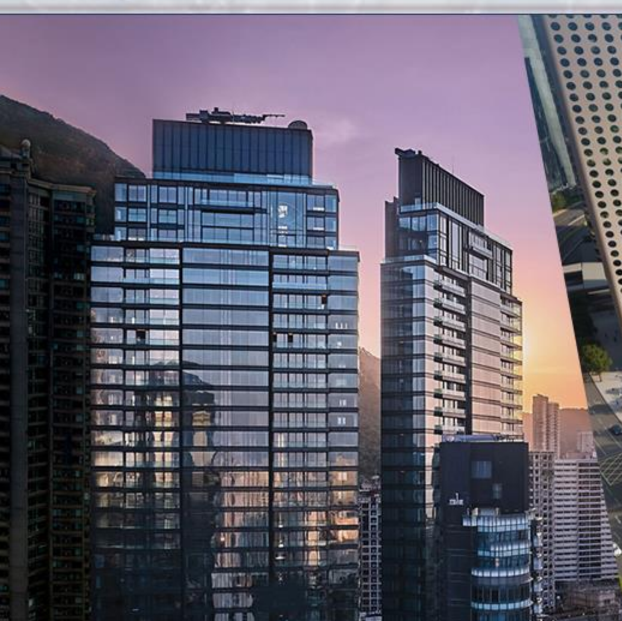
恒基兆業地產有限公司 (Stock Code: 12)
HENDERSON LAND DEVELOPMENT COMPANY LIMITED

50 years

2026 Interim Results Presentation

20th August 2026

Celebrating — 50 Years of — TOGETHERNESS



The Legacy,
Mid-Levels, Hong Kong

Central Yards
Central, Hong Kong
(artist's impression)

The Henderson
Central, Hong Kong
<World's Best Property> by
International Property Awards

Disclaimer

This presentation has been prepared by Henderson Land Development Company Limited (the “Company” or “HLD”) solely for information purposes and does not constitute an offer, recommendation or invitation to subscribe for or purchase any securities and nothing contained herein shall form the basis of any contract or commitment whatsoever.

The information contained in this presentation has been taken from sources deemed reliable by the Company. However, no representation or warranty (express or implied) is given as to the accuracy or completeness of the information contained herein and none of the Company and/or its affiliated companies and/or their respective employees and/or agents accepts any responsibility or liability as to, or in relation to, the accuracy or completeness of the information and opinions contained in this presentation or as to any information contained in this presentation remaining unchanged after the issue thereof.

This presentation contains forward-looking statements. Statements that are not historical facts, including statements about the Company’s beliefs and expectations are forward-looking statements. These statements are based on current plans, estimates and projections, and therefore you should not place undue reliance on them. Forward-looking statements speak only as of the date they are made, and the Company undertakes no obligation to update, modify or amend this presentation or to otherwise notify the recipient if any information, opinion, projection, forecast or estimate set forth herein, changes or subsequently becomes inaccurate. Forward-looking statements involve inherent risks, uncertainties and assumptions. The Company cautions you that if these risks or uncertainties ever materialise or the assumptions prove incorrect, or if a number of important factors occur or do not occur, the Company’s actual results may differ materially from those expressed or implied in any forward-looking statement.

You acknowledge and agree that HLD and/or its affiliated companies and/or their respective employees and/or agents has/have no responsibility or liability (express or implied) whatsoever and howsoever arising (including, without limitation for any claim, proceedings, action, suits, losses, expenses, damages or costs) which may be brought against or suffered by any person as a result of acting in reliance upon the whole or any part of the contents of this presentation and neither the Company, its affiliated companies nor their respective employees or agents accepts any liability for any error, omission or misstatement, negligent or otherwise, in this presentation and any liability in respect of the presentation or any inaccuracy therein or omission therefrom which might otherwise arise is hereby expressly disclaimed.

The photographs of those reference building models shown in this document aim at presenting to analysts and fund managers etc. preliminary information of the development projects within the portfolio of Henderson Land Development Company Limited and are for the reference of analysts and fund managers etc. only. They are not purported to promote the sale of any residential property. The reference building models of these development projects are the preliminary ideas generated by the architectural designers. The developers reserve the right to make modifications and changes according to the actual circumstances without prior notice. The overall design, elevation, layout, construction materials or colour scheme of these development projects may be changed from time to time and all the building plans and elevation plans relating to them are subject to the final approval by relevant Government authorities.

