

**Projects Under Development in Hong Kong by Year of Completion<sup>(1)</sup>**
**Date: February 2026**

Project	Project Name	Group's Interest (%)	Attributable Gross Floor Area (square feet)					Total	
			Residential	Shopping Centre/ Shops	Office	Hotel	Data Centre/ Industrial		
<b>Completion in 1H of FY2025/26</b>									
1)	New Kowloon Inland Lot No. 6568 Phases 1 & 2	Cullinan Sky / Cullinan Sky Mall	100	1,066,000	220,000	-	-	-	1,286,000
2)	Tai Po Town Lot No. 253, Sai Sha Phases 1A(2) & 1B	SIERRA SEA	100	861,000	-	-	-	-	861,000
3)	Kwun Tong Inland Lot No. 240 Phase 2	Scramble Hill	72.7 <sup>(2)</sup>	-	364,000	-	-	-	364,000
<b>Subtotal:</b>				<b>1,927,000</b>	<b>584,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,511,000</b>
<b>Scheduled for Completion in 2H of FY2025/26</b>									
4)	High Speed Rail West Kowloon Terminus Development Phase 1 <sup>(3)</sup>	International Gateway Centre (IGC)	JV <sup>(3)</sup>	-	-	1,154,000	-	-	1,154,000
5)	New Kowloon Inland Lot No. 6551 Phases 1, 2A & 2B	Cullinan Harbour	100	625,000	24,000	-	-	-	649,000
6)	Tai Po Town Lot No. 253, Sai Sha Phase 1A(1)	GO PARK Sai Sha 2	100	-	57,000	-	-	-	57,000
<b>Subtotal:</b>				<b>625,000</b>	<b>81,000</b>	<b>1,154,000</b>	<b>-</b>	<b>-</b>	<b>1,860,000</b>
<b>Year Total:</b>				<b>2,552,000</b>	<b>665,000</b>	<b>1,154,000</b>	<b>-</b>	<b>-</b>	<b>4,371,000</b>
<b>Scheduled for Completion in FY2026/27</b>									
7)	Tai Po Town Lot No. 253, Sai Sha Phases 2A & 2B	SIERRA SEA	100	839,000	-	-	-	-	839,000
8)	Artist Square Towers Project, West Kowloon Cultural District <sup>(4)</sup>		100	-	27,000	672,000	-	-	699,000
9)	High Speed Rail West Kowloon Terminus Development Phase 2		100	-	603,000	-	-	-	603,000
10)	Lot No. 1071 in DD 103, Kam Tin North, Yuen Long		100	251,000	-	-	-	-	251,000
11)	Tin Wing Stop Development Phase 2	YOHO WEST PARKSIDE	JV	236,000	-	-	-	-	236,000
12)	13-23 Wang Wo Tsai Street, Tsuen Wan		100	201,000	-	-	-	-	201,000
<b>Year Total:</b>				<b>1,527,000</b>	<b>630,000</b>	<b>672,000</b>	<b>-</b>	<b>-</b>	<b>2,829,000</b>

(1) Information up to late February 2026; Completion refers to the stage in which the project is ready for handover; excluding the area of Government Accommodation that will be handed over to relevant government departments upon completion of the project

(2) Including 50% direct interest and an indirect interest of about 22.7% derived from the Group's holdings in Transport International Holdings (TIH)

(3) The Group currently has a 45% interest in the office portion of the project

(4) The Group has been granted the right to develop and operate the project under a Build-Operate-Transfer arrangement

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Project	Project Name	Group's Interest (%)	Attributable Gross Floor Area (square feet)					Total	
			Residential	Shopping Centre/ Shops	Office	Hotel	Data Centre/ Industrial		
<b>Scheduled for Completion in FY2027/28</b>									
13)	Fanling Sheung Shui Town Lot No. 279, Kwu Tung	100	999,000	141,000	-	-	-	1,140,000	
14)	Tseung Kwan O Town Lot No. 131 subsequent phases <sup>(2)</sup>	MEGA IDC	73.3	-	-	-	-	494,000 <sup>(2)</sup>	
15)	Lot No. 1696 in DD 115, Tung Shing Lei, Yuen Long Phase 1	100	466,000	19,000	-	-	-	485,000	
16)	Tai Po Town Lot No. 253, Sai Sha Phase 2C	Sai Sha Residences	100	301,000	-	-	-	301,000	
<b>Year Total:</b>			<b>1,766,000</b>	<b>160,000</b>	<b>-</b>	<b>-</b>	<b>494,000</b>	<b>2,420,000</b>	
<b>Major Projects Scheduled for Completion in FY2028/29 or Beyond</b>									
17)	Tai Po Town Lot No. 253, Sai Sha subsequent phase(s)	Sai Sha Residences	100	3,657,000	73,000	-	-	-	3,730,000
18)	Kowloon Inland Lot No. 11273, Mong Kok <sup>(3)</sup>		100	-	170,000	1,200,000	-	-	1,370,000
19)	Lot No. 2579 in DD 92, Kwu Tung		100	1,213,000	11,000	-	-	-	1,224,000
20)	Lot No. 4354 in DD 124, Kiu Tau Wai, Yuen Long <sup>(3)</sup>		100	-	490,000	366,000	-	-	856,000
21)	Tuen Mun A16 Station Package One Property Development	JV		601,000	-	-	-	-	601,000
22)	Hung Shui Kiu Town Lot No. 5		50	484,000	40,000	-	-	-	524,000
23)	Sha Tin Town Lot No. 537, Heung Fan Liu, Sha Tin		100	521,000	-	-	-	-	521,000
24)	Tuen Mun Town Lot No. 496		75.2	465,000	-	-	-	-	465,000
25)	Tung Chung Town Lot No. 55		100	401,000	-	-	-	-	401,000
26)	Fanling Sheung Shui Town Lot No. 307, Fanling North		100	259,000	49,000	-	-	-	308,000
27)	Lot No. 1696 in DD 115, Tung Shing Lei, Yuen Long subsequent phase(s)		100	291,000	-	-	-	-	291,000
28)	Lot No. 2091 in DD 105, Shek Wu Wai, Yuen Long		54.5	265,000	-	-	-	-	265,000
29)	3 Fat Tseung Street, Cheung Sha Wan		50	216,000	14,000	-	-	-	230,000
30)	Sha Tin Town Lot No. 651, Tai Wai, Sha Tin		100	194,000	-	-	-	-	194,000
31)	Sha Tin Town Lot No. 623, Siu Lek Yuen, Sha Tin		100	157,000	-	-	-	-	157,000
32)	Lot No. 4805 in DD 104, Yuen Long		100	139,000	-	-	-	-	139,000
33)	Lot No. 1077 in Survey District No. 3, off Anderson Road, Kwun Tong		100	-	110,000	-	-	-	110,000
<b>Others</b>				<b>452,000</b>	<b>29,000</b>	<b>-</b>	<b>-</b>	<b>125,000</b>	<b>606,000</b>
<b>Total for Major Projects Scheduled for Completion in FY2028/29 or Beyond:</b>				<b>9,315,000</b>	<b>986,000</b>	<b>1,566,000</b>	<b>-</b>	<b>125,000</b>	<b>11,992,000</b>

(1) Information up to late February 2026; Completion refers to the stage in which the project is ready for handover; excluding the area of Government Accommodation that will be handed over to relevant government departments upon completion of the project

(2) The facility is expected to be completed in phases in FY2027/28 and beyond

(3) Including the gross floor area of office and retail portions; the development plan has yet to be finalized