

NOTIFICATION LETTER 通知信函

March 27, 2026

Dear Registered Shareholder,

Hang Lung Properties Limited (the “Company”)

- **Notice of Publication of (i) 2025 Annual Report; (ii) Circular containing the Notice of Annual General Meeting; (iii) Proxy Form (collectively the “Current Corporate Communications”); and (iv) 2025 Sustainability Report**

We are pleased to inform you that the English and Chinese versions of the Current Corporate Communications of the Company are now available on the Company’s website at www.hanglung.com (the “Company’s website”) and the website of Hong Kong Exchanges and Clearing Limited at www.hkexnews.hk (the “HKEX’s website”). If you have elected to receive printed version(s) of the Corporate Communications* of the Company, the printed versions of your choice of language(s) of the Current Corporate Communications are enclosed herewith.

Please note that the Company’s annual general meeting will be held at Grand Ballroom, Lower Lobby, Conrad Hong Kong, Pacific Place, 88 Queensway, Hong Kong on Thursday, April 30, 2026 at 10:00 a.m.

If you have elected (or deemed to have elected) to read the Corporate Communications by electronic means through the Company’s website in place of printed versions, you may click the “Investor” section on the home page of the Company’s website to access (i) 2025 Annual Report under “Financial Report” in the “Financial Information” subsection and (ii) the other Current Corporate Communications under “Circulars/Proxy Forms>Returns to the Stock Exchange” in the “Announcements & Circulars” subsection or browse through the HKEX’s website. If for any reason, you have difficulty in receiving or gaining access to the Current Corporate Communications, the Company will, upon receiving your request in writing to the Company c/o the Company’s share registrar, Computershare Hong Kong Investor Services Limited (the “Share Registrar”), at 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wan Chai, Hong Kong, or by email to hlp.ecom@computershare.com.hk, send the Current Corporate Communications to you in printed form free of charge within 21 days (or within 7 days if such documents requires an action to be taken by you). Nonetheless, such request does not constitute a change in your election.

With respect to all future Corporate Communications, please note that you are entitled, at any time by sending a notice in writing (at the address stated above) or by email to hlp.ecom@computershare.com.hk to the Company c/o the Share Registrar, to change your choice of language and/or means of receipt of Corporate Communications in accordance with the relevant laws and regulations. Your request for the printed form will remain valid until the instruction has been revoked, superseded, or expired, or for one year from the date of receiving your instruction (whichever is earlier).

To ensure timely receipt of future Corporate Communications and Actionable Corporate Communications**, the Company recommends you to provide your email address by scanning your personalized QR code printed on the enclosed reply form (the “Reply Form”). To make your election, please fill in the Reply Form and sign and return it by post or by hand to the Company c/o the Share Registrar (at the address stated above). If you post the Reply Form in Hong Kong, you may use the mailing label in the Reply Form and need not to affix a stamp when returning your Reply Form. Otherwise, please affix an appropriate stamp.

The 2025 Sustainability Report is published in electronic form only and is available on the Company’s website and HKEX’s website. You may click “Sustainability” section on the home page of the Company’s website to access the 2025 Sustainability Report under “Sustainability Publications” or browse through the HKEX’s website. If you wish to receive a printed copy of the 2025 Sustainability Report, please send your request in writing to the Company c/o the Share Registrar (at the address stated above), or by email to hlp.ecom@computershare.com.hk.

Should you have any queries in relation to this letter, please call the Share Registrar’s hotline at (852) 2862 8688 between 9:00 a.m. and 6:00 p.m. from Monday to Friday, excluding public holidays, or send your query by email to hlp.ecom@computershare.com.hk.

Yours faithfully,
For and on behalf of
HANG LUNG PROPERTIES LIMITED
Winnie MA
Company Secretary

* Corporate Communications mean any document(s) issued or to be issued by the Company for the information or action of holders of any of its securities, including but not limited to (a) the directors’ report, its annual financial statements together with a copy of the auditor’s report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary interim report; (c) a notice of meeting; (d) a listing document; (e) a circular; and (f) a proxy form.

