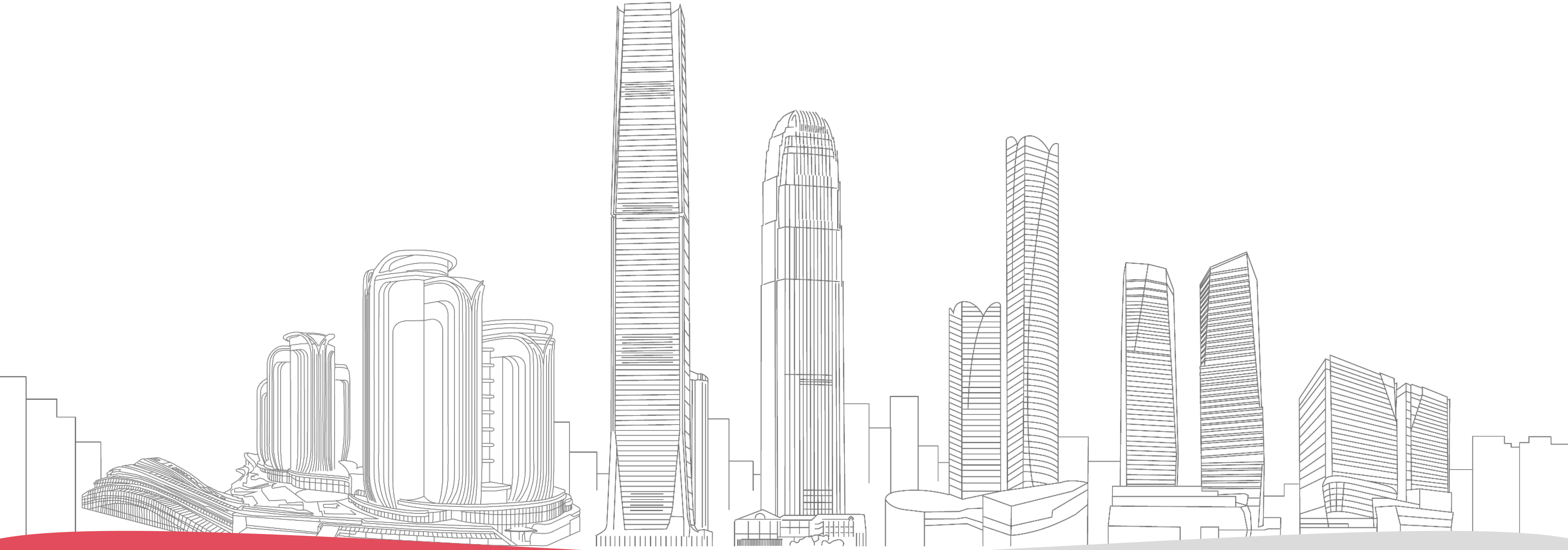
FY2026 Annual Results

10 September 2026

Sun Hung Kai Properties

Building Homes with Heart



Contents

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ICC and IGC, West Kowloon Cluster

FINANCIAL REVIEW – FY2026

Financial Highlights

	FY2026	FY2025	Change
Profit attributable to the Company's shareholders			
- Underlying[(1)] (HK$ mn)	**22,850**	21,855	+4.6%
- Reported (HK$ mn)	**21,426**	19,277	+11.1%
Basic earnings per share			
- Underlying[(1)] (HK$)	**7.89**	7.54	+4.6%
- Reported (HK$)	**7.39**	6.65	+11.1%
Final dividend per share (HK$)	**2.93**	2.80	+4.6%
Total dividend per share (HK$)	**3.91**	3.75	+4.3%

(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] (in HK$ mn)	FY2026	FY2025	Change
(I) Property development			
- Hong Kong	**4,622**	3,200	
- Mainland	**3,670**	5,090	
Sub-total	**8,292**	8,290	Flat
(II) Property rental			
- Hong Kong	**12,820**	12,956	
- Mainland	**5,167**	4,864	
- Singapore	**584**	572	
Sub-total	**18,571**	18,392	+1.0%
(III) Hotel operations	**728**	615	+18.4%
(IV) Other businesses	**4,572**	4,891	-6.5%
Total (I)+(II)+(III)+(IV)	**32,163**	32,188	-0.1%

(1) Including share of associates and joint ventures

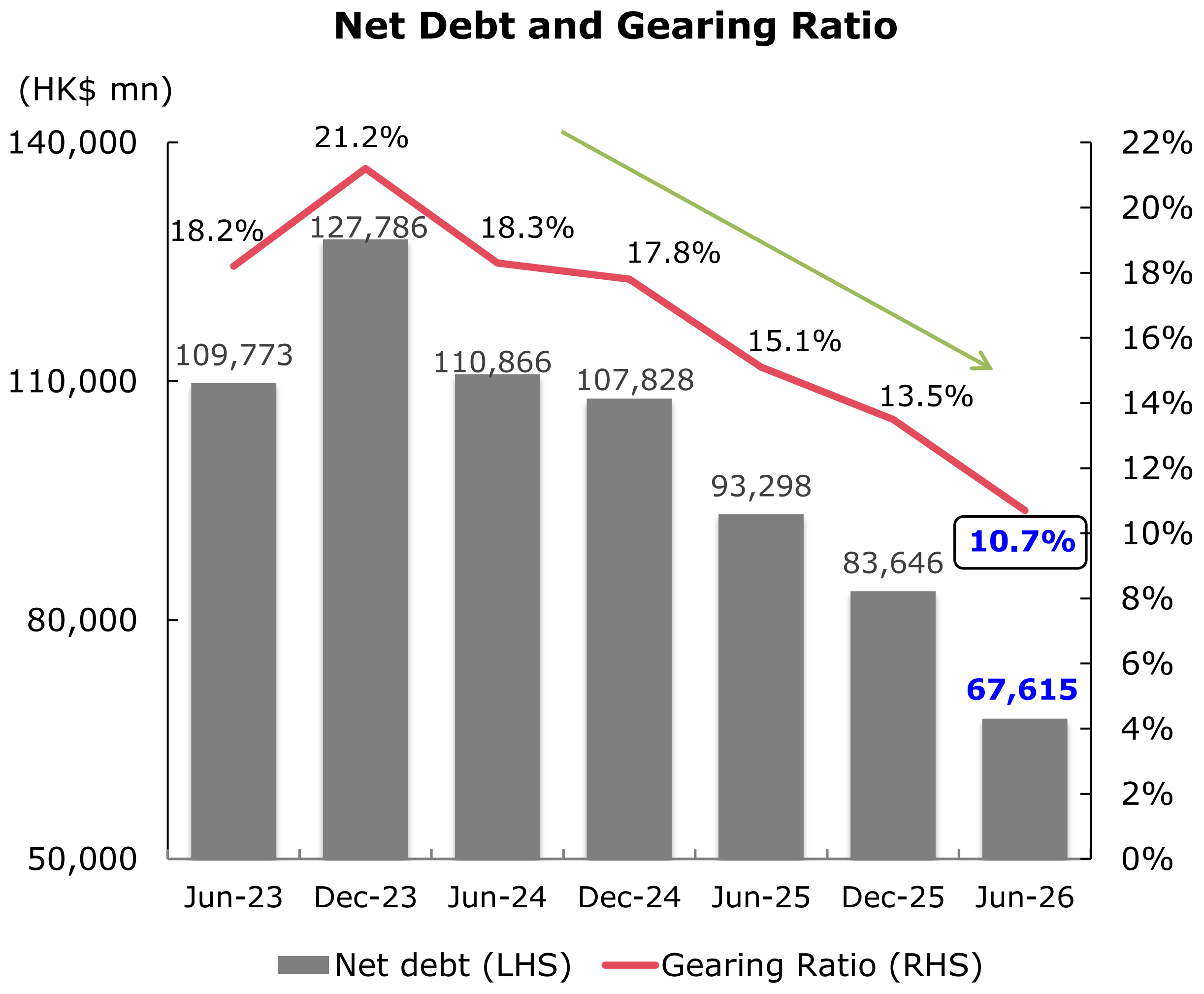
Financial Position

As at	30 Jun 2026	31 Dec 2025	30 Jun 2025
Shareholders' equity (HK$ mn)	**633,936**	621,700	617,851
- Shareholders' equity per share (HK$)	**218.8**	214.5	213.2
Net debt (HK$ mn)	**67,615**	83,646	93,298
Gearing ratio[1]	**10.7%**	13.5%	15.1%
	FY2026		**FY2025**
Interest cover[2]	**8.5x**		**6.0x**

