

ANNUAL REPORT 2026



STOCK CODE: 247

St. George's Mansions

Creating Better Lifescapes



TSIM SHA TSUI PROPERTIES LIMITED

This annual report (in both English and Chinese versions) has been published on the Company's website at www.sino.com and the website of Hong Kong Exchanges and Clearing Limited at www.hkexnews.hk.

Shareholders who wish to receive the Corporate Communications (including but not limited to annual report, summary financial report (where applicable), interim report, summary interim report (where applicable), notice of meeting, listing document, circular and proxy form) from the Company in printed form, please follow the instructions set out in the "Arrangement for Dissemination of Corporate Communications" under the "Investor Relations" section of the Company's website, to complete the relevant Request Form and return the completed form to the Company's Share Registrar, Tricor Investor Services Limited.

Any such request from shareholders will be valid unless being revoked or superseded or until the time when the Company publishes its next annual report in the following year (whichever is earlier). Shareholders wishing to continue to receive Corporate Communications in printed form after expiry of the original request must complete and return a fresh Request Form.

Shareholders who have chosen printed form may at any time choose to change their choice of language of all future Corporate Communications from the Company by giving notice in writing by post to the Company's Share Registrar, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email at tst247-ecom@vistra.com.

Contents

2	Corporate information
3	Group financial summary
7	Chairman's statement
20	Sustainable development
29	Corporate governance report
59	Risk management report
67	Directors' report
82	Biographical details of Directors & senior management
86	Independent auditor's report
92	Consolidated statement of profit or loss
93	Consolidated statement of profit or loss and other comprehensive income
94	Consolidated statement of financial position
96	Consolidated statement of changes in equity
97	Consolidated statement of cash flows
100	Notes to the consolidated financial statements
203	Disclosure pursuant to Rule 13.22 of the Listing Rules
204	Major properties held by the Group

Corporate information

Board of Directors

Executive Director

Daryl Ng Win Kong, SBS, JP, Chairman

Non-Executive Directors

Ronald Joseph Arculli, GBM, CVO, GBS, OBE, JP
Nikki Ng Mien Hua

Independent Non-Executive Directors

Allan Zeman, GBM, GBS, JP
Adrian David Li Man-kiu, BBS, JP
Rock Chen Chung-nin, NPC Deputy, SBS, BBS, JP

Audit Committee

Adrian David Li Man-kiu, BBS, JP, Chairman
Allan Zeman, GBM, GBS, JP
Rock Chen Chung-nin, NPC Deputy, SBS, BBS, JP

Nomination Committee

Daryl Ng Win Kong, SBS, JP, Chairman
Allan Zeman, GBM, GBS, JP
Adrian David Li Man-kiu, BBS, JP
Nikki Ng Mien Hua
Rock Chen Chung-nin, NPC Deputy, SBS, BBS, JP

Remuneration Committee

Adrian David Li Man-kiu, BBS, JP, Chairman
Allan Zeman, GBM, GBS, JP
Daryl Ng Win Kong, SBS, JP

Authorised Representatives

Daryl Ng Win Kong, SBS, JP
Fanny Cheng Siu King

Company Secretary

Fanny Cheng Siu King

Auditor

KPMG
Public Interest Entity Auditor registered in accordance with
the Accounting and Financial Reporting Council Ordinance

Solicitors

Woo, Kwan, Lee & Lo
Clifford Chance

Share Registrar

Tricor Investor Services Limited
17/F, Far East Finance Centre,
16 Harcourt Road,
Hong Kong
Telephone : (852) 2980 1333
Fax : (852) 2810 8185
Email : tst247-ecom@vistra.com

Principal Bankers

Bank of China (Hong Kong) Limited
DBS Bank Ltd., Hong Kong Branch
The Hongkong and Shanghai Banking Corporation Limited
OCBC Bank (Hong Kong) Limited
Industrial and Commercial Bank of China (Asia) Limited
Hang Seng Bank Limited
BNP Paribas
China Construction Bank (Asia) Corporation Limited

Investor relations contact

Telephone : (852) 2132 8480
Fax : (852) 2137 5907
Email : investorrelations@sino.com

Registered Office

12th Floor, Tsim Sha Tsui Centre,
Salisbury Road, Tsim Sha Tsui,
Kowloon, Hong Kong
Telephone : (852) 2721 8388
Fax : (852) 2723 5901
Website : www.sino.com
Email : info@sino.com

Listing information

Stock Code 247

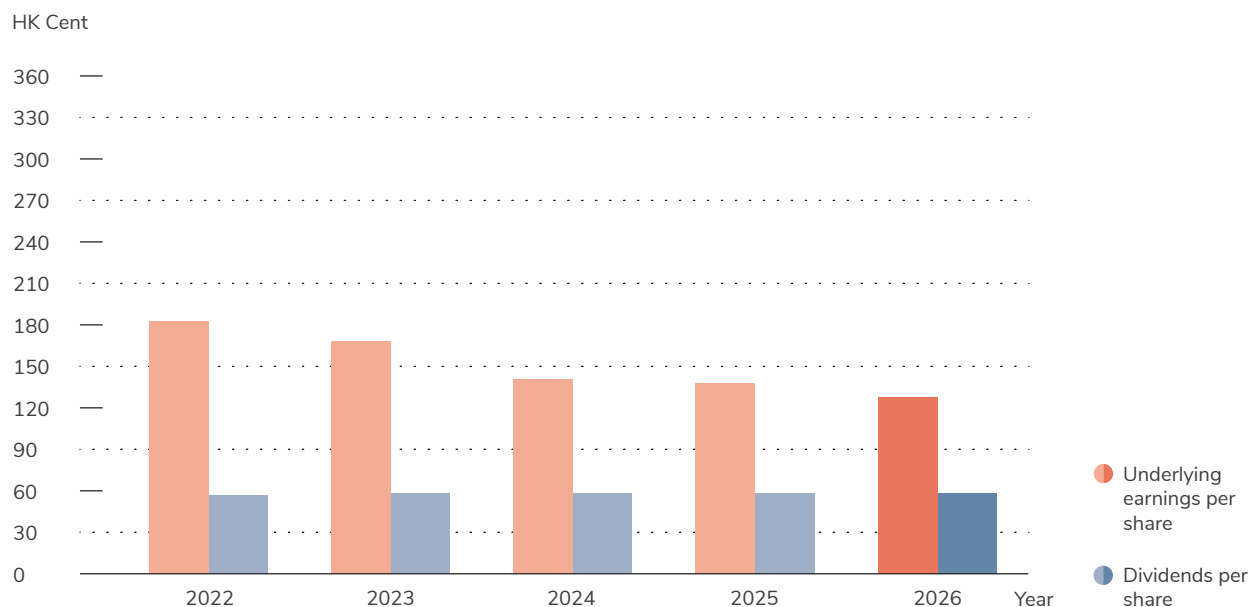
Shareholders' calendar

Closure of Register of Members for entitlement to attend and vote at Annual General Meeting	22nd October, 2026 to 27th October, 2026 (both dates inclusive)
Annual General Meeting	27th October, 2026
Closure of Register of Members for dividend entitlement	2nd November, 2026 to 3rd November, 2026 (both dates inclusive)
Record Date for final dividend entitlement	3rd November, 2026
Last Day for lodging form of election for scrip dividend	25th November, 2026 4:30 p.m.
Interim Dividend Paid	HK15 cents per share 24th April, 2026
Final Dividend Payable	HK43 cents per share 7th December, 2026

Group financial summary

	2022 <i>HK\$ Million</i>	2023 <i>HK\$ Million</i>	2024 <i>HK\$ Million</i>	2025 <i>HK\$ Million</i>	2026 <i>HK\$ Million</i>
Turnover	15,598	11,929	8,816	8,236	9,333
Underlying net profit from operations	3,600	3,419	2,943	2,960	2,838
Profit attributable to the Company's shareholders	3,159	3,287	2,508	2,331	2,724
Underlying earnings per share (HK\$)	1.82	1.68	1.41	1.38	1.28
Reported earnings per share (HK\$)	1.60	1.61	1.20	1.08	1.23
Dividends per share (cents)					
Interim dividend	15	15	15	15	15
Final dividend	42	43	43	43	43
	57	58	58	58	58

Underlying earnings & dividends per share

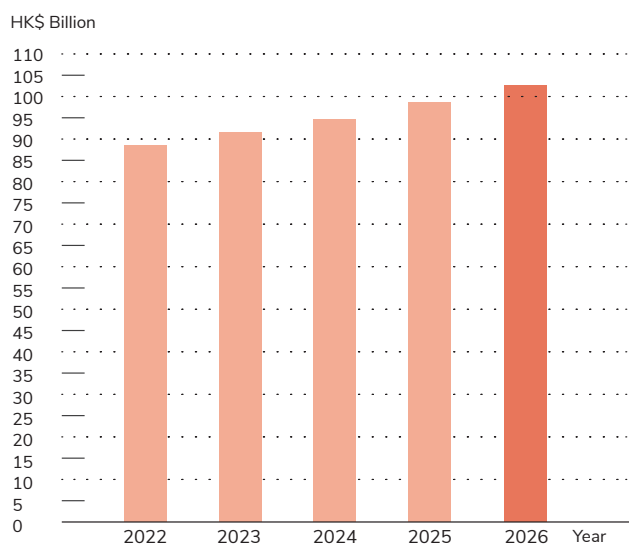


Group financial summary (Continued)

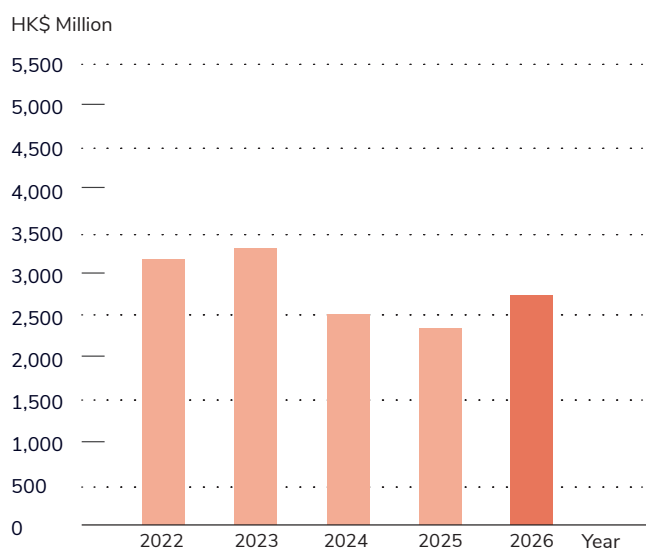
Consolidated statement of financial position

	2022 HK\$ Million	2023 HK\$ Million	2024 HK\$ Million	2025 HK\$ Million	2026 HK\$ Million
Non-current assets	108,335	112,404	110,695	111,408	114,174
Current assets	72,382	68,645	71,478	74,106	79,502
Current liabilities	(15,176)	(10,976)	(7,893)	(9,831)	(10,313)
	<u>165,541</u>	<u>170,073</u>	<u>174,280</u>	<u>175,683</u>	<u>183,363</u>
Share capital	16,968	18,110	19,305	20,535	21,802
Reserves	<u>71,291</u>	<u>73,480</u>	<u>75,563</u>	<u>77,980</u>	<u>80,347</u>
Shareholders' funds	88,259	91,590	94,868	98,515	102,149
Non-controlling interests	70,874	72,398	72,319	72,292	73,141
Non-current liabilities	<u>6,408</u>	<u>6,085</u>	<u>7,093</u>	<u>4,876</u>	<u>8,073</u>
	<u>165,541</u>	<u>170,073</u>	<u>174,280</u>	<u>175,683</u>	<u>183,363</u>
Shareholders' funds at book value per share (HK\$)	<u>44.00</u>	<u>44.51</u>	<u>44.72</u>	<u>45.06</u>	<u>45.42</u>

Shareholders' funds

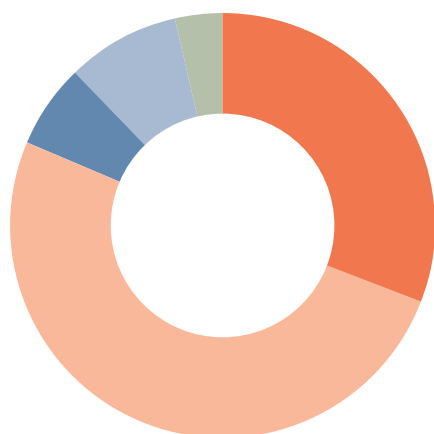


Profit attributable to the Company's shareholders



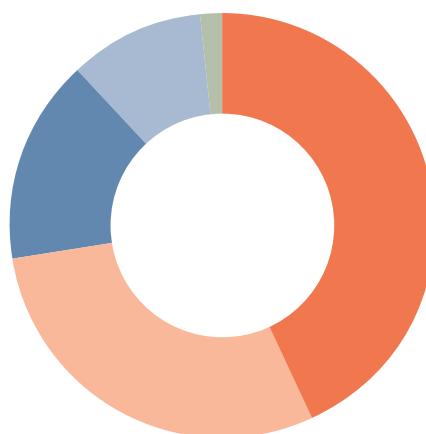
The Company and its subsidiaries (the “Group”)

Breakdown of segment results
for the year ended 30th June, 2026



- Property sales **31.0%**
- Property rental **50.6%**
- Property management and other services **6.3%**
- Hotel operations **8.7%**
- Investments in securities and financing **3.4%**

Breakdown of segment revenue
for the year ended 30th June, 2026

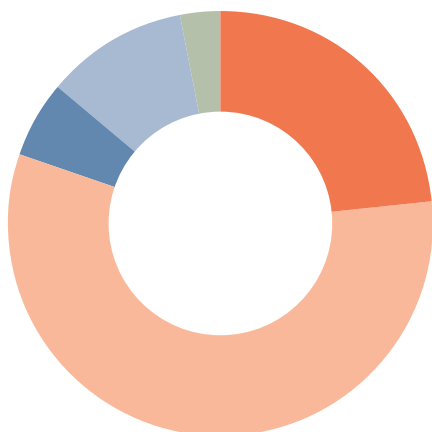


- Property sales **43.2%**
- Property rental **29.5%**
- Property management and other services **15.4%**
- Hotel operations **10.5%**
- Investments in securities and financing **1.4%**

Group financial summary (Continued)

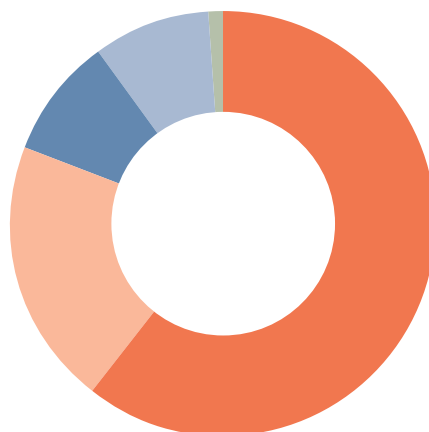
The Group and attributable share from associates and joint ventures

Breakdown of segment results
for the year ended 30th June, 2026



- Property sales **23.6%**
- Property rental **56.9%**
- Property management and other services **5.8%**
- Hotel operations **10.7%**
- Investments in securities and financing **3.0%**

Breakdown of segment revenue
for the year ended 30th June, 2026



- Property sales **60.6%**
- Property rental **20.4%**
- Property management and other services **9.0%**
- Hotel operations **9.1%**
- Investments in securities and financing **0.9%**

I am pleased to present 2025/2026 Annual Report to the shareholders.

Final results

The Group's underlying profit attributable to shareholders, excluding the effect of fair value changes on investment properties for the year ended 30th June, 2026 ("Financial Year") was HK\$2,838 million (2024/2025: HK\$2,960 million). Underlying earnings per share was HK\$1.28 (2024/2025: HK\$1.38).

After taking into account the revaluation loss (net of deferred taxation) on investment properties of HK\$109 million (2024/2025: revaluation loss of HK\$621 million), which is a non-cash item, the Group reported a net profit attributable to shareholders of HK\$2,724 million for the Financial Year (2024/2025: HK\$2,331 million). Earnings per share for the Financial Year was HK\$1.23 (2024/2025: HK\$1.08).

Final dividend

The Board of Directors have resolved to recommend a final dividend of HK43 cents per share in respect of the Financial Year.

The final dividend will be payable to shareholders whose names appear on the Register of Members of the Company on 3rd November, 2026. Together with the interim dividend of HK15 cents per share paid on 24th April, 2026, the total dividend for the Financial Year is HK58 cents per share.

The Board of Directors propose that shareholders be given the option to receive the final dividend in new shares in lieu of cash. The scrip dividend proposal is subject to: (1) the approval of the proposed final dividend at the Annual General Meeting to be held on 27th October, 2026; and (2) The Stock Exchange of Hong Kong Limited granting the listing of and permission to deal in the new shares to be issued pursuant to this proposal.

A circular containing details of the scrip dividend proposal will be dispatched to shareholders together with the form of election for scrip dividend on or about 10th November, 2026. It is expected that the final dividend warrants and share certificates for the scrip dividend will be dispatched to shareholders on or about 7th December, 2026.

Review of operations

The operations under Sino Land Company Limited ("Sino Land") represent a substantial portion of the operations of the Group as a whole. As at 30th June, 2026, Tsim Sha Tsui Properties Limited had 58.28% interest in Sino Land. Therefore, for discussion purposes, the focus here will be on the operations of Sino Land.

(1) Sales activities

Total revenue from property sales for the Financial Year, including property sales of associates and joint ventures, attributable to Sino Land was HK\$10,410 million (2024/2025: HK\$10,813 million).

Total revenue from property sales comprises mainly the sales of residential units in projects completed during the financial year 2024/2025 namely Villa Garda I, II and III in Tseung Kwan O and Grand Mayfair I and II in Yuen Long, as well as the sales of remaining stocks of residential units and carparking spaces in projects completed in previous financial years, including St. George's Mansions in Ho Man Tin, La Montagne in Wong Chuk Hang, Grand Victoria in South West Kowloon, and La Marina in Wong Chuk Hang. In addition, the results included the recognition of sales from The Reserve Residences in Singapore, booked in accordance with prevailing accounting standards.

Chairman's statement (Continued)

Review of operations (Continued)

(1) Sales activities (Continued)

During the Financial Year, Sino Land launched three new residential projects in Hong Kong for sale, namely Grand Mayfair III in Yuen Long (69.7% sold), ONE PARK PLACE in Yau Tong (62.6% sold) and La Mirabelle I in Tseung Kwan O (68.0% sold). In addition, certain units of the remaining stocks of projects launched in previous periods have been launched for sale. These projects are St. George's Mansions in Ho Man Tin (92.6% sold), Villa Garda I and II in Tseung Kwan O (99.5% sold), Grand Mayfair I and II in Yuen Long (99.6% sold), and Grand Victoria in South West Kowloon (99.4% sold).

Looking ahead, Sino Land plans to launch the Wing Kwong Street/Sung On Street Development Project in To Kwa Wan. Subject to the receipt of pre-sale consent, which is expected in calendar year 2026, and taking into account prevailing market conditions, Sino Land will determine the appropriate timing for the project launch. Subsequent to the Financial Year, certain units at La Mirabelle II in Tseung Kwan O have been launched for sale since July 2026.

(2) Land bank

As at 30th June, 2026, Sino Land had a land bank of approximately 19.4 million square feet of attributable floor area in Chinese Mainland, Hong Kong, Singapore and Sydney which comprises a balanced portfolio of properties of which 49.1% is commercial; 27.1% residential; 9.7% industrial; 8.1% car parks and 6.0% hotels. In terms of breakdown of the land bank by status, 3.9 million square feet were properties under development, 13.6 million square feet of properties for investment and hotels, together with 1.9 million square feet of properties held for sale. This land bank should be sufficient to meet Sino Land's development needs over the next few years. Sino Land will continue to be selective in replenishing its land bank to optimise its earnings potential.

During the Financial Year, Sino Land acquired in Hong Kong two sites from the HKSAR Government and was awarded the development rights of a site from MTR Corporation Limited with total attributable floor area of 1,031,826 square feet. Details of the projects are as follows:

Location	Usage	Group's Interest	Attributable Floor Area (Square feet)
Tuen Mun Town Lot No. 569 Hoi Chu Road, Tuen Mun, New Territories, Hong Kong	Residential	100%	282,102
New Kowloon Inland Lot No. 6674 Choi Hing Road, Jordan Valley, Kowloon, Hong Kong	Residential/ Commercial	85%	315,379

Review of operations (Continued)

(2) Land bank (Continued)

Location	Usage	Group's Interest	Attributable Floor Area (Square feet)
Lot No. 2329 in Demarcation District No. 106 Kam Sheung Road Station Phase Two Property Development, Yuen Long, New Territories, Hong Kong	Residential/ Commercial	Joint Venture	434,345
			1,031,826

Subsequent to the Financial Year, Sino Land acquired a site in Hong Kong from the HKSAR Government. Details of the project are as follows:

Location	Usage	Group's Interest	Attributable Floor Area (Square feet)
HSK Town Lot Nos. 18 to 21 Hung Shui Kiu/Ha Tsuen New Development Area, Yuen Long, New Territories, Hong Kong	Residential/ Commercial/ Enterprise and Technology Park	17%	365,332

Chairman's statement (Continued)

Review of operations (Continued)

(3) Property development

During the Financial Year, Sino Land obtained Occupation Permit for the following project in Hong Kong. Details of the project are as follows:

Location	Usage	Group's Interest	Attributable Floor Area (Square feet)
Grand Mayfair III 29 Kam Ho Road, Yuen Long, New Territories, Hong Kong	Residential	Joint Venture	120,537

During the Financial Year, Sino Land obtained Certificate of Compliance for the following project in Hong Kong. Details of the project are as follows:

Location	Usage	Group's Interest	Attributable Floor Area (Square feet)
ONE CENTRAL PLACE 33 Gage Street, 23 and 25 Peel Street, Hong Kong	Residential	100%	84,261

Review of operations (Continued)

(4) Rental activities

For the Financial Year, Sino Land's attributable gross rental revenue, including share from associates and joint ventures, was HK\$3,432 million (2024/2025: HK\$3,486 million), representing a 1.5% year-on-year decline. The decrease was primarily attributable to the continued challenging operating environment in the retail and industrial sectors. This was partially offset by increased contributions from the residential portfolio, including the maiden rental income contribution from ONE CENTRAL PLACE, as well as improved office occupancy. Net rental income for the Financial Year was HK\$2,715 million (2024/2025: HK\$2,782 million), representing a decrease of 2.4% year-on-year. The larger decline in net rental income relative to gross rental income was primarily attributable to the full-year operational impact of Qianhai Kerry Centre Phase III and ONE CENTRAL PLACE, as well as the evolving retail tenancy mix, which resulted in higher operating expenses.

Overall occupancy of Sino Land's investment property portfolio improved to 90.0% during the Financial Year (2024/2025: 89.6%), representing an increase of 0.4 percentage point compared with the same period last year. Residential continued to perform strongly, with occupancy rising by 2.0 percentage points to 92.7% (2024/2025: 90.7%). The office and retail portfolios also recorded encouraging improvements, with occupancy increasing by 0.8 percentage point to 84.7%, and 0.7 percentage point to 93.3%, respectively. The industrial portfolio, however, faced a more challenging operating environment, with occupancy easing to 86.5% (2024/2025: 88.5%).

The retail operating environment remained dynamic throughout the year. While Hong Kong's overall retail sales have shown steady signs of recovery since May 2025, the growth in e-commerce continued to outpace that of traditional retail channels, underscoring the structural shift in consumer purchasing behaviour and the increasing adoption of online shopping channels. Coupled with the persistently high level of outbound travel by local residents during extended holidays, the recovery has yet to translate meaningfully into rental income growth across Sino Land's major shopping malls. Encouragingly, occupancy levels continued to improve gradually, signalling growing tenant confidence and improving business sentiment. Sino Land remained proactive in driving footfall and tenant sales through targeted marketing campaigns, promotional initiatives and asset enhancement programmes. During the Financial Year, Sino Land opened tmp commons, featuring dedicated pickleball facilities that support elite athlete development while promoting wider community participation in one of the world's fastest-growing sports. In addition, OC Commons was launched as an outdoor community space and playground designed to support children's physical, sensory, social and cognitive development. To align with government's initiative to promote Sports Economy and efforts to foster greater community engagement, Sino Land installed large screens and created vibrant community gathering spaces at key flagship malls, offering complimentary live broadcasts of the FIFA World Cup for patrons. Sino Land also collaborated closely with tenants to extend business hours and launch attractive shopping and dining promotions, creating a lively atmosphere around these major international events. These customer-centric initiatives enhanced the overall shopping experience and delivered greater value to patrons, and also strengthened engagement with Sino Land's "S+ REWARDS" loyalty programme. Supported by these efforts, our major flagship malls recorded positive year-on-year growth in foot traffic despite the challenging retail environment. We will continue to monitor market trends and focus on introducing more sports-related activities into the community, such as pickleball, basketball and fencing to strengthen community engagement and drive foot traffic to our malls.

Review of operations (Continued)

(4) Rental activities (Continued)

On the other hand, following several years of challenges, Hong Kong's office sector has shown encouraging signs of stabilisation. Supportive measures, including the suspension of commercial land sales and the introduction of policies facilitating the conversion of hotel and commercial properties into student housing, have helped alleviate excess supply and improve market sentiment. Meanwhile, robust activity in Hong Kong's capital markets has contributed to a more constructive outlook for office demand. As a result, Sino Land's office portfolio recorded an occupancy increase of 0.8 percentage point during the Financial Year. Looking ahead, while the office market continues to face a relatively high level of new supply, Hong Kong remains well positioned to benefit from the Central Government's ongoing support for deeper economic integration, the continued development of the Greater Bay Area, and the emergence of new growth drivers associated with the Northern Metropolis. As business activity gathers momentum, leasing demand from Chinese Mainland enterprises is expected to recover progressively. Sino Land is actively capitalising on the improvement in capital market activity and increased tenant enquiries to backfill vacancies across our portfolio. Supported by best-in-class building specifications and recognised building credentials, Sino Land's office portfolio is well-positioned to attract tenants seeking high-quality, sustainable office environments.

Residential leasing performance remained robust during the Financial Year, underpinned by strong housing demand from incoming talent, overseas students and professionals. To capitalise on this favourable market trend, Sino Land strategically repositioned ONE CENTRAL PLACE as premium residences with service provisions, catering to the evolving needs of quality tenants. Since its launch in July 2025, the property has been well received by the market and achieved an occupancy rate of 94.6% as at the end of the Financial Year. The outlook for the sector remains positive. Supported by ongoing talent attraction initiatives and sustained demand from overseas students and professionals, Sino Land expects its residential portfolio to continue delivering resilient performance and stable growth.

As at 30th June, 2026, Sino Land has approximately 13.6 million square feet of attributable floor area of investment properties and hotels in Chinese Mainland, Hong Kong, Singapore and Sydney. Of this portfolio, commercial developments (retail and office) account for 63.2%, industrial 11.6%, car parks 11.6%, hotels 8.8%, and residential 4.8%.

Review of operations (Continued)

(5) Hotels

For the Financial Year, Sino Land's hotel revenue, including attributable share from associates and joint ventures, was HK\$1,565 million compared to HK\$1,506 million last year, and the corresponding operating profit was HK\$519 million (2024/2025: HK\$475 million).

Tourist arrivals to Hong Kong continued to recover steadily in the first half of 2026, with total visitor arrivals increasing by 13.0% year-on-year to exceed 26.7 million. While visitors from Chinese Mainland remained the primary growth driver, long-haul markets also recorded encouraging growth. Visitor arrivals from the United States, Canada, France, Germany, the United Kingdom and Australia collectively increased by 19.3% year-on-year, supporting overnight room demand and providing a meaningful boost to the tourism and hospitality sectors. The recovery was supported by the HKSAR Government's ongoing efforts to promote the integrated development of culture, sports and tourism, alongside a strong pipeline of mega-events, international sporting competitions and world-class entertainment programmes. Looking ahead, Hong Kong's tourism outlook remains positive. The opening of the new Terminal 2 at Hong Kong International Airport, together with the Hong Kong Tourism Board's initiatives to attract higher-spending overnight visitors and an expanding calendar of major events, is expected to support sustained growth in visitor arrivals and further strengthen Hong Kong's position as a leading international tourism and events destination. Meanwhile, our Singapore operations continue to face increasing headwinds. Visitor arrivals have moderated month-on-month since reaching a recent high in January 2026, while the continued expansion of hotel room supply has intensified competition across the market. Coupled with

ongoing geopolitical uncertainties and the strength of the Singapore dollar, these factors have exerted downward pressure on room rates and tourism demand. Despite these challenging market conditions, our two Singapore hotels achieved higher occupancy rates compared with the same period last year and maintaining RevPAR outperformance against their respective competitive sets. This underscores the strength of their market positioning and effective commercial strategies.

Sino Land remains proactive in responding to evolving market trends and changing customer preferences. While disciplined cost management continues to be a strategic priority amid persistent inflationary pressures, we are concurrently implementing initiatives to enhance operational efficiency and elevate service standards. These efforts are aimed at delivering exceptional guest experience while strengthening the long-term competitiveness of our hospitality portfolio. Conrad Hong Kong delivered significant improvement in operating performance, underpinned by robust growth in both business and leisure travel demand, which supported higher room and food and beverage margins. The Fullerton Ocean Park Hotel Hong Kong recorded a notable year-on-year improvement in occupancy, underpinned by stronger guest demand during the summer and festive periods and growing long-stay patronage. Following its reopening in September 2023, The Olympian Hong Kong implemented new commercial and operational strategies that successfully captured additional market opportunities, driving growth in both occupancy and room rates.

As at 30th June, 2026, Sino Land's portfolio of hotels comprises The Fullerton Hotel Singapore, The Fullerton Bay Hotel Singapore, The Fullerton Ocean Park Hotel Hong Kong, Conrad Hong Kong, The Fullerton Hotel Sydney and The Olympian Hong Kong.

Chairman's statement (Continued)

Review of operations (Continued)

(6) Chinese Mainland business

As at 30th June, 2026, Sino Land had approximately 3.3 million attributable square feet of land bank in Chinese Mainland. Of the total, approximately 0.7 million square feet are projects under development and the remaining are mainly investment properties. There is one key project under development, namely Sino Land's 20% interest in The Palazzo in Chengdu.

Other than the matters mentioned above, there has been no material change from the information published in the report and accounts for the year ended 30th June, 2025.

Finance

The Group's financial position remains strong. As at 30th June, 2026, the Group at subsidiary level had cash and bank deposits of HK\$59,072 million. After netting off total borrowings of HK\$3,838 million, the Group had net cash of HK\$55,234 million as at 30th June, 2026. The Group is in net cash position, therefore gearing ratio, calculated on the basis of net debt to equity attributable to the Company's shareholders, is not applicable. The Group's borrowings are denominated in Hong Kong dollars and subject to floating interest rates. Of the total borrowings, 24.7% is repayable between one and two years, 26.1% between two and three years and the remaining between four and five years. Total assets and shareholders' funds of the Group were HK\$193,676 million and HK\$102,149 million, respectively. Net book value of the Group attributable to the Company's shareholders was HK\$45.42 per share as at 30th June, 2026 (HK\$45.06 per share as at 30th June, 2025).

The majority of the Group's cash and bank balances are denominated in US dollars and Hong Kong dollars with a portion in Renminbi and Singapore dollars.

The Group has maintained a sound financial management policy and foreign exchange exposure has been kept at a minimal level.

Corporate governance

The Group places great importance on corporate integrity, business ethics and good governance. With the objective of practising good corporate governance, the Group has formed Audit, Compliance, Remuneration and Nomination Committees. The Group is committed to maintaining corporate transparency and disseminates information about new developments through various channels, including press releases, its corporate website, results briefings, non-deal roadshows, site visits and participation in investor conferences.

Customer service

The Group is committed to building quality projects. In keeping with its mission to enhance customer satisfaction, Sino Land will, wherever possible, ensure that attractive design concepts and features are also environmentally-friendly for its developments. Management conducts regular reviews of Sino Land's properties and services so that improvements can be made on a continuous basis.

Sustainability

Sino Land is committed to “Creating Better Lifescapes” and endeavours to integrate sustainability into its business through three interconnected areas: Green Living, Innovative Design, and Community Spirit. Sino Land also seeks to create long-term environmental, social and governance (“ESG”) value for stakeholders and the communities in which we operate.

Our annual sustainability report highlights our sustainability performance and initiatives. It is prepared in accordance with the Global Reporting Initiative (“GRI”) Standards, and meets the requirements of the “Environmental, Social and Governance Reporting Code” set out in Appendix C2 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. The sustainability report also provides disclosures with reference to the World Economic Forum (“WEF”) Stakeholder Capitalism Metrics, the Sustainability Accounting Standards Board (“SASB”) Real Estate Industry Standard, and the International Sustainability Standards Board’s (“ISSB”) International Financial Reporting Standards (“IFRS”) S1 General Requirements for Disclosure of Sustainability-related Financial Information and IFRS S2 Climate-related Disclosures. In addition, our climate actions are disclosed with reference to the Task Force on Climate-related Financial Disclosures (“TCFD”) recommendations and our nature-related performance with reference to the Taskforce on Nature-related Financial Disclosures (“TNFD”) framework. As a signatory to the United Nations Global Compact (“UNGC”), we also disclose how we implement the UNGC’s Ten Principles regarding environmental, social and ethical practices.

Local and international ESG ratings and recognitions

We are humbled that our corporate sustainability efforts have been recognised across multiple global and regional ESG ratings. During the Financial Year, Sino Land was named one of the World’s Most Sustainable Companies by TIME Magazine and Statista for the third consecutive year. In the S&P Global Sustainability Yearbook 2026, Sino Land was recognised as a “Top 5% S&P Global Corporate Sustainability Assessment (CSA) Score” company in the Real Estate Management & Development industry. It was also the only company in the industry recognised as a “Top 1% S&P Global CSA Score (China)” company in the S&P Global Sustainability Yearbook 2026 (China Edition). Furthermore, Sino Land received the highest “AAA” rating in the MSCI ESG Ratings. It was included on CDP’s Climate Change A List for the second consecutive year and remained as a constituent of the Dow Jones Best-in-Class (“DJBI”) World Index for the second consecutive year.

Meanwhile, Sino Land was recognised as a Global Sector Leader in the Development Benchmark – Residential category in the Global Real Estate Sustainability Benchmark (“GRESB”) Real Estate Assessment, achieving the highest five-star rating in both the Development Benchmark and Standing Investments Benchmark. Regionally, Sino Land ranked first in the Greater China Real Estate Business Sustainability Index (“REBSI”) and remained among the Top 10 in the Greater Bay Area Business Sustainability Index (“GBABSI”) for the sixth consecutive year. Sino Land achieved the highest “AAA” rating in the 2025/2026 Hang Seng Corporate Sustainability Index Series assessment. Furthermore, it was included as a constituent of the Hang Seng Corporate Sustainability Index, Hang Seng (Mainland and HK) Corporate Sustainability Index, and the Hang Seng ESG 50 Index. It also remained in the FTSE4Good Index Series for the second consecutive year.

Chairman's statement (Continued)

Sustainability (Continued)

ESG accolades

We have been recognised with over 200 awards for our collective efforts in promoting ESG and sustainability during the Financial Year. Notably, Sino Land earned the Individual SDG Award at the UNSDG Achievement Awards Hong Kong 2025 for its Discover Shui Hau project and three accolades at the Hong Kong ESG Reporting Awards (HERA) 2025, including Excellence in Environmental Positive Impact – Grand Award.

Meanwhile, Sino Land garnered five accolades at the ESG Achievement Awards 2024/2025, two accolades at the Hong Kong Corporate Governance and ESG Excellence Awards 2025, and three accolades at the TVB ESG Awards 2025, including Best in ESG Practices (Large market capitalisation). Furthermore, Sino Land received seven accolades at the 16th Asian Excellence Award organised by Corporate Governance Asia magazine.

Governance

Reflecting its commitment to raising awareness about climate change among suppliers, Sino Land was included on CDP's Supplier Engagement Assessment A List for the second consecutive year.

To encourage colleagues and their families to embrace sustainable practices, Sino Land organised Sino Sustainability Month in collaboration with close to 15 partners, including environmental social enterprises, green-technology start-ups, academic institutions and professional bodies, organising visits, workshops and hands-on experiential activities for colleagues. The programme extended from Hong Kong to Singapore and Sydney, attracting nearly 300 employees to participate in the activities, and over 650 training hours were delivered through the Sino Sustainability Academy.

Green Living

Launched in May 2025, the Supplier Climate Alliance supports suppliers in building awareness of climate-related challenges and promoting carbon management. Over the past year, more than 120 participants have taken part in training and capacity-building programmes covering topics such as green technology, biodiversity and ESG. To mark the first anniversary of the Alliance and welcome the second cohort of participating suppliers, Sino Land hosted the annual knowledge exchange and sharing session, bringing together close to 80 representatives from across the supply chain.

In support of ecological enhancement, marine conservation and education, Sino Land partnered with the City University of Hong Kong in the "Oyster Inno Discovery" education programme. Centred on oyster reef restoration, the programme combines scientific research, technology and hands-on experience, allowing participants to learn about marine ecology and restoration through experiential learning. Approximately 300 sets of oyster shell strings, hand-crafted by participants, have been deployed at the Marina of Gold Coast Yacht & Country Club ("GCYCC"), transforming the site into a living classroom for ecological education and providing scientific reference for evaluating ecological benefits. To date, the programme has engaged nearly 1,000 primary and secondary students, GCYCC and Sino Club members, and colleagues.

To encourage public participation in the circular economy, Sino Land launched its first cross-district, cross-sector "GoCircular" experiential campaign, in partnership with Sino Land's five major shopping malls and over 30 local brands, 12 green-technology partners, young creators, upcycling designers and local start-ups to offer a diverse range of activities, showcasing how the circular economy can be incorporated into daily life. In collaboration with Sino Property Services and Christian Action, Sino Land organised a preloved items collection drive across nearly 140 residential properties, office buildings and shopping malls, collecting 8,870 kg of well-maintained items over a month. Colleagues volunteered to sort the collected items for charity sale, with proceeds donated to a charity organisation, putting the principles of "Reuse, Renew and Share" into practice.

Sustainability (Continued)

Innovative Design

The Spark by Sino Inno Lab celebrated its second anniversary and has showcased more than 70 PropTech, ConTech, GreenTech and WellnessTech solutions over the past two years. Since its inception, it has welcomed more than 5,700 global visitors across 210 events. Furthermore, Sino Inno Lab was named Tech Impact Company of the Year (Large Enterprise) at the Tech Fest Hong Kong Awards, recognising its efforts in fostering innovation.

Sino Inno Lab and The Spark partnered with Social Ventures Hong Kong and over 30 partners from various sectors in August 2025 to organise One North STEAM AI Summer, the first large-scale AI-themed educational event in the Northern Metropolis. The event attracted over 40,000 visits and featured over ten technology projects from tertiary institutions, tech companies, and young innovators.

Committed to cultivating an innovative mindset, Sino Land partnered with Hong Kong University of Science and Technology for the eighth year on the HKUST-SINO One Million Dollar Entrepreneurship Competition 2025. The competition this year attracted 348 teams from around the world to compete and exchange innovative ideas to develop practical solutions for a sustainable future in areas such as healthcare, sustainability, AI-powered solutions, robotics, and cutting-edge technologies.

Since 2019, Sinovation has served as a collaborative platform for employees to explore practical, AI-enabled solutions addressing business challenges. This year's winning teams presented innovative solutions ranging from AI hotel management and automated e-directory designs to AI tenant satisfaction analysis and unmanned carparks, all focused on enhancing operational efficiency and customer experience. The programme was further strengthened by offering a series of AI capability-building workshops for participants, in collaboration with HKUST Sustainable Smart Campus as a Living Lab (SSC), the Hong Kong Science and Technology Parks Corporation and the Hong Kong Productivity Council.

Dedicated to empowering local innovation and nurturing talent, Sino Land supported the Hong Kong Innovation Foundation as Principal Patron of the Fifth Hong Kong Science Fair. The annual flagship exhibition attracted over 60,000 visits. It showcased innovative projects from around 120 shortlisted teams from primary and secondary schools, whose creative inventions turned everyday challenges into practical, life-changing solutions.

Community Spirit

Since 2008, Sino Caring Friends, Sino Land's corporate volunteering team, has built strong bonds with the community and supported less-resourced families across various districts of Hong Kong. Sino Land, alongside 13 community partners and over 100 dedicated Sino Caring Friends, served the community through an array of activities, including a celebratory luncheon, home visits and planting workshops, during the Lunar New Year. They shared festive joy and warmth with around 1,400 underprivileged individuals, children and the elderly.

Sino Land sponsored about 300 colleagues, together with their family members and friends, to participate in The Community Chest New Territories Walk for Millions 2026. Funds raised from the Walk will support The Community Chest's member agencies in providing family and child welfare services.

Furthermore, Sino Land and the Ng Teng Fong Charitable Foundation have been supporting the Pilot Programme on Community Living Room, initiated by the HKSAR Government, by providing venues and amenities, and offering free Chinese medicine consultations to members. We further expanded the support through the fourth Community Living Room at Shanghai Street, Jordan, which commenced operation during the year. The Jordan Community Living Room extends community support to more families living in sub-divided units and ethnic minorities, while offering additional shared facilities and services to enhance their quality of life and strengthen neighbourhood connections.

Prospects

Hong Kong's economy demonstrated encouraging momentum in the first half of 2026, supported by vibrant capital market activity, resilient external trade and continued growth in visitor arrivals. Real GDP expanded by 5.1% year-on-year, marking the strongest half-year growth in nearly five years, while IPO fundraising reached a five-year high in the first half of the year. The improving macroeconomic environment supported steady performance across key sectors of the economy.

Notwithstanding the more favourable operating environment, uncertainties remain. The global geopolitical landscape continues to be complex, and any escalation of tensions could increase market volatility, weigh on global economic growth and place upward pressure on commodity prices and inflation. In addition, evolving interest rate expectations may influence financing costs, investment activity and market sentiment. Against this backdrop, the Group will continue to closely monitor macroeconomic, geopolitical and financial developments while maintaining a disciplined approach to capital management, cost control and operational flexibility, positioning the Group to navigate evolving market conditions.

The HKSAR Government is formulating Hong Kong's first Five-Year Plan, which is expected to provide greater clarity and strategic direction for the city's long-term development, economic planning and policy priorities. Through closer alignment with national strategies, reinforcement of Hong Kong's competitive strengths and support for innovation and technology, the Plan is expected to unlock new opportunities while guiding the long-term development of the Northern Metropolis.

We welcome and fully support this important initiative. In alignment with these long-term objectives and the National 15th Five-Year Plan, the Group, together with its cross-sector joint venture partners, was awarded the development project for the first pilot area within the Hung Shui Kiu/Ha Tsuen New Development Area in the Northern Metropolis subsequent to the Financial Year. The project will leverage innovation and cross-industry collaboration to develop a large-scale smart logistics and industrial hub integrated with residential and community commercial facilities, supporting industrial upgrading and the development of the Northern Metropolis while reinforcing Hong Kong's position as an international logistics and trading hub. This investment underscores our confidence in Hong Kong's long-term future and commitment to contributing to the city's sustainable growth and development.

The HKSAR Government's continued measures to support the property market have contributed to a more stable and healthier operating environment. Initiatives such as talent admission schemes and the expansion of overseas student quotas at local universities have helped underpin residential demand and leasing activity. Reflecting these positive developments, market sentiment and transaction activity have improved, supporting a gradual recovery in the residential property market.

Sino Land launched three major residential developments during the Financial Year, namely Grand Mayfair III, ONE PARK PLACE and La Mirabelle I, which were well received by the market. Total contracted sales in Hong Kong, including projects managed by our joint venture partners, exceeded 3,500 units during the Financial Year, generating HK\$12.1 billion in attributable sales proceeds. The robust performance highlights the resilience of the Hong Kong residential property market, and we remain committed to the Hong Kong market.

Prospects (Continued)

To support our medium-term development, Sino Land replenished our land bank with three sites of good development value through public tenders during the Financial Year, namely New Kowloon Inland Lot No. 6674 at Choi Hing Road, Jordan Valley; Tuen Mun Town Lot No. 569 at Hoi Chu Road, Tuen Mun; and the Kam Sheung Road Station Phase Two Property Development in Yuen Long. Notably, the Kam Sheung Road Station Phase Two project marks an important step in expanding our presence in the Northern Metropolis. These acquisitions reflect our disciplined and selective approach to land replenishment, focusing on projects with strong development potential while maintaining financial prudence.

Artificial intelligence ("AI") is one of the most transformative megatrends of our time, and Sino Land is investing in upskilling our people to help us better prepare for the AI-powered era. Sino Land has established the AI Transformation Committee, which sets forth directions and provides guidance to ensure responsible adoption of AI to enhance innovation and raise productivity, strengthening Sino Land's long-term competitiveness.

Sino Land's sustainability efforts continued to gain recognition both locally and internationally. During the Financial Year, Sino Land was ranked among the Top 1% in the Real Estate Development Sector in the S&P Global Sustainability Yearbook 2026 (China Edition) and was named one of the World's Most Sustainable Companies by TIME Magazine and Statista for the third consecutive year. These recognitions reflect our continued progress in advancing our "Creating Better Lifescapes" mission, with sustainability embedded across our business strategy, operations and community initiatives.

Looking ahead, Hong Kong's economic outlook remains resilient. As we navigate an increasingly dynamic environment shaped by rapid technological changes, geopolitical developments, demographic shifts and macroeconomic uncertainties, the Group will remain agile and forward-looking. Guided by prudent financial management, operational excellence, sustainability and a steadfast commitment to quality, we will continue to enhance our competitiveness and drive long-term growth. Supported by a solid financial position and clear strategic direction, the Group is well positioned to navigate market cycles, capture opportunities, and create sustainable value for our stakeholders.

Staff and management

On behalf of the Board, I would like to take this opportunity to express my sincere appreciation to all staff for their commitment, dedication and continuing support. I would also like to express my gratitude to my fellow Directors for their guidance and wise counsel.

Daryl NG Win Kong

Chairman

Hong Kong, 1st September, 2026

Sustainable development

This Sustainable Development section highlights the Group's sustainability performance for the financial year ended 30th June, 2026 and focuses on the activities of the Company's major listed subsidiary, Sino Land Company Limited ("Sino Land"), as the operations under Sino Land represent a substantial portion of the operations of the Group. Further details on the Group's environmental, social and governance ("ESG") strategies and performance are provided in the standalone Sustainability Report for the same financial year. The Sustainability Report has been prepared in accordance with the Global Reporting Initiative (GRI) Standards, and meets the requirements of the "Environmental, Social and Governance Reporting Code" set out in Appendix C2 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. The Sustainability Report also provides disclosures with reference to the World Economic Forum (WEF) Stakeholder Capitalism Metrics, the Sustainability Accounting Standards Board (SASB) Real Estate Industry Standard, and the International Sustainability Standards Board's (ISSB) International Financial Reporting Standards ("IFRS") S1 General Requirements for Disclosure of Sustainability-related Financial Information and IFRS S2 Climate-related Disclosures. In addition, our climate actions are disclosed with reference to the Task Force on Climate-related Financial Disclosures (TCFD) recommendations and our nature-related performance with reference to the Taskforce on Nature-related Financial Disclosures (TNFD) framework. As a signatory to the United Nations Global Compact ("UNGC"), we also disclose how we implement the UNGC's Ten Principles regarding environmental, social and ethical practices. The Sustainability Report is available on our corporate website at www.sino.com, under Sustainability Reports in the Sustainability section.

