

In accordance with the requirements of the Financial Conduct Authority (the 'FCA') in the United Kingdom, a notification has been made to the FCA on behalf of the following share-based transaction in Hongkong Land Holdings Limited by its Person Discharging Managerial Responsibilities on 13 January 2025:-

"HONGKONG LAND HOLDINGS LIMITED

NOTIFICATION OF TRANSACTION(S) BY PERSON(S) DISCHARGING MANAGERIAL RESPONSIBILITIES AND PERSON(S) CLOSELY ASSOCIATED WITH THEM

The Company has been notified by Ms Lily Jencks, a person discharging managerial responsibilities of the Company (in her capacity as a director of the Company), the following transaction of her shareholdings in the Company. Public notification for the transaction was not made within the required timeframe as a result of an administrative oversight.

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

a) Name: Lily Clare Jencks

2 Reason for the notification

- a) Position/Status: Non-Executive 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: Acquisition of ordinary shares
- c) Price(s) and Volume(s):

Price(s)	Volume(s)
US\$3.7950	79,300
- d) Aggregated price: N/A - Single transaction
Aggregated volume:
- e) Date of the transaction: 10 October 2024
- f) Place of the transaction: Singapore Exchange (XSES)

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

13 January 2025"