(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



- Effective deleveraging since the peak in Dec-23: **net debt reduced by ~47% and net gearing ratio cut by half**
- Strong financial position: well-positioned to seize land-acquisition opportunities in Hong Kong to meet its future development needs
- Top-rated real estate company in HK

S&P Global Ratings	Moody's
A+/Stable	**A1/Stable**

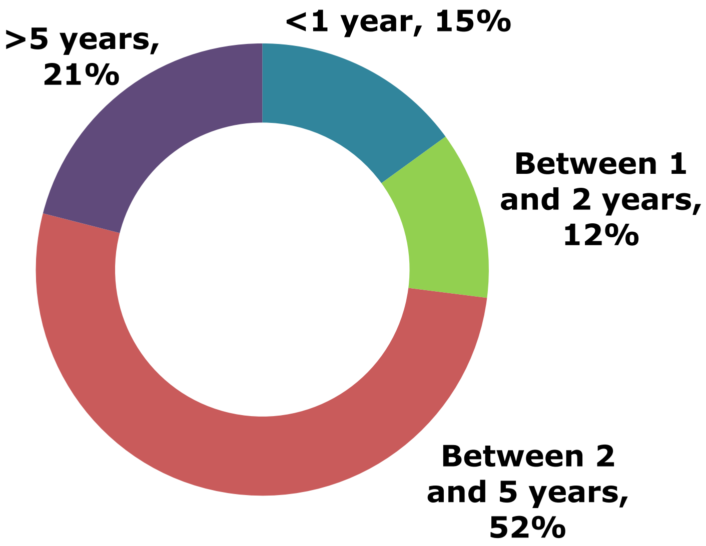
Prudent Financial Management (Cont'd)

- Net finance costs (including capitalized interest) reduced by 33% yoy to HK$2,949 million, driven by lower debt and average cost of borrowing

Average Cost of Borrowings

As at	30 Jun 2026	30 Jun 2025
Fixed rate	**2.8%**	2.8%
Floating rate	**3.1%**	4.2%
Weighted average interest rate	**3.0%**	3.7%

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

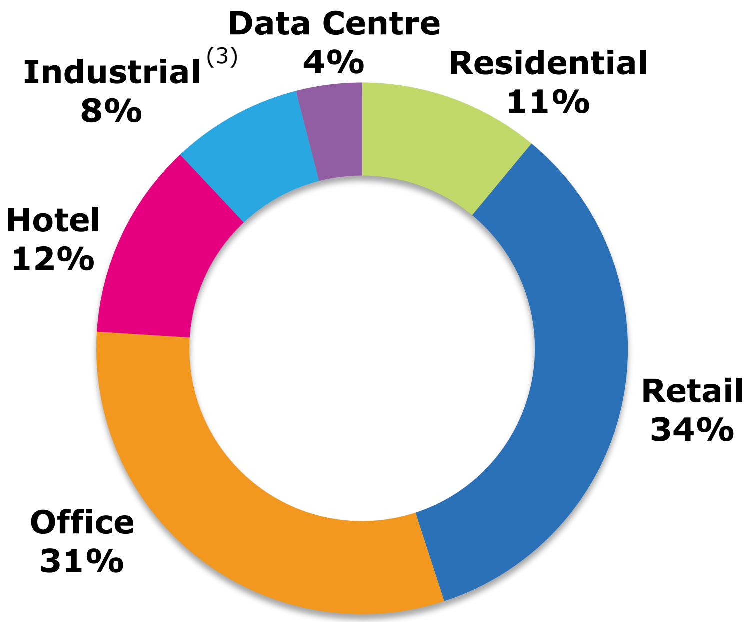
SIERRA SEA, Sai Sha

PROPERTY BUSINESS – HONG KONG LAND BANK

Land Bank in Hong Kong

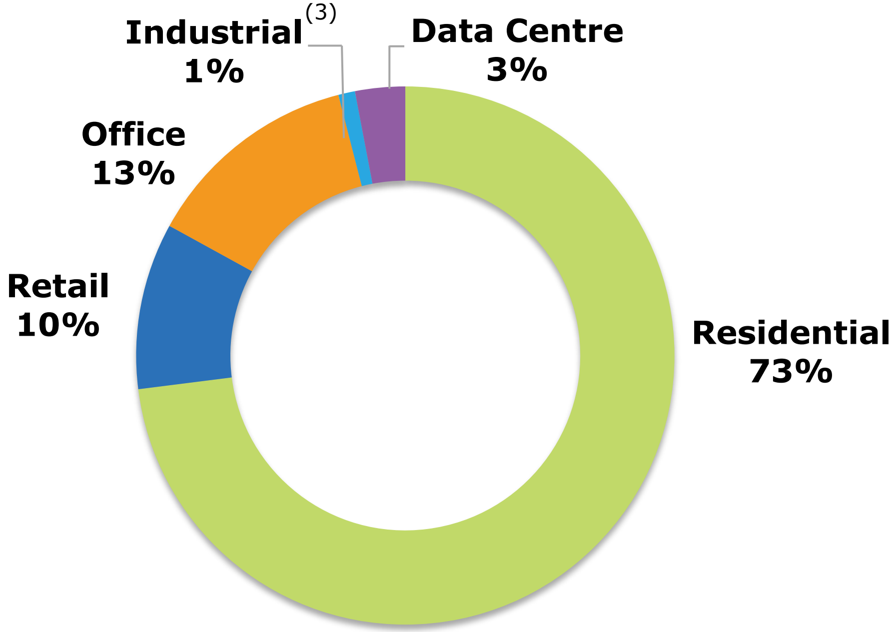
- Total land bank as at 30 June 2026: **56.4 mn sq.ft.**[1]

Completed Properties



Total: 39.2 mn sq.ft.[2]

Properties under Development



Total: 17.2 mn sq.ft.