Sustainability is integrated into all aspects of the Group's business and operations. We seek to create long-term ESG value for customers, employees, business partners, shareholders, investors and the broader community, and build a more sustainable future together. The Company's sustainability targets contribute to the broader goals under Sino Group's Sustainability Vision 2030 initiatives across the three strategic pillars of Green Living, Innovative Design and Community Spirit, and our governance focus area.

Sustainability governance is important in driving sustainability strategies. The Board of Directors of the Company ("Board") oversees the management of ESG strategies and reporting for the Group through the Environmental, Social and Governance Steering Committee ("ESG Steering Committee"), which reports to the Board at least twice a year. The ESG Steering Committee comprises Directors of the Company and key executives from different business units, supports the Board in overseeing and steering the planning and execution of the Group's approach to sustainability. It also provides overall stewardship, formulates direction, strategies, policies and goals, and facilitates the execution of plans and activities.

Sustainability highlights for the financial year ended 30th June, 2026

Governance — Local and international ESG ratings and recognitions

- Sino Land was named one of the World's Most Sustainable Companies by TIME Magazine and Statista for the third consecutive year
- Sino Land remained as a constituent of the Dow Jones Best-in-Class (DJBIC) World Index for the second consecutive year
- Sino Land was recognised as a "Top 1% S&P Global Corporate Sustainability Assessment (CSA) Score (China)" company in the S&P Global Sustainability Yearbook 2026 (China Edition), and is the only company in the Real Estate Management & Development industry to receive this distinction
- Sino Land was recognised as a "Top 5% S&P Global CSA Score" company in the Real Estate Management & Development industry in the S&P Global Sustainability Yearbook 2026
- Sino Land was included in CDP's Climate Change A List and Supplier Engagement Assessment A List for the second consecutive year
- Sino Land received the highest "AAA" rating in the MSCI ESG Ratings
- Sino Land was recognised as a Global Sector Leader in the Development Benchmark — Residential category in the Global Real Estate Sustainability Benchmark ("GRESB") Real Estate Assessment, achieving the highest five-star rating in both the Development Benchmark and Standing Investments Benchmark
- Sino Land was ranked first in the Greater China Real Estate Business Sustainability Index (REBSI) and remained among the Top 10 in the Greater Bay Area Business Sustainability Index (GBABSI) for the sixth consecutive year
- Sino Land achieved the highest "AAA" rating in the 2025/2026 Hang Seng Corporate Sustainability Index Series assessment
- Sino Land was included as a constituent of the Hang Seng Corporate Sustainability Index, Hang Seng (Mainland and HK) Corporate Sustainability Index, and the Hang Seng ESG 50 Index
- Sino Land remained in the FTSE4Good Index Series for the second consecutive year

Green Living

- Partnered with the City University of Hong Kong on the "Oyster Inno Discovery" education programme, engaging nearly 1,000 participants to deepen their understanding of oyster reef restoration while deploying approximately 300 sets of oyster shell strings at the Gold Coast Yacht & Country Club Marina
- Launched its first cross-district, cross-sector "GoCircular" experiential campaign, connecting five major malls and collaborating with more than 30 local brands to promote circular living through products and workshops, while organising a month-long used-items collection drive across nearly 140 residential properties, office buildings and shopping malls within its portfolio, collecting 8,870 kg of reusable items
- Recruited a total of 275 members across all Sino Sports Teams, promoting active lifestyles and team spirit among our colleagues

Sustainability highlights for the financial year ended 30th June, 2026 (Continued)

Innovative Design

- 34 of the Group's managed properties have been recognised under the Zero-Carbon-Ready Building Certification Scheme, launched by the Hong Kong Green Building Council
- Organised Sinovation, a collaborative platform for employees to explore practical, AI-driven solutions since 2019, with winning teams presenting innovative solutions — ranging from AI hotel management, automated e-directory designs, AI tenant satisfaction analysis and unmanned carparks
- Co-organised the HKUST-SINO One Million Dollar Entrepreneurship Competition 2025 with The Hong Kong University of Science and Technology, attracting 348 teams from around the world to develop practical solutions for a sustainable future
- Sino Inno Lab and The Spark organised the two-week One North STEAM AI Summer, in collaboration with Social Ventures Hong Kong. As the first large-scale educational initiative focused on artificial intelligence in the Northern Metropolis, the event attracted over 40,000 visits and featured over ten technology projects

Community Spirit

- Organised over 30 sports-themed programmes in the Group's malls, in celebration of the 15th National Games of the People's Republic of China and to rally the city to "Cheer for Athletes"
- Collaborated with local non-profit organisation HKwalls to present the 2026 "Lightwaves" Exhibition, featuring seven original digital artworks across the Sino LuminArt Façade
- Sino Caring Friends organised more than 300 activities, with more than 1,500 volunteers participating in services for over 103,000 less-resourced seniors, children and youth and more than 2,000 families. In total, we performed over 250,000 hours of volunteer service in Hong Kong
- The Group and the Ng Teng Fong Charitable Foundation supported the Pilot Programme on Community Living Room, initiated by the HKSAR Government, by providing venues and fit-out, and offering free Chinese medicine consultations to members. We expanded the support through the fourth Community Living Room at Shanghai Street, Jordan. The Jordan Community Living Room extends support to families living in sub-divided units and ethnic minorities, while offering additional shared facilities and services to enhance their quality of life and strengthen neighbourhood connections

Major awards

- Sino Group received the Individual SDG Award at the UNSDG Achievement Awards Hong Kong 2025 for its Discover Shui Hau project
- Sino Land garnered three accolades at the Hong Kong ESG Reporting Awards (HERA) 2025, including Excellence in Environmental Positive Impact — Grand Award, Best ESG Report (Large-cap) — Commendation and GRESB x HERA Development Benchmark Award — Commendation
- Sino Land received five accolades at the ESG Achievement Awards 2024/2025, namely Outstanding Sustainable Dividend Awards — Honorary Award, ESG Benchmark Awards — Diamond Award, ESG Benchmark Awards — Outstanding Performance in Social Responsibility, Outstanding Sustainability Vision Awards — Distinction and Outstanding ESG Innovative Project Awards — Distinction
- Sino Land was honoured with two accolades at the Hong Kong Corporate Governance and ESG Excellence Awards 2025, namely Award of Excellence in Corporate Governance and Award of Excellence in ESG
- Sino Land received three accolades at the TVB ESG Awards 2025, including Best in ESG Practices (Large market capitalisation), Best in ESG Report (Large market capitalisation) and ESG Environmental Innovative Technology Award (Large market capitalisation)
- Sino Land garnered seven accolades from Corporate Governance Asia magazine at the 16th Asian Excellence Award, including Asia's Best CEO, Asia's Best CFO, Asia's Best CSR, Best Investor Relations Team, Best Investor Relations Professional, Best Sustainable Asia and Best Environmental Responsibility

Governance

Sino Sustainability Academy

To ensure that an ethos of championing sustainability practices permeates from our leadership to frontline colleagues, the Group launched the Sino Sustainability Academy in 2020. The Academy is a Group-wide platform engaging colleagues in building sustainability capabilities throughout our business across a diverse range of topics relevant to our business.

Through the Sino Sustainability Academy, the Group organised “Sino Sustainability Month” in collaboration with close to 15 partners, including environmental social enterprises, green-technology start-ups, academic institutions and professional bodies, organising visits, workshops and hands-on experiential activities in April and May 2026. The programme extended from Hong Kong to Singapore and Sydney, attracting nearly 300 employees and delivering over 650 training hours through the Sino Sustainability Academy, bringing teams from the three locations together to support sustainability initiatives.

Sustainable procurement

Our Sustainable Procurement Policy and Contractor/Supplier Code of Conduct ensure responsible ESG practices are prioritised in contractor/supplier selection and across all procurement activities, ensuring the delivery of high-quality, sustainable products and services across our value chain. Sino Land is among the first batch of local developers to achieve “ISO 20400:2017 Sustainable Procurement — Guidance”, reflecting the integration of sustainability principles into its supply chain management. In addition, Sino Land has been included in CDP’s Supplier Engagement Assessment A List for the second consecutive year.

Green Living

Green

The Group is committed to integrating environmental protection and conservation into all aspects of our operations. We are doing our part by promoting decarbonisation, biodiversity and effective waste management where we operate.

Climate change mitigation

To promote carbon management and climate disclosure, the Group launched the Supplier Climate Alliance in May 2025 to support suppliers in building awareness of climate-related challenges. Over the past year, more than 120 participants have taken part in training and capacity-building programmes covering topics such as green technology, biodiversity and ESG. To mark the first anniversary of the Alliance and welcome the second cohort of participating suppliers, the Group hosted the annual knowledge exchange and sharing session, bringing together close to 80 representatives from across the value chain.

Decarbonisation in action

To support the use of renewable energy, we have installed photovoltaic panels and hybrid solar-wind turbines at our managed properties. As at 30th June, 2026, over 4,000 photovoltaic panels have been installed at properties under the Group’s management in Hong Kong. In addition, we have generated 6,551,800 kWh of renewable energy from our 2012 level. The GHG emissions avoided are equivalent to the annual amount of CO₂ removed by 199,402 trees planted.

The Group has been actively working with different business partners to expand the coverage of electric vehicle (“EV”) charging stations at its managed properties. As at 30th June, 2026, our managed properties and hotels have been equipped with around 2,200 EV chargers.

Sustainable development (Continued)

Green Living (Continued)

Green (Continued)

Promoting urban biodiversity

Oyster Inno Discovery

In support of ecological enhancement and marine education, the Group partnered with the City University of Hong Kong on the “Oyster Inno Discovery” education programme. Centred on oyster reef restoration, the programme translates scientific research into practical involvement, offering participants experiential learning to better understand marine ecology. Approximately 300 sets of oystershell strings, handcrafted by participants, have been deployed at the Marina of Gold Coast Yacht & Country Club. The programme also featured a series of STEAM educational workshops hosted at Sino Inno Lab, including seminars, marine life displays and specimen identification sessions, while introducing local tech startups to enhance the learning experience with innovative technology. To date, the programme has engaged nearly 1,000 students and members of the public.

Discover Shui Hau

To continue promoting ecological conservation through the Discover Shui Hau project, nearly 550 visitors and students have participated in beach clean-ups, guided ecological tours and educational kiosk visits since its launch, raising public awareness of Shui Hau’s high ecological value and rich biodiversity.

Farm Together

Farm Together is the Group’s integrated green community project launched in March 2020 to promote sustainability and biodiversity. It comprises over 20 farms in Hong Kong and Singapore, spanning over 57,000 sq. ft. During the financial year, we engaged over 1,400 participants across a total of 57 workshops and green tours through this project.

Waste management

GoCircular

To encourage public participation in the circular economy, the Group launched its first cross-district, cross-sector “GoCircular” experiential campaign, connecting five major malls and collaborating with more than 30 green technology partners, young creators, upcycling designers and local start-ups to engage the public through products and workshops that demonstrate how circular living can be incorporated into daily life. In collaboration with Sino Property Services and Christian Action, the Group organised a month-long used-items collection drive across nearly 140 residential properties, office buildings and shopping malls within its portfolio, collecting 8,870 kg of reusable items. The collected items were subsequently sold during mall events, with proceeds donated to charity, encouraging the public to experience circular reuse in a relaxed and enjoyable atmosphere.

Food waste management

As a strategic partner in Food Angel’s Food Smart Buddy Programme, we facilitate food donations from eight of our managed properties, resulting in 4,700 kg of surplus food collected during the financial year. Smart food donation machines have been installed at four of our managed shopping malls.

Green Living (Continued)

Wellness

Upholding our vision “to make Sino the preferred choice for customers, investors and employees”, the Group is dedicated to creating a safe, fair and inclusive working environment. The Group strives to protect the physical and mental health and wellbeing of all our colleagues.

Communicating with colleagues

We maintain open communication channels with our colleagues to address their opinions and concerns in a timely manner. Employees can engage in two-way communication with our management through various channels, including email, intranet, company newsletters, and Corporate Town Hall. Our Corporate Town Hall meetings have long been a cornerstone of our employee communication efforts. Nearly 800 colleagues joined the Corporate Town Hall Meeting in November 2025 in person.

Diversity and equal opportunities

To foster social inclusion, the Group collaborated with a local non-governmental organisation and social enterprises to organise Diversity and Inclusion Month in October 2025. Activities ranged from a candle art workshop led by the New Life Psychiatric Rehabilitation Association, where colleagues explored the “Five Ways to Wellbeing”, to a visit to Mind Space at Castle Peak Hospital, Hong Kong’s pioneering Mental Health Experience Museum. Through immersive technology, participants gained a deeper understanding of the challenges faced by people living with mental illness, helping to build empathy.

Colleagues also visited Holy Cafe with families from Tung Wah Group of Hospitals Jockey Club Tai Kok Tsui Integrated Services Centre. The cafe hires people with disabilities to help them integrate into society. In addition, colleagues attended a screening of Ah Cheung: Wings of Hope with families from the Sham Shui Po Community Living Room. The film highlights the story of Law Wai-cheung, the late disability rights advocate.

Sino Women Connect cultivates connections among female staff members to establish a supportive and equitable workplace environment. Since its launch in 2024, we have organised a range of activities that support physical and mental wellbeing. During the financial year, we partnered with YM Fleur, a social enterprise of the Chinese YMCA of Hong Kong, to host an eternal flower vase-making workshop that encouraged relaxation and connection. We also collaborated with Mind HK, a mental health charity, to organise a Women’s Talk aimed at enhancing parents’ understanding of adolescent mental wellbeing, while sharing practical self-care tips and local support resources.

Training and development

We actively encourage colleagues to acquire new skills and attain qualifications to support employees’ professional growth. We regularly offer courses, seminars and workshops in team leadership, customer service, financial knowledge, information technology, language proficiency and other topics. We target to increase total training hours by 50% by 2025, and 100% by 2030 from the 2019 level. During the financial year, more than 211,000 training hours were recorded, representing a 99% increase over the base year.

Customers

Guided by our core values, “Customer First”, “Quality Excellence” and “Continuous Improvement”, the Group is dedicated to achieving high levels of customer satisfaction. We collect customer feedback through multiple communication channels, including our annual customer satisfaction survey and everyday customer touchpoints. Our quality management systems have received ISO 10002 (Customer Satisfaction) certification, which provides guidelines for handling customer feedback more effectively.

Sustainable development (Continued)

Innovative Design

Design

The Group is committed to incorporating sustainability into our property design, construction and management processes. Sustainable design elements can also enhance climate resilience, and promote the wellbeing of residents, tenants and the wider community.

Investment in sustainable buildings

We are committed to fostering sustainable living across our managed properties by prioritising the health and wellbeing of our stakeholders and integrating energy- and water-efficient solutions.

During the financial year, eight of our managed properties and one hotel attained BEAM Plus Existing Buildings certifications, achieving five Platinum, two Gold, one Silver and one Bronze ratings, reflecting our continued commitment to enhancing the environmental performance of our property portfolio.

In line with our commitment to carbon neutrality, 34 of the Group's managed properties have been recognised under the Zero-Carbon-Ready Building Certification Scheme. All 34 managed properties obtained the Energy Performance Certification, while eight managed properties also attained the Target Setting Certification, acknowledging our efforts to enhance energy efficiency.

The Fullerton Hotel Singapore and The Fullerton Bay Hotel Singapore were honoured at the Singapore Hotel Sustainability Award 2025 by the Singapore Hotel Association. Additionally, both The Fullerton Hotel Singapore and The Fullerton Bay Hotel Singapore remained certified under the Global Sustainable Tourism Council Industry Criteria for Hotels.

Innovation

The Group invests in innovation to develop new ideas for the property industry that can positively impact our business and communities. We engage with internal and external stakeholders to co-create and promote innovation in society.

Sino Inno Lab and The Spark

The Spark by Sino Inno Lab celebrated its second anniversary and has showcased more than 70 PropTech, ConTech, GreenTech and WellnessTech solutions over the past two years. Since its inception, it has welcomed more than 5,700 global visitors across 210 events. Furthermore, Sino Inno Lab was named Tech Impact Company of the Year (Large Enterprise) at the Tech Fest Hong Kong Awards, recognising its efforts in fostering innovation.

Sino Inno Lab and The Spark partnered with Social Ventures Hong Kong in August 2025 to organise the two-week One North STEAM AI Summer, the first large-scale AI-themed educational event in the Northern Metropolis. The event attracted over 40,000 visits and featured over ten technology projects from tertiary institutions, tech companies, students and young innovators. This event brought together 30 partners from the research, academic, and industry sectors, including local universities and tech companies from the Chinese Mainland and Hong Kong.

Sinnovation

Since 2019, Sinovation has served as a collaborative platform for employees to explore practical, AI-enabled solutions addressing business challenges. This year's winning employee teams presented innovative solutions ranging from AI hotel management, automated e-directory designs, AI tenant satisfaction analysis and unmanned carparks, all focused on enhancing operational efficiency and customer experience. The programme was further strengthened by a series of capability-building workshops co-delivered with the HKUST Sustainable Smart Campus as a Living Lab (SSC), the Hong Kong Science and Technology Parks Corporation, and the Hong Kong Productivity Council.

Innovative Design (Continued)

Innovation (Continued)

HKUST-SINO One Million Dollar Entrepreneurship Competition

Committed to cultivating an innovative mindset, The Hong Kong University of Science and Technology and the Group concluded the Hong Kong finale of the HKUST-SINO One Million Dollar Entrepreneurship Competition 2025. The competition attracted 348 teams from around the world to compete for awards and exchange innovative ideas to develop practical solutions for a sustainable future, in areas such as healthcare, sustainability, AI-powered solutions, robotics, and cutting-edge technologies.

Hong Kong Science Fair

Dedicated to empowering young talent, the Group supported the Hong Kong Innovation Foundation as Principal Patron in the Fifth Hong Kong Science Fair. The Innovation, Technology and Industry Bureau of the HKSAR Government continued as Supporting Bureau, and the Hong Kong Council for Testing and Certification served as Strategic Partner. The Foundation for the Development of Science and Technology in China also supported as an Advisory Organisation for the first time.

The event was held over two consecutive days, attracting over 60,000 visits. The event showcased innovative projects of around 120 shortlisted teams from primary and secondary schools, whose creative inventions integrated artificial intelligence with a wide range of technological applications. Their projects demonstrated creativity, strong execution and research capabilities.

EcoBricks

We continue to install EcoBricks — an innovative construction material made from upcycled plastic waste — across our managed properties. To date, eleven EcoBricks projects have been deployed at the Group's managed properties, utilising over 265,500 EcoBricks made from more than 70 tonnes of plastic waste.

Community Spirit

Heritage & Culture

The Group celebrates the rich heritage and culture of the communities in which it operates. The Group focuses on conserving and showcasing historically significant features of our managed properties in Hong Kong, Singapore and Sydney for the benefit of our stakeholders, now and for the future.

Art March Hong Kong

As part of Art March Hong Kong, the Group collaborated with the local non-profit arts organisation HKwalls to present the 2026 “Lightwaves” Exhibition. The exhibition features seven original digital artworks by local and international new media artists, displayed across the 4,000-square-metre Sino LuminArt Façade at Tsim Sha Tsui Centre and Empire Centre.

Supporting sports events

In celebration of the 15th National Games of the People's Republic of China and to rally the city to “Cheer for Athletes”, the Group's malls organised over 30 sports-themed programmes. Olympian City, tmtpiazza, Citywalk and One North also broadcast National Games events live, bringing the community together to support local athletes.

The Group, a long-time supporter of local sports, has partnered with the Hong Kong, China Tennis Association to launch the “Hong Kong Pickleball Elite Development and Community Promotion” Programme. The initiative designates pickleball courts within the Group's properties as the “Home Court of the Hong Kong Pickleball Team”. Through community engagement and a structured development pathway, the programme aims to support local athletes in progressing to the elite level and representing Hong Kong, China in international competitions, while contributing to the sport's long-term development.

Sustainable development (Continued)

Community Spirit (Continued)

Community

Investing in our communities is vital in our journey of Creating Better Lifescapes. The Group engages all members of society, from children and youth to the elderly, through events and activities in partnership with charitable organisations and NGOs. The Group also actively encourages its employees to support community initiatives by volunteering and using their expertise to help those in need.

Sino Caring Friends

Sino Caring Friends, the Group's volunteer team, has built strong bonds with the community and supported less-resourced families across various districts of Hong Kong since 2008. This initiative engages our colleagues, their families and friends in volunteer activities in collaboration with community partners.

The Group collaborated with twelve community partners to launch a series of Mid-Autumn Festival volunteer initiatives for over 1,300 underprivileged individuals, elderly residents and children. The Group organised Christmas lunch buffets at The Fullerton Ocean Park Hotel Hong Kong and Hong Kong Gold Coast Hotel for over 200 people with disabilities and from underprivileged families. Sino Caring Friends also spread love and joy at the Precious Blood Children's Village, community living rooms, local schools and a transitional housing project, "Wellness Lodge", by extending care and presenting over 700 Christmas gifts.

The Group, alongside 13 community partners, brought together over 100 dedicated volunteers to engage with the community during the Lunar New Year. They shared festive joy with around 1,400 underprivileged individuals, children and the elderly, fostering warmth and compassion. In addition, our volunteers visited residents of the "Wellness Lodge" transitional housing project to share warm moments. Volunteers also visited Community Living Rooms in Shau Kei Wan, Sham Shui Po and Hung Hom, as well as subdivided flats in Sham Shui Po, to deliver goodie bags.

During the financial year, Sino Caring Friends organised more than 300 activities, with more than 1,500 volunteers participating in services for over 103,000 less-resourced seniors, children and youth and more than 2,000 families. In total, we performed over 250,000 hours of volunteer service in Hong Kong. In the "Hong Kong Volunteer Award 2025", co-organised by the Home and Youth Affairs Bureau and the Agency for Volunteer Service, Sino Group was awarded the "Most Active Award", "Top Ten Highest Volunteer Hour Award" and "Excellence Gold Award".

The Community Chest New Territories Walk for Millions

In March 2026, Sino Group supported "The Community Chest New Territories Walk for Millions 2026", with participation from about 300 colleagues and their families and friends to raise funds to support social welfare member agencies of The Community Chest that provide family and child welfare services.

Community Living Room

The Group and the Ng Teng Fong Charitable Foundation have been supporting the Pilot Programme on Community Living Room, initiated by the HKSAR Government, by providing venues and fit-out, and offering free Chinese medicine consultations to members. We expanded the support through the fourth Community Living Room at Jordan, which commenced operation in May 2026. The Jordan Community Living Room extends support to families living in sub-divided units and ethnic minorities, while offering additional shared facilities and services to enhance their quality of life and strengthen neighbourhood connections.

The Board of Directors ("Board") is committed to providing effective management and sound control of the Company for maximising shareholders' value. The corporate governance principles of the Company emphasise the attainment and maintenance of a high standard of corporate governance practices and procedures, a quality board, sound internal control, and high transparency and accountability to shareholders. The Company has adopted its own Corporate Governance Code, which is based on the principles and the code provisions as set out in Part 2 of Appendix C1 ("CG Code") to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited ("Listing Rules"). The Company has complied with all code provisions as set out in the CG Code to the Listing Rules applicable to the Company for the financial year ended 30th June, 2026, save as disclosed in this report. The corporate governance practices of the Company in compliance with the CG Code to the Listing Rules during the financial year under review with explanation of the deviations are set out in this report.

Corporate culture framework

Our vision and mission

Incorporated in Hong Kong in 1972, the core business of the Company and its subsidiaries (together, "Group", including its major listed subsidiary, Sino Land Company Limited ("Sino Land")) of developing properties for sale and investment is complemented by hotel investment and management, as well as a full range of property services encompassing property management, security, and environmental services to ensure a holistic 'Sino Experience'. Sino Land has been growing with the communities it serves to become one of the city's leading developers.

Our corporate vision of 'making Sino the preferred choice for customers, investors and employees' and our mission of 'Creating Better Lifescapes' are the cornerstones of our corporate culture and values, guiding us on our growth and development as we formulate business strategies to create long-term value for our stakeholders.

Taking a holistic approach, the Group brings the mission of 'Creating Better Lifescapes' to life through work in the three strategic and interconnected pillars of Green Living, Innovative Design and Community Spirit, integrating sustainability into all aspects of our business and operations, from incorporating wellness and sustainability principles and practices into architectural planning to green management, from leveraging on technologies and innovative solutions to preserving cultural heritage, and from caring for our staff to supporting those in need.

Corporate culture framework (Continued)

Our corporate core values

We embrace the following corporate core values as we build long-term relationships with our stakeholders and grow our business:

- Integrity – We uphold integrity in everything we do
- Customer First – Understand the needs of individuals and communities, we put our customers first
- Respect – Through humility, we appreciate and respect one another
- Teamwork and Quality Excellence – With strong teamwork, we strive for quality excellence in building our business and communities
- Continuous Improvement and Sense of Urgency – Together with our sense of urgency and quest for continuous improvement, we constantly look for ways to surpass the expectations of our stakeholders
- Preparedness – Thinking ahead and being proactive ensure our preparedness

In particular, management places a heavy emphasis on our value proposition of ‘Trust • Integrity • Reliability’ (“TIR”). It is the cornerstone of our business, guiding us on how we create value for customers and earn their trust. It is rooted in a deep understanding of the needs and expectations of our customers and stakeholders, and being committed to excellence, doing things right and doing things well. We seek to be a valued and trusted long-term partner of our customers.

The TIR value proposition is integrated into our day-to-day operations, and guides us on selecting suppliers, vendors and business partners as they are integral to our quality ecosystem of delivering product and service excellence.

Corporate culture must be supported and practised by all levels of employees who share the vision of making Sino the preferred choice for customers, investors and employees. Communications are managed through a multi-pronged approach, which comprises top-down, bottom-up and horizontal interactions and close collaborations among the Board, employees and the communities where the Group operates. On-boarding and regular training are provided for employees to instil and reinforce the Group’s vision, mission and core values.

Business model and strategy

The Group has a diversified business model, which comprises property development, property investment, property management, hotel management, hotel investment and club management in Hong Kong, Singapore, Australia and Chinese Mainland, to ensure a holistic ‘Sino Experience’.

The Group continues to operate in a responsible and pragmatic manner in response to market changes to create long-term value while remaining prepared for short-term fluctuations, and maintaining a policy of selectively replenishing land bank with good development value. In terms of property sales, the Group continually works to ensure top-quality products and deliver best-in-class services to customers. This is how the Group adds value to customers and earns their trust, which is crucial to the branding of the Group. Recurrent businesses of the Group, which comprise property leasing, property management services, and hospitality, continue to be core pillars to ensure a good and steady stream of income.

Corporate culture framework (Continued)

Business model and strategy (Continued)

Sustainability is central to the Group's mission of 'Creating Better Lifescapes'. As a committed corporate citizen, the Group seeks to contribute to a sustainable built environment, reflected by the efforts and goals of the Group to decarbonise, respond to climate change, promote renewable energy, circular economy, preserve architectural and cultural heritage, build caring and vibrant communities that are conducive to healthy living, develop environmentally certified buildings, and help those in need to make the community a more compassionate place.

To better prepare for the AI era and ensure responsible adoption, the Group has launched the AI Transformation Committee. It sets forth directions and provides guidance to ensure responsible adoption of AI while helping employees upskill in AI literacy, enhancing productivity and strengthening the Group's long-term competitiveness.

The Board believes that strong corporate culture, which is aligned with the vision, mission, values and strategies of the Group, is key to the success and sustainable growth of the Group. The culture and values of the Group provide a strong foundation for its core governance structure and work in tandem to sustain the Group over the long term through business challenges, changing regulatory and market environment. The Group's vision, mission, values and strategies are inextricably linked to its purpose and business operations, and will continue to underpin its performance in creating shareholders' value and delivering returns.

Corporate governance

Principles

The Group is committed to the highest standards of business ethics and corporate governance. This is critical to the efforts of the Group to become the preferred choice for customers, investors and employees and the Group's mission of 'Creating Better Lifescapes'. The Board and the management of the Group are committed to upholding good corporate governance practices and procedures as the Board believes that strong corporate governance provides a solid foundation for prudent financial management, sustainable business growth and long-term success.

The Board will continue to focus on enhancing sound corporate governance, promoting corporate values and culture that reflect the essence of 'Creating Better Lifescapes' at all levels, and to ensure top quality products and deliver the best-in-class services to our customers.

Board leadership

The Board provides overall leadership and control for the Company in an effective and responsible manner with a view to maximising the financial performance of the Company and shareholders' value. The Board makes decisions on business strategies and corporate governance practices, determines the Company's objectives, values and standards, and oversees and monitors the management performance within the control and delegation framework of the Company. These include the Company's financial statements, dividend policy, any significant changes in accounting policy, adoption of corporate governance practices and procedures, and risk management and internal control strategies.

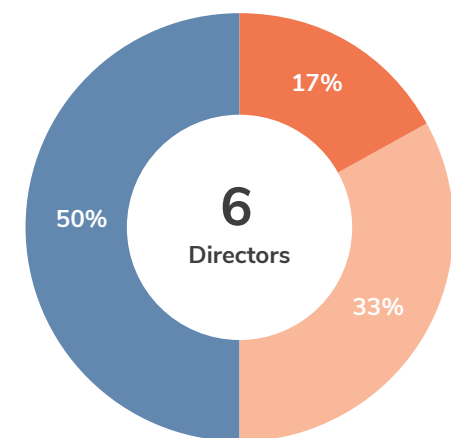
Corporate governance (Continued)

Board composition

As at 30th June, 2026, the Board has six Directors comprising one Executive Director, two Non-Executive Directors and three Independent Non-Executive Directors. The Company exceeded the target of having Independent Non-Executive Directors representing at least one-third of the Board. Biographical details of the

Directors and their relationships, where applicable, are contained under the section entitled 'Biographical details of Directors & senior management' of this Annual Report. The Company has maintained on its website and on the website of The Stock Exchange of Hong Kong Limited ("Stock Exchange") an updated list of its Directors identifying their roles, positions and types of directorships. Independent Non-Executive Directors are identified in all corporate communications that disclose the names of Directors of the Company.

Composition of the Board of Directors



- Executive Director (1)
- Non-Executive Directors (2)
- Independent Non-Executive Directors (3)

Corporate governance (Continued)

Board composition (Continued)

As at 30th June, 2026, the length of tenure and the current period of appointment of each Director are set out below:

	Length of Tenure (Year)	Current Period of Appointment since last Re-election (Year)
<i>Executive Director</i>		
Mr. Daryl Ng Win Kong (<i>Chairman, appointed on 31st August, 2025</i>)	21.2	1
<i>Non-Executive Directors</i>		
The Honourable Ronald Joseph Arculli	32.5	1
Ms. Nikki Ng Mien Hua	2.9	3
<i>Independent Non-Executive Directors</i>		
Dr. Allan Zeman	21.8	2
Mr. Adrian David Li Man-kiu	21.2	3
The Honourable Rock Chen Chung-nin	1	1

Corporate governance (Continued)

Division of responsibilities

The Board, led by the Chairman, is responsible for the Company's future development directions, overall strategies and policies, evaluation of the financial performance of the Company and approval of matters that are of a material or substantial nature, including adequacy of systems of financial, risk management and internal control, and conduct of business in conformity with applicable laws and regulations. The Executive Director(s), constituting the senior management of the Company, is(are) delegated with responsibilities in the day-to-day management of the Company and make(s) operational and business decisions within the control and delegation framework of the Company. The Board gives clear directions as to the matters that must be approved by the Board before decisions are made on behalf of the Company. The implementation of strategies and policies of the Board and the operations of each business unit are overseen and monitored by designated responsible Executive Director(s), Deputy Chief Executive Officers and the heads of individual business units. The Board has found that the current arrangement has worked effectively in enabling it to discharge its responsibilities satisfactorily. The types of decisions to be delegated by the Board to the management include implementation of the strategies and direction determined by the Board, operation of the business of the Group, preparation of financial statements and operating budgets, and compliance with applicable laws and regulations.

The Chairman ensures that the Board works effectively to discharge its responsibilities in the best interests of the Company, and, to establish good corporate governance practices and procedures. He also ensures that all key and appropriate issues are discussed by the Board in a timely manner and all Directors are encouraged to make a full and active contribution to the

Board's affairs. Directors with different views are encouraged to voice their concerns. They are allowed sufficient time for discussion of issues so as to ensure that board decisions fairly reflect board consensus. A culture of openness and debate is promoted to facilitate the effective contribution of Non-Executive Directors and Independent Non-Executive Directors, and ensure constructive relations between Executive, Non-Executive and Independent Non-Executive Directors. During the financial year under review, the Chairman held a meeting in November 2025 with the Independent Non-Executive Directors without the presence of other Directors in compliance with the applicable code provision of the CG Code to the Listing Rules.

The Company has not separated the roles of chairman and chief executive. The Chairman of the Board provides leadership to the Board and undertakes both roles of chairman and chief executive. The Board considers that the existing management structure has been effective in facilitating the Company's operations and business development. In addition, adequate checks and balances consistent with sound corporate governance practices are in place. The Independent Non-Executive Directors provide independent judgment and constructive advice to management, and contribute valuable views and recommendations to the Board's deliberations and decision-making process. The Board reviews the effectiveness of the current governance structure from time to time to ensure that it continues to meet the Company's operational needs and remains aligned with prevailing corporate governance practices.

To enhance the function of the Board, board committees have been set up to take up different responsibilities. All board committees have specific terms of reference clearly defining their powers and responsibilities. All board committees are required by their terms of reference to report to the Board in relation to their decisions, findings or recommendations, and in certain specific situations, to seek the Board's approval before taking any action.

Corporate governance (Continued)

Division of responsibilities (Continued)

The Non-Executive Directors, including Independent Non-Executive Directors, provide the Company with diverse skills, expertise and varied backgrounds and qualifications. They participate in board/board committee (including Audit Committee, Nomination Committee and Remuneration Committee) meetings to bring independent views, advice and judgement on important issues relating to the Company's strategies, policies and financial performance, and take the lead on matters where potential conflicts of interests arise. They also attend annual general meetings of the Company to understand the view of shareholders. They make a positive contribution to the development of the Company's strategies and policies through independent, constructive and informed comments.

Every Director is considered to have given sufficient time and attention to the Company's affairs for the financial year under review, and does not concurrently hold more than six directorships of companies listed on the Stock Exchange. Each of the Directors is required to disclose to the Company the number and nature of offices he/she held in public companies or organisations and other significant commitments as well as the identity of such public companies or organisations.

Directors' and officers' liabilities insurance

The Company has arranged appropriate directors' and officers' liabilities insurance coverage for the Directors and officers of the Company.

Board meetings and supply of and access to information

The Board holds at least four regular meetings a year, which are normally scheduled in advance in the fourth quarter of the preceding year. During the financial year under review, the Board had held four meetings with 96% attendance from the Directors which exceeded the target of having at least 75% attendance under the Company's own Corporate Governance Code. The attendance records of the Directors to these board meetings are set out below:

Directors	Meeting(s) attended/held
<i>Executive Directors</i>	
Mr. Robert Ng Chee Siong <i>(retired on 31st August, 2025)</i>	1/1
Mr. Daryl Ng Win Kong <i>(Chairman, appointed on 31st August, 2025)</i>	4/4
<i>Non-Executive Directors</i>	
The Honourable Ronald Joseph Arculli	4/4
Ms. Nikki Ng Mien Hua	4/4
<i>Independent Non-Executive Directors</i>	
Dr. Allan Zeman	4/4
Mr. Adrian David Li Man-kiu	4/4
The Honourable Rock Chen Chung-nin	3/4

Notice incorporating the agenda for each regular board meeting is given to all Directors at least 14 days in advance, and, all Directors are given the opportunity to include matters for discussion in the agenda. All Directors/board committee members are entitled to have access to board/board committee papers and related materials in sufficient details to enable them to make informed decisions on matters to be placed before the board/board committee meetings. Meeting papers are normally sent to all Directors or board committee members at least 5 days in advance of every regular board meeting or board committee meeting.

Corporate governance (Continued)

Board meetings and supply of and access to information (Continued)

The Company Secretary assists the Chairman of the Board and the chairmen of board committees in preparing meeting agendas and ensures that the CG Code to the Listing Rules as well as all applicable laws and regulations are duly complied with. Minutes of board meetings and board committee meetings are recorded in sufficient details of the matters considered and decisions reached at the relevant meetings. Draft and final versions of the minutes in respect of board meetings and board committee meetings are sent to all Directors or board committee members respectively for comment and records within a reasonable time after the relevant meetings. All minutes are properly kept by the Company Secretary and are available for the Directors' and board committee members' inspection.

All Directors are given unrestricted access to the advice and services of the Company Secretary who is responsible to the Board for ensuring that board procedures and all applicable laws, rules and regulations are followed. The selection, appointment or dismissal of the Company Secretary is subject to approval by the Directors at board meeting.

All Directors are entitled to have access to timely information in relation to the Company's business and make further enquiries or retain independent professional advisors where necessary. The management provides all relevant explanation and information to the Board so as to give the Board the information it needs to discharge its responsibilities. During the financial year under review, the management provided all Directors with the relevant updates of major business operations giving a balanced and understandable assessment of the Company's performance, position and prospects.

Directors' appointment, re-election and removal

All Non-Executive Directors and Independent Non-Executive Directors have entered into letters of appointment with the Company for a specific term of three years. The Company's Articles of Association provide that each Director is subject to retirement from office by rotation and re-election once every three years and that one-third (or the number nearest to one-third) of the Directors shall retire from office every year at the annual general meeting. New appointment to the Board is subject to re-election at the next following annual general meeting. In addition, the appointment of an Independent Non-Executive Director who has served on the Board for more than nine years will be subject to a separate resolution to be approved by shareholders. The Board will provide in the circular accompanying the annual report sent to shareholders the reasons why the Board considers the Independent Non-Executive Director is still independent and its recommendation to shareholders to vote in favour of the re-election of such Independent Non-Executive Director.

The Directors who are subject to retirement and re-election at the 2026 annual general meeting are set out on page 68 of this Annual Report.

The Board is empowered under the Company's Articles of Association and is collectively responsible to appoint any person as a director either to fill a casual vacancy or as an additional board member. Only the most suitable candidate who is experienced, competent and able to fulfill the fiduciary duties and duties of skill, care and diligence would be selected as a director.

Corporate governance (Continued)

Confirmation of independence

The independence of the Independent Non-Executive Directors has been assessed in accordance with the applicable Listing Rules. Each of the Independent Non-Executive Directors has provided an annual written confirmation of independence pursuant to Rule 3.13 of the Listing Rules. The Company is of the view that all the Independent Non-Executive Directors meet the guidelines for assessing independence as set out in Rule 3.13 of the Listing Rules and are independent.

Corporate governance mechanism to ensure independent views and input

The Company has adopted its own corporate governance mechanism pursuant to the CG Code to the Listing Rules to ensure views and input of Directors are available to the Board and the implementation and effectiveness of which are annually reviewed. All Directors provide half-yearly confirmation on their time commitment for giving sufficient time and attention to the affairs of the Company. Directors are entitled to have access to timely information in relation to the Company's business and to make further enquiries, and may, upon reasonable request to the Chairman, seek independent professional advice at the Company's expense to assist them in performing their duties to the Company. Directors are given unrestricted access to the advice and services of the Company Secretary who is responsible to the Board for ensuring that board

procedures and all applicable laws, rules and regulations are followed. Directors are also provided with monthly updates to keep abreast of the Group's business performance. Proper meeting arrangements and procedures are in place to facilitate open, constructive and informed discussions of relevant issues concerning the Group.

Channels for Independent Non-Executive Directors to express independent views and input to the Board have been established. The Chairman meets Independent Non-Executive Directors, who constitute more than one-third of the Board, annually without the presence of other Directors and the management, at which the Chairman can listen independent views on various issues concerning the Group on an effective and exclusive platform.

Directors' training and professional development

Every Director keeps abreast of responsibilities as a Director and of the conduct, business activities and development of the Company. Every newly appointed director receives a comprehensive induction package covering the statutory and regulatory obligations of directors, organisational structure, policies, procedures and codes of the Company, terms of reference of board committees and internal audit charter of internal audit. The Company Secretary from time to time updates and provides written training materials to the Directors, and arranges to conduct in-house seminars/webinars on the latest development of the Listing Rules, applicable laws, rules and regulations relating to Directors' duties and responsibilities.

Corporate governance report (Continued)

Corporate governance (Continued)

Directors' training and professional development (Continued)

The Company Secretary maintains records of training attended by the Directors. During the financial year under review, all Directors had participated in continuous professional development ("CPD") as

required under Rules 3.09F and 3.09G of the Listing Rules. Details of the modes, topics and number of hours of CPD undertaken by the current Directors during the financial year under review are set out below:

Directors	Internal training hours/Topics	External training hours/Topics	Self-study hours/Topics	Total training hours
<i>Executive Director</i>				
Mr. Daryl Ng Win Kong (<i>Chairman</i>)	15 A, B, C, D, E, F ⁽ⁱⁱ⁾	–	–	15
<i>Non-Executive Directors</i>				
The Honourable Ronald Joseph Arculli	15 A, B, C, D, E, F ^{(i),(ii)}	34 A, B, C, D, E, F ^{(i),(ii)}	–	49
Ms. Nikki Ng Mien Hua	15 A, B, C, D, E, F ⁽ⁱⁱ⁾	–	–	15
<i>Independent Non-Executive Directors</i>				
Dr. Allan Zeman	15 A, B, C, D, E, F ⁽ⁱⁱ⁾	2 B, C, D, F ⁽ⁱ⁾	–	17
Mr. Adrian David Li Man-kiu	15 A, B, C, D, E, F ⁽ⁱⁱ⁾	35 A, C, E ⁽ⁱ⁾	10 C, D, E, F ⁽ⁱⁱ⁾	60
The Honourable Rock Chen Chung-nin	15 A, B, C, D, E, F ⁽ⁱⁱ⁾	6 A, E ^{(i), (ii)}	–	21

Topics

- A Roles, functions and responsibilities of the board, its committees and directors, and board effectiveness
- B Listed issuers' obligations and directors' duties
- C Corporate governance/Environmental, Social and Governance ("ESG")
- D Risk management and internal controls
- E Industry developments, business trends and strategies
- F Others (i.e. finance/managerial/leadership)

Notes

- (1) The above training activities were organised by professional organisations, regulators, governmental authorities, industry associations or other qualified or well-recognised bodies.
- (2) The training hours included in the above table have been subject to rounding adjustment.

Modes of participation

- (i) Attending webinars/seminars/conferences/forums/industry events
- (ii) Reading materials/watching videos

During the financial year under review, Ms. Fanny Cheng Siu King, the Company Secretary of the Company, had taken not less than 15 hours of CPD in compliance with Rule 3.29 of the Listing Rules.

Corporate governance (Continued)

Board evaluation and director self-assessment

The Company considers regular evaluation of the Board to be an essential element of good corporate governance and an important means of assessing the performance and overall effectiveness of the Board. The Company has established an evaluation mechanism under which a formal Board evaluation is conducted annually. During the financial year ended 30th June, 2026, the Company conducted an internal evaluation of the performance and effectiveness of the Board, the Board Committees and the contribution and engagement of individual Directors. No external provider was engaged in conducting the evaluation.

The evaluation was conducted by way of a questionnaire completed individually by all Directors. The questionnaire incorporated ratings and open-ended questions and covered, among other matters, the composition and structure of the Board and the Board Committees, Board processes and effectiveness, governance and oversight, risk management and internal controls, Board engagement in strategic matters, and the duties, responsibilities, contribution and engagement of individual Directors. The Company Secretary reviewed the content of the questionnaire, taking into account the latest developments in corporate governance, and submitted the questionnaire to the Nomination Committee for endorsement. The completed questionnaires were analysed by the Company Secretary, and the evaluation results were submitted to the Nomination Committee for review and reporting to the Board.

All six Directors participated in the evaluation. The overall results were highly positive and indicated that the Board and the Board Committees continued to operate effectively and that the Directors had effectively discharged their respective roles and responsibilities.

No significant area requiring remedial action was identified. The observations were considered non-material. Nevertheless, the Company will continue to review its practices relating to Board refreshment and succession planning, ensure that Directors have adequate opportunities to include matters on Board meeting agendas, and review the Board's involvement in strategic initiatives and major transactions, including merger and acquisition projects, with a view to maintaining the effectiveness of the Board and aligning its practices with good corporate governance standards.

Remuneration of directors and senior management

Emolument policy

The Company's emolument policy is to ensure that the remuneration offered to employees, including Executive Director(s) and senior management, is based on skill, knowledge, responsibilities and involvement in the Company's affairs. The remuneration packages of Executive Director(s) are also determined by reference to the Company's performance and profitability, the prevailing market conditions and the performance or contribution of each Director. The emolument policy for Non-Executive Directors and Independent Non-Executive Directors is to ensure that they are adequately compensated for their efforts and time dedicated to the Company's affairs, including their participation in board committees. Individual Directors and senior management have not been involved in deciding their own remuneration.

Various businesses and functions of the Company are respectively under the direct responsibilities of the Executive Directors who are regarded as senior management of the Company. In respect of the remuneration payable to the Directors and senior management of the Company, the details have been set out in Notes 12 and 13 to the consolidated financial statements on pages 142 to 144 respectively.

Corporate governance (Continued)

Remuneration of directors and senior management (Continued)

Remuneration committee

The Company established its Remuneration Committee with written terms of reference on 23rd June, 2005. The current written terms of reference are available at the Company's website www.sino.com and the Stock Exchange's website.

The Remuneration Committee is responsible for making recommendations to the Board on the Company's policy and structure for all Directors' and senior management's remuneration and on the establishment of a formal and transparent procedure for developing remuneration policy. In arriving at its recommendations, the Committee consults the Chairman of the Board and takes into consideration factors including salaries paid by comparable companies, employment conditions elsewhere in the Group, and desirability of performance-based remuneration. The Committee makes recommendations to the Board relating to the remuneration package of individual Executive Director(s) and senior management, and it also makes recommendations to the Board on the remuneration of Non-Executive Directors and Independent Non-Executive Directors. The Committee meets at least once a year and is provided with sufficient resources enabling it to discharge its duties.

During the financial year under review, the Remuneration Committee comprises three members with two Independent Non-Executive Directors constituting the majority of the Committee and an Independent Non-Executive Director acting as its chairman.

During the financial year under review, the Remuneration Committee had performed the following works:

- reviewed the existing emolument policy of Directors;
- reviewed and endorsed the remuneration packages of Executive Director(s);
- recommended Directors' fees of, Executive Director(s), Non-Executive Directors and Independent Non-Executive Directors; and
- reviewed draft disclosures in relation to Remuneration Committee for inclusion in interim report and annual report.

No Director was involved in deciding his own remuneration at the meeting of the Remuneration Committee. The attendance records of the committee members to committee meeting(s) held during the financial year under review are set out below:

Committee members	Meeting(s) attended/held
Mr. Adrian David Li Man-kiu* (Committee Chairman)	1/1
Dr. Allan Zeman*	1/1
Mr. Daryl Ng Win Kong	1/1

* Independent Non-Executive Director

Details of Directors' emoluments for the financial year under review are set out in Note 12 to the consolidated financial statements.

