



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)

NOTIFICATION LETTER

9 October 2025

Dear Registered Shareholder,

Sun Hung Kai Properties Limited (the “Company”)

– Notice of publication of (i) the 2024/25 Annual Report; (ii) the Circular in relation to the proposals for general mandates to buy back shares and to issue shares, re-election of Directors and adoption of new articles of association and the notice of annual general meeting; (iii) the Proxy Form for 2025 annual general meeting (collectively the “Current Corporate Communications”); and (iv) the Sustainability Report 2024/25 (the “Sustainability Report”); and new arrangement for dissemination of corporate communications by electronic means

The English and Chinese versions of the Current Corporate Communications are available on the Company’s website at www.shkp.com and the website of Hong Kong Exchanges and Clearing Limited (“HKEX”) at www.hkexnews.hk. You may access the Current Corporate Communications (i) by clicking the “Investor Relations” section in the menu on the home page of the Company’s website, then confirming your acknowledgement of and agreement to the “Investor Relations” disclaimer and selecting “Financial Results & Reports” (for the 2024/25 Annual Report) and “Announcements” (for the other Current Corporate Communications); or (ii) by browsing through the HKEX’s website. If you have elected to receive the Corporate Communications^(Note 1) in printed form, the printed version of your selected language(s) of the Current Corporate Communications are enclosed herewith. If you are a new shareholder, both English and Chinese printed versions of the Current Corporate Communications are enclosed herewith.

The 2025 annual general meeting of the Company will 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, 6 November 2025 at 12:00 noon.

The Sustainability Report is published in electronic form only and is available on the websites of the Company and HKEX. If you would like to receive a printed copy of the Sustainability Report, please make your written request to the Company c/o Computershare Hong Kong Investor Services Limited (“Computershare”, the Share Registrar of the Company) by email at shkp@computershare.com.hk or by post at 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wan Chai, Hong Kong.

New Arrangement for Dissemination of Corporate Communications by Electronic Means

Pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”), the Companies Ordinance (Chapter 622 of the Laws of Hong Kong) and the articles of association of the Company, the Company will adopt electronic dissemination of Corporate Communications through the websites of the Company and HKEX in place of sending printed copies. The Company will no longer notify shareholders of the publication of Corporate Communications by post. If you would like to receive an email notification of publication of the Corporate Communications, you may either register for the News Alerts service of HKEX or provide your email address to us for receiving our email notifications. If no functional email address is provided, you will not be able to receive any email notification and you will have to check the websites of the Company and HKEX proactively for the publication of the Corporate Communications.

Pursuant to the Listing Rules, the Company is required to send Actionable Corporate Communications^(Note 2) to its shareholders individually. Shareholders are recommended to provide an email address to the Company for receiving Actionable Corporate Communications electronically. If no functional email address is provided, or for certain Actionable Corporate Communications which, because of its nature, have to be sent to you by post, the Company will send Actionable Corporate Communications in printed form by post to your address as appears in the register of members of the Company.

You may provide your email address to the Company by scanning your personalized QR code printed on the enclosed reply form (the “Reply Form”), or by completing, signing and returning the Reply Form to the Company c/o Computershare by email or by post (using the mailing label at the bottom of the Reply Form).

Both the English and Chinese versions of the Corporate Communications in printed form or electronic form will be sent to you free of charge upon request in writing to the Company c/o Computershare by email or by post (at the address stated above).

You may also at any time change your choice of language and/or means of receipt of all future Corporate Communications and Actionable Corporate Communications by giving reasonable notice (of not less than 7 days) in writing. Please send your request to the Company c/o Computershare by email or by post or by completing, signing and returning the Reply Form to the Company c/o Computershare. Your request for printed form will be valid until, whichever is earlier, such request is revoked by you in writing or the time when the Company publishes its next Annual Report in the following year.

Should you have any queries relating to this letter, please call the Company’s hotline at (852) 2828 8648 from 9:00 a.m. to 6:00 p.m., Monday to Friday, excluding public holidays.

Yours faithfully,
YUNG Sheung-tat, Sandy
Company Secretary

Notes:

- Corporate Communications mean any documents from the Company for the information or action of its securities holders or the investing public, which include but are not limited to (a) directors’ reports and annual financial statements together with independent auditor’s reports; (b) interim reports; (c) notices of meetings; (d) listing documents; (e) circulars; and (f) proxy forms.
- Actionable Corporate Communications mean any corporate communications from the Company that seek instructions from its securities holders on how they wish to exercise their rights or make an election as the securities holders of the Company but exclude notices of general meetings and proxy forms.

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

Reply Form 回條
(For registered shareholder only) (只供登記股東)

To: **Sun Hung Kai Properties Limited (the “Company”)**
Stock Codes: 16 (HKD counter) and 80016 (RMB counter)
 c/o Computershare Hong Kong Investor Services Limited (“Computershare”)
 17M Floor, Hopewell Centre, 183 Queen’s Road East,
 Wan Chai, Hong Kong
 (or by email to: shkp@computershare.com.hk)

致：新鴻基地產發展有限公司（「本公司」）
股份代號：16（港幣櫃台）及 80016（人民幣櫃台）
香港中環證券登記有限公司（「中央證券」）
香港灣仔皇后大道東一八三號
合和電訊十七 M 樓
（或電郵至：shkp@computershare.com.hk）

I/We would like to receive all future Corporate Communications and Actionable Corporate Communications in the following manner:

本人/吾等欲以下列方式收取所有日後刊發之公司通訊及可供採取行動的公司通訊：
(Please mark an (X) in **ONLY ONE** of the following boxes)

☐ by email notification to my/our email address below when Corporate Communications and Actionable Corporate Communications are made available on the Company's website: **OR** **Personalized QR Code 專屬二維碼**

在公司通訊及可供採取行動的公司通訊登載於本公司網站時收取發送至以下電郵地址的電郵通知；或
(Please use **ENGLISH BLOCK LETTERS**. Your email address will be used for receiving notifications of the publication of the Corporate Communications and Actionable Corporate Communications on the Company's website only. For Actionable Corporate Communications, if no email address is provided or the email address provided is non-functional (where the system-generated "non-delivery message" is received), or for certain Actionable Corporate Communications which (because of its nature) have to be sent by post, printed form of the Actionable Corporate Communications will be sent to your address as appears in the register of members of the Company by post.)

(請用**英文正楷**填寫) 閣下的電郵地址將僅用於收取有關公司通訊及可供採取行動的公司通訊已登載於本公司網站的通知, 就可供採取行動的公司通訊而言, 如未有提供電郵地址或所提供的電郵地址為無效 (即收到系統生成的「發送失敗訊息」), 或因特定可供採取行動的公司通訊性質所限須以郵寄方式發送時, 可供採取行動的公司通訊的印刷本將郵寄至 閣下於本公司股東名冊上所示的地址。

(You are **NOT** required to return this form if your email address has been provided by scanning the personalized QR code.)
(如已透過專屬二維碼提供電郵地址，閣下則**無須**交回本表格。)

Email Address

[illegible]

電郵地址

☐ in **printed** form in **English ONLY**; OR
僅收取 **英文**印刷本; 或

☐ in **printed** form in **Chinese ONLY**; OR
僅收取 **中文**印刷本; 或

☐ in **printed** form in both **English and Chinese**.
同時收取 **英文及中文**印刷本。

Full Name(s) of Registered Shareholder(s)[#]
登記股東姓名[#]

Contact telephone number
聯絡電話號碼

Address[#]
地址[#]

(Please use **ENGLISH BLOCK LETTERS** 請用英文正楷填寫)

Signature(s)
簽名

Date
日期

You are required to fill in the details if you download this form from the website. 假如閣下從網站下載本表格，請必須填上有關資料。

