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翠華集團®
TSUI WAH GROUP

Tsui Wah Holdings Limited

翠華控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1314)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an extraordinary general meeting of Tsui Wah Holdings Limited (the “**Company**” and the “**EGM**”, respectively) will be held at Rooms 1606–1608, 16/F, Riley House, 88 Lei Muk Road, Kwai Chung, New Territories, Hong Kong, on Friday, 24 June 2022 at 3:00 p.m. for the purpose of considering and, if thought fit, passing (with or without modifications) the following resolutions, which will be proposed as ordinary resolutions of the Company:

ORDINARY RESOLUTION

“THAT:

- (i) the sale and purchase agreement dated 14 April 2022 entered into between (1) Corporate Winner Limited (洲永有限公司) and Enrich Sources Limited (彩沃有限公司) as vendors; (2) China Resources Purchasing Godown Company Limited (華潤採購倉儲有限公司) as purchaser; and (3) Cui Fa Limited, for the sale and purchase of the properties located at (1) Units Nos.1601, 1602, 1603, 1604, 1605, 1606, 1607 and 1608 on the 16th Floor of Riley House, No. 88 Lei Muk Road, Kwai Chung, New Territories, Hong Kong; and (2) Units Nos.1701, 1702, 1703 and 1704 on the 17th Floor of Riley House, No. 88 Lei Muk Road, Kwai Chung, New Territories, Hong Kong (the “**Agreement**”) and the transaction contemplated thereunder (including the Leaseback Arrangement (as defined in the Agreement)) be and are hereby ratified, confirmed and approved; and

- (ii) any one or more directors of the Company (the “**Directors**”) be and is hereby authorised to do all such acts and things which the Director(s) may consider necessary, including the execution of the subsequent assignment and any other necessary documents, desirable or expedient to implement the transaction contemplated under the Agreement including the Leaseback Arrangement (with any amendments to the terms of such agreement, which are not inconsistent with the purpose thereof as may be approved by the Directors).”

By order of the Board
Tsui Wah Holdings Limited
LEE Yuen Hong
Chairman and Executive Director

Hong Kong, 27 May 2022

Notes:

- (1) The EGM will be held at the venue of the EGM with the minimum number of persons present as is legally required to form a quorate meeting. The quorum will be formed by the Directors or other staff members of the Company, who are shareholders of the Company (the “**Shareholders**”) or proxies.
- (2) No other Shareholders or proxies shall attend the EGM in person. Any other person who attempts to attend the EGM in person will not be permitted entry to the venue of the EGM.
- (3) Subject to prior registration and completion of identity verification, Shareholders may view and participate in the EGM through a live webcast (the “**Webcast**”) which can be accessed by using a smart phone, computer, tablet device or any device installed with the relevant application. Shareholders will be able to access the Webcast using the same link at the start of the EGM until its conclusion. Please follow the instructions on the landing page on how to access the Webcast.
- (4) Any Shareholder who/which wishes to participate in the EGM by the Webcast must send his/her/its corporate representative’s full name, contact phone number and registered address by email to info@tsuiwah.com not later than 72 hours before the appointed time and date of the EGM.
- (5) Shareholders having completed registration and identity verification will be provided with the web link and/or password to access the Webcast 30 minutes before the start of the EGM until conclusion.
- (6) Shareholders having completed registration and identity verification can submit questions: (i) to the Board in advance at or before 9:00 a.m. on Thursday, 23 June 2022 by email to info@tsuiwah.com; or (ii) during the EGM through the live webcast dialogue function.
- (7) No remote voting system will be provided at the Webcast. If a Shareholder (whether individual or corporate) wishes to exercise rights as a Shareholder at the EGM, he/she/it must appoint the chairman of the EGM as the proxy to attend and vote on his/her/its behalf at the EGM.

- (8) In order to be valid, a form of proxy and the power of attorney or other authority (if any) under which it is signed, or a notarially certified copy of such power of attorney or authority, must be deposited at the Company's share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong, not less than 48 hours before the time fixed for holding the EGM or the adjournment thereof (as the case may be).
- (9) To ascertain the Member's entitlement to attend and vote at the EGM, the register of members will be closed from Tuesday, 21 June 2022 to Friday, 24 June 2022, both days inclusive, during which period no transfer of Shares can be registered. In order to qualify for attending and voting at the EGM, non-registered Shareholders must lodge all duly completed and stamped transfers of Shares accompanied by the relevant share certificates with the Company's share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17/F, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong for registration not later than 4:30 p.m. on Monday, 20 June 2022.
- (10) (a) Subject to paragraph (b) below, if a tropical cyclone warning signal No. 8 or above is expected to be hoisted or a rainstorm warning signal is expected to be in force at any time during three hours before the time fixed for the holding of the EGM, the EGM will be postponed and the Members will be informed of the date, time and venue of the postponed EGM by an announcement posted on the respective websites of the Company and the Stock Exchange.
- (b) If a tropical cyclone warning signal No. 8 or above or a rainstorm warning signal is lowered or cancelled at or before three hours before the time fixed for holding the EGM and where conditions permit, the EGM will be held as scheduled.
- (c) The EGM will be held as scheduled when an amber or a thunderstorm warning signal or typhoon signal No. 3 or below is in force.

SPECIAL ARRANGEMENTS FOR THE EGM

In view of the ongoing novel coronavirus disease 2019 (COVID-19) pandemic, to safeguard the health and safety of the Shareholders, the EGM will be held at the venue of the EGM with the minimum number of persons present as is legally required to form a quorate meeting. The quorum will be formed by the Directors or other staff members of the Company, who are Shareholders or proxies. As such, **no other Shareholders shall attend the EGM in person.** For details of the special arrangements, please refer to the section headed "EGM" in the Letter from the Board of the circular of the Company dated 27 May 2022.

As at the date of this notice, the Board comprises the following members: (a) Mr. LEE Yuen Hong (Chairman), Mr. LEE Kun Lun Kenji (Group Chief Executive Officer) and Ms. LEE Yi Fang as executive Directors; (b) Mr. CHENG Chung Fan, Mr. WONG Chi Kin and Mr. YANG Dong John as non-executive Directors; and (c) Mr. GOH Choo Hwee, Mr. TANG Man Tsz and Mr. YIM Kwok Man as independent non-executive Directors.