Corporate governance (Continued)

Nomination of directors and senior management

Nomination policy

The Company adopted the Nomination Policy for Directorship ("Nomination Policy") with effect from 1st January, 2019. The Nomination Policy supplements the terms of reference of the Nomination Committee and sets out the procedures, process and criteria for the nomination, appointment and re-appointment of Directors. It is intended to ensure that nominations are considered through a formal, fair and transparent process and that the Board maintains an appropriate balance of skills, experience, knowledge and diversity of perspectives, having regard to the requirements of the Company's business and corporate strategy.

In assessing the suitability of a candidate for appointment or re-appointment, the Nomination Committee shall consider the candidate's character and reputation for integrity; professional qualifications, skills, knowledge, accomplishments and relevant industry or other experience; ability and willingness to devote sufficient time to the Company; and other significant external time commitments; potential contribution to the Board; and the perspectives and attributes that the candidate would bring to the Board, having regard to the Board Diversity Policy, the Board skills matrix, succession planning and the existing composition and needs of the Board. For a candidate proposed as an Independent Non-Executive Director, the Nomination Committee shall also assess the candidate's independence by reference to Rule 3.13 of the Listing Rules and any other relevant factors or circumstances.

The Nomination Committee shall evaluate each candidate against the selection criteria set out above for new directorship or director offer for re-election and make recommendations to the Board for consideration. The Board will then make a decision as to whether the nominated candidate or the director offer for re-election shall be eligible to be appointed as a director of the Company or eligible to be re-appointed as a director of the Company respectively.

Board diversity policy

With a view to achieving a sustainable and balanced development, the Company has been considering diversity at the Board level as an essential element in supporting the attainment of its strategic objectives and its sustainable development. The Board Diversity Policy allows the Company to consider board diversity from a number of factors when deciding on new and re-appointments to the Board in order to achieve a diversity of perspectives among Directors. These factors include but are not limited to gender, age, ethnicity, cultural and educational background, professional or industry experience, skills, knowledge and other qualities of Directors. The Nomination Committee shall consider candidates on merits as well as against these measurable objectives with due regard for the benefits of the appropriate diversity of perspectives within the Board and also the candidates' potential contributions thereto.

The Board as a whole is responsible for reviewing the structure, size and composition of the Board with due regard to the intended benefits of board diversity. The Board believes that it currently has the appropriate diversity to give balanced and wide-ranging considerations on matters deliberated at the Board level. During the financial year under review, the proportion of female representation at board level maintained at 17%. The Board targets to maintain at least the current level of female representation and may adjust the proportion of female directors over time as and when appropriate. The current balance between the number of Executive, Non-Executive and Independent Non-Executive Directors is also considered effective in ensuring independent judgement being exercised effectively to provide sufficient checks and balances to safeguard the interests of the Company and its shareholders. The Company believes that the current Board composition is well-balanced and of a diverse mix appropriate for the business of the Company. The Board reviews and monitors the implementation of board diversity on a regular basis to ensure its effectiveness on determining the optimal composition of the Board.

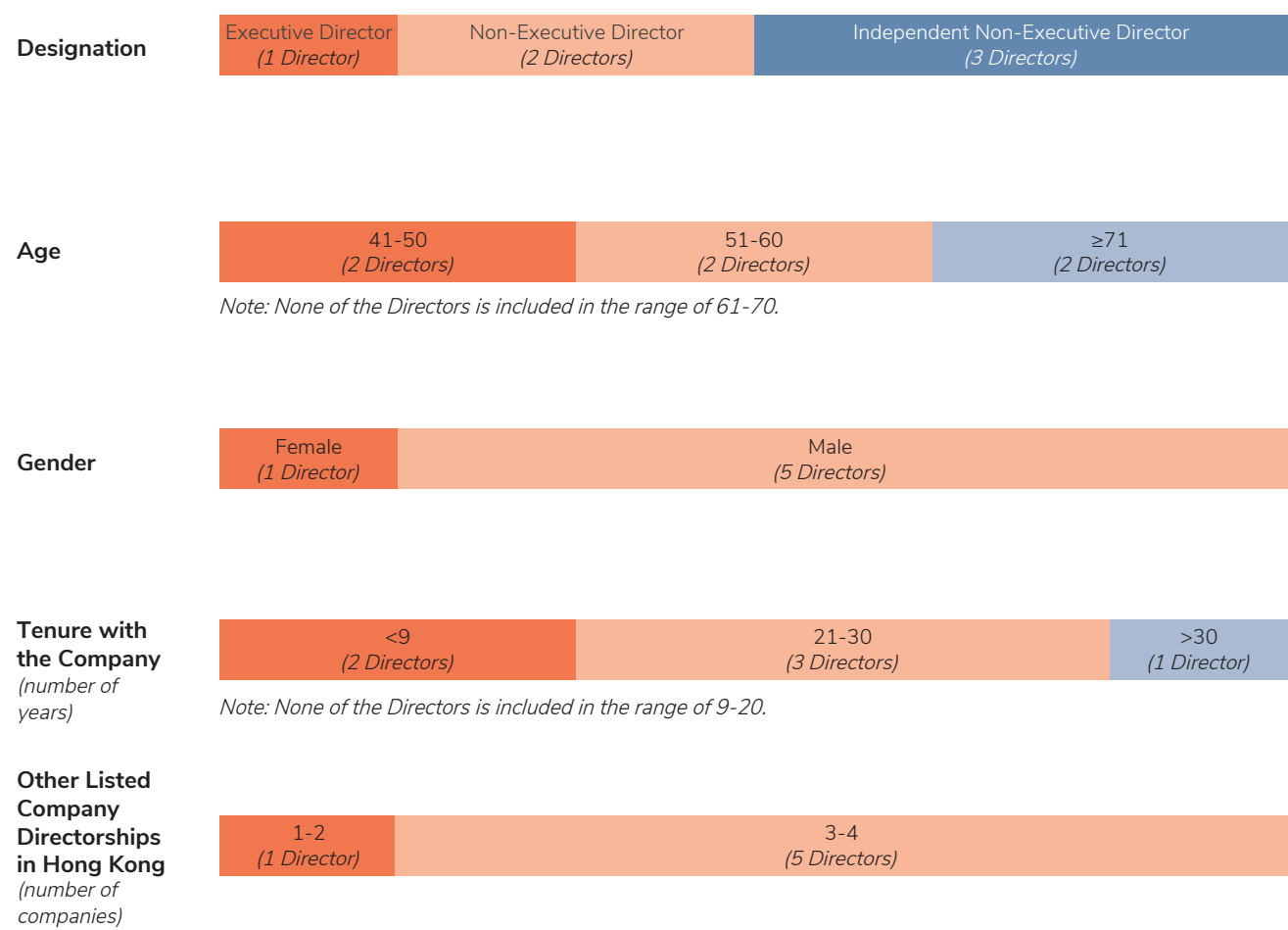
Corporate governance report (Continued)

Corporate governance (Continued)

Nomination of directors and senior management (Continued)

Board diversity policy (Continued)

As at 30th June, 2026, the Board comprises six Directors. The following charts show the diversity profile of the Board and the skills set of these Directors:



Corporate governance (Continued)

Nomination of directors and senior management (Continued)

Board diversity policy (Continued)

Skills and experience



Corporate governance report (Continued)

Corporate governance (Continued)

Nomination of directors and senior management (Continued)

Board skills matrix

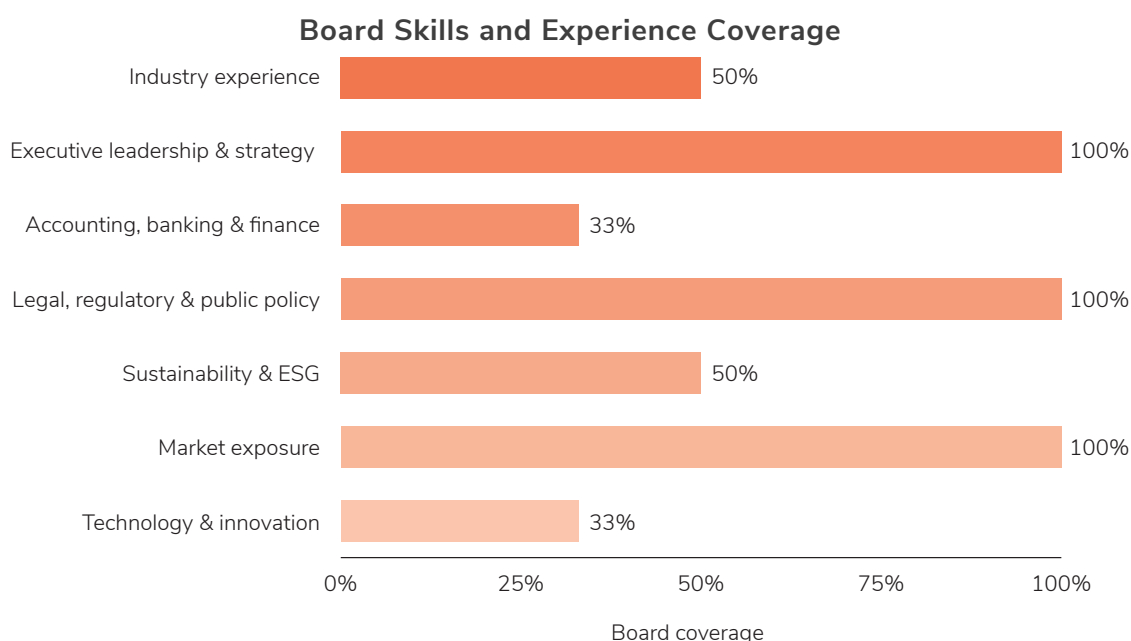
The Board maintains a skills matrix to assess the collective strengths, experience and diversity of the Directors and to enable the Board to effectively discharge its responsibilities and provide oversight of the Group's operations.

Skills and Experience	Relevance to the Company	Board Coverage
Industry experience (real estate/hotels/retail)	Supports the Board's oversight of the Group's property investment, development and asset management operations, and provides informed perspectives on investment opportunities and emerging market trends.	50%
Executive leadership & strategy/directorship or executive experience with other listed company	Promotes a thorough understanding of the financial, legal and regulatory requirements applicable to listed companies, and supports high standards of corporate governance and strategic accountability.	100%
Accounting, banking & finance	Strengthens the Board's oversight of business performance and capital management, supporting rigorous evaluation of financial statements, major investments and transactions, and the Group's overall financial direction.	33%
Legal, regulatory & public policy	Supports the Group's compliance with the Listing Rules and applicable legislation, and facilitates constructive engagement with regulators and public authorities.	100%
Sustainability & ESG	Supports the Board's oversight of the Group's sustainability strategy, management of ESG-related risks and opportunities, and maintenance of high standards of non-financial reporting and disclosure.	50%
Markets exposure (Chinese Mainland/ Hong Kong/Singapore/ Australia)	Provides the Board with direct knowledge of the Group's key operating markets, enabling effective oversight of its asset portfolio, assessment of sector-specific risks and identification of growth opportunities.	100%
Technology & innovation	Enhances the Board's capacity to oversee the Group's digital transformation agenda, cybersecurity posture, data governance frameworks and innovation initiatives, supporting long-term value creation.	33%

Corporate governance (Continued)

Nomination of directors and senior management (Continued)

Board skills matrix (Continued)



The current combination of skills, experience and diversity of perspectives supports the Group's vision, mission, values and long-term strategy. The Board's collective expertise enables effective oversight of the Group's operations, risk management, corporate governance and stakeholder engagement. The Board considers that its current composition provides an

appropriate balance of skills, experience and perspectives that support the Group's purpose of 'Creating Better Lifescapes', its business strategy and long-term sustainable development. The Nomination Committee will review the skills matrix annually in evaluating Board composition, succession planning and future appointments.

Corporate governance (Continued)

Nomination of directors and senior management (Continued)

Workforce diversity

Workforce diversity forms an important part of the Group's people strategy. The Group is committed to fostering a diverse, equitable and inclusive workplace, providing equal opportunities for recruitment, development, and advancement regardless of gender, age, race, ethnicity, nationality, disability, family status, religious or political beliefs, or other characteristics protected by law. The Group promotes a merit-based employment culture and supports diversity through inclusive people practices, training and development programmes, fair employment policies, and regular monitoring of workforce diversity.

As at 30th June, 2026, women represented 51% of the Group's workforce, excluding senior management. Women accounted for 42% of management positions across the Group.

The Group has set 2030 as the timeline for achieving and maintaining balanced gender representation in the workforce and related management pipeline. The objective is assessed by reference to annual gender ratios for the workforce (excluding senior management), management positions and senior management. Progress towards this objective is supported by talent development, leadership training, inclusive people practices and regular monitoring of workforce diversity data and related initiatives by the Green Living Sub-committee. The Group will continue to monitor progress annually and review the effectiveness of its plans and initiatives. Given that senior management comprises one Executive Director only, gender representation at this level may be affected by changes in Board composition.

Nomination committee

The Company established its Nomination Committee with written terms of reference on 20th February, 2012. The current written terms of reference are available at the Company's website www.sino.com and the Stock Exchange's website.

The Nomination Committee reports to the Board and holds regular meetings to assist the Board in discharging its responsibility in reviewing the structure, size and composition of the Board with reference to the Board Diversity Policy of the Company, and to assist the Board in maintaining a board skills matrix. The Committee makes recommendations on any proposed changes to the Board to complement the Company's corporate strategies. Its duties include making recommendations to the Board on the selection of individuals nominated for directorships, the appointment or re-appointment of Directors and succession planning for Directors, and regularly reviewing and assessing the time commitment and contribution to the Board by each Director as well as the Director's ability to discharge his/her responsibilities effectively. The Committee is also responsible for assessing the independence of Independent Non-Executive Directors and reviewing their annual confirmations on independence. The Committee meets at least once a year and is provided with sufficient resources enabling it to discharge its duties.

During the financial year under review, the Nomination Committee comprised five members with three Independent Non-Executive Directors constituting the majority of the Committee and the Chairman of the Board acting as its chairman.

Corporate governance (Continued)

Nomination of directors and senior management (Continued)

Nomination committee (Continued)

During the financial year under review, the Nomination Committee performed the following works:

- reviewed and endorsed the structure, size, composition and board diversity status;
- considered potential candidate for directorship, recommended the re-appointment of the retiring directors who offered for re-election at the annual general meeting;
- assessed the independence of Independent Non-Executive Directors, including their annual confirmations on independence and was satisfied that they have continued to provide independent, balanced and objective views to the Board and had met the guidelines for assessing independence under the Listing Rules;
- reviewed the corporate governance mechanism for ensuring independent views and input being available to the Board and was satisfied that such mechanism remained effective;
- assessed each Director's time commitment and contribution to the Board, and his or her ability to discharge his or her responsibilities effectively, taking into account each Director's skill set, knowledge, professionalism and experience, and other significant commitment and confirmations on having given sufficient time and attention to the affairs of the Company to perform his or her responsibilities as a Director of the Company, and was satisfied with the time commitment and skill set of all Directors; and
- reviewed and approved the board evaluation mechanism and the evaluation form.

The attendance records of the committee members to committee meeting(s) held during the financial year under review are set out below:

Committee members	Meeting(s) attended/held
Mr. Daryl Ng Win Kong (Committee Chairman)	1/1
Ms. Nikki Ng Mien Hua	1/1
Dr. Allan Zeman*	1/1
Mr. Adrian David Li Man-kiu*	1/1
The Honourable Rock Chen Chung-nin*	1/1

* Independent Non-Executive Director

Accountability and audit

Directors' responsibilities for financial statements

The Board is responsible for the preparation of the financial statements which should give a true and fair view of the state of affairs of the Company and of the results and cash flows for such reporting period. In preparing the financial statements, the Board has adopted generally accepted accounting standards in Hong Kong and suitable accounting policies and applied them consistently, made judgements and estimates that are prudent, fair and reasonable, and prepared the financial statements on a going concern basis. The Board is responsible for ensuring that the Company keeps proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company.

The Board is not aware of any material uncertainties relating to events or conditions which may cast significant doubt over the Company's ability to continue as a going concern. Accordingly, the Board has continued to adopt the going concern basis in preparing the financial statements.

The auditor is responsible for auditing and reporting its opinion on the financial statements of the Company and the independent auditor's report for the financial year ended 30th June, 2026 is set out in the section entitled 'Independent auditor's report' of this Annual Report.

Corporate governance (Continued)

Accountability and audit (Continued)

Risk management and internal control

The Board has the overall responsibility for evaluating and determining the nature and extent of the risks it is willing to take in achieving the Company's strategic objectives, and ensuring that the Company establishes and maintains appropriate and effective risk management and internal control systems. The Audit Committee is delegated with the authority from the Board to oversee the risk management and internal control systems.

Effective risk management is important to the Company's achievement of its strategic goals. To this end, the Company adopts an Enterprise Risk Management ("ERM") approach to assist the Board in discharging its risk management responsibilities and individual business units in managing the key risks faced by the Company. Details of the main features of the ERM system including the processes for the identification, evaluation and management of significant risks are set out in the 'Risk management report' on pages 59 to 66.

The Company's internal control system is built on a sound control environment with a strong commitment to ethical values. 'Staff integrity' is one of our core values. A Code of Conduct, including prevention of bribery and avoidance of conflict of interest has been established. The core values and Code of Conduct are communicated to all new staff during orientation. This information is also included in the Staff Handbook and available on our intranet. The importance of integrity is reiterated regularly by messages from senior management and through training and seminars. The Business Ethics Committee has been established as a whistle-blowing channel for staff and other relevant parties to report misconduct cases. Every reported case will be handled in confidence and followed through in accordance with the policy and procedures for notification of unethical conduct.

The internal control system also includes an appropriate organisational structure with clearly defined responsibilities, accountability and authorities underpinning proper segregation of duties, complemented by monitoring and reporting mechanism to ensure proper checks and balances. Policies and procedures covering key business processes are established and communicated to staff, and are reviewed regularly to ensure continued relevance and effectiveness, and for continuous improvement.

The Company's internal control system is fully integrated with the risk management framework. The ERM is a process through which risks together with the relevant controls are identified, assessed, evaluated and reviewed on an ongoing basis. All the significant risks identified are mapped to and incorporated in the annual internal audit plan. Key controls are subject to regular independent review and test by the Internal Audit Department in order to assess their adequacy and effectiveness.

Corporate governance (Continued)

Accountability and audit (Continued)

Risk management and internal control (Continued)

Internal audit

The Internal Audit Department provides independent assurance regarding the existence of adequate and effective controls in the operations of the Company's business units. The Head of Internal Audit Department reports directly to the Audit Committee. In performing its duties, the Internal Audit Department has free and unfettered access to information and to meet with any of the department heads or persons-in-charge as stipulated in the Internal Audit Charter.

The Internal Audit Department adopts a risk-based audit approach. It conducts annual risk assessment and devises a 3-year-rolling internal audit plan which is reviewed and approved by the Audit Committee. Depending on the nature and level of the risks, the Internal Audit Department performs audits and reviews on the operations of individual business units, and conducts recurring and unannounced site inspections on selected risk areas to assess the effectiveness of the controls implemented by the business units concerned. The audit findings regarding control weaknesses are communicated to the relevant business units. Significant audit findings and recommendations are reported to the Audit Committee, which in turn reports to the Board. The implementation of the agreed actions in response to the audit findings are tracked and followed up regularly, and the status is reported to the Audit Committee.

Internal control self-assessment

To further enhance the risk management and internal control systems, the heads of individual business units conduct annual internal control self-assessment with reference to the 17 principles of the COSO (The Committee of Sponsoring Organizations of the Treadway Commission) 2013 Internal Control — Integrated Framework. Through the use of internal control self-assessment questionnaires, the heads of individual business units systemically review and assess the effectiveness of all the key internal controls over their business operations that are in place to mitigate the risks, identify potential new risks affecting their businesses and operations, design and execute enhancement plans to address such new risks. The results of the self-assessment are reported to the Board through the Audit Committee and form part of the annual assessment of the adequacy and effectiveness of the risk management and internal control systems.

Evaluation of the adequacy of resources of the company's accounting and financial reporting function, and internal audit function

For the financial year ended 30th June, 2026, the Internal Audit Department has conducted an assessment and concluded that the resources, staff qualifications and experience, training programmes and budget of the Company's accounting and financial reporting function were adequate. The Head of Internal Audit Department, in conjunction with the Human Resources Department, also carried out a review of the internal audit function and concluded that its resources, staff qualifications and experience, training programmes and budget were adequate. The results of the review were reported to the Audit Committee.

Based on the above, the Board and the Audit Committee were satisfied with the adequacy of the resources, staff qualifications and experience, training programmes and budget of the Company's accounting and financial reporting function, and internal audit function.

Corporate governance report (Continued)

Corporate governance (Continued)

Accountability and audit (Continued)

Risk management and internal control (Continued)

Review of the effectiveness of risk management and internal control systems

The Board has the overall responsibility for the risk management and internal control systems and reviewing the effectiveness of such systems, which are designed to manage rather than eliminate the risks of failure to achieve business objectives, and can only provide reasonable but not absolute assurance against material misstatement or loss.

On behalf of the Board, the Audit Committee evaluates the effectiveness of the Company's risk management and internal control systems at least annually. For the financial year ended 30th June, 2026, the Audit Committee, with the assistance of the Risk and Control Committee, conducted a review of the effectiveness of the Group's risk management and internal control systems covering all the material risks, including strategic, financial, operational, compliance and ESG risks. Throughout the year, the Audit Committee also oversaw the risk management system on an ongoing basis through various activities including reviewing and approving the ERM reports and internal audit reports.

For the financial year ended 30th June, 2026, the Board received a confirmation statement from management on the effectiveness of the risk management and internal control systems. The confirmation is based on:

- the work performed by management in identifying, evaluating, monitoring and managing the existing, new and emerging risks on an ongoing basis;
- the results of formal risk assessments conducted quarterly during the financial year under review in accordance with the approved ERM Policy and Framework;

- the results of the Group-wide internal control self-assessment performed by individual business units during the financial year under review; and
- the independent verification and assurance provided through audit and review performed by the external auditor and the Internal Audit Department.

In the light of the above, the Board and the Audit Committee concluded that the overall risk management and internal control systems of the Group for the financial year ended 30th June, 2026 were adequate and effective.

Policy and procedures of inside information handling and dissemination

The Company handles and disseminates inside information in accordance with the Securities and Futures Ordinance and the Listing Rules and with reference to the Guidelines on Disclosure of Inside Information issued by the Securities and Futures Commission. Potential inside information is captured through established reporting channels of the business units and escalated to senior management which will consider the price sensitivity of the information. Inside information is kept strictly confidential and is restricted to relevant parties on a need-to-know basis so as to ensure confidentiality until consistent and timely disclosure by way of corporate announcement is made to inform the public of the inside information in an equal and timely manner. A strict prohibition on the unauthorised use of confidential information is included in the Company's code of conduct applicable to all employees of the Group.

Policies and systems in relation to anti-corruption laws and regulations

The Company has also established policies and systems that promote and support anti-corruption laws and regulations by ensuring that all employees conduct themselves with integrity and in an ethical and proper manner.

Corporate governance (Continued)

Accountability and audit (Continued)

Audit committee

The Company established its Audit Committee with written terms of reference on 23rd September, 1998. The current written terms of reference are available at the Company's website www.sino.com and the Stock Exchange's website.

The Audit Committee reports to the Board and holds regular meetings to assist the Board in discharging its responsibilities for effective financial reporting controls, risk management and internal control. The Committee monitors the integrity of the Company's financial statements, annual report and accounts and half-year report and reviews significant financial reporting judgements contained in them. It reviews, makes recommendations and reports to the Board on findings relating to the financial statements, reports and accounts, risk management and internal control systems and compliance issues. The Committee also oversees the Company's relationship with the external auditor, reviews auditor's letter of engagement and makes recommendations to the Board on the appointment and re-appointment of external auditor. It is empowered to review and monitor the external auditor's independence and objectivity and the effectiveness of the audit process in accordance with applicable standards. It reviews external auditor's management letter and any material queries raised by the auditor to the management and the management's response. The Committee meets at least four times a year and is provided with sufficient resources enabling it to discharge its duties.

During the financial year under review, the Audit Committee comprises three Independent Non-Executive Directors.

Both the external auditor and the Head of Internal Audit Department are regular attendees at the committee meetings. During the financial year under review, the Committee had held a meeting with each of the external auditor and the Head of Internal Audit Department without the presence of the management, and the Committee had also held four meetings and considered, inter alia, the following matters:

- the Company's 2025 annual report and audited financial statements and the 2025/2026 interim report and unaudited interim financial statements, including the accounting policies and practices adopted by the Company, before submitting to the Board;
- external auditor's reports to the Audit Committee in connection with the audit of the Company's financial statements for the year ended 30th June, 2025 and the review of the Company's unaudited interim financial statements for the period ended 31st December, 2025;
- the Audit Plan for the Company for the financial year ending 30th June, 2026;
- the ERM Policy and Framework of the Company for the enhancement of the risk management system;
- audit reports and ERM reports on the risk management and internal control systems, including the effectiveness of the risk management and internal control systems of the Group; the adequacy of resources, staff qualifications and experience, training programmes and budget of the Company's accounting and financial reporting function, and internal audit function; and the Group's cybersecurity;
- internal audit plan 2026/2027;
- usage of annual caps on certain continuing connected transactions of the Company;
- re-appointment of the Company's auditor before submitting to the Board; and
- the new Articles of Association of the Company.

Corporate governance report (Continued)

Corporate governance (Continued)

Accountability and audit (Continued)

Audit committee (Continued)

All these meetings were attended by the external auditor of the Company. The attendance records of the committee members to these committee meetings are set out below:

Committee members	Meeting(s) attended/held
Mr. Adrian David Li Man-kiu* (Committee Chairman)	4/4
Dr. Allan Zeman*	4/4
The Honourable Rock Chen Chung-nin*	3/4

* Independent Non-Executive Director

Codes for dealing in the company's securities

The Company has adopted its own code for dealing in the Company's securities by Directors ("Directors Dealing Code") on terms no less exacting than the required standard set out in the Model Code for Securities Transactions by Directors of Listed Issuers of the Listing Rules ("Model Code"). The Company has made specific enquiries of all Directors who held such offices during the financial year under review. All of them confirmed their compliance with the required standard set out in the Directors Dealing Code during the financial year under review. The Company has also adopted a code for dealing in the Company's securities by relevant employees, who are likely to be in possession of inside information in relation to the securities of the Company, on no less exacting terms than the Model Code.

Auditor's remuneration

The fees in respect of audit and non-audit services provided to the Group by the external auditor of the Company for the financial year ended 30th June, 2026 amounted to HK\$6 million and HK\$1 million respectively. The non-audit services mainly consist of review, consultancy and taxation services.

Corporate governance functions

The Board is responsible for performing the following corporate governance duties as required under the CG Code to the Listing Rules:

- to develop and review the Company's policies and practices on corporate governance;
- to review and monitor the training and continuous professional development of Directors and senior management;
- to review and monitor the Company's policies and practices on compliance with legal and regulatory requirements;
- to develop, review and monitor the code of conduct and compliance manual applicable to employees and Directors; and
- to review the Company's compliance with the CG Code to the Listing Rules and disclosure in the Corporate Governance Report.

During the financial year under review, the Board had performed the following corporate governance works:

- reviewed the usage of annual caps on certain continuing connected transactions of the Company;
- reviewed the compliance with the CG Code to the Listing Rules through the Compliance Committee; and
- reviewed the effectiveness of the risk management and internal control systems of the Group through the Risk and Control Committee and the Audit Committee.

Corporate governance (Continued)

Corporate governance functions (Continued)

Compliance committee

The Company established its Compliance Committee with written terms of reference on 30th August, 2004 to enhance the corporate governance standard of the Company. The Compliance Committee has dual reporting lines. A principal reporting line is to the Board through the Committee Chairman. A secondary reporting line is to the Audit Committee. As at 30th June, 2026, the Compliance Committee comprises Mr. Ringo Chan (Committee Chairman), the Executive Director of the Company, the Chief Financial Officer, the Company Secretary, the Heads of Legal & Company Secretarial Departments, the Head of Internal Audit Department, the Legal Adviser engaged as compliance officer and Department Heads or their representatives without an overseeing Executive Director. The Committee holds regular meetings to review management reports on ongoing compliance regarding continuing connected transactions and usage of annual caps, provide a forum for regulatory updates for the management, consider corporate governance issues and make recommendations to the Board and the Audit Committee on the Company's corporate governance issues and Listing Rules compliance matters.

Communication with shareholders

The Company is committed to maintaining a high degree of corporate transparency, communicating regularly with its shareholders and, where appropriate, ensuring that the wider investment community has ready, equal and timely access to balanced and understandable information about the Company, including its financial performance, strategic objectives and plans, material developments, governance, risk profile and other material information. This enables shareholders to exercise their rights in an informed manner.

Communication strategies

Principles

The Board is committed to maintaining an ongoing dialogue with the Company's shareholders and the investment community. Information is communicated principally through the Company's interim and annual reports, annual general meetings, meetings with research analysts and fund managers, disclosures submitted to the Stock Exchange, and corporate communications and other publications made available on the Company's website. The Company continues to enhance its website to improve communication with shareholders. Investor and analyst briefings, one-on-one and group meetings, investor conferences, site visits and results briefings are held regularly to facilitate effective communication among the Company, its shareholders and the investment community. The Board seeks to ensure the effective and timely dissemination of information at all times. The Shareholders Communication Policy is reviewed regularly to ensure that it remains effective.

The Audit Committee reviewed the shareholder and investor engagement and communication measures and activities implemented by the Company under its Shareholders Communication Policy during the financial year under review. Having considered the various communication channels and engagement activities undertaken by the Company, as well as the handling of and follow-up on stakeholders' enquiries, the Audit Committee was satisfied with the implementation and effectiveness of the Shareholders Communication Policy during the financial year under review. The Board concurs with the views of the Audit Committee and considers its shareholders' communication policy properly implemented and effective during the financial year under review.

Corporate governance report (Continued)

Corporate governance (Continued)

Communication with shareholders (Continued)

Shareholders and investors engagement activities

Shareholders' meetings

The Board maintains an open and continuing dialogue with the Company's shareholders. Shareholders are encouraged to participate in general meetings or, if they are unable to attend, to appoint proxies to attend and vote on their behalf. The arrangements for general meetings are monitored and reviewed regularly and, where appropriate, are revised to ensure that shareholders' needs are properly addressed.

The Company uses its annual general meeting as a principal channel of communication with shareholders and seeks to ensure that shareholders' views are communicated to the Board. Each substantially separate issue is considered by way of a separate resolution, including the election of each individual Director. The Chairman of the Board, the chairmen of the Board committees, other Directors, including the Independent Non-Executive Directors, and the external auditor are invited to attend the annual general meeting and to be available to answer relevant questions from shareholders.

The Company's most recent annual general meeting was the annual general meeting held on 22nd October, 2025 (the "2025 AGM") at the Grand Ballroom, Lower

Lobby, Conrad Hong Kong, Pacific Place, 88 Queensway, Hong Kong. Mr. Daryl Ng Win Kong, Chairman of the Board, chaired the 2025 AGM and answered questions raised at the meeting. All Directors, including the Chairmen of the Audit, Remuneration and Nomination Committees, attended the 2025 AGM. The Company's external auditor, KPMG, also attended. The Directors' attendance records for the 2025 AGM are set out below:

	Meeting(s) attended/held
Directors	
<i>Executive Director</i>	
Mr. Daryl Ng Win Kong	1/1
<i>Non-Executive Directors</i>	
The Honourable Ronald Joseph Arculli	1/1
Ms. Nikki Ng Mien Hua	1/1
<i>Independent Non-Executive Directors</i>	
Dr. Allan Zeman	1/1
Mr. Adrian David Li Man-kiu	1/1
The Honourable Rock Chen Chung-nin	1/1

Notice of the 2025 AGM was sent to shareholders more than 21 days before the meeting. In accordance with the Company's Articles of Association, the chairman of the meeting put each proposed resolution to a vote by poll. The poll procedures were set out in the Company's circular dispatched with the 2025 annual report and were explained at the 2025 AGM before voting commenced. Simultaneous interpretation from English into Cantonese was available at the meeting.

Corporate governance (Continued)

Communication with shareholders

(Continued)

Shareholders and investors engagement activities (Continued)

Shareholders' meetings (Continued)

A separate resolution was proposed at the 2025 AGM for each substantive matter. The percentage of votes cast in favour of each resolution, as disclosed in the Company's announcement dated 22nd October, 2025, is set out below:

Resolutions proposed at the 2025 AGM	Percentage of votes
Ordinary Resolutions	
1 Adoption of the audited Financial Statements and the Directors' and Independent Auditor's Reports for the year ended 30th June, 2025	100%
2 Declaration of a final dividend of HK\$0.43 per ordinary share with an option for scrip dividend	100%
3(i) Re-election of Mr. Daryl Ng Win Kong as Director	100%
3(ii) Re-election of The Honourable Ronald Joseph Arculli as Director	99.99%
3(iii) Re-election of The Honourable Rock Chen Chung-nin as Director	99.99%
3(iv) Authorisation of the Board to fix the Directors' remuneration for the financial year ending 30th June, 2026	99.99%

Resolutions proposed at the 2025 AGM	Percentage of votes
4 Re-appointment of KPMG as Auditor for the ensuing year and to authorise the Board to fix their remuneration	99.99%
5(i) Share buy-back mandate up to 10% of the Company's issued shares	100%
5(ii) Share issue mandate up to 20% of the Company's issued shares	99.99%
5(iii) Extension of share issue mandate to the shares bought back under the share buy-back mandate	99.99%
Special Resolution	
6 To amend the Articles of Association of the Company	99.99%

All resolutions proposed at the 2025 AGM were passed. The Company's Share Registrar was appointed as scrutineer to monitor and count the poll votes cast at the meeting. The poll results were published on the respective websites of the Company and the Stock Exchange.

The Company's Articles of Association, as adopted by a special resolution passed at the 2025 AGM, are available on the websites of the Company and the Stock Exchange. No further changes were made to the Articles of Association during the financial year under review.

Corporate governance report (Continued)

Corporate governance (Continued)

Communication with shareholders

(Continued)

Shareholders and investors engagement activities (Continued)

Other engagement activities

The following shareholder and investor engagement activities were conducted under the Shareholders Communication Policy during the year ended 30th June, 2026:

- Nature and frequency of engagement: information about the Group's latest developments was disseminated through the Company's website, investor conferences, non-deal roadshows, one-on-one and group meetings, and site visits, including show-flat visits and tours of completed projects. During the year, 13 virtual or physical investor conferences, 11 non-deal roadshows and 112 one-on-one or group meetings were hosted.
- Shareholder groups involved: the engagements involved institutional investors, fund managers, investment advisers and equity research analysts in Hong Kong and overseas.
- Company representatives involved: the Chief Financial Officer and the General Manager (Corporate Finance & Investor Relations), together referred to as the "IR Team", represented the Company in these engagements.

- Follow-up approach: the IR Team followed up by email and telephone to address subsequent enquiries and maintain ongoing engagement. Feedback and enquiries received through these channels were considered by management and, where appropriate, communicated to the Board for consideration and follow-up.
- Investor FAQs are published on the Company's website and updated regularly to enhance transparency.
- Press releases and presentation materials are published on the Company's website to facilitate stakeholders' understanding of the Company's latest developments and enhance transparency.
- A media session was held on 22nd October, 2025 immediately after the 2025 AGM to keep stakeholders informed of the Company's latest developments.

Enquiries

Shareholders may direct enquiries concerning their shareholdings to the Company's Share Registrar. Shareholders and members of the investment community may also request publicly available information about the Company at any time. The Company's contact details are set out in the 'Corporate Information' section of this Annual Report and on its website, enabling enquiries and views on matters affecting the Company to be directed appropriately.

During the financial year under review, approximately 20 enquiries from stakeholders were handled promptly by the IR Team.

Corporate governance (Continued)

Communication with shareholders (Continued)

Shareholders and investors engagement activities (Continued)

Shareholders' privacy

The Company recognises the importance of shareholders' privacy and will not disclose shareholders' information without their consent, unless required by law to do so.

Corporate communications

Corporate communications issued by the Company are provided to shareholders in both English and Chinese to facilitate understanding. Shareholders may choose the language of the corporate communications, whether English, Chinese or both, and the means of receipt, whether in hard copy or electronically. Shareholders are encouraged to provide their email addresses to the Company to facilitate timely, effective and environmentally friendly communication.

Company's website

An 'Investor Relations' section is available on the Company's website at www.sino.com and is updated regularly. Information released by the Company to the Stock Exchange is also published on the Company's website promptly in accordance with the Listing Rules, including financial statements, announcements, circulars to shareholders and notices of general meetings.

Shareholders' rights

Pursuant to Section 566 of the Companies Ordinance (Chapter 622 of the laws of Hong Kong), shareholders representing at least 5% of the total voting rights of all the shareholders having a right to vote at the general meetings can send a request to the Company to convene a general meeting. The request must state the general nature of the business to be dealt with at the meeting and may include the text of a resolution that may properly be moved and is intended to be moved at the meeting. Such request must be authenticated by the shareholders making it and may either be deposited at the registered office of the Company at 12th Floor, Tsim Sha Tsui Centre, Salisbury Road, Tsim Sha Tsui, Kowloon, Hong Kong for the attention of the Company Secretary or sent to the Company's email address at investorrelations@sino.com.

In relation to an annual general meeting which the Company is required to hold, Sections 615 and 616 of the Companies Ordinance provide that the Company must give notice of a resolution if it has received request to do so from shareholders representing at least 2.5% of the total voting rights of all shareholders of the Company having a right to vote on the resolution at the annual general meeting to which the requests relate, or at least 50 shareholders having a right to vote on the resolution at the annual general meeting to which the requests relate. Such request (a) must be authenticated by the shareholders making it; (b) may either be deposited at the registered office of the Company or sent to the Company's email address, both of which are mentioned above; (c) must identify the resolution of which notice is to be given; and (d) must be received by the Company not later than (i) 6 weeks before the annual general meeting to which the requests relate; or (ii) if later, the time at which notice is given of that meeting.

Corporate governance (Continued)

Communication with shareholders (Continued)

Shareholders' rights (Continued)

Shareholders who wish to propose a person (other than a retiring Director) for election as director ("Candidate") at a general meeting of the Company, should (a) deposit a written notice of such proposal at the registered office of the Company for the attention of the Company Secretary, signed by the shareholders who should be qualified to attend and vote at the general meeting; (b) provide biographical details of the Candidate as set out in Rule 13.51(2)(a) to (x) of the Listing Rules; and (c) provide a written consent signed by the Candidate indicating his/her willingness to be elected. The period for lodgment of such a written notice shall be at least 7 days commencing no earlier than the day after the dispatch of the notice of the meeting appointed for such meeting and such election and ending not later than 7 days prior to the meeting.

The Company implements its Shareholders Communication Policy in handling enquiries and views addressed to the Board. The policy is reviewed regularly to ensure its effectiveness. Shareholders may send specific enquiries, views and suggestions in writing to the Board or the Company Secretary at the Company's registered office or by email to the Company.

Dividend policy

The Board has formalised and adopted a Dividend Policy with effect from 1st January, 2019 to set out the framework that the Company has put in place in relation to dividend payout to shareholders. The Company's Dividend Policy is consistent with its business profile and maintenance of a strong credit profile while providing steady dividend payout to shareholders.

The aim and objective of the Company's dividend policy is to provide shareholders with relatively consistent ordinary dividends and, where appropriate, increases in such dividends, having regard to the underlying earnings performance of the Company's business for the reporting period. In determining whether to recommend the payment of a dividend and the amount of any dividend to be paid, the Board will take into account a number of factors, including: (i) the financial results of operations and cash flows; (ii) operating and capital requirements; (iii) the interests of shareholders as a whole; (iv) general business conditions and (v) financial condition and future prospects of the Company.

The Company may also offer to its shareholders an option to receive dividends in the form of new shares in the Company credited as fully paid in lieu of cash dividends. The scrip dividend option will enable the shareholders to increase their investment in the Company without incurring brokerage fees, stamp duty and related dealing costs. The Company may, at the Board's discretion, declare and pay dividends in any other forms as prescribed by its Articles of Association, as the Board deems appropriate.

All dividend decisions made by the Board during the financial year under review were made in accordance with the Company's dividend policy.

The Board will review the Dividend Policy from time to time and may adopt changes as appropriate at the relevant time to ensure the effectiveness of this policy.

Risk policy statement

Robust and effective management of risks is an essential and integral part of corporate governance. It helps to ensure that the risks encountered in the course of achieving the Group's strategic objectives are managed within the Group's risk appetite.

To achieve this, an Enterprise Risk Management ("ERM") approach is adopted for identifying, assessing, responding to and reporting on risks that might affect the Group in pursuit of its objectives and goals. The purposes of the implementation of ERM are as follows:



The Group is committed to continuously improving its ERM framework and processes and building a risk-aware culture across the Group with a view to achieving a sustainable and balanced development.

Risk management report (Continued)

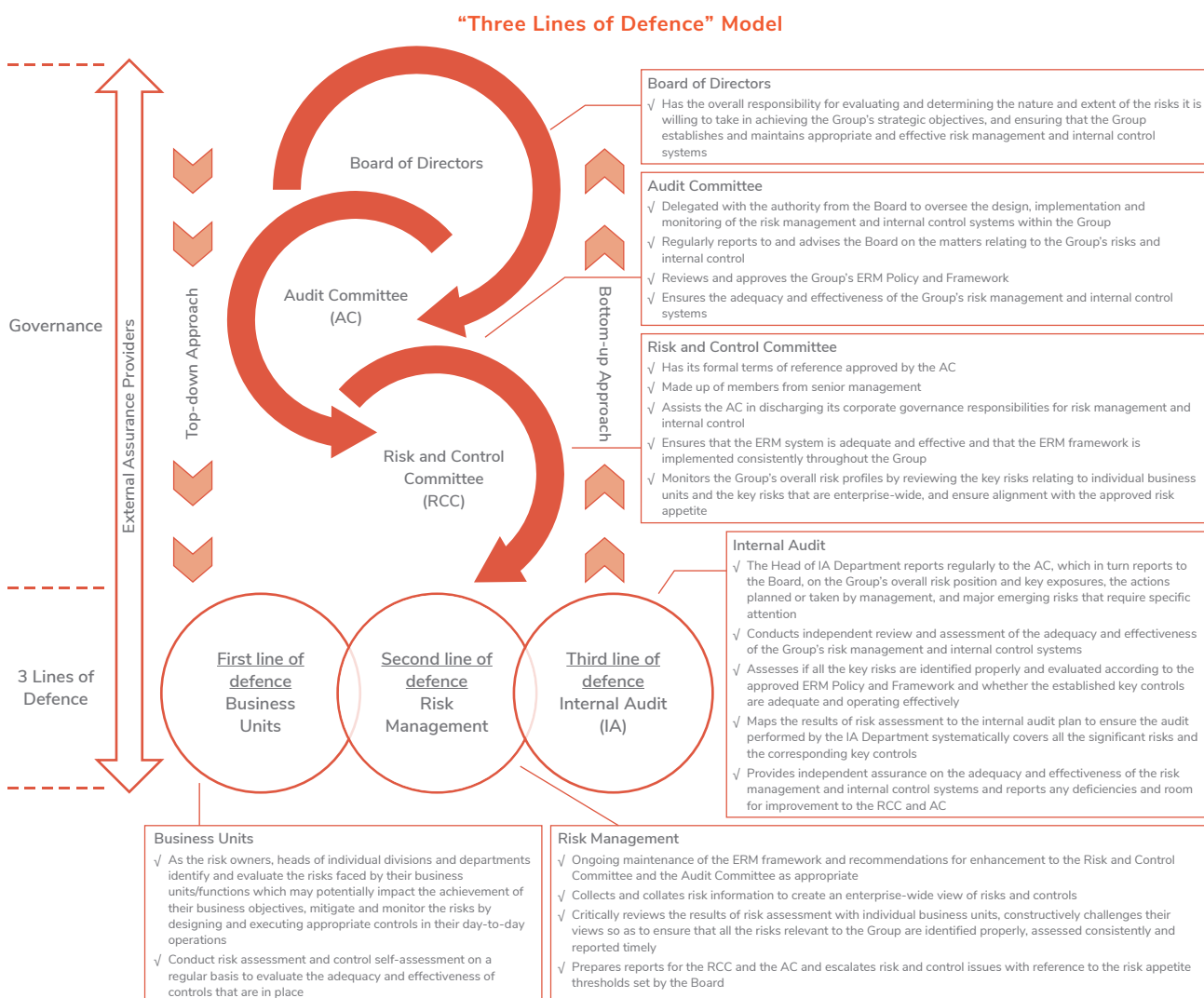
Risk governance and management

The Group's ERM Policy and Framework was based on the International Standard ISO 31000:2018 Risk Management – Guidelines. To ensure continued relevance and continuous improvement, the ERM Policy and Framework is reviewed and updated regularly.

The Group adopts a “Three Lines of Defence” model in risk governance. This is manifested by the oversight and directions from the Board, the Audit Committee

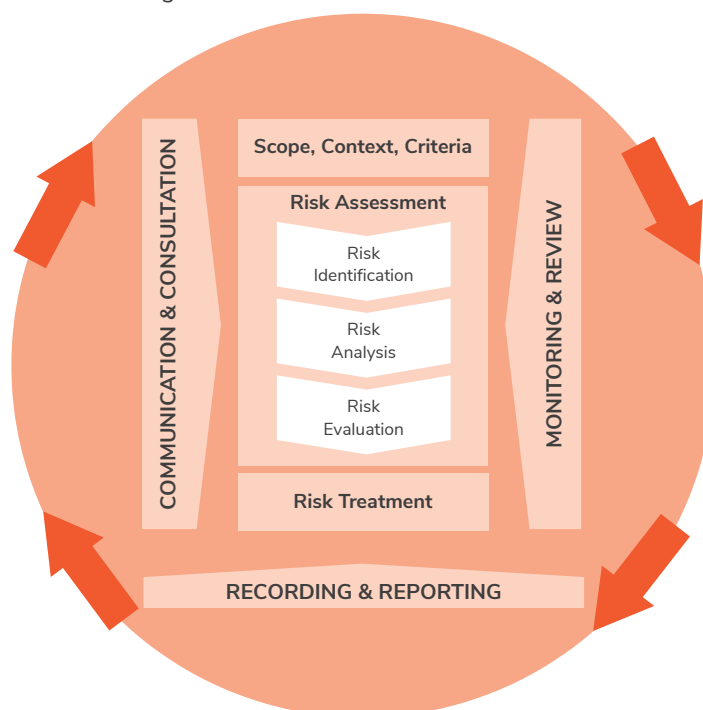
and the Risk and Control Committee of the Group. The risk management framework of the Group combines a top-down strategic view with a bottom-up operational assessment conducted by each division and department. Members of senior management discuss the top-tier risks escalated through the bottom-up process and deliberate on any other risk issues that they consider important. This combined approach ensures that all the significant risks which need to be considered are identified and managed properly.

