



# Oriental University City Holdings (H.K.) Limited 東方大學城控股（香港）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: 8067)

## NOTIFICATION LETTER 通知信函

13 August 2025

Dear Non-registered Shareholders<sup>(1)</sup>,

### **Oriental University City Holdings (H.K.) Limited (the “Company”)**

### **– Notice of Publication of Circular for the Major Transaction in relation to Disposal of a Lifestyle Commercial Building (the “Current Corporate Communication(s)”)**

The English and Chinese versions of the Company’s Current Corporate Communication(s) are available on the Company’s website at [www.oriental-university-city.com](http://www.oriental-university-city.com) (the “Company’s Website”) and the website of The Stock Exchange of Hong Kong Limited at [www.hkexnews.hk](http://www.hkexnews.hk) (the “HKEx’s website”) respectively (the “Website Version”). The Company strongly recommends you to access the Website Version of the Current Corporate Communication(s) and all future Corporate Communications<sup>(2)</sup>.

If you wish to receive the Current Corporate Communication(s) in printed form, please complete the Request Form on the reverse side of this letter (the “Request Form”) and return it to the Company c/o Boardroom Share Registrars (HK) Limited (the “Hong Kong Branch Share Registrar”), the branch share registrar of the Company in Hong Kong, by using the mailing label at the bottom of the Request Form (no need to affix a stamp if posted in Hong Kong; otherwise, please affix an appropriate stamp). The address of the Hong Kong Branch Share Registrar is 2103B, 21/F, 148 Electric Road, North Point, Hong Kong. You may also send an email with a scanned copy of the Request Form to [zhangjianguang@oriental-university-city.com](mailto:zhangjianguang@oriental-university-city.com). The Request Form may also be downloaded from the Company’s website or the HKEx’s website.

As a Non-registered Shareholder, if you wish to receive Corporate Communications of the Company in electronic form, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your shares in the Company are held (collectively, the “Intermediaries”) and provide your email address to your Intermediaries. Please contact your Intermediaries for the detailed procedure. If the Company does not receive your functional email address from the Intermediaries, until such time that the functional email address is provided to the Intermediaries, you will be unable to receive any notices of publication of the Website Version of Corporate Communications (the “Notice of Publication”) by email; and the Company would only be able to send you the Notice of Publication in printed form.

Should you have any queries relating to any of the above matters, please send an email to [zhangjianguang@oriental-university-city.com](mailto:zhangjianguang@oriental-university-city.com).

Yours faithfully,  
For and on behalf of

**Oriental University City Holdings (H.K.) Limited**  
**Liu Ying Chun**  
Chief Executive Officer and Executive Director

*Note 1: This letter is addressed to the non-registered Shareholder(s) of the Company (the “Non-registered Shareholder (s)”). Non-Registered Shareholder means such person or company whose shares are held in the Central Clearing And Settlement System (CCASS) and who has notified the Company from time to time through Hong Kong Securities Clearing Company Limited to receive Corporate Communications of the Company. If you have sold or transferred your shares in the Company, please disregard this letter and the enclosed Request Form.*

*Note 2: Corporate Communications include any document(s) issued or to be issued by the Company for the information or action of holders of any of its securities or the investing public, including but not limited to (a) the directors’ report and its annual accounts together with a copy of the independent auditor’s report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary interim report; (c) the quarterly report, if any; (d) a notice of meeting; (e) a listing document; (f) a circular; and (g) a proxy form.*

各位非登記股東<sup>(1)</sup>：

### **東方大學城控股（香港）有限公司（「本公司」）**

### **– 有關出售一棟生活商業大廈的主要交易之通函（「本次公司通訊文件」）之發佈通知**

本公司的本次公司通訊文件的中、英文版本已上載於本公司網站 [www.oriental-university-city.com](http://www.oriental-university-city.com)（「本公司網站」）及香港交易及結算所有限公司網站 [www.hkexnews.hk](http://www.hkexnews.hk)（「香港交易所網站」）（「網站版本」），本公司建議閣下閱覽本公司本次及日後公司通訊<sup>(2)</sup>的網站版本。

