



SHKP announces 2025/26 annual results

集團公布2025/26年度全年業績



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Group management, including Chairman & Managing Director Raymond Kwok (fifth from right), host the post-results announcement analyst briefing
集團管理層包括集團主席兼董事總經理郭炳聯(右五)主持業績公布後的分析員簡報會

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，集團在撇除投資物業公平值變動的影響後，可撥歸公司股東基礎溢利為228.50億港元，每股基礎溢利為7.89港元。董事局議決派發末期股息每股2.93港元，連同中期股息每股0.98港元，全年每股派息3.91港元，較去年增加4%。

回顧年內，集團來自物業銷售的溢利為82.92億港元，與去年相若。總租金收入按年上升2%至249.87億港元，淨租金收入按年增加1%至185.71億港元。

年內，香港住宅物業市場進一步復蘇。按所佔權益計算，集團在香港錄得約381億港元的合約銷售額。其中，西沙灣發展項目銷售反應熱烈，反映買家對集團發展大型綜合項目的能力充滿信心。

集團在香港的多元化物業投資組合，繼續帶來穩定而可觀的經常性收入。坐落高鐵西九龍總站上蓋的世界級項目環球匯 (IGC) 於年內落成，是集團拓展西九龍商業版圖的重要里程碑，項目吸引多間知名保險、金融和跨國企業承租並陸續進駐。環球匯的基座商場 Stage IGC 計劃於2026年底開始分階段開業，位於西九文化區的藝術廣場大樓則計劃於2027年竣工。

中國內地方面，按所佔權益計算，集團年內錄得合約銷售額約人民幣22億元。旗下主要商場的租戶銷售額穩健增長，上海徐家匯中心的零售部分ITC Mall計劃於2026年下半年起分階段開業。此外，集團已全面收購位於廣州天匯廣場的IGC商場和廣州康萊德酒店，業務表現可望進一步提升。

展望未來，集團對香港和中國內地的長遠前景充滿信心。香港正加快北部都會區的發展，為經濟發展注入新動力。集團將繼續支持這項重大發展，積極探索該區所帶來的機遇，並善用科技提升生產力和競爭力，提供現代化且「以客為先」的優質物業，回應住戶和租戶不斷變化的需求。