The following diagram illustrates the Group's Risk Governance and Management Framework:



Risk management process

The ERM process is illustrated in the diagram below:



(Source: The ISO 31000:2018 Risk Management Process)

Communication and consultation

Communication and consultation with appropriate external and internal stakeholders take place within and throughout all steps of the ERM process. For instance, in the daily management meetings, management would raise risk concerns, identify and evaluate emerging risks and take appropriate actions.

Scope, context, criteria

The risk management process applies to all business and decision-making processes, including the formulation of strategic objectives, business planning and day-to-day operations. The context of the ERM process is developed from the understanding of the external and internal environment in which the Group operates, taking into account the relevant external and internal factors, the relationships with the external and internal stakeholders and the contractual relationships and commitments to ensure that the risk management approach adopted is appropriate for the Group. To ensure a common assessment standard is adopted, risk criteria are defined to measure the relative significance of risk.

Risk identification

Divisions and departments analyse their respective business activities and main processes to identify operational risks, which forms a “bottom-up” approach. A “top-down” approach is also adopted by the senior management to identify business/strategic risks. Combining the output from the two approaches, a comprehensive list of risks for individual business units and hence for the Group can be generated. Risk classification system is used to facilitate the identification and accumulation of similar risks.

Risk management report (Continued)

Risk management process (Continued)

Risk analysis

The purpose of risk analysis is to comprehend the nature of risk and its characteristics. Risk analysis involves a detailed consideration of the sources of risk, the potential consequences and likelihood, the existing controls and their effectiveness.

Risk evaluation

Divisions and departments use the predefined criteria to assign scores for the risks identified. With reference to the risk matrix (i.e. a combination of the consequence and likelihood scores), the risk ratings are determined (i.e. low risk, moderate risk, high risk or extreme risk). The risk ratings reflect the management attention and risk treatment effort required, taking into account the Group's risk appetite.

Risk treatment

The adequacy of existing controls is assessed in order to determine if additional measures are required to bring the residual risks to an acceptable level. When determining the appropriate risk treatment plans, one or more of the following four types of risk response will generally be adopted:

- avoid (not starting or continuing with the activity that gives rise to the risk);
- reduce (lessening the likelihood or consequences);
- transfer (sharing the risk with another party, e.g. insurance); and
- accept (retaining the risk by making an informed decision).

Monitoring and review

A quarterly risk assessment is conducted. All divisions and departments assess changes in business operations and take into account the external and internal factors that impact the risk level. They also identify any new and emerging risks and monitor the progress and effectiveness of risk treatments since the last review.

Recording and reporting

The results of risk assessment are documented in the risk registers in a systematic and consistent manner. All the identified risks, risk scoring and ratings, together with the details of existing controls and proposed treatment plan (if any) are recorded in the risk registers.

Quarterly ERM report is prepared for the Risk and Control Committee and the Audit Committee. The Group's top tier risks are presented in a heat map which provides a dynamic and forward-looking picture of the Group's risk position. The changes in risk profile since the last review, the corresponding key controls and risk treatment plans, as well as the targeted risk positions upon the completion of risk treatment plans with a specified time frame are highlighted in the ERM report. The potential/expected trend of certain risks, such as emerging risk, is also indicated in the ERM report.

Principal risks to the Group

As part of the ERM process, risk assessments have been performed on principal risks faced by the Group, including risks related to ESG issues. The following are the principal risks that include both ESG and non-ESG risk categories:

Strategic Risk

Risk Description	ESG Category	Risk Movement*
1. Macroeconomic, political and government policy changes	Non-ESG risk	↔
Key Controls/Mitigation Measures		
- Close monitoring of market situation and prompt adoption of appropriate strategies - Regular performance review of individual business units/projects - Strict cost control without compromising on service quality		

Operational Risk

Risk Description	ESG Category	Risk Movement*
2. Fire and safety	Social risk	↔
Key Controls/Mitigation Measures		
- Implementation of various safety measures to safeguard the health and safety of customers and employees - Strict enforcement of construction quality and safety control measures at construction sites to prevent and mitigate potential safety hazards - Regular conduct of fire drills and inspections to enhance fire safety awareness and emergency preparedness - Leveraging of AI technologies, such as Smart Site Safety Systems (4S), on construction sites to strengthen safety measures		
Risk Description	ESG Category	Risk Movement*
3. Cybersecurity and system availability	Governance risk	↔
Key Controls/Mitigation Measures		
- Continuous review and upgrade of information technology (IT) infrastructure and systems - Continuous enhancement of security measures such as internet perimeter protection, network intrusion detection, end-user computing security improvement, email security and endpoint protection - Regular internal communication and training on cyber-attack threats including regular phishing simulation tests and compulsory cybersecurity awareness training for all staff - Engagement of independent consultants to perform various security assessments such as penetration tests and compromise assessment to assess the cybersecurity risks - Adoption of cybersecurity operation centre services for real-time monitoring, detection, analysis and response to cyber threats - Maintenance of ISO 27001:2022 Information Security Management Systems certification		

Risk management report (Continued)

Principal risks to the Group (Continued)

Operational Risk (Continued)

Risk Description	ESG Category	Risk Movement*
4. Data privacy and protection	Governance risk	↔
Key Controls/Mitigation Measures		
- Establishment of policies and procedures on personal data privacy management - Strengthening of information security measures to guard against data breaches and personal data leakage - Regular training for staff on data protection and privacy		
Risk Description	ESG Category	Risk Movement*
5. Quality control on construction	Social risk	↔
Key Controls/Mitigation Measures		
- Quality assurance and quality control system in place to ensure consistent delivery of quality buildings and service - Requirement for retention moneys and surety bonds from contractors to ensure due rectification of defects - Engagement of consultants for quality assurance - Strict quality control measures in place before, during and after concreting		
Risk Description	ESG Category	Risk Movement*
6. Ethics and integrity	Governance risk	↔
Key Controls/Mitigation Measures		
- Our core value “integrity in everything we do” promotes a corporate culture that is committed to high ethical standards - Regular reinforcement of our core value of “integrity” to staff and external stakeholders (including contractors and suppliers) through communication and training - Annual Code of Conduct training, acknowledgement and declaration by all employees - Whistle-blowing and grievance procedures in place - Establishment of policies and procedures incorporating proper segregation of duties with checks and balances - Establishment of Anti-Money Laundering and Counter-Terrorist Financing Policy for financial crime risk prevention		

Principal risks to the Group (Continued)

Operational Risk (Continued)

Risk Description	ESG Category	Risk Movement*
7. Natural disaster event	Environmental risk	↔

Key Controls/Mitigation Measures

- Comprehensive insurance coverage for our properties and business operations
- Immediate response actions when potential threat is noted
- Business continuity plans (BCP) and IT disaster recovery plan (DRP) are in place and BCP and DRP drills are conducted for critical business/functions and systems

Risk Description	ESG Category	Risk Movement*
8. Cost management	Non-ESG risk	↔

Key Controls/Mitigation Measures

- Establishment of budgetary control mechanism
- Analysis and benchmarking of construction and operating costs
- Tender/quotation procedures in place to promote competitive bidding and ensuring best prices are achieved
- Broadening of the approved contractor/supplier base
- Adoption of bulk purchase/term rate contract for commonly or frequently procured items

Environmental Risk

Risk Description	ESG Category	Risk Movement*
9. Energy, material and waste management	Environmental risk	↔

Key Controls/Mitigation Measures

- Implementation of innovative energy-saving technology solutions and adoption of renewable energy
- Investment in innovative and sustainable building materials
- Establishment of policies and procedures to guide the use of resources and to outline requirements for proper use, recycling and disposal of waste
- Implementation of food waste management program and reduction of single-use plastic

Risk management report (Continued)

Principal risks to the Group (Continued)

Emerging Risk		
Risk Description	ESG Category	Risk Movement*
10. Digital transformation risk	Non-ESG risk	↔
Key Controls/Mitigation Measures		
- Establishment of an AI Transformation Committee to drive and oversee AI transformation initiatives across the Group - Development of the AI Governance Policy & Control Framework and AI Technologies Usage Guideline to promote the responsible use of AI and provide practical guidance for employees on AI technologies and tools - Establishment of Sino Inno Lab as a platform for incubating new technological initiatives to promote innovative culture - Implementation of new systems and applications to streamline core business processes across functions, enhance operational efficiency, and ensure resilience through contingency planning - Provision of continuous training and upskilling for employees to strengthen competencies in emerging technologies		

For the financial risks of the Group, please refer to 'Notes to the consolidated financial statements' on pages 172 to 180.

For the risks related to ESG issues of the Group, please refer to the standalone Sustainability Report.

Notes:

* Risk movement (change from last year)

↔ Risk rating remained broadly the same

Apart from the above principal risks, other risks have also been identified and kept under continuous monitoring and regular review.

Integration of risk management with internal control system

Risk management is fully integrated with the Group's Internal Control Framework. Key controls for mitigating high risk items identified in the ERM process are subject to independent reviews and tests by the Internal Audit Department in order to assess their adequacy and effectiveness. Details of the internal control system are set out in the 'Corporate governance report' on pages 48 to 50.

Review of the effectiveness of risk management and internal control systems

During the financial year under review, the Audit Committee, on behalf of the Board, has reviewed the effectiveness of the Group's risk management and internal control systems. Details of the aforesaid review of effectiveness are described in the 'Corporate governance report' on page 50.

The Directors present their annual report and the audited consolidated financial statements of the Company and its subsidiaries (together referred to as the "Group") for the year ended 30th June, 2026.

Principal activities

The Company acts as an investment holding company. The principal activities of its principal subsidiaries are set out in Note 49 to the consolidated financial statements.

Business review

A fair review of the Group's business during the year and a discussion on its future development are provided in the 'Chairman's statement' on pages 7 to 19.

Description of principal risks and uncertainties facing the Group can be found in the 'Risk management report' on pages 59 to 66. Also, the financial risk management objectives and policies of the Group can be found in Note 44 to the consolidated financial statements.

Particulars of important events affecting the Group that have occurred since the end of the year ended 30th June, 2026, if any, are provided in the 'Notes to the consolidated financial statements'. An analysis of the Group's performance during the year using financial key performance indicators is provided in the 'Group financial summary' on pages 3 to 6.

Discussions on the Group's environmental policies, performance and relationships with its key stakeholders are contained in the 'Sustainable development' on pages 20 to 28 and the Company's standalone Sustainability Report. Discussions on the Group's compliance with the relevant laws and regulations that have a significant impact on the Group can be found in this report, the 'Corporate governance report' on pages 29 to 58 and the Company's Sustainability Report. The above discussions form part of this report.

Results and appropriations

The results of the Group for the year are set out in the consolidated statement of profit or loss on page 92.

An interim dividend of HK15 cents per share amounting to HK\$335 million, including HK\$2 million by way of cash dividends and HK\$333 million by way of scrip alternatives, was paid to the shareholders during the year. The Directors now recommend the payment of a final dividend of HK43 cents per share amounting to HK\$967 million payable to shareholders whose names appear on the Register of Members of the Company on 3rd November, 2026.

Major properties

Details of the major properties of the Group at 30th June, 2026 are set out on pages 204 to 215.

Subsidiaries, associates and joint ventures

Details of the Company's principal subsidiaries, associates and joint ventures at 30th June, 2026 are set out in Notes 49, 50 and 51 to the consolidated financial statements, respectively.

Share capital

Details of shares issued by the Company during the year are set out in Note 34 to the consolidated financial statements. The shares issued during the year were in lieu of cash dividends.

Directors' report (Continued)

Purchase, sale or redemption of the Company's listed securities

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the listed securities of the Company during the year.

Employees and remuneration policies

As at 30th June, 2026, the Group employed approximately 8,800 employees. The Group seeks to attract and retain talents through competitive remuneration packages, pay-for-performance remuneration policy, together with a caring, respectful and supportive work environment. The Group maintains an open and standardised framework for employment, salary review and promotion. The Group regularly reviews remuneration packages, including retirement benefits and performance-based discretionary bonus, to ensure their competitiveness against market conditions and compliance with the relevant regulatory requirements. Employee engagement, training and development are always on top of the corporate agenda. The Group provides professional and high quality training programmes for employees at all levels. Please refer to the section entitled 'Sustainable development' in this annual report for further details of the training provided to employees.

Distributable reserve of the Company

The Company's reserve available for distribution to shareholders as at 30th June, 2026 was the retained profits of HK\$18,103 million (2025: HK\$16,323 million).

Treasury, group borrowings and interest capitalised

The Group maintains a prudent approach in its treasury management with foreign exchange exposure being kept at a minimal level and interest rates on a floating rate basis. Bank borrowings repayable within one year are classified as current liabilities. Repayment analysis of bank borrowings as at 30th June, 2026 are set out in Note 32 to the consolidated financial statements.

Interest expenses capitalised by the Group during the year in respect of properties under development amounted to HK\$93 million (2025: HK\$39 million).

Directors

The Directors of the Company during the year and up to the date of this report are:

Executive Directors

Mr. Robert Ng Chee Siong (retired on 31st August, 2025)
Mr. Daryl Ng Win Kong (Chairman)

Non-Executive Directors

The Honourable Ronald Joseph Arculli
Ms. Nikki Ng Mien Hua

Independent Non-Executive Directors

Dr. Allan Zeman
Mr. Adrian David Li Man-kiu
The Honourable Rock Chen Chung-nin

In accordance with the Company's Articles of Association and pursuant to Appendix C1 Corporate Governance Code to the Listing Rules, Ms. Nikki Ng Mien Hua will retire at the forthcoming Annual General Meeting and, who being eligible, will offer herself for re-election. Mr. Adrian David Li Man-kiu will also retire at the forthcoming Annual General Meeting but will not offer himself for re-election.

The list of directors who have served on the boards of the subsidiaries of the Company included in the annual consolidated financial statements for the financial year ended 30th June, 2026 during the year and up to the date of this report is available on the Company's website at www.sino.com under Corporate Governance of the Investor Relations section.

Directors' interests

As at 30th June, 2026, the interests and short positions held by the Directors of the Company in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance

(Chapter 571 of the laws of Hong Kong) ("SFO")), as recorded in the register required to be kept by the Company under Section 352 of the SFO or otherwise notified to the Company and The Stock Exchange of Hong Kong Limited ("Stock Exchange") pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers ("Model Code") contained in the Listing Rules, were as follows:

(a) Long positions in shares of the Company

Name of Director	Number of ordinary shares	Capacity and nature of interest	% of issued shares
Mr. Daryl Ng Win Kong	–	–	–
The Honourable Ronald Joseph Arculli	60,000	Beneficial owner	≈ 0%
Ms. Nikki Ng Mien Hua	–	–	–
Dr. Allan Zeman	–	–	–
Mr. Adrian David Li Man-kiu	–	–	–
The Honourable Rock Chen Chung-nin	–	–	–

(b) Long positions in shares of associated corporation

Subsidiary

Sino Land Company Limited

Name of Director	Number of ordinary shares	Capacity and nature of interest	% of issued shares
Mr. Daryl Ng Win Kong	2,698,422	Beneficial owner	0.02%
The Honourable Ronald Joseph Arculli	1,191,997	Beneficial owner	0.01%
Ms. Nikki Ng Mien Hua	155,601	Beneficial owner	≈ 0%
Dr. Allan Zeman	–	–	–
Mr. Adrian David Li Man-kiu	–	–	–
The Honourable Rock Chen Chung-nin	–	–	–

Save as disclosed above, as at 30th June, 2026, none of the Directors of the Company had or was deemed to have any interests or short positions in the shares, underlying shares and debentures of the Company or its associated corporations which were recorded in

the register required to be kept by the Company under Section 352 of the SFO or required to be notified to the Company and the Stock Exchange pursuant to the Model Code.

Share option schemes

The Company and its subsidiaries have no share option schemes.

Arrangement to purchase shares or debentures

At no time during the year was the Company or any of its subsidiaries a party to any arrangements to enable the Directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

Directors' interests in competing businesses

Pursuant to Rule 8.10(2) of the Listing Rules, the Company discloses that during the year, the following Directors held share interests and/or directorships in companies engaged in businesses which compete or likely to compete, either directly or indirectly, with the businesses of the Group.

Mr. Daryl Ng Win Kong and Ms. Nikki Ng Mien Hua held share interests and directorships in companies of the Ng Family (including Mr. Robert Ng Chee Siong, Mr. Philip Ng Chee Tat, and as co-executors of the estate of the late Mr. Ng Teng Fong and/or their respective associates) which engage in businesses of property investment, development and management, and/or hotel operation.

The Board of Directors of the Company is independent of the boards of the aforesaid companies and maintains three Independent Non-Executive Directors. Coupled with the diligence of the Independent Non-Executive Directors and the Audit Committee of the Company, the Group operates its businesses independently of, and at arm's length from, the businesses of the aforesaid companies.

Directors' material interests in transactions, arrangements or contracts

Apart from the transactions disclosed under the heading 'Related party disclosures' as set out in Note 47 to the consolidated financial statements contained in this Annual Report, there were no other transactions, arrangements or contracts of significance in relation to the Group's business to which the Company or any of its subsidiaries was a party and in which a Director of the Company or his/her connected entities had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

Management contracts

No contract for the management and administration of the whole or any substantial part of the business of the Company was entered into or existed during the year.

Permitted indemnity provision

Pursuant to the Company's Articles of Association, every Director shall be entitled to be indemnified out of the assets of the Company against all losses or liabilities (to the fullest extent permitted by the Companies Ordinance) which he may sustain or incur in or about the execution of the duties of his office or otherwise in relation thereto. The Company has arranged appropriate directors' and officers' liability insurance coverage for the Directors and officers of the Group during the year, which remains in force.

Service contracts

None of the Directors of the Company has a contract of service with the Company or any of its subsidiaries not determinable by the employing company within one year without payment of compensation (except for statutory compensation).

Connected transactions

Continuing connected transactions for the year ended 30th June, 2026

The Company and its major subsidiary, Sino Land Company Limited ("Sino Land"), jointly announced on 2nd June, 2025 that Sino Land and/or its subsidiaries ("Sino Land Group") had entered into agreements on 2nd June, 2025 ("Agreements" or individually, "Agreement") relating to the following continuing

connected transactions between Sino Land Group and the Ng Family (including Mr. Robert Ng Chee Siong, Mr. Philip Ng Chee Tat, and as co-executors of the estate of the late Mr. Ng Teng Fong, and/or their respective associates) for the three years commencing on 1st July, 2025 and expiring on 30th June, 2028 with annual caps fixed for each of the years. Applicable particulars of the Agreements together with the total amount received/paid in respect of the transactions for the year ended 30th June, 2026 are disclosed herein as required under the Listing Rules:

Nature of services provided under the Agreement	Parties to the transactions	Nature of transactions	Basis of consideration	Applicable annual cap(s) under the Agreement	Total amount received/paid for the year ended 30th June, 2026
1. Building cleaning services	Service provider Best Result Environmental Services Limited, a wholly-owned subsidiary of Sino Land Service recipient Ng Family	Provision of building cleaning services and cleaning consultancy services by Sino Land Group to properties developed/owned/ partly owned or to be developed/owned/ partly owned by the Ng Family	A lump sum fee to be agreed between the parties which shall be determined by reference to cost plus a profit margin ranging from approximately 5% to 25% of the amount thereof, payable in monthly instalments in arrears on the last day of each month. The parties will take into account factors such as the size, nature of the building, location, complexity of the work, image, competition and length of the contract in determining the lump sum fee under each individual contract in respect of the services contemplated thereunder	The aggregate amount payable by the relevant members of the Ng Family under the Agreement shall not exceed: (i) HK\$218 million for the period from 1st July, 2025 to 30th June, 2026; (ii) HK\$218 million for the period from 1st July, 2026 to 30th June, 2027; and (iii) HK\$218 million for the period from 1st July, 2027 to 30th June, 2028	HK\$113.68 million

Directors' report (Continued)

Connected transactions (Continued)

Continuing connected transactions for the year ended 30th June, 2026 (Continued)

Nature of services provided under the Agreement	Parties to the transactions	Nature of transactions	Basis of consideration	Applicable annual cap(s) under the Agreement	Total amount received/paid for the year ended 30th June, 2026
2. Car park management services	Service provider Sino Parking Services Limited ("SPSL"), a company held as to 50% by Sino Land and 50% by the Ng Family Service recipient Sino Land Group	Provision of car park management services by SPSL and/or the Ng Family to properties owned/developed or to be owned/developed by Sino Land Group	A lump sum fee to be agreed between the parties which shall be determined by reference to a rate of approximately 12% to 20% of the total gross revenue generated from car parking operations in the relevant properties managed by SPSL and/or the relevant member of the Ng Family, payable in half-yearly instalments in arrears on the last day of each half year. The parties will take into account factors such as the size, nature of the building, location, complexity of the work, image, competition and length of the contract in determining the lump sum fee under each individual contract in respect of the services contemplated thereunder	The aggregate amount payable by the relevant members of Sino Land Group under the Agreement shall not exceed: (i) HK\$79 million for the period from 1st July, 2025 to 30th June, 2026; (ii) HK\$79 million for the period from 1st July, 2026 to 30th June, 2027; and (iii) HK\$79 million for the period from 1st July, 2027 to 30th June, 2028	HK\$33.9 million

Connected transactions (Continued)

Continuing connected transactions for the year ended 30th June, 2026 (Continued)

Nature of services provided under the Agreement	Parties to the transactions	Nature of transactions	Basis of consideration	Applicable annual cap(s) under the Agreement	Total amount received/paid for the year ended 30th June, 2026
3. Estate management and general administrative services	Service provider Sino Estates Management Limited ("SEML"), a wholly-owned subsidiary of Sino Land Service recipient Ng Family	Provision of estate management services, life-style services, home maintenance services, courtesy services and general administrative services by Sino Land Group to properties developed/owned/ partly owned or to be developed/owned/ partly owned by the Ng Family	A lump sum fee to be agreed between the parties which shall be a fixed sum or determined by reference to a rate of approximately 2% to 15% of the management expenditure as shown in the annual budget of, or actually incurred by, the relevant member of the Ng Family in respect of the properties managed by SEML, payable by periodic instalments (for example, monthly, quarterly or half-yearly) in advance or in arrears. The parties will take into account factors such as the size, nature of the building, location, complexity of the work, image, competition and length of the contract in determining the lump sum fee under each individual contract in respect of the services contemplated thereunder	The aggregate amount payable by the relevant members of the Ng Family under the Agreement shall not exceed: (i) HK\$63 million for the period from 1st July, 2025 to 30th June, 2026; (ii) HK\$63 million for the period from 1st July, 2026 to 30th June, 2027; and (iii) HK\$63 million for the period from 1st July, 2027 to 30th June, 2028	HK\$28.63 million

Directors' report (Continued)

Connected transactions (Continued)

Continuing connected transactions for the year ended 30th June, 2026 (Continued)

Nature of services provided under the Agreement	Parties to the transactions	Nature of transactions	Basis of consideration	Applicable annual cap(s) under the Agreement	Total amount received/paid for the year ended 30th June, 2026
4. Security services	Service provider Sino Security Services Limited, a wholly-owned subsidiary of Sino Land Service recipient Ng Family	Provision of security services by Sino Land Group to properties developed/owned/ partly owned or to be developed/owned/ partly owned by the Ng Family	A lump sum fee to be agreed between the parties which shall be determined by reference to cost plus a profit margin ranging from approximately 5% to 25% of the amount thereof, payable in monthly instalments in arrears on the last day of each month. The parties will take into account factors such as the size, nature of the building, location, complexity of the work, image, competition and length of the contract in determining the lump sum fee under each individual contract in respect of the services contemplated thereunder	The aggregate amount payable by the relevant members of the Ng Family under the Agreement shall not exceed: (i) HK\$158 million for the period from 1st July, 2025 to 30th June, 2026; (ii) HK\$158 million for the period from 1st July, 2026 to 30th June, 2027; and (iii) HK\$158 million for the period from 1st July, 2027 to 30th June, 2028	HK\$82.54 million

Connected transactions (Continued)

Continuing connected transactions for the year ended 30th June, 2026 (Continued)

Nature of services provided under the Agreement	Parties to the transactions	Nature of transactions	Basis of consideration	Applicable annual cap(s) under the Agreement	Total amount received/paid for the year ended 30th June, 2026
5. Leasing of properties	Service provider (i) Sino Land Group Service recipient (i) Ng Family	(i) Leasing of properties owned or to be owned by Sino Land Group (as lessor) by the Ng Family (as lessee)	(i) A lump sum base rent exclusive of rates, Government rent, management fees and, if any, other outgoings, with or without a variable turnover rent linked to the gross sales turnover of the lessees of the particular properties ("Variable Lease Payment") to be agreed between the parties which shall be determined by reference to the prevailing market rent of the particular properties. The base rent is payable monthly on the first day of every calendar month and the Variable Lease Payment, if any, is payable on terms to be agreed between the parties	(i) The total base rent and Variable Lease Payment, if any, payable per annum shall not exceed: (a) HK\$68.8 million for the period from 1st July, 2025 to 30th June, 2026; (b) HK\$68.8 million for the period from 1st July, 2026 to 30th June, 2027; and (c) HK\$68.8 million for the period from 1st July, 2027 to 30th June, 2028	(i) HK\$16.02 million

Directors' report (Continued)

Connected transactions (Continued)

Continuing connected transactions for the year ended 30th June, 2026 (Continued)

Nature of services provided under the Agreement	Parties to the transactions	Nature of transactions	Basis of consideration	Applicable annual cap(s) under the Agreement	Total base rent recognised as right-of-use assets according to HKFRS 16 – Leases
5. Leasing of properties (Continued)	Service provider (ii) Ng Family Service recipient (ii) Sino Land Group	(ii) Leasing of properties owned or to be owned by the Ng Family (as lessor) by Sino Land Group (as lessee)	(ii) A lump sum base rent exclusive of rates, Government rent, management fees and, if any, other outgoings, with or without a Variable Lease Payment to be agreed between the parties which shall be determined by reference to the prevailing market rent of the particular properties. The base rent is payable monthly on the first day of every calendar month and the Variable Lease Payment, if any, is payable on terms to be agreed between the parties	(ii) The total base rent for the whole tenancy/licence period which shall be recognised as right-of-use assets according to Hong Kong Financial Reporting Standards ("HKFRS") 16 – Leases relating to those tenancy agreements or licences to be entered into in the corresponding year shall not exceed: (a) HK\$196 million for the period from 1st July, 2025 to 30th June, 2026; (b) HK\$196 million for the period from 1st July, 2026 to 30th June, 2027; and	(ii) HK\$31.76 million

Connected transactions (Continued)

Continuing connected transactions for the year ended 30th June, 2026 (Continued)

Nature of services provided under the Agreement	Parties to the transactions	Nature of transactions	Basis of consideration	Applicable annual cap(s) under the Agreement	Total base rent recognised as right-of-use assets according to HKFRS 16 – Leases
5. Leasing of properties (Continued)				(c) HK\$196 million for the period from 1st July, 2027 to 30th June, 2028.	
				The total Variable Lease Payment, if any, for the whole tenancy/ licence period shall be recognised as expenses over the terms of those tenancy agreements or licences to be entered into according to HKFRS 16 – Leases. It is expected that the total Variable Lease Payment payable per annum, if any, for each of the three years ending 30th June, 2028 is “de minimis” after considering all applicable percentage ratios	

Connected transactions (Continued)

Continuing connected transactions for the year ended 30th June, 2026 (Continued)

The Ng Family and SPSL, being an associate of the Ng Family, are connected persons of the Company and Sino Land by virtue of the Ng Family being the controlling shareholder of both the Company and Sino Land. Therefore, the above transactions constituted continuing connected transactions of each of the Company and Sino Land under the Listing Rules.

During the year, the above continuing connected transactions were carried out within their respective applicable annual caps for the year. The Internal Audit Department has reviewed the above continuing connected transactions and concluded that the internal controls over such continuing connected transactions are adequate and effective. The findings have been submitted to the Audit Committee of the Company.

The Independent Non-Executive Directors have reviewed and confirmed that during the year, the above continuing connected transactions were all conducted and entered into:

- (i) in the ordinary and usual course of business of the Group;
- (ii) on normal commercial terms; and
- (iii) according to the relevant agreements governing them on terms that are fair and reasonable and in the interests of the Company's shareholders as a whole.

The Company's auditor was engaged to report on the above continuing connected transactions in accordance with Hong Kong Standard on Assurance Engagements 3000 (Revised) "Assurance Engagements Other Than Audits or Reviews of Historical Financial Information" and with reference to Practice Note 740 (Revised) "Auditor's Letter on Continuing Connected Transactions under the Hong Kong Listing Rules" issued by the Hong Kong Institute of Certified Public Accountants. The auditor has issued an unqualified letter containing its findings and conclusions in respect of the continuing connected transactions disclosed by the Group in this Annual Report in accordance with Rule 14A.56 of the Listing Rules.

Details of the above continuing connected transactions have been disclosed in accordance with Chapter 14A of the Listing Rules and are set out in the announcement of the Company which is available at the Stock Exchange's website and the Company's website at www.sino.com.

Details of other related party transactions are set out in Note 47 to the consolidated financial statements.

Substantial shareholders' and other shareholders' interests

As at 30th June, 2026, the interests and short positions of the substantial shareholders and other shareholders

in the shares and underlying shares of the Company as notified to the Company and the Stock Exchange pursuant to Divisions 2 and 3 of Part XV of the SFO and as recorded in the register required to be kept under Section 336 of the SFO were as follows:

Long positions in shares of the Company

Name of substantial shareholder	Number of ordinary shares	Capacity and nature of interest	% of issued shares
Mr. Philip Ng Chee Tat	1,612,259,685 (Notes 1, 2, 3, 4 and 5)	Interest of controlled corporations in 3,079,460 shares and trustee interest in 1,609,180,225 shares in the capacity as one of the co-executors of the estate of the late Mr. Ng Teng Fong	72.23%
Mr. Robert Ng Chee Siong	1,610,044,853 (Notes 2, 3, 4 and 5)	Beneficial owner of 864,628 shares and trustee interest in 1,609,180,225 shares in the capacity as one of the co-executors of the estate of the late Mr. Ng Teng Fong	72.14%
Tamworth Investment Limited	593,983,297 (Notes 3 and 5)	Beneficial owner	27.37%
Strathallan Investment Limited	317,920,220 (Notes 3 and 5)	Beneficial owner	18.32%

Directors' report (Continued)

Substantial shareholders' and other shareholders' interests (Continued)

Long positions in shares of the Company (Continued)

Name of other shareholder	Number of ordinary shares	Capacity and nature of interest	% of issued shares
Nippomo Limited	161,644,248 (Notes 3 and 5)	Beneficial owner	9.31%
Fanlight Investment Limited	153,627,884 (Notes 3 and 5)	Beneficial owner	6.88%

Notes:

- 3,079,460 shares were held through companies 100% controlled by Mr. Philip Ng Chee Tat, namely, 2,682,875 shares by Far East Capital Pte. Ltd. and 396,585 shares by Western Properties Pte Ltd.
- The trustee interest in 1,609,180,225 shares comprises:
 - 1,482,179,614 shares which were held through companies 100% controlled by the co-executors of the estate of the late Mr. Ng Teng Fong, namely, 153,627,884 shares by Fanlight Investment Limited, 208,188,200 shares by Nippomo Limited, 4,783,933 shares by Orient Creation Limited, 409,462,393 shares by Strathallan Investment Limited, 611,029,065 shares by Tamworth Investment Limited and 95,088,139 shares by Transpire Investment Limited; and
 - 127,000,611 shares which were held by the co-executors of the estate of the late Mr. Ng Teng Fong.
- The interests of Tamworth Investment Limited, Strathallan Investment Limited, Nippomo Limited and Fanlight Investment Limited were duplicated in the interests of the co-executors of the estate of the late Mr. Ng Teng Fong.
- The trustee interests of Mr. Philip Ng Chee Tat and Mr. Robert Ng Chee Siong as the co-executors of the estate of the late Mr. Ng Teng Fong were duplicated.
- The number and the percentage of shares as disclosed are based on the substantial shareholder notices filed with the Stock Exchange.

Save as disclosed above and so far as the Directors of the Company are aware, as at 30th June, 2026, no other person had an interest or short position in the shares and underlying shares of the Company which were notified to the Company and the Stock Exchange

pursuant to Divisions 2 and 3 of Part XV of the SFO and were recorded in the register required to be kept under Section 336 of the SFO, or was otherwise a substantial shareholder of the Company.

Donations

During the year, the Group made charitable and other donations amounting to approximately HK\$23 million.

Equity-linked agreements

No equity-linked agreements were entered into by the Company during the year or subsisted at the end of the year.

Major suppliers and customers

The aggregate amount of purchases attributable to the Group's five largest suppliers accounted for approximately 61% of the Group's total purchases for the year and the purchases attributable to the Group's largest supplier was approximately 37% of the Group's total purchases for the year.

The percentage of revenue from sales of goods or rendering of services attributable to the Group's five largest customers was less than 30% of the Group's total revenue for the year.

At no time during the year did the Directors, their close associates or any shareholders of the Company (which to the knowledge of the Directors own more than 5% of the number of the Company's issued shares (excluding treasury shares)) had an interest in any of the Group's five largest suppliers.

Corporate governance

The corporate governance report is set out on pages 29 to 58.

Sufficiency of public float

Based on information that is publicly available to the Company and within the knowledge of the Directors of the Company, as at 30th June, 2026 and up to the date of this Annual Report, the Company has complied with Rule 13.32B of the Listing Rules and maintained the prescribed public float of at least 25% of the Company's total number of issued shares.

Auditor

The consolidated financial statements for the year ended 30th June, 2026 of the Group have been audited by KPMG, who will retire and, being eligible, offer themselves for re-appointment at the forthcoming Annual General Meeting.

On behalf of the Board
Daryl NG Win Kong
Chairman

Hong Kong, 1st September, 2026

Biographical details of Directors & senior management

(I) Executive Director

Mr. Daryl Ng Win Kong ^{N+ R}, SBS, JP, aged 48,

an Executive Director since April 2005 and Deputy Chairman of the Group since November 2017, and assumed the role of Chairman of the Group since 31st August, 2025, holds a Bachelor of Arts Degree in Economics, a Master Degree of Science in Real Estate Development from Columbia University in the City of New York, an Honorary Doctor of Humane Letters degree from Savannah College of Art and Design and an Honorary Doctor of Business Administration, *honoris causa* from Hong Kong Metropolitan University. He is an Honorary Fellow of The Hong Kong University of Science and Technology and Hong Kong Metropolitan University. Mr. Ng first joined the Company as Executive (Development) in 2003. He is a director of a number of subsidiaries and associated companies of the Company. Mr. Ng is an Executive Director and Chairman of Sino Land Company Limited and Sino Hotels (Holdings) Limited, and, a Non-Executive Director of The Bank of East Asia, Limited, all of which are listed on the main board of the Hong Kong Stock Exchange. He previously served as the Chairman, Non-independent & Non-executive Director of Yeo Hiap Seng Limited, a company listed on the main board of the Singapore Stock Exchange.

Mr. Ng holds a number of public and honorary positions. He is a member of the Standing Committee of the 14th Beijing Municipal Committee of the Chinese People's Political Consultative Conference. He is a member of Council for Carbon Neutrality and Sustainable Development, a member of the Culture Commission, a member of the Advisory Council on the Environment, a member of the Steering Committee of the Research, Academic and Industry Sectors One-plus (RAISe+) Scheme of Innovation and Technology Commission, and a member of the HKTDC Infrastructure Development Advisory Committee. He is a Director of The Real Estate Developers Association of Hong Kong, a Vice Patron of The Community Chest of Hong Kong, the President of

Hong Kong United Youth Association, a Council Member of the Hong Kong Committee for UNICEF, a Council Member of The Hong Kong Management Association, a Governor of Our Hong Kong Foundation Limited, a Council Member of Hong Kong Chronicles Institute Limited, a Vice-Chairman of the Employers' Federation of Hong Kong, the Chairman of Greater Bay Area Homeland Youth Community Foundation Limited, the Founding Patron of the ASEAN Chamber of Commerce (Hong Kong) Limited, a member of the Board of Directors of Hong Kong Palace Museum Limited, a Special Advisor to UNESCO Asia-Pacific Awards for Cultural Heritage Conservation and a Governor of China-United States Exchange Foundation (CUSEF). He is also a Trustee of The University of Hong Kong's Occupational Retirement Schemes, a member of the Court of The Hong Kong University of Science and Technology, a Vice-Chairman of Hong Kong Academy for Wealth Legacy of Financial Services Development Council, a member of NUS Medicine International Council at the Yong Loo Lin School of Medicine of National University of Singapore, a member of International Advisory Council of Singapore Management University and a member of the Global Leadership Council of Columbia University in the City of New York.

Mr. Ng was awarded the Jing Hua Award by The People's Government of Beijing Municipality and conferred the Insignia of Knight in the National Order of Merit (Chevalier de l'Ordre National du Mérite) by the French Government.

Mr. Ng is the eldest grandson of the late substantial shareholder of the Company Mr. Ng Teng Fong, the eldest son of Mr. Robert Ng Chee Siong and nephew of Mr. Philip Ng Chee Tat, the co-executors of the estate of the late Mr. Ng Teng Fong, and brother of Non-Executive Director of the Company Ms. Nikki Ng Mien Hua.

(II) Non-Executive Directors

The Honourable Ronald Joseph Arculli,
GBM, CVO, GBS, OBE, JP, aged 87,

has been a Director of the Company since 1994 and was re-designated from an Independent Non-Executive Director to a Non-Executive Director in July 2005. The Honourable Ronald Arculli through Ronald Arculli and Associates provides consultancy services to the Company. He is also a Non-Executive Director of Sino Land Company Limited and Sino Hotels (Holdings) Limited. The Honourable Ronald Arculli was an Independent Non-Executive Director of Hong Kong Exchanges and Clearing Limited from 2006 to April 2013, for which he was also a former Independent Non-Executive Chairman from 2006 to April 2012. He has a long and distinguished record of public service on numerous government committees and advisory bodies. He was the Chairman of The Hong Kong Jockey Club from 2002 to August 2006. He is a practising solicitor and has served on the Legislative Council from 1988 to 2000. He was a Non-Official Member of the Executive Council of the HKSAR Government from November 2005 to June 2012, for which he also acted as Convenor of the Non-Official Members since December 2011. He chairs the Honorary Advisory Committee of SVHK Foundation Limited. He is also a Non-Executive Director of Asia Art Archive Limited. The Honourable Ronald Arculli is a Non-Executive Director of HK Electric Investments Manager Limited (as trustee-manager of HK Electric Investments) and HK Electric Investments Limited (all are listed on The Stock Exchange of Hong Kong Limited except HK Electric Investments Manager Limited).

Ms. Nikki Ng Mien Hua^N, aged 46,

has been a Non-Executive Director since August 2023. She is also a Non-Executive Director of Sino Land Company Limited and Sino Hotels (Holdings) Limited. She joined the Group in 2002 and had previously been the Group General Manager participating in managing the leasing operations and hotels of the Group. She is a member of the Environmental, Social and Governance Steering Committee of the Company, the Company's Director of Philanthropy and a director of certain subsidiaries and associates of the Company. Ms. Ng holds a Bachelor of Arts degree from Yale University and a Master of Arts degree from the School of Oriental and African Studies, the University of London. She is a member of the 12th, 13th and 14th Shanghai Committee of the Chinese People's Political Consultative Conference. She is a Vice Chairman of the General Committee of the Hong Kong General Chamber of Commerce. She is a non-official member of The Commission on Targeted Poverty Alleviation and a member of its Community Care Fund Task Force, a member of the Personal Data (Privacy) Advisory Committee, a member of the Hong Kong Tourism Board and a member of the Pilot Innovation and Technology Accelerator Scheme Assessment Panel of Innovation and Technology Commission. She is also a member of The Hospital Governing Committee, the Finance Subcommittee and the Hospital Governing Committee Task Group on Enhancing Patient-Centric Services of Kai Tak Hospital and The Queen Elizabeth Hospital, a trustee of Kai Tak Hospital and The Queen Elizabeth Hospital Charitable Trust, Advisor of the Institute of Mental Health, Castle Peak Hospital, a member of the Board of Mind Mental Health Hong Kong Limited and an honorary advisor of The Hong Kong Mental Wellness Association. She also serves as a trustee of YK Pao Education Foundation, a director of Tai Kwun Culture and Arts Company Limited, and a board member of The Community Chest of Hong Kong. Ms. Ng is a granddaughter of the late substantial shareholder of the Company Mr. Ng Teng Fong, daughter of Mr. Robert Ng Chee Siong and niece of Mr. Philip Ng Chee Tat, the co-executors of the estate of the late Mr. Ng Teng Fong, and sister of the Chairman of the Group Mr. Daryl Ng Win Kong.

N: Nomination Committee member

(III) Independent Non-Executive Directors

Dr. Allan Zeman^{A N R}, GBM, GBS, JP, aged 78,

has been an Independent Non-Executive Director of the Company since September 2004. He is also an Independent Non-Executive Director of Sino Land Company Limited. Dr. Zeman is the Chairman of Lan Kwai Fong Group in Hong Kong. Dr. Zeman serves as an Independent Non-Executive Director and the Chairman of Wynn Macau, Limited, a Non-Executive Director of Pacific Century Premium Developments Limited, and an Independent Non-Executive Director of TVB Limited, all of which are listed on the Main Board of The Stock Exchange of Hong Kong Limited. Dr. Zeman is a member of the Chief Executive's Council of Advisers of the Government of Hong Kong Special Administrative Region ("HKSAR"), a non-official member of the Task Force on Promoting and Branding Hong Kong of the HKSAR and a member of the Culture Commission of the HKSAR. Dr. Zeman was the Chairman of Hong Kong Ocean Park from July 2003 to June 2014. He is also a Board member of the Alibaba Entrepreneurs Fund, a governor of the Board of Governors of Our Hong Kong Foundation and a member of the Board of WestK Enterprise Limited. Dr. Zeman is also a member of the Board of Governors of The Canadian Chamber of Commerce in Hong Kong and the Vice Patron of The Community Chest of Hong Kong. Dr. Zeman is a holder of Honorary Doctorate of Laws Degree from The University of Western Ontario, Canada. In 2012, he was awarded Honorary Doctorate Degrees of Business Administration from City University of Hong Kong and The Hong Kong University of Science and Technology. Dr. Zeman was formerly an Independent Non-Executive Director of Fosun Tourism Group.

Mr. Adrian David Li Man-kiu^{A+ N R+},
BBS, JP, aged 53,

an Independent Non-Executive Director since April 2005, is Co-Chief Executive of The Bank of East Asia, Limited. He is also an Independent Non-Executive Director of Sino Land Company Limited. Mr. Li is a member of the Shanghai Committee of the Chinese People's Political Consultative Conference, a non-official member of the Shenzhen-Hong Kong Financial Co-operation Committee and a Counsellor of the Hong Kong United Youth Association. He is Chairman of The Chinese Banks' Association, Deputy Chairman of The Hong Kong Institute of Bankers' Executive Committee, an Alternate Director of the World Savings and Retail Banking Institute, and a member of the MPF Industry Schemes Committee. He is a board member of The Community Chest of Hong Kong, a member of the Advisory Board of The Salvation Army Hong Kong and Macau Territory, and a Trustee of The University of Hong Kong's occupational retirement schemes. Furthermore, he serves as a member of the Election Committees responsible for electing the Chief Executive and Legislative Council members of the HKSAR as well as deputies of the HKSAR to the 14th National People's Congress. Mr. Li is currently an Independent Non-Executive Director of The Hongkong and Shanghai Hotels, Limited and China Overseas Land & Investment Limited, both of which are listed in Hong Kong. He previously served as an Independent Non-Executive Director of COSCO SHIPPING Ports Limited, which is listed in Hong Kong. Mr. Li holds a Master of Business Administration degree from the Kellogg School of Management, Northwestern University in the US, and a Master of Arts degree and Bachelor of Arts degree in Law from the University of Cambridge in Britain. He is a member of The Law Society of England and Wales, as well as that of Hong Kong. He is also a member of the Hong Kong Academy of Finance and has been conferred as an Honorary Certified Banker by The Hong Kong Institute of Bankers. Mr. Li was awarded the Bronze Bauhinia Star by the Government of the HKSAR in recognition of his contributions to the community.

Biographical details of Directors & senior management (Continued)

(III) Independent Non-Executive Directors (Continued)

The Honourable Rock Chen Chung-nin ^{A N},
NPC Deputy, SBS, BBS, JP, aged 60,

has been an Independent Non-Executive Director since July 2025. He is also an Independent Non-Executive Director of Sino Land Company Limited and Sino Hotels (Holdings) Limited. Mr. Chen is a Founding Partner of Acuity Capital Partners (HK) Limited. He has over 30 years of experience in the financial industry and has been licensed as a Responsible Officer by the Hong Kong Securities and Futures Commission for over 15 years. He is currently a Member of the Legislative Council representing the Election Committee Constituency, the Chairman of the Hong Kong Council for Accreditation of Academic and Vocational Qualifications, a Member of the Council of The University of Hong Kong, an Independent Non-Executive Director of The Bank of East Asia (China) Limited, an Independent Non-Executive Director of Chu Kong Shipping Enterprises (Group) Company Limited which is listed on the main board of The Stock Exchange of Hong Kong Limited, and a Deputy to the 14th National People's Congress of the People's Republic of China. He was a Member of the 12th and 13th National Committees of the Chinese People's Political Consultative Conference. Mr. Chen holds a Bachelor's Degree in Economics from the Wharton School, the University of Pennsylvania, and a Master's Degree in Business Administration from J.L. Kellogg Graduate School of Management, Northwestern University.

(IV) Senior management

Various businesses and functions of the Company are respectively under the direct responsibilities of the Executive Directors who are regarded as senior management of the Company.

Independent auditor's report



To the Members of Tsim Sha Tsui Properties Limited

(Incorporated in Hong Kong with limited liability)

Opinion

We have audited the consolidated financial statements of Tsim Sha Tsui Properties Limited (the “Company”) and its subsidiaries (the “Group”) set out on pages 92 to 202, which comprise the consolidated statement of financial position as at 30th June, 2026, the consolidated statement of profit or loss, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended and notes, comprising material accounting policy information and other explanatory information.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 30th June, 2026 and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with HKFRS Accounting Standards as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and have been properly prepared in compliance with the Hong Kong Companies Ordinance.

Basis for opinion

We conducted our audit in accordance with Hong Kong Standards on Auditing (“HKSA”) as issued by the HKICPA. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the consolidated financial statements* section of our report. We are independent of the Group in accordance with the HKICPA's *Code of Ethics for Professional Accountants* (the “Code”), as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matters (Continued)

Valuation of investment properties

Refer to Notes 3.2 and 17 to the consolidated financial statements.

The Key Audit Matter

The Group holds, either directly or through its joint ventures and associates, a portfolio of investment properties located in Hong Kong, Chinese Mainland and Singapore. These investment properties mainly comprise shopping malls, offices, industrial buildings, residentials and car parks. These investment properties, which are stated at fair value, are significant to the Group in terms of their values.

Management's assessment of the fair value of investment properties is based on valuations performed by external property valuers in accordance with recognised industry standards.

These valuations are complex and involve a significant degree of judgement and estimation in respect of capitalisation rates and market rents, particularly given the number and diversity of locations and nature of the investment properties.

