

(Incorporated in Hong Kong with limited liability) (於香港註冊成立之有限公司) Stock Codes: 16 (HKD counter) and 80016 (RMB counter) 股份代號: 16 (港幣櫃台)及 80016 (人民幣櫃台)

NOTIFICATION LETTER

5 October 2023

Dear Registered Shareholder.

Sun Hung Kai Properties Limited (the "Company")

Notice of publication of (i) the 2022/23 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 2023 annual general meeting (collectively the "Current Corporate Communications"); and (iv) the Sustainability Report 2022/23 (the "Sustainability Report")

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 2022/23 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) in printed form, the printed version of your selected language(s) of the Current Corporate Communications are enclosed herewith.

Please note that the 2023 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, 2 November 2023 at 12:00 noon.

If you have chosen (or are deemed to have consented) to receive the Corporate Communications by electronic means through the Company's website instead of in printed form but (i) for any reason have difficulty in receiving or gaining access to the Current Corporate Communications; or (ii) would like to receive a printed copy of the Current Corporate Communications, the Company will upon written request send the printed copy of the Current Corporate Communications to you free of charge. Please make your request to the Company c/o Computershare Hong Kong Investor Services Limited ("Computershare", the Share Registrar of the Company), at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong or by email at shkp@computershare.com.hk.

If you have received the Current Corporate Communications in either English or Chinese only and would like to receive printed copies in the other language free of charge, please send your request to the Company c/o Computershare by post or by email.

With respect to all future Corporate Communications, please note that you are entitled to change your choice of language and/or means of receipt by giving reasonable notice (of not less than 7 days) to the Company c/o Computershare in writing by post (at the address stated above) or by email (at shkp@computershare.com.hk) or simply completing the change request form (the "Change Request Form") on the reverse side and returning it to the Company c/o Computershare by using the mailing label at the bottom of the Change Request Form without the need to affix a stamp if you post it in Hong Kong. Otherwise, please affix an appropriate stamp. The Change Request Form may also be downloaded from the Company's website at www.shkp.com or the HKEX's website at www.hkexnews.hk.

The Sustainability Report is published in electronic form only and is available on the Company's website at www.shkp.com and the HKEX's website at www.hkexnews.hk. You may access the Sustainability Report (i) by clicking the "Sustainable Development" section in the menu on the home page of the Company's website, then selecting "Sustainability Reports"; or (ii) by browsing through the HKEX's website. If you wish to receive a printed copy of the Sustainability Report, please make your written request to the Company c/o Computershare by post at the above address or by email at shkp@computershare.com.hk.

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 issued or to be issued by the Company for the information or action of holders of any of its securities, which include but are not limited to (a) the directors' report and annual financial statements together with the independent auditor's report; (b) the interim report; (c) a notice of meeting; (d) a listing document; (e) a circular; and (f) a proxy form.

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

敬啟者:

新鴻基地產發展有限公司(「本公司」)

- (i)二〇二二至二三年年報;(ii)有關購回股份及發行股份之一般授權及重選董事之建議及股東週年大會通告之通函;(iii)二〇二三年股東週年大會代表委任表格(統稱「本次公司通訊」);及(iv)可持續發展報告二〇二二至二三年(「可持續發展報告」)之發佈通知

謹此告知,本次公司通訊的中英文版本已登載於本公司網站 www.shkp.com 及香港交易及結算所有限公司(「港交所」)網站 www.hkexnews.hk。 閣下可(i)在本公司網站主頁選單中按「投資者關係」一項,並確認及同意「投資者關係」的免責聲明,再選擇「財務業績及報告」項(以閱覽二○二二至二三年年報) 及選擇「公告」項(以閱覽本次公司通訊之其他文件);或(ii)透過港交所網站,瀏覽本次公司通訊。如 閣下已選擇收取公司通訊^{傳記}之印刷本,隨函附奉 閣下 所選擇之語言版本的本次公司通訊之印刷本。

