

(Incorporated in Hong Kong with limited liability) (於香港註冊成立之有限公司) (Stock Code 股份代號: 16)

NOTIFICATION LETTER 通知信

6 October 2017

Dear Registered Shareholder,

Sun Hung Kai Properties Limited (the "Company")

- Notice of publication of (i) the 2016/17 Annual Report; (ii) the Circular in relation to the proposals for general mandates to buy back shares and to issue shares and re-election of Directors and the notice of annual general meeting; and (iii) the Proxy Form for 2017 annual general meeting (collectively the "Current Corporate Communications")

We are pleased to inform you that the English and Chinese versions of the Current Corporate Communications are available on the Company's website at www.shkp.com and the website of Hong Kong Exchanges and Clearing Limited ("HKEX") at www.hkexnews.hk. You may access the Current Corporate Communications (i) by clicking "Investor Relations" section on the home page of the Company's website, then selecting "Annual/Interim Reports" (for the 2016/17 Annual Report) and "Announcements" (for the other Current Corporate Communications) and confirming your acknowledgement of and agreement to the "Investor Relations" disclaimer; or (ii) by browsing through the HKEX's website. If you have elected to receive the Corporate Communications (Notes) in printed form, the printed version of your selected language(s) of the Current Corporate Communications are enclosed herewith.

Please note that the 2017 annual general meeting of the Company will be held at 53rd Floor, Sun Hung Kai Centre, 30 Harbour Road, Hong Kong on Thursday, 9 November 2017 at 12:00 noon.

If you have chosen (or are deemed to have consented) to receive the Corporate Communications by electronic means through the Company's website instead of in printed form but (i) for any reason have difficulty in receiving or gaining access to the Current Corporate Communications; or (ii) would like to receive a printed copy of the Current Corporate Communications, the Company will upon written request send the printed copy of the Current Corporate Communications to you free of charge. Please make your request to the Company c/o Computershare Hong Kong Investor Services Limited ("Computershare", the Share Registrar of the Company), at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong or by email at shkp@computershare.com.hk.

If you have received the Current Corporate Communications in either English or Chinese only and would like to receive printed copies in other language free of charge, please send your request to the Company c/o Computershare by post or by email.

With respect to all future Corporate Communications, please note that you are entitled to change your choice of language and/or means of receipt by giving reasonable notice (of not less than 7 days) to the Company c/o Computershare in writing (at the address stated above) or by email (at shkp@computershare.com.hk) or simply completing the change request form (the "Change Request Form") on the reverse side and returning it to the Company c/o Computershare by using the mailing label at the bottom of the Change Request Form without the need to affix a stamp if you post it in Hong Kong. Otherwise, please affix an appropriate stamp. The Change Request Form may also be downloaded from the Company's website at www.shkp.com or the HKEX's website at www.shkp.com or the Wayshane website at ww

Should you have any queries relating to this letter, please call the Company's hotline at (852) 2828 8648 from 9:00 a.m. to 6:00 p.m., Monday to Friday, excluding public holidays.

> Yours faithfully. YUNG Sheung-tat, Sandy Company Secretary

Corporate Communications mean any documents issued or to be issued by the Company for the information or action of holders of any of its securities, which include but are not limited to (a) the directors' report and annual financial statements together with the independent auditor's report; (b) the interim report; (c) a notice of meeting; (d) a listing document; (e) a circular; and (f) a proxy form.

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

敬啟者:

新鴻基地產發展有限公司(「本公司」) - (i)二○一六至一七年年報;(ii)有關購回股份及發行股份之一般授權及重選董事之建議及股東週年大會通告之通函;及 (iii)二○一七年股東週年大會代表委任表格(統稱「本次公司通訊」)之發佈通知

謹此告知,本次公司通訊的中英文版本已登載於本公司網站 www.shkp.com 及香港交易及結算所有限公司(「**港交所」**)網站www.hkexnews.hk。 閣下可(i)在本公司網站主頁選按「投資者關係」一項,再選擇「年報/中期報告」項(以閱覽二〇一六至一七年年報)及選擇「公告」項(以閱覽本次公司通訊之其他文件),並確認及同意「投資者關係」的免責聲明;或(ii)透過港交所網站,瀏覽本次公司通訊。如 閣下已選擇收取公司通訊^(術金)之印刷本,隨函附奉 閣下所選擇之語言版本的本次公 司涌訊之印刷本。

本公司之二○一七年股東週年大會將於二○一七年十一月九日(星期四)正午十二時假座香港港灣道三十號新鴻基中心五十三樓舉行。

若 閣下已選擇(或被視為已同意)透過本公司網站以電子方式收取公司通訊以代替收取印刷本,但(i)因任何理由以致在收取或接收本次公司通訊時遇到困難;或(ii)現欲領取本次公司通訊的印刷本,本公司將在收到 閣下之書面要求後寄上本次公司通訊的印刷本,費用全免。請將 閣下之要求經香港中央證券登記有限公司(「中央證券」,本公司之股份過戶登記處)通知本公司,地址為香港灣仔皇后大道東一八三號合和中心十七M樓,或電郵至 shkp@computershare.com.hk。