We identified assessing the valuation of investment properties owned by the Group and its investees as a key audit matter because of the complexity of the valuations and the significant judgement and estimation required.

How the matter was addressed in our audit

Our audit procedures to assess the valuation of investment properties owned by the Group and its investees included the following:

- obtaining the valuation reports prepared by the external property valuers on which the management's assessment of the fair values of investment properties was based;
- inspecting the valuation reports and meeting the external property valuers who prepared those valuation reports to discuss the valuations and assess the valuation methodologies applied with reference to the prevailing accounting standards and considering the valuers' qualifications, expertise in the properties being valued and objectivity;
- with the assistance of our property valuation specialists, challenging the key estimates and assumptions adopted in the valuations, including the capitalisation rates and market rents, by comparing with market available data, on a sample basis; and
- comparing tenancy information, including committed rents, provided by management to the external property valuers, with underlying contracts and related documentation, on a sample basis.

Independent auditor's report (Continued)

Key audit matters (Continued)

Assessing the net realisable value of properties under development and stocks of completed properties

Refer to Notes 3.2 and 42 to the consolidated financial statements.

The Key Audit Matter

The Group holds, either directly or through its joint ventures and associates, properties under development and stocks of completed properties located in Hong Kong, Chinese Mainland and Singapore. These properties, which are stated at the lower of cost and net realisable value, are significant to the Group in terms of their values.

Management's assessment of the net realisable value of the properties is based on expected future selling prices and costs necessary to complete the development, if any, and to sell these properties. The assessment is also made reference to the valuations carried out by the external property valuers for certain properties.

These net realisable value assessments are complex and involve a significant degree of judgement and estimation in respect of future selling prices and future development costs.

We identified the assessment of the net realisable value of the properties under development and stocks of completed properties as a key audit matter because of the inherent subjectivity of the assessments on the net realisable value and the significant judgement and estimation required.

How the matter was addressed in our audit

Our audit procedures to assess the net realisable value of properties under development and stocks of completed properties, owned by the Group and its investees, included the following:

- obtaining and inspecting management's assessments and/or the valuation reports prepared by the external property valuers on which the management's assessment of the net realisable value of properties under development and stocks of completed properties was based, on a sample basis;
- discussing with management and/or external property valuers the net realisable value assessment and assessing the assessment methodologies applied with reference to the prevailing accounting standard and considering the management's and/or valuers' qualifications and expertise in the properties being valued and also the valuers' objectivity, on a sample basis;
- with the assistance of our property valuation specialists, challenging the key estimates and assumptions adopted in the net realisable value assessment, including expected future selling prices and cost to complete the development by comparing with market available data and management's development budgets, on a sample basis.

Information other than the consolidated financial statements and auditor's report thereon

The directors are responsible for the other information. The other information comprises all the information included in the annual report, other than the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. We have performed an assurance engagement on the disclosed continuing connected transactions that form part of the other information and provided a separate assurance practitioner's conclusion thereon that is included with the other information.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the directors for the consolidated financial statements

The directors are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRS Accounting Standards as issued by the HKICPA and the Hong Kong Companies Ordinance and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

The directors are assisted by the Audit Committee in discharging their responsibilities for overseeing the Group's financial reporting process.

Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. This report is made solely to you, as a body, in accordance with section 405 of the Hong Kong Companies Ordinance, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with HKSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with HKSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

Auditor's responsibilities for the audit of the consolidated financial statements (Continued)

We communicate with the Audit Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Audit Committee with a statement that we have complied with relevant ethical requirements regarding independence and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence and, where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the Audit Committee, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Chan Tsz Kei (practising certificate number: P07071).

KPMG

Certified Public Accountants

8th Floor, Prince's Building

10 Chater Road

Central, Hong Kong

1st September, 2026

Consolidated statement of profit or loss

For the year ended 30th June, 2026

	Notes	2026 HK\$ Million	2025 HK\$ Million
Revenue	5	9,333	8,236
Cost of sales		(2,428)	(1,824)
Direct expenses		(2,651)	(2,500)
Gross profit		4,254	3,912
Change in fair value of investment properties	17	337	(653)
Other income and other gains or losses		431	236
Change in fair value of financial assets at fair value through profit or loss ("FVTPL")		35	10
Administrative expenses		(986)	(907)
Other operating expenses		(391)	(349)
Finance income	7	1,962	2,296
Finance costs	8	(139)	(106)
Less: interest capitalised	8	93	39
Finance income, net		1,916	2,229
Share of results of associates	9	416	107
Share of results of joint ventures	10	(535)	(75)
Profit before taxation	11	5,477	4,510
Income tax expense	14	(779)	(474)
Profit for the year		4,698	4,036
Attributable to:			
The Company's shareholders		2,724	2,331
Non-controlling interests		1,974	1,705
		4,698	4,036
Earnings per share (reported earnings per share)			
Basic	16(a)	HK\$1.23	HK\$1.08

The notes on pages 100 to 202 form part of these consolidated financial statements. Details of dividends payable to equity shareholders of the Company are set out in Note 15.

Consolidated statement of profit or loss and other comprehensive income

For the year ended 30th June, 2026

	2026 HK\$ Million	2025 HK\$ Million
Profit for the year	4,698	4,036
Other comprehensive income		
<i>Items that will not be reclassified to profit or loss:</i>		
Change in fair value of equity instruments at fair value through other comprehensive income ("FVTOCI")	386	309
Remeasurement of long service payment liabilities	16	(7)
	402	302
<i>Items that may be reclassified subsequently to profit or loss:</i>		
Exchange differences arising on translation of foreign operations	402	437
Change in fair value of debt instruments at FVTOCI	–	3
	402	440
Other comprehensive income for the year	804	742
Total comprehensive income for the year	5,502	4,778
Total comprehensive income attributable to:		
The Company's shareholders	3,194	2,762
Non-controlling interests	2,308	2,016
	5,502	4,778

The notes on pages 100 to 202 form part of these consolidated financial statements.

Consolidated statement of financial position

At 30th June, 2026

	Notes	2026 HK\$ Million	2025 HK\$ Million
Non-current assets			
Investment properties	17	68,496	66,044
Hotel properties	18	1,651	1,708
Property, plant and equipment	19	239	209
Right-of-use assets	21	1,134	1,168
Goodwill	20	739	739
Interests in associates	22	16,911	16,662
Interests in joint ventures	23	7,943	7,234
Equity and debt instruments	24	1,777	1,618
Advances to associates	22	2,831	4,766
Advances to joint ventures	23	8,960	8,782
Long-term loans receivable	26	3,489	2,459
Deferred taxation	35	3	18
Other assets		1	1
		114,174	111,408
Current assets			
Properties under development	42	11,972	9,963
Stocks of completed properties	42	2,716	4,721
Hotel inventories		3	4
Equity and debt instruments	24	14	12
Amounts due from associates	22	1,495	1,800
Amounts due from joint ventures	23	2,188	3,403
Amounts due from non-controlling interests	25	41	20
Trade and other receivables	27	1,414	1,556
Current portion of long-term loans receivable	26	584	368
Taxation recoverable		3	3
Time deposits	28	56,272	49,853
Bank balances and cash	28	2,800	2,403
		79,502	74,106
Current liabilities			
Trade and other payables	29	4,172	4,130
Lease liabilities	30	32	35
Contract liabilities	31	2,227	329
Amounts due to associates	22	1,229	1,035
Amounts due to non-controlling interests	25	1,843	2,032
Taxation payable		810	471
Bank borrowings – due within one year	32	–	1,799
		10,313	9,831
Net current assets		69,189	64,275
Total assets less current liabilities		183,363	175,683

Consolidated statement of financial position (Continued)

At 30th June, 2026

	Notes	2026 HK\$ Million	2025 HK\$ Million
Capital and reserves			
Share capital	34	21,802	20,535
Reserves		80,347	77,980
Equity attributable to the Company's shareholders		102,149	98,515
Non-controlling interests	38	73,141	72,292
Total equity		175,290	170,807
Non-current liabilities			
Bank borrowings – due after one year	32	2,892	–
Lease liabilities	30	19	15
Other loan – due after one year	33	946	884
Deferred taxation	35	2,884	2,800
Advances from associates	36	1,137	1,107
Advances from non-controlling interests	37	195	70
		8,073	4,876
		183,363	175,683

The consolidated financial statements on pages 92 to 202 were approved and authorised for issue by the Board of Directors on 1st September, 2026 and are signed on its behalf by:

Daryl NG Win Kong
Chairman

Nikki NG Mien Hua
Director

The notes on pages 100 to 202 form part of these consolidated financial statements.

Consolidated statement of changes in equity

For the year ended 30th June, 2026

	Attributable to the Company's shareholders						Non-controlling interests HK\$ Million	Total HK\$ Million
	Share capital HK\$ Million	Capital reserve HK\$ Million	Investment revaluation reserve HK\$ Million	Exchange reserve HK\$ Million	Retained profits HK\$ Million	Total HK\$ Million		
At 1st July, 2024	19,305	4,175	(229)	(276)	71,893	94,868	72,319	167,187
Profit for the year	–	–	–	–	2,331	2,331	1,705	4,036
Other comprehensive income	–	–	180	256	(5)	431	311	742
Total comprehensive income for the year	–	–	180	256	2,326	2,762	2,016	4,778
Reclassification upon disposal of equity instruments at FVTOCI	–	–	(3)	–	3	–	–	–
Shares issued in lieu of cash dividends	1,230	–	–	–	–	1,230	–	1,230
Acquisition of additional interest in a listed subsidiary	–	892	–	–	–	892	(926)	(34)
Scrip dividend re-invested by non-controlling interests	–	–	–	–	–	–	(2,191)	(2,191)
Dividends paid to non-controlling interests	–	–	–	–	–	–	1,074	1,074
Final dividend – 2024	–	–	–	–	(912)	(912)	–	(912)
Interim dividend – 2025	–	–	–	–	(325)	(325)	–	(325)
At 30th June, 2025 and 1st July, 2025	20,535	5,067	(52)	(20)	72,985	98,515	72,292	170,807
Profit for the year	–	–	–	–	2,724	2,724	1,974	4,698
Other comprehensive income	–	–	225	236	9	470	334	804
Total comprehensive income for the year	–	–	225	236	2,733	3,194	2,308	5,502
Reclassification upon disposal of equity instruments at FVTOCI	–	–	37	–	(37)	–	–	–
Shares issued in lieu of cash dividends	1,267	–	–	–	–	1,267	–	1,267
Acquisition of additional interest in a listed subsidiary	–	448	–	–	–	448	(514)	(66)
Scrip dividend re-invested by non-controlling interests	–	–	–	–	–	–	(2,295)	(2,295)
Dividends paid to non-controlling interests	–	–	–	–	–	–	1,350	1,350
Final dividend – 2025	–	–	–	–	(940)	(940)	–	(940)
Interim dividend – 2026	–	–	–	–	(335)	(335)	–	(335)
At 30th June, 2026	21,802	5,515	210	216	74,406	102,149	73,141	175,290

The notes on pages 100 to 202 form part of these consolidated financial statements.

Consolidated statement of cash flows

For the year ended 30th June, 2026

	2026 HK\$ Million	2025 HK\$ Million
Operating activities		
Profit before taxation	5,477	4,510
Adjustments for:		
Finance costs	46	67
Depreciation of property, plant and equipment and hotel properties	107	94
Depreciation of right-of-use assets	63	64
Right-of-use assets written off	–	21
(Reversal of write-down)/write-down of properties under development	(275)	55
Impairment loss on trade receivables, net of reversal	65	43
Share of results of associates	(416)	(107)
Share of results of joint ventures	535	75
Change in fair value of investment properties	(337)	653
Finance income	(1,962)	(2,296)
Change in fair value of financial assets at FVTPL	(35)	(10)
Fair value gain on non-current interest-free unsecured other loan	(8)	–
Interest revenue from loans receivable	(60)	(90)
Dividend income from listed and unlisted investments	(80)	(68)
Operating cash flows before movements in working capital	3,120	3,011
(Increase)/decrease in long-term loans receivable	(1,246)	472
Increase in properties under development	(3,952)	(962)
Decrease in stocks of completed properties	2,419	2,167
Decrease in hotel inventories	1	2
Increase in trade and other receivables	(85)	(86)
Increase/(decrease) in trade and other payables	57	(296)
Increase in contract liabilities	1,898	216
Cash generated from operations	2,212	4,524
Hong Kong Profits Tax paid	(275)	(505)
Taxation in other jurisdictions paid	(104)	(345)
Interest received from loans receivable	60	90
Dividends received from listed and unlisted investments	80	68
Net cash generated from operating activities	1,973	3,832

Consolidated statement of cash flows (Continued)

For the year ended 30th June, 2026

	2026 HK\$ Million	2025 HK\$ Million
Investing activities		
Repayments from associates	2,165	1,672
Repayments from joint ventures	3,740	3,527
Dividends received from associates	350	243
Dividends received from joint ventures	329	131
Decrease in restricted bank deposits	–	24
Interest received	2,125	2,644
Proceeds from disposal of property, plant and equipment	1	1
Advances to associates	(139)	(1,851)
Advances to joint ventures	(4,008)	(3,037)
Advances to non-controlling interests	(21)	(6)
Additions to investment properties	(118)	(314)
Additions to property, plant and equipment	(104)	(113)
Additions to right-of-use assets	(4)	–
Decrease in time deposits with original maturity over three months and charge over deposits	8,022	5,237
Purchase of equity and debt instruments	(38)	(243)
Proceeds from disposal of equity and debt instruments	308	194
Capital injection in joint ventures	–	(597)
Net cash generated from investing activities	12,608	7,512
Financing activities		
New bank borrowings raised	1,925	967
New other loan raised	70	18
Repayments of bank borrowings	(832)	–
Repayments of lease liabilities	(41)	(42)
Advances from associates	282	273
Repayments to associates	(22)	(599)
Repayments to non-controlling interests	(307)	(670)
Advances from non-controlling interests	243	111
Dividends paid to ordinary shareholders of the Company	(8)	(7)
Interest and other finance costs paid	(98)	(44)
Dividends paid to non-controlling interests	(945)	(1,117)
Net cash generated from/(used in) financing activities	267	(1,110)

Consolidated statement of cash flows (Continued)

For the year ended 30th June, 2026

	2026 <i>HK\$ Million</i>	2025 <i>HK\$ Million</i>
Net increase in cash and cash equivalents	14,848	10,234
Cash and cash equivalents brought forward	16,934	6,724
Effect of foreign exchange rate changes	70	(24)
Cash and cash equivalents carried forward	31,852	16,934
Analysis of the balances of cash and cash equivalents		
Time deposits	56,272	49,853
Bank balances and cash	2,800	2,403
Deposits, bank balances and cash in the consolidated statement of financial position	59,072	52,256
Less: Time deposits with original maturity over three months and charge over deposits	(27,220)	(35,322)
Cash and cash equivalents in the consolidated statement of cash flows	31,852	16,934

The notes on pages 100 to 202 form part of these consolidated financial statements.

Notes to the consolidated financial statements

For the year ended 30th June, 2026

1. General

The Company is a public company with limited liability incorporated in Hong Kong with its shares listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange"). The address of the registered office and principal place of business of the Company is 12th Floor, Tsim Sha Tsui Centre, Salisbury Road, Tsim Sha Tsui, Kowloon, Hong Kong.

The Company acts as an investment holding company. The principal activities of its principal subsidiaries are set out in Note 49.

The consolidated financial statements of the Company and its subsidiaries (together referred to as the "Group") are presented in Hong Kong dollars, which is the same as the functional currency of the Company.

2. Application of new and amendments to HKFRS Accounting Standards

Amendments to HKFRS Accounting Standards that are mandatorily effective for the current year

In the current year, the Group has applied the following amendments to HKFRS Accounting Standards issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") for the first time, which are effective for the annual period beginning on or after 1st July, 2025 for the preparation of the consolidated financial statements:

Amendments to HKAS 21

The effects of changes in foreign exchange rates – Lack of exchangeability

The application of amendments to HKFRS Accounting Standards in the current year has had no material impact on the Group's financial positions and performance for the current and prior years and/or on the disclosures set out in these consolidated financial statements.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

2. Application of new and amendments to HKFRS Accounting Standards (Continued)

Amendments, new standards and interpretations to HKFRS Accounting Standards issued but not yet effective

The Group has not early applied the following new and amended standards that have been issued but are not yet effective:

	Effective for accounting periods beginning on or after
Amendments to HKFRS 9, <i>Financial instruments</i> and HKFRS 7, <i>Financial instruments: disclosures – Contracts referencing nature-dependent electricity</i>	1st January, 2026
Amendments to HKFRS 9, <i>Financial instruments</i> and HKFRS 7, <i>Financial instruments: disclosures – Amendments to the classification and measurement of financial instruments</i>	1st January, 2026
Annual improvements to HKFRS Accounting Standards – Volume 11	1st January, 2026
HKFRS 18, <i>Presentation and disclosure in financial statements</i>	1st January, 2027
HKFRS 19, <i>Subsidiaries without public accountability: disclosures</i>	1st January, 2027

The Group is in the process of making an assessment of what the impact of these developments is expected to be in the period of initial application. So far it has concluded that the adoption of them is unlikely to have a significant impact on the consolidated financial statements except for the following:

HKFRS 18, *Presentation and disclosure in financial statements*

HKFRS 18 will replace HKAS 1, *Presentation of financial statements* and aims to improve the transparency and comparability of information about an entity's financial statements. HKFRS 18 is effective for annual reporting periods beginning on or after 1st January, 2027 and is to be applied retrospectively.

Among other changes, under HKFRS 18, entities are required to classify all income and expenses into five categories in the statement of profit or loss, namely the operating, investing, financing, discontinued operations and income tax categories. Entities are also required to provide specific disclosures about management-defined performance measures in a single note in the financial statements.

The Group does not plan to early adopt HKFRS 18 and is still in the process of assessing the impact of the adoption.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies

3.1 Basis of preparation of consolidated financial statements

The consolidated financial statements have been prepared in accordance with HKFRS Accounting Standards, which collective term includes all applicable individual Hong Kong Financial Reporting Standards ("HKFRS"), Hong Kong Accounting Standards ("HKASs") and Interpretations issued by the HKICPA and the requirements of the Hong Kong Companies Ordinance, with the exception of section 381 which requires a company to include all its subsidiary undertakings (within the meaning of Schedule 1 to the Hong Kong Companies Ordinance) in the Company's annual consolidated financial statements. Section 381 is inconsistent with the requirements of HKFRS 10, *Consolidated Financial Statements* so far as they apply to subsidiary undertakings which are not controlled by the Group in accordance with HKFRS 10. For this reason, under the provisions of section 380(6), the Company has departed from section 381 and has not treated such companies as subsidiaries but they are accounted for in accordance with the accounting policies in Note 3.2. Those excluded subsidiary undertakings of the Group are disclosed in Note 51. For the purpose of preparation of the consolidated financial statements, information is considered material if such information is reasonably expected to influence decisions made by primary users. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on the Stock Exchange.

The consolidated financial statements have been prepared on the historical cost basis except for investment properties and financial instruments, which are measured at fair values, as explained in the accounting policies set out below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these consolidated financial statements is determined on such a basis, except for leasing transactions that are accounted for in accordance with HKFRS 16, *Leases*, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in HKAS 2, *Inventories* or value in use in HKAS 36, *Impairment of Assets*.

A fair value measurement of a non-financial asset takes into account a market participants' ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.1 Basis of preparation of consolidated financial statements (Continued)

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

3.2 Material accounting policies

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities (including structured entities) controlled by the Company and its subsidiaries. Control is achieved when the Company:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of profit or loss from the date the Group gains control until the date when the Group ceases to control the subsidiary.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Group's accounting policies.

All intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

Non-controlling interests in subsidiaries are presented separately from the Group's equity therein, which represent present ownership interests entitling their holders to a proportionate share of net assets of the relevant subsidiaries upon liquidation.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Basis of consolidation (Continued)

When the Group loses control of a subsidiary, a gain or loss is recognised in profit or loss and is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the carrying amount of the assets (including goodwill), and liabilities of the subsidiary attributable to the shareholders of the Company. All amounts previously recognised in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as specified/permitted by applicable HKFRS Accounting Standards). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under HKFRS 9, *Financial Instruments*, when applicable, the cost on initial recognition of an investment in an associate or a joint venture.

Allocation of total comprehensive income and expense to non-controlling interests

Total comprehensive income and expense of a subsidiary is attributed to the Company's shareholders and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Goodwill

Goodwill arising on acquisitions prior to 1st January, 2005

Goodwill arising on an acquisition of net assets and operations of another entity for which the agreement date is before 1st January, 2005 represents the excess of the cost of acquisition over the Group's interest in the fair value of the identifiable assets and liabilities of the relevant acquiree at the date of acquisition.

For previously capitalised goodwill arising on acquisitions of net assets and operations of another entity after 1st July, 2001, the Group has discontinued amortisation from 1st July, 2005 onwards, and such goodwill is tested for impairment annually, and whenever there is an indication that the cash generating unit to which the goodwill relates may be impaired.

Goodwill arising on acquisitions on or after 1st January, 2005

Goodwill arising on an acquisition of a business is carried at cost less accumulated impairment losses, if any, and is presented separately in the consolidated statement of financial position.

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Goodwill (Continued)

For the purposes of impairment testing, goodwill is allocated to each of the Group's cash-generating units expected to benefit from the synergies of the combination. A cash-generating unit to which goodwill has been allocated is tested for impairment annually, or more frequently when there is indication that the unit may be impaired. If the recoverable amount of the cash-generating unit is less than its carrying amount, the impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to the unit and then to the other assets of the unit on a pro-rata basis based on the carrying amount of each asset in the unit. Any impairment loss for goodwill is recognised directly in profit or loss. Any impairment loss recognised for goodwill is not reversed in subsequent periods.

On disposal of the relevant cash-generating unit, the attributable amount of goodwill is included in the determination of the profit or loss on disposal.

Investments in associates and joint ventures

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The results and assets and liabilities of associates and joint ventures are incorporated in these consolidated financial statements using the equity method of accounting. The financial statements of associates and joint ventures used for equity accounting purposes are prepared using uniform accounting policies as those of the Group for like transactions and events in similar circumstances. Under the equity method, an investment in an associate or a joint venture is initially recognised in the consolidated statement of financial position at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the associate or joint venture. Changes in net assets of the associate/joint venture other than profit or loss and other comprehensive income are not accounted for unless such changes resulted in changes in ownership interest held by the Group. When the Group's share of losses of an associate or joint venture exceeds the Group's interest in that associate or joint venture (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate or joint venture), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Investments in associates and joint ventures (Continued)

An investment in an associate or a joint venture is accounted for using the equity method from the date on which the investee becomes an associate or a joint venture. On acquisition of the investment in an associate or a joint venture, any excess of the cost of the investment over the Group's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill, which is included within the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of the investment, after reassessment, is recognised immediately in profit or loss in the period in which the investment is acquired.

The Group assesses whether there is an objective evidence that the interest in an associate or a joint venture may be impaired. When any objective evidence exists, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with HKAS 36 as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount. Any impairment loss recognised is not allocated to any asset, including goodwill, that forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with HKAS 36 to the extent that the recoverable amount of the investment subsequently increases.

The Group discontinues the use of the equity method from the date when the investment ceases to be an associate or a joint venture, or when the investment (or a portion thereof) is classified as held for sale. When the Group retains an interest in the former associate or joint venture and the retained interest is a financial asset, the Group measures the retained interest at fair value at that date and the fair value is regarded as its fair value on initial recognition in accordance with HKFRS 9. The difference between the carrying amount of the associate or joint venture at the date the equity method was discontinued, and the fair value of any retained interest and any proceeds from disposing of the relevant interest in the associate or joint venture is included in the determination of the gain or loss on disposal of the associate or joint venture. In addition, the Group accounts for all amounts previously recognised in other comprehensive income in relation to that associate or joint venture on the same basis as would be required if that associate or joint venture had directly disposed of the related assets or liabilities. Therefore, if a gain or loss previously recognised in other comprehensive income by that associate or joint venture would be reclassified to profit or loss on the disposal of the related assets or liabilities, the Group reclassifies the gain or loss from equity to profit or loss (as a reclassification adjustment) when the equity method is discontinued.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Investments in associates and joint ventures (Continued)

The Group continues to use the equity method when an investment in an associate becomes an investment in a joint venture or an investment in a joint venture becomes an investment in an associate. There is no remeasurement to fair value upon such changes in ownership interests.

When the Group reduces its ownership interest in an associate or a joint venture but the Group continues to use the equity method, the Group reclassifies to profit or loss the proportion of the gain or loss that had previously been recognised in other comprehensive income relating to that reduction in ownership interest if that gain or loss would be reclassified to profit or loss on the disposal of the related assets or liabilities.

When a group entity transacts with an associate or a joint venture of the Group (such as a sale or contribution of assets), profits and losses resulting from the transactions with the associate or joint venture are recognised in the Group's consolidated financial statements only to the extent of interests in the associate or joint venture that are not related to the Group.

Where the accounting year end dates of the associates and joint ventures are different from the Group's accounting year end date, their results are accounted for in the Group's financial statements based on their management accounts made up to 30th June each year.

Goodwill arising on acquisitions prior to 1st January, 2005

Any excess of the cost of acquisition over the Group's share of the net fair value of the identifiable assets and liabilities of the associate recognised at the date of acquisition is recognised as goodwill. From 1st July, 2005 onwards, the Group has discontinued amortisation of goodwill and such goodwill is included within the carrying amount of the investment and is assessed for impairment as part of the investment.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Investments in associates and joint ventures (Continued)

Goodwill arising on acquisitions on or after 1st January, 2005

Any excess of the cost of acquisition over the Group's share of the net fair value of the identifiable assets and liabilities of the associate recognised at the date of acquisition is recognised as goodwill. The goodwill is included within the carrying amount of the investment and is used for impairment as part of the investment. Any impairment loss recognised is not allocated to any asset, including goodwill, that forms part of the carrying amount of the investment in the associate. Any reversal of impairment loss is recognised to the extent that the recoverable amount of the investment subsequently increases.

Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of acquisition, after reassessment, is recognised immediately in profit or loss.

Interests in joint operations

A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

When a group entity undertakes its activities under joint operations, the Group as a joint operator recognises in relation to its interest in a joint operation:

- its assets, including its share of any assets held jointly;
- its liabilities, including its share of any liabilities incurred jointly;
- its revenue from the sale of its share of the output arising from the joint operation;
- its share of the revenue from the sale of the output by the joint operation; and
- its expenses, including its share of any expenses incurred jointly.

The Group accounts for the assets, liabilities, revenues and expenses relating to its interest in a joint operation in accordance with the HKFRS Accounting Standards applicable to the particular assets, liabilities, revenues and expenses.

When a group entity sells or contributes assets to a joint operation in which a group entity is a joint operator, the Group is considered to be selling or contributing assets to the other parties to the joint operation, and gains and losses resulting from the sale or contribution are recognised in the Group's consolidated financial statements only to the extent of other parties' interests in the joint operation.

When a group entity purchases assets from a joint operation in which a group entity is a joint operator, the Group does not recognise its share of the gains and losses until it resells those assets to a third party.

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Investment properties

Investment properties are properties held to earn rentals and/or for capital appreciation including investment properties under redevelopment for such purposes.

Investment properties are initially measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are measured at fair value, adjusted to exclude any prepaid or accrued operating lease income.

Gains or losses arising from changes in the fair value of investment properties are included in profit or loss for the period in which they arise.

Investment properties under redevelopment are measured at fair value at the end of the reporting period. Construction costs incurred for investment properties under redevelopment are capitalised as part of the carrying amount of the investment properties under redevelopment. Any difference between the fair value of the investment properties under redevelopment and their carrying amounts is recognised in profit or loss in the period in which they arise.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from its disposals. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the profit or loss in the period in which the item is derecognised.

Hotel properties and property, plant and equipment

Hotel properties and property, plant and equipment and buildings held for use in the production or supply of goods or services, or for administrative purposes are stated in the consolidated statement of financial position at cost less subsequent accumulated amortisation and depreciation and accumulated impairment losses, if any.

Amortisation and depreciation are recognised so as to write off the cost of items of property, plant and equipment and hotel properties over their estimated useful lives and after taking into account their estimated residual value, using the straight-line method. The estimated useful lives, residual values and depreciation methods are reviewed annually, with the effect of any changes in estimate accounted for on a prospective basis.

An item of hotel properties and property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the item) is included in the profit or loss in the period in which the item is derecognised.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Hotel properties and property, plant and equipment (Continued)

Ownership interests in leasehold land and building

When the Group makes payments for ownership interests of properties which includes both leasehold land and building elements, the entire consideration is allocated between the leasehold land and the building elements in proportion to the relative fair values at initial recognition.

To the extent the allocation of the relevant payments can be made reliably, interest in leasehold land is presented as "right-of-use assets" in the consolidated statement of financial position except for those that are classified and accounted for as investment properties under the fair value model. When the consideration cannot be allocated reliably between non-lease building element and undivided interest in the underlying leasehold land, the entire properties are classified as hotel properties or property, plant and equipment.

Impairment losses on hotel properties, property, plant and equipment, right-of-use assets and contract costs other than goodwill

At the end of the reporting period, the Group reviews the carrying amounts of its hotel properties, property, plant and equipment, right-of-use assets and contract costs to determine whether there is any indication that those assets or the cash-generating unit to which the asset belongs have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss, if any. If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset (or a cash-generating unit) for which the estimates of future cash flows have not been adjusted.

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Properties under development and stocks of completed properties

Properties under development which are developed in the ordinary course of business and stocks of completed properties are classified as current assets. Except for the leasehold land element which is measured at cost model in accordance with the accounting policies of right-of-use assets, properties under development and stocks of completed properties are carried at the lower of cost and net realisable value. Cost is determined on a specific identification basis including allocation of the related development expenditure incurred and where appropriate, borrowing costs capitalised. Net realisable value represents the estimated selling price for the properties less estimated cost to completion and costs necessary to make the sales.

Transfer from properties under development to investment properties carried at fair value

The Group transfers a property from properties under development to investment property when there is a change in use to hold the property to earn rentals or/and for capital appreciation rather than for sale in the ordinary course of business, which is evidenced by the inception of an operating lease to another party. Any difference between the fair value of the property at the date of transfer and its previous carrying amount is recognised in profit or loss.

Hotel inventories

Hotel inventories are stated in the consolidated statement of financial position at the lower of cost and net realisable value. Cost is calculated using the weighted average cost method.

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised as an expense in the year in which they are incurred.

Government grants

Government grants are not recognised until there is reasonable assurance that the Group will comply with the conditions attaching to them and that the grants will be received.

Government grants related to income that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Group with no future related costs are recognised in profit or loss in the period in which they become receivable.

The benefit of a government loan at a below-market rate of interest is treated as a government grant, measured as the difference between proceeds received and the fair value of the loan based on prevailing market interest rates.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Leases

Definition of a lease

A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

For contracts entered into or modified, the Group assesses whether a contract is or contains a lease based on the definition under HKFRS 16 at inception or modification date. Such contract will not be reassessed unless the terms and conditions of the contract are subsequently changed. As a practical expedient, leases with similar characteristics are accounted on a portfolio basis when the Group reasonably expects that the effects on the financial statements would not differ materially from individual leases within the portfolio.

The Group as a lessee

Allocation of consideration to components of a contract

For a contract that contains a lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components.

Non-lease components are separated from lease component on the basis of their relative stand-alone prices.

Short-term leases

The Group applies the short-term lease recognition exemption to leases of premises that have a lease term of 12 months or less from the commencement date and do not contain a purchase option. Lease payments on short-term leases are recognised as expense on a straight-line basis over the lease term.

Right-of-use assets

The cost of right-of-use asset includes:

- the amount of the initial measurement of the lease liability;
- any lease payments made at or before the commencement date, less any lease incentives received; and
- any initial direct costs incurred by the Group.

Except for those that are classified as investment properties and measured under the fair value model, right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities.

Right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term.

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Leases (Continued)

The Group as a lessee (Continued)

Right-of-use assets (Continued)

The Group presents right-of-use assets that do not meet the definition of investment property or inventory as a separate line item on the consolidated statement of financial position. Right-of-use assets that meet the definition of investment property and inventory are presented within "investment properties" and "properties under development"/"stocks of completed properties" respectively.

Refundable rental deposits

Refundable rental deposits paid are accounted for under HKFRS 9 and initially measured at fair value. Adjustments to fair value at initial recognition are considered as additional lease payments and included in the cost of right-of-use assets.

Lease liabilities

At the commencement date of a lease, the Group recognises and measures the lease liability at the present value of lease payments that are unpaid at that date. In calculating the present value of lease payments, the Group uses the incremental borrowing rate at the lease commencement date. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable.

After the commencement date, lease liabilities are adjusted by interest accretion and lease payments.

The Group remeasures lease liabilities (and makes a corresponding adjustment to the related right-of-use assets) whenever the lease term has changed, in which case the related lease liability is remeasured by discounting the revised lease payments using a revised discount rate at the date of reassessment.

In the consolidated statement of financial position, the current portion of long-term lease liabilities is determined as the principal portion of contractual payments that are due to be settled within twelve months after the reporting period.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Leases (Continued)

The Group as a lessee (Continued)

Lease modifications

The Group accounts for a lease modification as a separate lease if:

- the modification increases the scope of the lease by adding the right to use one or more underlying assets; and
- the consideration for the leases increases by an amount commensurate with the stand-alone price for the increase in scope and any appropriate adjustments to that stand-alone price to reflect the circumstances of the particular contract.

For a lease modification that is not accounted for as a separate lease, the Group remeasures the lease liability based on the lease term of the modified lease by discounting the revised lease payments using a revised discount rate at the effective date of the modification.

The Group accounts for the remeasurement of lease liabilities by making corresponding adjustments to the relevant right-of-use asset. When the modified contract contains a lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the modified contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components.

The Group as a lessor

Classification and measurement of leases

Leases for which the Group is a lessor are classified as finance or operating leases. Whenever the terms of the lease transfer substantially all the risks and rewards incidental to ownership of an underlying asset to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

Rental income from operating leases is recognised in profit or loss on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset, and such costs are recognised as an expense on a straight-line basis over the lease term except for investment properties measured under fair value model. Variable lease payments that do not depend on an index or a rate are recognised as income when they arise.

When a lease contract contains a specific clause that provides for rent reduction or suspension of rent in the event that the underlying assets (or any part thereof) are affected by adverse events beyond the control of the Group and the lessee so as to render the underlying assets unfit or not available for use, the relevant rent reduction or suspension of rent resulting from the specific clause is accounted for as part of the original lease and not as a lease modification. Such rent reduction or suspension of rent is recognised in profit or loss in the period in which the event or condition that triggers those payments to occur.

Rental income which are derived from the Group's ordinary course of business are presented as revenue.

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Leases (Continued)

The Group as a lessor (Continued)

Allocation of consideration to components of a contract

When a contract includes both leases and non-lease components, the Group applies HKFRS 15, *Revenue from Contracts with Customers* to allocate consideration in a contract to lease and non-lease components. Non-lease components are separated from lease component on the basis of their relative stand-alone selling prices.

Refundable rental deposits

Refundable rental deposits received are accounted for under HKFRS 9 and initially measured at fair value. Adjustments to fair value at initial recognition are considered as additional lease payments from lessees.

Lease modification

Changes in considerations of lease contracts that were not part of the original terms and conditions are accounted for as lease modifications, including lease incentives provided through forgiveness or reduction of rentals.

The Group accounts for a modification to an operating lease as a new lease from the effective date of the modification, considering any prepaid or accrued lease payments relating to the original lease as part of the lease payments for the new lease.

Financial instruments

Financial assets and financial liabilities are recognised when a group entity becomes a party to the contractual provisions of the instrument. All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place.

Financial assets and financial liabilities are initially measured at fair value except for trade receivables arising from contracts with customers which are initially measured in accordance with HKFRS 15.

A receivable is recognised when the Group has an unconditional right to receive consideration. A right to receive consideration is unconditional if only the passage of time is required before payment of that consideration is due. If revenue has been recognised before the Group has an unconditional right to receive consideration, the amount is presented as a contract asset.

Trade receivables that do not contain a significant financing component are initially measured at their transaction price. Trade receivables that contain a significant financing component and other receivables are initially measured at fair value plus transaction costs.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Financial instruments (Continued)

Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets at FVTPL) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets at FVTPL are recognised immediately in profit or loss.

The effective interest method is a method of calculating the amortised cost of a financial asset or financial liability and of allocating interest income and interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts and payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset or financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Dividend income and interest revenue from loans receivable which are derived from the Group's ordinary course of business are presented as revenue.

Financial assets

Classification and subsequent measurement of financial assets

Financial assets that meet the following conditions are subsequently measured at amortised cost:

- the financial asset is held within a business model whose objective is to collect contractual cash flows; and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets that meet the following conditions are subsequently measured at FVTOCI:

- the financial asset is held within a business model whose objective is achieved by both selling and collecting contractual cash flows; and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

All other financial assets are subsequently measured at FVTPL, except that at the date of initial recognition of a financial asset the Group may irrevocably elect to present subsequent changes in fair value of an equity investment in other comprehensive income if that equity investment is neither held for trading nor contingent consideration recognised by an acquirer in a business combination to which HKFRS 3, *Business Combinations* applies.

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Classification and subsequent measurement of financial assets (Continued)

A financial asset is held for trading if:

- it has been acquired principally for the purpose of selling in the near term; or
- on initial recognition it is a part of a portfolio of identified financial instruments that the Group manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

(i) Amortised cost and interest income

Interest income is recognised using the effective interest method for financial assets measured subsequently at amortised cost and debt instruments subsequently measured at FVTOCI. Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset, except for financial assets that have subsequently become credit-impaired (see below). For financial assets that have subsequently become credit-impaired, interest income is recognised by applying the effective interest rate to the amortised cost of the financial asset from the next reporting period. If the credit risk on the credit-impaired financial instrument improves so that the financial asset is no longer credit-impaired, interest income is recognised by applying the effective interest rate to the gross carrying amount of the financial asset from the beginning of the reporting period following the determination that the asset is no longer credit-impaired.

(ii) Equity instruments designated as at FVTOCI

Investments in equity instruments at FVTOCI are subsequently measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the investment revaluation reserve; and are not subject to impairment assessment. The cumulative gain or loss will not be reclassified to profit or loss on disposal of the equity investments, and will be transferred to retained profits.

Dividends from these investments in equity instruments are recognised in profit or loss when the Group's right to receive the dividends is established, unless the dividends clearly represent a recovery of part of the cost of the investment. Dividends are included in the "revenue" line item in profit or loss.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Classification and subsequent measurement of financial assets (Continued)

(iii) Debt instruments classified as at FVTOCI

Subsequent changes in the carrying amounts for debt instruments classified as at FVTOCI as a result of interest income calculated using the effective interest method and foreign exchange gains and losses are recognised in profit or loss. All other changes in the carrying amount of these debt instruments are recognised in other comprehensive income and accumulated under the heading of investment revaluation reserve. Impairment allowances are recognised in profit or loss with corresponding adjustment to other comprehensive income without reducing the carrying amounts of these debt instruments. When these debt instruments are derecognised, the cumulative gains or losses previously recognised in other comprehensive income are reclassified to profit or loss.

(iv) Financial assets at FVTPL

Financial assets that do not meet the criteria for being measured at amortised cost or designated as FVTOCI are measured at FVTPL. Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any fair value gains or losses recognised in profit or loss. The net gain or loss recognised in profit or loss excludes any dividend or interest earned on the financial asset.

Impairment of financial assets and other items subject to impairment assessment under HKFRS 9

The Group performs impairment assessment under expected credit loss ("ECL") model on financial assets (including trade and other receivables, advances to associates/joint ventures, debt instruments at FVTOCI, loans receivable, amounts due from associates/joint ventures/non-controlling interests, time deposits and bank balances) and financial guarantee contracts which are subject to impairment assessment under HKFRS 9. The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition.

Lifetime ECL represents the ECL that will result from all possible default events over the expected life of the relevant instrument. In contrast, 12-month ECL ("12m ECL") represents the portion of lifetime ECL that is expected to result from default events that are possible within 12 months after the reporting date. Assessment are done based on the Group's historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current conditions at the reporting date as well as the forecast of future conditions.

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets and other items subject to impairment assessment under HKFRS 9 (Continued)

The Group always recognises lifetime ECL for trade receivables. The ECL on these assets are assessed individually for debtors with significant balances and/or collectively with appropriate groupings.

For all other instruments, the Group measures the loss allowance equal to 12m ECL, unless when there has been a significant increase in credit risk since initial recognition, the Group recognises lifetime ECL. The assessment of whether lifetime ECL should be recognised is based on significant increases in the likelihood or risk of a default occurring since initial recognition.

(i) Significant increase in credit risk

In assessing whether the credit risk has increased significantly since initial recognition, the Group compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition. In making this assessment, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort.

In particular, the following information is taken into account when assessing whether credit risk has increased significantly:

- an actual or expected significant deterioration in the financial instrument's external (if available) or internal credit rating;
- significant deterioration in external market indicators of credit risk, e.g. a significant increase in the credit spread;
- existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligations;
- an actual or expected significant deterioration in the operating results of the debtor; and
- an actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets and other items subject to impairment assessment under HKFRS 9 (Continued)

(i) Significant increase in credit risk (Continued)

Irrespective of the outcome of the above assessment, the Group presumes that the credit risk has increased significantly since initial recognition when contractual payments are more than 30 days past due, unless the Group has reasonable and supportable information that demonstrates otherwise.

Despite the foregoing, the Group assumes that the credit risk on a debt instrument has not increased significantly since initial recognition if the debt instrument is determined to have low credit risk at the reporting date. A debt instrument is determined to have low credit risk if (i) it has a low risk of default, (ii) the borrower has a strong capacity to meet its contractual cash flow obligations in the near term and (iii) adverse changes in economic and business conditions in the longer term may, but will not necessarily, reduce the ability of the borrower to fulfill its contractual cash flow obligations. The Group considers a debt instrument to have low credit risk when it has an internal or external credit rating of investment grade as per globally understood definitions.

For financial guarantee contracts, the date that the Group becomes a party to the irrevocable commitment is considered to be the date of initial recognition for the purposes of assessing the financial instrument for impairment. In assessing whether there has been a significant increase in the credit risk since initial recognition, the Group considers the changes in the risk that the specified debtor will default on the contract.

(ii) Definition of default

For internal credit risk management, the Group considers an event of default occurs when information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including the Group, in full (without taking into account any collaterals held by the Group).

Irrespective of the above, the Group considers that default has occurred when a financial asset is more than 90 days past due unless the Group has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets and other items subject to impairment assessment under HKFRS 9 (Continued)

(iii) Credit-impaired financial assets

A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable data about the following events:

- (a) significant financial difficulty of the issuer or the borrower;
- (b) a breach of contract, such as a default or past due event;
- (c) the lender(s) of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession(s) that the lender(s) would not otherwise consider;
- (d) it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation; or
- (e) the disappearance of an active market for that financial asset because of financial difficulties.

(iv) Write-off policy

The Group writes off a financial asset when there is information indicating that the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, for example, when the counterparty has been bankrupted. Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. A write-off constitutes a derecognition event. Any subsequent recoveries are recognised in profit or loss.

(v) Measurement and recognition of ECL

The measurement of ECL is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data and forward-looking information. Estimation of ECL reflects an unbiased and probability-weighted amount that is determined with the respective risks of default occurring as the weights.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets and other items subject to impairment assessment under HKFRS 9 (Continued)

(v) Measurement and recognition of ECL (Continued)

Generally, the ECL is estimated as the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the Group expects to receive, discounted at the effective interest rate determined at initial recognition. For a lease receivable including in trade receivables, the cash flows used for determining the ECL is consistent with the cash flows used in measuring the lease receivable in accordance with HKFRS 16.

For a financial guarantee contract, the Group is required to make payments only in the event of a default by the debtor in accordance with the terms of the instrument that is guaranteed. Accordingly, the ECL is the present value of the expected payments to reimburse the holder for a credit loss that it incurs less any amounts that the Group expects to receive from the holder, the debtor or any other party.

For ECL on financial guarantee contracts for which the effective interest rate cannot be determined, the Group will apply a discount rate that reflects the current market assessment of the time value of money and the risks that are specific to the cash flows but only if, and to the extent that, the risks are taken into account by adjusting the discount rate instead of adjusting the cash shortfalls being discounted.

Where ECL is measured on a collective basis or cater for cases where evidence at the individual instrument level may not yet be available, the financial instruments are grouped on the following basis:

- Nature of financial instruments (i.e. the Group's trade and other receivables and long-term loans receivable are each assessed as a separate group. Advances to and amounts due from related parties are assessed for expected credit losses on an individual basis); and
- Past-due status.

The grouping is regularly reviewed by management to ensure the constituents of each group continue to share similar credit risk characteristics.

Interest income is calculated based on the gross carrying amount of the financial asset unless the financial asset is credit-impaired, in which case interest income is calculated based on amortised cost of the financial asset.

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets and other items subject to impairment assessment under HKFRS 9 (Continued)

(v) Measurement and recognition of ECL (Continued)

Except for financial guarantee contracts and investments in debt instruments that are measured at FVTOCI, the Group recognises an impairment gain or loss in profit or loss for all financial instruments by adjusting their carrying amount, with the exception of trade receivables and long-term loans receivable where the corresponding adjustment is recognised through a loss allowance account. For investments in debt instruments that are measured at FVTOCI, the loss allowance is recognised in other comprehensive income and accumulated in the investment revaluation reserve without reducing the carrying amount of these debt instruments. Such amount represents the changes in the investment revaluation reserve in relation to accumulated loss allowance.

Financial liabilities and equity instruments

Classification as debt or equity

Debt and equity instruments issued by a group entity are classified either as financial liabilities or as equity in accordance with the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities. Equity instruments issued by the Group are recognised at the proceeds received, net of direct issue costs.

Financial liabilities at amortised cost

Financial liabilities (including trade and other payables, amounts due to associates/non-controlling interests, bank borrowings, other loan and advances from associates/non-controlling interests) are initially recognised at fair value and are subsequently measured at amortised cost using the effective interest method. Unless the effect of discounting of trade and other payables are immaterial, in which case they are stated at invoice amounts.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Financial instruments (Continued)

Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payment when due in accordance with the original or modified terms of a debt instrument. A financial guarantee contract issued by the Group and not designated as at fair value through profit or loss is recognised initially at its fair value less transaction costs that are directly attributable to the issue of the financial guarantee contract. Subsequent to initial recognition, the Group measures the financial guarantee contract at the higher of:

- the amount of the loss allowance determined in accordance with HKFRS 9; and
- the amount initially recognised less, where appropriate, cumulative amortisation recognised over the guarantee period.

Derecognition

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire.

On derecognition of a financial asset measured at amortised cost, the difference between the asset's carrying amount and the sum of the consideration received is recognised in profit or loss.

On derecognition of an investment in equity instrument which the Group has elected on initial recognition to measure at FVTOCI, the cumulative gain or loss previously accumulated in the investment revaluation reserve is not reclassified to profit or loss, but is transferred to retained profits.

On derecognition of an investment in debt instrument classified as at FVTOCI, the cumulative gain or loss previously accumulated in the investment revaluation reserve is reclassified to profit or loss.

