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JOINT ANNOUNCEMENT

THE IMPACT OF COVID-19

The Boards expect that due to COVID-19, the 2020 financial results may be adversely affected by (i) a revaluation loss of the investment properties in Hong Kong and Mainland China and (ii) the granting of support measures (including rent relief) to the Group's tenants in Hong Kong and Mainland China. However, there will be no material effect on the operating cash flow and dividend distribution capability of the Group. The overall financial and business positions of the Group remain healthy.

The outbreak of COVID-19 has increased uncertainty in the operating performance across the Group's portfolio of investment properties. If the weak economic environment and leasing market subsist, the appraised values of the Group's investment properties in Hong Kong and Mainland China will likely decrease and a revaluation loss will be reflected in the 2020 financial statements of the Group.

In view of the foregoing and based on the information currently available to the Group, the boards of directors (the "Boards") of Hang Lung Group Limited and Hang Lung Properties Limited (collectively the "Group") wish to inform shareholders and potential investors of the Group that the Group may report a loss attributable to shareholders in the 2020 financial statements. The loss, if incurred, is mainly caused by a revaluation loss of the investment properties. Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Group.

Notwithstanding the foregoing, there will be no material effect on the operating cash flow and dividend distribution capability of the Group, since the unrealized revaluation loss is non-cash in nature and the Group's investment properties are held as long-term investments for stable and recurring income. The overall financial and business positions of the Group remain healthy.

The information contained in this announcement is based only upon the preliminary assessment made by the Boards with reference to the information currently available,

subject to the review of the Group's financial statements for the six months ending June 30, 2020 and the audit of the financial statements for the year ending December 31, 2020 by the Group's auditors.

By Order of the Board of
Hang Lung Group Limited
Margaret Ka Man YAN
Company Secretary

By Order of the Board of
Hang Lung Properties Limited
Margaret Ka Man YAN
Company Secretary

Hong Kong, June 5, 2020

As at the date of this announcement, the board of directors of Hang Lung Group Limited comprises the following Directors:

Executive Directors: Mr. Ronnie C. CHAN, Mr. Weber W.P. LO, Mr. H.C. HO and Mr. Adriel W. CHAN

Non-Executive Directors: Mr. Gerald L. CHAN, Mr. George K.K. CHANG and Mr. Roy Y.C. CHEN

Independent Non-Executive Directors: Mr. Simon S.O. IP, Prof. P.W. LIU, Prof. L.C. TSUI and Mr. Martin C.K. LIAO

As at the date of this announcement, the board of directors of Hang Lung Properties Limited comprises the following Directors:

Executive Directors: Mr. Ronnie C. CHAN, Mr. Weber W.P. LO, Mr. H.C. HO and Mr. Adriel W. CHAN

Non-Executive Director: Mr. Philip N.L. CHEN

Independent Non-Executive Directors: Mr. Ronald J. ARCULLI, Mr. Nelson W.L. YUEN, Mr. Dominic C.F. HO, Dr. Andrew K.C. CHAN, Prof. H.K. CHANG and Ms. Anita Y.M. FUNG