如閣下欲收取本次公司通訊文件之印刷本，請填妥在本信函背面的申請表格（「申請表格」），並使用隨附之郵寄標籤經本公司的香港股份過戶登記分處寶德隆證券登記有限公司（「香港股份過戶登記分處」）寄回本公司（如在香港投寄，毋須貼上郵票；否則，請貼上適當的郵票）。香港股份過戶登記分處地址為香港北角電氣道148號21樓2103B室。閣下亦可把已填妥之申請表格的掃描副本電郵到 [zhangjianguang@oriental-university-city.com](mailto:zhangjianguang@oriental-university-city.com)。申請表格亦可於本公司網站或香港交易所網站內下載。

作為非登記股東，如閣下欲以電子方式收取本公司的公司通訊，閣下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（統稱「中介機構」），並向閣下的中介機構提供閣下的電子郵件地址。請聯絡閣下的中介機構以了解詳細程序。如本公司沒有從中介機構收到閣下的有效電子郵件地址，直至中介機構收到閣下有效的電子郵件地址前，本公司將無法透過電子郵件方式發送公司通訊網站版本的登載通知（「登載通知」），而本公司只能發送登載通知之印刷本予閣下。

如閣下對本信函內容有任何疑問，請電郵至 [zhangjianguang@oriental-university-city.com](mailto:zhangjianguang@oriental-university-city.com)。

代表  
**東方大學城控股（香港）有限公司**  
首席執行官兼執行董事  
**劉迎春**  
謹啓

2025年8月13日

附註1：此函件乃向本公司之非登記股東（「非登記股東」）發出。非登記股東指股份存放於中央結算及交收系統（「中央結算及交收系統」）的有關人士或公司，而彼等已透過香港中央結算有限公司不時通知本公司，彼等欲收取本公司之公司通訊。如果閣下已經出售或轉讓所持有之本公司股份，則無需理會本函件及隨附之申請表格。

附註2：公司通訊包括本公司發布或將予發布以供其任何證券持有人或投資大眾參照或採取行動的任何文件，其中包括但不限於（a）董事會報告，公司年度賬目連同獨立核數師報告以及（如適用）財務摘要報告；（b）中期報告及（如適用）中期摘要報告；（c）季度報告（如有）；（d）會議通告；（e）上市文件；（f）通函；及（g）代表委任表格。

# Oriental University City Holdings (H.K.) Limited

## 東方大學城控股（香港）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: 8067)

### Request Form 申請表格

To: **Oriental University City Holdings (H.K.) Limited (the “Company”)** 致: **東方大學城控股（香港）有限公司（「公司」）**  
c/o **Boardroom Share Registrars (HK) Limited** 經 **寶德隆證券登記有限公司**  
**2103B, 21/F, 148 Electric Road, North Point, Hong Kong** 香港北角電氣道 148 號 21 樓 2103B 室

#### REMINDER 提示

As a non-registered Shareholder, if you wish to receive Corporate Communications<sup>(2)</sup> pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your shares are held (collectively, the “Intermediaries”) and provide your email address to your Intermediaries.  
作為非登記股東，如有意根據香港聯合交易所有限公司證券上市規則收取公司通訊<sup>(2)</sup>，閣下應聯絡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（統稱「中介機構」），並向閣下的中介機構提供閣下的電子郵件地址。

To receive a printed form of the Current Corporate Communication(s) (Please mark (“X”) to the following box)

收取本次公司通訊之印刷本（請在空格內劃上「X」號）

☐ I/We would like to receive the Current Corporate Communication(s) in the printed form.  
本人／我們希望收取本次公司通訊之印刷本。

Name(s) of Shareholder(s) #  
股東姓名#

Contact telephone number  
聯絡電話號碼

(Please use ENGLISH BLOCK LETTERS 請用英文正楷填寫)