Contents

HLD 2026 Interim Results Highlights

Unaudited ☆All the figures represent the Group's attributable share of contributions (before taxation) from its subsidiaries, associates and joint ventures in Hong Kong and Chinese Mainland.		**1H 2026 HK$ mn**	1H 2025 HK$ mn		**Change**
Profit attributable to Shareholders					
Underlying profit *(excluding fair value change on investment properties[Δ])*		**5,071**	*3,048*		***+66%[#]***
Reported profit		***4,090****	*2,908**		***+41%***
Major Segment Performance:					
Property Development (attributable Pre-tax Profit)☆					
Underlying profit attributable to gain from **Sales of Property Interests**[Ψ]**:**	**2,998** (incl. FR)	**2,875**	202	**202** (incl. FR)	**+1,384%** (incl. FR)
• Part of property development projects classified as investment properties		**123**[Ψ]	-		
• Completed and Leased Investment Properties		**19**	8[Ψ]		
Property Leasing (attributable Pre-tax Net Rental Income)☆		**3,187**	3,144		**+1%**
HKCG^ - Share of Net Profit (after tax) *(utility and energy business only)*		**1,881**	1,576		**+19%**[ӿ]
Basic Earnings per share (HK$)					
Based on underlying profit		**1.05**	*0.63*		
Based on reported profit		***0.84***	*0.60*		
Interim Dividend per share (HK$)		**0.50**	0.50		**Flat**

Notes: # The y-o-y increase in underlying profit was mainly due to substantial increase in profit contribution from the property sales in HK, as well as an attributable gain which was recognised as a result of Government's resumption of certain land lots in the New Territories during the period.

** During 1H 2026, the Group recorded an attributable share of fair value loss of HK$981mn (1H 2025: HK$140mn) after revaluation of the Group's completed investment properties and investment properties under development. That included the adjustments of cumulative fair value gains of the investment properties disposed of during the period.*

Δ The attributable share of the aggregate fair value change during the period (net of deferred taxation) of investment properties held by subsidiaries, associates and joint ventures is excluded from the calculation of Underlying Profit.

FR represents the Group's share of pre-tax gain attributable to underlying profit of HK$1,568mn and HK$240mn upon the Government's resumption of the Group's certain land lots located in the New Territories in 1H 2026 and 1H 2025 respectively.

Ψ Sales of Property Interests include gains on disposal of investment properties and cumulative fair value gains relating to the investment properties disposed of during the period which, for 1H 2026 only, included the share of gain on transfer attributable to underlying profit in the amount of HK$123mn relating to the portion of "The Legacy" project which was earlier classified as investment property.

^ HKCG refers to HLD's listed associate, The Hong Kong and China Gas Company Limited(3.HK), in which HLD owns 41.53% equity interest.

ӿ The y-o-y percentage increase was mainly due to the strong growth in overall sales volume of sustainable aviation fuel ("SAF"), approximately doubled YoY following the commencement of its Malaysian plant in late-2025, increasing the total annual production capacity of renewable fuels to 770,000 tonnes.

HLD 2026 Interim Results Highlights (cont'd)

	Unaudited 30 Jun 2026	Audited 31 Dec 2025	Change
	HK$ mn		
Shareholders' equity	325,555	322,464	+1%
Cash and bank balances	21,477	22,198	-3%
Net debt*	58,432	60,219	-3%

Net debt* to Shareholders' equity (%)	17.9%	18.7%	-0.8 percentage point
Net asset value per share (HK$) ^	67.25	66.61	+1%

** Excluding the amount due to a fellow subsidiary which amounted to HK$76,955mn as at 30 June 2026 (31 December 2025: HK$80,618mn) which was unsecured, interest-bearing, not expected to be settled within one year from the end of the reporting period, and has no fixed repayment terms.*

^ The net asset values per share at 30 June 2026 and 31 December 2025 were calculated based on the number of issued shares outstanding at 30 June 2026 (4,841mn ordinary shares) and 31 December 2025 (4,841mn ordinary shares).

