

Projects Under Development by Year of Completion - Chinese Mainland

Date: September 2026

				Attributable Gross Floor Area (square feet) ⁽¹⁾						
Project	Project Name		City	Group's Interest (%)	Residential	Shopping Centre/ Shops	Office	Hotel	Total	
Completion in FY2025/26										
1)	Xujiahui Centre Project Phases 3B & 3C	ITC	ITC Tower B / Andaz Shanghai ITC	Shanghai	100	-	-	2,340,000	375,000	2,715,000
2)	Minhang Project Phases 3 & 4	TODTOWN	TODTOWN Mall / TODTOWN Tower	Shanghai	35	-	232,000	188,000	-	420,000
3)	Jianghehui Project (River East) Phases 1A & 1B	Hangzhou IFC (River East)	Hangzhou IFC Mansion	Hangzhou	45	621,000	-	-	-	621,000
4)	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
5)	Suzhou Project Phases 4, 5 & 6	Suzhou ICC	ICC Residence / ICC Mall / ICC Office	Suzhou	90	531,000	289,000	905,000	-	1,725,000
6)	Chancheng Project Phases 6C & 6D	Oriental Bund		Foshan	50	153,000	23,000	-	-	176,000
Year Total:						1,420,000	544,000	3,622,000	375,000	5,961,000
Scheduled for Completion in FY2026/27										
7)	Xujiahui Centre Project Phases 3D & 3E	ITC	ITC Mall / ITC Tower C	Shanghai	100	-	2,640,000	215,000	-	2,855,000
8)	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
9)	Jianghehui Project (River West) Phase 2	Hangzhou IFC (River West)		Hangzhou	50	-	58,000	-	-	58,000
10)	Guangzhou South Railway Station Project Phases 2A & 2B	Guangzhou South Station ICC	Parc Central (Guangzhou South) / One ICC	Guangzhou	100	-	215,000	291,000	-	506,000
11)	Chancheng Project Phase 6E	Oriental Bund		Foshan	50	277,000	-	-	-	277,000
12)	Dongda Avenue Project Phase 4B	Chengdu ICC	Two ICC	Chengdu	40	-	-	523,000	-	523,000
Year Total:						277,000	3,229,000	1,326,000	-	4,832,000
Scheduled for Completion in FY2027/28										
13)	Minhang Project Phase 5	TODTOWN	Hyatt Centric TODTOWN Shanghai	Shanghai	35	-	-	-	75,000	75,000
Year Total:						-	-	-	75,000	75,000
Scheduled for Completion in FY2028/29										
14)	Jianghehui Project (River West) Phases 3A & 3B	Hangzhou IFC (River West)		Hangzhou	50	-	449,000	-	44,000	493,000
15)	Taihu New City Project Phase 8	Taihu International Community		Wuxi	40	-	-	-	143,000	143,000
16)	Shuangliu District Project Phase 3B	JOVOTOWN		Chengdu	91	802,000	-	-	-	802,000
Year Total:						802,000	449,000	-	187,000	1,438,000

(1) Information up to early September 2026; Gross floor area including basement retail area; Residential area including serviced apartments

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				Attributable Gross Floor Area (square feet) ⁽¹⁾				
Project	Project Name	City	Group's Interest (%)	Residential	Shopping Centre/ Shops	Office	Hotel	Total
Major Projects Scheduled for Completion in FY2029/30 or Beyond								
17)	Minhang Project remaining phases	TODTOWN	Shanghai	35	155,000	270,000	-	425,000
18)	Jianghehui Project remaining phases ⁽²⁾	Hangzhou IFC	Hangzhou	JV ⁽³⁾	-	262,000	1,981,000	2,398,000
19)	Suzhou Project remaining phases		Suzhou	90	145,000	-	192,000	337,000
20)	Guangzhou South Railway Station Project remaining phases ⁽²⁾	Guangzhou South Station ICC	Guangzhou	100	2,600,000	1,186,000	4,374,000	8,483,000
21)	Shiling Project remaining phases	Park Royale	Guangzhou	100	3,945,000	4,000	-	3,949,000
22)	Nansha Qingsheng Project ⁽²⁾		Guangzhou	100	-	861,000	2,401,000	3,262,000
23)	Chancheng Project remaining phases	Oriental Bund	Foshan	50	5,256,000	1,360,000	925,000	7,650,000
24)	Shilong Project remaining phases	Grand Waterfront	Dongguan	100	1,507,000	-	-	1,507,000
25)	Zhongshan 5 Road Project Phase 6	The Woodland	Zhongshan	JV ⁽⁴⁾	24,000	-	-	24,000
26)	Dongda Avenue Project remaining phases	Chengdu ICC	Chengdu	40	1,768,000	143,000	589,000	2,647,000
Others					-	752,000	385,000	1,137,000
Total for Major Projects Scheduled for Completion in FY2029/30 or Beyond:					15,400,000	4,838,000	10,655,000	31,819,000

(1) Information up to early September 2026; 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