Notes 附註：

1. Corporate Communications mean any documents from the Company for the information or action of its securities holders or the investing public, which include but are not limited to (a) directors' reports and annual financial statements together with independent auditor's reports; (b) interim reports; (c) notices of meetings; (d) listing documents; (e) circulars; and (f) proxy forms.
2. 公司通訊指本公司發出以供其任何證券持有人或投資大眾參照或採取行動之任何文件，包括但不限於：(a) 董事局報告書及年度財務報表連同獨立核數師報告書；(b) 中期報告；(c) 會議通告；(d) 上市文件；(e) 通函；及(f) 代表委任表格。
3. Actionable Corporate Communications mean any corporate communications from the Company that seek instructions from its securities holders on how they wish to exercise their rights or make an election as the securities holders of the Company but exclude notices of general meetings and proxy forms.
4. 可供採取行動的公司通訊指本公司發出以尋求其證券持有人指示擬如何行使作為本公司證券持有人的權利或作出選擇之任何公司通訊，但不包括股東大會通告及代表委任表格。
5. If your shares are held in joint names, the shareholder whose name stands first on the register of members of the Company in respect of the joint holding should sign on this form in order to be valid.
6. 如屬聯名股東，則本表格須由該名於本公司股東名冊上就聯名持有股份其姓名名列首位的股東簽署，方為有效。
7. You are entitled at any time by reasonable notice (of not less than 7 days) in writing to the Company c/o Computershare by email or by post or by completing, signing and returning this form to change your choice of language and/or means of receipt of all future Corporate Communications and Actionable Corporate Communications.
8. 閣下有權隨時在合理時間內（為不少於七天）以電郵或郵寄方式經中央證券書面通知本公司，或填寫、簽妥及交回本表格，以更改所有日後刊發之公司通訊及可供採取行動的公司通訊之語言版本及/或收取方式之選擇。
9. Your request for receiving all future Corporate Communications and Actionable Corporate Communications in printed form will be valid until, whichever is earlier, such request is revoked by you in writing or the time when the Company publishes its next Annual Report in the following year.
10. 閣下收取所有日後刊發之公司通訊及可供採取行動的公司通訊印刷本之要求將持續有效，直至 閣下以書面方式撤回該要求或本公司於翌年刊發下一份年報為止（以較早者為準）。
11. For the avoidance of doubt, the Company does not accept any special instructions written on this form.
12. 為免存疑，任何在本表格上的額外手寫指示，本公司將不予處理。

PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料聲明

- (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) 本聲明中所指的「個人資料」具有香港法例第四百八十六章個人資料(私隱)條例(「**私隱條例**」)中「個人資料」的涵義。
- (iii) 閣下是向本公司提供個人資料，若閣下未能提供足夠資料，本公司可能無法處理閣下的指示。
- (iv) Your Personal Data may be disclosed or transferred by the Company to its subsidiaries, the Share Registrar, and/or other companies or bodies for any stated purposes, and retained for such period as may be necessary for verification and record purposes.
- (v) 本公司為任何所說明的用途，將 閣下的個人資料披露或轉移給本公司的附屬公司、股份過戶登記處、及/或其他公司或團體，並將在適當期間保留該等個人資料作核實及紀錄用途。
- (vi) You have the right to request access to and/or correction of your 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 Computershare by post or by email to PrivacyOfficer@computershare.com.hk.
- (vii) 閣下有權根據私隱條例的條文要求查閱及/或修改 閣下的個人資料。任何該等要求均須以書面方式郵寄至中央證券的個人資料私隱主任，或電郵至 PrivacyOfficer@computershare.com.hk。

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

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

本表格以英文及中文發出，中英文版本內容如有任何不相符，概以英文版本為準

Please cut the mailing label and affix this on the envelope.

MAILING LABEL 郵寄標籤

Computershare Hong Kong Investor Services Limited
香港中央證券登記有限公司
Freeport No. 簡便回郵號碼 37
Hong Kong 香港