(1) In attributable terms
(2) An overwhelming majority are for rent/investment
(3) Including industrial/office premises

Land Bank in Hong Kong (Cont'd)

- Added three sites through public tender, land exchange and lease modifications

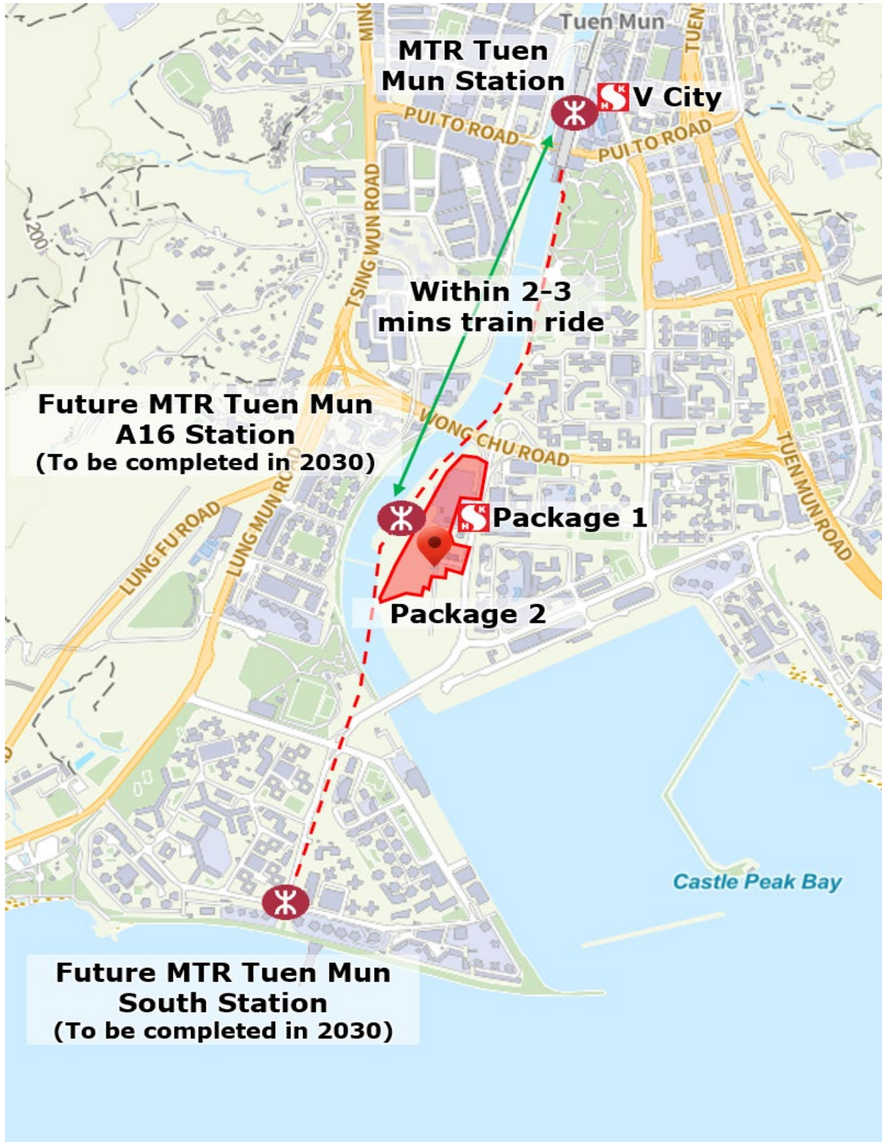
Location	Usage	Stake (%)	Attributable GFA (sq. ft.)
(1) Lot No. 2579 in DD 92, Kwu Tung	Residential/ Shops	100	1,224,000
(2) Tuen Mun A16 Station Package One Property Development	Residential	JV	601,000
(3) 3 Fat Tseung Street, Cheung Sha Wan	Residential/Shops	50	230,000
Total			**2,055,000**

- In September 2026, the Group was awarded the tender for the Tuen Mun A16 Station Package Two Property Development (total GFA: about 3.0 million sq ft)
- Land Resumption:
  - ❖ ~1.1 mn sq.ft land, primarily from San Tin and along the Northern Link Main Line
    - Compensation of about HK$1.1 bn and the corresponding gains have been recognized in FY2026
  - ❖ ~2.1 mn sq.ft land, primarily in San Tin Technopole and Hung Shui Kiu/Ha Tsuen New Development Area
    - Compensation of about HK$2.2 bn will be recognized in FY2027

Tuen Mun A16 Station Package Two Property Development

- Adjacent to the future MTR Tuen Mun A16 Station, this **multi-phased development** comprises over 5,500 units and will be **launched in phases**
- Located on the Tuen Mun riverside, offering units with extensive sea and river views
- One of the few new topside properties at MTR stations in a mature and well-established community
- Feature a public transport interchange and pedestrian walkways connecting the mall with the residential towers of Package One awarded in Nov 2025
- Set to become another landmark residential cluster with comprehensive amenities

Tuen Mun A16 Station Package Two Development (JV)	
Residential GFA (sq ft)	2,691,000 (est. ~5,500 units)
Commercial GFA (sq ft)	335,000
Total GFA (sq ft)	**3,026,000**



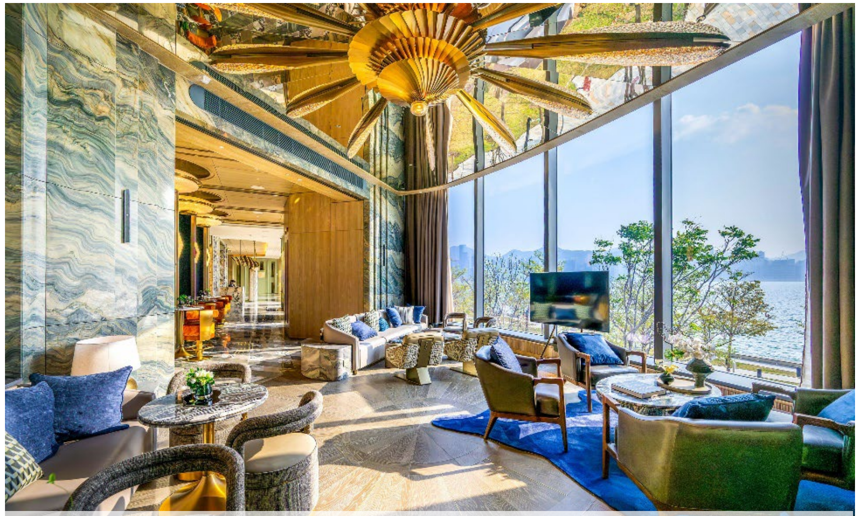
Cullinan Harbour, Kai Tak

PROPERTY BUSINESS – HONG KONG PROPERTY DEVELOPMENT

Recognized Property Development in Hong Kong

Property Development[1]	FY2026	FY2025	Change
Revenue (HK$ mn)	**44,137**	26,139	**+69%**
Operating profit (HK$ mn)	**4,622**	3,200	**+44%**

- Margin improvement has kicked in since 2H FY2026, driving the full-year level to **11%**
  - Expect booked sales margin to recover gradually
- Overall profit margin was **16%** if underlying profit[2] of HK$3.16 bn from disposal of Dynasty Court and Shouson Peak was included
- About **HK$22.8 bn**[3] contracted sales yet to be recognized
  - Of which about **HK$21.0 bn** is expected to be recognized in FY2027



Cullinan Harbour, Kai Tak

(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 30 June 2026

Contracted Sales in Hong Kong for FY2026

- For the year under review, Hong Kong's residential market continued its recovery with active primary transactions
- Achieved contracted sales of about **HK$38.1 bn**, exceeding target of HK$30.0 bn
- Major contributors include:

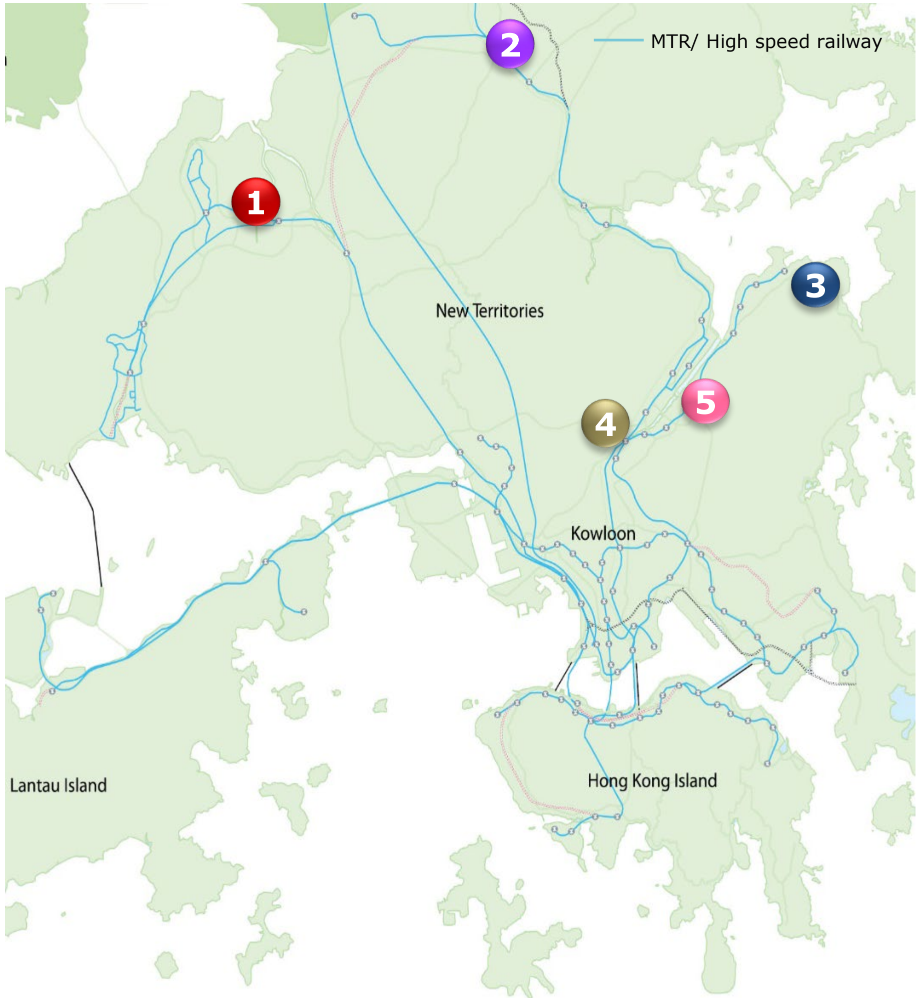
Project	Stake (%)	Attri. Sales Proceeds (HK$ bn)
SIERRA SEA Phases 2A & 2B, Sai Sha	100	9.2
Cullinan Sky Phase 2, Kai Tak	100	4.8
NOVO LAND Phases 2A, 3A & 3B, Tuen Mun	100	4.1
Lime Spark, Tsuen Wan	100	3.0
Dynasty Court Tower 2 & 3, Mid-levels Central	100	2.8
Cullinan Harbour Phases 1, 2A & 2B, Kai Tak	100	2.4
Other stocks & car parking spaces		11.8
Total		**38.1**

- Sales of completed projects reached HK$17.6 bn, accounted for 46% of total contracted sales

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

- Sufficient saleable resources with diversified product mix appealing to potential buyers

Project	Location	Stake (%)	Attri. Res. GFA (sq.ft.)
(1) Lot No. 1696 in DD 115, Tung Shing Lei Ph.1A & 1B	Yuen Long	100	466,000
(2) Fanling Sheung Shui Town Lot No. 279 Ph.1	Kwu Tung	100	299,000
(3) Sai Sha Residences Ph. 2C	Sai Sha	100	299,000
(4) Sha Tin Town Lot No. 651, Mei Tin Road	Tai Wai	100	194,000
(5) Sha Tin Town Lot No. 623, Siu Lek Yuen	Sha Tin	100	157,000
Total			**1,415,000**



