

Projects Under Development by Year of Completion⁽¹⁾ - Hong Kong

Date: September 2026

				Attributable Gross Floor Area (square feet)				
Project	Project Name	Group's Interest (%)	Residential	Shopping Centre/ Shops	Office	Data Centre/ Industrial	Total	
Completion in FY2025/26								
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)	High Speed Rail West Kowloon Terminus Development Phase 1 ⁽²⁾	International Gateway Centre	JV ⁽²⁾	-	-	1,132,000	-	1,132,000
3)	Tai Po Town Lot No. 253, Sai Sha Phases 1A(1), 1A(2) & 1B	SIERRA SEA / GO PARK 2	100	861,000	57,000	-	-	918,000
4)	New Kowloon Inland Lot No. 6551 Phases 1, 2A & 2B	Cullinan Harbour / Cullinan Walk	100	625,000	24,000	-	-	649,000
5)	Kwun Tong Inland Lot No. 240 Phase 2	The ANGLE ⁽³⁾	72.6 ⁽⁴⁾	-	363,000	-	-	363,000
Year Total:				2,552,000	664,000	1,132,000	-	4,348,000
Scheduled for Completion in FY2026/27								
6)	Tai Po Town Lot No. 253, Sai Sha Phases 2A & 2B	SIERRA SEA	100	839,000	-	-	-	839,000
7)	Artist Square Towers Project, West Kowloon Cultural District ⁽⁵⁾	Artist Square Towers	100	-	27,000	672,000	-	699,000
8)	High Speed Rail West Kowloon Terminus Development Phase 2	Stage IGC	100	-	624,000	-	-	624,000
9)	Lot No. 1071 in DD 103, Kam Tin North, Yuen Long	Garden Regency	100	251,000	-	-	-	251,000
10)	Tin Wing Stop Development Phase 2	YOHO WEST PARKSIDE	JV	236,000	-	-	-	236,000
11)	13-23 Wang Wo Tsai Street, Tsuen Wan	Lime Spark	100	201,000	-	-	-	201,000
Year Total:				1,527,000	651,000	672,000	-	2,850,000
Scheduled for Completion in FY2027/28								
12)	Fanling Sheung Shui Town Lot No. 279, Kwu Tung		100	999,000	141,000	-	-	1,140,000
13)	Lot No. 1696 in DD 115, Tung Shing Lei, Yuen Long		100	757,000	18,000	-	-	775,000
14)	Tseung Kwan O Town Lot No. 131 subsequent phases ⁽⁶⁾	MEGA IDC	73.2	-	-	-	494,000 ⁽⁶⁾	494,000
15)	Tai Po Town Lot No. 253, Sai Sha Phase 2C	Sai Sha Residences	100	299,000	-	-	-	299,000
Year Total:				2,055,000	159,000	-	494,000	2,708,000

(1) Information up to early September 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 Group currently has a 44.6% interest in the office portion of the project

(3) Formerly known as Scramble Hill

(4) Including 50% direct interest and about 22.6% indirect interest through the Group's holdings in Transport International Holdings (TIH)

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

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

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Project	Project Name	Group's Interest (%)	Residential	Attributable Gross Floor Area (square feet)			Total	
				Shopping Centre/ Shops	Office	Data Centre/ Industrial		
Scheduled for Completion in FY2028/29								
16)	Tai Po Town Lot No. 253, Sai Sha Phases 3, 5A & 5B	Sai Sha Residences	100	908,000	-	-	908,000	
17)	Sha Tin Town Lot No. 537, Heung Fan Liu, Sha Tin		100	521,000	-	-	521,000	
18)	Tuen Mun Town Lot No. 496		75.2	465,000	-	-	465,000	
19)	Sha Tin Town Lot No. 623, Siu Lek Yuen, Sha Tin		100	157,000	-	-	157,000	
20)	Lot No. 1077 in Survey District No. 3, off Anderson Road, Kwun Tong		100	-	110,000	-	110,000	
Year Total:				2,051,000	110,000	-	2,161,000	
Major Projects Scheduled for Completion in FY2029/30 or Beyond								
21)	Tuen Mun A16 Station Package Two Property Development	JV	2,691,000	335,000	-	-	3,026,000	
22)	Tai Po Town Lot No. 253, Sai Sha subsequent phase(s)	Sai Sha Residences	100	2,716,000	73,000	-	2,789,000	
23)	Kowloon Inland Lot No. 11273, Mong Kok ⁽²⁾		100	-	170,000	1,200,000	1,370,000	
24)	Lot No. 2579 in DD 92, Kwu Tung		100	1,213,000	11,000	-	1,224,000	
25)	Lot No. 4354 in DD 124, Kiu Tau Wai, Yuen Long ⁽²⁾		100	-	490,000	366,000	856,000	
26)	Tuen Mun A16 Station Package One Property Development	JV	601,000	-	-	-	601,000	
27)	Hung Shui Kiu Town Lot No. 5	50	484,000	40,000	-	-	524,000	
28)	Tung Chung Town Lot No. 55	100	401,000	-	-	-	401,000	
29)	Fanling Sheung Shui Town Lot No. 307 and the Extension thereto, Fanling North	100	279,000	57,000	-	-	336,000	
30)	Lot No. 2091 in DD 105, Shek Wu Wai, Yuen Long	54.5	265,000	-	-	-	265,000	
31)	3 Fat Tseung Street, Cheung Sha Wan	50	216,000	14,000	-	-	230,000	
32)	Sha Tin Town Lot No. 651, Tai Wai, Sha Tin	100	194,000	-	-	-	194,000	
33)	Lot No. 4805 in DD 104, Yuen Long	100	139,000	-	-	-	139,000	
Others				452,000	29,000	-	125,000	606,000
Total for Major Projects Scheduled for Completion in FY2029/30 or Beyond:				9,651,000	1,219,000	1,566,000	125,000	12,561,000

(1) Information up to early September 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 the gross floor area of office and retail portions; the development plan has yet to be finalized