



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)

10 September 2025

Dear Non-registered Shareholders¹,

Notification of Publication of Interim Report 2025 (the “Interim Report”)

We hereby notify you that the Interim Report of Harbour Centre Development Limited (the “Company”), in both English and Chinese, has been published and is now available on the Company’s website at www.harbourcentre.com.hk and Hong Kong Exchanges and Clearing Limited’s website at www.hkexnews.hk (the “HKEXnews website”) (together, the “Websites”). You may access the Interim Report by clicking “Investor Relations” on the home page of the Company’s website then selecting “Interim Report” or browsing through the HKEXnews website. If you have previously requested to receive corporate communications of the Company (the “Corporate Communications”²) in printed form, the printed copy is enclosed.

As a Non-registered Shareholder, if you wish to receive email notification of publication of the Corporate Communications 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.

In the event that for any reason you have difficulty in accessing to the Interim Report on the Websites, the Company will upon request send the printed form of the same to you 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 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 Tengis Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong.

各位非登記股東¹：

二〇二五年中期報告書（「中期報告書」）已予以刊發的通知

海港企業有限公司（「本公司」）現謹通知 閣下，本公司中期報告書的中英文版現已刊發並上載到本公司網站 www.harbourcentre.com.hk 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」）。如要閱覽中期報告書，可在本公司網站主頁點擊「投資者關係」欄，然後選擇「中期報告」，或可瀏覽披露易網站。若 閣下之前要求以印刷本方式收取本公司的公司通訊（「公司通訊」²），則隨函附上中期報告書印刷本。

閣下作為非登記股東，如欲於日後收取有關公司通訊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。

閣下若因任何原因難以在該等網站上閱覽中期報告書，本公司會在收到 閣下索取中期報告書之印刷本的要求後給 閣下免費送遞。有關索取公司通訊印刷本之安排詳情，請瀏覽本公司網站。

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

二〇二五年九月十日

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登捷時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