

Date as postmarked

Dear Shareholders,

1. Annual Report 2019, Circular dated 31 March 2020 containing Notice of Annual General Meeting together with the Form of Proxy (collectively "Current Corporate Communications") and Sustainability Report 2019

We are pleased to notify you that the English and Chinese versions of the Current Corporate Communications are available on the Company's website at www.hysan.com.hk (the "Company's Website") and the website of The Stock Exchange of Hong Kong Limited at www.hkexnews.hk (the "Stock Exchange's Website").

You may access those documents by clicking "Financial Reports & Notices of AGM" or "Shareholder Service/Notices for Replacement of Lost Share Certificates" under "INVESTORS" section on the Company's Website, or browsing through the Stock Exchange's Website. If you have elected to receive the Corporate Communications (Note) in printed form, the printed versions of the Current Corporate Communications in your selected language(s) are enclosed.

The Sustainability Report 2019 is published in electronic form under the "Financial Reports & Notices of AGM" under "INVESTORS" section on the Company's Website, and is also available on the Stock Exchange's Website.

If you have any difficulty in gaining access to the Corporate Communications published on the Company's Website, the Company will promptly upon your written request to the Company or the Company's Registrar, Tricor Standard Limited (Address: Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong), or by e-mail (Email address: hysan14-ecom@hk.tricorglobal.com) send the Corporate Communications to you in printed form free of charge.

2. Choice of Means of Receipt and Language of Corporate Communications

You may change your means of receipt (in printed form or through our website) and choice of language (English and/or Chinese) of Corporate Communications, free of charge, at any time in future by reasonable notice in writing, please complete the enclosed change request form and return it to the Company or the Company's Registrar, using the provided prepaid mailing label, or by e-mail, notwithstanding any wish to the contrary you have previously conveyed to the Company or the Company's Registrar.

Should you have any query relating to any of the above matters, please call the enquiry hotline at (852) 2980 1333 during business hours (9:00 a.m. to 5:30 p.m., Monday to Friday, excluding Hong Kong public holidays).

Yours faithfully,

Cheung Ka Ki

Company Secretary

Encl.

Note: Corporate Communications refer to Interim/Annual Reports, notices, documents or other publications of the Company (including any "corporate communication" as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited).