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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\$400,000,000 4.50 per cent.
Instruments due 2022 (the "Instruments")
(Stock Code:4534)
under its US\$5,000,000,000
Programme for the Issuance of Debt Instruments (the "Programme")
(to be consolidated and form a single series with the US\$500,000,000
4.50 per cent. Instruments due 2022 issued on 14 February 2012)

**Manager
THE HONGKONG AND SHANGHAI BANKING CORPORATION LIMITED**

Application has been made to The Stock Exchange of Hong Kong Limited for the listing of and permission to deal in the Instruments issued under the Programme by way of issuance to professional investors only as described in the Information Memorandum dated 28 November 2011 and the Pricing Supplement dated 21 February 2012. The listing of the Instruments is expected to become effective on 2 March 2012.

29 February 2012

As at the date of this announcement, the Board of Directors of the Guarantor comprises seven Executive Directors, being KWOK Ping-kwong, Thomas (Chairman & Managing Director), KWOK Ping-luen, Raymond (Chairman & Managing Director), CHAN Kai-ming, CHAN Kui-yuen, Thomas, KWONG Chun, WONG Chik-wing, Mike and CHAN Kwok-wai, Patrick (Chief Financial Officer); five Non-Executive Directors, being LEE Shau-kee (Vice Chairman), KWOK Ping-sheung, Walter, WOO Po-shing (WOO Ka-biu, Jackson being his Alternate Director), KWAN Cheuk-yin, William 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.