosen manners (the “Purposes”). However, failure to supply your Personal Data may result in us or our third party service providers unable to process your request for the Purposes. We may transfer your Personal Data to our subsidiaries, Share Registrar, agent, contractor, third party service provider and/or other bodies who provides administrative, computer and other services to us for use in connection with the Purposes and to such parties who are authorized by law to request the information or are otherwise relevant for the Purposes and need to receive the information. Your Personal Data will be retained for such period as may be necessary to fulfill the Purposes and for our verification and record purposes.

You have the right to request access to and/or correction of the respective Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of the Personal Data should be in writing and sent by mail to the Data Privacy Officer of Tricor Friendly Limited at the above address.

Please cut the mailing label and stick it on the envelope to return this Change Request Form to us.
No postage stamp necessary if posted in Hong Kong.

MAILING LABEL

Tricor Friendly Limited
Freeport No. 10 GPO
Hong Kong