Address #  
地址#

(Please use ENGLISH BLOCK LETTERS 請用英文正楷填寫)

Signature  
簽名

Date  
日期

# You are required to fill in the details if you download this request form from the Company's website.  
# 假如閣下從公司網站下載本申請表格，請必須填上有關資料。

#### Note 附註：

- Please complete all your details clearly.  
請閣下清楚填妥所有資料。
- Corporate Communications include any document(s) issued or to be issued by the Company for the information or action of holders of any of its securities or the investing public, including but not limited to (a) the directors' report and its annual accounts together with a copy of the independent auditor's report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary interim report; (c) the quarterly report, if any; (d) a notice of meeting; (e) a listing document; (f) a circular; and (g) a proxy form.  
公司通訊包括公司發布或將予發布以供其任何證券持有人或投資大眾參照或採取行動的任何文件，其中包括但不限於(a)董事會報告，公司年度帳目連同獨立核數師報告以及（如適用）財務摘要報告；(b)中期報告及（如適用）中期摘要報告；(c)季度報告（如有）；(d)會議通告；(e)上市文件；(f)通函；及(g)代表委任表格。  
Any report form without indication, with no signature or otherwise incorrectly completed will be void.  
如在本申請表格未有作出選擇、未有簽署、或在其他方面填寫不正確，則本申請表格將會作廢。
- For the avoidance of doubt, we do not accept any special instructions written on this Request Form.  
為免存疑，任何在本申請表格上的額外手寫指示，本公司將不予處理。

#### PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料聲明

- (i) “Personal Data” in these statements has the same meaning as “personal data” in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong (“PDPO”).  
本聲明中所指的「個人資料」具有香港法例第 486 章《個人資料（私隱）條例》（「《私隱條例》」）中「個人資料」的涵義。
- (ii) Your Personal Data provided in this Request Form will be used in connection with, including but not limited to, the Company's electronic dissemination of Corporate Communications and to liaise with you on other matters relating to your holdings in the Company. Your supply of Personal Data to the Company is on a voluntary basis. Failure to provide sufficient information may result in the Company being unable to process your instructions and/or requests as stated in this Request Form.  
閣下於申請表格所提供的個人資料將用於（包括但不限於）有關公司以電子方式發布公司通訊及就閣下持有的公司證券有關的其他事宜上與閣下聯絡。閣下向本公司所提供個人資料屬自願性質。若閣下未能提供足夠資料可能導致公司無法處理閣下在本申請表格上所述的指示及／或要求。
- (iii) Your Personal Data may be disclosed or transferred by the Company to its subsidiaries, its share registrar, and/or other companies or bodies for any of the stated purposes, and retained for such period as may be necessary for our verification and record purposes.  
公司可就任何所說明的用途，將閣下的個人資料披露或轉移給公司的附屬公司、股份過戶登記處、及／或其他公司或團體，並將在適當期間保留該等個人資料作核實及紀錄用途。
- (iv) You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data should be in writing to the Personal Data Privacy Officer of Boardroom Share Registrars (HK) Limited at 2103B, 21/F, 148 Electric Road, North Point, Hong Kong.  
閣下有權根據《私隱條例》的條文查閱及／或修改閣下的個人資料。任何該等查閱及／或修改個人資料的要求均須以書面方式向寶德隆證券登記有限公司（地址為香港北角電氣道 148 號 21 樓 2103B 室）的個人資料私隱主任提出。

閣下寄回此申請表格時，請將郵寄標籤剪貼於信封上。

如在本港投寄毋須貼上郵票。

Please cut the mailing label and stick this on the envelope  
to return this Request Form to us.

No postage stamp necessary if posted in Hong Kong.

#### 郵寄標籤 MAILING LABEL

寶德隆證券登記有限公司  
Boardroom Share Registrars (HK) Limited  
簡便回郵號碼 Freepost No. 37 WCH  
香港 Hong Kong