

The following notification dated 22 January 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(S) BY PERSON(S) DISCHARGING MANAGERIAL RESPONSIBILITIES AND PERSON(S) CLOSELY ASSOCIATED WITH THEM**

**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: Acquisition of ordinary shares

c) Price(s) and Volume(s):	Price(s)	Volume(s)
	US\$8.38	19,400

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

e) Date of the transaction: 20 January 2026

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

Jonathan Lloyd  
Company Secretary  
Hongkong Land Holdings Limited

22 January 2026"