

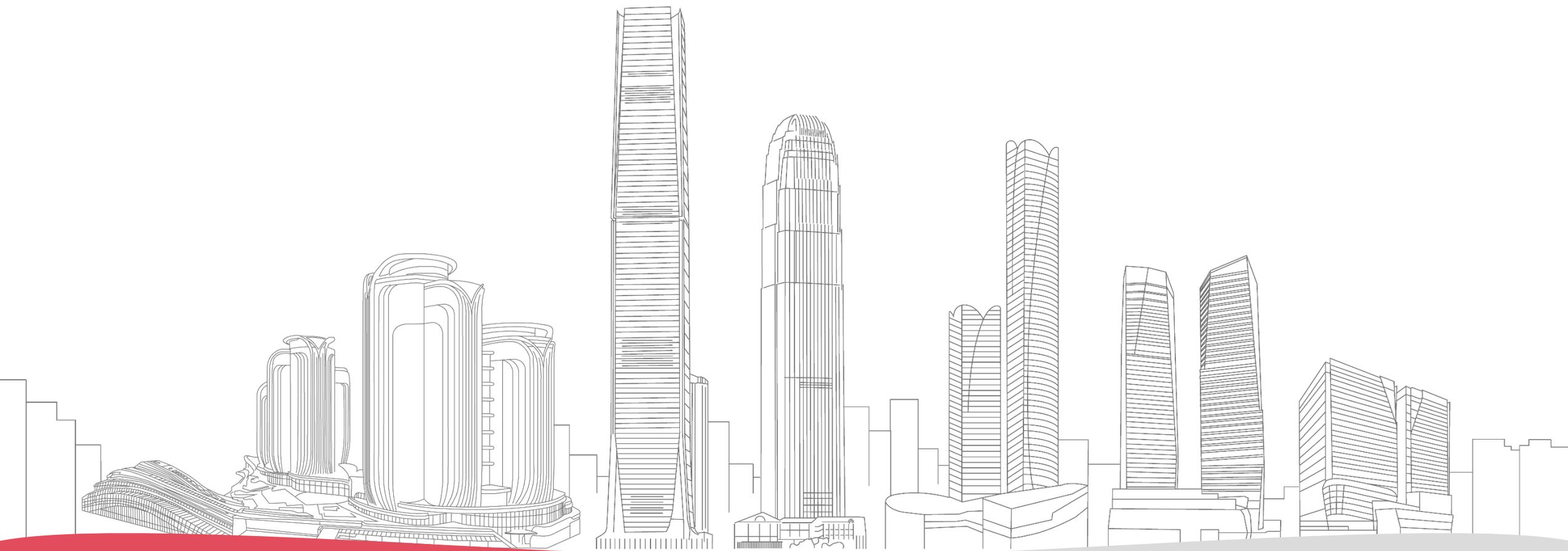
FY2026 Interim Results

26 February 2026



Sun Hung Kai Properties

Building Homes with Heart



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FINANCIAL REVIEW – 1H FY2026

Financial Highlights

	1H FY2026	1H FY2025	Change
Profit attributable to the Company's shareholders			
- Underlying ⁽¹⁾ (HK\$ mn)	12,213	10,463	+16.7%
- Reported (HK\$ mn)	10,247	7,523	+36.2%
Basic earnings per share			
- Underlying ⁽¹⁾ (HK\$)	4.21	3.61	+16.7%
- Reported (HK\$)	3.54	2.60	+36.2%
Interim dividend per share (HK\$)	0.98	0.95	+3.2%

(1) Excluding the effect of fair value changes on investment properties net of deferred taxation and non-controlling interests and including the fair value gains realized on sale of investment properties

Profit Breakdown by Segment

Profit Breakdown by Segment⁽¹⁾ (HK\$ mn)	1H FY2026	1H FY2025	Change
(I) Property sales			
- Hong Kong	2,012	2,325	
- Mainland	2,873	181	
Sub-total	4,885	2,506	+94.9%
(II) Property rental			
- Hong Kong	6,265	6,339	
- Mainland	2,400	2,377	
- Singapore	285	288	
Sub-total	8,950	9,004	-0.6%
(III) Hotel operations	428	377	+13.5%
(IV) Other businesses	2,277	2,579	-11.7%
Total (I)+(II)+(III)+(IV)	16,540	14,466	+14.3%

(1) Including share of associates and joint ventures

Financial Position

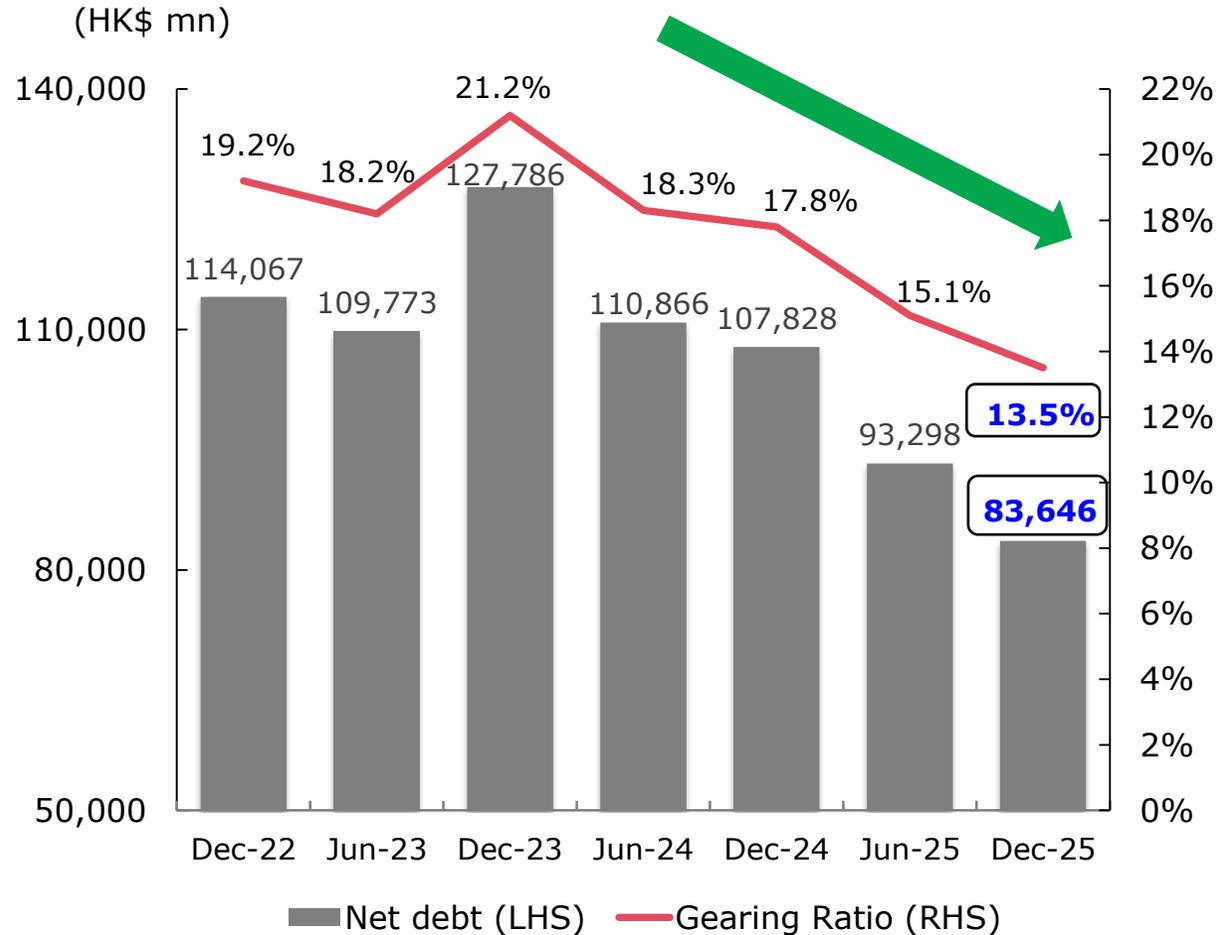
As at	31 Dec 2025	30 Jun 2025	31 Dec 2024
Shareholders' equity (HK\$ mn)	621,700	617,851	605,046
- Shareholders' equity per share (HK\$)	214.5	213.2	208.8
Net debt (HK\$ mn)	83,646	93,298	107,828
Gearing ratio ⁽¹⁾	13.5%	15.1%	17.8%
	1H FY2026		1H FY2025
Interest cover ⁽²⁾	8.7x		5.0x