HLD 2026 Interim Results Highlights (cont'd)

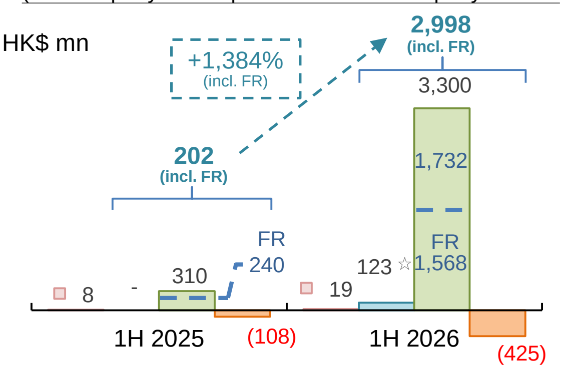
Property Development & Sales of Property Interests$^{\Psi}$

Property Development Revenue*:

HK$12,892mn +109% YoY

Pre-tax Profit*

(from Property Development & Sales of Property Interest$^{\Psi}$)



HK Chinese Mainland

+ : Sales of Property Interests$^{\Psi}$

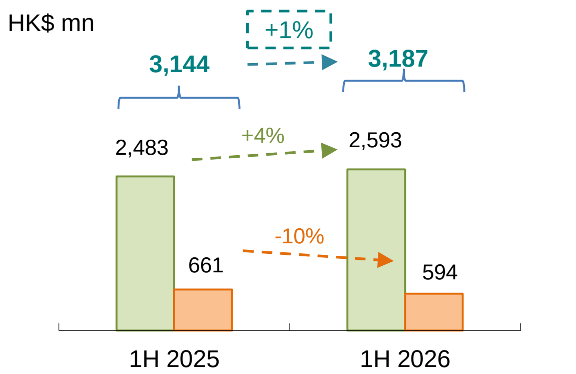
FR = Farmland Resumptions

Property Leasing

Gross Rental Income*:

HK$4,383mn +1% YoY

Pre-tax Net Rental Income*



HK Chinese Mainland

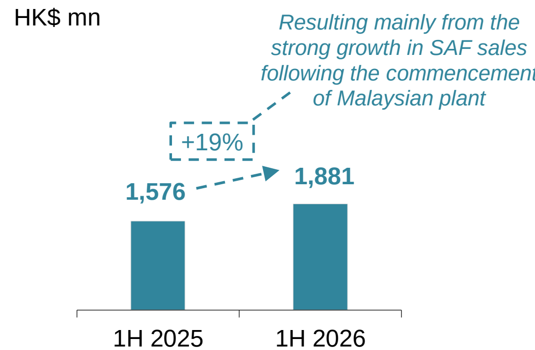
HKCG

Dividend attributable to HLD:

HK$ 930 mn Flat YoY

Share of Net Profit (after tax)

(utility & energy business only)



***HKCG** refers to HLD's listed associate, The Hong Kong and China Gas Company Limited(3.HK), in which HLD owns 41.53% equity interest.*

***SAF** refers to Sustainable Aviation Fuel*

☑ Attributable contracted sales from properties sold and pre-sold in 1H 2026: HK$18,455mn (*↑145% YoY*)

- HK: HK$18,118mn (*↑188% YoY*)
  inclusive of Sales of Development Properties, Investment Properties and Carparks
- Chinese Mainland: HK$337mn (*In HKD terms, ↓73% YoY*; *In RMB terms, ↓74% YoY*)
  in respect of Sales of Development Properties, Commercial Properties and Carparks

☑ Attributable contracted sales of properties yet to be recognised: **HK$18,303mn** *(HK: HK$17,061mn; Chinese Mainland: HK$1,242mn)*

- Of which HK$6,919mn from the attributable sales is expected to be recognised in 2H 2026 upon completion and handover of the completed units

* *All the figures represent the Group's attributable share of contributions (and in the case of profit contribution, before taxation) from its subsidiaries, associates and joint ventures.*

☆ *For 1H 2026 only, including the share of gain on transfer attributable to underlying profit in the amount of HK$123mn relating to the portion of "The Legacy" project which is classified as investment property*

FR represents the Group's share of pre-tax gain attributable to underlying profit of HK$1,568mn and HK$240mn upon the Government's resumption of the Group's certain land lots located in the New Territories in 1H 2026 and 1H 2025 respectively

$^{\Psi}$ *Sales of Property Interests include gains on disposal of investment properties and cumulative fair value gains relating to the investment properties disposed of during the periods*

Property Development

- Sales Results are shown below and 2 residential projects were completed in 1H 2026 with total attributable GFA of approx. **0.43mn** sq.ft. (1H 2025: 0.60mn sq.ft.)