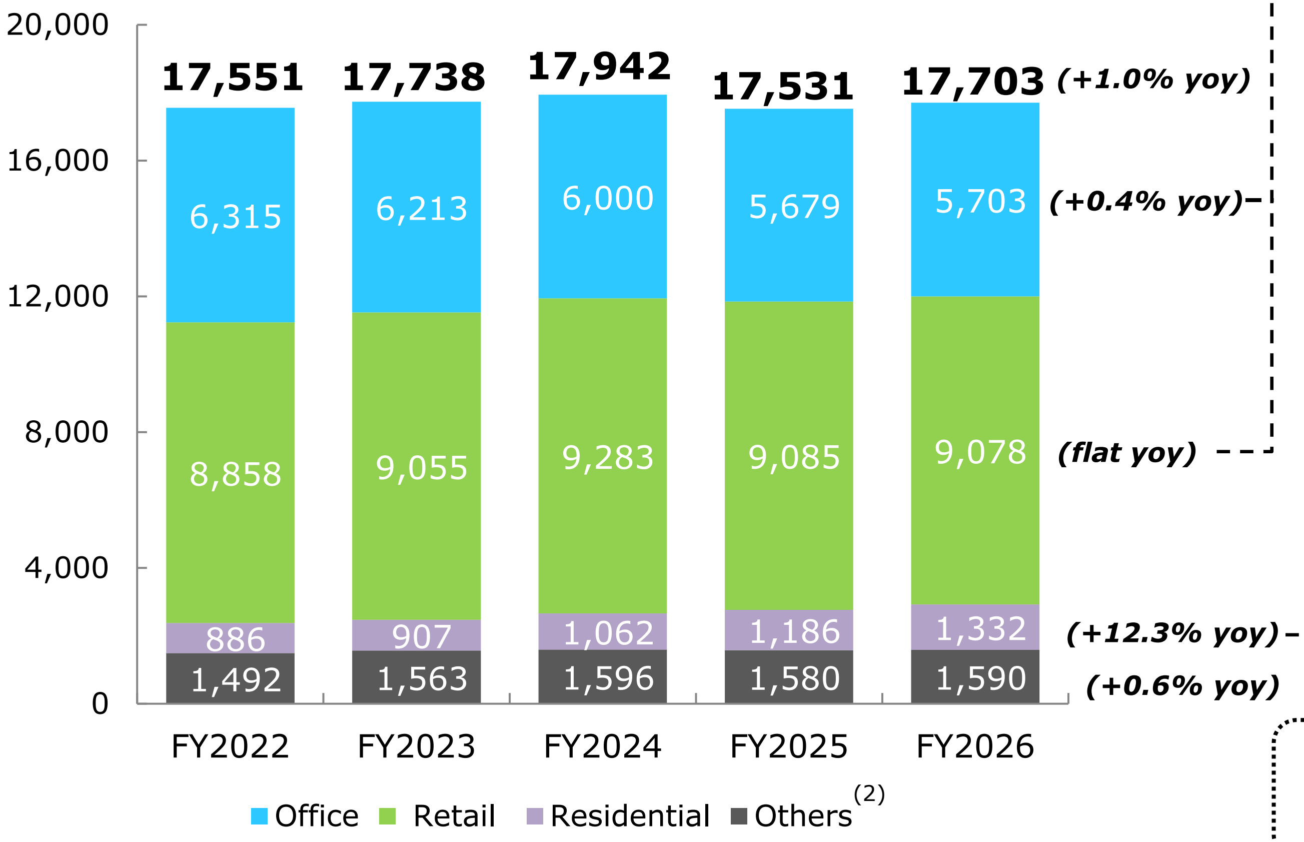
New Town Plaza, Sha Tin

PROPERTY BUSINESS – HONG KONG PROPERTY INVESTMENT

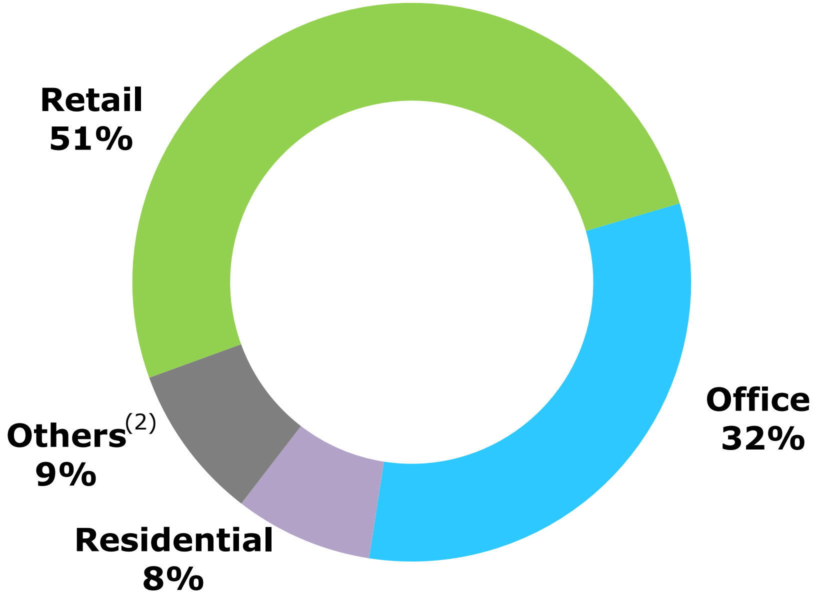
Rental Income – Hong Kong

- Gross rental income registered a modest increase in FY2026

Gross Rental Income by Sector in Hong Kong(1)



Office rental income was supported by high occupancy rate and new contributions, while the retail portfolio held firm



Overall Occupancy: ~92%

Residential and serviced apartment portfolio saw increase in rental rates and occupancy

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

Hong Kong Retail Portfolio

- Achieved an **increase in tenant sales** with latest **occupancy of 95%**
- Adopted multi-pronged approach to strengthen competitive edge

Refine tenant-and-trade mix for bringing novelty to customers

Collaborate with tenants, business units and market players from different sectors to initiate promotional offers and activities

Leverage omnichannel marketing (e.g. KOLs, Xiaohongshu)

Ongoing asset and service enhancement (e.g. more pet- and family-friendly facilities)

Develop close and long-term relationships with tenants and shoppers

Enjoy synergy from being a part of an integrated development

Hong Kong Retail Portfolio (Cont'd)

- **Rapid adaptation** to market trends and **ongoing refinement of tenant mix** across portfolio
- Achieved an **increase in tenant sales**, partially driven by the strong demand for **jewellery and watches**
- Malls in tourist districts outperformed others in the portfolio, driven by sustained growth in inbound tourism


IFC Mall


MOKO


East Point City


V City

Initiatives to Enhance Shoppers’ Experience

Integrated loyalty programme - The Point

Over **3.4mn** membership

Overall member spending **27% yoy**

VIP programme - The Point GOLD

40% in membership

stronger growth in VIP member spending

First VIP lounge at New Town Plaza received an enthusiastic reception

Introduce more VIP lounges in new and existing malls, including **YOHO Mall** and **Stage IGC**

The Point GOLD’s exclusive privileges

- Mall Counter Priority Lane
- Priority Queue at Selected Restaurants
- The Point Gold Lounge
- Exclusive Events & Rewards
- Extra 1-hour Free Parking
- EV Super Charging Reservation Service
- YATA GOLD Up to 6.5X Points
- Go Royal Gold Premium
- SmarTone Plus PriorityPlus™ Premium Membership Privileges

EV Fast Charging Services

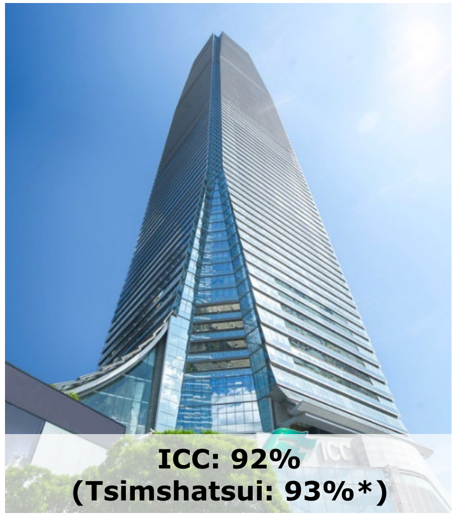
- Shoppers enjoy EV fast charging services at reasonable rates
- Expanding EV chargers from currently **120** to **over 140** by the end of 2026, including installations at the new shopping mall Stage IGC

Hong Kong Office Portfolio

- Occupancy remained stable at about **90%**
- Both **IFC and ICC** recorded high occupancy, supported by **new leases** from multinational and Mainland corporates, as well as **in-house expansion** from wealth management firms
- Hong Kong's office leasing market recovery remains uneven, with certain sub-districts outperforming the overall market
- Continuously upgrading assets and surrounding environments to enhance overall appeal

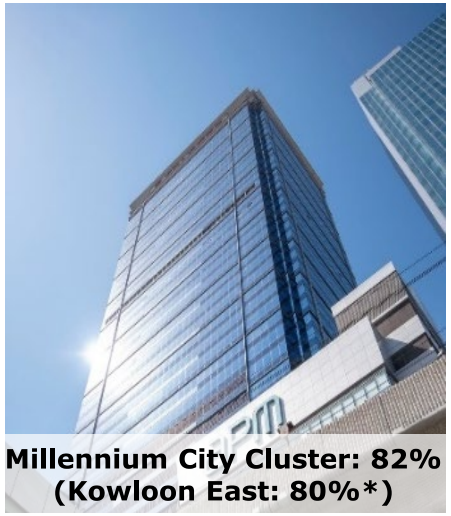
Occupancy (as at Jun 2026)

IFC : close to 100%
(Central: 91%*)



ICC: 92%
(Tsimshatsui: 93%*)

SHKC: 93%
(Wan Chai/CWB: 90%*)



Millennium City Cluster: 82%
(Kowloon East: 80%*)

** Source of Grade A office occupancy: JLL*

International Gateway Centre (IGC) in West Kowloon

IGC office towers

Office Attri. GFA: ~1.1mn sq.ft. (44.6% stake)

- Two pairs of interconnected towers offering ~2.5 mn sq.ft. of super Grade-A office space
- Unparalleled air-plus-rail connectivity
- Next-generation workspace integrating smart technology, sustainability and lifestyle
- Handed over to UBS in early 2026 and leased to renowned insurance companies such as AXA

Stage IGC

Retail GFA: 624,000 sq.ft. (100% stake)

- Interior fitting-out works is underway and scheduled to open by phases from late 2026
- Initial stage: to provide variety of catering options and shops mainly for office tenants, high-speed rail passengers, arts and culture enthusiasts, and visitors

West Kowloon Commercial Hub: The New Centre of Gravity

~8 mn sq.ft. premium commercial cluster | Unparalleled air-plus-rail connectivity | Anchored by global financial institutions | Adjacent to international arts and cultural hub

- **Deeply rooted in West Kowloon**
  - Over two decades of operations across Grade-A office, retail and luxury hotels
  - ICC has anchored West Kowloon as a premier financial destination — strong pool of premium tenants, including financial institutions and global investment banks
  - Two luxury hotels offer premium hospitality amenities for travelers and office tenants
- **New completions:**

  IGC office towers, Stage IGC and Artist Square Towers (AST) will synergize with existing properties in the vicinity
- **Podium mall Stage IGC** to broaden the retail offerings in West Kowloon

Expanding Portfolio to Strengthen Recurring Income Base

Ramping up occupancy for new completions

International Gateway Centre (IGC) West Kowloon

Attri. Office GFA : 1.1 mn sq.ft (~44.6%)

- Gradual handovers to UBS and other tenants starting Jan 2026
- Renowned insurance companies and multinational corporations have committed to leasing to office space

The ANGLE, Kwun Tong (72.6%)

Attri. Retail GFA: 363,000 sq.ft.

