March 22, 2022

Dear Shareholders,

2022 Annual General Meeting ("AGM")

The AGM of Hang Lung Properties Limited (the "Company") will be held at Grand Ballroom, Lower Lobby, Conrad Hong Kong, Pacific Place, 88 Queensway, Hong Kong on Wednesday, April 27, 2022 at 10:00 a.m.

Shareholders not attending the AGM in person may view a live online webcast of the AGM at https://edge.media-server.com/mmc/p/dha3mqkm ("Webcast Link"). The live online webcast will open for Shareholders to log in approximately 30 minutes prior to the commencement of the AGM from any location with access to the internet with a smart phone, tablet device or computer. Please refer to the User Guide posted on the Company's website if Shareholders have question on how to access the live online webcast.

According to the articles of association of the Company, Shareholders joining the live online webcast will not be counted towards a quorum and will not be able to cast their vote online. Shareholders can exercise their voting rights by submitting a proxy form appointing the chair of the AGM as their proxy.

TO ACCESS THE LIVE ONLINE WEBCAST, PLEASE CLICK ON THE WEBCAST LINK AND ENTER THE DESIGNATED DISTINCTIVE USERNAME AND PASSWORD BELOW:

Username: your 10-digit shareholder reference number starting with “C” ("SRN") printed under the barcode on the top right corner of this letter

Password: the five-digit Personal Identification Number ("PIN") below the SRN

Please keep the SRN and PIN in safe custody for use on the day of the AGM and do not disclose it to any other person.

In view of the evolving COVID-19 pandemic situation in Hong Kong, the Company may implement further procedures and precautionary measures and change the AGM arrangements at short notice. Shareholders should visit the Company's website at www.hanglung.com for future announcements and updates on the AGM arrangements.

If Shareholders have any questions relating to the AGM, please contact Computershare Hong Kong Investor Services Limited, the Company's share registrar, as follows:

Computershare Hong Kong Investor Services Limited
17M Floor, Hopewell Centre
183 Queen's Road East, Wanchai, Hong Kong
Tel: +852 2862 8555
Fax: +852 2865 0990
Website: www.computershare.com/hk/contact

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