

49/F., Lee Garden One, 33 Hysan Avenue, Hong Kong Tel: (852) 2895 5777 Fax: (852) 2577 5153 www.hysan.com.hk

31 August 2020

Dear Shareholders,

1. 2020 Interim Report

The English and Chinese versions of 2020 Interim Report of Hysan Development Company Limited (the "Company") are enclosed.

You may access the 2020 Interim Report by clicking "Financial Reports & Notices of AGM" under "INVESTORS" section on the Company's website at www.hysan.com.hk (the "Company's Website"). The 2020 Interim Report is also available on the website of The Stock Exchange of Hong Kong Limited at www.hkexnews.hk (the "Stock Exchange's Website").

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

We offer our shareholders the choice to receive corporate communications^(Note) (i) by electronic means through the Company's Website or (ii) in printed form, in English and/or Chinese version(s).

With a view to increase efficiency of communication, protecting the environment and saving costs, the Company recommends you to select option (i) above. To make your choice, please complete and sign the enclosed reply form and return it to the Company's Registrar, Tricor Standard Limited (the "Company's Registrar") by post using the provided prepaid mailing label or by email to hysan14-ecom@hk.tricorglobal.com or cosec@hysan.com.hk.

If the Company does not receive a duly completed and signed reply form or receive a response indicating the objection from you on or before 30 September 2020 and until you inform the Company or the Company's Registrar by reasonable notice in writing, you are deemed to have consented to receiving all future corporate communications by electronic means through the Company's Website only, and a notification of the publication of the corporate communications on the Company's Website will be sent to you by e-mail or, if none provided, by post to your registered address.

You may change your means of receipt (in printed form or by electronic means) and/or choice of language (English and/or Chinese) of corporate communications, free of charge, at any time in future by reasonable notice in writing to the Company or the Company's Registrar or by email to hysan14-ecom@hk.tricorglobal.com or cosec@hysan.com.hk. If you have difficulty in receiving or gaining access to the corporate communications on the Company's Website, the Company will promptly upon your request send the corporate communications to you in printed form free of charge.

Please note that printed copies of the English and Chinese versions of all future corporate communications are available from the Company or the Company's Registrar on request. They are also available on the Company's Website and the Stock Exchange's Website.

Should you have any queries relating to any of the above matters, please call the enquiry hotline on (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).



Please complete and sign this form and return it by cutting and sticking the prepaid mailing label on an envelope to the Company's Registrar, Tricor Standard Limited or via email to hysan14-ecom@hk.tricorglobal.com or cosec@hysan.com.hk.

REPLY FORM

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	by electronic means only through the Company's website (www.hysan.com.hk) instead of in printed form with an e-mai notification to my/our e-mail address below or a notification letter of the publication of corporate communications on the Company's website; or											mail the													
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 Please complete this form clearly. Any form with no indicated choice, with no signature or otherwise incorrectly completed shall be void. If your shares are held in joint names, the shareholder whose name stands first on the register of members of the Company in respect of the joint holding should sign on this reply form in order to be valid. If the Company does not receive this form from you or does not receive from you a response indicating the objection on or before 30 September 2020, you are deemed to have consented to receive all our future corporate communications on the Company's website only and we will send you a notification of the publication of the corporate communications on the Company's website. The above instruction will apply to all future corporate communications to be sent to you until you notify otherwise by reasonable notice in writing to the Company or the Company's Registrar. For the avoidance of doubt, we do not accept any special instructions written on this form. Please write to us separately if you have any. 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). 											refore nd we riting														
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You can find out more about Hysan's policies on privacy and personal data protection by accessing our privacy policy statement available on Hysan's website at www.hysan.com.hk.

MAILING LABEL

Please cut the mailing label and stick it on an envelope to return this Reply Form to us.

No postage is necessary if posted in Hong Kong.

Tricor Standard Limited Freepost No. 37 Hong Kong