- Phased opening in progress
- Mix of dining, anime, and pet-centric offerings

Cullinan Sky Mall, Kai Tak (100%)

Retail GFA: 220,000 sq.ft

- Phased opening from late 2025
- Curated selection of F&B options, including alfresco dining and grab-and-go choices

Upcoming projects in the near to medium term

Stage IGC, West Kowloon
Retail GFA: 624,000 sq.ft. (100%)

- Interior fitting-out works is underway
- Scheduled to open by phases from late 2026
- Initial stage: to provide variety of catering options and shops mainly for office tenants and high-speed rail passengers

Artist Square Towers Project (BOT project)

Office GFA: 672,000 sq.ft.

Retail GFA: 27,000 sq.ft.

- To complete in 2027
- J.P. Morgan committed to leasing about 250,000 sq.ft office space

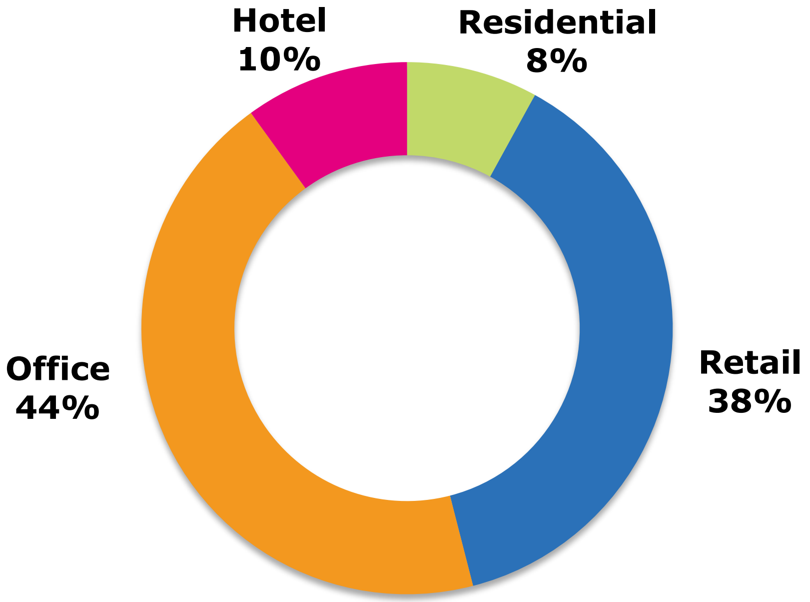
One IFC River West, Hangzhou IFC

PROPERTY BUSINESS – CHINESE MAINLAND LAND BANK

Land Bank on the Chinese Mainland

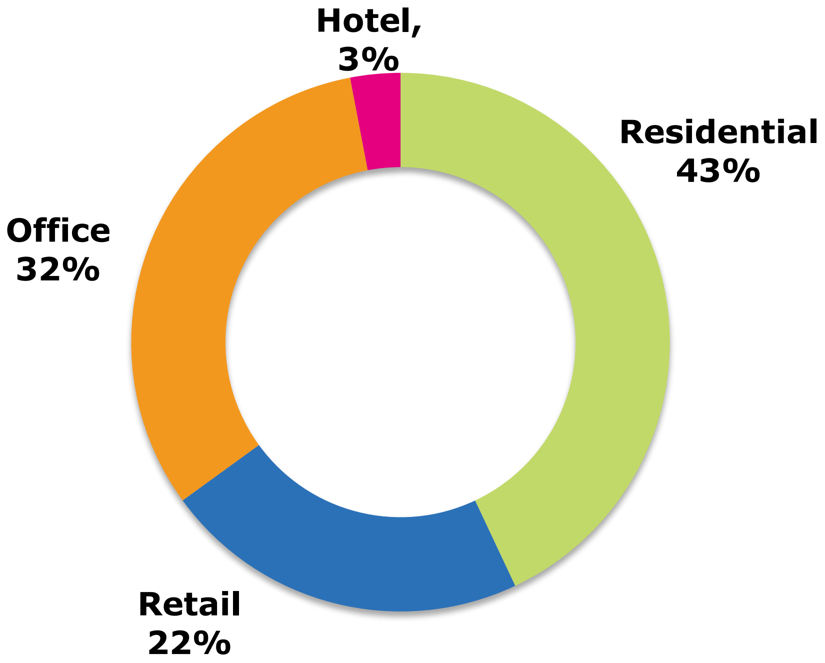
- Total land bank as at 30 June 2026: **64.7 mn sq.ft.**[(1)]

Completed Properties



Total: 26.5 mn sq.ft.[(2)]

Properties under Development



Total: 38.2 mn sq.ft.

(1) In attributable terms
(2) An overwhelming majority are for rent/investment

Cullinan West at Hangzhou IFC, Hangzhou

PROPERTY BUSINESS –
CHINESE MAINLAND PROPERTY DEVELOPMENT

Recognized Property Development and Contracted Sales on the Chinese Mainland

Property Development [1]	FY2026	FY2025	Change
Revenue (HK$ mn)	**10,054**	8,417	**+19%**
Operating profit (HK$ mn)	**3,670**	5,090	**-28%**

- Revenue growth was driven by higher sales volume of residential units
- Achieved attributable contracted sales of about **RMB2.2 bn**[1] (~HK$ 2.5 bn)
- Over the **next 10 months**, the Group plans to launch:
  - ❖ Cullinan East, Hangzhou IFC
  - ❖ Lake Genève (Houses), Suzhou
  - ❖ JOVOTOWN Phase 3B, Chengdu
  - ❖ Shanghai Arch (Houses)
- About **HK$0.8 bn**[2] contracted sales yet to be recognized, all of which are expected to be recognized in FY2027