(1) Calculated on the basis of net debt to Company's shareholders' equity

(2) Measured by the ratio of operating profit to total net interest expenses including those capitalized

Prudent Financial Management

Net Debt and Gearing Ratio



- Strong financial position with sufficient resources to seize land opportunities in Hong Kong and maintain flexibility in a fast-changing operating environment
- Net finance costs (including capitalized interest) reduced by 37% yoy to HK\$1,540 million, which was driven by
 - lowered debt and average cost of borrowing
- Uphold its commitment to prudent financial management
- S&P Global upgraded the outlook to stable, while maintaining the rating at A+

S&P Global
Ratings

A+ / Stable

MOODY'S

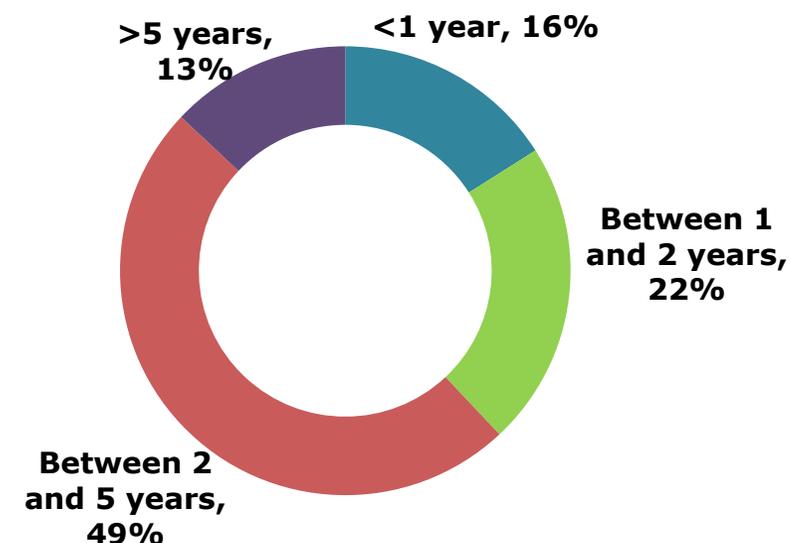
A1 / Stable

Prudent Financial Management (Cont'd)

Fixed & RMB Floating Rate Debt: 58%

Debt (HK\$bn)		As at 31 Dec 25	As at 30 Jun 25
Fixed	HKD	30.51 (30%)	30.51 (27%)
	RMB	7.88 (7%)	11.64 (11%)
Floating	HKD	41.08 (40%)	47.32 (43%)
	RMB	21.74 (21%)	18.77 (17%)
	Others	1.97 (2%)	1.97 (2%)
Total		103.18 (100%)	110.21 (100%)
▪ Fixed-rate or RMB floating debt		60.13 (58%)	60.92 (55%)

Debt Maturity Profile



Financial strength over the long-term is driven by:

Sizeable and Stable Recurring Income:

From property investment portfolio & non-property businesses

Growth from New Completions:

Delivering incremental rental contributions

Premium Sales Strategy:

Leveraging reputable brand, premium quality and diverse offerings to capture market trends

Portfolio Optimization:

