

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"