

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 Director and Persons Discharging Managerial Responsibilities on 20th June 2024:-

"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: 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\$3.2378 19,400

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

e) Date of the transaction: 18th June 2024

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

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: 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: 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\$3.2378	9,300
- d) Aggregated price: N/A - Single transaction
Aggregated volume:
- e) Date of the transaction: 18th June 2024
- f) Place of the transaction: Singapore Exchange (XSES)

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: 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: 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\$3.2378	21,100
- d) Aggregated price: N/A - Single transaction
Aggregated volume:
- e) Date of the transaction: 18th June 2024
- f) Place of the transaction: Singapore Exchange (XSES)

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: Kei Yeuk Kong

2 Reason for the notification

- a) Position/Status: Executive Director - Commercial 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: 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\$3.2378	23,000
- d) Aggregated price: N/A - Single transaction
Aggregated volume:
- e) Date of the transaction: 18th June 2024
- f) Place of the transaction: Singapore Exchange (XSES)

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: 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: 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\$3.2378	7,800
- d) Aggregated price: N/A - Single transaction
Aggregated volume:

- e) Date of the transaction: 18th June 2024
- f) Place of the transaction: Singapore Exchange (XSES)

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: 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: 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\$3.2378	10,600
- d) Aggregated price: N/A - Single transaction
Aggregated volume:
- e) Date of the transaction: 18th June 2024
- f) Place of the transaction: Singapore Exchange (XSES)

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: Ying Wu

2 Reason for the notification

- a) Position/Status: Executive Director – People and Culture
- 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\$3.2378 | 7,700 |
- d) Aggregated price: N/A - Single transaction
Aggregated volume:
- e) Date of the transaction: 18th June 2024
- f) Place of the transaction: Singapore Exchange (XSES)

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

20th June 2024"