Regular reviews to enhance returns and asset turnover

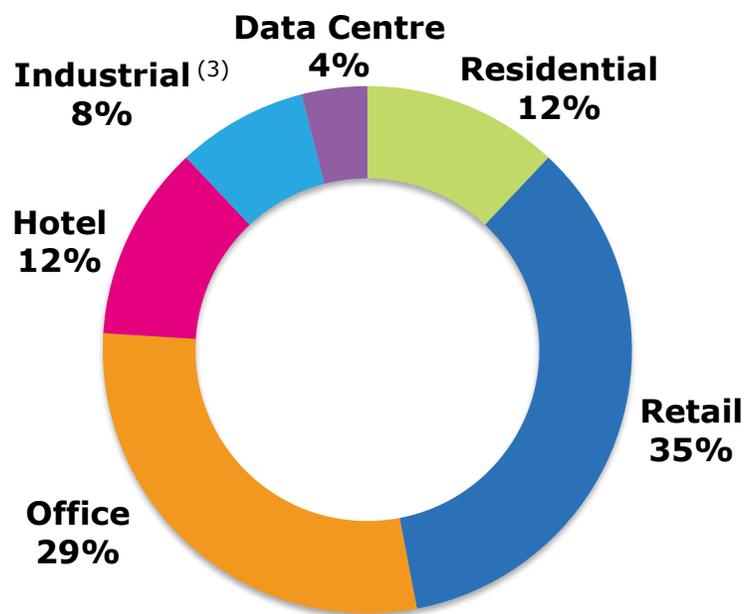


**PROPERTY BUSINESS –
HONG KONG LAND BANK**

Land Bank in Hong Kong

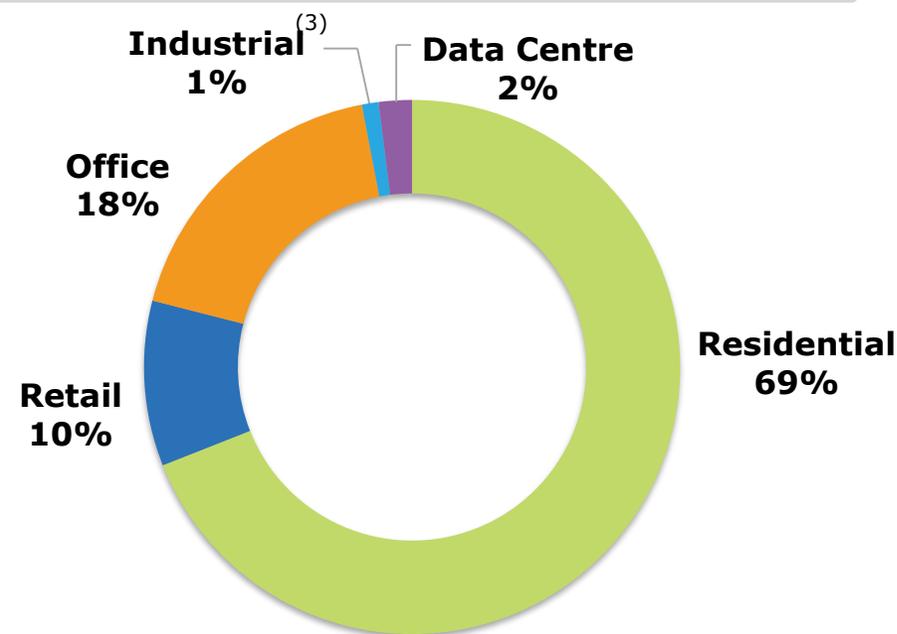
- Total land bank as at 31 December 2025: **57.3 mn sq.ft.**⁽¹⁾

Completed Properties



Total: 38.2 mn sq.ft.⁽²⁾

Properties under Development



Total: 19.1 mn sq.ft.

(1) In attributable terms

(2) An overwhelming majority are for rent/investment

(3) Including industrial/office premises and godowns

Land Bank in Hong Kong (Cont'd)

- Replenish land bank in Hong Kong to support future business growth at reasonable cost



Public Tender

Tuen Mun A16 Station Package One Property Development (JV)

Awarded in November 2025

- Residential GFA: 601,000 sq.ft
- Located in a mature community in Tuen Mun South
- Well-established transportation network and comprehensive amenities
- A 15-minute drive from the Hong Kong International Airport
- The Tuen Mun South Extension targeted for completion in 2030



Lease Modification

Lot No. 2579 in DD 92, Kwu Tung (100% stake)

- Total GFA: 1.2 mn sq.ft
- Located in Kwu Tung South
- A few minutes by car from MTR Kwu Tung Station under construction
- To be developed in phases with over 2,700 small- and medium-sized units



Land Exchange

3 Fat Tseung Street, Cheung Sha Wan (50% stake)

- Attr. Total GFA: 230,000 sq.ft
- Redevelopment of a warehouse into a residential project of over 900 units

Cullinan Sky, Kai Tak



**PROPERTY BUSINESS –
HONG KONG PROPERTY DEVELOPMENT**

Recognized Property Sales in Hong Kong

Property Sales ⁽¹⁾	1H FY2026	1H FY2025	Change
Revenue (HK\$ mn)	26,483	16,031	+ 65.2%
Operating profit (HK\$ mn)	2,012	2,325	- 13.5%

- Low profit margin of **8%** due to the booking of Cullinan Sky Phase 1
 - ❖ Expect booked sales margin to recover
- Overall profit margin was **13%** if underlying profit⁽²⁾ of HK\$1.8 bn of from disposal of Dynasty Court and Shouson Peak was included
- Completed ~1.9mn sq.ft. of attri. residential GFA in 1H FY2026
- About **HK\$22.2bn**⁽³⁾ contracted sales yet to be recognized
 - ❖ Of which about **HK\$10.8bn** is expected to be recognized in 2H FY2026



(1) Including shares of associates and joint ventures

(2) Underlying profit including fair value gains realized from disposal of Dynasty Court and Shouson Peak

(3) As at 31 Dec 2025

Contracted Sales in Hong Kong for 1H FY2026

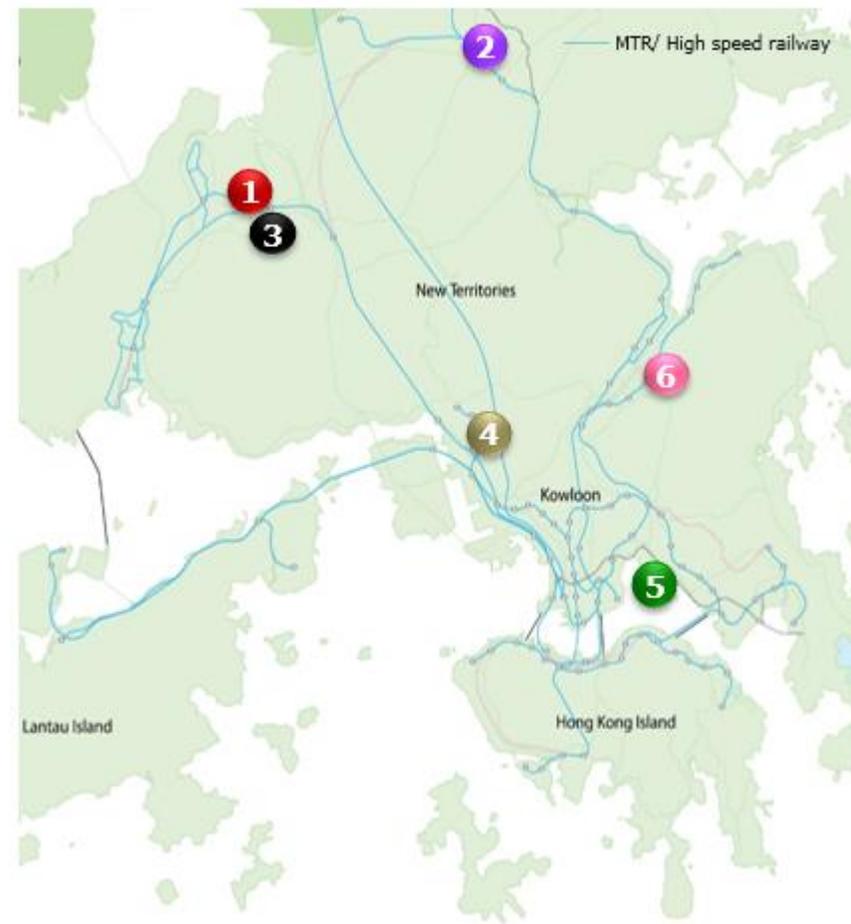
- Hong Kong's primary residential market experienced an increase in transaction volume and a mild recovery in prices amid stronger demand from both end-users and long-term investors
- Achieved contracted sales of about **HK\$17.4 bn**
- Since Jan 2026, strong sales of SIERRA SEA Phase 2 contributed additional **HK\$9.0 bn**
- Major contributors for 1H FY2026 include:

Project	Stake (%)	Attri. Sales Proceeds (HK\$ bn)
Cullinan Sky Phase 2, Kai Tak	100	4.1
NOVO LAND Phase 3A, Tuen Mun	100	2.6
Dynasty Court, Mid-levels Central	100	1.7
University Hill, Tai Po	100	1.1
Victoria Harbour II, North Point	100	0.9
YOHO WEST Phase 1, Tin Shui Wai	JV	0.9
Other stocks & car parking spaces		6.1
Total		17.4