Lake Geneve, Suzhou

(1) Including shares of associates and joint ventures
(2) As at 30 June 2026

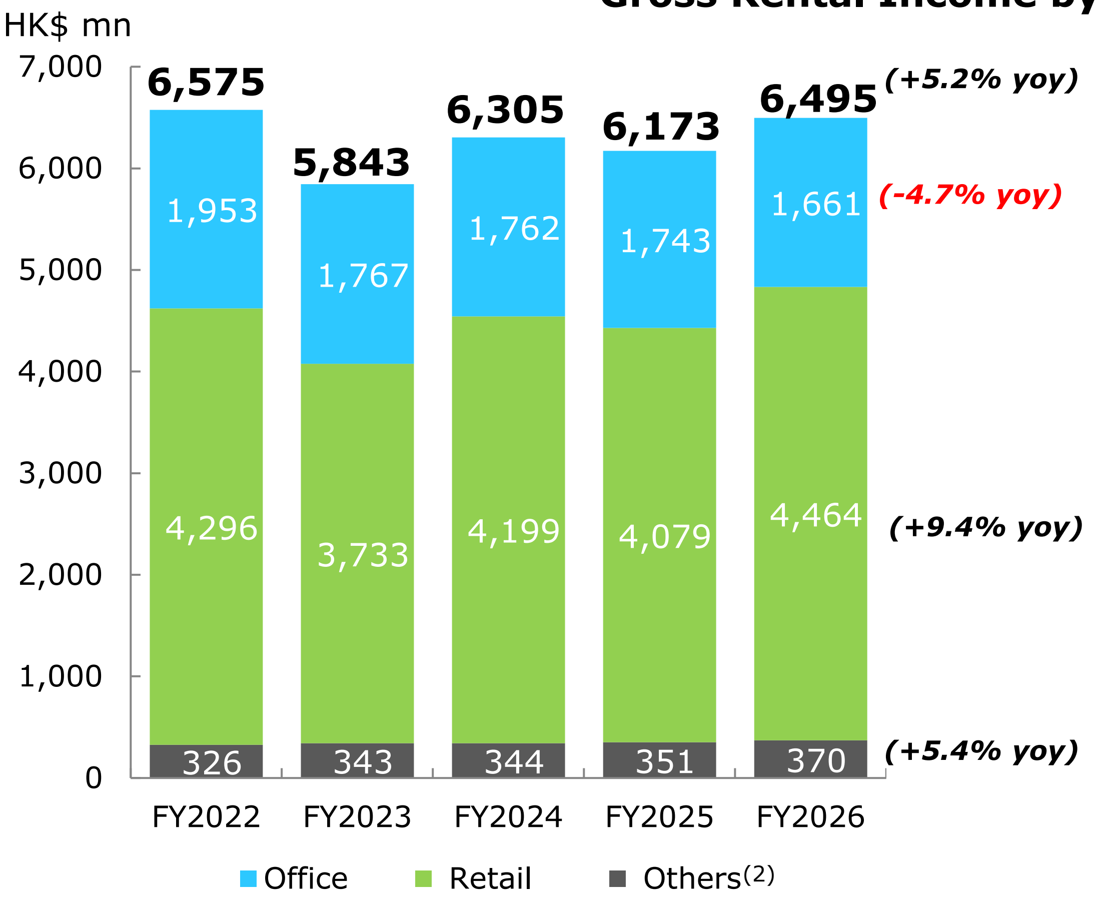
Shanghai IFC Mall, Shanghai

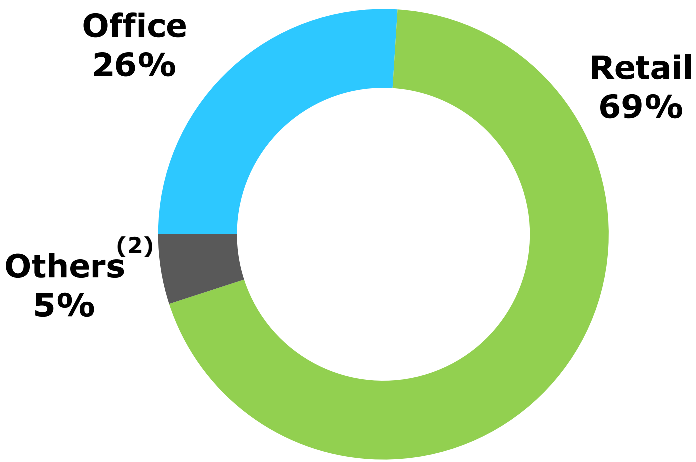
PROPERTY BUSINESS – CHINESE MAINLAND PROPERTY INVESTMENT

Rental Income - Chinese Mainland

- Overall rental income rose 5.2%(in HK dollars), with increased contributions from the retail portfolio offsetting the decline in office rental

Gross Rental Income by Sector on the Mainland(1)





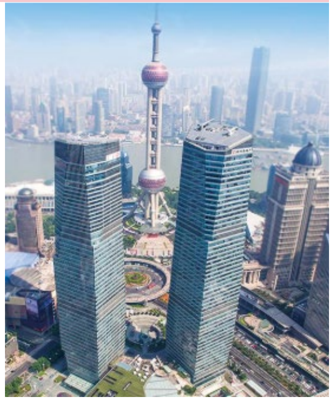
Gross Rental Income	FY2026	Change
in HK$ mn	**6,495**(3)	+5.2%
in RMB mn	**5,796**	+1.5%

(1) Including shares of associates and joint ventures; (2) Residential properties, car parks and others; (3) Representing 26% of the Group's total gross rental income

Existing Mainland Property Investment – Integrated Projects

- Provide modern and dynamic commercial space in integrated developments with strong connectivity, generating synergy and complementary benefits

Shanghai IFC Mall & Shanghai IFC Office



IGC mall Guangzhou & Conrad Guangzhou

Retail portfolio:

- Proactive strategies such as tenant-mix refinements and layout reconfigurations to increase attractiveness
- Retail and accommodation amenities form a comprehensive ecosystem

Office portfolio:

- Premium building quality and high green building standards
- Prioritize tenant retention and capitalize on flight-to-quality trend

Expanding Mainland Property Investment Portfolio

ITC, Shanghai (100% owned)	
Tower A office (220-metre-tall, 1.1 mn sq.ft.)	Completed, >80% occupancy
Tower B office (370-metre-tall, 2.4 mn sq.ft)	Completed in 1H 2026
Andaz Shanghai ITC (Hotel, 0.4 mn sq.ft.)	Grand opening in March 2026
ITC Mall (Flagship mall, over 2.6 mn sq.ft.)	Phased opening from 2H 2026

ITC

ITC Tower B – Super Grade-A Standard

- Premium building specifications catering to discerning tenants and stringent demands
- Keen interest from prominent multinational and domestic corporations

Retail – ITC Mall

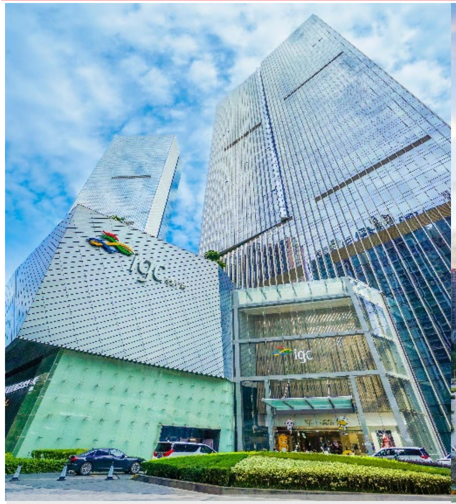
- Initial phase opening in 2H 2026: Metro-connected floor offers a diverse mix of F&B offerings, including cafes and grab-and-go outlets

Andaz Shanghai ITC hotel

- Opened in March 2026 and ramping up occupancy
- New standard for cosmopolitan-style living in Shanghai

Growing Rental Contribution on the Chinese Mainland

FY2025/26

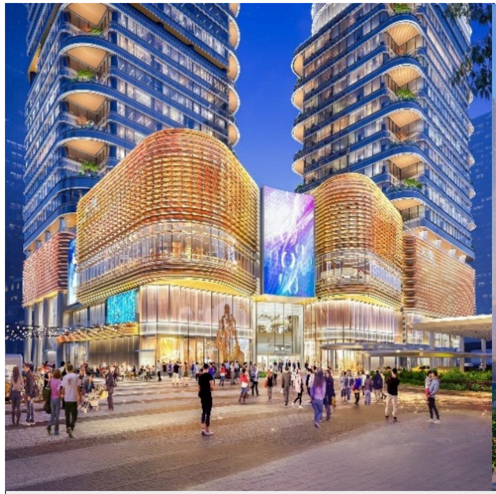


IGC mall & Conrad Guangzhou hotel at Tianhui Plaza, Zhujiang New Town CBD, Guangzhou