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Derivative financial instrument

Derivatives are initially recognised at fair value at the date when derivative contracts are entered into and are subsequently remeasured to their fair value at the end of the reporting period. The resulting gain or loss is recognised in profit or loss unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

Revenue from contracts with customers

The Group recognises revenue when (or as) a performance obligation is satisfied, i.e. when “control” of the goods or services underlying the particular performance obligation is transferred to the customer.

A performance obligation represents a good and service (or a bundle of goods or services) that is distinct or a series of distinct goods or services that are substantially the same.

Control is transferred over time and revenue is recognised over time by reference to the progress towards complete satisfaction of the relevant performance obligation if one of the following criteria is met:

- the customer simultaneously receives and consumes the benefits provided by the Group’s performance as the Group performs;
- the Group’s performance creates or enhances an asset that the customer controls as the Group performs; or
- the Group’s performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

Otherwise, revenue is recognised at a point in time when the customer obtains control of the distinct good or service.

A contract liability represents the Group’s obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer.

Contracts with multiple performance obligations (including allocation of transaction price)

For contracts that contain more than one performance obligation (hotel room revenue and other ancillary services), the Group allocates the transaction price to each performance obligation on a relative stand-alone selling price basis.

The stand-alone selling price of the distinct good or service underlying each performance obligation is determined at contract inception. It represents the price at which the Group would sell a promised good or service separately to a customer. If a stand-alone selling price is not directly observable, the Group estimates it using appropriate techniques such that the transaction price ultimately allocated to any performance obligation reflects the amount of consideration to which the Group expects to be entitled in exchange for transferring the promised goods or services to the customer.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Revenue from contracts with customers (Continued)

Over time revenue recognition: measurement of progress towards complete satisfaction of a performance obligation

Output method

The progress towards complete satisfaction of a performance obligation is measured based on output method, which is to recognise revenue on the basis of direct measurements of the value of the goods or services transferred to the customer to date relative to the remaining goods or services promised under the contract, that best depict the Group's performance in transferring control of goods or services.

Existence of significant financing component

In determining the transaction price, the Group adjusts the promised amount of consideration for the effects of the time value of money if the timing of payments agreed (either explicitly or implicitly) provides the customer or the Group with a significant benefit of financing the transfer of goods or services to the customer. In those circumstances, the contract contains a significant financing component. A significant financing component may exist regardless of whether the promise of financing is explicitly stated in the contract or implied by the payment terms agreed to by the parties to the contract.

For contracts where the period between payment and transfer of the associated goods or services is less than one year, the Group applies the practical expedient of not adjusting the transaction price for any significant financing component.

For advance payments received from customers before the transfer of the associated goods or services in which the Group adjusts for the promised amount of consideration for a significant financing component, the Group applies a discount rate that would be reflected in a separate financing transaction between the Group and the customer at contract inception. The relevant interest expenses during the period between the advance payments were received and the transfer of the associated goods and services are accounted for on the same basis as other borrowing costs.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Revenue from contracts with customers (Continued)

Incremental costs of obtaining a contract

Incremental costs of obtaining a contract are those costs that the Group incurs to obtain a contract with a customer that it would not have incurred if the contract had not been obtained.

The Group recognises such costs (sales commissions) as an asset if it expects to recover these costs. The asset so recognised is subsequently amortised to profit or loss on a systematic basis that is consistent with the transfer to the customer of the goods or services to which the asset relates. The asset is included in trade and other receivables and is subject to impairment review.

The Group applies the practical expedient of expensing all incremental costs to obtain a contract if these costs would otherwise have been fully amortised to profit or loss within one year.

Taxation

Income tax expense represents the sum of the tax currently payable and deferred taxation.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before taxation because of income or expense that are taxable or deductible in other years, and items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss and does not give rise to equal taxable and deductible temporary differences.

The Company recognised deferred tax assets and deferred tax liabilities separately in relation to its lease liabilities and right-of-use assets.

Deferred tax liabilities are recognised for taxable temporary differences associated with investments in subsidiaries and interests in associates and joint arrangements, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Taxation (Continued)

The carrying amount of deferred tax assets is reviewed at the end of the reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset is realised, based on tax rate (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

For the purposes of measuring deferred tax liabilities or deferred tax assets for investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered entirely through sale, unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied to the same taxable entity by the same taxation authority.

Current and deferred taxation are recognised in profit or loss, except when it relates to items that are recognised in other comprehensive income or directly in equity, in which case the current and deferred taxation are also recognised in other comprehensive income or directly in equity respectively.

Foreign currencies

In preparing the financial statements of each individual group entity, transactions in currencies other than the functional currency of that entity (foreign currencies) are recorded in the respective functional currency (i.e. the currency of the primary economic environment in which the entity operates) at the rates of exchanges prevailing on the dates of the transactions. At the end of the reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing on the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Foreign currencies (Continued)

Exchange differences arising on the settlement of monetary items, and on the retranslation of monetary items, are recognised in profit or loss in the period in which they arise. Exchange differences arising on the retranslation of non-monetary items carried at fair value are included in profit or loss for the period except for exchange differences arising on the retranslation of non-monetary items in respect of which gains and losses are recognised directly in other comprehensive income, in which cases, the exchange differences are also recognised directly in other comprehensive income.

For the purposes of presenting the consolidated financial statements, the assets and liabilities of the Group's foreign operations are translated into the presentation currency of the Group (i.e. Hong Kong dollars) at the rate of exchange prevailing at the end of the reporting period, and their income and expenses are translated at the average exchange rates for the year, unless exchange rates fluctuate significantly during the period, in which case, the exchange rates prevailing at the dates of transactions are used. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity under the heading of exchange reserve (attributed to non-controlling interest as appropriate).

On the disposal of a foreign operation (i.e. a disposal of the Group's entire interest in a foreign operation, or a disposal involving loss of control over a subsidiary that includes a foreign operation, a disposal of interest in a joint arrangement or an associate that includes a foreign operation), all of the exchange differences accumulated in equity in respect of that operation attributable to the Company's shareholders are reclassified to profit or loss.

Retirement benefit costs

Obligations for contributions to defined contribution retirement plans are expensed as the related service is provided.

The Group has the defined benefit plan of long service payment ("LSP") under the Hong Kong Employment Ordinance. The Group's net obligation in respect of defined benefit plan is the estimated amount of future benefit that employees have earned in the current and prior periods and discounting that amount. The estimated amount of future benefit is determined after deducting the negative service cost arising from the accrued benefits derived from the Group's mandatory provident fund contributions that have been vested with employees, which are deemed to be contributions from the relevant employees.

Provisions and contingent liabilities

Provisions are recognised when the group has a legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Where the time value of money is material, provisions are stated at the present value of the expenditure expected to settle the obligation.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Provisions and contingent liabilities (Continued)

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote.

Where some or all of the expenditure required to settle a provision is expected to be reimbursed by another party, a separate asset is recognised for any expected reimbursement that would be virtually certain. The amount recognised for the reimbursement is limited to the carrying amount of the provision.

4. Critical accounting judgement and key sources of estimation uncertainty

In the application of the Group's accounting policies, which are described in Note 3.2, the Directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

Key sources of estimation uncertainty

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

Fair value of investment properties

Investment properties are carried in the consolidated statement of financial position at fair value. Such fair value is based on valuations conducted by independent professional valuers using property valuation techniques which involve certain assumptions of market conditions including estimates of future rental income from properties using current market rentals and yields as inputs. Favourable or unfavourable changes to these assumptions would result in changes in the fair value of the Group's investment properties and corresponding adjustments to the amount of gain or loss reported in the consolidated statement of profit or loss. Details of the fair value measurement of investment properties are set out in Note 17.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

4. Critical accounting judgement and key sources of estimation uncertainty (Continued)

Key sources of estimation uncertainty (Continued)

Estimated net realisable value on properties under development and stocks of completed properties

In determining whether allowances should be made or reversed for the Group's properties under development and stocks of completed properties, the Group takes into consideration the current market environment and the estimated net realisable value (i.e. the historical/estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale, if any). An allowance is made or reversed if the estimated or actual net realisable value of the properties under development and stocks of completed properties is different from expected as a result of change in market condition and/or significant variation in the budgeted development cost.

5. Revenue

(a) Disaggregation of revenue

	2026 HK\$ Million	2025 HK\$ Million
Sales of properties	4,032	2,912
Property management and other services	1,435	1,414
Hotel operations	977	950
Revenue from goods and services	6,444	5,276
Rental income from operating leases	2,749	2,802
Interest revenue from loans receivable	60	90
Dividend income from listed and unlisted investments	80	68
	9,333	8,236

For the year ended 30th June, 2026, revenue from contracts with customers recognised over time mainly consists of property management and other service fee income and hotel room revenue of HK\$1,435 million and HK\$569 million (2025: HK\$1,414 million and HK\$558 million) respectively. The revenue recognised at a point in time mainly consists of income from sales of properties and income from hotel food and beverage sales of HK\$4,032 million and HK\$408 million (2025: HK\$2,912 million and HK\$392 million) respectively.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

5. Revenue (Continued)

(b) Performance obligations for contracts with customers

Revenue from sales of properties is recognised at a point in time when the customer obtains the control of the completed properties.

Revenue from property management and other service fee income and hotel room revenue is recognised over time by reference to the progress towards complete satisfaction of the relevant performance obligation, as the customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs.

Revenue from hotel food and beverage sales is recognised at a point in time when the food and beverage are served.

(c) Transaction price allocated to the remaining performance obligation for contracts with customers

The Group has applied the practical expedient in paragraph 121(a) of HKFRS 15 to exempt the disclosure of revenue expected to be recognised in the future arising from contracts for sales of properties which the contracts have an original duration of one year or less. As at 30th June, 2026, the aggregated amount of the transaction price allocated to the remaining performance obligations under the Group's existing contracts is HK\$2,735 million (2025: nil) which is expected to be recognised as revenue within one year.

Contracts for property management and service fee income have various contractual periods for which the Group bills fixed amount for each month of service provided. The Group elected to apply the practical expedient by recognising revenue in the amount to which the Group has right to invoice. As permitted under HKFRS 15, the transaction price allocated to these unsatisfied contracts is not disclosed.

All contracts in relation to revenue from hotel operations are for periods of one year or less. As permitted under HKFRS 15, the transaction price allocated to these unsatisfied contracts is not disclosed.

(d) Leases

All the lease income are from operating leases. The Directors of the Company consider that the variable lease payments that do not depend on an index or a rate included in the operating lease income was insignificant to the Group and thus the relevant financial information was not disclosed.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

6. Operating segments

The Group's operating segments are reported by six operating divisions – property sales, property rental, property management and other services, hotel operations, investments in securities and financing. This is the measure reported to the chief operating decision makers, being the Directors of the Company, for the purposes of resources allocation and performance assessment. No operating segment identified by chief operating decision makers has been aggregated in arriving at the reportable segments of the Group.

Segment results

For the year ended 30th June, 2026

	The Company and its subsidiaries		Associates and joint ventures		Total	
	External revenue	Results	Share of revenue	Share of results	Segment revenue	Segment results
	<i>HK\$ Million</i>	<i>HK\$ Million</i>	<i>HK\$ Million</i>	<i>HK\$ Million</i>	<i>HK\$ Million</i>	<i>HK\$ Million</i>
Property sales	4,032	1,321	6,379	(170)	10,411	1,151
Property rental	2,749	2,152	763	616	3,512	2,768
	6,781	3,473	7,142	446	13,923	3,919
Property management and other services	1,435	269	114	13	1,549	282
Hotel operations	977	372	588	147	1,565	519
Investments in securities	80	80	–	–	80	80
Financing	60	60	8	8	68	68
	9,333	4,254	7,852	614	17,185	4,868

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

6. Operating segments (Continued)

Segment assets

As at 30th June, 2026

	The Company and its subsidiaries <i>HK\$ Million</i>	Associates and joint ventures <i>HK\$ Million</i>	Total <i>HK\$ Million</i>
Property sales	15,542	6,644	22,186
Property rental	69,029	13,607	82,636
	84,571	20,251	104,822
Property management and other services	616	2	618
Hotel operations	2,944	1,700	4,644
Investments in securities	1,959	2,860	4,819
Financing	19,654	41	19,695
Segment assets	109,744	24,854	134,598
Time deposits, bank balances and cash			59,072
Deferred taxation and taxation recoverable			6
Total assets			193,676

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

6. Operating segments (Continued)

Other information

For the year ended 30th June, 2026

	Property sales HK\$ Million	Property rental HK\$ Million	Property management and other services HK\$ Million	Hotel operations HK\$ Million	Investments in securities HK\$ Million	Financing HK\$ Million	Consolidated HK\$ Million
Amounts included in the measure of segment assets:							
Capital additions							
– Property, plant and equipment	1	9	46	48	–	–	104
– Investment properties	–	118	–	–	–	–	118
– Hotel properties	–	–	–	–	–	–	–
– Right-of-use assets	–	–	43	4	–	–	47
Amounts regularly reviewed by the chief operating decision makers but not included in the measure of segment profit or loss:							
Change in fair value of investment properties	–	337	–	–	–	–	337
Depreciation							
– Property, plant and equipment	(1)	(3)	(24)	(44)	–	–	(72)
– Hotel properties	–	–	–	(35)	–	–	(35)
– Right-of-use assets	–	–	(40)	(23)	–	–	(63)

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

6. Operating segments (Continued)

Segment results

For the year ended 30th June, 2025

	The Company and its subsidiaries		Associates and joint ventures		Total	
	External revenue <i>HK\$ Million</i>	Results <i>HK\$ Million</i>	Share of revenue <i>HK\$ Million</i>	Share of results <i>HK\$ Million</i>	Segment revenue <i>HK\$ Million</i>	Segment results <i>HK\$ Million</i>
Property sales	2,912	685	8,008	345	10,920	1,030
Property rental	2,802	2,178	759	637	3,561	2,815
	5,714	2,863	8,767	982	14,481	3,845
Property management and other services	1,414	264	114	4	1,528	268
Hotel operations	950	365	556	110	1,506	475
Investments in securities	68	68	–	–	68	68
Financing	90	90	8	8	98	98
	8,236	3,650	9,445	1,104	17,681	4,754

Segment assets

As at 30th June, 2025

	The Company and its subsidiaries <i>HK\$ Million</i>	Associates and joint ventures <i>HK\$ Million</i>	Total <i>HK\$ Million</i>
Property sales	15,555	6,853	22,408
Property rental	66,522	13,662	80,184
	82,077	20,515	102,592
Property management and other services	781	6	787
Hotel operations	3,047	641	3,688
Investments in securities	1,772	2,697	4,469
Financing	21,664	37	21,701
Segment assets	109,341	23,896	133,237
Time deposits, bank balances and cash			52,256
Deferred taxation and taxation recoverable			21
Total assets			185,514

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

6. Operating segments (Continued)

Other information

For the year ended 30th June, 2025

	Property sales <i>HK\$ Million</i>	Property rental <i>HK\$ Million</i>	Property management and other services <i>HK\$ Million</i>	Hotel operations <i>HK\$ Million</i>	Investments in securities <i>HK\$ Million</i>	Financing <i>HK\$ Million</i>	Consolidated <i>HK\$ Million</i>
Amounts included in the measure of segment assets:							
Capital additions							
– Property, plant and equipment	1	1	75	36	–	–	113
– Investment properties	–	314	–	–	–	–	314
– Hotel properties	–	–	–	–	–	–	–
– Right-of-use assets	–	–	69	–	–	–	69
Amounts regularly reviewed by the chief operating decision makers but not included in the measure of segment profit or loss:							
Change in fair value of investment properties	–	(653)	–	–	–	–	(653)
Depreciation							
– Property, plant and equipment	(1)	(2)	(16)	(40)	–	–	(59)
– Hotel properties	–	–	–	(35)	–	–	(35)
– Right-of-use assets	–	–	(41)	(23)	–	–	(64)

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

6. Operating segments (Continued)

Measurement

The accounting policies of the reportable and operating segments are the same as the Group's accounting policies described in Note 3.2.

Segment results represent the profit before taxation earned by each segment without allocation of certain other income and other gains or losses, certain administrative expenses and other operating expenses, change in fair value of investment properties and financial assets at FVTPL and certain finance income, net. The profit before taxation earned by each segment also includes the share of results from the Group's associates and joint ventures without allocation of the associates' and joint ventures' certain other income and other gains or losses, certain administrative expenses and other operating expenses, change in fair value of investment properties, finance costs, net and income tax expense.

Reconciliation of profit before taxation

	2026 HK\$ Million	2025 HK\$ Million
Segment profit	4,868	4,754
Change in fair value of investment properties	337	(653)
Other income and other gains or losses	152	233
Change in fair value of financial assets at FVTPL	35	10
Administrative expenses and other operating expenses	(1,094)	(985)
Finance income, net	1,912	2,223
Results shared from associates and joint ventures		
– Other income and other gains or losses	470	141
– Change in fair value of investment properties	(604)	(491)
– Administrative expenses and other operating expenses	(244)	(256)
– Finance costs, net	(266)	(270)
– Income tax expense	(89)	(196)
	(733)	(1,072)
Profit before taxation	5,477	4,510

During the year ended 30th June, 2026, inter-segment sales of HK\$160 million (2025: HK\$145 million) were not included in the segment of "property management and other services". There were no inter-segment sales in other operating segments. Inter-segment sales were charged on a cost plus margin basis as agreed between the parties involved.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

6. Operating segments (Continued)

Revenue from major products and services

An analysis of the Group's revenue for the year from its major products and services is set out in Note 5.

Geographical information

The Group operates in four principal geographical areas – Hong Kong, Chinese Mainland, Singapore and Australia.

The Group's revenue from external customers and share of revenue from associates and joint ventures by location of operations and information about its non-current assets by location of assets, excluding equity and debt instruments, advances to associates, advances to joint ventures, long-term loans receivable, deferred taxation and other assets, are detailed below:

	The Company's and its subsidiaries' external revenue		Share of revenue from associates and joint ventures		The Group's non-current assets	
	2026 HK\$ Million	2025 HK\$ Million	2026 HK\$ Million	2025 HK\$ Million	2026 HK\$ Million	2025 HK\$ Million
Chinese Mainland and Hong Kong	8,211	7,147	7,059	9,263	90,543	88,233
Singapore and Australia	1,122	1,089	793	182	6,570	5,531
	<u>9,333</u>	<u>8,236</u>	<u>7,852</u>	<u>9,445</u>	<u>97,113</u>	<u>93,764</u>

Information about major customers

There was no customer who individually accounted for over 10% of the total revenue generated from the six operating divisions for both years.

7. Finance income

	2026 HK\$ Million	2025 HK\$ Million
Interest income on bank deposits	1,867	2,083
Interest income on advances to associates and joint ventures and imputed interest income on non-current interest-free advances to associates and joint ventures	<u>95</u>	<u>213</u>
	<u>1,962</u>	<u>2,296</u>

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

8. Finance costs

	2026 HK\$ Million	2025 HK\$ Million
Interest and other finance costs on:		
bank loans	93	39
other loans	5	5
lease liabilities	2	2
Imputed interest expense on non-current interest-free advances from associates	39	53
Imputed interest expense on non-current interest-free unsecured other loan	–	7
	139	106
Less: Amounts capitalised to properties under development	(93)	(39)
	46	67

9. Share of results of associates

	2026 HK\$ Million	2025 HK\$ Million
Share of results of associates comprises:		
Share of profits of associates	527	193
Share of taxation of associates	(111)	(86)
	416	107

The Group's share of results of associates included the Group's share of increase in fair value of investment properties of the associates of HK\$11 million (2025: share of decrease in fair value of investment properties of the associates of HK\$324 million) recognised in the statement of profit or loss of the associates.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

10. Share of results of joint ventures

	2026 HK\$ Million	2025 HK\$ Million
Share of results of joint ventures comprises:		
Share of (loss)/profits of joint ventures	(557)	35
Share of taxation of joint ventures	22	(110)
	<u>(535)</u>	<u>(75)</u>

The Group's share of results of joint ventures included the Group's share of decrease in fair value of investment properties of the joint ventures of HK\$615 million (2025: HK\$167 million) recognised in the statement of profit or loss of the joint ventures.

11. Profit before taxation

	2026 HK\$ Million	2025 HK\$ Million
Profit before taxation has been arrived at after charging/(crediting):		
Staff costs including Directors' remuneration (Note 12):		
Staff salaries and other benefits	1,832	1,779
Retirement benefit scheme contributions	80	70
Total staff costs	<u>1,912</u>	<u>1,849</u>
Auditor's remuneration		
– audit services	6	8
– non-audit services	1	1
Cost of hotel inventories consumed (included in direct expenses)	98	95
Cost of properties sold	2,428	1,824
Depreciation of property, plant and equipment, hotel properties and right-of-use assets (included in administrative and other operating expenses)	170	158
Right-of-use assets written off	–	21
Impairment loss on trade receivables, net of reversal	65	43
Government grants	(2)	(13)

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

12. Directors' and Chairman's emoluments

The emoluments paid or payable to each of the seven (2025: seven) Directors of the Company, which include the Chairman, were disclosed pursuant to sections 383(1) – (4) of the Hong Kong Companies Ordinance and Hong Kong Companies (Disclosure of Information about Benefits of Directors) Regulation. Emoluments of the Directors of the Company in respect of their qualifying services including:

2026

	Mr. Robert Ng Chee Siong ^a HK\$'000 (Note ii)	Mr. Daryl Ng Win Kong ^a HK\$'000 (Note iii)	The Honourable Ronald Joseph Arculli [#] HK\$'000 (Note iv)	Ms. Nikki Ng Mien Hua ^a HK\$'000	Dr. Allan Zeman [*] HK\$'000	Mr. Adrian David Li Man-kiu [*] HK\$'000	The Honourable Rock Chen Chung-nin [*] HK\$'000 (Note vi)	Total HK\$'000
Fees	–	174	400	460	760	840	670	3,304
Salaries and other benefits	–	5,300	–	–	–	–	–	5,300
Retirement benefit scheme contributions	–	18	–	–	–	–	–	18
Discretionary bonus (Note i)	–	168	–	–	–	–	–	168
Total emoluments	–	5,660	400	460	760	840	670	8,790

2025

	Mr. Robert Ng Chee Siong ^a HK\$'000 (Note ii)	Mr. Daryl Ng Win Kong ^a HK\$'000	The Honourable Ronald Joseph Arculli [#] HK\$'000 (Note iv)	Ms. Nikki Ng Mien Hua ^a HK\$'000	Dr. Allan Zeman [*] HK\$'000	Mr. Adrian David Li Man-kiu [*] HK\$'000	Mr. Steven Ong Kay Eng [*] HK\$'000 (Note v)	Total HK\$'000
Fees	–	96	400	400	760	760	700	3,116
Salaries and other benefits	–	1,000	–	–	–	–	–	1,000
Retirement benefit scheme contributions	–	18	–	–	–	–	–	18
Discretionary bonus (Note i)	–	170	–	–	–	–	–	170
Total emoluments	–	1,284	400	400	760	760	700	4,304

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

12. Directors' and Chairman's emoluments (Continued)

- Note i: Discretionary bonus is determined primarily based on the performance of each Director and the profitability of the Group.
- Note ii: Mr. Robert Ng Chee Siong retired as Chairman and Executive Director of the Company on 31st August, 2025. His emoluments disclosed above include those for services rendered by him as the Chairman. Mr. Ng is also a substantial shareholder of the Company through his trustee interest in shares of the Company in the capacity as one of the co-executors of the estate of the late Mr. Ng Teng Fong. Mr. Ng has waived his emoluments of HK\$0.226 million for the year ended 30th June, 2026 (2025: HK\$1.336 million).
- Note iii: Mr. Daryl Ng Win Kong was appointed as Chairman of the Company on 31st August, 2025. His emoluments disclosed above include those for services rendered by him as the Chairman.
- Note iv: A consultancy fee of HK\$2.083 million (2025: HK\$2.083 million), including HK\$1.667 million (2025: HK\$1.667 million) paid directly by Sino Land Company Limited ("Sino Land"), was paid to Ronald Arculli and Associates, of which The Honourable Ronald Joseph Arculli is the sole proprietor.
- Note v: Mr. Steven Ong Kay Eng retired as an Independent Non-Executive Director of the Company on 1st July, 2025.
- Note vi: The Honourable Rock Chen Chung-nin was appointed as an Independent Non-Executive Director of the Company on 1st July, 2025.
- Note vii: The Executive Directors' emoluments shown above were for their services in connection with the management of the affairs of the Company and the Group. The Non-Executive Directors' and Independent Non-Executive Directors' emoluments shown above were for their services as Directors of the Company.

(^ Executive Directors)

(# Non-Executive Directors)

(* Independent Non-Executive Directors)

13. Employees' emoluments

None (2025: none) of the five individuals with the highest emoluments in the Group is a Director of the Company whose emoluments are included in Note 12. The emoluments of these five (2025: five) individuals disclosed pursuant to the Listing Rules are as follows:

	2026 HK\$ Million	2025 HK\$ Million
Salaries and other emoluments (including basic salaries, housing allowances and other allowances)	33	33
Retirement benefit scheme contributions	–	–
Discretionary bonus	10	7
	43	40

Discretionary bonus is determined primarily based on the performance of each employee and the profitability of the Group.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

13. Employees' emoluments (Continued)

The emoluments were within the following bands:

	Number of individuals	
	2026	2025
HK\$		
6,500,001 – 7,000,000	2	2
7,500,001 – 8,000,000	–	1
8,500,001 – 9,000,000	–	1
9,000,001 – 9,500,000	1	–
9,500,001 – 10,000,000	1	1
11,000,001 – 11,500,000	1	–
	1	–

For the years ended 30th June, 2026 and 2025, no emoluments were paid by the Group to these five highest paid individuals and the Directors, as an inducement to join or upon joining the Group or as compensation for loss of office. Save as mentioned in Note 12, no other Director waived or agreed to waive any emoluments for both years.

14. Income tax expense

	2026 HK\$ Million	2025 HK\$ Million
Tax charge comprises:		
Taxation attributable to the Company and its subsidiaries		
Hong Kong Profits Tax		
Provision for the year	604	352
Over-provision in previous years	(3)	(1)
	601	351
Taxation in other jurisdictions		
Provision for the year	89	78
Under-provision in previous years	1	–
Land Appreciation Tax in Chinese Mainland	26	4
	116	82
	717	433
Deferred taxation (Note 35)	62	41
	779	474

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

14. Income tax expense (Continued)

Under the two-tiered profits tax rates regime, the first HK\$2 million of profits of the qualifying group entity will be taxed at 8.25%, and profits above HK\$2 million will be taxed at 16.5%. The profits of group entities not qualifying for the two-tiered profits tax rates regime will continue to be taxed at a flat rate of 16.5%. The Group considered the amount involved upon implementation of the two-tiered profits tax rates regime as insignificant to the consolidated financial statements. Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profit for both years.

Taxation for subsidiaries in Singapore and Chinese Mainland are charged at appropriate current rates ruling in the relevant countries. The tax rates used are 17% in Singapore and 25% in Chinese Mainland (2025: 17% in Singapore and 25% in Chinese Mainland).

The provision for LAT is calculated according to the requirements set forth in the relevant tax laws and regulations. LAT has been provided at ranges of progressive rates of the appreciation value, with certain allowable deductions.

The tax charge for the year can be reconciled to the profit before taxation per the consolidated statement of profit or loss as follows:

	2026 HK\$ Million	2025 HK\$ Million
Profit before taxation	5,477	4,510
Tax charge at Hong Kong Profits Tax rate	904	744
Tax effect of share of results of associates and joint ventures	20	(5)
Tax effect of expenses not deductible for tax purpose	19	123
Tax effect of income not taxable for tax purpose	(371)	(421)
Over-provision in previous years	(2)	(1)
Tax effect of tax losses not recognised	23	79
Utilisation of tax losses previously not recognised	(52)	(20)
Utilisation of deductible temporary differences previously not recognised	(21)	(4)
Effect of different applicable tax rates of entities and others	233	(25)
Land Appreciation Tax in Chinese Mainland	26	4
Tax charge for the year	779	474

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

14. Income tax expense (Continued)

The Group is subject to the Global Anti-Base Erosion Model Rules ("Pillar Two model rules") for global minimum tax reform published by the Organisation for Economic Co-operation and Development. In June 2025, Pillar Two legislation was enacted in Hong Kong to introduce a domestic minimum top-up tax. It has become effective for the current financial year ended 30th June, 2026. The Group has recognised its exposure to the Pillar Two income tax for the year ended 30th June, 2026.

The Group has applied the temporary mandatory exception from deferred tax accounting for the top-up tax and accounted for the tax as current tax when incurred.

15. Dividends

	2026 <i>HK\$ Million</i>	2025 <i>HK\$ Million</i>
Dividends recognised as distribution during the year:		
Final dividend for the year ended 30th June, 2025: HK43 cents per share (2025: HK43 cents per share for the year ended 30th June, 2024)	940	912
Interim dividend for the year ended 30th June, 2026: HK15 cents per share (2025: HK15 cents per share for the year ended 30th June, 2025)	335	325
	<u>1,275</u>	<u>1,237</u>

During the current year, scrip dividends were offered in respect of the 2025 final dividend and 2026 interim dividend. These scrip alternatives were accepted by certain shareholders, as follows:

	2026 Interim dividend <i>HK\$ Million</i>	2025 Final dividend <i>HK\$ Million</i>
Cash dividends	2	6
Scrip dividends	333	934
	<u>335</u>	<u>940</u>

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

15. Dividends (Continued)

A final dividend of HK43 cents (2025: HK43 cents) per share for the year ended 30th June, 2026, totalling HK\$967 million based on 2,249,048,488 shares (2025: HK\$940 million based on 2,186,420,279 shares) has been proposed by the Directors and is subject to approval by the shareholders at the forthcoming Annual General Meeting. It is expected that the final dividend will be dispatched to shareholders on or about 7th December, 2026.

On 3rd December, 2025, the Company issued and allotted a total of 45,405,243 (2025: 48,743,624) ordinary shares at an issue price of HK\$20.570 (2025: HK\$18.588) per ordinary share to the shareholders in lieu of cash for the 2025 final dividend (2025: 2024 final dividend).

On 24th April, 2026, the Company issued and allotted a total of 17,222,966 (2025: 16,489,000) ordinary shares at an issue price of HK\$19.350 (2025: HK\$19.650) per ordinary share to the shareholders in lieu of cash for the 2026 interim dividend (2025: 2025 interim dividend).

16. Earnings per share

(a) Reported earnings per share

The calculation of the basic earnings per share attributable to the Company's shareholders is based on the following data:

	2026 HK\$ Million	2025 HK\$ Million
Earnings for the purpose of basic earnings per share	<u>2,724</u>	<u>2,331</u>

	Number of shares	Number of shares
Weighted average number of ordinary shares for the purpose of basic earnings per share	<u>2,215,752,505</u>	<u>2,152,349,031</u>

No diluted earnings per share has been presented for the years ended 30th June, 2026 and 2025 as there were no potential ordinary shares outstanding during the current and prior years.

(b) Underlying earnings per share

For the purpose of assessing the underlying performance of the Group, underlying earnings per share calculated based on the underlying profit attributable to the Company's shareholders of HK\$2,838 million (2025: HK\$2,960 million) is also presented, excluding the net effect of changes in fair value of investment properties of the Group and its associates and joint ventures and including realised fair value gain on interest in an associate upon sales of its properties and realised fair value gain on investment properties disposed of during the year, taking into account tax effect and the amount attributable to the Company's shareholders. The denominators used are the same as those detailed above for reported earnings per share.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

16. Earnings per share (Continued)

(b) Underlying earnings per share (Continued)

A reconciliation of profit is as follows:

	2026 HK\$ Million	2025 HK\$ Million
Earnings for the purpose of basic earnings per share	2,724	2,331
Change in fair value of investment properties	(337)	653
Effect of corresponding deferred tax	(48)	(38)
Share of results of associates		
– Change in fair value of investment properties	(11)	324
– Effect of corresponding deferred tax	36	6
Share of results of joint ventures		
– Change in fair value of investment properties	615	167
– Effect of corresponding deferred tax	(44)	5
	211	1,117
Amount attributable to non-controlling interests	(102)	(496)
Unrealised change in fair value of investment properties attributable to the Company's shareholders	109	621
Realised fair value gain on investment properties disposed of during the year, net of taxation	8	10
Realised fair value gain on interest in an associate upon sales of its properties during the year	–	5
Amount attributable to non-controlling interests	(3)	(7)
	114	629
Underlying profit attributable to the Company's shareholders	2,838	2,960
Underlying earnings per share	HK\$1.28	HK\$1.38

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

17. Investment properties

The Group leases out various offices, industrial, residential and retail properties under operating leases with rentals payable monthly. Certain leases of retail properties contain variable lease payments that are based on percentage of sales and minimum annual lease payment that are fixed over the lease term.

	Investment properties in Hong Kong <i>HK\$ Million</i>	Investment properties under redevelopment in Hong Kong <i>HK\$ Million</i>	Investment properties in Chinese Mainland <i>HK\$ Million</i>	Investment properties in Singapore <i>HK\$ Million</i>	Total <i>HK\$ Million</i>
Fair value					
At 1st July, 2024	62,724	89	2,176	1,300	66,289
Exchange realignment	–	–	2	92	94
Additions	313	1	–	–	314
Change in fair value	(639)	(9)	(59)	54	(653)
At 30th June, 2025 and 1st July, 2025	62,398	81	2,119	1,446	66,044
Exchange realignment	–	–	107	(21)	86
Additions	101	1	–	16	118
Transfer from properties under development upon completion	1,820	–	91	–	1,911
Change in fair value	380	(1)	(32)	(10)	337
At 30th June, 2026	64,699	81	2,285	1,431	68,496

Fair value measurement of investment properties

Fair value hierarchy

The fair value of the Group's investment properties is measured at the end of the reporting period on a recurring basis, categorised into the three-level fair value hierarchy as defined in HKFRS 13, *Fair Value Measurement*.

All of the Group's investment properties measured at fair value are categorised as Level 3 valuation.

During the years ended 30th June, 2026 and 2025, there were no transfers among Levels 1, 2 and 3.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

17. Investment properties (Continued)

Fair value measurement of investment properties (Continued)

Valuation process and methodologies

The fair values of the Group's investment properties at 30th June, 2026 and 2025 have been arrived at on the basis of valuations carried out as at those dates by Knight Frank Petty Limited and Knight Frank Pte Ltd., firms of independent qualified professional valuers not connected with the Group. The valuations were arrived at by reference to market evidence of recent transaction prices for similar properties and/or on the basis of discounted cash flow projections based on estimates of future rental income from properties using current market rentals and yields as inputs. In estimating the fair value of the properties, the highest and the best use of the properties is their current use.

For investment properties under redevelopment, the valuations had been arrived at by adopting direct comparison approach with reference to comparable transactions in the locality and assuming that the investment properties will be completed in accordance with the development proposals and the relevant approvals for the proposals have been obtained. The valuations had also taken into account the relevant future cost of development, including construction costs, finance costs, professional fees and developer's profit as of completion, which duly reflect the risks associated with the development of the properties.

All of the Group's leasehold property interests held to earn rentals or for capital appreciation purposes are measured using fair value model and are classified and accounted for as investment properties.

Level 3 valuation methodologies

Below is a table which presents the significant unobservable input:

Investment properties	Range of capitalisation rates (%)
In Hong Kong	
– Office/Industrial	3% – 6% (2025: 3% – 6%)
– Residential	2% – 4% (2025: 2% – 4%)
– Retail	3% – 6% (2025: 3% – 6%)
Outside Hong Kong	
– Office	4% – 7% (2025: 4% – 7%)
– Retail	6% (2025: 6%)

The fair value measurement of investment properties is negatively correlated to the capitalisation rate, which is applied to the prevailing market rent. A slight increase/decrease in the capitalisation rate would result in a significant decrease/increase in fair value, and vice versa.

Estimated costs to completion, developer's profit and risk margins required are estimated by valuers based on market conditions for investment properties under redevelopment. The estimates are largely consistent with the budgets developed internally by the Group based on management's experience and knowledge of market conditions. A slight increase/decrease in costs and decrease/increase in risk margins would result in a significant decrease/increase in fair value, and vice versa.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

18. Hotel properties

	Hotel property in Hong Kong <i>HK\$ Million</i>	Hotel properties in Singapore <i>HK\$ Million</i>	Total <i>HK\$ Million</i>
Cost			
At 1st July, 2024	220	1,934	2,154
Exchange realignment	—	135	135
At 30th June, 2025 and 1st July, 2025	220	2,069	2,289
Exchange realignment	—	(30)	(30)
At 30th June, 2026	220	2,039	2,259
Depreciation			
At 1st July, 2024	51	462	513
Exchange realignment	—	33	33
Provided for the year	6	29	35
At 30th June, 2025 and 1st July, 2025	57	524	581
Exchange realignment	—	(8)	(8)
Provided for the year	6	29	35
At 30th June, 2026	63	545	608
Carrying values			
At 30th June, 2026	157	1,494	1,651
At 30th June, 2025	163	1,545	1,708

The hotel properties are depreciated on a straight-line basis over the relevant terms of the leases of 36 to 96 years.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

19. Property, plant and equipment

	Computer systems <i>HK\$ Million</i>	Furniture, fixtures, equipment and hotel operating equipment <i>HK\$ Million</i>	Leasehold improvements <i>HK\$ Million</i>	Motor vehicles <i>HK\$ Million</i>	Plant and machinery <i>HK\$ Million</i>	Total <i>HK\$ Million</i>
Cost						
At 1st July, 2024	129	736	46	41	17	969
Exchange realignment	5	49	–	1	–	55
Additions	81	30	1	–	1	113
Write-off	(5)	(2)	(2)	(7)	(9)	(25)
Disposals	(17)	(4)	(4)	(2)	(1)	(28)
At 30th June, 2025 and 1st July, 2025	193	809	41	33	8	1,084
Exchange realignment	(1)	(11)	–	–	–	(12)
Additions	29	52	14	3	6	104
Disposals	(1)	(5)	–	(1)	–	(7)
At 30th June, 2026	220	845	55	35	14	1,169
Depreciation						
At 1st July, 2024	109	644	18	34	14	819
Exchange realignment	5	43	–	1	–	49
Provided for the year	17	33	5	2	2	59
Write-off	(5)	(2)	(2)	(7)	(9)	(25)
Eliminated on disposals	(17)	(3)	(4)	(2)	(1)	(27)
At 30th June, 2025 and 1st July, 2025	109	715	17	28	6	875
Exchange realignment	(2)	(10)	–	1	–	(11)
Provided for the year	24	38	6	1	3	72
Eliminated on disposals	(1)	(4)	–	(1)	–	(6)
At 30th June, 2026	130	739	23	29	9	930
Carrying values						
At 30th June, 2026	90	106	32	6	5	239
At 30th June, 2025	84	94	24	5	2	209

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

19. Property, plant and equipment (Continued)

The above items of property, plant and equipment are depreciated on a straight-line basis at the following rates per annum:

Computer systems	20% – 33 $\frac{1}{3}$ %
Furniture, fixtures, equipment and hotel operating equipment	10% – 33 $\frac{1}{3}$ %
Leasehold improvements	20%
Motor vehicles	20% – 25%
Plant and machinery	10% – 33 $\frac{1}{3}$ %

Included in furniture, fixtures, equipment and hotel operating equipment, the carrying value of HK\$92 million (2025: HK\$81 million) as at 30th June, 2026 represents furniture, fixtures and equipment relating to the hotel operations of the Group.

20. Goodwill/deemed disposal/acquisition of interest in a listed subsidiary

HK\$ Million

Gross amount

At 1st July, 2024, 30th June 2025 and 30th June, 2026

739

Goodwill as at 30th June, 2026 and 2025 arose from increase in the Group's ownership in a listed subsidiary as a result of the repurchase of its own shares by the listed subsidiary itself as well as the issue of scrip dividends by the listed subsidiary in prior years.

During the year ended 30th June, 2026, the management of the Group performed an impairment review in respect of goodwill. Sino Land is the Company's major operating arm in respect of the Group's six operating divisions as set out in Note 6. The recoverable amount of these operating divisions (which are also the cash generating units) that takes into account the fair value of the underlying assets and liabilities of the listed subsidiary is not less than the carrying amount of the cash generating units, and hence the management determined that there is no impairment on goodwill as at 30th June, 2026. The amounts of goodwill are allocated to respective operating divisions disclosed in Note 6.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

21. Right-of-use assets

	Leasehold land <i>HK\$ Million</i>	Leased properties <i>HK\$ Million</i>	Total <i>HK\$ Million</i>
Cost			
At 1st July, 2024	1,440	251	1,691
Additions	–	69	69
Write-off	(26)	(18)	(44)
Exchange realignment	93	–	93
At 30th June, 2025 and 1st July, 2025	1,507	302	1,809
Additions	4	43	47
Write-off	–	(18)	(18)
Exchange realignment	(20)	–	(20)
At 30th June, 2026	1,491	327	1,818
Depreciation			
At 1st July, 2024	347	230	577
Provided for the year	23	41	64
Write-off	(5)	(18)	(23)
Exchange realignment	23	–	23
At 30th June, 2025 and 1st July, 2025	388	253	641
Provided for the year	23	40	63
Write-off	–	(15)	(15)
Exchange realignment	(5)	–	(5)
At 30th June, 2026	406	278	684
Carrying values			
At 30th June, 2026	1,085	49	1,134
At 30th June, 2025	1,119	49	1,168
Expense relating to short-term leases	10	6	
Total cash outflow for leases	51	48	

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

21. Right-of-use assets (Continued)

For both years, the Group leases various properties for its operations. Lease contracts are entered into for fixed term of 1 to 5 years. Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. In determining the lease term and assessing the length of the non-cancellable period, the Group applies the definition of a contract and determines the period for which the contract is enforceable.

In addition, the Group owns hotel properties for its operations. The relevant subsidiaries of the Group are the registered owners of these property interests, including the underlying leasehold lands. Lump sum payments were made to acquire these property interests. The leasehold land components of these owned properties are presented separately as right-of-use assets as the payments made for the leasehold land components can be identified reliably.

22. Interests in associates/advances to associates/amounts due from/to associates

	2026 HK\$ Million	2025 HK\$ Million
Interests in associates	<u>16,911</u>	<u>16,662</u>
Advances to associates	4,166	6,215
Less: Allowance	<u>(1,335)</u>	<u>(1,449)</u>
	<u>2,831</u>	<u>4,766</u>

The advances to associates of the Group are unsecured and have no fixed repayment terms. At 30th June, 2026, out of the Group's advances to associates net of allowance, HK\$1,513 million (2025: HK\$1,430 million) bears interest and the remaining balance is interest-free. In the opinion of the Directors, the Group will not demand for repayment within the next twelve months from the end of the reporting period and the advances are therefore shown as non-current.

The amounts due from associates of the Group classified under current assets are unsecured, interest-free and are expected to be repaid within one year.

The amounts due to associates of the Group classified under current liabilities are unsecured, interest-free and repayable on demand.

Details of impairment assessment of advances to associates and amounts due from associates for the years ended 30th June, 2026 and 2025 are set out in Note 44.

Particulars of the principal associates at 30th June, 2026 and 2025 are set out in Note 50.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

22. Interests in associates/advances to associates/amounts due from/to associates (Continued)

Summarised financial information of material associates

For both years, no associate is considered to be individually material to the Group.

Aggregate information of associates that are not individually material

	2026 HK\$ Million	2025 HK\$ Million
The Group's share of profit and total comprehensive income for the year	416	107
Aggregate carrying amount of the Group's interests in these associates	16,911	16,662

23. Interests in joint ventures/advances to joint ventures/amounts due from joint ventures

	2026 HK\$ Million	2025 HK\$ Million
Interests in joint ventures	7,943	7,234
Advances to joint ventures	9,805	9,542
Less: Allowance	(845)	(760)
	8,960	8,782

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

23. Interests in joint ventures/advances to joint ventures/amounts due from joint ventures (Continued)

The advances to joint ventures of the Group are unsecured and have no fixed repayment terms. At 30th June, 2026, out of the Group's advances to joint ventures, HK\$6,355 million (2025: HK\$5,097 million) bear interest and the remaining balance is interest-free. In the opinion of the Directors, the Group will not demand for repayment within the next twelve months from the end of the reporting period and the advances are therefore shown as non-current.

The amounts due from joint ventures of the Group classified under current assets are unsecured, interest-free and are expected to be repaid within one year from the end of the reporting period.

Details of impairment assessment of advances to joint ventures and amounts due from joint ventures for the years ended 30th June, 2026 and 2025 are set out in Note 44.

Particulars of the principal joint ventures at 30th June, 2026 and 2025 are set out in Note 51.

Summarised financial information of material joint ventures

For both years, no joint venture is considered to be individually material to the Group.

Aggregate information of joint ventures that are not individually material

	2026 HK\$ Million	2025 HK\$ Million
The Group's share of loss and total comprehensive income for the year	(535)	(75)
Aggregate carrying amount of the Group's interests in these joint ventures	7,943	7,234

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

24. Equity and debt instruments

Equity and debt instruments comprise:

	2026 HK\$ Million	2025 HK\$ Million
Listed investments at FVTOCI:		
Equity securities listed in		
Hong Kong	1,277	1,178
Singapore	117	127
	1,394	1,305
Unlisted investments at FVTOCI	3	3
	1,397	1,308
Debt instruments at FVTOCI listed in Hong Kong and Singapore	30	30
	1,427	1,338
Listed investments at FVTPL:		
Equity securities listed in Hong Kong	10	9
Equity securities listed elsewhere	4	3
	14	12
Unlisted investments at FVTPL	350	280
	364	292
Total	1,791	1,630
Less: current portion	(14)	(12)
Non-current portion	1,777	1,618

These equity investments at FVTOCI are not held for trading, instead, they are held for long-term strategic purposes. The Directors have elected to designate these investments in equity instruments as at FVTOCI, as they believe that recognising short-term fluctuations in these investments' fair value in profit or loss would not be consistent with the Group's strategy of holding these investments for long-term purposes and realising their performance potential in the long run. The equity investments at FVTPL are not held for long-term strategic purposes. Therefore, they are classified as FVTPL.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

24. Equity and debt instruments (Continued)

At 30th June, 2026, debt instruments at FVTOCI carried interest at fixed interest rates ranging from 3.5% to 5.0% (2025: 3.5% to 5.0%) per annum and had maturity dates ranging from May 2028 to January 2030 (2025: from May 2028 to January 2030).

Unlisted investments include unlisted equity securities issued by private entities and private funds incorporated in Hong Kong, Chinese Mainland or the Cayman Islands.

At 30th June, 2026 and 2025, all equity and debt instruments are stated at fair value. Details of the fair value measurements for equity and debt instruments and expected credit losses assessment for debt instruments are set out in Note 44.

25. Amounts due from/to non-controlling interests

The amounts due from/to non-controlling interests of the Group are unsecured, interest-free and recoverable/repayable on demand.

Details of impairment assessment of amounts due from non-controlling interests for the years ended 30th June, 2026 and 2025 are set out in Note 44.

26. Long-term loans receivable

	2026 HK\$ Million	2025 HK\$ Million
Gross carrying amount of long-term variable-rate loans receivable	4,073	2,827
Less: Current portion shown under current assets	(584)	(368)
	<u>3,489</u>	<u>2,459</u>

The Group offers loans to buyers of properties sold by the Group and the repayment terms of the loans are specified in the respective loan agreements.

