



2025 INTERIM RESULTS HIGHLIGHTS

For the six months ended 30 June				
		2025	2024	
	Note	HK\$ million	HK\$ million	Change
Property development				
– Revenue	1	6,173	7,768	-21%
– Pre-tax profit contribution	1	202	1,471	-86%
Property leasing				
– Gross rental income	1	4,333	4,446	-3%
– Pre-tax net rental income	1	3,144	3,276	-4%
Profit attributable to equity shareholders				
– Underlying profit	2	3,048	5,441	-44%
– Reported profit		2,908	3,174	-8%
		HK\$	HK\$	
Earnings per share				
– Based on underlying profit	2, 3	0.63	1.12	
– Based on reported profit	3	0.60	0.66	
Interim dividend per share		0.50	0.50	
		At 30 June 2025	At 31 December 2024	
		HK\$	HK\$	
Net asset value per share	3	66.13	66.55	-1%
Net debt to shareholders’ equity		21.1%	21.1%	No change
		Million square feet	Million square feet	
<b>Properties in Hong Kong</b>				
Land bank (attributable floor area)				
– Projects pending sale or pending/under development	4	10.6	10.9	
– Unsold units of major development projects offered for sale		1.3	1.4	
<b>Sub-total:</b>		11.9	12.3	
– Completed investment properties (including hotels)		11.0	10.9	
<b>Total:</b>		22.9	23.2	
New Territories land (attributable land area)		41.9	42.0	
<b>Properties in Mainland China</b>				
Land bank (attributable floor area)				
– Projects pending/under development		9.5	10.6	
– Completed stock for sale		2.3	2.6	
– Completed investment properties		13.4	13.0	
<b>Total:</b>		25.2	26.2	

Note 1: This amount includes the Group’s attributable share of contributions from subsidiaries, associates and joint ventures (“JVs”).

Note 2: Excluding the Group’s attributable share of fair value change (net of tax) of the investment properties held by subsidiaries, associates and JVs.

Note 3: The earnings per share were calculated based on the weighted average number of shares under Hong Kong Accounting Standard 33, “Earnings Per Share”. The net asset value per share was calculated based on the number of issued shares outstanding at 30 June 2025 and 31 December 2024.

Note 4: The above includes plots in Hung Shui Kiu and other project sites with a total developable area of approximately 3.2 million sq. ft., attributable to the Group which will be confirmed after reaching an agreement with the Government on the amount of land premium payable.

CHAIRMEN’S STATEMENT HIGHLIGHTS

The Group’s (unaudited) underlying profit <sup>(Note 2)</sup> attributable to equity shareholders for the six months ended 30 June 2025 amounted to HK\$3,048 million, representing a period-on-period decrease of 44%. The decrease in underlying profit for the period under review was mainly due to an attributable gain in the aggregate amount of approximately HK\$2,503 million which was recognised in the same period last year as a result of the Government’s resumption of certain land lots in New Development Areas, as well as the disposal of the company holding Harbour East, an investment property located in North Point. During the first half of 2025, the Group recorded a fair value loss of HK\$140 million after revaluation of the Group’s completed investment properties and investment properties under development. This included the adjustments of cumulative changes in the fair value of disposed investment properties. After taking into account the fair value loss, the reported profit attributable to equity shareholders for the six months ended 30 June 2025 was HK\$2,908 million, representing a period-on-period decrease of 8%.

The Group, in conjunction with its partner, recently completed an in-situ land exchange for a land lot in Hung Shui Kiu/Ha Tsuen New Development Area, which will provide an attributable gross floor area of about 580,000 square feet for future development. In addition, the Group holds land reserves in the New Territories amounting to about 41.9 million square feet in land area, which continues to be the largest holding among all property developers in Hong Kong. There is also an array of urban redevelopment projects which the Group has acquired 100% ownership interest or met the relevant compulsory sale application threshold. It is expected that the relevant total gross floor area attributable to the Group from such urban redevelopment projects will be approximately 1.7 million square feet. Over the years, the Group has been replenishing its land bank in Hong Kong through a variety of channels. The Group currently has sufficient land resources to support its property development in the years to come.

The Group’s three major business pillars:

As regards “**property sales**”, following the launch of Victoria Voyage (Phase 1) in Kai Tak, the Group plans to launch nine other development projects in Hong Kong for sale in the second half of 2025. Together with the unsold stock, a total of about 2,660,000 square feet of residential gross floor area or about 5,600 residential units attributable to the Group are expected to be available for sale in Hong Kong in the second half of 2025. Apart from residential units, about 180,000 square feet of office/industrial space in Hong Kong is also available for sale. At the end of June 2025, attributable sales of Hong Kong and mainland properties, which were not recognised in the accounts, amounted to approximately HK\$12,699 million, of which approximately HK\$8,377 million is expected to be recognised in the accounts in the second half of 2025 upon completion of the relevant developments and handover of the completed units to buyers.

As regards “**investment properties**”, the Group’s portfolio of completed investment properties currently comprises an attributable gross floor area of 10.5 million square feet in Hong Kong and 13.4 million square feet in mainland China. The Henderson, the Group’s newly-completed super Grade-A office development in Central, is currently approximately 80% leased. Another landmark development in Hong Kong’s Central Business District, namely the 1,600,000-square-foot New Central Harbourfront flagship development project, is under construction and progressing well. A financial institution has signed an agreement to lease over 223,000 square feet of the development’s Phase 1 office and ancillary space. The Group’s investment property portfolio is poised to further expand and optimise.

The “**listed subsidiaries and associates**” provide the Group with another source of recurring income. HKCG, in particular, had over 45 million city-gas customers in mainland China and Hong Kong at the end of June 2025. EcoCeres, Inc., in which HKCG holds shares, will substantially increase the production capacity of sustainable aviation fuel upon the scheduled commissioning of its new plant in Malaysia within the year. Together with the ongoing development of its other growth businesses, HKCG will deliver sustainable returns to the Group.

The above three core businesses (namely, “**property sales**”, “**investment properties**” and “**listed subsidiaries and associates**”) are under astute management of the Group’s experienced professional team. Together with its ample financial resources, the Group is strategically positioned to capitalise on emerging opportunities and will continue to enhance value for all stakeholders.

Dr Lee Ka Kit

Chairman

Dr Lee Ka Shing

Chairman

Hong Kong, 20 August 2025