In accordance with the requirements of the Financial Conduct Authority in the United Kingdom, the following notifications of share transactions of a Director and persons closely associated with him has been made on behalf of Hongkong Land Holdings Limited:

"**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: Anthony Nightingale

**2 Reason for the notification**

a) Position/Status: Director

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: Transfer of ordinary shares from the Director to a person closely associated with him, being New Tower Investments Limited

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

| Price(s) | Volume(s) |
|---|---|
| US$5.20 | 2,184 |

d) Aggregated price: US$11,356.80
Aggregated volume: N/A – Single transaction

e) Date of transaction: 11th March 2022

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: New Tower Investments Limited

**2 Reason for the notification**

a) Position/Status: A person closely associated with Anthony Nightingale, Director (the 'Director')

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: Transfer of ordinary shares from the Director to New Tower Investments Limited

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

| Price(s) | Volume(s) |
|---|---|
| US$5.20 | 2,184 |

d) Aggregated price: US$11,356.80
Aggregated volume: N/A – Single transaction

e) Date of transaction: 11th March 2022

f) Place of the transaction: Outside a trading venue

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

**15th March 2022**"