In accordance with the requirements of the Financial Conduct Authority in the United Kingdom, the following notification of a share-based transaction of a Person Discharging Managerial Responsibilities 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 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: Exercise of notional share options, entitling the option holder to receive cash equivalent to the difference between the allocation price of US$3.937 and the market price of the underlying shares on the trading day preceding the date of exercise

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

Price(s)	Volume(s)
US$3.937	30,000

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

e) Date of the transaction: 11th May 2023

f) Place of the transaction: Outside a trading venue

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

16th May 2023"