

March 27, 2026

Dear New Registered Shareholder,

Election of Language and Means of Receipt of Corporate Communications

We are pleased to enclose the 2025 Annual Report (in both English and Chinese), the Circular containing the Notice of Annual General Meeting and Proxy Form of Hang Lung Properties Limited (the “Company”) for your attention.

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.

Pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the articles of association of the Company, the Company will make available the following options for you to elect to receive all future Corporate Communications* in the following manners:

- (1) to read all future Corporate Communications on the Company’s website at www.hanglung.com (the “Website Version”) in place of printed versions by providing your email address;
- (2) to receive the printed English version of all future Corporate Communications only;
- (3) to receive the printed Chinese version of all future Corporate Communications only; or
- (4) to receive both the printed English and Chinese versions of all future Corporate Communications.

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 Company’s share registrar (the “Share Registrar”), Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wan Chai, Hong Kong. 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. If your email address provided is non-functional, until such time that a functional email address is received by the Share Registrar, you may (i) be unable to receive any notifications regarding the publication of Corporate Communications; and (ii) need to proactively check 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”) to keep up with the publication of Corporate Communications.

If the Company does not receive a duly completed and signed Reply Form from you by April 24, 2026 and until you inform the Company c/o the Share Registrar by reasonable prior notice in writing according to the relevant laws and regulations, you are taken to have agreed to access all future Corporate Communications posted on the Company’s website and to receive (i) only a notification of the publication of the Corporate Communications on the Company’s website by post, and (ii) all future Actionable Corporate Communications in printed form.

With respect to all future Corporate Communications, please note that you are entitled, at any time by sending a notice in writing to the Company c/o the Share Registrar (at the address stated above), or by email to hlp.ecom@computershare.com.hk, 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).

The 2025 Sustainability Report is published in electronic form only and is available on the Company’s website and the 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.

Please note that (a) the English and Chinese versions of all future Corporate Communications in printed form will be available from the Company or the Share Registrar on request; and (b) the Website Version of both the English and Chinese versions of all future Corporate Communications will also be available on the Company’s website and the HKEX’s website.

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.

