

**Projects Under Development on the Mainland by Year of Completion**
**Date: February 2026**

Project	Project Name	City	Group's Interest (%)	Attributable Gross Floor Area (square feet) <sup>(1)</sup>					Total	
				Residential	Shopping Centre/ Shops	Office	Hotel			
<b>Completion in 1H of FY2025/26</b>										
1)	Minhang Project Phase 3	TODTOWN	TODTOWN Tower	Shanghai	35	-	-	188,000	-	188,000
2)	Jianghehui Project (River East) Phase 1A	Hangzhou IFC (River East)	IFC Mansion Phase I	Hangzhou	45	262,000	-	-	-	262,000
3)	Jianghehui Project (River West) Phases 1A & 1B	Hangzhou IFC (River West)	Cullinan West / One IFC River West	Hangzhou	50	115,000	-	189,000	-	304,000
4)	Suzhou Project Phase 4	Suzhou ICC	ICC Residence	Suzhou	90	531,000	-	-	-	531,000
5)	Chancheng Project Phase 6C	Oriental Bund		Foshan	50	-	23,000	-	-	23,000
<b>Subtotal:</b>						<b>908,000</b>	<b>23,000</b>	<b>377,000</b>	<b>-</b>	<b>1,308,000</b>
<b>Scheduled for Completion in 2H of FY2025/26</b>										
6)	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
7)	Minhang Project Phase 4	TODTOWN	TODTOWN Mall	Shanghai	35	-	232,000	-	-	232,000
8)	Jianghehui Project (River East) Phase 1B	Hangzhou IFC (River East)	IFC Mansion Phase II	Hangzhou	45	358,000	-	-	-	358,000
9)	Suzhou Project Phases 5 & 6	Suzhou ICC	ICC Mall / ICC Office	Suzhou	90	-	303,000	905,000	-	1,208,000
10)	Chancheng Project Phase 6D	Oriental Bund		Foshan	50	153,000	-	-	-	153,000
11)	Dongda Avenue Project Phase 4B	Chengdu ICC	Two ICC	Chengdu	40	-	-	523,000	-	523,000
<b>Subtotal:</b>						<b>511,000</b>	<b>3,175,000</b>	<b>4,001,000</b>	<b>375,000</b>	<b>8,062,000</b>
<b>Year Total:</b>						<b>1,419,000</b>	<b>3,198,000</b>	<b>4,378,000</b>	<b>375,000</b>	<b>9,370,000</b>
<b>Scheduled for Completion in FY2026/27</b>										
12)	Minhang Project Phase 5	TODTOWN	Hyatt Centric TODTOWN Shanghai	Shanghai	35	-	-	-	75,000	75,000
13)	Jianghehui Project (River East) Phases 2A, 2B & 2C	Hangzhou IFC (River East)	Cullinan East / One IFC River East	Hangzhou	45	-	316,000	297,000	-	613,000
14)	Jianghehui Project (River West) Phase 2	Hangzhou IFC (River West)		Hangzhou	50	-	52,000	-	-	52,000
15)	Guangzhou South Railway Station Project Phase 2A	Guangzhou South Station ICC	Parc Central (Guangzhou South) / One ICC	Guangzhou	100	-	215,000	291,000	-	506,000
16)	Chancheng Project Phase 6E	Oriental Bund		Foshan	50	277,000	-	-	-	277,000
<b>Year Total:</b>						<b>277,000</b>	<b>583,000</b>	<b>588,000</b>	<b>75,000</b>	<b>1,523,000</b>

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

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				Residential	Shopping Centre/ Shops	Office	Hotel		
<b>Scheduled for Completion in FY2027/28</b>									
17)	Jianghehui Project (River West) Phase 3A	Hangzhou IFC (River West)	Hangzhou	50	-	449,000	-	-	449,000
18)	Shuangliu District Project Phase 3B	JOVOTOWN	Chengdu	91	802,000	-	-	-	802,000
<b>Year Total:</b>					<b>802,000</b>	<b>449,000</b>	<b>-</b>	<b>-</b>	<b>1,251,000</b>
<b>Major Projects Scheduled for Completion in FY2028/29 or Beyond</b>									
19)	Minhang Project remaining phases	TODTOWN	Shanghai	35	155,000	270,000	-	-	425,000
20)	Jianghehui Project remaining phases <sup>(2)</sup>	Hangzhou IFC	Hangzhou	JV <sup>(3)</sup>	-	268,000	1,981,000	199,000	2,448,000
21)	Suzhou Project remaining phases		Suzhou	90	145,000	-	-	192,000	337,000
22)	Taihu New City Project remaining phase	Taihu International Community	Wuxi	40	-	-	-	143,000	143,000
23)	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
24)	Shiling Project remaining phases	Park Royale	Guangzhou	100	3,945,000	4,000	-	-	3,949,000
24)	Nansha Qingsheng Project <sup>(2)</sup>		Guangzhou	100	-	861,000	2,401,000	-	3,262,000
25)	Chancheng Project remaining phases	Oriental Bund	Foshan	50	5,256,000	1,360,000	925,000	109,000	7,650,000
26)	Shilong Project remaining phases	Grand Waterfront	Dongguan	100	1,507,000	-	-	-	1,507,000
27)	Zhongshan 5 Road Project Phase 6	The Woodland	Zhongshan	JV <sup>(4)</sup>	24,000	-	-	-	24,000
28)	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
<b>Total for Major Projects Scheduled for Completion in FY2028/29 or Beyond:</b>					<b>15,400,000</b>	<b>4,844,000</b>	<b>10,655,000</b>	<b>1,113,000</b>	<b>32,012,000</b>

(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