The following notification dated 9 March 2026 in respect of Hongkong Land Holdings Limited was lodged with the Financial Conduct Authority in the United Kingdom today:

"**HONGKONG LAND HOLDINGS LIMITED**

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

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

a) Name: Michael Thomas Smith

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: Ordinary shares of US$0.10 each
Identification code: BMG4587L1090

b) Nature of the transaction: Acquisition of ordinary shares

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

Price(s)	Volume(s)
US$8.15	356,900

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

e) Date of the transaction: 6 March 2026

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

Emma Sze
Company Secretary
Hongkong Land Holdings Limited

9 March 2026"