

The following notification dated 5 May 2026 in respect of Hongkong Land Holdings Limited was lodged with the Financial Conduct Authority in the United Kingdom today:

"NOTIFICATION OF TRANSACTIONS BY PERSONS DISCHARGING MANAGERIAL RESPONSIBILITIES AND PERSONS CLOSELY ASSOCIATED WITH THEM (1)

1 Details of the person discharging managerial responsibilities / person closely associated

a) Name: Ling Sze Chi

2 Reason for the notification

a) Position/Status: Chief Investment Officer

b) Initial notification/Amendment: Initial Notification

3 Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor

a) Name: Hongkong Land Holdings Limited

b) LEI: 213800XCHYNRPAYGXW28

4 Details of the transaction(s): *section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted*

a) Description of the financial instrument: Ordinary shares of US\$0.10 each
Identification code: BMG4587L1090

b) Nature of the transaction: Acquisition of ordinary shares pursuant to Shareholding Policy applicable to senior management

c) Price(s) and Volume(s):
Price(s) Volume(s)
US\$7.9287 28,700

d) Aggregated price: US\$7.9287
Aggregated volume: 28,700

e) Date of the transaction: 4 May 2026

f) Place of the transaction: Singapore Exchange (XSES)

NOTIFICATION OF TRANSACTIONS BY PERSONS DISCHARGING MANAGERIAL RESPONSIBILITIES AND PERSONS CLOSELY ASSOCIATED WITH THEM (2)

1 Details of the person discharging managerial responsibilities / person closely associated

a) Name: Wu Ying

2 Reason for the notification

a) Position/Status: Chief People & Culture Officer

b) Initial notification/Amendment: Initial Notification

3 Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor

a) Name: Hongkong Land Holdings Limited

b) LEI: 213800XCHYNRPAYGXW28

4 Details of the transaction(s): *section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted*

- a) Description of the financial instrument: Ordinary shares of US\$0.10 each
Identification code: BMG4587L1090
- b) Nature of the transaction: Acquisition of ordinary shares pursuant to Shareholding Policy applicable to senior management
- c) Price(s) and Volume(s):
- | | | |
|--|------------|-----------|
| | Price(s) | Volume(s) |
| | US\$7.9287 | 7,300 |
- d) Aggregated price: US\$7.9287
Aggregated volume: 7,300
- e) Date of the transaction: 4 May 2026
- f) Place of the transaction: Singapore Exchange (XSES)

NOTIFICATION OF TRANSACTIONS BY PERSONS DISCHARGING MANAGERIAL RESPONSIBILITIES AND PERSONS CLOSELY ASSOCIATED WITH THEM (3)

1 Details of the person discharging managerial responsibilities / person closely associated

- a) Name: Stuart Morrison Grant

2 Reason for the notification

- a) Position/Status: Chief Executive, Westbund Central
- b) Initial notification/Amendment: Initial Notification

3 Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor

- a) Name: Hongkong Land Holdings Limited
- b) LEI: 213800XCHYNRPAYGXW28

4 Details of the transaction(s): *section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted*

- a) Description of the financial instrument: Ordinary shares of US\$0.10 each
Identification code: BMG4587L1090
- b) Nature of the transaction: Acquisition of ordinary shares pursuant to Shareholding Policy applicable to senior management
- c) Price(s) and Volume(s):
- | | | |
|--|------------|-----------|
| | Price(s) | Volume(s) |
| | US\$7.9287 | 6,400 |
- d) Aggregated price: US\$7.9287
Aggregated volume: 6,400
- e) Date of the transaction: 4 May 2026
- f) Place of the transaction: Singapore Exchange (XSES)

Emma Sze
Company Secretary
Hongkong Land Holdings Limited

5 May 2026"