Residential Developments offered for sale in Hong Kong (Order by launch date)	Usage*	No. of Project Units	Initial Launch	No. of Project units pre-sold & sold					No. of Unsold Project Units as at 30/6/26	HLD's Interest	Completion Status
				2022	2023	2024	2025	1H 2026			
Chester, Hung Hom	C/R	241	Oct 25	n.a.	n.a.	n.a.	n.a.	217	24	100%	2H 26
One Victoria Cove (Ph.1,3&4), Hung Hom	C/R	912	May 26	n.a.	n.a.	n.a.	n.a.	654	258	50%	1H 27
woodis, Wan Chai	C/R	167	Oct 25	n.a.	n.a.	n.a.	105	0	62	100%	2H 26
Highwood, Ma Tau Kok	C/R	816	Sep 25	n.a.	n.a.	n.a.	127	553	136	100%	1H 27
The Legacy, Mid-Levels	R	172	Sep 25	n.a.	n.a.	n.a.	23	19	130	65%	Completed#
Victoria Voyage (Ph.1A,1B&2B), Kai Tak	C/R/G	1,655	Aug 25	n.a.	n.a.	n.a.	157	200	1,298	30%	
Eight Southpark, Ma Tau Kok	C/R	313	Mar 25	n.a.	n.a.	n.a.	271	29	13	76.468%	
Double Coast (Ph. 1&3), Kai Tak	R	886	Oct 24	n.a.	n.a.	80	232	251	323	30%	
The Haddon, Hung Hom	C/R	478	Jun 24	n.a.	n.a.	75	324	72	7	100%	
Henley Park, Kai Tak	R	740	Jul 23	n.a.	278	162	25	36	239	100%	
The Knightsbridge, Kai Tak	C/R	566	May 23	n.a.	26	84	121	76	259	18%	
Miami Quay, Kai Tak	R	1,219	Sep 22	46	4	86	29	358	696	29.3%	
One Innovale (Ph. 1-3), Fanling	R	1,576	Aug 22	1,061	433	22	0	3	57	100%	
Baker Circle One (Ph.1-3), Hung Hom	C/R	882	Jun 22	143	317	188	65	110	59	100%	
The Henley (Ph. 1-3), Kai Tak	C/R	1,184	May 21	109	37	26	245	92	229	100%	
The Royale, Tuen Mun	R	1,782	Nov 20	7	6	1	0	1	33	16.705%	
Eden Manor, Kwu Tung	R	590	Mar 17	35	10	12	22	18	50	100%	
Others	C/R			671	472	1,079	906	88	145¥		
			Total	2,072	1,583	1,815	2,652	2,777	**4,018**		

in New Territories *in Kowloon* *on Hong Kong Island*

Unsold Units with Attributable Residential Saleable Area of **1,278,791 sq.ft** (2025 Year-End: 1,510,174 sq.ft.)

**R = Residential, C = Commercial, G = Government facilities* *# Completed prior to 30 Jun 2026*

¥ comprise the number of unsold project units of Wellesley, The Hampstead Reach, The Addition, South Walk‧Aura, The Harmonie and The Upper South

Property Development (cont'd)

