SHKP announces 2025/26 annual results
集团公布2025/26年度全年业绩

Group management, including Chairman & Managing Director Raymond Kwok (fifth from right), host the post-results announcement analyst briefing
集团管理层包括集团主席兼董事总经理郭炳联(右五)主持业绩公布后的分析员简报会

The Group announced its annual results for the year ended 30 June 2026. Underlying profit attributable to the Company's shareholders, excluding the effect of fair-value changes in investment properties, amounted to HK$22,850 million. Underlying earnings per share were HK$7.89. The Board of Directors has recommended the payment of a final dividend of HK$2.93 per share. Together with the interim dividend of HK$0.98 per share, the dividend for the full year will be HK$3.91 per share, representing a year-on-year increase of 4%.

For the year under review, the Group's profit generated from property sales reached HK$8,292 million, largely unchanged from a year ago. Gross rental income increased by 2% year-on-year to HK$24,987 million, while net rental income increased by 1% year-on-year to HK$18,571 million.

During the year, Hong Kong's residential property market continued to recover. The Group recorded attributable contracted sales of about HK$38,100 million in Hong Kong. Sai Sha Residences received an overwhelming response, underscoring customers' confidence in the Group's expertise in developing large-scale integrated projects.

The Group's diversified property investment portfolio in Hong Kong continued to generate stable and substantial recurring income. The completion of International Gateway Centre (IGC) atop the High Speed Rail West Kowloon Terminus marked an important milestone in the Group's expansion of its commercial portfolio in West Kowloon. Renowned insurance and financial companies as well as multinational corporations have committed to leasing part of the office space, with tenants gradually taking possession of the properties. Stage IGC, the podium

mall at IGC, is scheduled to open in phases starting from late 2026. Artist Square Towers in the West Kowloon Cultural District is scheduled for completion in 2027.

As for property business on the Chinese Mainland, the Group achieved attributable contracted sales of about RMB2,200 million during the year. The Group's major shopping malls recorded stable growth in tenant sales. ITC Mall, the retail component of ITC in Shanghai, is scheduled to commence its phased opening in the second half of 2026. The Group also increased its stakes in the IGC mall and Conrad Guangzhou at Tianhui Plaza in Guangzhou to fully own the properties, which will help enhance their performances.

Looking ahead, the Group remains confident in the long-term prospects of both Hong Kong and the Chinese Mainland. The accelerated development of the Northern Metropolis is expected to inject new momentum into Hong Kong's economy and drive the growth of various industries. The Group will continue to support this pivotal initiative and actively explore potential development opportunities in the area. By leveraging technology to enhance productivity and competitiveness, the Group aims to deliver modern, quality, customer-centric properties that meet the evolving needs of residents and tenants.

截至2026年6月30日，集团在撇除投资物业公平值变动的影响后，可拨归公司股东基础溢利为228.50亿港元，每股基础溢利为7.89港元。董事局议决派发末期股息每股2.93港元，连同中期股息每股0.98港元，全年每股派息3.91港元，较去年增加4%。

回顾年内，集团来自物业销售的溢利为82.92亿港元，与去年相若。总租金收入按年上升2%至249.87亿港元，净租金收入按年增加1%至185.71亿港元。

年内，香港住宅物业市场进一步复苏。按所占权益计算，集团在香港录得约381亿港元的合约销售额。其中，西沙湾发展项目销售反应热烈，反映买家对集团发展大型综合项目的能力充满信心。

集团在香港的多元化物业投资组合，继续带来稳定而可观的经常性收入。坐落高铁西九龙总站上盖的世界级项目环球汇 (IGC) 于年内落成，是集团拓展西九龙商业版图的重要里程碑，项目吸引多间知名保险、金融和跨国企业承租并陆续进驻。环球汇的基座商场Stage IGC计划于2026年底开始分阶段开业，位于西九文化区的艺术广场大楼则计划于2027年竣工。

中国内地方面，按所占权益计算，集团年内录得合约销售额约人民币22亿元。旗下主要商场的租户销售额稳健增长，上海徐家汇中心的零售部分ITC Mall计划于2026年下半年起分阶段开业。此外，集团已全面收购位于广州天汇广场的IGC商场和广州康莱德酒店，业务表现可望进一步提升。

展望未来，集团对香港和中国内地的长远前景充满信心。香港正加快北部都会区的发展，为经济发展注入新动力。集团将继续支持这项重大发展，积极探索该区所带来的机遇，并善用科技提升生产力和竞争力，提供现代化且“以客为先”的优质物业，回应住户和租户不断变化的需求。