Major New Projects to be launched in the **Next 10 Months**

- Strong launch pipeline to appeal to a wide range of buyers

Project	Location	Stake (%)	Attri. GFA (sq.ft.)
(1) Tung Shing Lei Phase 1A	Yuen Long	100	318,000
(2) Fanling Sheung Shui Town Lot No. 279 Phase 1	Kwu Tung	100	315,000
(3) Lot No. 1071 in DD103, Kam Tin North	Yuen Long	100	251,000
(4) 13-23 Wang Wo Tsai Street	Tsuen Wan	100	201,000
(5) Cullinan Harbour Phase 2B	Kai Tak	100	186,000
(6) Sha Tin Town Lot No. 623, Siu Lek Yuen	Sha Tin	100	157,000
Total			1,428,000



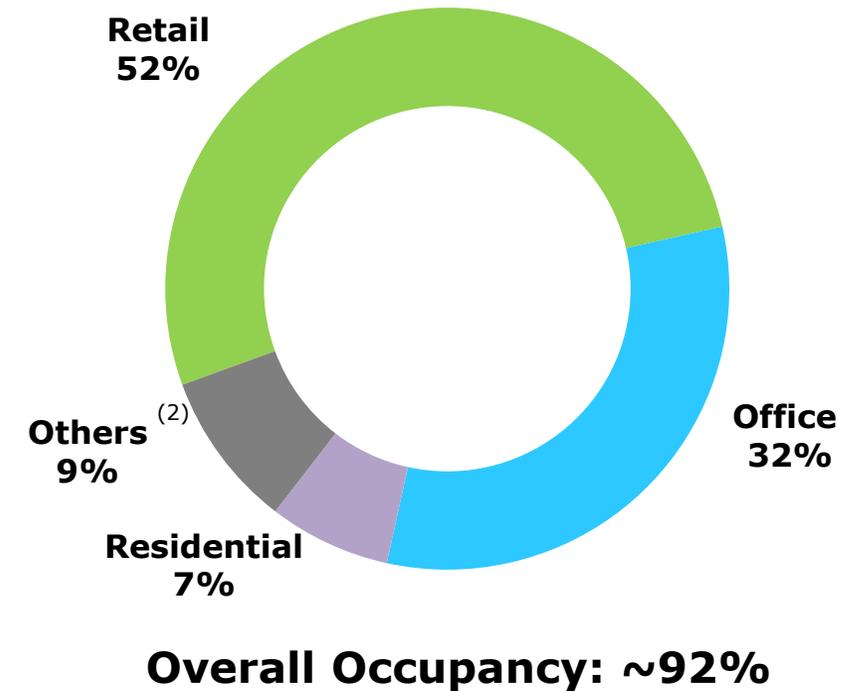
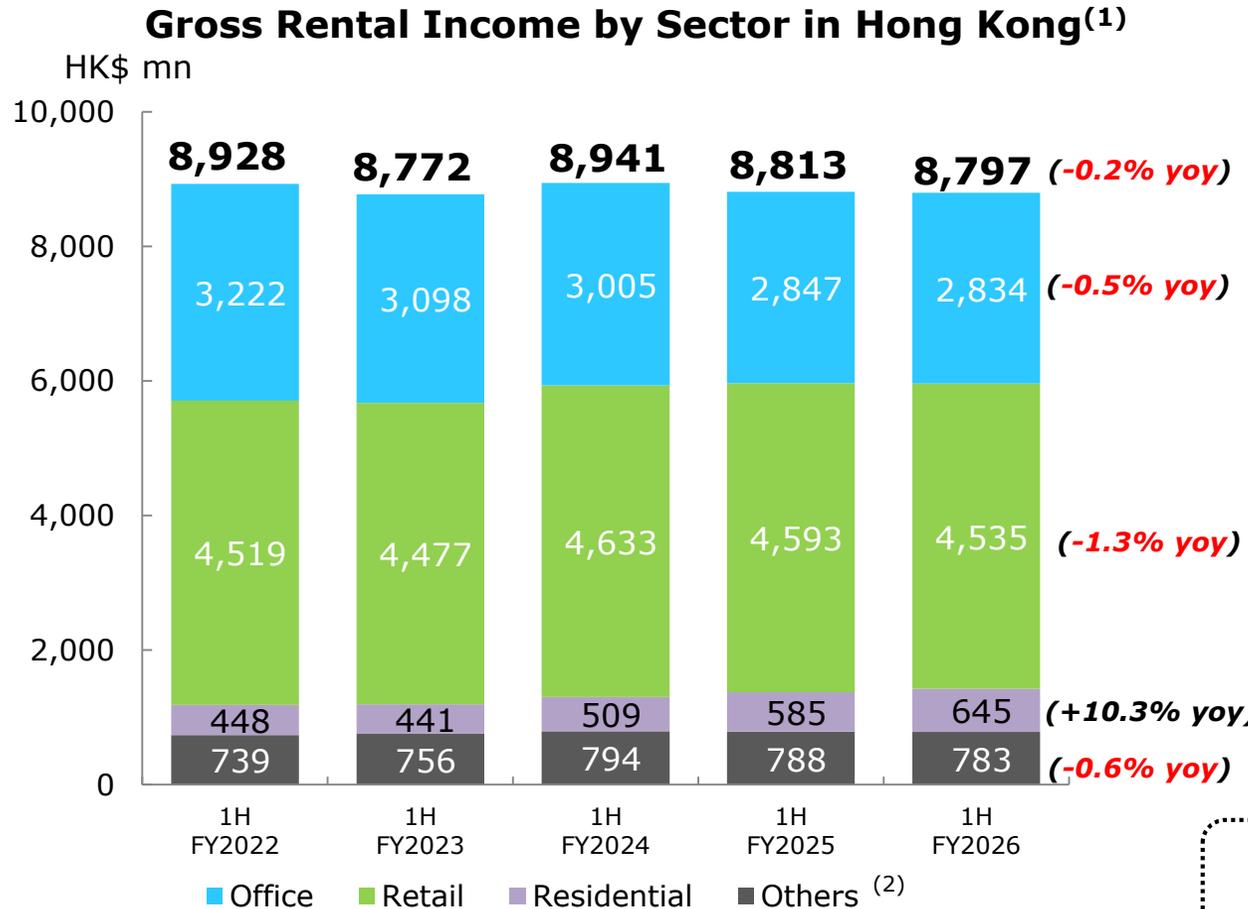
International Gateway Centre (IGC),
office portion of High Speed Rail West Kowloon Terminus Development



**PROPERTY BUSINESS –
HONG KONG PROPERTY INVESTMENT**

Rental Income – Hong Kong

- Gross rental income remained flat year-on-year in 1H FY2026



Steady increases in rents and occupancy of residential and serviced apartment portfolio

