

The following notification dated 1 April 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: 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: (i) Grant of share awards
(ii) Acquisition of shares

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

	Price(s)	Volume(s)
(i)	US\$0.00	1,080,000
(ii)	US\$3.195	356,900

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

e) Date of the transaction: 1 April 2025

f) Place of the transaction: (i) Outside a trading venue
(ii) 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: 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: Grant of share awards

c) Price(s) and Volume(s):	Price(s)	Volume(s)
	US\$0.00	240,000

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

e) Date of the transaction: 1 April 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: Sze Chi Ling

2 Reason for the notification

a) Position/Status: Executive Director and Chief Investment 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:	(i)	Grant of share awards
	(ii)	Acquisition of shares

c) Price(s) and Volume(s):	Price(s)	Volume(s)
	(i) US\$0.00	130,000
	(ii) US\$4.532	63,300

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

e) Date of the transaction: 1 April 2025

f) Place of the transaction:	(i)	Outside a trading venue
	(ii)	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 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	130,000

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

e) Date of the transaction: 1 April 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: 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: Grant of share awards

c) Price(s) and Volume(s):	Price(s)	Volume(s)
	US\$0.00	130,000

- d) Aggregated price: N/A - Single transaction
Aggregated volume:
- e) Date of the transaction: 1 April 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: Jacqueline Chye Kim Tan

2 Reason for the notification

- a) Position/Status: Executive Director and Chief Corporate 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	100,000
- d) Aggregated price: N/A - Single transaction
Aggregated volume:
- e) Date of the transaction: 1 April 2025
- f) Place of the transaction: Outside a trading venue

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 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) US\$0.00 Volume(s) 100,000

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

e) Date of the transaction: 1 April 2025

f) Place of the transaction: Outside a trading venue

NOTIFICATION OF TRANSACTIONS BY PERSONS DISCHARGING MANAGERIAL RESPONSIBILITIES AND PERSONS CLOSELY ASSOCIATED WITH THEM (8)

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: 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) US\$0.00 Volume(s) 60,000

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

e) Date of the transaction: 1 April 2025

f) Place of the transaction: Outside a trading venue

NOTIFICATION OF TRANSACTIONS BY PERSONS DISCHARGING MANAGERIAL RESPONSIBILITIES AND PERSONS CLOSELY ASSOCIATED WITH THEM (9)

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 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: 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	60,000

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

e) Date of the transaction: 1 April 2025

f) Place of the transaction: Outside a trading venue

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

1 April 2025"