



新鴻基地產發展有限公司

Sun Hung Kai Properties Limited

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

NOTIFICATION LETTER

20 March 2026

Dear New Registered Shareholder,

Sun Hung Kai Properties Limited (the “Company”)
– 2025/26 Interim Report (the “Interim Report”) and arrangement for dissemination of corporate communications by electronic means

We are pleased to enclose the printed bilingual version of the Interim Report.

Corporate Communications^(Note 1) 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 them (i) by clicking the “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 Interim and Annual Reports) and “Announcements” (for the other Corporate Communications); or (ii) by browsing through HKEX’s website.

Pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”), the Companies Ordinance (Chapter 622 of the Laws of Hong Kong) and the articles of association of the Company, the Company has adopted electronic dissemination of Corporate Communications through the websites of the Company and HKEX in place of sending printed copies. The Company will only send the printed form of future Corporate Communications to you upon request in writing. If you would like to receive an email notification of publication of the Corporate Communications, you may either register for the News Alerts service of HKEX or provide your email address to the Company for receiving email notifications of the Company. If no functional email address is provided, you will not be able to receive any email notification and you will have to check the websites of the Company and HKEX proactively for the publication of the Corporate Communications.

Pursuant to the Listing Rules, the Company is required to send Actionable Corporate Communications^(Note 2) to its shareholders individually. Shareholders are recommended to provide an email address to the Company for receiving Actionable Corporate Communications electronically. If no functional email address is provided, or for certain Actionable Corporate Communications which, because of its nature, have to be sent to you by post, the Company will send Actionable Corporate Communications in printed form by post to your address as appears in the register of members of the Company.

You may provide your email address to the Company by scanning your personalized QR code printed on the enclosed reply form (the “Reply Form”), or by completing, signing and returning the Reply Form 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 (using the mailing label at the bottom of the Reply Form).

Both the English and Chinese versions of the Corporate Communications in printed form or electronic form will be sent to you free of charge upon request in writing to the Company c/o Computershare by email or by post.

You may also at any time change your choice of language and/or means of receipt of all future Corporate Communications and Actionable 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 completing, signing and returning the Reply Form to the Company c/o Computershare. Your request for printed form will be valid until, whichever is earlier, such request is revoked by you in writing or the time when the Company publishes its next Annual Report.

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

Notes:

1. Corporate Communications mean any documents from the Company for the information or action of its securities holders 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.
2. 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.

