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WAH HA REALTY COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 278)

NOTICE OF 2022 ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the 2022 annual general meeting of Wah Ha Realty Company Limited (the “**Company**”) (the “**2022 AGM**”) will be held at Room 2500, Dominion Centre, 43-59 Queen’s Road East, Wanchai, Hong Kong on Friday, 2 September 2022 at 11:00 a.m. for the following purposes:

1. To receive, consider and adopt the audited Financial Statements and the Reports of the Directors and Independent Auditor of the Company for the year ended 31 March 2022.
2. To declare final and special dividends for the year ended 31 March 2022.
3. (A) To re-elect the following retiring Directors:
 - (a) Mr. Ng Kwok Tung as a Non-executive Director;
 - (b) Mr. Chan Woon Kong as an Independent Non-executive Director; and
 - (c) Mr. Cheung Lin Wee as an Executive Director.
- (B) To fix the Directors’ remuneration.

4. To re-appoint PricewaterhouseCoopers as Auditor of the Company and authorise the Board of Directors to fix their remuneration.

By Order of the Board

Wah Ha Realty Company Limited

Raymond W. M. Chu

Company Secretary

Hong Kong, 28 July 2022

Notes:

- (i) A proxy form for use at the 2022 AGM is enclosed with the circular dated 28 July 2022 (the “**Circular**”).
- (ii) At the 2022 AGM, the Chairman of the meeting will put each of the proposed resolutions to be voted by way of a poll under Article 70 of the Company’s Articles of Association.
- (iii) A member entitled to attend and vote at the above meeting is entitled to appoint one or more proxies to attend and, on a poll, vote in his stead. A proxy needs not be a member of the Company.
- (iv) In light of the ongoing Coronavirus 2019 (“**COVID-19**”) pandemic situation in Hong Kong and in order to safeguard the health and safety of all the attendees at the 2022 AGM, shareholders of the Company (the “**Shareholders**”) may consider appointing the Chairman of the 2022 AGM as their proxy to vote on the resolutions instead of attending the meeting in person. For every Shareholder, proxy or other attendee attending the 2022 AGM, compulsory body temperature checks will be conducted at the entrance of the meeting venue and they are also required to wear a surgical face mask throughout the meeting. Any person with a body temperature of over 37.4 degrees Celsius or who does not comply with the precautionary measures to be taken at the 2022 AGM may be refused admission to the meeting venue. Attendees are therefore requested to observe and practise good personal hygiene at all times at the meeting venue.
- (v) To be valid, the proxy form duly completed and signed in accordance with the instructions printed thereon, together with any power of attorney or other authority (if any) under which it is signed, or a notarially certified copy thereof, must be lodged with the Company’s registered office, Room 2500, Dominion Centre, 43-59 Queen’s Road East, Wanchai, Hong Kong, as soon as possible but in any event not less than 48 hours before the time appointed for holding the meeting or any adjourned meeting thereof.

- (vi) The Register of Members of the Company will be closed from Thursday, 25 August 2022 to Friday, 2 September, 2022, both days inclusive, during which period no transfer of Shares will be registered. In order to qualify for attending and voting at the 2022 AGM, all transfer documents accompanied by the relevant share certificates must be lodged with the Company's Share Registrar, Hongkong Managers and Secretaries Limited, Units 1607-8, 16th Floor, Citicorp Centre, 18 Whitfield Road, Causeway Bay, Hong Kong for registration not later than 4:00 p.m. on Wednesday, 24 August 2022.
- (vii) The Register of Members of the Company will be closed from Friday, 9 September 2022 to Friday, 16 September 2022, both days inclusive, during which period no transfer of Shares will be registered. In order to qualify for the proposed final and special dividends, all transfer documents accompanied by the relevant share certificates must be lodged with the Company's Share Registrar, Hongkong Managers and Secretaries Limited, Units 1607-8, 16th Floor, Citicorp Centre, 18 Whitfield Road, Causeway Bay, Hong Kong for registration not later than 4:00 p.m. on Thursday, 8 September 2022.
- (viii) Detailed information regarding Resolution No. 3 of this notice is set out in the Appendix to the Circular.
- (ix) The translation into Chinese language of this notice is for reference only. In case of any inconsistency, the English version shall prevail.
- (x) If typhoon signal no. 8 or above or a black rainstorm warning signal remains in force at 9:00 a.m. at the date of the 2022 AGM, the 2022 AGM will be postponed. Shareholders are requested to visit the website of the Company at www.wahha.com for details of alternative meeting arrangements. The 2022 AGM will be held as scheduled when an amber or red rainstorm warning signal is in force. Shareholders who have any queries concerning the alternative meeting arrangements, please call the Company at (852) 2527 1821 during business hours from 9:30 a.m. to 5:30 p.m. on Mondays to Fridays, excluding public holidays.
- (xi) Due to the constantly evolving COVID-19, the Company may be required to change the 2022 AGM arrangements at short notice. Shareholders should check the Company's website at www.wahha.com for further announcements and updates on the 2022 AGM arrangements.

As at the date of this announcement, the Board of Directors comprises Messrs Cheung Kee Wee, Cheung Lin Wee and Cheung Ying Wai, Eric as Executive Directors, Mr. Ng Kwok Tung as Non-executive Director and Messrs Chan Woon Kong, Au-Yang Cheong Yan, Peter, Chan Wing Tat and Kok Lap Seng as Independent Non-executive Directors.