LAI SUN DEVELOPMENT

Lai Sun Development Company Limited
(Incorporated in Hong Kong with limited liability)
**(Stock Code: 488)**

# NOTICE OF GENERAL MEETING

**NOTICE IS HEREBY GIVEN** that a general meeting ("**General Meeting**") of the members (the "**Members**") of Lai Sun Development Company Limited (the "**Company**") will be held at Grand Ballroom 5, Level B, Hong Kong Ocean Park Marriott Hotel, 180 Wong Chuk Hang Road, Aberdeen, Hong Kong on Wednesday, 31 December 2025 at 10:00 a.m. for the purpose of considering and, if thought fit, passing the following resolution, with or without amendments, as an ordinary resolution of the Company:

## ORDINARY RESOLUTION

"**THAT**

(a) the entering into of the Sale and Purchase Agreement (as defined in the circular of the Company dated 16 December 2025, the "**Circular**"), a copy of which is tabled at the meeting and marked "A" and initialled by the chairman of the meeting for identification purpose by the Company be and is hereby approved, confirmed and ratified;

(b) the Disposal (as more particularly described in the Circular), all actions taken (or to be taken) by the Company (or any of its subsidiaries) in relation thereto and all other matters contemplated thereunder be and are hereby approved; and

(c) any director or any two directors of the Company (if execution under the common seal of the Company ("**Common Seal**") is required) be and is/are hereby authorised for and on behalf of the Company to sign and execute, under hand or under the Common Seal (as appropriate), perfect, perform and deliver all such agreements, instruments, documents and deeds, and do all such acts or things and take all such steps as he/she may in his/her absolute discretion consider to be necessary, desirable, appropriate or expedient to implement and/or to give effect to the Sale and Purchase Agreement and all matters incidental thereto."

By order of the Board
**Lai Sun Development Company Limited**
**Cheung Sum, Sam**
*Executive Director and Company Secretary*

Hong Kong, 16 December 2025

*Registered Office:*
*11th Floor*
*Lai Sun Commercial Centre*
*680 Cheung Sha Wan Road*
*Kowloon, Hong Kong*

*Notes:*

1. *A Member entitled to attend and vote at the General Meeting convened by the above notice ("**Notice**") or its adjourned meeting (as the case may be) is entitled to appoint one (or if he/she/it holds two or more shares in the share capital of the Company ("**Shares**"), more than one) proxy to attend and speak at the General Meeting and, on a poll, vote on his/her/its behalf in accordance with the articles of association of the Company. A proxy need not be a Member.*

2. *A form of proxy for use at the General Meeting is sent to the Members with the Circular containing this Notice and is also available at the respective websites of Hong Kong Exchanges and Clearing Limited ("**HKEX**") and the Company.*

3. *To be valid, a form of proxy, duly signed and completed together with the power of attorney or other authority (if any) under which it is signed, or a notarially certified copy of such power or authority, must be lodged with the Company's share registrar, Tricor Investor Services Limited ("**Registrar**"), at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, not less than 48 hours before the time appointed for holding the General Meeting or its adjourned meeting (as the case may be) and in default, the form of proxy shall not be treated as valid. Completion and return of the form of proxy shall not preclude Members from attending in person and voting at the General Meeting or at its adjourned meeting (as the case may be) should they so wish. In such case, the said form(s) of proxy shall be deemed to be revoked.*

   *The contact phone number of the Registrar is (852) 2980 1333.*

4. *The record date for determining Member's entitlement to attend, speak and vote at the General Meeting is Tuesday, 23 December 2025. To ascertain the entitlement to attend, speak and vote at the General Meeting, Members must lodge the relevant transfer document(s) and share certificate(s) at the office of the Registrar not later than 4:30 p.m. on Tuesday, 23 December 2025 for registration.*

5. *Where there are joint registered holders of any Shares, any one of such joint holders may attend and vote at the General Meeting or its adjourned meeting (as the case may be), either personally or by proxy, in respect of such Shares as if he/she/it was solely entitled thereto; but if more than one of such joint holders are present at the General Meeting or its adjourned meeting (as the case may be) personally or by proxy, then one of such holders so present whose name stands first in the Register of Members of the Company in respect of such Shares shall alone be entitled to vote in respect thereof.*

6. *In compliance with Rule 13.39(4) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, voting on all the resolution proposed in this Notice shall be decided by way of poll at the General Meeting.*

7. *If a tropical cyclone warning signal No. 8 or above is expected to be hoisted or a black rainstorm warning signal or "extreme conditions" announced by the Government of the Hong Kong Special Administrative Region of the People's Republic of China is/are expected to be in force at any time after 7:00 a.m. on the date of the General Meeting, the General Meeting will be postponed and the Members will be informed of the date, time and venue of the postponed General Meeting by a supplementary notice posted on the respective websites of HKEX and the Company.*

   *If a tropical cyclone warning signal No. 8 or above or a black rainstorm warning signal or "extreme conditions" is cancelled at or before 7:00 a.m. on the date of the General Meeting and where conditions permit, the General Meeting will be held as scheduled.*

   *The General Meeting will be held as scheduled when an amber or red rainstorm warning signal is in force.*

   *Having considered their own situations, Members should decide on their own whether or not they would attend the General Meeting under any bad weather condition and if they do so, they are advised to exercise care and caution.*

8. *Members are advised to read the Circular which contains information concerning the resolution to be proposed at the General Meeting.*

9. *No refreshments or corporate gifts will be provided at the General Meeting.*

*As at the date of this announcement, the Board comprises the following members:*

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| *Executive Directors:* | *Dr. Lam Kin Ngok, Peter (Chairman) and Messrs. Cheung Sum, Sam (Group Chief Financial Officer), Lam Hau Yin, Lester (also alternate to Madam U Po Chu) and Lee Tze Yan, Ernest;* |
| *Non-Executive Director:* | *Madam U Po Chu; and* |
| *Independent Non-Executive Directors:* | *Messrs. Lam Bing Kwan, Leung Shu Yin, William, Ip Shu Kwan, Stephen and Luk Hon Man.* |