

The following notification dated 26 March 2025 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 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: Craig Alan Beattie

2 Reason for the notification

a) Position/Status: Executive Director and 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: (i) Ordinary shares of US\$0.10 each
(ii) Notional share options, being a right to exercise such options in return for cash

Identification code: BMG4587L1090

b) Nature of the transaction: (i) Grant of share awards
(ii) Write off of notional share options

c) Price(s) and Volume(s):	Price(s)	Volume(s)
(i)	US\$0.00	117,700
(ii)	US\$0.00	120,000

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

e) Date of the transaction: 25 March 2025

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: Kei Yeuk Kong

2 Reason for the notification

a) Position/Status: Executive Director and Chief Commercial 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	80,800

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

e) Date of the transaction: 25 March 2025

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: 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:	(i)	Ordinary shares of US\$0.10 each
	(ii)	Notional share options, being a right to exercise such options in return for cash

Identification code: BMG4587L1090

b) Nature of the transaction:	(i)	Grant of share awards
	(ii)	Write off of notional share options

c) Price(s) and Volume(s):	Price(s)	Volume(s)
	(i)	US\$0.00 53,100
	(ii)	US\$0.00 60,000

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

e) Date of the transaction: 25 March 2025

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: Kenneth Yew Hoong Foo

2 Reason for the notification

a) Position/Status: Executive Director and Chief Property Management 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: (i) Ordinary shares of US\$0.10 each
(ii) Notional share options, being a right to exercise such options in return for cash

Identification code: BMG4587L1090

b) Nature of the transaction: (i) Grant of share awards
(ii) Write off of notional share options

c) Price(s) and Volume(s):	Price(s)	Volume(s)
	(i) US\$0.00	24,200
	(ii) US\$0.00	240,000

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

e) Date of the transaction: 25 March 2025

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: Chuen Ming Raymond Wong

2 Reason for the notification

a) Position/Status: Executive Director and Chief Development 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: (i) Ordinary shares of US\$0.10 each
(ii) Notional share options, being a right to exercise such options in return for cash

Identification code: BMG4587L1090

- b) Nature of the transaction: (i) Grant of share awards
(ii) Write off of notional share options
- c) Price(s) and Volume(s):
- | | Price(s) | Volume(s) |
|------|----------|-----------|
| (i) | US\$0.00 | 25,100 |
| (ii) | US\$0.00 | 194,000 |
- d) Aggregated price: N/A - Single transaction
Aggregated volume:
- e) Date of the transaction: 25 March 2025
- 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: Ying Wu

2 Reason for the notification

- a) Position/Status: Executive Director and Chief People & Culture 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 | 33,700 |
- d) Aggregated price: N/A - Single transaction
Aggregated volume:
- e) Date of the transaction: 25 March 2025
- f) Place of the transaction: Outside a trading venue

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

26 March 2025"