

DEVGREAT GROUP LIMITED

大方廣瑞德集團有限公司

(formerly known as Shanghai Zendai Property Limited 上海証大房地產有限公司*)
(incorporated in Bermuda with limited liability)
(Stock Code: 755)

Notification Letter 通知信函

14 February 2025

Dear Registered shareholders,

DEVGREAT GROUP LIMITED (THE "COMPANY")

- NOTICE OF PUBLICATION OF CIRCULAR DATED 14 FEBRUARY 2025 AND PROXY FORM (THE "CURRENT CORPORATE COMMUNICATION")

We hereby notify you that the Current Corporate Communication of the Company, in both English and Chinese versions, are now available on the Company's website at www.zendaiproperty.com and the HKEXnews website at www.hkexnews.hk. You may now access the Current Corporate Communication by clicking the relevant titles as appeared under the "Investor Relations" of the Company's website. If you have elected to receive corporate communications[#] in printed form, the printed form (or forms) of the Current Corporate Communication is (or are) enclosed.

If you would like to receive future corporate communications from the Company in printed form instead of in electronic form on the Company's website (or in electronic form on the Company's website instead of in printed form) please complete the Change Request Form on the reverse side of this letter and sign and return it by post or by hand to the Company's branch share registrar (the "Hong Kong Branch Share Registrar"), Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong. If you post your reply in Hong Kong, you may use the mailing label in the Change Request Form and need not affix a stamp on the envelope when returning your Change Request Form. Otherwise, please affix an appropriate stamp. The Change Request Form may also be downloaded from the Company's website at <http://www.zendaiproperty.com> and the HKEXnews website at www.hkexnews.hk.

If you have elected (or are deemed to have elected) to receive the Current Corporate Communication in electronic form on the Company's website and for any reason have difficulty in obtaining access to corporate communications on the Company's website, the Company will upon request send the Current Corporate Communication to you in printed form free of charge.

You may at any time by reasonable notice in writing to the Company (sent to the Hong Kong Branch Share Registrar at the above address or by email to is-ecom@vistra.com) elect to receive future corporate communications from the Company in printed form instead of in electronic form on the Company's website (or in electronic form on the Company's website instead of in printed form).

To ensure timely receipt of the latest notices of publication of the Website Version of Corporate Communications ("Notice of Publication"), if you have not provided your email address to the Company or need to update your email address, the Company recommends you to provide your email address by completing and signing the enclosed Change of Request Form and return to the Hong Kong Branch Share Registrar at the above-mentioned address by post or by email to is-ecom@vistra.com.

If the Company does not receive a functional email address in your reply, until such time that the functional email address is provided to the Hong Kong Branch Share Registrar, you will be unable to receive via email Notices of Publication in electronic form; and the Company would only be able to send you the printed copy of the Notices of Publication.

Should you have any queries relating to this notification letter, please contact the enquiry hotline of the Hong Kong Branch Share Registrar at (852) 2980 1333 during business hours from 9:00 a.m. to 6:00 p.m., Monday to Friday, excluding Hong Kong public holidays.

By Order of the Board
DevGreat Group Limited
Mr. Huang Yuhui
Chairman and Executive Director

[#] Corporate Communication(s) refers to any document(s) issued or to be issued by the Company for information or action of holders of securities of the Company, including but not limited to: (a) annual reports; (b) interim reports; (c) notices of meeting; (d) listing documents; (e) circulars; and (f) proxy forms.

致各位登記股東:

大方廣瑞德集團有限公司 (「本公司」)

- 刊發日期為二零二五年二月十四日通函及代表委任表格 (「本次公司通訊」) 的通知

謹此通知 閣下, 本公司之本次公司通訊的英文及中文版本, 現已於本公司網站 www.zendaiproperty.com 及香港交易所披露易網站 www.hkexnews.hk 刊載。閣下可於本公司網站內按「投資者關係」項下所顯示的有關標題閱覽本次公司通訊。

如 閣下欲收取本公司日後的公司通訊之印刷本, 以取代於本公司網站登載的電子版本 (或收取於本公司網站登載的公司通訊電子版本, 以取代印刷本)。請 閣下填妥在本函背面的更改選擇表格, 並在更改選擇表格上簽名, 然後寄回或親自交回本公司之股份過戶登記處, 卓佳證券登記有限公司 (「香港股份登記分處」), 地址為香港夏愨道 16 號遠東金融中心 17 樓。倘若 閣下在香港投寄, 可使用更改選擇表格內的郵寄標籤寄回, 而毋須在信封上貼上郵票; 否則, 請貼上適當的郵票。更改選擇表格亦可於本公司網站 www.zendaiproperty.com 及香港交易所披露易網站 www.hkexnews.hk 內下載。

如 閣下已選擇 (或被視為已選擇) 收取於本公司網站登載的本次公司通訊電子版本, 惟因故查閱公司通訊上出現困難, 只要 閣下提出要求, 本公司將儘快寄上所要求的本次公司通訊的印刷本, 費用全免。

閣下可以隨時透過香港股份登記分處以書面或透過電郵至 is-ecom@vistra.com 通知本公司, 選擇收取本公司日後的公司通訊之印刷本, 以取代於本公司網站登載的電子版本 (或收取於本公司網站登載的公司通訊電子版本, 以取代印刷本)。

為確保及時收到最新的公司通訊網站版本的登載通知 (「登載通知」), 如 閣下尚未提供 閣下之電子郵件地址予本公司, 或需更新 閣下之電子郵件地址, 本公司建議 閣下填寫及簽署隨附之變更申請表格提供 閣下之電子郵件地址並按上述地址以郵寄方式交回本公司的香港股份登記分處或以電郵方式發送至 is-ecom@vistra.com。

如果本公司沒有收到 閣下的有效電子郵件地址, 閣下將無法透過電子郵件方式收取以電子方式發送的登載通知; 及本公司只能以印刷本方式向閣下發送公司通訊網站版本的登載通知, 直至香港股份登記分處收到閣下有效的電子郵件地址為止。

倘 閣下對本通知有任何疑問, 請於辦公時間星期一至星期五 (香港公眾假期除外) 上午九時正至下午六時正, 致電香港股份登記分處諮詢熱線(852) 2980 1333 查詢。

承董事會命
大方廣瑞德集團有限公司
主席及執行董事
黃裕輝先生

二零二五年二月十四日

[#] 公司通訊指本公司已刊發或將予刊發以供本公司證券持有人參照或採取行動之任何文件, 包括但不限於: (a) 年報; (b) 中期報告; (c) 會議通告; (d) 上市文件; (e) 通函; 及(f) 代表委任表格。

* For identification purposes only 僅供識別

