(Incorporated in Hong Kong with limited liability) Stock Codes: 16 (HKD counter) and 80016 (RMB counter)

NOTIFICATION LETTER

8 October 2024

Dear Registered Shareholder,

Sun Hung Kai Properties Limited (the "Company")

- Notice of publication of (i) the 2023/24 Annual Report; (ii) the Circular in relation to the proposals for general mandates to buy back shares and to issue shares and re-election of Directors and the notice of annual general meeting; (iii) the Proxy Form for 2024 annual general meeting (collectively the "Current Corporate Communications"); and (iv) the Sustainability Report 2023/24 (the "Sustainability Report"); and arrangement for dissemination of corporate communications

We are pleased to inform you that the English and Chinese versions of the Current Corporate Communications are available on the Company's website at www.shkp.com and the website of Hong Kong Exchanges and Clearing Limited ("HKEX") at www.hkexnews.hk. You may access the Current Corporate Communications (i) by clicking "Investor Relations" section in the menu on the home page of the Company's website, then confirming your acknowledgement of and agreement to the "Investor Relations" disclaimer and selecting "Financial Results & Reports" (for the 2023/24 Annual Report) and "Announcements" (for the other Current Corporate Communications); or (ii) by browsing through the HKEX's website. If you have elected to receive the Corporate Communications (Note 1) in printed form, the printed version of your selected language(s) of the Current Corporate Communications are enclosed herewith. If you are a new shareholder, both the English and Chinese versions of the Current Corporate Communications are enclosed herewith.

Please note that the 2024 annual general meeting of the Company will be held at 53rd Floor (as the principal meeting venue) and 4th Floor (as the additional meeting venue), Sun Hung Kai Centre, 30 Harbour Road, Hong Kong on Thursday, 7 November 2024 at 12:00 noon.

The Sustainability Report is published in electronic form only and is available on the websites of the Company and HKEX. If you wish to receive a printed copy of the Sustainability Report, please make your written request to the Company c/o Computershare Hong Kong Investor Services Limited ("Computershare", the Share Registrar of the Company) by email at shkp@computershare.com.hk or by post at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong.

Arrangement for Dissemination of Corporate Communications

Pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, the articles of association of the Company and the Companies Ordinance (Chapter 622 of the Laws of Hong Kong), to promote electronic dissemination of Corporate Communications, the Company is writing to seek your consent to receiving all future Corporate Communications by electronic means through the Company's website (the "Electronic Version") instead of in printed form (in English only or in Chinese only or in both languages) (the "Printed Version").

To ensure timely receipt of the latest Corporate Communications, the Company recommends you to elect the Electronic Version and provide your email address for receiving email notifications of the publication of all future Corporate Communications on the Company's website by scanning your personalized QR code printed on the enclosed reply form (the "Reply Form"). Alternatively, you can make your election by signing and returning the Reply Form to the Company c/o Computershare by email or by post (using the mailing label at the bottom of the Reply Form). If you request to receive the Printed Version, your request will be valid until, whichever is earlier, such request is revoked in writing or the time when the Company publishes its next Annual Report in the following year. Please note that your previous election to receive the Printed Version will be disregarded, but in case you have previously elected to receive notifications by email, such election will remain valid.

If the Company does not receive any reply from you as mentioned above or does not receive a response indicating the objection from you within 1 month from the date of this letter and until you inform the Company c/o Computershare otherwise by reasonable notice (of not less than 7 days) in writing, you will be deemed to have consented to receiving the Electronic Version. A notification of publication of the Corporate Communications on the Company's website will be sent to you in future by post at your address as appearing in the register of members of the Company or by email (if consent and valid email address have previously been provided).

Please note that the above arrangement does not apply to the Actionable Corporate Communications (Note 2). Actionable Corporate Communications in printed form will be sent to you individually by post to your address as appears in the register of members of the Company.

If you have elected (or are deemed to have consented) to receive the Electronic Version but (i) for any reason have difficulty in receiving or gaining access to the same or (ii) would like to receive the Printed Version; or if you have received the Corporate Communications in either English or Chinese only and would like to receive the Printed Version in the other language, please send your request to the Company c/o Computershare by email or by post (at the address stated above). The Company will upon written request send the Printed Version to you free of charge.

You may also at any time change your choice of language and/or means of receipt of all future Corporate Communications by giving reasonable notice (of not less than 7 days) in writing. Please send your request to the Company c/o Computershare by email or by post or by signing and returning the Reply Form to the Company c/o Computershare. The Reply Form can also be downloaded from the websites of the Company and HKEX.

