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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\$500,000,000 3.50 per cent.
Instruments due 2016 (the “**Instruments**”)
(Stock Code:4527)
under its **US\$4,000,000,000**
Programme for the Issuance of Debt Instruments (the “Programme”)

Manager
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 by way of selectively marketed securities as described in the Information Memorandum dated 26 November 2010 and the Pricing Supplement dated 25 October 2011. The listing of the Instruments is expected to become effective on 3 November 2011.

31 October 2011

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.