- Sales Pipeline of new projects in Hong Kong for 2H 2026 are shown as follows

	Project Name and Location	Usage*	No. of Project Units	HLD's interest	Attri. GFA (sq. ft.)		Completion Timing
					C	R	
1	Parkwood, 3 Mei Sun Lane, Tai Po	C/R	122	100%	8,053	36,097[#]	Completed
2	North Innovale, 25 Heung Tsz Road, Kwu Tung North *(formerly known as Fanling Sheung Shui Town Lot No. 263, Kwu Tung)*	C/R	682	90.1%	56,511	254,582	Completed
3	Chester II, 28 Whampoa Street, Hung Hom	C/R	263	100%	19,766	104,760	2H 26
4	One Victoria Cove (Phase 2), 1 Bailey Street, Hung Hom	C/R	384	50%	4,269	86,022	1H 27
5	18 Man On Street, Mong Kok	C/R	126	100%	5,420	52,343	2H 26
6	33 Elgin Street, Central	C/R	92	100%	1,580	40,991	2H 27
7	16-20 Temple Street, Yau Ma Tei	C/R	48	100%	1,116	21,230	2H 26
8	29A Lugard Road, The Peak	R	1	100%	-	11,703	2H 26
		Total	**1,718**		**96,715**	**607,728**	

(2025 Year-End: 941,475 sq.ft.)

