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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)

ANNUAL GENERAL MEETING HELD ON 5 NOVEMBER 2026 - POLL RESULTS

At the Annual General Meeting of Sun Hung Kai Properties Limited (the "**Company**") held on 5 November 2026 (the "**AGM**"), a poll was demanded by the Chairman of the AGM for voting on all the proposed resolutions. The results of the poll were as follows:

Ordinary Resolutions			Number of Votes (%)	
			For	Against
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.		2,255,706,283 (99.340113%)	14,983,979 (0.659887%)
2.	To declare a final dividend.		2,270,693,955 (99.999607%)	8,926 (0.000393%)
3.	(i)	(a) To re-elect Mr. WONG Chik-wing, Mike as Director.	2,155,658,314 (94.934132%)	115,030,067 (5.065868%)
		(b) To re-elect Mr. LUI Ting, Victor as Director.	2,158,008,548 (95.037636%)	112,679,832 (4.962364%)
		(c) To re-elect Dr. LI Ka-cheung, Eric as Director.	1,969,369,997 (86.737341%)	301,128,463 (13.262659%)
		(d) To re-elect Mrs. LEUNG KO May-yee, Margaret as Director.	2,036,100,685 (89.697663%)	233,858,872 (10.302337%)
		(e) To re-elect Mr. KWOK Kai-chun, Geoffrey as Director.	2,150,771,944 (94.718939%)	119,916,437 (5.281061%)
		(f) To re-elect Mr. FUNG Yuk-lun, Allen as Director.	2,143,357,792 (94.392465%)	127,329,588 (5.607535%)
	(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).	2,269,008,812 (99.925812%)	1,684,573 (0.074188%)
4.	To re-appoint Deloitte Touche Tohmatsu as auditor and to authorise the Board of Directors to fix its remuneration.		1,916,536,177 (84.402642%)	354,170,213 (15.597358%)
5.	To grant a general mandate to the Directors to buy back shares[#].		2,269,405,212 (99.943544%)	1,281,937 (0.056456%)

6.	To grant a general mandate to the Directors to issue new shares[#].	1,760,708,728 (77.540822%)	509,977,464 (22.459178%)
7.	To extend the general mandate to issue new shares by adding the number of shares bought back[#].	1,734,192,863 (76.373184%)	536,490,078 (23.626816%)
As more than 50% of the votes were cast in favour of each of the above resolutions, all the resolutions were duly passed as ordinary resolutions.			

[#] The full text of Resolution Nos.5, 6 and 7 is set out in the notice of the AGM dated 9 October 2026.

Notes:

1. As at the date of the AGM, the total number of issued shares of the Company (the "**Shares**") was 2,897,780,274 Shares. The Company did not hold any treasury shares.

2. Number of Shares entitling the holders to attend and vote on all the resolutions at the AGM: 2,897,780,274 Shares.

3. Number of Shares entitling the holders to attend and abstain from voting in favour of any resolution at the AGM as set out in Rule 13.40 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**"): Nil.

4. Number of Shares of holders that are required under the Listing Rules to abstain from voting on any resolution at the AGM: Nil.

5. None of the shareholders have stated their intention in the Company's circular dated 9 October 2026 to vote against or to abstain from voting on any of the resolutions at the AGM.

6. Computershare Hong Kong Investor Services Limited, the Company's Share Registrar, was appointed as the scrutineer for the vote-taking at the AGM.

7. All Directors of the Company attended the AGM in person.

By order of the Board
YUNG Sheung-tat, Sandy
Company Secretary

Hong Kong, 5 November 2026

As at the date hereof, the Board of Directors of the Company comprises eight Executive Directors, being KWOK Ping-luen, Raymond (Chairman and Managing Director)(KWOK Ho-lai, Edward being his Alternate Director), WONG Chik-wing, Mike (Deputy Managing Director), LUI Ting, Victor (Deputy Managing Director), KWOK Kai-fai, Adam, KWOK Kai-wang, Christopher, TUNG Chi-ho, Eric, FUNG Yuk-lun, Allen and CHAN Hong-ki, Robert; one Non-Executive Director, being KWOK Kai-chun, Geoffrey; and seven Independent Non-Executive Directors, being YIP Dicky Peter, WONG Yue-chim, Richard, LI Ka-cheung, Eric, FUNG Kwok-lun, William, LEUNG Nai-pang, Norman, LEUNG KO May-yee, Margaret and FAN Hung-ling, Henry.

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