

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

WING TAI PROPERTIES LIMITED

永泰地產有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 369)

CHANGE OF BOARD COMPOSITION

The board of directors (the “**Board**”) of Wing Tai Properties Limited (the “**Company**”) announces the following changes to the Board composition:

1. Mr. Simon Murray (“**Mr. Murray**”) will retire as an independent non-executive director of the Company (the “**INED**”) with effect from the conclusion of the forthcoming annual general meeting of the Company scheduled to be held on 29 May 2025 (the “**AGM**”). After his retirement, Mr. Murray will cease to be the chairman of the remuneration committee of the Company (the “**Remuneration Committee**”) and the chairman of the nomination committee of the Company (the “**Nomination Committee**”);
2. Mr. Haider Hatam Tyebjee Barma (“**Mr. Barma**”) will retire by rotation as an INED with effect from the conclusion of the AGM and will not offer himself for re-election at the AGM. After his retirement, Mr. Barma will cease to be a member of the audit committee of the Company (the “**Audit Committee**”) and a member of the Nomination Committee;
3. Mr. Lam Tin Fuk, Fred (“**Mr. Fred Lam**”) has been appointed an INED, the chairman of the Remuneration Committee and the chairman of the Nomination Committee with effect from the conclusion of the AGM;
4. Mrs. Chen Chou Mei Mei, Vivian has been appointed a member of the Nomination Committee with effect from the conclusion of the AGM;
5. Mr. Lam Kin Fung, Jeffrey has been appointed a member of the Nomination Committee with effect from the conclusion of the AGM; and
6. Mr. Ng Tak Wai, Frederick has been appointed a member of the Audit Committee and a member of the Nomination Committee with effect from the conclusion of the AGM.

Mr. Murray has informed the Company that his decision to retire as aforesaid is to facilitate the Company’s compliance with the recent amendments to the Corporate Governance Code and related Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) in relation to long-serving INEDs (the “**Recent Amendments**”). Mr. Murray has confirmed that he has no disagreement with the Board and that he is not aware of any matters in relation to his retirement that needs to be brought to the attention of the

shareholders of the Company (the “**Shareholders**”). Mr. Murray has been appointed an advisor to the Chairman of the Board with effect from his retirement as aforesaid.

Mr. Barma has informed the Company that his decision not to offer himself for re-election as aforesaid is to facilitate the Company’s compliance with the Recent Amendments. Mr. Barma has confirmed that he has no disagreement with the Board and that he is not aware of any matters in relation to his retirement that needs to be brought to the attention of the Shareholders.

The Board would like to express its gratitude to Mr. Murray and Mr. Barma for their dedicated services and invaluable contributions to the Board, the Company, and the Shareholders during their tenure of office and extend a warm welcome to Mr. Fred Lam for joining the Board.

The biographical details of Mr. Fred Lam are set out below:

Mr. Fred Lam *GBS JP*, aged 66, is the chairman of the board of the Airport Authority Hong Kong. He is a member of the World Governing Board of Airports Council International (“**ACI**”) and second vice president of the ACI Asia-Pacific & Middle East Regional Board. He is also a non-official member of Lantau Development Advisory Committee, a member of The University of Hong Kong Council and the chairman of each of its Human Resource Policy Committee and Information Technology Policy Committee. Mr. Fred Lam holds a Bachelor of Science (Engineering) degree in Computing Science from the Imperial College of Science and Technology at the University of London and attended Stanford Executive Programme at Stanford University.

Mr. Fred Lam was the chief executive officer of the Airport Authority Hong Kong and the executive director of the Hong Kong Trade Development Council. He was elected a Chartered Fellow of the Chartered Institute of Logistics and Transport and received the Executive Award in the DHL/ SCMP Hong Kong Business Awards in 2019.

Save as disclosed above, Mr. Fred Lam has not held any directorships in any other public companies the securities of which are listed in Hong Kong or overseas in the last three years prior to his appointment as an INED. He does not have any relationships with any other directors, senior management or substantial or controlling shareholders (as defined in the Listing Rules) of the Company.

Mr. Fred Lam has confirmed (i) his independence as regards each of the factors referred to in Rule 3.13(1) to (8) of the Listing Rules; (ii) that he has no past or present financial or other interest in the business of the Company or its subsidiaries or any connection with any core connected person (as defined in the Listing Rules) of the Company; and (iii) that there are no other factors that may affect his independence at the time of his appointment.

As at the date of this announcement, Mr. Fred Lam does not have any interests in the shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Mr. Fred Lam has entered into a letter of appointment with the Company for a term of three years commencing from the conclusion of the AGM. Such appointment is subject to the provisions of the amended and restated bye-laws of the Company in force from time to time (the “**Bye-laws**”) and the Listing Rules. He will be subject to the provisions of retirement by rotation and re-election contained in the Bye-laws and the Listing Rules at the general meetings of the Company.

Mr. Fred Lam is entitled to receive from the Company (i) a director’s fee of HK\$331,500 per annum; (ii) a fee of HK\$71,500 per annum for serving as the chairman of the Remuneration Committee; and (iii) a fee of HK\$71,500 per annum for serving as the chairman of the Nomination Committee. Such fees are determined with reference to his responsibilities with the Company and the Company’s remuneration policies.

Save as disclosed above, the Board is not aware of any matters which are required to be disclosed pursuant to the requirements under Rule 13.51(2)(h) to (v) of the Listing Rules or any other matter that needs to be brought to the attention of the Shareholders in relation to the appointment of Mr. Fred Lam.

By Order of the Board
WING TAI PROPERTIES LIMITED
Chung Siu Wah, Henry
Company Secretary & Group Legal Counsel

Hong Kong, 24 April 2025

As at the date of this announcement, the directors of the Company are:

Executive Directors:

Cheng Wai Chee, Christopher, Cheng Wai Sun, Edward, Cheng Man Piu, Francis, Chow Wai Wai, John and Ng Kar Wai, Kenneth

Non-executive Directors:

Kwok Ping Luen, Raymond (Kwok Ho Lai, Edward as his alternate), Hong Pak Cheung, William and Chen Chou Mei Mei, Vivien

Independent Non-executive Directors:

Simon Murray, Yeung Kit Shing, Jackson, Haider Hatam Tyebjee Barma, Lam Kin Fung, Jeffrey and Ng Tak Wai, Frederick