IGC mall: ~1 mn sq.ft.
Conrad Guangzhou: over 300 rooms

- Increased the stake from **33.3% to 100%**, generating additional income contribution
- Mature properties in prime location
- Continue to invest in asset enhancement to drive performance

FY2026/27



Parc Central (Guangzhou South) & One ICC at Guangzhou South Station ICC

- Parc Central (Guangzhou South) (215,000 sq.ft.): podium mall to deliver a vibrant lifestyle offering upon opening by end of 2026
- One ICC (291,000 sq.ft.): office tower with handover in 3Q 2026

FY2027/28

Initial retail component of Hangzhou IFC (River East)

- 700,000 sq.ft. of retail space underneath Hangzhou IFC Mansion
- Phased opening from 2Q 2027
- To serve residents and office tenants and the surrounding community

HOTEL BUSINESS

Four Seasons Hotel Hong Kong

Hotel Business

Hotel Operations[1]	FY2026	FY2025	Change
Revenue (HK$ mn)	**5,460**	5,250	**+4%**
Operating profit (HK$ mn)	**728**	615	**+18%**

Hong Kong

- Luxury hotels outperformed with increases in both occupancy and room rates. Other hotels also performed well
- Renovation of The Royal Garden Kowloon East atop MTR Tseung Kwan O Station is scheduled for completion in 4Q 2026
- Plan to upgrade and renovate two luxury hotels atop MTR Kowloon Station

Chinese Mainland

- The Ritz-Carlton Shanghai, Pudong registered record-high room rates
- Conrad Guangzhou, comprising over 300 rooms and now fully owned by the Group, achieved solid growth
- Andaz Shanghai ITC has been steadily ramping up occupancy since its opening in March 2026

Andaz Shanghai ITC hotel

(1) Including shares of associates and joint ventures

GO PARK Sai Sha, Hong Kong

SUSTAINABILITY

Sustainability Initiatives

Inaugural inclusion in the **Dow Jones Best-in-Class World Index**, placing SHKP among the top 10% of the largest 2,500 companies in the S&P Global Broad Market Index

Hong Kong's largest and first privately funded solar farm on landfill

- The JV solar farm located at South East New Territories Landfill in Tseung Kwan O
- ~140,000 square feet and featuring ~1,850 solar panels
- Estimated annual output of ~1.2 million kWh green electricity

Expanding renewable energy adoption

- Nearly 27,000 solar panels across buildings and construction sites
- Expanding EV fast chargers network across all 18 districts in Hong Kong, targeting over 140 chargers by the end of 2026

Sports for Charity and Sports for All

- Title sponsor of The Community Chest Sun Hung Kai Properties Corporate Challenge, raising a record HK$6.9 mn
- Venue sponsor of a series of international padel tournaments that attracted elite global players
- Broadened offerings at GO PARK Aqua covering dinghy sailing, catamaran courses and eco-discovery experiences

IGC, ICC and IFC, Hong Kong

MARKET AND BUSINESS PROSPECTS

Market Prospects

Global Economy	▪ Global economic outlook remains uncertain due to persistent regional conflicts and high energy prices
Hong Kong	▪ Robust trade performance and resilient domestic demand will continue to drive steady economic growth ❖ Continued inflow of high-calibre talent and executives will support demand for quality housing ❖ The city's reinforced role as a "super-connector" and "super value-adder" will help attract both Mainland enterprises seeking to go global and multinational corporations tapping into the Mainland market, supporting office demand
Chinese Mainland	▪ Economy is expected to stay resilient, supported by strong exports and elevated counter-cyclical policy measures ❖ Policies for improving the quality of homes and stabilizing the real estate market are expected to foster healthy development of the overall residential market

Business Prospects

1. Strong Financial Position – Capturing Opportunities with Discipline

- Leverage strong financial position to pursue selective land acquisitions in Hong Kong at reasonable costs when opportunities arise
- Replenish land bank through diversified channels in a measured manner
- Remain fully committed to prudent financial discipline across all activities

2. Property Development – Driving Sales Through Quality & Innovation

- **Brand Advantage**: Capitalize on trusted brand and reputation to command premium pricing and accelerate turnover
- **Customer-Centric Approach**: Uphold "Building Homes with Heart" through quality product, excellence in design, and services
- **Product Innovation**: Integrate smart technology and comprehensive amenities into new projects
- **Sales Execution**:
  - ❖ Robust launch pipeline catering to diverse buyer segments
  - ❖ Timely release of new projects, completed inventory, and selected non-core properties

Business Prospects (Cont'd)

3. Property Investment – Strengthening Recurring Income Streams

- **Portfolio Enhancement:** Boost competitiveness through proactive leasing, tenant engagement, and strategic asset upgrades
- **Place-Making Initiatives:** Enhance surrounding areas with improved landscaping, public spaces, connectivity, and community programming to elevate overall destination appeal
- **Aim for High Occupancy:** Drive and sustain high occupancies across all existing projects and segments
- **Pipeline of New Developments:** Generate progressive rental income from new projects:
  - ❖ **Hong Kong:** International Gateway Centre (IGC office towers and Stage IGC), The ANGLE, Cullinan Sky Mall, Artist Square Towers
  - ❖ **Chinese Mainland:** ITC in Shanghai, Hangzhou IFC

Strategic Growth Through Quality Landmarks & Innovation

*The Group will continue to invest in the city's future through building landmark projects that foster both economic advancement and social progress. **By harnessing technologies to enhance productivity and competitiveness, the Group will deliver quality properties that are modern and customer-centric, meeting the evolving needs of residents and tenants**. Guided by its time-tested strategies and long-term vision, the Group will continue to strive for sustainable long-term growth while contributing to the further development of the city it proudly calls home.*

Kwok Ping-luen, Raymond
Chairman & Managing Director
10 September 2026

(Extracted from Chairman's Statement, FY2026 Annual 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; Progress in FY2026 will be published in Oct 2026

Appendix: Sustainability Performance (Cont'd)

Sustainability Report 2025/26
Available in early Oct 2026

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

Local Ratings and Recognitions[2]

Hang Seng Corporate Sustainability Index Series Member 2025-2026

AAA SUSTAINABILITY HKQAA 2025-2026 SEHK:0016

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

GLOBAL BUSINESS SUSTAINABILITY INDEX

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

GBABSI Greater Bay Area Business Sustainability Index 2024 香港澳大灣區企業可持續發展指數2024

HKBSI Hong Kong Business Sustainability Index 2024 香港企業可持續發展指數 2024

RE BSI Real Estate Business Sustainability Index 房地產業可持續發展指數

International Ratings and Recognitions[2]

Dow Jones Best-in-Class World Index[3]

FTSE4Good — *A constituent* **since 2018**

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Included in the *S&P Global Sustainability Yearbook* and *S&P Sustainability Yearbook (China)*

Rated MORNINGSTAR | SUSTAINALYTICS — **'Low Risk'** *by Morningstar Sustainalytics*

MSCI ESG RATINGS AA (CCC | B | BB | BBB | A | AA | AAA)

MSCI ESG Rating[4] maintained at **AA** as of Jun 2026

(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) Inclusion in the Dow Jones Best-in-Class World Index and the Dow Jones Best-in-Class 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