

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: (i) Ordinary shares of US 0.10 each
(ii) Notional share options, being a right to exercise such options in return for cash
Identification code: BMG4587L1090
- b) Nature of the transaction: (i) Grant of share awards
(ii) Write off of notional share options
- c) Price(s) and Volume(s):
- | | Price(s) | Volume(s) |
|------|----------|-----------|
| (i) | US 0.00 | 117,700 |
| (ii) | US 0.00 | 120,000 |
- d) Aggregated price: N/A - Single transaction
Aggregated volume:
- e) Date of the transaction: 25 March 2025
- f) Place of the transaction: Outside a trading venue

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: 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) US 0.00	Volume(s) 80,800
d)	Aggregated price: Aggregated volume:	N/A - Single transaction	
e)	Date of the transaction: 25 March 2025		
f)	Place of the transaction: Outside a trading venue		

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

2 Reason for the notification

b) Initial notification/Amendment: Initial Notification

b) LEI: 213800XCHYNRPAYGXW 28

f) Place of the transaction: Outside a trading venue

2 Reason for the notification

b) Initial notification/Amendment: Initial Notification

b) LEI: 213800XCHYNRPAYGXW28

b) Nature of the	(i) Grant of share awards
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- vi) Nature of the transaction: (ii) Write off of notional share options
- c) Price(s) and Volume(s):
- | | Price(s) | Volume(s) |
|------|----------|-----------|
| (i) | US 0.00 | 24,200 |
| (ii) | US 0.00 | 240,000 |
- d) Aggregated price: N/A - Single transaction
Aggregated volume:
- e) Date of the transaction: 25 March 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: Chuen Ming Raymond 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: (i) Ordinary shares of US 0.10 each
(ii) Notional share options, being a right to exercise such options in return for cash
- Identification code: BMG4587L1090
- b) Nature of the transaction: (i) Grant of share awards
(ii) Write off of notional share options
- c) Price(s) and Volume(s):
- | | Price(s) | Volume(s) |
|------|----------|-----------|
| (i) | US 0.00 | 25,100 |
| (ii) | US 0.00 | 194,000 |
- d) Aggregated price: N/A - Single transaction
Aggregated volume:
- e) Date of the transaction: 25 March 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: 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) Volume(s)
 US 0.00 33,700
- d) Aggregated price: N/A - Single transaction
 Aggregated volume:
- e) Date of the transaction: 25 March 2025
- f) Place of the transaction: Outside a trading venue

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

26 March 2025

www.hkland.com

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