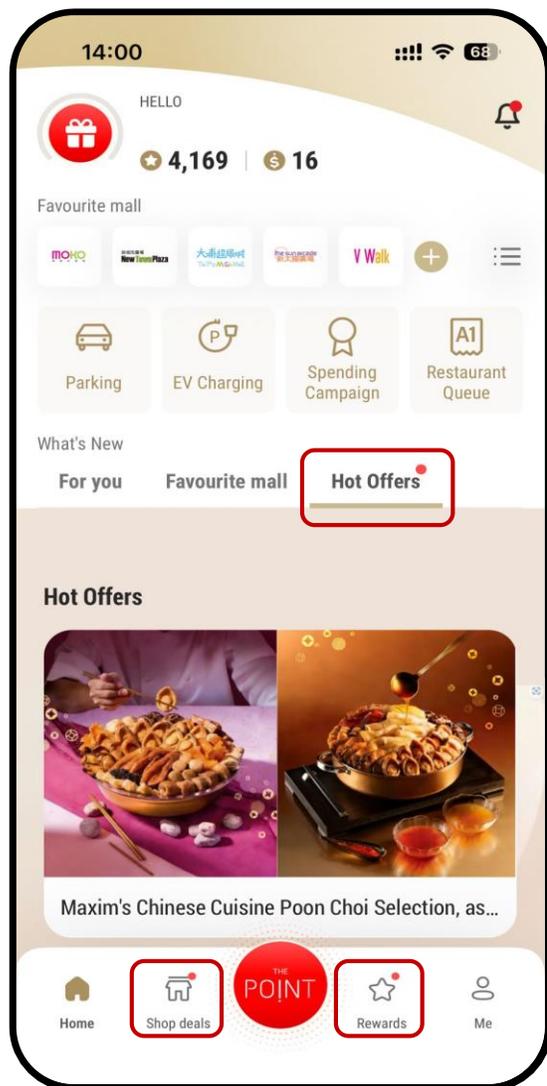
(1) Including share of associates and joint ventures; (2) Industrial and car parks

Hong Kong Retail Portfolio

- Retail portfolio achieved an average occupancy of **94%**
- Ongoing improvements in **consumer sentiment**, sustained growth in **visitor arrivals**, and a versatile calendar of **mega events** continued to drive year-on-year growth of tenant sales in the Group's malls



Initiatives to Enhance Shoppers' Experience



Revamped functions of The Point

Hot offers

- Personalized promotions tailored for targeted customers

Shop deals

- Enhanced design with featured campaigns, selected brand recommendations and new store openings

Rewards

- Flexibly spend points as cash or redeem points for products and services
- New filters for quick access: by mall, by category, by points range and by payment method

VIP Programme - The Point Gold

Gold members enjoy **exclusive benefits and experience**, such as

- Express lanes at customer service counters
- Priority queuing at designated restaurants
- Exclusive access to a VIP lounge at New Town Plaza in Sha Tin (high utilization rate)

Highlights from exclusive events for Gold members



Hong Kong Office Portfolio

- Overall office occupancy maintained at a high level at about **91%**
- IFC (occupancy: 98%) and ICC (occupancy: 91%) registered demand for **upgrades and in-house expansion** from finance-related trades
- Ongoing **asset upgrades** within the buildings and improved **surrounding amenities** to enhance quality and connectivity of the Group's office clusters

Portfolio Occupancy (as at Dec 2025)



* Source of Grade A office occupancy: JLL

IGC: Transforming West Kowloon into “Central 2.0”



High Speed Rail West Kowloon Terminus Development
International Gateway Centre (IGC) (office portion)



Office Attri. GFA: 1.2mn sq.ft. (45% stake)
Retail GFA: 603,000 sq.ft. (100% stake)

- **Dual gateway:** connecting Hong Kong, Mainland, and the World; ideal hub for wealth management institutions and global enterprises to expand into the Mainland or go global
- Offers scalable premium offices, excellent accessibility, and superior building quality
- **Unparalleled connectivity**
 - ❖ Four MTR lines and directly connected to Hong Kong’s only High Speed Rail station
 - ❖ Around 10-minute travel time between Kai Tak and West Kowloon resulting from partial opening of Central Kowloon Bypass
- Two twin-block office towers spanning 2.6mn sq.ft.
 - ❖ Handover of UBS Tower (served as HK headquarters) in early 2026
 - ❖ Leasing is progressing smoothly

IGC: A smart green building integrates innovation and technology

- **Modern workplace** with terraces, plazas and passageways
- **Leading sustainability features:** 'Excellent' BREEAM rating and the highest level of pre-certifications under LEED, WELL, and BEAM Plus



- **Recreational** space: Over **10,000** sq. ft.
- **Greenery:** More than **200,000** sq. ft
- Multiple double-height landscaped **terrace**
- 1.5 km "Sky Walk": a **pedestrian network** enhancing access of Yau Ma Tei and Jordan to West Kowloon and the waterfront
- A range of energy-saving technologies and renewable energy measures

Attained ten top certifications or pre-certifications



LEED

Platinum



WELL

Platinum

China Green Building Label

3 Star



BEAM Plus

Platinum

BREEAM

Excellent



China Healthy Building Label

Platinum

WiredScore

Platinum

SmartScore

Platinum



ActiveScore

Platinum

ModeScore

Platinum

Diversified Portfolio to Strengthen Recurring Income Base

- Modest growth in rental income from residential leasing business **driven by steady increases in both rents and occupancy**
- Captured rising demand from incoming talent and students



TOWNPLACE WEST KOWLOON
(Near MTR Nam Cheong Station)

- Launched in late 2023
- Flexible accommodation options



Vega Suites (atop MTR Tseung Kwan O Station)

- Recent asset enhancement: transformed former hotel rooms into serviced suites with comprehensive long-stay facilities

Expanding Portfolio to Strengthen Recurring Income Base

- Recurrent income base will be further expanded in the next two to three years as new investment properties are coming on stream

Completed



Cullinan Sky Mall

Retail GFA: 220,000 sq.ft.
phased opening from late 2025



Scramble Hill, mall beneath The Millennity, Kwun Tong (72.7%)

Attr. Retail GFA: 364,000 sq.ft.
phased opening from 2H of 2025



Artist Square Towers Project (BOT project)

Office GFA: 672,000 sq.ft.
Retail GFA: 27,000 sq.ft.
To complete in FY2027

1H FY2026

2H FY2026

FY2027

Beyond FY2028



High Speed Rail West Kowloon Terminus Development (JV) International Gateway Centre (IGC) office portion

Attr. Office GFA : 1.2 mn sq.ft.
completed in early 2026
(2H FY2026)

