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**NOTICE OF LISTING ON
THE STOCK EXCHANGE OF HONG KONG LIMITED**



SUN HUNG KAI PROPERTIES (CAPITAL MARKET) LIMITED

(incorporated with limited liability in the Cayman Islands)

(as Issuer)

and

SUN HUNG KAI PROPERTIES LIMITED

(incorporated with limited liability in Hong Kong)

(Stock Code: 16)

(as Guarantor)

US\$3,000,000,000

PROGRAMME FOR THE ISSUANCE OF DEBT INSTRUMENTS

Arranger

MORGAN STANLEY & CO. INTERNATIONAL PLC

Application has been made to The Stock Exchange of Hong Kong Limited for the listing of the US\$3,000,000,000 Programme for the Issuance of Debt Instruments (the "Programme") and any notes to be issued thereunder within 12 months after 28 November 2008, and described in the Information Memorandum to be dated 27 November 2008. The listing of the Programme is expected to become effective on 28 November 2008.

25 November 2008

As at the date of this announcement, the Board of Directors of the Guarantor comprises seven Executive Directors, being KWOK Ping-kwong, Thomas, KWOK Ping-luen, Raymond, CHAN Kai-ming, CHAN Kui-yuen, Thomas, KWONG Chun, WONG Yick-kam, Michael and WONG Chik-wing, Mike; seven Non-Executive Directors, being KWONG Siu-hing, LEE Shau-kee, KWOK Ping-sheung, Walter, WOO Po-shing (WOO Ka-biu, Jackson being his Alternate Director), LI Ka-cheung, Eric, KWAN Cheuk-yin, William and LO Chiu-chun, Clement; and four Independent Non-Executive Directors, being CHUNG Sze-yuen, YIP Dicky Peter, WONG Yue-chim, Richard and CHEUNG Kin-tung, Marvin, and the Board of Directors of the Issuer comprises two Directors, being CHAN Kui-yuen, Thomas and WONG Yick-kam, Michael.