郵票。更改表格亦可於本公司網站 www.shkp.com 或港交所網站 www.hkexnews.hk 下載。

若 閣下對本承有任何疑問,請於星期一至星期五(公眾假期除外)上午九時至下午六時,致電本公司熱線電話(852)2828 8648 查詢。

此致 各位登記股東 台照

公司秘書 容上達

二〇一七年十月六日

公司通訊指本公司向其證券持有人發出或將予發出以供參照或採取行動的任何文件,包括但不限於:(a)董事局報告書及年度財務報表連同獨立核數師報告書; (b)中期報告;(c)會議通告;(d)上市文件;(e)通函;及(f)代表委任表格。

Change Request Form 更改表格 Sun Hung Kai Properties Limited (the "Company") 致: 新鴻基地產發展有限公司(「本公司」) To: (股份代號:16) c/o Computershare Hong Kong Investor Services Limited ("Computershare") 經香港中央證券登記有限公司(「中央證券」) 17M Floor, Hopewell Centre, 183 Queen's Road East, 香港灣仔皇后大道東一八三號 Wanchai, Hong Kong 合和中心十七 M 樓 I/We would like to change to receive all future Corporate Communications in the following manner: 本人/吾等欲更改收取日後刊發之所有公司通訊的方式如下: (Please mark an (X) in ONLY ONE of the following boxes) (請僅在下列其中一個空格內劃上「<math>X」號)by electronic means through the Company's website at www.shkp.com (instead of in printed form) with an email notification to my/our email address below when each Corporate Communication is made available on the Company's website; or 透過本公司網站 www.shkp.com 以電子方式收取公司通訊以代替印刷本,並在每次公司通訊刊登於本公司網站時收取發 送至以下電郵地址的電郵通知;或 (Please provide the email address in capital letters in English. The email address will be used only for notification of release of Corporate Communications.) (請以英文正楷填寫電郵地址,而電郵地址僅供用作通知 Email Address 電郵地址 (If no email address is provided, a notification letter of the publication of the Corporate Communications on the Company's website will be sent to you by post.) (如未有提供電郵地址,本公司將把有關公司通訊在本公司網站刊登的通知信函郵寄予 閣下。) in printed form in English only; or 僅收取**英文印刷本**;或 in printed form in Chinese only; or 僅收取中文印刷本;或 in printed form in both English and Chinese. 同時收取英文及中文印刷本

簽名 日期 #You are required to fill in the details if you download this form from the website. 假如 閣下從網站下載本表格,請必須填上有關資料。

股東姓名

Address 地址"

Signature(s)

Full Name(s) of Shareholder(s)#

Es 所計:

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公司通销指本公司向其證券持有人發出或將予發出以供參照或採取行動的任何文件,包括但不限於:(a)董事局報告書及年度財務報表連同獨立核數師報告書; (b) 中期報告;(c) 會議通告;(d) 上市文件;(e) 通路;及(f)代表委任表格。
If your shares are held in joint names, the shareholder whose name stands first on the register of members of the Company in respect of the joint holding should sign on this form in order to be valid.

如屬聯名股東,則本表格須由該名於本公司股東名冊上就聯名持有股份其姓名位列首位的股東簽署,方為有效。
You are entitled at any time by reasonable notice (of not less than 7 days) in writing to the Company c/o Computershare at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong or by email at shkp@computershare.com.hk or by completing and returning this form to change your choice of language and/or means of receipt of Corporate Communications.

關下有權勝符全合理時間內(為不少於七天)以書面方式經中央證券通知本公司,地址為香港灣仔皇后大道東一八三號合和中心十七M 樓或電郵至 shkp@computershare.com.hk 或填妥及寄回本表格,以更改 関下收取公司通訊之語言版本及更有之逻辑。
For the avoidance of doubt, the Company does not accept any special instructions written on this form.

為免存疑,任何在本表格上的額外手寫指示,本公司將不予處理。

(Please use ENGLISH BLOCK LETTERS 請用英文正楷填寫)

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PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料聲明

- "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"). 本聲明中所指的「個人資料」具有香港法例第四百八十六章個人資料(私隱)條例(「私隱條例」)中「個人資料」的涵義。 Your supply of Personal Data to the Company is on a voluntary basis. If you fail to provide sufficient information, the Company may not be able to process your instructions. 閣下是自腐向本公司提供個人資料。若「閣下未能提供是海資料,本公司可能無法整理、閣下之指示。 Your Personal Data may be disclosed or transferred by the Company to its subsidiaries, the Share Registrar, and/or other companies or bodies for any of the stated purposes, and retained for such period as may (iii)
- Testinata Data has be extensived of the Company of its Substitutes, the State Registral, and/or fortier Companies of Boules for any of the stated purposes, and retained to such period as may be necessary for verification and record purposes.

 本公司可就任何所說明的用途,將 閣下的個人資料技露或轉移給本公司的附屬公司、股份過戶登記處、及/或其他公司或團體,並將在適當期間保留該等個人資料作核實及紀錄用途。
 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 and sent to the Personal Data Privacy Officer of Computershare by post or by email to https://doi.org/10.1007/journal.com/hk
 閣下的個人資料。任何該等查閱及/或修改 閣下的個人資料的要求均須以書面方式郵寄至中央證券的個人資料私隱主任,或電郵至https://doi.org/10.1007/journal.com/hk

This form is made in English and Chinese. In case of any inconsistency, the English version shall prevail 本表格以英文及中文發出,中英文版本內容如有任何不相符,概以英文版本為準。

郵寄標籤 MAILING LABEL

Contact telephone number

聯絡電話號碼

Date

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