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)

PROXY FORM FOR 2026 ANNUAL GENERAL MEETING

I/We *(Note 1)* _____ of _____

_____, being the registered holder(s) of *(Note 2)* _____ shares

of Sun Hung Kai Properties Limited (the "**Company**"), hereby appoint _____

of _____ or failing him/her,

the chairman of the annual general meeting of the Company *(Note 3)* as my/our proxy to attend and vote for me/us and on my/our behalf at the annual general meeting ("**AGM**") to 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, 5 November 2026 at 12:00 noon and at any adjournment or postponement thereof, on the resolutions set out in the notice convening the AGM as directed below (or, if no such direction is given, as my/our proxy shall think fit):

Please indicate with a "✓" in the appropriate boxes how you wish your vote(s) to be cast.

			ORDINARY RESOLUTIONS	FOR *(Note 4)*	AGAINST *(Note 4)*
1.			To receive and consider the audited consolidated financial statements and the reports of the Directors and auditor for the year ended 30 June 2026.		
2.			To declare a final dividend.		
3.	(i)	(a)	To re-elect Mr. WONG Chik-wing, Mike[+] as Director.		
		(b)	To re-elect Mr. LUI Ting, Victor[+] as Director.		
		(c)	To re-elect Dr. LI Ka-cheung, Eric[^] as Director.		
		(d)	To re-elect Mrs. LEUNG KO May-yee, Margaret[^] as Director.		
		(e)	To re-elect Mr. KWOK Kai-chun, Geoffrey[#] as Director.		
		(f)	To re-elect Mr. FUNG Yuk-lun, Allen[+] as Director.		
	(ii)		To fix the Directors' fees (the proposed fees payable to the Chairman, the Vice Chairman and each of the other Directors for the year ending 30 June 2027 be HK$320,000, HK$310,000 and HK$300,000 respectively).		
4.			To re-appoint Deloitte Touche Tohmatsu as auditor and to authorise the Board of Directors to fix its remuneration.		
5.			To grant a general mandate to the Directors to buy back shares. *(Note 9)*		
6.			To grant a general mandate to the Directors to issue new shares. *(Note 9)*		
7.			To extend the general mandate to issue new shares by adding the number of shares bought back. *(Note 9)*		

[+] *Executive Director* [#] *Non-Executive Director* [^] *Independent Non-Executive Director*

Dated this _____ day of _____, 2026. Signature *(Note 5)* _____

Notes:

1. *Please insert full name(s) and address(es) in **BLOCK CAPITALS**.*
2. *Please insert the number of shares registered in your name(s) to which this Proxy Form relates. If no number is inserted, this Proxy Form will be deemed to relate to all the shares registered in your name(s).*
3. *If any proxy other than the chairman of the AGM is preferred, please delete the words "or failing him/her, the chairman of the annual general meeting of the Company" and insert the name and address of the proxy desired in the space provided. If no name is inserted, the chairman of the AGM will act as your proxy. You are entitled to appoint one or more proxies to attend and, on a poll, vote on your behalf. A proxy need not be a shareholder. **ANY ALTERATION MADE TO THIS PROXY FORM MUST BE INITIALLED BY THE PERSON WHO SIGNS IT**.*
4. ***IMPORTANT: PLEASE TICK (✓) THE APPROPRIATE BOX BESIDE EACH OF THE RESOLUTIONS TO INDICATE HOW YOU WISH YOUR PROXY TO VOTE ON YOUR BEHALF**. In the absence of any such indication, your proxy can cast your vote or abstain from voting at his/her discretion in respect of that resolution. Your proxy will also be entitled to vote or abstain, at his/her discretion, on any resolutions properly put before the AGM other than those referred to in the notice of the AGM.*
5. *This Proxy Form must be signed by you or your attorney duly authorised in writing, or in the case of a corporation, must be either executed under its common seal or under the hand of an officer or attorney or other person duly authorised.*
6. *In case of joint registered holders of any shares, any one of such holders may vote at the AGM either personally or by proxy in respect of such shares as if he/she/it was a sole holder, but if more than one of such joint holders are present at the AGM personally or by proxy, the person whose name stands first on the register of members of the Company in respect of such shares shall alone be entitled to vote in respect thereof. Several executors or administrators of a deceased member in whose names any share stands shall be deemed joint holders thereof.*
7. *To be valid, this Proxy Form together with the power of attorney or other authority (if any) under which it is signed or a notarially certified copy of that power of attorney or authority must be deposited with the Company's Share Registrar, Computershare Hong Kong Investor Services Limited at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong, as soon as possible and in any event not later than 12:00 noon on Tuesday, 3 November 2026 or not less than 48 hours (excluding any part of a day that is a public holiday) before the time for holding any adjourned or postponed AGM (as the case may be).*
8. *Completion and delivery of this Proxy Form will not preclude you from attending and voting in person at the AGM or at any adjournment or postponement thereof if you so wish.*
9. *The full text of Resolution Nos. 5, 6 and 7 is set out in the notice of the AGM dated 9 October 2026, which is available on the website of the Company.*

PERSONAL INFORMATION COLLECTION STATEMENT

(i) "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**").

(ii) The supply of your and your proxy's Personal Data to the Company is on a voluntary basis and such data will be used for processing your instructions as stated in this Proxy Form.

(iii) Your and your proxy's 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.

(iv) By providing your proxy's Personal Data in this Proxy Form, you should have obtained the express consent (which has not been withdrawn in writing) from your proxy in using his/her Personal Data provided in this Proxy Form and that you have informed your proxy of the purpose for and the manner in which his/her Personal Data may be used.

(v) You and your proxy have the right to request access to and/or correction of the respective 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 of the Share Registrar by post or by email to PrivacyOfficer@computershare.com.hk.

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