本公司之二○二三年股東週年大會將於二○二三年十一月二日(星期四)正午十二時假座香港港灣道三十號新鴻基中心五十三樓(作為主要會議場地)及四樓(作為額 外會議場地)舉行。

若 閣下已選擇(或被視為已同意)透過本公司網站以電子方式收取公司通訊以代替收取印刷本,但(i)因任何理由以致在收取或接收本次公司通訊時遇到困難;或(ii)現欲領取本次公司通訊的印刷本,本公司將在收到 閣下之書面要求後寄上本次公司通訊的印刷本,費用全免。請將 閣下之要 求經香港中央證券登記有限公司(「中央證券」,本公司之股份過戶登記處)通知本公司,地址為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

有關日後刊發之公司通訊, 閣下有權在合理時間內(為不少於七天)經中央證券通知本公司,以更改語言版本及/或收取方式之選擇。 地址)或電郵(至<u>shkp@computershare.com.hk</u>)方式經中央證券通知本公司或填妥在本函背面的更改表格(**「更改表格」**),並使用更改表格下方之郵寄標籤寄至中央 證券予本公司,如在香港投寄,毋須貼上郵票,否則,請貼上適當的郵票。更改表格亦可於本公司網站 www.shkp.com 或港交所網站 www.hkexnews.hk 下載。

可持續發展報告僅以電子形式登載於本公司網站 www.shkp.com 及港交所網站 www.hkexnews.hk。 閣下可(i)在本公司網站主頁選單中按「企業可持續發展」 再選擇「可持續發展報告」項;或(ii)透過港交所網站,瀏覽可持續發展報告。若 閣下欲領取可持續發展報告的印刷本,請將 閣下之書面要求經中央證券 郵寄至上述地址,或以電郵發送至 shkp@computershare.com.hk 通知本公司。

閣下對本函有任何疑問,請於星期一至星期五 (公眾假期除外)上午九時至下午六時,致電本公司熱線電話(852) 2828 8648 查詢。

比致 各位登記股東 台照

公司秘書 容上達

二〇二三年十月五日

公司通訊指本公司向其證券持有人發出或將予發出以供參照或採取行動的任何文件,包括但不限於:(a)董事局報告書及年度財務報表連同獨立核數節報告書;(b)中期報告; (c)會議通告;(d)上市文件;(e)通函;及(f)代表委任表格 SHKH-05102023-1(7)

CCS5600

Change Request Form 更改表格

To: 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

致: 新鴻基地產發展有限公司(「本公司」) 股份代號: 16 (港幣櫃台)及 80016 (人民幣櫃台)

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

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PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料聲明

- "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 fail to provide sufficient information, the Company may not be able to process your instructions. 閣下是自顧向本公司提供個人資料。若 閣下未能提供足夠資料,本公司可能無法適理 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 of the stated purposes, and retained for such period as may be presented in the process.
- 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 of the stated purposes, and retained for such period as may be necessary for verification and record purposes.

 本公司可就任何所說明的用途,將 閣下的個人資料按露或轉移給本公司的附屬公司、股份過戶登記處、及或其他公司或團體,並將在適當期間保留該等個人資料作核實及紀錄用途。
 You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request should be in writing and sent to the Personal Data Privacy Officer (Computershare to your tor you email to <u>Privacy Officer (Computershare com.hk.</u>)
 閣下有權根據私隱條例的條文查閱及/或修改 閣下的個人資料。任何該等要求均須以書面方式郵寄至中央證券的個人資料私隱主任,或電郵至 <u>PrivacyOfficer (Computershare com.hk.</u>)

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。

閣下寄回此更改表格時,請將郵寄標籤剪貼於信封上。

如在本港投寄母須貼上郵票。 Please cut the mailing label and stick this on the envelope to return this change request form to us.

No postage stamp necessary if posted in Hong Kong.

郵寄標籤 MAILING LABEL

香港中央證券登記有限公司 Computershare Hong Kong Investor Services Limited 簡便回郵號碼 Freepost No. 37 香港 Hong Kong