



新鴻基地產發展有限公司

Sun Hung Kai Properties Limited

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

NOTIFICATION LETTER 通知信函

15 October 2012

Dear Non-registered Shareholder ^(Note 1),

Sun Hung Kai Properties Limited (the "Company")

- Notice of Publication of (i) 2011/12 Annual Report, (ii) Circular in relation to Proposals for General Mandates to Repurchase Shares and to Issue Shares, Re-election of Directors, Adoption of New Share Option Scheme and Termination of Existing Share Option Scheme by each of the Company and SUNeVision Holdings Ltd. and Notice of Annual General Meeting, and (iii) Form of Proxy (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 by clicking "Investor Relations" section on the home page of the Company's website, then selecting "Annual/Interim Reports" for the 2011/12 Annual Report and "Announcements" for the other Current Corporate Communications or browsing through the HKEx's website. If you have elected to receive the Corporate Communications ^(Note 2) in printed form, the printed version of your selected language(s) of the Current Corporate Communications are enclosed herewith.

If you want to (i) receive a printed version of the Current Corporate Communications or in the language version other than your existing choice; and/or (ii) change or select your choice of language and/or means of receipt of all future Corporate Communications, please complete the request form (the "Request Form") on the reverse side and return it to the Company c/o Computershare Hong Kong Investor Services Limited by using the mailing label at the bottom of the Request Form (no need to affix a stamp if posted in Hong Kong; otherwise, please affix an appropriate stamp) or by email (at shkp@computershare.com.hk). The Request Form may also be downloaded from the Company's website at www.shkp.com or the HKEx's website at www.hkexnews.hk.

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

Yours faithfully,
Yung Sheung-tat, Sandy
Company Secretary

Notes:

1. This letter is addressed to non-registered shareholders (i.e. such person or company whose shares are held in The Central Clearing and Settlement System (CCASS) and who has notified the Company from time to time through Hong Kong Securities Clearing Company Limited that such person or company wishes to receive Corporate Communications). If you have sold or transferred your shares in the Company, please disregard this letter and the Request Form.
2. 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, which include but are not limited to (a) the directors' report, its annual accounts together with a copy of the auditor's report, (b) the interim report, (c) a notice of meeting, (d) a listing document, (e) a circular, and (f) a form of proxy.

敬啟者：

新鴻基地產發展有限公司（「本公司」）

- (i) 二〇一一年報，(ii) 建議之購回股份及發行股份之一般授權、重選董事、分別採納本公司及新意網集團有限公司新購股權計劃及終止其現有之購股權計劃及股東週年大會通告之通函，以及(iii)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，歡迎瀏覽。請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」項閱覽二〇一一年報及選擇「公告」項閱覽本次公司通訊之其他文件，或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 ^(附註2) 之印刷本，隨函附奉閣下所選擇之語言版本的本次公司通訊之印刷本。

如閣下欲(i)收取本次公司通訊之印刷本或有別於閣下已選擇之另一個語言版本；及/或(ii)更改或選擇收取日後刊發之公司通訊之語文版本及/或方式，請填妥在本函背面的申請表格（「申請表格」），並使用申請表格下方之郵寄標籤經香港中央證券登記有限公司寄回本公司（如在香港投寄，毋須貼上郵票；否則，請貼上適當的郵票），或以電郵（至 shkp@computershare.com.hk）通知本公司。申請表格亦可於本公司網站 www.shkp.com 或港交所網站 www.hkexnews.hk 內下載。

如閣下對本函有任何疑問，請於辦公時間內，即星期一至星期五（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
列位非登記股東 ^(附註1) 台照

公司秘書
容上達
謹啟

二〇一二年十月十五日

附註：

1. 此函件乃向本公司之非登記股東（指股份存放於中央結算及交收系統的人士或公司，透過香港中央結算有限公司不時通知本公司其希望收到公司通訊）發出。如果閣下已經出售或轉讓所持有之本公司股份，則無需理會本函件及申請表格。
2. 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、年度賬目連同核數師報告書，(b)中期報告，(c)會議通告，(d)上市文件，(e)通函，以及(f)代表委任表格。

SHKH-15102012-1(0)

Request Form 申請表格

To: **Sun Hung Kai Properties Limited (the "Company")**
(Stock Code: 16)
c/o Computershare Hong Kong Investor Services Limited
17M Floor, Hopewell Centre, 183 Queen's Road East,
Wanchai, Hong Kong

致： **新鴻基地產發展有限公司 (「本公司」)**
(股份代號：16)
經香港中央證券登記有限公司
香港灣仔皇后大道東一八三號
合和中心十七 M 樓

(I) Please send me/us the Current Corporate Communications (as defined overleaf):

請寄予本人／吾等本次公司通訊(定義見背面):

(Please mark an (X) in the box, if appropriate)
(如適用，請在空格內劃上「X」號)

- 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。

(II) I/We would like to receive all future Corporate Communications:

關於日後刊發之所有公司通訊，本人／吾等欲:

(Please mark an (X) in **ONLY ONE** box)
(請僅在其中一個空格內劃上「X」號)

- 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**; or
同時收取**英文及中文**印刷本；或
- by **electronic means** through the Company's website at www.shkp.com instead of in printed form.
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。

Full Name(s) of Non-Registered Shareholder(s)[#]
非登記股東姓名[#]

Contact telephone number
聯絡電話號碼

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

Address[#]
地址[#]

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

Signature(s)
簽名

Date
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。

Notes 附註：

- 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, which include but are not limited to (a) the directors' report, its annual accounts together with a copy of the auditor's report, (b) the interim report, (c) a notice of meeting, (d) a listing document, (e) a circular, and (f) a form of proxy.
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、年度賬目連同核數師報告書，(b)中期報告，(c)會議通告，(d)上市文件，(e)通函，以及(f)代表委任表格。
- The instruction under (II) above will apply to the Corporate Communications to be sent to you until you notify the Company c/o Computershare Hong Kong Investor Services Limited to the contrary or unless you have ceased to have holdings in the Company.
上述第(II)項指示適用於將發送至閣下之所有公司通訊，直至閣下經香港中央證券登記有限公司通知本公司另外之安排或停止持有本公司的股份。
- For the avoidance of doubt, the Company does not accept any special instructions written on this request form.
為免存疑，任何在本申請表格上的額外手寫指示，本公司將不予處理。

郵寄標籤 MAILING LABEL

閣下寄回此申請表格時，請將郵寄標籤剪貼於信封上。

如在本港投寄毋須貼上郵票。

Please cut the mailing label and stick this on the envelope
to return this request form to us.

No postage stamp necessary if posted in Hong Kong.

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