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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 Code: 16)  
(as Guarantor)*

The issue of US\$300,000,000 4.00 per cent.  
Instruments due 2020 (the “**Instruments**”)  
(stock: 4328)  
under its **US\$4,000,000,000**  
**Programme for the Issuance of Debt Instruments (the “Programme”)**

**Managers**  
**THE HONGKONG AND SHANGHAI BANKING CORPORATION LIMITED**  
**STANDARD CHARTERED BANK**

Application has been made to The Stock Exchange of Hong Kong Limited for the listing of and permission to deal in the Instruments under the Programme as described in the Information Memorandum dated 27 November 2009 and the Pricing Supplement dated 26 October 2010. The listing of the Instruments is expected to become effective on 9 November 2010.

3 November 2010

*As at the date of this announcement, the Board of Directors of the Guarantor comprises seven Executive Directors, being KWOK Ping-kwong, Thomas, KWOK Ping-luen, Raymond, CHAN Kai-ming, CHAN Kui-yuen, Thomas, KWONG Chun, WONG Chik-wing, Mike and CHAN Kwok-wai, Patrick; seven Non-Executive Directors, being KWONG Siu-hing, LEE Shau-kee, KWOK Ping-sheung, Walter, WOO Po-shing (WOO Ka-biu, Jackson being his Alternate Director), KWAN Cheuk-yin, William, LO Chiu-chun, Clement and WONG Yick-kam, Michael; and four Independent Non-Executive Directors, being YIP Dicky Peter, WONG Yue-chim, Richard, LI Ka-cheung, Eric and FUNG Kwok-lun, William and the Board of Directors of the Issuer comprises two Directors, being CHAN Kui-yuen, Thomas and CHAN Kwok-wai, Patrick.*