** Actionable Corporate Communications mean any corporate communications issued or to be issued by 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 in English and Chinese. In case of any inconsistency, the English version shall prevail.

各位登記股東：

恒隆地產有限公司（「本公司」）

- (i) 2025 年報; (ii) 載有股東周年大會通告的函函; (iii) 代表委任書（統稱「本次公司通訊」）; 及(iv) 2025 年可持續發展報告之刊發通知

謹此通知 閣下本公司本次公司通訊之英文及中文版現載於本公司網頁 www.hanglung.com（「本公司網頁」）及香港交易及結算所有限公司之網頁 www.hkexnews.hk（「交易所網頁」）。如 閣下已選擇收取本公司的公司通訊印刷本，現附上 閣下所選擇的語言版本的本次公司通訊之印刷本。

本公司謹訂於 2026 年 4 月 30 日（星期四）上午 10 時正假座香港金鐘道 88 號太古廣場港麗酒店大堂低座港麗大禮堂召開股東周年大會。

如 閣下已選擇（或被視為已選擇）透過電子方式經本公司網頁瀏覽公司通訊，以代替印刷本，請在本公司網頁主頁按「投資者關係」，(i) 在「財務資料」分項下的「財務報告」瀏覽 2025 年報以及(ii) 在「公布及通函」分項下的「通函/代表委任書/聯交所報表」瀏覽其他本次公司通訊，或可於交易所網頁瀏覽。如 閣下因任何理由以致收取或接收本次公司通訊時出現困難，只要經本公司之股票過戶及登記處香港中央證券登記有限公司（「股票過戶及登記處」）給予本公司書面通知，地址為香港灣仔皇后大道東 183 號合和中心 17M 樓，或電郵至 hlp.ecom@computershare.com.hk 提出 閣下的要求，收到要求後的 21 天內（如該文件屬需要供 閣下採取行動的，則 7 天內），均可獲免費發送本次公司通訊的印刷本。儘管如此，該要求不會構成變更 閣下之選擇。

就有關所有日後公司通訊， 閣下可以隨時根據有關法例及規例經股票過戶及登記處給予本公司書面通知（郵寄至上述地址），或電郵至 hlp.ecom@computershare.com.hk，以更改 閣下收取公司通訊語言版本及/或收取方式之選擇。 閣下收取印刷本之有關要求將一直維持有效，直至該指示被撤銷、取代、或逾期，或直至收取到 閣下之指示日期一年內（以較早者為準）。

為確保及時收到最新的公司通訊及可供採取行動的公司通訊**，本公司建議 閣下透過掃描隨本函附上的回條（「回條」）上列印的專屬二維碼以提供 閣下的電子郵件地址。在行使上述選擇權時，請 閣下填妥回條，並在回條上簽名，然後把回條寄回或親自交回本公司（經股票過戶及登記處），地址如上述。倘 閣下在香港投寄回條，可使用回條上的郵寄標籤寄回，而毋須貼上郵票；否則，請貼上適當的郵票。

2025 年可持續發展報告僅以電子形式刊發於本公司網頁及交易所網頁， 閣下可在本公司網頁主頁按「可持續發展」，在「可持續發展刊物」瀏覽 2025 年可持續發展報告，或可於交易所網頁瀏覽。如 閣下欲收取 2025 年可持續發展報告的印刷本，請經股票過戶及登記處給予本公司書面通知（郵寄至上述地址），或電郵至 hlp.ecom@computershare.com.hk 提出 閣下的要求。

如 閣下對本函有任何疑問，請於星期一至五（公眾假期除外）上午 9 時正至下午 6 時正致電股票過戶及登記處熱線(852) 2862 8688，或電郵至 hlp.ecom@computershare.com.hk 查詢。

代表
恒隆地產有限公司
公司秘書
馬婉華
謹啟

2026 年 3 月 27 日

* 公司通訊即本公司刊發或將予刊發以供其任何證券持有人參照或採取行動的任何文件，包括但不限於：(a) 董事會報告、年度財務報表連同核數師報告及(如適用)財務摘要報告；(b) 中期報告及(如適用)中期摘要報告；(c) 會議通告；(d) 上市文件；(e) 通函；及(f) 代表委任書。

