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NOTICE OF LISTING ON THE STOCK EXCHANGE OF HONG KONG LIMITED

SUN HUNG KAI PROPERTIES (CAPITAL MARKET) LIMITED

(incorporated with limited liability in the Cayman Islands)

as Issuer

and

SUN HUNG KAI PROPERTIES LIMITED

(incorporated with limited liability in Hong Kong)

Stock Codes: 16 (HKD counter) and 80016 (RMB counter)

as Guarantor

U.S.$10,000,000,000

PROGRAMME FOR THE ISSUANCE OF DEBT INSTRUMENTS

Arranger for the Programme

HSBC

Application has been made to The Stock Exchange of Hong Kong Limited for the listing of the U.S.$10,000,000,000 programme for the issuance of debt instruments (the "**Programme**") for a period of 12 months after 21 October 2026, as described in the information memorandum dated 21 October 2026, under which the instruments may be issued by way of debt issues to professional investors (as defined in Chapter 37 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited) only. The listing of the Programme is expected to become effective on 22 October 2026.

Hong Kong, 21 October 2026

As at the date of this announcement, the Board of Directors of the Guarantor comprises eight Executive Directors, being KWOK Ping-luen, Raymond (Chairman and Managing Director)(KWOK Ho-lai, Edward being his Alternate Director), WONG Chik-wing, Mike (Deputy Managing Director), LUI Ting, Victor (Deputy Managing Director), KWOK Kai-fai, Adam, KWOK Kai-wang, Christopher, TUNG Chi-ho, Eric, FUNG Yuk-lun, Allen and CHAN Hong-ki, Robert; one Non-Executive Director, being KWOK Kai-chun, Geoffrey; and seven Independent Non-Executive Directors, being YIP Dicky Peter, WONG Yue-chim, Richard, LI Ka-cheung, Eric, FUNG Kwok-lun, William, LEUNG Nai-pang, Norman, LEUNG KO May-yee, Margaret and FAN Hung-ling, Henry, and the Board of Directors of the Issuer comprises three Directors, being WONG Chik-wing, Mike, LUI Ting, Victor and LI Ching-kam, Frederick.