Retail GFA: 603,000 sq.ft.
To complete in FY2027



Mong Kok Commercial Complex

Total GFA: 1.4 mn sq.ft.
To complete beyond FY2028

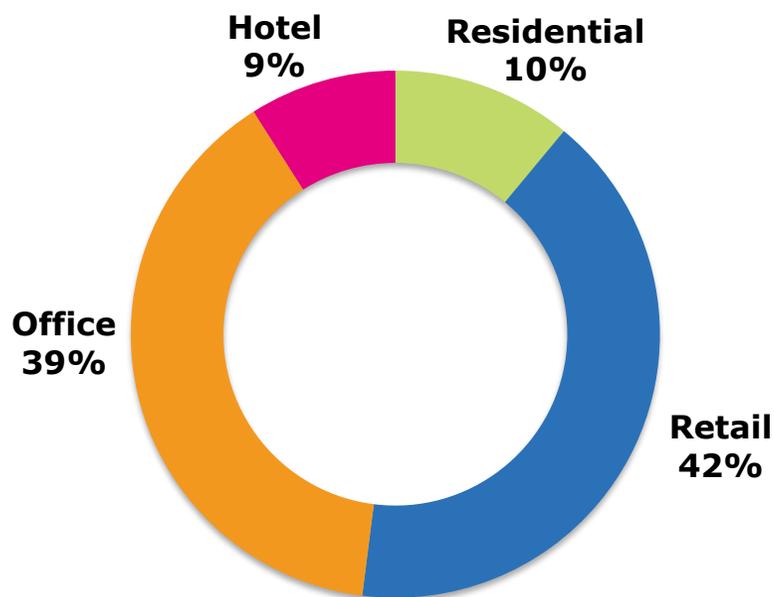


**PROPERTY BUSINESS –
MAINLAND LAND BANK**

Land Bank on the Mainland

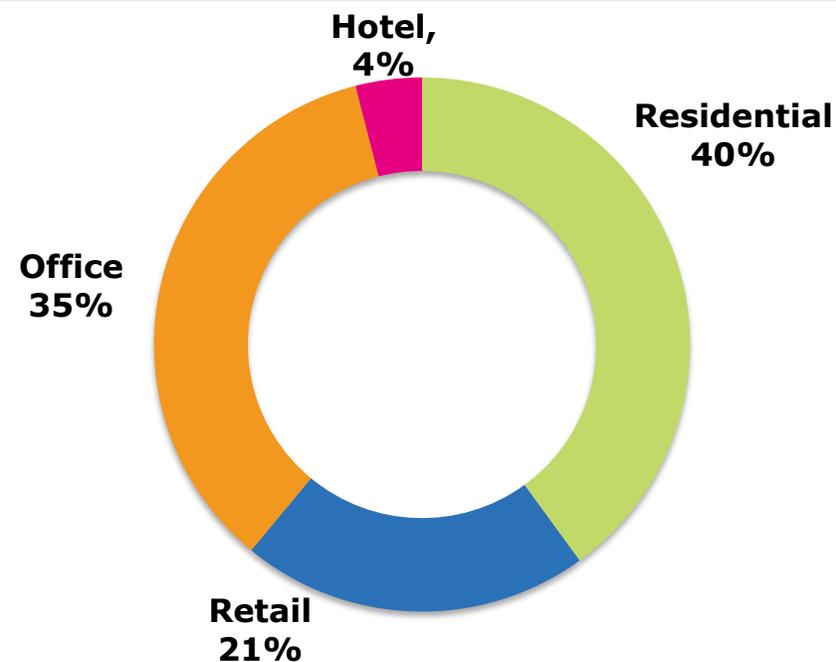
- Total land bank as at 31 December 2025: **64.6 mn sq.ft.**⁽¹⁾

Completed Properties



Total: 21.7 mn sq.ft.⁽²⁾

Properties under Development



Total: 42.9 mn sq.ft.

(1) In attributable terms

(2) An overwhelming majority are for rent/investment



**PROPERTY BUSINESS –
MAINLAND PROPERTY DEVELOPMENT**

Recognized Property Sales on the Mainland

Property Sales ⁽¹⁾	1H FY2026	1H FY2025	Change
Revenue (HK\$ mn)	5,872	617	+ ~9x
Operating profit (HK\$ mn)	2,873	181	+ ~15x

- The increase was mainly due to higher sales volume of residential units
- Satisfactory development margins
- About **HK\$4.1bn**⁽²⁾ of contracted sales yet to be recognized
 - ❖ Of which about **HK\$4.0bn** is expected to be recognized in 2H FY2026



IFC Mansion, Hangzhou IFC

(1) Including shares of associates and joint ventures

(2) As at 31 December 2025

Contracted Sales on the Mainland for 1H FY2026

- Achieved attributable contracted sales of about **RMB1.3 bn**⁽¹⁾ on the Mainland
 - ❖ Major contributors included serviced apartments at Cullinan West, Hangzhou IFC (River West)
- Over the **next 10 months**, the Group plans to launch:

Project	Location	Stake (%)	Attri. GFA (sq.ft.)
Shanghai Arch (Houses)	Shanghai	100	25,000
Cullinan East, Hangzhou IFC (River East)	Hangzhou	45	69,000
Lake Genève (Houses) (New batch)	Suzhou	90	80,000
Oriental Bund (New Batch)	Foshan	50	78,000
		Total	252,000

