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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)

APPOINTMENT OF INDEPENDENT NON-EXECUTIVE DIRECTOR

The board of directors (the **"Board"**) of Sun Hung Kai Properties Limited (the **"Company"**) is pleased to announce that Mrs. IP LAU Suk-yee, Regina (**"Mrs. Ip"**) has been appointed as an Independent Non-Executive Director of the Company with effect from 20 November 2026 (the **"Appointment"**).

Mrs. Ip, GBM, GBS, JP, aged 76, graduated from The University of Hong Kong with a first class honours degree in Bachelor of Arts. She also holds a Master of Letters degree from University of Glasgow, a Master of Science degree in Management, and a Master of Arts degree in East Asian Studies, both from Stanford University. Mrs. Ip joined the Administrative Service of the Hong Kong civil service in September 1975 and worked in a wide range of policy areas, including home affairs, security, trade and industry. She rose through the ranks to Director of Bureau in May 2000 and served as Secretary for Security from August 1998 to July 2003.

Mrs. Ip has a long record of public service in Hong Kong. She is the convenor and a non-official member of the Executive Council of the Hong Kong Special Administrative Region. She is also the founding chairperson of the New People's Party, the Savantas Policy Institute and the Maritime Silk Road Society, and the founder of the Global Prosperity Summit. Mrs. Ip was a member of the Legislative Council of the Hong Kong Special Administrative Region and a court member of The University of Hong Kong. She was awarded the Grand Bauhinia Medal by the Government of the Hong Kong Special Administrative Region in 2021.

Mrs. Ip did not hold any other directorships in the last three years in any other public companies, the securities of which are listed in Hong Kong or overseas. She does not have any relationship with any other Directors, senior management, substantial shareholders or controlling shareholders of the Company. As at the date hereof, Mrs. Ip did not have any interests in the shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance.

Mrs. Ip has not entered into any service contract with the Company. She will hold office until the next following annual general meeting of the Company and shall be eligible for re-election in accordance with the articles of association of the Company (the **"Articles of Association"**). Thereafter, she will be subject to retirement by rotation and re-election at annual general meetings of the Company in accordance with the Articles of Association. The Directors' fees are proposed by the Board of the Company and approved by the shareholders of the Company at the annual general meeting and their other emoluments are subject to review by the Board of the Company from time to time pursuant to the power given to it under the Articles of Association with reference to their contributions in terms of time, effort and accomplishments. Mrs. Ip is entitled to receive a fee of HK$300,000 per annum (or a pro rata amount for the duration of her directorship for an incomplete year) for being a Director of the Company.

Mrs. Ip has confirmed that (i) she has satisfied all the criteria for independence as set out in Rule 3.13(1) to (8) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the **"Listing Rules"**); (ii) she has no past or present financial or other interest in the business of the Company or its subsidiaries or any connection with any core connected person (as defined under the Listing Rules) of the Company; and (iii) there are no other factors that may affect her independence at the time of the Appointment.

Save as disclosed above, there are no other matters concerning the Appointment that need to be brought to the attention of the holders of the securities of the Company nor any information required to be disclosed pursuant to the requirements of Rule 13.51(2) of the Listing Rules.

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

Hong Kong, 20 November 2026

As at the date hereof, the Board 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 eight 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, FAN Hung-ling, Henry and IP LAU Suk-yee, Regina.

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