Should you have any queries relating to this letter, please call the Company's hotline at (852) 2828 8648 from 9:00 a.m. to 6:00 p.m., Monday to Friday, excluding public holidays.

> Yours faithfully. YUNG Sheung-tat, Sandy Company Secretary

- Corporate Communications mean any documents from the Company for the information or action of holders of any of its securities or the investing public, which include but are not limited to (a) directors' reports and annual financial statements together with independent auditor's reports; (b) interim reports; (c) notices of meetings; (d) listing documents; (e) circulars; and (f) proxy forms.
- Actionable Corporate Communications mean any corporate communications from the Company that seek instructions from its securities holders on how they wish to exercise their rights or make an election as the securities holders of the Company but exclude notices of general meetings and proxy forms.

This letter is made in English and Chinese. In case of any inconsistency, the English version shall prevail.

Reply Form 回條 (For registered shareholder only) (只供登記股東)																								
(For registered shareholder only) (反 Sun Hung Kai Properties Limited (the "Company") Stock Codes: 16 (HKD counter) and 80016 (RMB counter) c/o Computershare Hong Kong Investor Services Limited ("Computershare") 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong (or by email to: shkp@computershare.com.hk) I/We would like to receive all future Corporate Communications (other than Actionable Co 本人/吾等欲以下列方式收取所有日後刊發之公司通訊(可供採取行動的公司通訊除分													致: 新鴻基地產發展有限公司 (「本公司」) <i>股份代號: 16 (港幣櫃台) 及 80016 (人民幣櫃台)</i> 經香港中央證券登記有限公司 (「中央證券」) 香港灣仔皇后大道東一八三號 合和中心十七 M 樓 (或電郵至: shkp@computershare.com.hk) rporate Communications) in the following manner:											
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	(請用 美文正楷 填寫。 閣下的電郵地址將僅用於收取有關公司通訊已登載於本公司網站的通知。如未有提供電郵 地址或所提供的電郵地址為無效(即收到系統生成的「發送失敗訊息」),本公司將把有關公司通訊已登載於本公司 網站的通知信函郵寄至 閣下於本公司股東名冊上所示的地址。)													(Y yo sc	(You are NOT required to return this form if your email address has been provided by scanning the personalized QR code.) (如已透過專屬二維碼提供電郵地址,關下則無獨交回本表格。)									
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publishes its next Annual Report in the following year. 關下收取所有日後刊發之公司通訊印刷本之要求將持續有效,直至該要求經書面方式被撤回或本公司於翌年刊發下一份年報為止(以較早者為準)。 For the avoidance of doubt, the Company does not accept any special instructions written on this form. 為免存疑,任何在本表格上的額外手寫指示,本公司將不予處理。 PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料聲明

if your shares are neta in Joint names, the shareholder whose hame stands first on the register of members of the Company in respect of the Joint holding should sign on this form in order to be valid.
如屬聯名股東,則本表格須由該名於本公司股東名冊上就聯名持有股份其姓名位列首位的股東簽署,方為有效。
You are entitled at any time by reasonable notice (of not less than 7 days) in writing to the Company c/o Computershare by email or by post or by signing and returning this form to change your choice of language and/or means of receipt of all fluture Corporate Communications.

图下有權隨時在合理時間內(為不少於七天)以電郵或郵寄方式經中央證券通知本公司,或簽妥及交回本表格,以更改所有日後刊發之公司通訊之語言版本及/或收取方式之選
"要"。

17F Your request for receiving all future Corporate Communications in printed form will be valid until, whichever is earlier, such request is revoked in writing or the time when the Company

- (i)
- (ii)
- "Personal Data" in this statement has the same meaning as "personal data" in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong ("PDPO").
 本聲明中所指的「個人資料」具有香港法例第四百八十六章個人資料(私隱)條例(「私隱條例」)中「個人資料」的涵義。
 'Your supply of Personal Data to the Company is on a voluntary basis. If you fall to provide witchient information, the Company may not be able to process your instructions.
 閣下是目頭向本公司提供個人資料・著、閣下未建模化及資料・本公司可能網と被理。閣下之指示。
 'Your Personal Data may be disclosed or transferred by the Company to its subsidiaries, the Share Registrar, and/or other companies or bodies for any stated purposes, and retained for such period as may be necessary for verification and recombined and excent bursely and the control of the Company to the subsidiaries, the Share Registrar, and/or other companies or bodies for any stated purposes, and retained for such period as may be necessary for verification and recombined and excent bursely.
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This form is made in English and Chinese. In case of any inconsistency, the English version shall prevail. 本表格以英文及中文發出,中英文版本內容如有任何不相符,概以英文版本為準。

MAILING LABEL 郵寄標籤

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