(1) Contracted sales in terms of HKD amounted to about HK\$1.5 bn

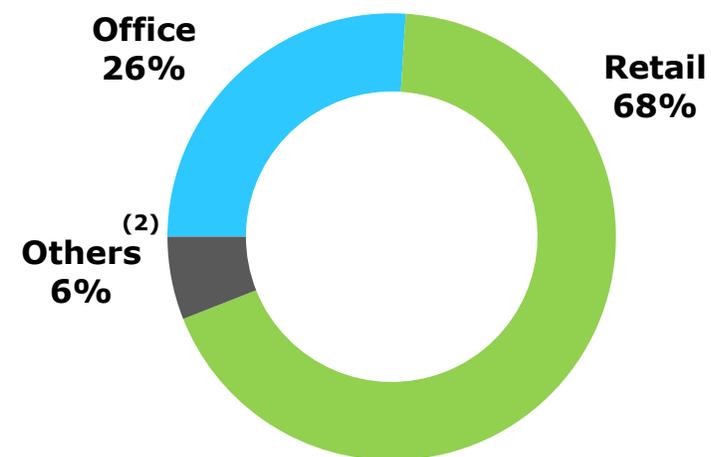
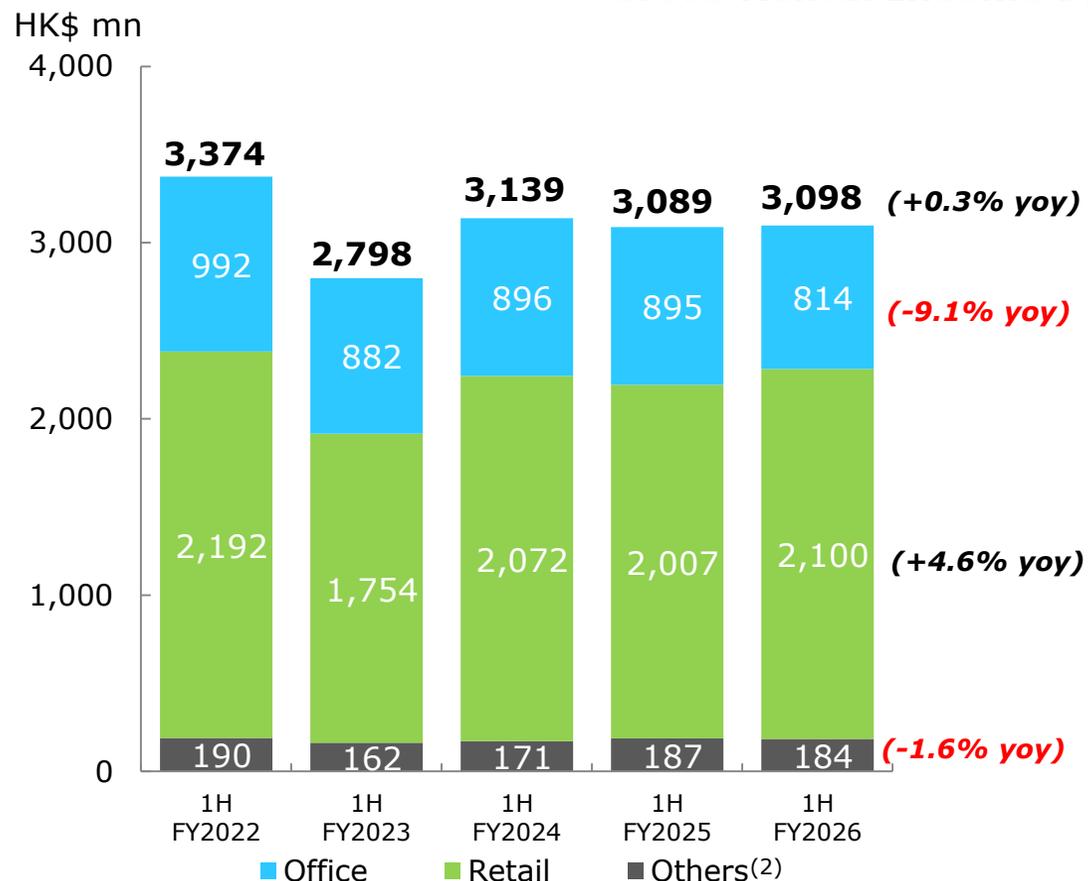
A photograph of the Three ITC skyscrapers in Shanghai, China. The image shows two tall, cylindrical towers with a glass facade and a curved, honeycomb-patterned base. The sky is clear blue. In the foreground, there is a red banner with white text. To the left, there are some older buildings and trees. To the right, there are other modern buildings.

**PROPERTY BUSINESS –
MAINLAND PROPERTY INVESTMENT**

Rental Income on the Mainland

- Overall rental income held steady, with an increase in rental income from retail portfolio offsetting the decline in office rental

Gross Rental Income by Sector on the Mainland⁽¹⁾



Gross Rental Income	1H FY2026	Change
in HK\$ mn	3,098⁽³⁾	+0.3%
in RMB mn	2,825	-0.8%

(1) Including share of associates and joint ventures; (2) Residential, car parks and others; (3) Representing 25% of the Group's total gross rental income

Existing Mainland Property Investment – Integrated Projects

- Enjoy complementary benefit of different components within the same complexes and great accessibility to public transportation

Retail portfolio:

- Demonstrate resilience through unique positioning, proactive and multifaceted approach to increase attractiveness
- Major malls achieved high occupancies despite keen competition



Office portfolio:

- Premium building quality and high green building standards
- Complementary amenities within the complexes appeal to MNCs



Expanding Property Investment Portfolio on the Mainland



Three ITC, Shanghai (100% owned)

Tower A office (220-metre-tall) GFA: 1.1 mn sq.ft.	Completed, over 80% occupancy
Tower B office (370-metre-tall) GFA: 2.4 mn sq.ft.	Recently completed
ITC Maison (Flagship mall) GFA: over 2.6 mn sq.ft.	Phased opening from 1H 2026
Andaz Shanghai ITC (Hotel) GFA: 0.4 mn sq.ft.	Grand opening in March 2026

- Tower A office: diversified tenant profile ranging from retail to medical and professional services
- Tower B office: attracts interest from renowned multinational corporations
- ITC Maison: Scheduled for phased opening from 1H 2026, receiving interests from various type of retailers
- Andaz Shanghai ITC hotel: Scheduled to officially open in March 2026 with over 260 hotel rooms

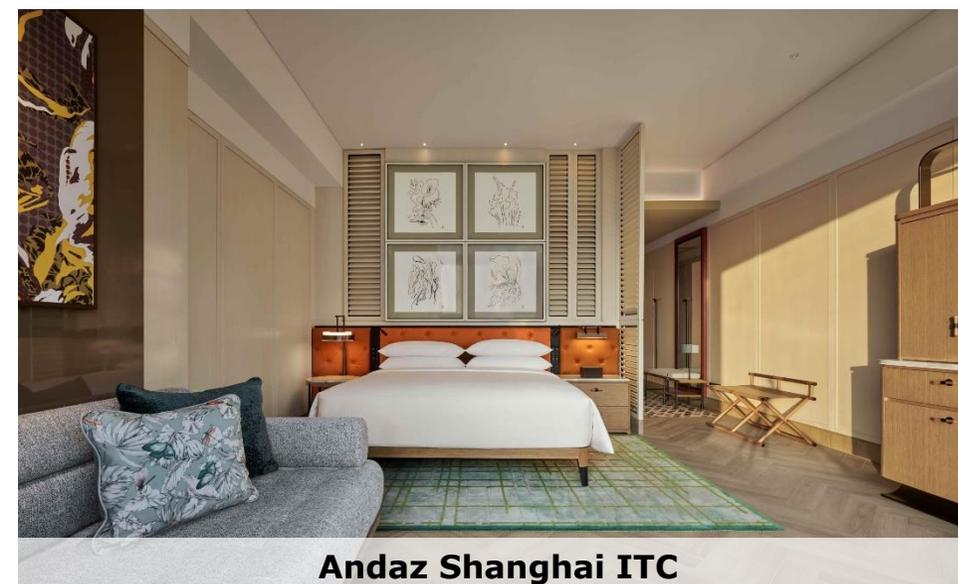


HOTEL BUSINESS

Hotel Business

Hotel Operations ⁽¹⁾	1H FY2026	1H FY2025	Change
Revenue (HK\$ mn)	2,779	2,698	+3.0%
Operating profit (HK\$ mn)	428	377	+13.5%

- In 1H FY2026, the Group's hotels in Hong Kong and on the Mainland performed well
 - ❖ Luxury hotels in Hong Kong recorded a strong increase in revenue per available room
 - ❖ The Ritz-Carlton Shanghai, Pudong registered record-high room rates
- The Royal Garden Kowloon East, the rebranded hotel atop MTR Tseung Kwan O Station, is renovating the property with 366 upgraded guest rooms and facilities
- Andaz Shanghai ITC is scheduled to officially open with over 260 hotel rooms in March 2026