The Group maintains a defined credit policy to assess the credit quality of each counterparty. The collection is closely monitored to minimise any credit risk associated with these debtors.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

26. Long-term loans receivable (Continued)

Variable-rate loans receivable, net of allowance for credit loss, if any, have the following maturity in accordance with the contractual maturity dates in the loan agreements:

	2026 <i>HK\$ Million</i>	2025 <i>HK\$ Million</i>
Within one year	584	368
In more than one year but not more than five years	2,941	1,510
In more than five years	548	949
	<u>4,073</u>	<u>2,827</u>

The Group's long-term loans receivable are denominated in HK\$ and carry interest rates (which are the contractual interest rates) at prime rate or prime rate plus/minus a margin per annum and are secured by mortgages over the properties acquired by the purchasers. The maturity dates of the balances are ranging from within 1 to 22 years (2025: ranging from within 1 to 23 years).

Details of impairment assessment of long-term loans receivable for the years ended 30th June, 2026 and 2025 are set out in Note 44.

27. Trade and other receivables

Trade receivables mainly comprise rental receivables and property management and other services. Rental receivables are billed and payable in advance by tenants.

	2026 <i>HK\$ Million</i>	2025 <i>HK\$ Million</i>
Trade receivables	443	447
Less: Allowance for credit losses	(148)	(109)
	<u>295</u>	<u>338</u>
Other receivables and prepayments	1,119	1,218
	<u>1,414</u>	<u>1,556</u>

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

27. Trade and other receivables (Continued)

The Group maintains a defined credit policy to assess the credit quality of each counterparty. The collection is closely monitored to minimise any credit risk associated with these trade debtors.

As at 30th June, 2026, 30th June, 2025 and 1st July, 2024, trade receivables (net of allowance for credit losses) from contracts with customer amounted to HK\$169 million, HK\$199 million and HK\$177 million respectively.

The following is an ageing analysis of trade receivables (net of allowance for credit losses) at the end of the reporting period. The amounts not yet due mainly represented receivables from property management and other services. The amounts overdue mainly represent rental receivables billed on a monthly basis and payable by the tenants in advance of the rental periods, and receivables from property management and other services.

	2026 <i>HK\$ Million</i>	2025 <i>HK\$ Million</i>
Current or up to 30 days	164	170
31 – 60 days	22	12
61 – 90 days	13	18
Over 90 days	96	138
	295	338

For those current receivables at 30th June, 2026 and 2025, although no collateral was held, the Group had assessed the creditworthiness, past payment history and taken into account information specific to the customer as well as pertaining to the economic environment in which the debtor operates. Trade receivables overdue more than 90 days (net of allowance for credit losses) amounting to HK\$96 million (2025: HK\$138 million) are sufficiently covered by rental deposits received from the respective tenants and no significant expected credit losses are considered.

Other receivables and prepayments mainly comprise receivables in relation to utility and other deposits paid of HK\$208 million (2025: HK\$186 million), other payments in advance of HK\$201 million (2025: HK\$150 million) which mainly related to property development projects and interest receivables of HK\$260 million (2025: HK\$437 million).

Details of impairment assessment of trade and other receivables for the years ended 30th June, 2026 and 2025 are set out in Note 44.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

28. Time deposits/bank balances and cash

Time deposits and bank balances and cash include cash held by stakeholders of HK\$1,433 million (2025: HK\$1,151 million), which are restricted for payments related to property development projects or will be released by stakeholders after completion of the relevant assignments.

The time deposits and bank balances carry floating interest rates ranging from 0.001% to 4.60% (2025: 0.001% to 4.90%) per annum.

At 30th June, 2026, time deposits of HK\$241 million (2025: HK\$156 million) were charged for finance undertakings issued by banks for certain subsidiaries, associates and joint ventures of Sino Land.

Details of impairment assessment of time deposits and bank balances for the years ended 30th June, 2026 and 2025 are set out in Note 44.

29. Trade and other payables

At 30th June, 2026, included in trade and other payables of the Group are trade payables of HK\$101 million (2025: HK\$71 million).

The following is an ageing analysis of trade payables presented based on the invoice date at the reporting date:

	2026 HK\$ Million	2025 HK\$ Million
1 – 30 days	94	58
31 – 60 days	1	2
61 – 90 days	–	3
Over 90 days	6	8
	101	71

Other payables mainly comprise accrual of construction cost of HK\$767 million (2025: HK\$811 million), rental and utilities deposits received of HK\$851 million (2025: HK\$824 million), receipt in advance of HK\$1,631 million (2025: HK\$1,579 million) which mainly related to property development projects, and rental receipt in advance of HK\$168 million (2025: HK\$144 million).

All the Group's trade and other payables are expected to be settled within one year or are repayable on demand except for an amount of HK\$346 million (2025: HK\$489 million), which is mainly for rental deposits received and construction cost payables are expected to be settled after more than one year from the end of the reporting period.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

30. Lease liabilities

	2026 HK\$ Million	2025 HK\$ Million
Lease liabilities payable:		
Within one year	32	35
More than one year but not more than two years	9	14
More than two years but not more than five years	10	1
	51	50
Less: Amounts due for settlement within 12 months shown under current liabilities	(32)	(35)
Amounts due for settlement after 12 months shown under non-current liabilities	19	15

31. Contract liabilities

As at 30th June, 2026, the Group has recognised contract liabilities of HK\$2,227 million (30th June, 2025: HK\$329 million) related to property sales. The increase in balance at 30th June, 2026 is mainly attributable to property sales deposits received exceeding property sales deposits recognised as revenue during the year.

The contract liabilities of the Group are all expected to be settled within the Group's normal operating cycle and thus are classified as current liabilities. As at 30th June, 2026 and 2025, no contract liabilities are expected to be settled after more than one year. No significant financing component is included in contract liabilities for both years.

The Group receives certain percentage of the contract price as deposits from customers when they sign the sale and purchase agreements. The rest of sale consideration is typically paid when legal assignment is completed. In many cases, the Group receives further deposits from customers prior to the completion of legal assignment. In some sales arrangements, customers agree to pay the rest of sale consideration early while construction is still ongoing. All such deposits received are recognised as contract liabilities throughout the property construction period until the customer obtains control of the completed property.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

31. Contract liabilities (Continued)

The following shows how much of the revenue recognised in the current year relates to brought-forward contract liabilities.

	2026 HK\$ Million	2025 HK\$ Million
Revenue recognised that was included in contract liabilities at the beginning of the reporting period	329	113

32. Bank borrowings

	2026 HK\$ Million	2025 HK\$ Million
Long-term bank borrowings		
Within one year	–	1,799
More than two years but not exceeding five years	2,892	–
	2,892	1,799
Less: Current portion shown under current liabilities	–	(1,799)
Total bank borrowings – due after one year	2,892	–

All of the Group's bank borrowings carry interest rates (which are also the effective interest rates) at HIBOR plus a margin per annum.

The bank borrowings of the Group are guaranteed by Sino Land to the extent of the Group's equity interest in the respective subsidiaries of Sino Land. Bank borrowings amounted to HK\$2,087 million were secured by the share of subsidiaries of Sino Land at 30th June, 2026.

Save as disclosed above, as at 30th June, 2026, the Group had no charges on its assets and no material contingent liabilities that were not provided for in the consolidated financial statements.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

33. Other loan

	2026 <i>HK\$ Million</i>	2025 <i>HK\$ Million</i>
Unsecured other loan		
More than one year but not exceeding two years	946	884

The other loan of the Group is unsecured, interest-free and included in non-current liabilities as the lender has agreed not to demand repayment within the next twelve months from the end of the reporting period. The effective interest rate for imputed interest expenses is determined based on the cost-of-funds of the Group plus a margin.

34. Share capital

	2026		2025	
	Number of ordinary shares	Share capital <i>HK\$ Million</i>	Number of ordinary shares	Share capital <i>HK\$ Million</i>
Ordinary shares, issued and fully paid:				
At 1st July	2,186,420,279	20,535	2,121,187,655	19,305
Issue of shares in lieu of cash dividends	62,628,209	1,267	65,232,624	1,230
At 30th June – ordinary shares with no par value	2,249,048,488	21,802	2,186,420,279	20,535

During the year, the Company issued and allotted ordinary shares to shareholders in lieu of cash for the 2025 final dividend and 2026 interim dividend (2025: 2024 final dividend and 2025 interim dividend). Details are set out in Note 15.

The shares rank pari passu in all respects with the existing shares.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

35. Deferred taxation

The major deferred tax liabilities and assets recognised and movements thereon during the current and prior reporting periods are as follows:

	Accelerated tax depreciation <i>HK\$ Million</i>	Revaluation of investment properties <i>HK\$ Million</i>	Undistributed profits of subsidiaries, associates and joint ventures <i>HK\$ Million</i>	Tax losses <i>HK\$ Million</i>	Others <i>HK\$ Million</i>	Total <i>HK\$ Million</i>
At 1st July, 2024	1,179	1,245	444	(106)	(1)	2,761
Exchange realignment	–	–	(25)	–	5	(20)
Charged to profit or loss for the year	15	10	7	9	–	41
At 30th June, 2025 and 1st July, 2025	1,194	1,255	426	(97)	4	2,782
Exchange realignment	–	39	1	–	(3)	37
Charged/(credited) to profit or loss for the year	140	(48)	5	(40)	5	62
At 30th June, 2026	1,334	1,246	432	(137)	6	2,881

The net balance comprised deferred tax liabilities of HK\$2,884 million (2025: HK\$2,800 million) and deferred tax assets of HK\$3 million (2025: HK\$18 million).

At 30th June, 2026, the Group had unused tax losses of HK\$2,408 million (2025: HK\$2,440 million) available for offset against future profits. A deferred tax asset has been recognised in respect of HK\$731 million (2025: HK\$589 million) of such losses. No deferred tax asset has been recognised in respect of the remaining HK\$1,677 million (2025: HK\$1,851 million) due to the uncertainty of future profit streams. These losses may be carried forward indefinitely.

At 30th June, 2026, the Group had deductible temporary differences of HK\$54 million (2025: HK\$182 million). No deferred tax asset has been recognised in relation to such deductible temporary differences as it is not probable that taxable profit will be available against which the deductible temporary differences can be utilised.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

36. Advances from associates

The advances from associates of the Group are unsecured, interest-free and have no fixed repayment terms. The associates have agreed not to demand repayment within the next twelve months from the end of the reporting period and the advances are therefore shown as non-current. The effective interest rate for imputed interest expense for these interest-free loans is determined based on the cost-of-funds of the Group.

37. Advances from non-controlling interests

The advances from non-controlling interests of the Group amounting to HK\$194 million (2025: HK\$69 million) are unsecured, bear interest ranging from 2.00% to 6.25% (2025: 6.25%) per annum and have no fixed repayment terms. The remaining balance of HK\$1 million (2025: HK\$1 million) is unsecured, interest-free and has no fixed repayment terms. The non-controlling shareholders have agreed not to demand repayment within the next twelve months from the end of the reporting period and the advances are therefore shown as non-current.

38. Non-controlling interests

The table below shows details of a non-wholly owned subsidiary of the Group that have material non-controlling interests:

Name of subsidiary	Place of incorporation and principal place of business	Proportion of equity interests and voting rights held by non-controlling interests		Profit and total comprehensive income allocated to non-controlling interests		Accumulated non-controlling interests	
		2026	2025	2026	2025	2026	2025
		%	%	HK\$ Million	HK\$ Million	HK\$ Million	HK\$ Million
Sino Land Company Limited	Hong Kong	41.8	42.4	1,927	1,720	72,599	71,757

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

38. Non-controlling interests (Continued)

Summarised financial information in respect of the Group's subsidiary that has material non-controlling interests is set out below. The summarised financial information below represents amounts before intragroup eliminations.

Sino Land Company Limited

	2026 HK\$ Million	2025 HK\$ Million
Current assets	78,330	72,995
Non-current assets	113,399	110,618
Current liabilities	10,234	9,752
Non-current liabilities	7,112	3,964
Equity attributable to the shareholders of the Company	173,875	169,397
Non-controlling interests	508	500

	For the year ended 30th June	
	2026 HK\$ Million	2025 HK\$ Million
Revenue	9,273	8,183
Total comprehensive income attributable to the shareholders of the Company	5,400	4,756
Total comprehensive income attributable to the non-controlling interests	44	(18)
Total comprehensive income for the year	5,444	4,738
Dividend paid to non-controlling interests	2,259	2,183

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

39. Financial guarantee contracts

At the end of the reporting period, the maximum amount that the Group has guaranteed under the contracts was as follows:

	2026 <i>HK\$ Million</i>	2025 <i>HK\$ Million</i>
Guarantees given to banks in respect of:		
Banking facilities of associates and joint ventures attributable to the Group		
– Utilised	4,730	6,144
– Unutilised	2,974	806
	7,704	6,950

At 30th June, 2026 and 2025, the Group issued corporate financial guarantees to banks in respect of banking facilities granted to associates and joint ventures. At the end of both reporting periods, the Group did not recognise any liabilities in respect of such corporate financial guarantees as the Directors of the Company consider that the fair values of these financial guarantee contracts at their initial recognition and at the end of the reporting periods are insignificant. The amounts of loss allowances determined in accordance with HKFRS 9 at the end of the reporting periods are insignificant.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

40. Operating lease arrangements

The Group as lessor

Property rental income earned during the year, net of outgoings of HK\$597 million (2025: HK\$623 million), was HK\$2,152 million (2025: HK\$2,179 million). Most of the properties have committed tenants with fixed rental for an average term of three (2025: two) years.

Lease payments receivable on leases are as follows:

	2026 HK\$ Million	2025 HK\$ Million
Within one year	1,894	1,971
In the second year	1,099	1,103
In the third year	544	523
In the fourth year	262	269
In the fifth year	133	120
After five years	51	260
	3,983	4,246

41. Retirement benefit scheme

The Group operates a Mandatory Provident Fund Scheme ("MPF Scheme") for all qualifying employees in Hong Kong. The MPF Scheme is registered with the Mandatory Provident Fund Schemes Authority under the Hong Kong Mandatory Provident Fund Schemes Ordinance. The assets of the MPF Scheme are held separately from those of the Group in funds under the control of an independent trustee. Under the rules of the MPF Scheme, the employer and its employees are each required to make contributions to the scheme at rates specified in the rules. The only obligation of the Group with respect to MPF Scheme is to make the required contributions under the scheme. No forfeited contribution is available to reduce the contribution payable in the future years.

The Group is also required to make contributions to state pension scheme, the Central Provident Fund, based on certain percentages of the monthly salaries of the employees of the Company's subsidiaries operating in Singapore. The Group has no other obligations under this state pension scheme other than the contribution payments.

The eligible employees of the Company's subsidiaries in Chinese Mainland are members of pension schemes operated by the Chinese local government. The subsidiaries are required to contribute a certain percentage of the relevant cost of the basic payroll of these employees to the pension schemes to fund the benefits. The Group has no other obligations under this state pension scheme other than the contribution payments.

42. Properties under development/stocks of completed properties

At the end of the reporting period, properties under development amounting to HK\$7,891 million (2025: HK\$7,813 million) were not expected to be realised within twelve months from the end of the reporting period.

The carrying amount of leasehold land included in properties under development and stocks of completed properties of HK\$11,388 million (2025: HK\$11,706 million) is measured under HKFRS 16 at cost less accumulated depreciation and any impairment losses. The residual values are determined as the estimated disposal value of the leasehold land component. No depreciation charge is made on the leasehold land taking into account the estimated residual values as at 30th June, 2026 and 2025.

During the year ended 30th June, 2026, reversal of write-down of properties under development of HK\$275 million (2025: write-down of HK\$55 million) was made based on the estimated net realisable value. It was recognised in profit and loss and included in other income and other gains or losses.

43. Capital risk management

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to shareholders through the optimisation of the debt and equity balances.

The capital structure of the Group consists of debts, which include bank borrowings, other loan, advances from associates/non-controlling interests, amounts due to associates/non-controlling interests and equity attributable to the Company's shareholders, comprising issued share capital, retained profits and other reserves as disclosed in the consolidated statement of changes in equity.

The management of the Group reviews the capital structure periodically. As a part of this review, the management of the Group considers the cost of capital and the risks associated with each class of capital. The Group will balance its overall capital structure through the payment of dividends, new shares issues and share buy-backs as well as the issue of new debt or the redemption of existing debt.

During 2026, the Group's strategy was to maintain net cash position. In order to maintain the net cash position, the Group may adjust the amount of dividends paid to shareholders, issue new shares, return capital to shareholders, raise new debt financing or sell assets to reduce debt.

There were no changes on the Group's approach to capital risk management during the year.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

44. Financial instruments

Financial risk management objectives and policies

The Group's major financial instruments include trade and other receivables, advances to associates/joint ventures, equity and debt instruments, loans receivable, amounts due from/to associates/joint ventures/non-controlling interests, time deposits, bank balances and cash, trade and other payables, bank borrowings, other loan and advances from associates/non-controlling interests.

Details of these financial instruments are disclosed in respective notes. The risks associated with these financial instruments and lease liabilities and the policies on how to mitigate these risks are set out below. The management manages and monitors these exposures to ensure appropriate measures are implemented in a timely and effective manner.

Market risk

The Group's activities expose the Group primarily to the financial risks of changes in foreign currency exchange rates, interest rates and other equity price. There has been no change to the Group's exposure to market risks or the manner in which it manages and measures the risks. Details of each type of market risks are described as follows:

Currency risk

The Group undertakes certain transactions denominated in foreign currencies, hence exposures to exchange rate fluctuations arise. The Group currently does not use any derivative contracts to hedge against its exposure to currency risk. The Group manages its foreign currency risk by closely monitoring the movement of the foreign currency rates.

The carrying amounts of the Group's foreign currency denominated monetary assets (excluding debt instruments at FVTOCI) and monetary liabilities at the end of the respective reporting periods are as follows:

	2026 HK\$ Million	2025 HK\$ Million
Assets		
Renminbi ("RMB")	838	573
United States Dollars ("USD")	29,874	15,990
Australian Dollars ("AUD")	414	378
New Zealand Dollars ("NZD")	26	27
Singapore Dollars ("SGD")	1,740	1,373
Liabilities		
RMB	310	134

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

44. Financial instruments (Continued)

Financial risk management objectives and policies (Continued)

Market risk (Continued)

Foreign currency sensitivity analysis

The Group's foreign currency risk is mainly concentrated on the fluctuation of RMB, USD, AUD, NZD and SGD (the "Foreign Currencies") against HK\$, functional currency of the relevant group entities. The exposure of USD against HK\$ is considered insignificant as HK\$ is pegged to USD, therefore is excluded from the sensitivity analysis below.

The sensitivity analysis below has been determined based on the exposure to 5% increase and decrease in the Foreign Currencies against HK\$. 5% is the sensitivity rate used when reporting foreign currency risk internally to key management personnel and represents management's assessment of the reasonably possible change in foreign currency rates. The sensitivity analysis includes only outstanding foreign currency denominated monetary items and adjusts their translation at the end of the reporting period for a 5% change in foreign currency rates. A positive number indicates an increase in profit for the year where the Foreign Currencies strengthens against HK\$. For a weakening of the Foreign Currencies against HK\$, there would be an equal and opposite impact on the profit.

	2026 HK\$ Million	2025 HK\$ Million
RMB	22	18
AUD	17	16
NZD	1	1
SGD	73	57

Certain equity and debt instruments at FVTOCI are denominated in SGD which is a foreign currency in relation to the relevant group entities. For equity instruments at FVTOCI amounted to HK\$112 million (2025: HK\$101 million) as at 30th June, 2026, an increase/decrease in 5% of SGD against the functional currency of the relevant group entities would result in an increase/decrease of HK\$6 million (2025: HK\$5 million) in the Group's investment revaluation reserve. For debt instruments at FVTOCI amounted to HK\$14 million (2025: HK\$14 million) as at 30th June, 2026, an increase/decrease in 5% of SGD against the functional currency of the relevant group entities would result in an increase/decrease of HK\$1 million (2025: HK\$1 million) in the Group's profit or loss.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

44. Financial instruments (Continued)

Financial risk management objectives and policies (Continued)

Market risk (Continued)

Interest rate risk

Long-term loans receivable, advances to associates, advances to joint ventures, amounts due from joint ventures, certain trade and other payables, other loan, bank borrowings and bank balances at floating rates expose the Group to cash flow interest rate risk. Advances from non-controlling interests, lease liabilities and time deposits at fixed rates expose the Group to fair value interest rate risk.

The Group's cash flow interest rate risk is mainly concentrated on the fluctuation of HIBOR arising from the bank borrowings, prime rate arising from the loans receivable and market rate arising from other loan.

Details of the Group's bank borrowings entered into by the Group at the end of the reporting period are set out in Note 32.

Interest rate sensitivity analysis

The sensitivity analysis below has been determined based on the exposure to interest rates including floating rate long-term loans receivable, advances to associates, advances to joint ventures, certain trade and other payables, other loan and bank borrowings. Bank balances are all short term in nature. Therefore, any future variations in interest rates will not have a significant impact on the results of the Group. The analysis is prepared assuming that the change in interest rate had occurred at the end of the respective reporting period and had been applied to the exposure to interest rate risk for these financial assets and financial liabilities in existence at that date and outstanding for the whole year. The 50 basis points represent the best estimation of the possible change in the interest rates over the period until the end of the next reporting period.

At the end of the respective reporting periods, if interest rates had increased/decreased by 50 basis points and all other variables were held constant, the Group's profit for the year would have increased/decreased by HK\$41 million (2025: HK\$31 million).

Other price risk

The Group is exposed to other price risk through its investments in equity and debt securities. The management manages this exposure by maintaining a portfolio of investments with different risks and returns. The Group's other price risk is primarily arising from listed equity securities which are mainly concentrated on blue chip stocks quoted in the Stock Exchange and the Singapore Exchange Securities Trading Limited. In this regard, the management considers the Group's exposure to other price risk is reduced.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

44. Financial instruments (Continued)

Financial risk management objectives and policies (Continued)

Market risk (Continued)

Other price risk sensitivity analysis

The following tables show the sensitivity to price risk on the equity and debt instruments which are carried at fair value at the end of such reporting period. Sensitivity rate of 5% represents management's assessment of the reasonably possible change in equity and debt instruments price while all other variables were held constant.

	2026 HK\$ Million	2025 HK\$ Million
Equity and debt instruments at FVTOCI		
Increase/(decrease) in investment revaluation reserve		
– as a result of increase in price	71	67
– as a result of decrease in price	(71)	(67)
Equity instruments at FVTPL		
Increase/(decrease) in profit for the year		
– as a result of increase in price	15	12
– as a result of decrease in price	(15)	(12)

Credit risk and impairment assessment

As at 30th June, 2026 and 2025, other than those financial assets whose carrying amounts best represent the maximum exposure to credit risk, the Group's maximum exposure to credit risk which will cause a financial loss to the Group arising from the amount of financial guarantee contracts provided by the Group is disclosed in Note 39.

In order to minimise the credit risk, the management of the Group has delegated a team responsible for determination of credit limits and credit approvals. Monitoring procedures are in place to ensure that follow-up action is taken to recover overdue debt and the credit concentration of debt instruments on a regular basis. In this regard, the Directors of the Company consider that the Group's credit risk is significantly reduced.

In addition, the Group performs impairment assessment under ECL model on trade receivables based on collective assessment. Impairment of HK\$65 million (2025: HK\$45 million) is recognised during the year. Details of the quantitative disclosures are set out below in this note.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

44. Financial instruments (Continued)

Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

The Group's internal credit risk grading assessment comprises the following categories:

Internal credit rating	Description	Trade receivables	Other financial assets/ other items
Low risk	The counterparty has a low risk of default and does not have any past-due amounts	Lifetime ECL – not credit-impaired	12m ECL
Watch list	Debtor frequently repays after due dates but usually settle in full	Lifetime ECL – not credit-impaired	12m ECL
Doubtful	There have been increases in credit risk since initial recognition through information developed internally or external resources	Lifetime ECL – not credit-impaired	Lifetime ECL – not credit-impaired
Loss	There is evidence indicating the asset is credit-impaired	Lifetime ECL – credit-impaired	Lifetime ECL – credit-impaired
Write-off	There is evidence indicating that the debtor is in severe financial difficulty and the Group has no realistic prospect of recovery	Amount is written off	Amount is written off

Apart from trade receivables of HK\$148 million (2025: HK\$109 million) which is considered to be credit-impaired, the management of the Group considers that the other financial assets (including other receivables, loans receivable, advances to associates/joint ventures, amounts due from associates/joint ventures/non-controlling interests, time deposits, bank balances and debt instruments at FVTOCI) have low credit risk because the probability of default of the counterparties is insignificant or these items do not have any past due amounts. Accordingly, the Group performed impairment assessment individually based on 12m ECL and no allowance for credit losses is provided.

With respect to credit risk arising from other receivables, the Group's exposure to credit risk arising from default of the counterparty is limited as the counterparty has good history of repayment and/or in good financial condition. Accordingly, the Group does not expect to incur a significant loss for uncollected other receivables.

44. Financial instruments (Continued)

Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

With respect to credit risk arising from loans receivable, the Group's exposure to credit risk arising from the counterparty is limited as each outstanding loans are secured by the properties purchased by the buyers and the fair value of each property exceeds the outstanding loan amount on an individual basis.

With respect to credit risk arising from advances to associates/joint ventures and amounts due from associates/joint ventures/non-controlling interests, the Group's exposure to credit risk arising from default of the counterparty is limited as the counterparty engages in property investment or property development in Hong Kong and the underlying properties are of high quality. Accordingly, the Group does not expect to incur a significant loss for uncollected advances to associates/joint ventures and amounts due from associates/joint ventures/non-controlling interests.

With respect to credit risk on debt instruments at FVTOCI, the Group only invests in debt security with low credit risk. The Group's debt instruments at FVTOCI mainly comprises listed bonds. During the years ended 30th June, 2026 and 2025, ECL on debt instruments at FVTOCI was assessed to be negligible.

With respect to credit risks on time deposits and bank balances are limited because the counterparties are banks with high credit ratings assigned by international credit-rating agencies.

For trade receivables, except for rental receivables and receivables from property management and other services that have been assessed individually, the Group uses debtors' ageing to assess the impairment for its customers because these customers consist of a large number of small customers with common risk characteristics that are representative of the customers' abilities to pay all amounts due in accordance with the contractual terms.

During the year ended 30th June, 2026, no allowance for credit losses was provided on trade receivables using collective assessment because the Group considered that credit losses on these trade receivables are insignificant.

The estimated loss rates are estimated based on historical observed default rates over the expected life of the customers and forward-looking information that is available without undue cost or effort. The grouping is regularly reviewed by management to ensure relevant information about specific customer is updated.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

44. Financial instruments (Continued)

Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

The following table shows reconciliation of loss allowance that has been recognised for trade receivables.

	Lifetime ECL (credit-impaired) HK\$ Million
As at 1st July, 2024	94
Impairment losses recognised	45
Impairment losses reversed	(2)
Write off	(28)
As at 30th June, 2025 and 1st July, 2025	109
Impairment losses recognised	65
Write off	(26)
As at 30th June, 2026	148

As at 30th June, 2026, no allowance for credit losses (2025: nil) is provided for loans receivable as there are no credit-impaired loans.

Other than concentration of credit risk on advances to associates/joint ventures and amounts due from associates/joint ventures/non-controlling interests, the Group does not have any other significant concentration of credit risk in which exposure is spread over a large number of counterparties.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

44. Financial instruments (Continued)

Financial risk management objectives and policies (Continued)

Liquidity risk

In the management of the liquidity risk, the Group monitors and maintains a level of cash and cash equivalents deemed adequate by the management to finance the Group's operations and mitigate the effects of fluctuations in cash flows. The management monitors the utilisation of bank borrowings and ensures compliance with loan covenants.

The following table details the Group's contractual maturity for its non-derivative financial liabilities based on the agreed repayment terms. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay. The table includes both interest and principal cash flows.

	Weighted average effective interest rate %	Repayable on demand or less than 1 month HK\$ Million	1 – 3 months HK\$ Million	3 months to 1 year HK\$ Million	1 – 2 years HK\$ Million	2 – 5 years HK\$ Million	Over 5 years HK\$ Million	Total undiscounted cash flows HK\$ Million	Carrying amount HK\$ Million
2026									
Trade and other payables									
non-interest bearing	N/A	2,310	24	130	96	135	69	2,764	2,764
Other liabilities									
non-interest bearing	N/A	1,229	1,843	–	1,138	–	–	4,210	4,210
fixed rate	3.54	1	1	5	194	–	–	201	194
Borrowings									
non-interest bearing	N/A	–	–	–	946	–	–	946	946
variable rate	3.50	8	17	76	101	3,081	–	3,283	2,892
Financial guarantee contracts	N/A	–	19	1,545	79	3,087	–	4,730	–
		<u>3,548</u>	<u>1,904</u>	<u>1,756</u>	<u>2,554</u>	<u>6,303</u>	<u>69</u>	<u>16,134</u>	<u>11,006</u>
Lease liabilities	4.86	<u>4</u>	<u>7</u>	<u>22</u>	<u>10</u>	<u>10</u>	<u>–</u>	<u>53</u>	<u>51</u>

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

44. Financial instruments (Continued)

Financial risk management objectives and policies (Continued)

Liquidity risk (Continued)

	Weighted average effective interest rate %	Repayable on demand or less than 1 month HK\$ Million	1 – 3 months HK\$ Million	3 months to 1 year HK\$ Million	1 – 2 years HK\$ Million	2 – 5 years HK\$ Million	Over 5 years HK\$ Million	Total undiscounted cash flows HK\$ Million	Carrying amount HK\$ Million
2025									
Trade and other payables									
non-interest bearing	N/A	1,941	32	429	136	124	13	2,675	2,675
Other liabilities									
non-interest bearing	N/A	1,035	1,965	67	1,108	–	–	4,175	4,175
fixed rate	6.25	–	1	3	69	–	–	73	69
Borrowings									
non-interest bearing	N/A	–	–	–	884	–	–	884	884
variable rate	1.34	2	4	1,806	–	–	–	1,812	1,799
Financial guarantee contracts	N/A	–	–	4,385	1,346	413	–	6,144	–
		<u>2,978</u>	<u>2,002</u>	<u>6,690</u>	<u>3,543</u>	<u>537</u>	<u>13</u>	<u>15,763</u>	<u>9,602</u>
Lease liabilities	4.86	<u>3</u>	<u>6</u>	<u>28</u>	<u>14</u>	<u>1</u>	<u>–</u>	<u>52</u>	<u>50</u>

The amounts included above for financial guarantee contracts are the maximum amounts the Group could be required to settle under the arrangement for the full guaranteed amount if that amount is claimed by the counterparty to the guarantee. At the end of the reporting period, financial guarantee contracts are measured at the higher of: (i) the amount determined in accordance with HKFRS 9; and (ii) the amount initially recognised less, when appropriate, cumulative amortisation recognised over the guarantee period. However, this estimate is subject to change depending on the probability of the counterparty claiming under the guarantee which is a function of the likelihood that the financial receivables held by the counterparty which are guaranteed suffer credit losses.

Fair value measurements

Some of the Group's assets are measured at fair value for financial reporting purposes. The Directors have to determine the appropriate valuation techniques and inputs for fair value measurements.

In estimating the fair value of an asset, the Group uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Group engages external valuers to perform the valuation or the Group establishes the appropriate valuation techniques and inputs to the model as detailed in Notes b and c. The Directors work closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

44. Financial instruments (Continued)

Fair value measurements (Continued)

The following table provides an analysis of financial instruments that are measured subsequent to initial recognition at fair value, grouped into Level 1, Level 2 and Level 3 based on the degree to which the fair value is observable.

	2026 HK\$ Million	2025 HK\$ Million	Fair value hierarchy
Financial assets			
Equity instruments at FVTOCI			
– Listed equity securities (Note a)	1,394	1,305	Level 1
Debt instruments at FVTOCI			
– Listed debt securities (Note b)	30	30	Level 2
Unlisted investments (Note c)	353	283	Level 3
Financial assets at FVTPL			
– Listed equity securities (Note a)	14	12	Level 1

Notes:

- The fair values of all listed equity securities are determined with reference to quoted market prices in an active market as at 30th June, 2026 and 2025.
- The fair values of all debt securities are determined with reference to quoted market prices provided by financial institutions as at 30th June, 2026 and 2025.
- The fair values of all unlisted investments at FVTPL and FVTOCI are determined based on their net asset value, representing the fair value of the funds reported by respective fund managers, and relevant factors if deemed necessary, as at 30th June, 2026 and 2025, except those where the Directors of the Company consider cost approximates their fair value.

Fair values of financial instruments

There was no transfer among different levels of the fair value hierarchy in the current and prior years.

Reconciliation of Level 3 fair value measurements of financial assets

	HK\$ Million
Unlisted investments	
As at 1st July, 2024	232
Net investment	44
Fair value changes	7
As at 30th June, 2025 and 1st July, 2025	283
Net investment	27
Fair value changes	33
Exchange realignment	10
As at 30th June, 2026	353

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

45. Reconciliation of liabilities arising from financing activities

The table below details changes in the Group's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the Group's consolidated statement of cash flows as cash flows from financing activities.

	Interest and other finance costs payable <i>HK\$ Million</i>	Advances from associates <i>HK\$ Million</i>	Amounts due to associates <i>HK\$ Million</i>	Advances from non-controlling interests <i>HK\$ Million</i>	Amounts due to non-controlling interests <i>HK\$ Million</i>	Bank borrowings <i>HK\$ Million</i>	Other loan <i>HK\$ Million</i>	Lease liabilities <i>HK\$ Million</i>	Total <i>HK\$ Million</i>
At 1st July, 2024	-	1,618	797	1,001	1,660	832	859	22	6,789
Financing cash flows	(44)	(564)	238	(931)	372	967	18	(42)	14
Finance costs	44	53	-	-	-	-	7	2	106
Exchange realignment	-	-	-	-	-	-	-	(1)	(1)
New leases entered	-	-	-	-	-	-	-	69	69
At 30th June, 2025 and 1st July, 2025	-	1,107	1,035	70	2,032	1,799	884	50	6,977
Financing cash flows	(98)	66	194	125	(189)	1,093	70	(41)	1,220
Finance costs	98	-	-	-	-	-	-	2	100
Fair value adjustments	-	(36)	-	-	-	-	(8)	-	(44)
New leases entered	-	-	-	-	-	-	-	43	43
Write-off	-	-	-	-	-	-	-	(3)	(3)
At 30th June, 2026	-	1,137	1,229	195	1,843	2,892	946	51	8,293

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

46. Commitments

Capital commitments outstanding at 30th June, 2026 not provided for in the consolidated financial statements were as follows:

	2026 HK\$ Million	2025 HK\$ Million
Contracted for	<u>61</u>	<u>77</u>

The Group's share of capital commitments of joint ventures and associates outstanding at 30th June, 2026 not provided for in the consolidated financial statements were as follows:

	2026 HK\$ Million	2025 HK\$ Million
Contracted for	310	273
Authorised but not contracted for	<u>377</u>	<u>480</u>
	<u>687</u>	<u>753</u>

47. Related party disclosures

The Group had the following transactions with related parties:

(a) Related companies

	2026 HK\$ Million	2025 HK\$ Million
Service fees received (Note i)	241	235
Rental/lease payments (Note i)	10	36
Consultancy fee paid (Note ii)	<u>2</u>	<u>2</u>

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

47. Related party disclosures (Continued)

(b) Associates and joint ventures

	2026 HK\$ Million	2025 HK\$ Million
Service fees paid (Note i)	34	34
Administrative and service fees received (Note iii)	143	50
Interest income received (Note iv)	96	53

Note i: Mr. Robert Ng Chee Siong, a former Director and the controlling shareholder of the Company, and/or his associates, was interested in these transactions as he holds controlling interests and/or directorships in the related companies. These related party transactions also constitute continuing connected transactions and have complied with the requirements of Chapter 14A of the Listing Rules, details of which are disclosed on pages 71 to 78 in the Directors' report.

Note ii: The consultancy fee was paid to Ronald Arculli and Associates, of which The Honourable Ronald Joseph Arculli, Non-Executive Director of the Company, is a sole proprietor. This also constitutes an exempted connected transaction under Chapter 14A of the Listing Rules.

Note iii: Included in the administrative and service fees received, HK\$48 million (2025: HK\$50 million) represent administrative fees received from associates and joint ventures in which Mr. Robert Ng Chee Siong, and/or his associates, has controlling interests and/or directorships. These related party transactions also constitute exempted connected transactions under Chapter 14A of the Listing Rules.

Note iv: Included in the interest income received, HK\$22 million for the year ended 30th June, 2025, represent interest income received from associates and joint ventures in which Mr. Robert Ng Chee Siong, and/or his associates, has controlling interests. These related party transactions also constitute exempted connected transactions under Chapter 14A of the Listing Rules.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

47. Related party disclosures (Continued)

Included in the advances to associates, amounts due to associates, advances from associates, amounts due from associates, advances to joint ventures and amounts due from joint ventures are amounts of HK\$1,959 million (2025: HK\$1,996 million), HK\$14 million (2025: HK\$6 million), HK\$1,105 million (2025: HK\$1,043 million), HK\$1,128 million (2025: HK\$1,121 million), HK\$713 million (2025: HK\$710 million) and HK\$2 million (2025: HK\$1 million) which represent the balances with the respective associates and joint ventures in which Mr. Robert Ng Chee Siong, former Director and the controlling shareholder of the Company, and/or his associates, has controlling interests and/or directorships. The advances are provided by the shareholders of the associates and joint ventures on a several and proportional basis. Other than the aforesaid, details of the outstanding balances with associates, joint ventures and non-controlling interests as well as interest-free unsecured other loan at the end of the reporting period are set out in the Group's consolidated statement of financial position and in Notes 22, 23, 25, 33, 36 and 37.

In addition, as set out in Notes 32 and 39, the Group has pledged certain assets and granted guarantees to banks for facilities granted to the subsidiaries, associates and joint ventures of Sino Land.

Apart from the transactions disclosed above, there were no other transactions, arrangements or contracts of significance in relation to the Group's business to which the Company or any of its subsidiaries was a party and in which a Director of the Company or his/her connected entities had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

Compensation of key management personnel

The remuneration of Directors during the year was as follows:

	2026 HK\$ Million	2025 HK\$ Million
Short-term benefits	9	4
Retirement benefit scheme contributions	—	—
	<u>9</u>	<u>4</u>

The remuneration of the Directors is determined by Remuneration Committee having regard to the performance of individuals and market trends.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

48. Statement of financial position and reserve movements of the Company

Statement of financial position of the Company

	2026 HK\$ Million	2025 HK\$ Million
Non-current assets		
Property, plant and equipment	–	1
Investments in subsidiaries (Note)	16,414	15,054
Advances to subsidiaries	22,536	20,889
	38,950	35,944
Current assets		
Trade and other receivables	9	7
Time deposits, bank balances and cash	964	912
	973	919
Current liability		
Trade and other payables	6	5
Net current assets	967	914
Total assets less current liabilities	39,917	36,858
Capital and reserves		
Share capital	21,802	20,535
Retained profits	18,103	16,323
Total equity	39,905	36,858
Non-current liability		
Advance from a subsidiary	12	–
	39,917	36,858

Note: Investments in subsidiaries are included in the Company's statement of financial position at cost less any identified impairment loss. The results of subsidiaries are accounted for by the Company on the basis of dividends received and receivable.

Approved and authorised for issue by the Board of Directors on 1st September, 2026 and are signed on its behalf by:

Daryl NG Win Kong
Chairman

Nikki NG Mien Hua
Director

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

48. Statement of financial position and reserve movements of the Company (Continued)

Reserve movements of the Company

	Retained profits <i>HK\$ Million</i>
At 1st July, 2024	<u>14,703</u>
Profit and total comprehensive income for the year	<u>2,857</u>
Final dividend – 2024	(912)
Interim dividend – 2025	<u>(325)</u>
At 30th June, 2025 and 1st July, 2025	<u>16,323</u>
Profit and total comprehensive income for the year	<u>3,055</u>
Final dividend – 2025	(940)
Interim dividend – 2026	<u>(335)</u>
At 30th June, 2026	<u>18,103</u>

The movement of the share capital is same as the movement disclosed in the consolidated statement of changes in equity.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

49. Principal subsidiaries

The Directors are of the opinion that a complete list of all subsidiaries will be of excessive length. Therefore, the following list contains only the particulars of subsidiaries at 30th June, 2026 and 2025 which principally affect the results or assets and liabilities of the Group.