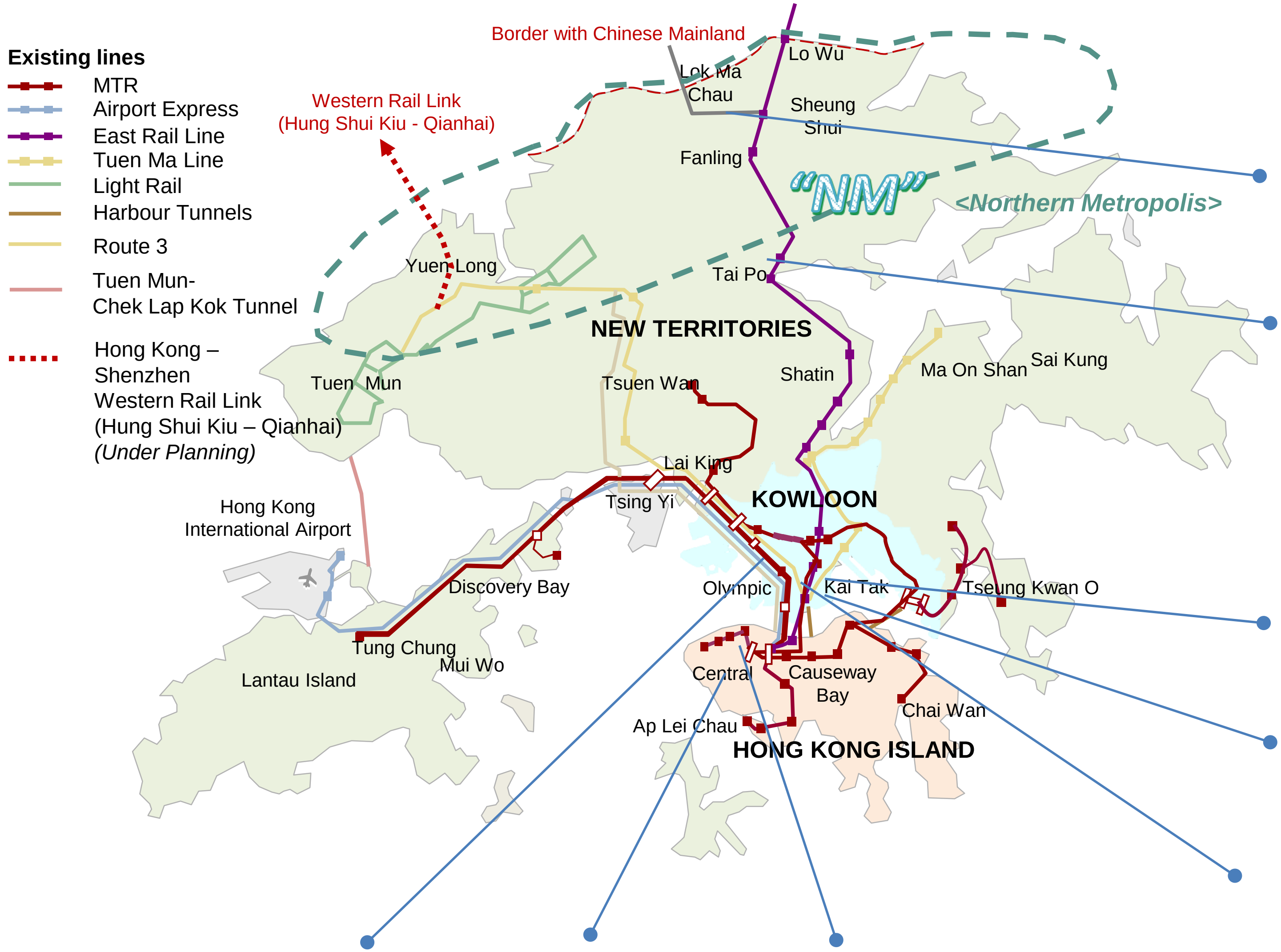
** R = Residential; C = Commercial*

 # Representing the saleable area of the residential units

in New Territories *in Kowloon* *on Hong Kong Island*

Property Development (cont'd)

■ Property Developments with Sales and for Sale/Pre-Sale commencing in 2H 2026



2 *North Innovale*
25 Heung Tsz Road
Kwu Tung North
Residential, N.T.

1 *Parkwood*
3 Mei Sun Lane
Tai Po
Residential, N.T.

4 *One Victoria Cove (Ph. 2)*
1 Bailey Street
Hung Hom
Residential, Kowloon

3 *Chester II*
28 Whampoa Street
Hung Hom
Residential, Kowloon

7 *16-20 Temple Street*
Yau Ma Tei
Residential, Kowloon

5 *18 Man On Street*
Mong Kok
Residential, Kowloon

8 *29A Lugard Road,*
The Peak
Residential, Hong Kong

6 *33 Elgin Street*
Central
Residential, Kowloon

Property Development (cont'd)

- Area of unsold units of major development projects offered for sale, as well as projects pending sale or under/pending development:

*Attributable Gross Floor Area (GFA)/ Saleable Area (mn sq. ft.) (Note *)*	Investment Property	Inventories + 2H'26 Pipeline	Projects Pending/ Under Development	Total
Launched developments remaining inventories – *P.31* *(based on Saleable Area)*	–	1.3	–	**1.3**
New projects for sale/ pre-sale – *P.8*	–	0.6	–	**0.6**
Urban redevelopment projects with 100% ownership interest acquired or the relevant compulsory sale application threshold has been met	–	–	1.5	**1.5**
Hung Shui Kiu/Ha Tsuen NDA (Area 34B) JV Project – *P.14* "NM"	–	–	0.6	**0.6**
Central Yards – *P.18*	1.6	–	–	**1.6**
Sub-total	**1.6**	**1.9**	**2.1**	**Approx. 5.6**
Urban redevelopment projects with more than 20% ownership interest acquired, but the relevant compulsory sale application threshold has not been met	–	–	0.7	0.7
Yau Tong Bay Project# (changed to a phased development approach)	–	–	0.9	0.9
Others- Urban Projects	–	–	0.1	0.1
Hung Shui Kiu Projects# in Hung Shui Kiu/Ha Tsuen NDA "NM"	–	–	1.4	1.4
Others# – New Territories Projects	–	–	0.4	0.4
Land Resources from Completed Projects and Projects Under Development as at 30/6/26 - Total	**1.6**	**1.9**	**5.6**	**Approx. 9.1**
2025 Year-End:	<1.6>	<2.4>	<7.2>	<Approx. 11.2>