(1) Including share of associates and joint ventures



SUSTAINABILITY

Sustainability Initiatives



Completion of Hong Kong's largest and first privately funded solar farm (JV) on landfill

- Located at the South East New Territories Landfill in Tseung Kwan O
- Estimated annual output of 1.2 million kWh green electricity



Expansion of solar panel network

- Installed 20,000 solar panels across managed properties and construction sites
- Generating roughly nine million kWh of electricity annually
- Expected increase to 24,000 solar panels by the end of 2026



One of the largest networks of super-fast EV chargers

- Across all 18 districts in Hong Kong with strong utilization rates
- To expand to 120 chargers by the end of the first quarter of 2026



Collective support for residents affected by Tai Po fire

- The Group's shopping malls in Tai Po, YATA, and SmarTone offered on-ground assistance and emergency supplies
- Royal hotels provided 160 guest rooms free of charge to displaced residents
- HK\$20 million donation from the Group for emergency relief



MARKET AND BUSINESS PROSPECTS

Market Prospects

Hong Kong

- Economy is set to maintain steady growth under the strategic positioning of “four centres and a hub” despite rising uncertainties from geopolitical risks
- Robust IPO-related activities and various positive policies will strengthen Hong Kong’s position as international financial and wealth management centres
- The anticipated U.S. interest rate cuts, rising home rents and an uptick in home prices will support solid home purchase demand

Key Cities on the Mainland

- Rising high-technology investment and deeper trade cooperation with ASEAN countries are expected to drive further economic growth
- Efforts to drive opening-up and domestic consumption should further strengthen consumer confidence and spending
- A benign mortgage environment and city-specific measures will help improve supply-demand dynamics

Business Prospects

- With its **strong financial position**, the Group will continue to seize good opportunities to replenish its Hong Kong land bank while upholding prudent financial management
- **Property Development: Leverage established reputation for quality to achieve premium pricing and rapid sales**
 - ❖ Further strengthen brand and product quality
 - ✓ Adhere to the spirit of “Building Homes with Heart” through the delivery of premium properties and thoughtful services
 - ✓ Incorporate innovative development concepts and comprehensive facilities in its new developments where applicable
 - ❖ Strong launch pipeline to appeal to a wide range of buyers
 - ❖ Continue to launch new residential projects, unsold residential units from completed projects and selected non-core properties when ready

Business Prospects (Cont'd)

- **Property Investment: Sharpen portfolio competitiveness and drive future recurring income**
 - ❖ **Enhance Rental Portfolio** via proactive leasing and customer engagement, asset upgrades, and strong tenant partnerships
 - ❖ **New Projects** will start to generate additional rental income at a gradual pace, including:
 - ✓ **Hong Kong:** High Speed Rail West Kowloon Terminus Development, Scramble Hill, Cullinan Sky Mall and the Artist Square Towers Project
 - ✓ **Mainland:** Three ITC in Shanghai and Hangzhou IFC in Hangzhou

Built on Resilience, Ready for Renewal - Poised for the Next Upswing

“ Through every cycle, the Group has grown alongside its home city, building invaluable experience and resilience in navigating challenges. The Group **continued to pursue new investments and add new landmarks to the Hong Kong skyline regardless of economic ups and downs.....**

With change comes opportunity, and **the Group is ready to adapt to new circumstances and embrace new opportunities** with its reputable brand, strong financial position, seasoned management and proven strategies. Building on the successful precedents of IFC and ICC, landmarks completed at the onset of upward market trends, the Group is confident that **IGC is well positioned to capture opportunities arising from Hong Kong’s economic transformation**. Confident in the long-term prospects of both Hong Kong and the Mainland, the Group will continue to enhance residents’ quality of life through harnessing the latest technologies to deliver high-quality properties and services. This steadfast commitment will fuel the growth of the Group and the city alike, fostering sustainable communities that align with Hong Kong’s further integration with national development.

(Extracted from Chairman’s Statement, FY2026 Interim Results)

Appendix: Sustainability Performance

- Green Buildings** 
- To achieve LEED certification across all new investment properties
 - To attain **LEED Gold or Platinum** ratings for core commercial projects under development

10-year Targets for FY2030 (baseline year: FY2020)

Progress in FY2025⁽²⁾

Electricity Consumption



- To reduce the electricity consumption intensity of its EOC-monitored buildings⁽¹⁾ by **13%**

~14.3%

Greenhouse Gas Emissions



- To reduce scope 1 and 2 GHG emissions intensity of its EOC-monitored buildings⁽¹⁾ by **35%**

~35.6%

Water Consumption



- To reduce the water use intensity of its EOC-monitored buildings⁽¹⁾ by **5%**

~7.6%

Waste Diversion



- To avoid sending construction waste directly to landfills
- To achieve an annual diversion rate of **at least 70%** of construction waste in Hong Kong construction projects within the reporting scope

~96.1%
diversion rate

(1) EOC-monitored buildings are mainly SHKP's major investment properties in Hong Kong and monitored by the Energy Optimization Committee (EOC)

(2) Although reduction targets have been met this year, the Group will closely monitor the progress in the coming years and consider if any adjustment is appropriate to the current targets

Appendix: Sustainability Performance (Cont'd)



Climate-related Disclosures

- Enhanced disclosures by referencing the ISSB IFRS S2 Climate-related Disclosures and the latest HKEx's ESG Code Part D under the four pillars – Governance, Strategy, Risk Management and Metrics and Targets
- Strengthened disclosure of Scope 3 emissions⁽¹⁾ with expanded reporting scope



Sustainability Report 2024/25
Available Online

Local Ratings and Recognitions⁽²⁾



Hang Seng Corporate Sustainability Index Series Member 2025-2026



'AAA' rating constituent of Hang Seng Corporate Sustainability Index and Hang Seng (Mainland and Hong Kong) Corporate Sustainability Index



Greater China Business Sustainability Index 2024
大中華企業可持續發展指數 2024



International Ratings and Recognitions⁽²⁾

Member of **Dow Jones Best-in-Class Indices**⁽³⁾



FTSE4Good

A constituent since 2018

S&P Global Sustainability Yearbook Member
Corporate Sustainability Assessment 2025
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Included in the *S&P Global Sustainability Yearbook and S&P Sustainability Yearbook (China)*



'Low Risk' by Morningstar Sustainability



MSCI ESG Rating⁽⁴⁾ maintained at **AA** as of Sep 2025

⁽¹⁾ Scope 3 includes specific indirect emissions that occur in the upstream (e.g. supply chain) and downstream (e.g. customers) activities of an organization

⁽²⁾ For the disclaimer, please refer to: <https://www.shkp.com/en-US/sustainable-development/sustainability-reports>

⁽³⁾ Dow Jones Best-in-Class Asia Pacific Index was formerly known as Dow Jones Sustainability Asia Pacific Index

⁽⁴⁾ Please refer to MSCI disclaimer: <https://www.shkp.com/html/sustainable-development/mscidisclaimer2.html>



Sun Hung Kai Properties

Building Homes with Heart