In accordance with the requirements of the Financial Conduct Authority (the 'FCA') in the United Kingdom, notifications have been made to the FCA on behalf of the following share-based transactions in Hongkong Land Holdings Limited by its Directors and Persons Discharging Managerial Responsibilities on 20th April 2023:-

"**HONGKONG LAND HOLDINGS LIMITED**

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: Robert Yau Chung Wong

2 Reason for the notification

a) Position/Status: Chief Executive

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: Notional share options, being a right to exercise such options in return for cash
Identification code: BMG4587L1090

b) Nature of the transaction: Grant of notional share options at an allocation price of US$4.374 per share

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

Price(s)	Volume(s)
US$0.00	300,000

d) Aggregated price:
Aggregated volume: N/A - Single transaction

e) Date of the transaction: 20th April 2023

f) Place of the transaction: Outside a trading venue

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: 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: Notional share options, being a right to exercise such options in return for cash
Identification code: BMG4587L1090

b) Nature of the transaction: Grant of notional share options at an allocation price of US$4.374 per share

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

Price(s)	Volume(s)
US$0.00	60,000

d) Aggregated price:
Aggregated volume: N/A - Single transaction

e) Date of the transaction: 20th April 2023

f) Place of the transaction: Outside a trading venue

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: Kenneth Yew Hoong Foo

2 Reason for the notification

a) Position/Status: Executive Director – Property Management

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: Notional share options, being a right to exercise such options in return for cash
Identification code: BMG4587L1090

b) Nature of the transaction: Grant of notional share options at an allocation price of US$4.374 per share

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

Price(s)	Volume(s)
US$0.00	30,000

d) Aggregated price:
Aggregated volume: N/A - Single transaction

e) Date of the transaction: 20th April 2023

f) Place of the transaction: Outside a trading venue

NOTIFICATION OF TRANSACTIONS BY PERSONS DISCHARGING MANAGERIAL RESPONSIBILITIES AND PERSONS CLOSELY ASSOCIATED WITH THEM (4)

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

a) Name: Robert Lambard Garman

2 Reason for the notification

a) Position/Status: Executive Director – Commercial Property, South Asia

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: Notional share options, being a right to exercise such options in return for cash
Identification code: BMG4587L1090

b) Nature of the transaction: Grant of notional share options at an allocation price of US$4.374 per share

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

Price(s)	Volume(s)
US$0.00	30,000

d) Aggregated price:
Aggregated volume: N/A - Single transaction

e) Date of the transaction: 20th April 2023

f) Place of the transaction: Outside a trading venue

NOTIFICATION OF TRANSACTIONS BY PERSONS DISCHARGING MANAGERIAL RESPONSIBILITIES AND PERSONS CLOSELY ASSOCIATED WITH THEM (5)

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

a) Name: Changfeng Ling

2 Reason for the notification

a) Position/Status: Executive Director – China Property

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: Notional share options, being a right to exercise such options in return for cash
Identification code: BMG4587L1090

b) Nature of the transaction: Grant of notional share options at an allocation price of US$4.374 per share

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

Price(s)	Volume(s)
US$0.00	30,000

d) Aggregated price:
Aggregated volume: N/A - Single transaction

e) Date of the transaction: 20th April 2023

f) Place of the transaction: Outside a trading venue

NOTIFICATION OF TRANSACTIONS BY PERSONS DISCHARGING MANAGERIAL RESPONSIBILITIES AND PERSONS CLOSELY ASSOCIATED WITH THEM (6)

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

a) Name: John David James Simpkins

2 Reason for the notification

a) Position/Status: Executive Director and General Counsel

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: Notional share options, being a right to exercise such options in return for cash
Identification code: BMG4587L1090

b) Nature of the transaction: Grant of notional share options at an allocation price of US$4.374 per share

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

Price(s)	Volume(s)
US$0.00	30,000

d) Aggregated price:
Aggregated volume: N/A - Single transaction

e) Date of the transaction: 20th April 2023

f) Place of the transaction: Outside a trading venue

NOTIFICATION OF TRANSACTIONS BY PERSONS DISCHARGING MANAGERIAL RESPONSIBILITIES AND PERSONS CLOSELY ASSOCIATED WITH THEM (7)

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

a) Name: Raymond Chuen Ming Wong

2 Reason for the notification

a) Position/Status: Executive Director – Projects

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: Notional share options, being a right to exercise such options in return for cash

Identification code: BMG4587L1090

b) Nature of the transaction: Grant of notional share options at an allocation price of US$4.374 per share

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

Price(s)	Volume(s)
US$0.00	30,000

d) Aggregated price:
Aggregated volume: N/A - Single transaction

e) Date of the transaction: 20th April 2023

f) Place of the transaction: Outside a trading venue

Jonathan Lloyd, Jardine Matheson Limited
For and on behalf of Hongkong Land Holdings Limited

20th April 2023”