

**Projects Under Development on the Mainland by Year of Completion**
**Date: September 2025**

				Attributable Gross Floor Area (square feet) <sup>(1)</sup>						
Project	Project Name		City	Group's Interest (%)	Residential	Shopping Centre/ Shops	Office	Hotel	Total	
Completion in FY2024/25										
1)	Pu Ming Road Project Phase 3	Shanghai Arch	Shanghai	100	465,000	-	-	-	465,000	
2)	Shiling Project Phase 3A	Park Royale	Guangzhou	100	477,000	-	-	-	477,000	
3)	Guangzhou South Railway Station Project Phases 1A & 1B	Guangzhou South Station ICC Forest Park	Guangzhou	100	347,000	-	-	-	347,000	
4)	Chancheng Project Phase 6B	Oriental Bund	Foshan	50	245,000	-	-	-	245,000	
Year Total:					1,534,000	-	-	-	1,534,000	
Scheduled for Completion in FY2025/26										
5)	Xujiahui Centre Project Phases 3B, 3C & 3D	ITC	ITC Maison / Three ITC (Tower B) / Andaz Shanghai ITC	Shanghai	100	-	2,640,000	2,573,000	375,000	5,588,000
6)	Minhang Project Phases 3 & 4	TODTOWN	TODTOWN Mall / TODTOWN Tower	Shanghai	35	-	232,000	188,000	-	420,000
7)	Jianghehui Project (River East) Phase 1	Hangzhou IFC (River East)	IFC Mansion	Hangzhou	45	621,000	-	-	-	621,000
8)	Jianghehui Project (River West) Phase 1	Hangzhou IFC (River West)	One IFC River West	Hangzhou	50	-	-	189,000	-	189,000
9)	Suzhou Project Phases 4, 5 & 6	Suzhou ICC	ICC Residence / ICC Mall / ICC Office	Suzhou	90	531,000	303,000	905,000	-	1,739,000
10)	Chancheng Project Phase 6C	Oriental Bund		Foshan	50	153,000	-	-	-	153,000
11)	Dongda Avenue Project Phase 4B	Chengdu ICC	Two ICC	Chengdu	40	-	-	523,000	-	523,000
Year Total:					1,305,000	3,175,000	4,378,000	375,000	9,233,000	
Scheduled for Completion in FY2026/27										
12)	Minhang Project Phase 5	TODTOWN	Hyatt Centric TODTOWN Shanghai	Shanghai	35	-	-	75,000	75,000	
13)	Jianghehui Project (River East) Phase 2A <sup>(2)</sup>	Hangzhou IFC (River East)		Hangzhou	45	-	352,000	-	-	352,000
14)	Jianghehui Project (River West) Phase 2	Hangzhou IFC (River West)		Hangzhou	50	115,000	52,000	-	-	167,000
15)	Guangzhou South Railway Station Project Phase 2A	Guangzhou South Station ICC		Guangzhou	100	-	215,000	291,000	-	506,000
16)	Chancheng Project Phase 6D	Oriental Bund		Foshan	50	277,000	-	-	-	277,000
Year Total:					392,000	619,000	291,000	75,000	1,377,000	

(1) Gross floor area including basement retail area; Residential area including serviced apartments

(2) Breakdown of the gross floor area is subject to further amendment

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				Attributable Gross Floor Area (square feet) <sup>(1)</sup>					
Project	Project Name	City	Group's Interest (%)	Residential	Shopping Centre/ Shops	Office	Hotel	Total	
Scheduled for Completion in FY2027/28									
17)	Jianghehui Project (River East) Phases 2B & 3 <sup>(2)</sup>	Hangzhou IFC (River East)	Hangzhou	45	-	-	297,000	-	297,000
18)	Jianghehui Project (River West) Phase 3	Hangzhou IFC (River West)	Hangzhou	50	-	449,000	-	-	449,000
19)	Shuangliu District Project Phase 3B	JOVOTOWN	Chengdu	91	802,000	-	-	-	802,000
Year Total:				802,000	449,000	297,000	-	1,548,000	
Major Projects Scheduled for Completion in FY2028/29 or Beyond									
20)	Minhang Project remaining phases	TODTOWN	Shanghai	35	155,000	270,000	-	-	425,000
21)	Jianghehui Project remaining phases <sup>(2)</sup>	Hangzhou IFC	Hangzhou	JV <sup>(3)</sup>	-	232,000	1,981,000	199,000	2,412,000
22)	Suzhou Project remaining phases		Suzhou	90	145,000	-	-	192,000	337,000
23)	Taihu New City Project remaining phase	Taihu International Community	Wuxi	40	-	-	-	143,000	143,000
24)	Shiling Project remaining phases	Park Royale	Guangzhou	100	3,945,000	4,000	-	-	3,949,000
25)	Guangzhou South Railway Station Project remaining phases <sup>(2)</sup>	Guangzhou South Station ICC	Guangzhou	100	2,600,000	1,186,000	4,374,000	323,000	8,483,000
26)	Nansha Qingsheng Project <sup>(2)</sup>		Guangzhou	100	-	861,000	2,401,000	-	3,262,000
27)	Chancheng Project remaining phases	Oriental Bund	Foshan	50	5,256,000	1,383,000	925,000	109,000	7,673,000
28)	Shilong Project remaining phases	Grand Waterfront	Dongguan	100	1,507,000	-	-	-	1,507,000
29)	Zhongshan 5 Road Project Phase 6	The Woodland	Zhongshan	JV <sup>(4)</sup>	24,000	-	-	-	24,000
30)	Dongda Avenue Project remaining phases	Chengdu ICC	Chengdu	40	1,768,000	143,000	589,000	147,000	2,647,000
Others					-	752,000	385,000	-	1,137,000
Total for Major Projects Scheduled for Completion in FY2028/29 or Beyond:					15,400,000	4,831,000	10,655,000	1,113,000	31,999,000

(1) Gross floor area including basement retail area; Residential area including serviced apartments

(2) Breakdown of the gross floor area is subject to further amendment

(3) The Group has a 45% and 50% interest in the River East and River West sites respectively

(4) The Group has a 50% interest in the project