Name of subsidiary	Place of incorporation/ establishment/ operation	Issued share/ registered capital	Proportion of nominal value of issued share capital/registered capital held by the Company						Principal activities
			2026			2025			
			Directly	Indirectly	Total	Directly	Indirectly	Total	
			%	%	%	%	%	%	
Acclaim Investment Limited	Hong Kong	HK\$2	100	–	100	100	–	100	Securities investment
Accomplishment Investment Limited	Hong Kong	HK\$2	100	–	100	100	–	100	Securities investment
Ackerley Estates Limited	Hong Kong	HK\$20,000,000	–	100	100	–	100	100	Property investment
Active Success Development Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property trading and investment
Advance Profit Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Alfaso Investment Limited	Hong Kong	HK\$20,000	–	100	100	–	100	100	Property investment
Allbright Global Investments, S.A.	British Virgin Islands/ Hong Kong	US\$200	100	–	100	100	–	100	Securities investment
Allways Success Finance Limited	Hong Kong	HK\$10	–	–	–	–	100	100	Mortgage loan financing
Ample Way Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Apex King Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property development
Apex Speed Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Asia Joint Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Consultancy services
Asia Region Limited	Hong Kong	HK\$1	–	55	55	–	55	55	Property development
Asian View Development Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property trading
Beauty Plaza Limited	Hong Kong	HK\$20,000	–	100	100	–	100	100	Property investment
Benefit Bright Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property trading and investment
Best General Limited	Hong Kong	HK\$2	100	–	100	100	–	100	Investment holding
Best Origin Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Best Result Environmental Services Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Cleaning services
Best Wisdom Development Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property trading
Bestone Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property trading
Billion Asian Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Investment holding
Bright Global Holdings Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Financing
Bright Land Development Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property trading and investment
Brighter Investment Company Limited	Hong Kong	HK\$400,000	100	–	100	100	–	100	Securities investment
Brighton Development Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property development
Capital Faith (Hong Kong) Limited	Hong Kong	HK\$1	–	52.6	52.6	–	52.6	52.6	Property investment
Central Wisdom Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property trading

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

49. Principal subsidiaries (Continued)

Name of subsidiary	Place of incorporation/ establishment/ operation	Issued share/ registered capital	Proportion of nominal value of issued share capital/registered capital held by the Company						Principal activities
			2026			2025			
			Directly	Indirectly	Total	Directly	Indirectly	Total	
			%	%	%	%	%	%	
Century Link (Hong Kong) Limited	Hong Kong	HK\$1	–	52.6	52.6	–	52.6	52.6	Property investment
Century Profit Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Champion Asia Investments Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Champion Rise Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Champion Top Development Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property development
Charter Kingdom Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Deposit placing
Cheer Asia Development Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property investment
Cheer Fame Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property investment
Cheer Result Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property trading and investment
Cheer View Holdings Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property investment
Citywalk Management Company Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Building management
Citywalk 2 Management Company Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Building management
Corinthia By The Sea Finance Company Limited	Hong Kong	HK\$1	–	60	60	–	60	60	Mortgage loan financing
Corinthia By The Sea Property Management Limited	Hong Kong	HK\$1	–	60	60	–	60	60	Building management
Crenshaw Investment Limited	Hong Kong	HK\$2	100	–	100	100	–	100	Securities investment
Danford Development Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property development
Deveron (SL) Secretaries Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Secretarial services
Deveron (TSTP) Secretaries Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Secretarial services
Dragon (Hong Kong) Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property trading and investment
e.Sino Company Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Investment holding
Elegant Lane Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Elite Land Development Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property trading
Entertainment City Limited	Hong Kong	HK\$4,500,000	–	100	100	–	100	100	Property investment
Ever Champion Development Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property trading
Excel Hope Limited	Hong Kong	HK\$100	–	55	55	–	55	55	Investment holding
Excel Wisdom Development Limited	Hong Kong	HK\$1	–	52.6	52.6	–	52.6	52.6	Property investment
Falcon City Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property trading and investment
Falcon Land Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property development

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

49. Principal subsidiaries (Continued)

Name of subsidiary	Place of incorporation/ establishment/ operation	Issued share/ registered capital	Proportion of nominal value of issued share capital/registered capital held by the Company						Principal activities
			2026			2025			
			Directly	Indirectly	Total	Directly	Indirectly	Total	
			%	%	%	%	%	%	
Famous General Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Famous Palace Properties Limited	Hong Kong	HK\$20,000	–	100	100	–	100	100	Property investment
Far Gain Limited	Hong Kong	HK\$10,000	–	100	100	–	100	100	Property investment
Forlink Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Fortune Glory Investments Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property investment
Fortune Hope Limited	Hong Kong	HK\$1	–	70	70	–	70	70	Property development
Fortune Value Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Investment holding
Free Champion Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Fu King Investment Limited	Hong Kong	HK\$1,000,000	–	100	100	–	100	100	Investment holding
Full Fair Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property trading and investment
Fullerton Hotels & Resorts Management Pty Ltd	Australia	AUD10,000	–	100	100	–	100	100	Management services
Fullerton Hotels & Resorts Pte. Ltd.	Singapore	S\$10,000	–	100	100	–	100	100	Management services
Fung Yuen Construction Company Limited	Hong Kong	HK\$1,000,000	–	100	100	–	100	100	Building construction
Fuwin Investment Limited	British Virgin Islands	US\$1	–	100	100	–	100	100	Investment holding
Global Honest Finance Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Mortgage loan financing
Globaland Development Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property trading and investment
Glorypark Limited	Hong Kong	HK\$1,000	–	100	100	–	100	100	Property investment
Golden Leaf Investment Limited	Hong Kong	HK\$20,000	–	100	100	–	100	100	Property investment
Good Champion Development Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Grace Rays Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Grand Central Finance Company Limited	Hong Kong	HK\$10	–	90	90	–	90	90	Mortgage loan financing
Grand Creator Investment (BVI) Limited	British Virgin Islands/ Hong Kong	US\$10	–	60	60	–	60	60	Investment holding
Grand Creator Investment Limited	Hong Kong	HK\$2	–	60	60	–	60	60	Property trading
Grand Empire Investment Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Project management
Grand Rise Investments Limited	Hong Kong	HK\$1	–	52.6	52.6	–	52.6	52.6	Property investment

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

49. Principal subsidiaries (Continued)

Name of subsidiary	Place of incorporation/ establishment/ operation	Issued share/ registered capital	Proportion of nominal value of issued share capital/registered capital held by the Company						Principal activities
			2026			2025			
			Directly	Indirectly	Total	Directly	Indirectly	Total	
			%	%	%	%	%	%	
Grand Start Holdings Limited	British Virgin Islands/ Hong Kong	US\$1	–	100	100	–	100	100	Investment holding
Grandeal Limited	Hong Kong/ Chinese Mainland	HK\$2	–	100	100	–	100	100	Property trading
Handsome Lift Investment (CI) Limited	Cayman Islands/ Hong Kong	US\$1	–	100	100	–	100	100	Property investment
Hang Hau Station (Project Management) Limited	Hong Kong	HK\$2	–	60	60	–	60	60	Project management
Harley Investments Limited	Hong Kong	HK\$1	–	52.6	52.6	–	52.6	52.6	Property investment
Harvest Sun Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property trading and investment
Harvestrade Investment Limited	Hong Kong	HK\$20,000	–	100	100	–	100	100	Property trading and investment
HCP Hong Kong Fully Co Ltd	Cayman Islands/ Hong Kong	US\$1	–	100	100	–	100	100	Property investment
Hickson Limited	Hong Kong	HK\$20	–	100	100	–	100	100	Property investment
High Elite Finance Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Mortgage loan financing
High Elite Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Hong Kong Elite Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Jade Bird Development Limited	Hong Kong	HK\$100,000	–	100	100	–	100	100	Property trading and investment
Jade Line Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Jade Mate Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Jade Pine Limited	Hong Kong	HK\$20,000	–	100	100	–	100	100	Property investment
Jet Fame (Hong Kong) Limited	Hong Kong	HK\$1	–	52.6	52.6	–	52.6	52.6	Property investment
Jet Rise Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property trading and investment
Jet Union Development Limited	Hong Kong	HK\$1	–	60	60	–	60	60	Property trading and investment
Joint Prospect Limited	Hong Kong	HK\$1	–	52.6	52.6	–	52.6	52.6	Property investment

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

49. Principal subsidiaries (Continued)

Name of subsidiary	Place of incorporation/ establishment/ operation	Issued share/ registered capital	Proportion of nominal value of issued share capital/registered capital held by the Company						Principal activities
			2026			2025			
			Directly	Indirectly	Total	Directly	Indirectly	Total	
			%	%	%	%	%	%	
Joint Rise Development Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property investment
Joy Rise Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property trading
Ka Fai Land Investment Limited	Hong Kong	HK\$500,000	100	–	100	100	–	100	Securities investment
King Century Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
King Chance Development Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Investment holding
King Regent Limited	Hong Kong	HK\$1	–	85	85	–	85	85	Property trading and investment
King Virtue Limited	Hong Kong	HK\$1	–	85	85	–	–	–	Property development
Kingdom Investment Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property trading and investment
Kingsfield International Investments Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property investment
Land Success Development Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property trading and investment
Lucky Fortress Inc.	British Virgin Islands/ Hong Kong	US\$1	–	100	100	–	100	100	Securities investment
Mailcoach Investment Limited	Hong Kong	HK\$2	100	–	100	100	–	100	Securities investment
Mayfair By The Sea I Finance Company Limited	Hong Kong	HK\$100	–	100	100	–	100	100	Mortgage loan financing
Mega Sino Limited	British Virgin Islands/ Hong Kong	US\$1	–	100	100	–	100	100	Investment holding
Mexfair Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property investment
Morbest Profits Limited	British Virgin Islands/ Hong Kong	US\$1	–	100	100	–	100	100	Securities investment
Multipurpose Investment Limited	Hong Kong	HK\$20,000	–	100	100	–	100	100	Property trading and investment
Nam Lung Properties Development Company Limited	Hong Kong	HK\$10,000,001	100	–	100	100	–	100	Investment holding
Nam Lung (Singapore) Pte. Ltd.	Singapore	S\$2	100	–	100	100	–	100	Securities dealing
New Realm Enterprises Limited	British Virgin Islands	US\$1	–	100	100	–	100	100	Investment holding
Nice Scene International Limited	British Virgin Islands/ Hong Kong	US\$1	–	100	100	–	100	100	Investment holding

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

49. Principal subsidiaries (Continued)

Name of subsidiary	Place of incorporation/ establishment/ operation	Issued share/ registered capital	Proportion of nominal value of issued share capital/registered capital held by the Company						Principal activities
			2026			2025			
			Directly	Indirectly	Total	Directly	Indirectly	Total	
			%	%	%	%	%	%	
Ocean Treasure (Hong Kong) Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property trading and investment
Octerworth Enterprises Limited	Hong Kong	HK\$20,000	–	100	100	–	100	100	Property investment
Olympian City 1 (Project Management) Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Project management
Olympian City 2 (Project Management) Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Project management
Olympian City 2 Finance Company Limited	Hong Kong	HK\$1,000	–	100	100	–	100	100	Mortgage loan financing
ONE SOHO Finance Company Limited	Hong Kong	HK\$10	–	60	60	–	60	60	Mortgage loan financing
Orchard Centre Holdings (Private) Limited	Singapore	S\$8,400,000	–	95	95	–	95	95	Property trading
Orchard Place (Pte.) Ltd.	Singapore	S\$1,000,000	–	95	95	–	95	95	Property trading
Orient Field Holdings Limited	Hong Kong	HK\$1	–	52.6	52.6	–	52.6	52.6	Property investment
Orient Harvest International Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property trading
Pacific Asia Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property trading
Pacific Shine Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property trading
Park Summit Commercial Management Company Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Building management
Peace Success Development Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property trading
Perfect Green Supplies Company Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Cleaning services
Perfect Sun Properties Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Precious Land Pte. Limited	Singapore	S\$2	–	100	100	–	100	100	Property investment
Precious Quay Pte. Ltd.	Singapore	S\$10,000	–	100	100	–	100	100	Hotel operation and property investment
Precious Treasure Pte Ltd	Singapore	S\$20,000,000	–	100	100	–	100	100	Hotel operation and property investment
Pridegate (CI) Limited	Cayman Islands/ Hong Kong	US\$1	–	100	100	–	100	100	Property investment
Prime Harvest (Administration Services) Limited	Hong Kong	HK\$2	–	–	–	–	100	100	Management services
Prime Harvest Development Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property trading and investment
Primewin Properties Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

49. Principal subsidiaries (Continued)

Name of subsidiary	Place of incorporation/ establishment/ operation	Issued share/ registered capital	Proportion of nominal value of issued share capital/registered capital held by the Company						Principal activities
			2026			2025			
			Directly	Indirectly	Total	Directly	Indirectly	Total	
			%	%	%	%	%	%	
Pui Chee Enterprises Limited	Hong Kong	HK\$1,000,000	100	–	100	100	–	100	Securities investment
Rainbow City Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property trading and investment
Ramage Investment Limited	Hong Kong	HK\$2	100	–	100	100	–	100	Securities investment
Rankchief Company Limited	Hong Kong	HK\$200	–	100	100	–	100	100	Property trading
Real Maker Development Limited	Hong Kong	HK\$200,000	–	90	90	–	90	90	Property investment
Regal Crown Development Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property investment
Region One Investment Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Rich Season Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Investment holding
Rich Tact International (CI) Limited	Cayman Islands/ Hong Kong	US\$1	–	100	100	–	100	100	Property investment
Rich Treasure Investments Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Mortgage loan financing
Rickson Investment Limited	British Virgin Islands/ Hong Kong	US\$1	–	100	100	–	100	100	Investment holding
Roystar Limited	British Virgin Islands/ Hong Kong	US\$1	–	100	100	–	100	100	Investment holding
Ruddiman Trading Company Limited	Hong Kong	HK\$100,000	–	100	100	–	100	100	Investment holding
Saky Investment (CI) Limited	Cayman Islands/ Hong Kong	US\$1	–	100	100	–	100	100	Property investment
Santander Investment Limited	Hong Kong	HK\$2	100	–	100	100	–	100	Securities investment
Serenity Park Building Management Limited	Hong Kong	HK\$10	–	100	100	–	100	100	Building management
Sharp Rise Company Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property trading
Sheen Honour Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property investment
Shine Harvest International Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property trading and investment
Sidak Investment Limited	Hong Kong	HK\$20,000	–	100	100	–	100	100	Property investment
Silver Palm Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Sincere Development Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property trading and investment
Sing-Ho Finance Company Limited	Hong Kong	HK\$30,000,000	–	100	100	–	100	100	Financing
Sino (Fuzhou) Estate Management Limited <i>(Note i)</i>	Chinese Mainland	HK\$13,210,583	–	100	100	–	100	100	Property management

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

49. Principal subsidiaries (Continued)

Name of subsidiary	Place of incorporation/ establishment/ operation	Issued share/ registered capital	Proportion of nominal value of issued share capital/registered capital held by the Company						Principal activities
			2026			2025			
			Directly	Indirectly	Total	Directly	Indirectly	Total	
			%	%	%	%	%	%	
Sino (Xiamen) Realty Development Co., Ltd. <i>(Note i)</i>	Chinese Mainland	HK\$290,000,000	–	100	100	–	100	100	Property trading and investment
Sino Administration Services Limited	Hong Kong	HK\$3	–	100	100	–	100	100	Administration services
Sino Estates Management Limited	Hong Kong	HK\$6,500,000	–	100	100	–	100	100	Building management
Sino Estates Services Limited	Hong Kong	HK\$20	–	100	100	–	100	100	Building management
Sino Fortune Garden Inc.	British Virgin Islands/ Hong Kong	US\$1	–	100	100	–	100	100	Securities investment
Sino Land (Fuzhou) Co., Ltd. <i>(Note i)</i>	Chinese Mainland	HK\$50,000,000	–	100	100	–	100	100	Property investment
Sino Land (Guangzhou) Company Limited <i>(Note i)</i>	Chinese Mainland	US\$3,200,000	–	100	100	–	100	100	Property investment
Sino Land (Zhangzhou) Company Limited <i>(Note i)</i>	Chinese Mainland	HK\$374,150,000	–	100	100	–	100	100	Property development, trading and investment
Sino Land Company Limited (Listed in Hong Kong)	Hong Kong	HK\$72,644,814,512	25.6	32.7	58.3	25.3	32.3	57.6	Investment holding
Sino Land Finance Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Deposit placing
Sino Land Investment (Holdings) Ltd.	Cayman Islands/ Hong Kong	US\$6,000,000	–	100	100	–	100	100	Investment holding
Sino Security Services Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Security services
Sinoland China Investment Holdings Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Investment holding
Sky Base Properties Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Investment holding
Sky Honest Limited	Hong Kong	HK\$1	–	100	100	–	–	–	Property development
Sky Target (Hong Kong) Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property development
Sky Vision Development Limited	Hong Kong	HK\$1	–	52.6	52.6	–	52.6	52.6	Property investment
Smart Champion (Hong Kong) Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property development
Spangle Investment Limited	Hong Kong	HK\$2	100	–	100	100	–	100	Securities investment
Sparkling Investment Company Limited	Hong Kong	HK\$200	100	–	100	100	–	100	Securities investment
Standard Union Investment Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Securities investment
Star Talent Development Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property trading and investment
Success One Investment Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Sunair Investment Company Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Investment holding

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

49. Principal subsidiaries (Continued)

Name of subsidiary	Place of incorporation/ establishment/ operation	Issued share/ registered capital	Proportion of nominal value of issued share capital/registered capital held by the Company						Principal activities
			2026			2025			
			Directly	Indirectly	Total	Directly	Indirectly	Total	
			%	%	%	%	%	%	
Sunfairs International Limited	British Virgin Islands/ Hong Kong	US\$1	–	100	100	–	100	100	Investment holding
Sunny Force Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Sunrise Investment Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Super One Investment Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Thousand Growth Development Limited	Hong Kong	HK\$20,000	–	100	100	–	100	100	Property investment
Timeshare Development (CI) Limited	Cayman Islands/ Hong Kong	US\$1	–	100	100	–	100	100	Property investment
Top Gallant Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property trading and investment
Top Harmony Development Limited	Hong Kong	HK\$10	–	60	60	–	60	60	Property trading
Top Oasis Limited	Hong Kong	HK\$1	–	80	80	–	80	80	Property development
Trans China Investment Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Trinity Star Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Securities investment
Triple Reach International (CI) Limited	Cayman Islands/ Hong Kong	US\$1	–	100	100	–	100	100	Property investment
Triumph One Limited	Hong Kong	HK\$10,000	–	100	100	–	100	100	Property trading and investment
Turbolink International Limited	British Virgin Islands/ Hong Kong	US\$1	–	100	100	–	100	100	Investment holding
Union Century (Hong Kong) Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Union Development Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property trading
Union Rich Development Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Union Score Investments Limited	Hong Kong	HK\$10	–	90	90	–	90	90	Property trading
Union Top Properties Limited	Hong Kong	HK\$1	–	52.6	52.6	–	52.6	52.6	Property investment
Union Vision Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
United Link Investments Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Vantage Plus Investments Limited	British Virgin Islands/ Hong Kong	US\$100	–	85	85	–	85	85	Investment holding
Vasilon Pte Ltd	Singapore	S\$2	–	100	100	–	100	100	Investment holding

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

49. Principal subsidiaries (Continued)

Name of subsidiary	Place of incorporation/ establishment/ operation	Issued share/ registered capital	Proportion of nominal value of issued share capital/registered capital held by the Company						Principal activities
			2026			2025			
			Directly	Indirectly	Total	Directly	Indirectly	Total	
			%	%	%	%	%	%	
Victory Top Properties Limited	Hong Kong	HK\$1	–	52.6	52.6	–	52.6	52.6	Property investment
Vision Land Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property investment
Vista Commercial Management Company Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Building management
Weiland Development Company Limited	Hong Kong	HK\$33,140,000	–	100	100	–	100	100	Property investment
Well Faith Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Investment holding
Well Growth International Limited	British Virgin Islands/ Hong Kong	US\$1	–	100	100	–	100	100	Investment holding
Well Victory Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Wendia Limited	Hong Kong	HK\$20	–	100	100	–	100	100	Property investment
Will Glory Company (CI) Limited	Cayman Islands/ Hong Kong	US\$1	–	100	100	–	100	100	Property investment
Win Chanford Enterprises Limited	Hong Kong	HK\$1,000,000	–	52.6	52.6	–	52.6	52.6	Property investment
Win Harvest (HK) Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Winchamp Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Winning Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Investment holding
Wisdom Power Holdings Limited	British Virgin Islands/ Hong Kong	US\$1	–	100	100	–	100	100	Investment holding
Wise Century Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
Wise Grand Limited	Hong Kong	HK\$1	–	52.6	52.6	–	52.6	52.6	Property investment
Wise Honest Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Securities investment
Wise Land Investments Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Securities investment
World Ace Limited	Hong Kong	HK\$2	–	100	100	–	100	100	Property investment
World Empire Investment (CI) Limited	Cayman Islands/ Hong Kong	US\$1	–	100	100	–	100	100	Property investment
World Talent (Hong Kong) Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Property trading
Yue Man Square Management Company Limited	Hong Kong	HK\$1	–	100	100	–	100	100	Building management

Notes:

- i. Wholly foreign owned enterprises established in Chinese Mainland.
- ii. None of the subsidiaries had issued any debt securities at 30th June, 2026 and 2025.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

50. Principal associates

The Directors are of the opinion that a complete list of all associates will be of excessive length. Therefore, the following list contains only the particulars of associates at 30th June, 2026 and 2025 which principally affect the results of the year or form a substantial portion of the net assets of the Group.

Name of associate	Place of incorporation/ establishment/ operation	Proportion of nominal value of issued share capital/ registered capital held by		Principal activities
		the Company		
		2026 %	2025 %	
Indirect:				
Ace Glory Limited	Hong Kong	25	25	Property trading and investment
Astoria Estate Management Company Limited	Hong Kong	50	50	Building management
Best Profit Limited	Hong Kong	50	50	Property investment
Beverhill Limited	Hong Kong	20	20	Property investment
Boatswain Enterprises Limited	Hong Kong	20	20	Property investment
Brisbane Trading Company Limited	Hong Kong	50	50	Property trading
Century Rise Limited	Hong Kong	50	50	Property trading and investment
Cheer City Properties Limited	Hong Kong	20	20	Property investment
C.H.K.C. Building Management Limited	Hong Kong	25	25	Building management
Cosmos Door Limited	Hong Kong	50	50	Property investment
Credit World Limited	Hong Kong	20	20	Property trading
Direct Win Development Limited	Hong Kong	33.3	33.3	Property trading
Dynamic Wish Limited	Hong Kong	25	25	Property development
Eternal Honest Finance Company Limited	Hong Kong	–	50	Mortgage loan financing
FE Landmark Pte. Ltd.	Singapore	20	20	Property development
FEC Residences Trust	Singapore	20	20	Property development
FEC Residences Trustee Pte. Ltd.	Singapore	20	20	Trustee
FEC Retail Trust	Singapore	20	20	Property development
FEC Retail Trustee Pte. Ltd.	Singapore	20	20	Trustee
Finedale Industries Limited	Hong Kong	33.3	33.3	Property investment
Full Raise International Limited	British Virgin Islands/ Hong Kong	25	25	Investment holding
Gloryland Limited	Hong Kong	33.3	33.3	Property investment
Grace Sign Limited	Hong Kong	30	30	Property trading
Grand Palisades Finance Company Limited	Hong Kong	–	20	Mortgage loan financing

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

50. Principal associates (Continued)

Name of associate	Place of incorporation/ establishment/ operation	Proportion of nominal value of issued share capital/ registered capital held by		Principal activities
		the Company		
		2026 %	2025 %	
Indirect: (Continued)				
Great Maker Limited	Hong Kong	30	30	Property trading
Greater Bay Area Homeland Development Fund (GP) Limited	Cayman Islands	12.3	12.3	General Partner
Greater Bay Area Homeland Investments Limited	Hong Kong	12.3	12.3	Investment holding
Greenroll Limited	Hong Kong	30	30	Hotel operation
Island Resort Estate Management Company Limited	Hong Kong	45	45	Building management
Joy Origin Holdings Limited	Hong Kong	40	40	Investment holding
Lead Bright Finance Limited	Hong Kong	–	20	Mortgage loan financing
Lead Bright Limited	Hong Kong	20	20	Property trading
Lohas Park Package Eleven (Project Management) Limited	Hong Kong	40	40	Project management
Lohas Park Package Thirteen (Project Management) Limited	Hong Kong	25	25	Project management
Million Success Limited	Hong Kong	25	25	Property investment
More Treasure Company Limited	Hong Kong	25	25	Property investment
Murdoch Investments Inc.	British Virgin Islands/ Hong Kong	45	45	Property investment
Nimble Limited	British Virgin Islands/ Hong Kong	45	45	Investment holding
Pacific Bond Limited	Hong Kong	35	35	Property trading and investment
Pembroke Development Investments Limited	British Virgin Islands/ Hong Kong	40	40	Property trading
Providence Bay Finance Company Limited	Hong Kong	50	50	Mortgage loan financing
Providence Bay Property Management Company Limited	Hong Kong	35	35	Building management
Providence Peak Finance Company Limited	Hong Kong	25	25	Mortgage loan financing
Providence Peak Property Management Company Limited	Hong Kong	25	25	Building management
Pui Hay Enterprises Limited	Hong Kong	50	50	Property trading
Sea Dragon Limited	Hong Kong	30	30	Property investment

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

50. Principal associates (Continued)

Name of associate	Place of incorporation/ establishment/ operation	Proportion of nominal value of issued share capital/ registered capital held by		Principal activities
		the Company		
		2026 %	2025 %	
Indirect: (Continued)				
Silver Link Investment Limited	Hong Kong	45	45	Property trading and investment
Sino Parking Services Limited	Hong Kong	50	50	Carpark operation
Sino Real Estate Agency Limited	Hong Kong	50	50	Real estate agency
Sky Castle Limited	Hong Kong	40	40	Property trading
Tat Lee Construction Company Limited	Hong Kong	–	25	Building construction
Teamer International Limited	Hong Kong	35	35	Property trading
The Coronation Estates Management Limited	Hong Kong	45	45	Building management
The Graces — Providence Bay Finance Company Limited	Hong Kong	50	50	Mortgage loan financing
The Graces — Providence Bay Property Management Company Limited	Hong Kong	50	50	Building management
The Hermitage Estates Management Limited	Hong Kong	50	50	Building management
Union King (Hong Kong) Limited	Hong Kong	45	45	Property investment
United Best Hong Kong Limited	Hong Kong	40	40	Property trading
Victory World Limited	Hong Kong	50	50	Property trading and investment
Wide Harvest Investment Limited	Hong Kong	25	25	Property investment
Wisekey Investment Limited	British Virgin Islands/ Hong Kong	50	50	Investment holding
中海信和(成都)物業發展有限公司 (Note)	Chinese Mainland	20	20	Property development and trading
信和置業(成都)有限公司(Note)	Chinese Mainland	20	20	Property development and trading

Note: Wholly foreign owned enterprises established in Chinese Mainland.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

51. Principal joint ventures

The Directors are of the opinion that a complete list of all joint ventures will be of excessive length. Therefore, the following list contains only the particulars of joint ventures at 30th June, 2026 and 2025 which principally affect the results of the year or form a substantial portion of the net assets of the Group.

	Place of incorporation/ establishment/ operation	Proportion of nominal value of issued share capital/ registered capital held by		
Name of joint venture		the Company		Principal activities
		2026	2025	
		%	%	
Indirect:				
Asia Bright Development Limited	Hong Kong	29.3	29.3	Investment holding
Best Profile Limited	British Virgin Islands	50	50	Investment holding
Bright Insight Limited	Hong Kong	30	30	Investment holding
Bright Treasure Properties Limited	Hong Kong	30	30	Investment holding
Capital Asian Limited	Hong Kong	50	50	Property development
Charter Fame Limited	Hong Kong	36	–	Property development
Empire Funds Limited	Hong Kong	50	50	Property trading
Enterprico Investment Limited	Hong Kong	52.5	52.5	Loan financing
		(Note i)	(Note i)	
Famous Empire Properties Limited	Hong Kong	50	50	Property trading and investment
Fansway Limited	Hong Kong	50	50	Investment holding
Far East Martin Trust	Australia	50	50	Hotel operation
Fortune Access Holdings Limited	British Virgin Islands	25	25	Investment holding
GMC Investments Pte. Ltd.	Singapore	50	50	Investment holding
GMC Property Pte. Ltd.	Singapore	25	25	Property development and trading
Grand Ample Limited	Hong Kong	33.3	33.3	Property development
Grand Apex Limited	Hong Kong	60	60	Property investment
		(Note i)	(Note i)	
Grand Site Development Limited	Hong Kong	50	50	Property investment
Grand Victoria Finance Company Limited	Hong Kong	29.3	29.3	Mortgage loan financing
Great Universe Development (Shenzhen) Co., Ltd. (Note ii)	Chinese Mainland	30	30	Property development
High Crown Holdings Limited	Hong Kong	50	50	Property trading
Hua Qing Holdings Pte Ltd	Singapore	63.9	63.9	Investment holding
Joint Well Limited	Hong Kong	36	–	Investment holding
Kam Sheung Road Station Package One (Project Management) Limited	Hong Kong	33.3	33.3	Project management

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

51. Principal joint ventures (Continued)

Name of joint venture	Place of incorporation/ establishment/ operation	Proportion of nominal value of issued share capital/ registered capital held by		Principal activities
		the Company		
		2026 %	2025 %	
Indirect: (Continued)				
Lee Tung Avenue Management Company Limited	Hong Kong	50	50	Building management
Martin Heritage Management Pty Ltd	Australia	50	50	Trustee
Parkland (Hong Kong) Limited	Hong Kong	60	60	Hotel operation
		(Note i)	(Note i)	
Precious Heritage Pte. Limited	British Virgin Islands	50	50	Investment holding
Rich Century Investment Limited	Hong Kong	50	50	Property investment
Sky Asia Properties Limited	Hong Kong	29.3	29.3	Property trading
Star Galaxy Limited	Hong Kong	29.3	29.3	Property management
The Avenue Finance Company Limited	Hong Kong	50	50	Mortgage loan financing
Top Regent Holdings Limited	Hong Kong	33.3	33.3	Investment holding
Tower Beyond Limited	Hong Kong	50	50	Investment holding
Vanguard Insight Limited	Hong Kong	50	50	Investment holding
WCH Property Development Company Limited	Hong Kong	25	25	Property trading
WCH Real Estate Agency Limited	Hong Kong	25	25	Real estate agency
Wise Link Management Limited	Hong Kong	50	50	Building management
深圳前晉置業有限公司 (Note ii)	Chinese Mainland	50	50	Property investment

Notes:

(i) Sino Land through its subsidiaries holds more than 50% interests in these joint ventures. These joint ventures are considered as subsidiary undertakings under the Hong Kong Companies Ordinance. However, under the respective contractual arrangements, the Group does not control these joint ventures as the decisions about relevant activities require the unanimous consent of the parties sharing the control.

(ii) Wholly foreign owned enterprises established in Chinese Mainland.

Disclosure pursuant to Rule 13.22 of the Listing Rules

Sino Land Company Limited ("Sino Land") is a subsidiary of the Company. On a consolidated basis, the Company also had a general disclosure obligation under Rule 13.22 of the Listing Rules with respect to the advances to, and guarantees given for the benefits of its affiliated companies by the Company (through Sino Land and/or its subsidiaries). In accordance with Rule 13.22 of the Listing Rules, the Company discloses the following statement of indebtedness, capital commitments and contingent liabilities reported on by the affiliated companies of Sino Land and/or its subsidiaries as at the end of the most recent financial period. This information has been extracted from the relevant financial statements of the affiliated companies.

	At 30th June, 2026 <i>HK\$ Million</i>	At 30th June, 2025 <i>HK\$ Million</i>
Sino Land's share of total indebtedness of its affiliated companies		
– Bank loans	4,730	6,144
Advances from Sino Land and its subsidiaries	20,063	23,444
	24,793	29,588
Sino Land's share of capital commitments of its affiliated companies		
– Contracted for	310	273
– Authorised but not contracted for	377	480
	687	753
Sino Land's share of contingent liabilities of its affiliated companies	–	–

Note: "Affiliated companies" mentioned above refers to associates and joint ventures of the Group.

Major properties held by the Group

(A) PROPERTIES FOR INVESTMENT AND HOTELS

Property name	Location
HONG KONG ISLAND	
No. 1 Chatham Path	Mid-levels
38 Repulse Bay Road	Hong Kong South
148 Electric Road	North Point
30/F Bank of America Tower	12 Harcourt Road, Central
Central Plaza	18 Harbour Road, Wan Chai
The Centrium, office	60 Wyndham Street, Central
The Centrium, retail	60 Wyndham Street, Central
Conrad Hong Kong	Pacific Place, 88 Queensway
The Fullerton Ocean Park Hotel Hong Kong	3 Ocean Drive, Aberdeen
Harbour Centre	Harbour Road & Fleming Road
The Hennessy	256 Hennessy Road, Wan Chai
The Hillside	9 Sik On Street, Wan Chai
Hollywood Centre	233 Hollywood Road
Island Resort Mall	28 Siu Sai Wan Road, Chai Wan
The Johnston	74-80 Johnston Road, Wan Chai
Landmark South	39 Yip Kan Street, Wong Chuk Hang
Lee Tung Avenue	200 Queen's Road East, Wan Chai
Marina House	68 Hing Man Street, Shau Kei Wan
One Capital Place	18 Luard Road, Wan Chai
One Central Place	33 Gage Street, 23 and 25 Peel Street, Central
Pacific Palisades	1 Braemar Hill Road
Pacific Plaza	418 Des Voeux Road West
Savoy Court	101 Robinson Road
The Staunton	22 Staunton Street, Central
25/F United Centre	Queensway
KOWLOON	
No. 1 Hung To Road	Kwun Tong
The Astrid	180 Argyle Street
The Avery Shopping Arcade	12, 16 and 18 Hau Wong Road
Cameron Plaza	23 Cameron Road, Tsim Sha Tsui
The Camphora	51-52 Haiphong Road
China Hong Kong City	33 Canton Road, Tsim Sha Tsui
Coronation Circle	1 Yau Cheung Road, South West Kowloon
Corporation Square	8 Lam Lok Street, Kowloon Bay
Exchange Tower	33 Wang Chiu Road, Kowloon Bay
Fullerton Centre	19 Hung To Road, Kwun Tong
Futura Plaza	111-113 How Ming Street, Kwun Tong
Hong Kong Pacific Centre	28 Hankow Road, Tsim Sha Tsui
Kwun Tong Harbour Plaza	182 Wai Yip Street, Kwun Tong
Kwun Tong Plaza	68 Hoi Yuen Road, Kwun Tong

Major properties held by the Group (Continued)

Lease expiry	Group's interest (%)	Gross floor area attributable to the Group (square feet)	Attributable gross floor area (square feet)					Attributable number of carpark spaces
			Residential	Commercial	Industrial	Hotel	Carpark	
2072	58.2%	4,543	4,543	—	—	—	—	—
2084	58.2%	7,063	7,063	—	—	—	—	—
2047	58.2%	114,978	—	114,978	—	—	—	—
2047	58.2%	8,085	—	8,085	—	—	—	—
2047	5.8%	81,545	—	81,545	—	—	—	—
2047	58.2%	99,704	—	99,704	—	—	—	—
2047	40.8%	7,266	—	7,266	—	—	—	—
2047	17.5%	96,401	—	—	—	96,401	—	—
2047	34.9% ⁽¹⁾	152,617	—	—	—	152,617	—	—
2128	10.2%	24,516	—	24,516	—	—	—	—
2127	58.2%	41,857	—	41,857	—	—	—	—
2063	58.2%	6,521	6,521	—	—	—	—	—
2128	30.7%	30,832	—	30,832	—	—	—	—
2047	26.2%	84,713	—	49,589	—	—	35,124	315
2047	58.2%	33,846	26,986	6,860	—	—	—	—
2066	34.9%	82,534	—	82,534	—	—	—	—
2060	29.1% ⁽¹⁾	25,547	—	25,547	—	—	—	—
2047	58.2%	65,824	—	65,824	—	—	—	—
2127	58.2%	42,778	—	42,778	—	—	—	—
2067	58.2% ⁽¹⁾	49,079	49,079	—	—	—	—	—
2047	11.6%	54,490	54,490	—	—	—	—	—
2860	58.2%	97,620	—	97,620	—	—	—	—
2879	58.2%	8,213	8,213	—	—	—	—	—
2844	58.2%	21,918	16,565	5,353	—	—	—	—
2128	29.1%	5,956	—	5,956	—	—	—	—
2047	19.4%	102,130	—	—	102,130	—	—	—
2047	58.2%	5,738	5,738	—	—	—	—	—
2047	58.2%	6,090	—	6,090	—	—	—	—
2038	58.2%	37,332	—	37,332	—	—	—	—
2863	58.2%	8,240	7,277	963	—	—	—	—
2135	14.6%	179,578	—	179,578	—	—	—	—
2057	26.2%	22,740	—	22,740	—	—	—	—
2047	58.2%	90,812	—	—	90,812	—	—	—
2055	58.2%	102,030	—	102,030	—	—	—	—
2047	58.2%	66,595	—	66,595	—	—	—	—
2047	58.2%	131,285	—	131,285	—	—	—	—
2039	58.2%	128,056	—	128,056	—	—	—	—
2047	58.2%	198,665	—	76,144	—	—	122,521	276
2047	58.2%	89,580	—	—	—	—	89,580	213

Major properties held by the Group (Continued)

(A) PROPERTIES FOR INVESTMENT AND HOTELS (Continued)

Property name	Location
KOWLOON	
Maison Rosé	270 Cheung Sha Wan Road, Cheung Sha Wan
Olympian City 1	11 Hoi Fai Road, MTR Olympic Station
Olympian City 2	18 Hoi Ting Road, MTR Olympic Station
Olympian City 3	1 Hoi Wang Road, South West Kowloon
The Olympian Hong Kong	18 Hoi Fai Road
Omega Plaza	32 Dundas Street
Park Ivy Shopping Arcade	8 Ivy Street
Park Summit Shopping Arcade	88 Beech Street
Remington Centre	23 Hung To Road, Kwun Tong
Skyline Tower	39 Wang Kwong Road, Kowloon Bay
Sunshine Plaza Shopping Arcade	17 Sung On Street, Hung Hom
Tsim Sha Tsui Centre	Salisbury Road, Tsim Sha Tsui
Vista Shopping Arcade	188 Fuk Wa Street, Sham Shui Po
Westley Square	48 Hoi Yuen Road, Kwun Tong
Yau Tong Industrial City	17 Ko Fai Road, Yau Tong
NEW TERRITORIES	
38 Wing Kei Road	38 Wing Kei Road, Kwai Chung
Avon Mall	15 Yat Ming Street, Fanling
Citywalk	1 Yeung Uk Road, Tsuen Wan
Citywalk 2	18 Yeung Uk Road, Tsuen Wan
Commune Modern Shopping Arcade	28 Wo Fung Street, Luen Wo Hui, Fanling
Corporation Park	11 On Lai Road, Shatin
Corinthia By The Sea Shopping Arcade	23 Tong Yin Street, Tseung Kwan O
Golden Plaza	28 Shui Che Kwun Street, Yuen Long
The Graces · Providence Bay Shopping Arcade	9 Fo Chun Road, Tai Po
Grand Regentville Shopping Mall	9 Wo Mun Street, Fanling
Mansfield Industrial Centre	19 Hong Yip Street, Tung Tau, Yuen Long
Mayfair By The Sea I	23 Fo Chun Road, Tai Po
Mayfair Lane	21 Fo Chun Road, Tai Po
Oceania Heights Shopping Mall	2 Hoi Chu Road, Tuen Mun
One North	8 Hong Yip Street, Yuen Long
Paloma Bay	18 Peng Lei Road, Peng Chau
Paloma Cove	8 Ho King Street, Peng Chau
The Palazzo Shopping Arcade	28 Lok King Street, Shatin
Parklane Centre	25 Kin Wing Street, Tuen Mun
Ping Wui Centre	13-17 Ping Wui Street, Yuen Long
Riverwalk	6 Ngan Kwong Wan Road, Mui Wo
Rosedale Gardens Shopping Mall	133 Castle Peak Road, Tuen Mun
Shatin Galleria	18-24 Shan Mei Street, Fo Tan, Shatin

Major properties held by the Group (Continued)

Lease expiry	Group's interest (%)	Gross floor area attributable to the Group (square feet)	Attributable gross floor area (square feet)					Attributable number of carpark spaces
			Residential	Commercial	Industrial	Hotel	Carpark	
2047	58.2%	4,003	–	4,003	–	–	–	–
2047	58.2% ⁽¹⁾	81,505	–	81,505	–	–	–	–
2047	58.2% ⁽¹⁾	297,806	–	297,806	–	–	–	–
2055	29.1%	34,612	–	34,612	–	–	–	–
2052	58.2%	65,373	–	39,873	–	25,500	–	–
2047	58.2%	47,049	–	47,049	–	–	–	–
2061	58.2% ⁽¹⁾	5,267	–	5,267	–	–	–	–
2058	58.2% ⁽¹⁾	21,894	–	21,894	–	–	–	–
2047	58.2%	66,461	–	66,461	–	–	–	–
2047	29.1%	240,093	–	240,093	–	–	–	–
2047	58.2%	31,722	–	31,722	–	–	–	–
2127	26.2%	134,729	–	134,729	–	–	–	–
2054	58.2% ⁽¹⁾	13,009	–	13,009	–	–	–	–
2047	58.2%	138,735	–	–	138,735 ⁽²⁾	–	–	–
2047	52.4%	270,629	–	–	270,629	–	–	–
2067	58.2%	103,041	–	–	103,041	–	–	–
2047	58.2%	59,197	–	59,197	–	–	–	–
2052	58.2% ⁽¹⁾	142,948	–	142,948	–	–	–	–
2054	58.2% ⁽¹⁾	105,220	–	105,220	–	–	–	–
2064	58.2%	43,113	–	20,093	–	–	23,020	69
2047	17.5%	71,473	–	71,473	–	–	–	–
2062	34.9%	24,293	–	24,293	–	–	–	–
2047	58.2%	118,509	–	18,743	–	–	99,766	255
2057	29.1%	6,285	–	6,285	–	–	–	–
2049	58.2%	127,999	–	41,624	–	–	86,375	242
2047	58.2%	64,801	–	–	64,801	–	–	–
2059	49.5%	22,259	–	22,259	–	–	–	–
2059	58.2%	26,209	–	26,209	–	–	–	–
2052	58.2%	16,583	–	16,583	–	–	–	–
2066	58.2%	289,846	–	289,846	–	–	–	–
2062	58.2%	21,461	21,461	–	–	–	–	–
2062	58.2%	8,371	8,371	–	–	–	–	–
2053	58.2% ⁽¹⁾	12,539	–	12,539	–	–	–	–
2047	58.2%	146,758	–	–	46,726	–	100,032	68
2047	58.2%	112,133	–	11,568	–	–	100,565	262
2062	58.2%	27,730	18,872	8,858	–	–	–	–
2047	58.2%	18,517	–	18,517	–	–	–	–
2047	58.2%	210,714	–	153,664	–	–	57,050	156

Major properties held by the Group (Continued)

(A) PROPERTIES FOR INVESTMENT AND HOTELS (Continued)

Property name	Location
NEW TERRITORIES	
Springdale Mall	80 Ma Tin Road, Yuen Long
Sunley Centre	9 Wing Yin Street, Tsuen Wan
Tuen Mun Town Plaza, Phase I	1 Tuen Shun Street & 1 Tuen Shing Street, Tuen Mun
The Waterside Shopping Mall	15 On Chun Street, Ma On Shan, Shatin
CHINESE MAINLAND	
Central Park, Xiamen	178-180 Jiahe Road, Xiamen, Fujian Province
Dynasty Park, Zhangzhou	298 Tengfei Road, Xiangcheng District, Zhangzhou, Fujian Province
Greenfields	Chuangye Road, Guangzhou Economic & Technology Development District, Guangzhou, Guangdong Province
The Koko	1 Dujuan Road, Qianhai Shenzhen-Hong Kong Cooperation Zone, Nanshan District, Shenzhen
Le Sommet	279 Jiahe Road, Xiamen, Fujian Province
Park Place	130 Jiahe Road, Xiamen, Fujian Province
Qianhai Kerry Centre Phase III	Qianhai Avenue, Qianwan Area, Qianhai Shenzhen-Hong Kong Cooperation Zone, Nanshan District, Shenzhen
Raffles City Shanghai	Plot 105 A&B, 228 Xizang Road Central, Huangpu District, Shanghai
Sino International Plaza	137 Wusi Road, Fuzhou, Fujian Province
OVERSEAS – SINGAPORE AND AUSTRALIA	
Clifford Pier	80 Collyer Quay, Singapore
Customs House	70 Collyer Quay, Singapore
The Fullerton Hotel Singapore	1 Fullerton Square, Singapore
The Fullerton Bay Hotel Singapore	80 Collyer Quay, Singapore
The Fullerton Waterboat House	3 Fullerton Road, Singapore
One Fullerton	1 Fullerton Road, Singapore
The Fullerton Hotel Sydney	1 Martin Place, Sydney, Australia

Major properties held by the Group (Continued)

Lease expiry	Group's interest (%)	Gross floor area attributable to the Group (square feet)	Attributable gross floor area (square feet)					Attributable number of carpark spaces
			Residential	Commercial	Industrial	Hotel	Carpark	
2047	58.2%	73,836	–	23,558	–	–	50,278	152
2047	58.2%	96,072	–	–	96,072	–	–	–
2047	58.2%	648,131	–	498,852	–	–	149,279	306
2047	29.1%	16,475	–	16,475	–	–	–	–
2046	58.2%	18,367	–	18,367	–	–	–	–
2045	58.2%	81,849	–	81,849	–	–	–	–
2054	58.2%	8,846	–	8,846	–	–	–	–
2057	29.1%	147,021	131,576	15,445	–	–	–	–
2041	58.2%	9,307	–	9,307	–	–	–	–
2039	58.2%	6,322	–	6,322	–	–	–	–
2058	17.5%	142,251	–	142,251	–	–	–	–
2045	13.0%	175,406	–	175,406	–	–	–	–
2059	58.2%	287,258	–	287,258	–	–	–	–
2067	58.2%	7,998	–	7,998	–	–	–	–
2067	58.2%	8,633	–	8,633	–	–	–	–
2096	58.2%	271,675	–	–	–	271,675	–	–
2067	58.2%	46,065	–	–	–	46,065	–	–
2032	58.2%	12,665	–	12,665	–	–	–	–
2096	58.2%	46,849	–	46,849	–	–	–	–
Freehold	29.1%	107,635	–	17,312	–	90,323	–	–

Major properties held by the Group (Continued)

(B) COMPLETED PROPERTIES FOR SALE

Property name	Location
HONG KONG	
La Marina	11 Heung Yip Road, Wong Chuk Hang, Hong Kong
La Montagne	11 Heung Yip Road, Wong Chuk Hang, Hong Kong
Capital Tower	38 Wai Yip Street, Kowloon Bay, Kowloon
Chevalier Commercial Centre	Wang Hoi Road, Kowloon Bay, Kowloon
Hewlett Centre	54 Hoi Yuen Road, Kwun Tong, Kowloon
Kowloon Plaza	485 Castle Peak Road, Cheung Sha Wan, Kowloon
Metro Centre	32 Lam Hing Street, Kowloon Bay, Kowloon
Pan Asia Centre	137 Wai Yip Street, Kwun Tong, Kowloon
St. George's Mansions	24A Kadoorie Avenue, Ho Man Tin, Kowloon
Westin Centre	26 Hung To Road, Kwun Tong, Kowloon
39 South Lantau Road	Cheung Sha, Lantau Island, New Territories
The Balmoral	1 Ma Shing Path, Tai Po, New Territories
Cambridge Plaza	188 San Wan Road, Sheung Shui, New Territories
Lincoln Centre	20 Yip Fung Street, Fanling, New Territories
Silversands	8 Yiu Sha Road, Ma On Shan, New Territories
Villa Garda	1 Lohas Park Road, Tseung Kwan O, New Territories
CHINESE MAINLAND	
Mayfair By The Lake	26 North Hubin Road, Xiamen, Fujian Province
Dynasty Park, Zhangzhou	298 Tengfei Road, Xiangcheng District, Zhangzhou, Fujian Province
Qianhai Kerry Centre Phase III	Qianhai Avenue, Qianwan Area, Qianhai Shenzhen-Hong Kong Cooperation Zone, Nanshan District, Shenzhen
OVERSEAS – SINGAPORE	
Far East Shopping Centre	545 Orchard Road
Orchard Plaza	150 Orchard Road
Orchard Shopping Centre	321 Orchard Road

Major properties held by the Group (Continued)

Lease expiry	Group's interest (%)	Gross floor area attributable to the Group (square feet)	Attributable gross floor area (square feet)		
			Residential	Commercial	Industrial
2067	29.1% ⁽¹⁾	4,911	4,911 ⁽³⁾	—	—
2067	14.6% ⁽¹⁾	50,408	50,408 ⁽³⁾	—	—
2065	17.5%	45,284	—	45,284	—
2047	19.4%	6,689	—	6,689	—
2047	58.2%	8,795	—	—	8,795
2047	58.2%	14,970	—	—	14,970
2047	58.2%	10,371	—	—	10,371
2047	58.2%	36,612	—	36,612	—
2081	58.2% ⁽¹⁾	17,379	17,379 ⁽³⁾	—	—
2047	29.1%	60,256	—	60,256	—
2069	58.2%	6,746	6,746	—	—
2055	58.2%	9,777	9,777 ⁽³⁾	—	—
2047	58.2%	101,557	—	—	101,557
2047	58.2%	35,614	—	—	35,614
2067	58.2%	8,647	8,647 ⁽³⁾	—	—
2052	23.3% ⁽¹⁾	5,080	5,080 ⁽³⁾	—	—
2038/2066	58.2%	13,778	1,978	11,800	—
2045/2075	58.2%	601,449	585,560	15,889	—
2058	17.5%	10,345	—	10,345	—
2870	95.0%	57,694	—	57,694	—
2076	95.0%	32,886	—	32,886	—
Freehold	95.0%	18,550	—	18,550	—

Major properties held by the Group (Continued)

(C) PROPERTIES UNDER DEVELOPMENT

Location	Property name	Lease expiry	Group's interest (%)	Site area (square feet)
HONG KONG				
Lot No. 722 in Demarcation District No. 332, Cheung Sha, Lantau Island		2074	58.2%	204,516
New Kowloon Inland Lot No. 6590, Kai Tak Area 2A Site 2 and Site 3, Kai Tak		2073	29.1%	145,303
New Kowloon Inland Lot No. 6674, Choi Hing Road, Jordan Valley		2076	49.5%	41,226
Tuen Mun Town Lot No. 569, Hoi Chu Road, Tuen Mun		2075	58.2%	47,017
CHINESE MAINLAND				
9 The Second Yufeng Road, Chenghua District, East Chengdu, Sichuan Province	The Palazzo, Chengdu	2048/2078	11.6%	2,673,385
OVERSEAS – SINGAPORE				
Lot No. 2843M & 2852K of MK 16, Jalan Anak Bukit	The Reserve Residences, Bukit V and Oasia Residence Bukit Timah	2120	11.6%	346,439
Lot No. 00622M and 00623W of TS15, Beach Road	The Golden Mile and Aurea	2123	14.6%	144,908

Major properties held by the Group (Continued)

Gross floor area attributable to the Group (square feet)	Attributable gross floor area (square feet)			Stage of completion	Estimated completion date
	Residential	Commercial	Industrial		
47,649	47,649	–	–	Site formation in progress	September 2029
288,983	249,366	39,617	–	Foundation works in progress	December 2029
183,697	153,081	30,616	–	Ground investigation works completed	October 2030
164,314	164,314	–	–	Ground investigation works in progress	December 2030
415,875	409,605	6,270	–	Superstructure works in progress	December 2026
117,008	90,227	26,781	–	Superstructure works in progress	March 2028
121,805	36,561	85,244	–	Substructure works in progress	June 2029

Major properties held by the Group (Continued)

(D) PROPERTIES UNDER DEVELOPMENT IN WHICH THE GROUP HAS A DEVELOPMENT INTEREST⁽¹⁾

Location	Property name	Lease expiry	Site area (square feet)	Gross floor area (square feet)
HONG KONG				
29 Kam Ho Road, Kam Tin South	Grand Mayfair III	2067	448,719	361,611
Site KL of the Remaining Portion of Tseung Kwan O Town Lot No. 70, LOHAS Park Package Thirteen Property Development	LA MIRABELLE	2052	130,675	1,546,722
New Kowloon Inland Lot No. 6602, Yau Tong Ventilation Building Property Development	ONE PARK PLACE	2068	43,379	325,342
Kowloon Inland Lot No. 11285, Wing Kwong Street/Sung On Street Development Project, To Kwa Wan		2073	30,957	278,615
Kowloon Inland Lot No. 11290, Shing Tak Street/Ma Tau Chung Road Development Project, Kowloon City		2074	46,102	414,920
Lot No. 2329 in Demarcation District No. 106, Kam Sheung Road Station Phase Two Property Development		2076	267,259	1,206,515

Notes to major properties held by the Group:

- (1) Properties in which the Group has a development interest and is entitled to a share of the development profits after completion in accordance with the terms and conditions of the joint development agreements.
- (2) Industrial/Office
- (3) It represents the saleable floor area.

Major properties held by the Group (Continued)

Gross floor area (square feet)			Stage of completion	Estimated completion date
Residential	Commercial	Industrial		
361,611	–	–	Superstructure works in progress	April 2027
1,546,722	–	–	Superstructure works in progress	June 2027
325,342	–	–	Superstructure works in progress	June 2027
232,179	46,436	–	Superstructure works in progress	July 2028
345,772	69,148	–	Foundation works in progress	September 2029
767,882	438,633	–	Planning stage	June 2032