** 可供採取行動的公司通訊即本公司為尋求證券持有人指示其擬如何行使其證券持有人權利或以證券持有人身份作出選擇而發出之所有公司通訊，但不包括股東大會通告及代表委任書。本函以英文及中文發出。中、英文版如有任何歧異，概以英文版為準。

REPLY FORM 回條

To: **HANG LUNG PROPERTIES LIMITED (the "Company")**
(Stock Code: 00101)
c/o Computershare Hong Kong Investor Services Limited
17M Floor, Hopewell Centre,
183 Queen's Road East, Wan Chai, Hong Kong

致: **恒隆地產有限公司 (「本公司」)**
(股份代號: 00101)
經香港中央證券登記有限公司
香港灣仔皇后大道東 183 號
合和中心 17M 樓

(Please choose **ONLY ONE** of the following options) (請僅從下列選項中選擇其中一項)

Option 1: Provide email address by scanning the personalized QR code for receipt of future Corporate Communications* of the Company via electronic dissemination	Personalized QR Code 專屬二維碼
選項 1: 掃描專屬二維碼提供電子郵件地址, 以接收本公司通過電子方式發布的日後公司通訊*	
Returning this Reply Form is NOT required if choosing Option 1. 如選擇選項 1, 則無須交回本回條。	

Option 2: Provide email address in writing for receipt of future Corporate Communications* of the Company via electronic dissemination	書面提供電子郵件地址, 以接收本公司通過電子方式發布的日後公司通訊*
Name of Securities Holder(s) 證券持有人姓名:	Name of the Listed Company 上市公司名稱: HANG LUNG PROPERTIES LIMITED 恒隆地產有限公司
Email address (Note 4) 電郵地址 (附註 4)	

Option 3: Request for receipt of future Corporate Communications* of the Company in printed form and noted that this instruction is only valid for one year starting from the Company's receipt date of instruction. (Note 6) (Please mark "X" in one of the boxes below, if applicable)	要求收取本公司日後公司通訊*印刷本, 並已知悉本指示由本公司收取指示日期起計一年內有效。(附註 6) (如適用, 請在以下一個方格內劃上「X」號)	
<input type="checkbox"/> Printed English version 英文印刷本	<input type="checkbox"/> Printed Chinese version 中文印刷本	<input type="checkbox"/> Both the printed English and Chinese versions 英文及中文印刷本

Signature: (Note 1)

簽名: (附註 1)

Contact number:

聯絡電話號碼:

Date:

日期:

Notes 附註:

- Please complete all your details clearly. If your shares are held in joint names, all of the joint shareholders should jointly sign this Reply Form in order to be valid. 請閣下清楚填寫所有資料。如屬聯名股東, 則本回條須由所有聯名股東聯合簽署, 方為有效。
- Any Reply Form with no indicated choice, with no signature or otherwise incorrectly completed will be void. 任何未有作出選擇, 或未有簽署, 或在其他方面填寫不正確之回條將會無效。
- By selecting to read all future Corporate Communications published on the Company's website in place of receiving printed versions, you have expressly consented to waive the right to receive Corporate Communications in printed form. 在選擇瀏覽在本公司網站刊登之所有日後公司通訊以代替印刷本後, 閣下已明示同意放棄收取公司通訊印刷本的權利。
- If the email address provided in your reply is non-functional, you may be unable to receive notifications regarding the publication of Corporate Communications. 如閣下提供之電子郵件地址無效, 閣下或無法收到有關發布公司通訊的通知。
- If you provide more than one email address by QR code, email, reply form and/or other means, only the last email address received will be registered. 如閣下通過二維碼、電郵、回條及/或其他方式提供多於一個的電子郵件地址, 僅最後收到的電子郵件地址會被登記。
- If you mark "X" in the box in Option 3, no email address will be registered and only Corporate Communications in printed form will be received. 如閣下在選項 3 方格內劃上「X」號, 將不會有電子郵件地址被登記, 並僅將收取日後公司通訊的印刷本。
- The above instruction will apply to all future Corporate Communications to be sent to shareholders of the Company until you notify otherwise by a notice in writing to the Company c/o the Company's share registrar, Computershare Hong Kong Investor Services Limited ("Share Registrar"), at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong in accordance with the relevant laws and regulations, or by email to hip.ecom@computershare.com.hk. 上述指示適用於將發送予本公司股東之所有日後公司通訊, 直至閣下根據有關法例及規例發出書面通知予本公司之股票過戶及登記處香港中央證券登記有限公司(「股票過戶及登記處」), 地址為香港灣仔皇后大道東 183 號合和中心 17M 樓另作選擇為止, 或電郵至 hip.ecom@computershare.com.hk。
- For the avoidance of doubt, the Company does not accept any other instructions given on this Reply Form. 為免存疑, 在本回條上的任何額外指示, 本公司將不予處理。

PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料聲明

1. "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"). 2. Your supply of Personal Data to Computershare Hong Kong Investor Services Limited ("Share Registrar") is on a voluntary basis for the purpose of verifying and recording your choice of language and means of receipt of Corporate Communications of Hang Lung Properties Limited (the "Company") and the delivery of those Corporate Communications, and failure to provide sufficient Personal Data may result in such purposes not being achieved. 3. We may transfer or disclose your Personal Data to the Company, its associated companies, the Share Registrar's associated companies and/or other companies or bodies for the purpose stated above, or when it is required to do so by law and will be retained for such period as may be necessary for our verification and record purposes. 4. 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 for access to and/or correction of your Personal Data should be in writing, made in accordance with the PDPO and by either of the following means: 1. 本聲明中所指的「個人資料」具有香港法例第 486 章《個人資料(私隱)條例》(「私隱條例」)中「個人資料」的涵義。 2. 閣下是自願向香港中央證券登記有限公司(「股票過戶及登記處」)提供個人資料以用於核實及記錄閣下收取恒隆地產有限公司(「本公司」)公司通訊的語言版本和收取方式的選擇, 以及傳送公司通訊, 若閣下未能提供足夠個人資料, 可能導致無法處理所述要求。 3. 我們可就上述用途將閣下的個人資料轉移或披露給本公司、本公司的有關聯公司、股票過戶及登記處的有關聯公司及/或其他公司或團體, 或按法例規定作出轉移或披露, 並將在適當期間內保留該等個人資料作核實及記錄用途。 4. 閣下有權根據《私隱條例》的條文查閱及/或修改閣下的個人資料。任何相關查閱及/或修改個人資料之要求均須根據《私隱條例》及以書面方式透過以下途徑提出:

By mail to 郵寄至: HK Privacy Officer 香港隱私主任

Computershare Hong Kong Investor Services Limited 香港中央證券登記有限公司

17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong 香港灣仔皇后大道東 183 號合和中心 17M 樓

By email to 電郵至: PrivacyOfficer@computershare.com.hk

Corporate Communications mean any document(s) issued or to be issued by the Company for the information or action of holders of any of its securities, including but not limited to (a) the directors' report, its annual financial statements together with a copy of the auditor's report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary interim report; (c) a notice of meeting; (d) a listing document; (e) a circular; and (f) a proxy form. 公司通訊即本公司刊登或將予刊登以供其任何證券持有人參照或採取行動的任何文件, 包括但不限於: (a) 董事會報告、年度財務報表連同核數師報告及(如適用)財務摘要報告; (b) 中期報告及(如適用)中期摘要報告; (c) 會議通告; (d) 上市文件; (e) 通函; 及(f) 代表委任書。

MAILING LABEL 郵寄標籤

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

Please cut the mailing label and stick it on the envelope to return this Reply Form to us.
No postage stamp necessary if posted in Hong Kong.
閣下寄回此回條時, 請將郵寄標籤剪貼於信封上。
如在本港投寄毋須貼上郵票。