The following notification dated 3 November 2026 in respect of Hongkong Land Holdings Limited was lodged with the Financial Conduct Authority in the United Kingdom today:

"**HONGKONG LAND HOLDINGS LIMITED (the 'Company')**
GRANT OF LTIP / PDMR NOTIFICATION

On 30 October 2026, Craig Alan Beattie, Chief Financial Officer of the Company was granted a share award comprising 240,000 ordinary shares in the Company under the Long-Term Incentive Plan of the Company (the 'LTIP'). The vesting of these shares is subject to the achievement of LTIP performance targets, as outlined in the Remuneration Committee Report of the Company's Annual Report 2025.

The Notification of Dealing Form is included below.

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

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

a) Name: Craig Alan Beattie

2 Reason for the notification

a) Position/status: Chief Financial 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: Grant of share awards

c) Price(s) and Volume(s):

Price(s)	Volume(s)
US$0.00	240,000

d) Aggregated price: US$0.00
Aggregated volume: 240,000

e) Date of the transaction: 30 October 2026

f) Place of the transaction: Outside a trading venue

Philip Miller
Company Secretary
Hongkong Land Holdings Limited

3 November 2026"