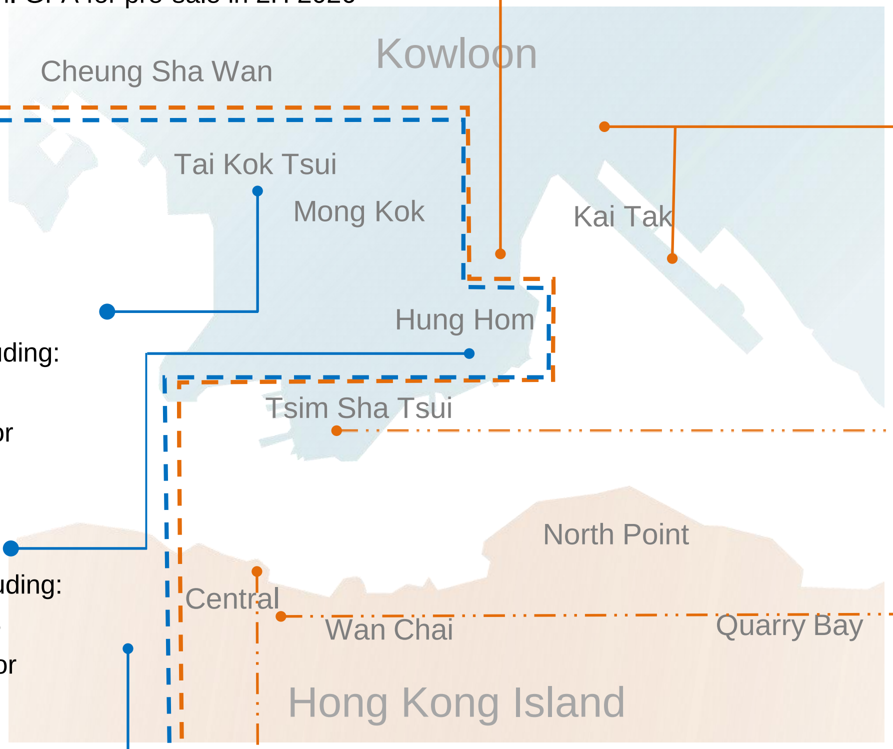
Notes:

* *The GFA figures are calculated based on the Buildings Department's approved plans or the Government's current town planning parameters and the Group's development plans. For certain projects, these details may be subject to change depending on the actual needs in future.*

\# *Developable area will be confirmed after reaching an agreement with Government on the amount of land premium payable. For Yau Tong Bay Project, the government has issued the provisional basic terms offer for Phase 1 of the project.*

Property Development (cont'd)

- Diversified Land-sourcing Strategy with remaining Saleable Resources shown together with completed Investment Properties and Investment Property Under Development



One Victoria Cove (Phase 2) URA Project (50%-owned)
0.09mn sq.ft. of attri. GFA for pre-sale in 2H 2026

i Assembly Urban Sites

Three Assembly Clusters
Remaining portions shown

Tai Kok Tsui Cluster
~0.23mn sq.ft. of attri. GFA including:
- 0.06mn sq.ft. for pre-sale in 2H 2026
- 0.17mn sq.ft. from various projects for sale/pre-sale from 2027 onwards

Hung Hom Cluster
~0.41mn sq.ft. of attri. GFA including:
- 0.12mn sq.ft. for pre-sale in 2H 2026
- 0.29mn sq.ft. from various projects for sale/pre-sale from 2027 onwards

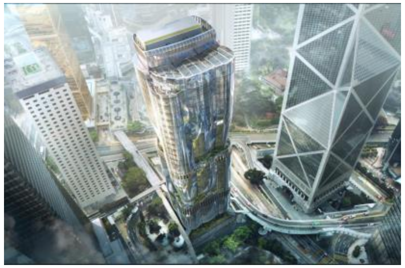
Mid-Levels, Central Cluster
~0.42mn sq.ft. of attri. GFA including:
- 0.04mn sq.ft. for pre-sale in 2H 2026
- 0.38mn sq.ft. from various projects for sale/pre-sale from 2027 onwards

ii Market-acquired Urban Sites

Remaining portions shown

Kai Tak sites
~0.15mn sq.ft. of attri. GFA including:
- 0.15mn sq.ft. for sale from 2027 onwards

<Rental Property>
H Zentre
***0.34mn sq.ft.** of attri. GFA*



<Rental Property>
Central Yards
***1.61mn sq.ft.** of attri. GFA*
(Ph.1 0.75mn sq.ft. to complete in Q4'26
Ph.2 0.86mn sq.ft. to complete in 2032)

<Rental Property>
The Henderson
***0.47mn sq.ft.** of attri. GFA*
(Completed in Jan'24)

Property Development (cont'd)

- Good Development Progress in Urban Site Assembly Developments

The Quinn·Square Mile (**All** units sold)

Aquila·Square Mile Completed in 2021 (**99%**Δ sold)

Cetus·Square Mile Completed in 2019 (**99%**Δ sold)

Eltanin·Square Mile Completed in 2017 (**All** units sold)

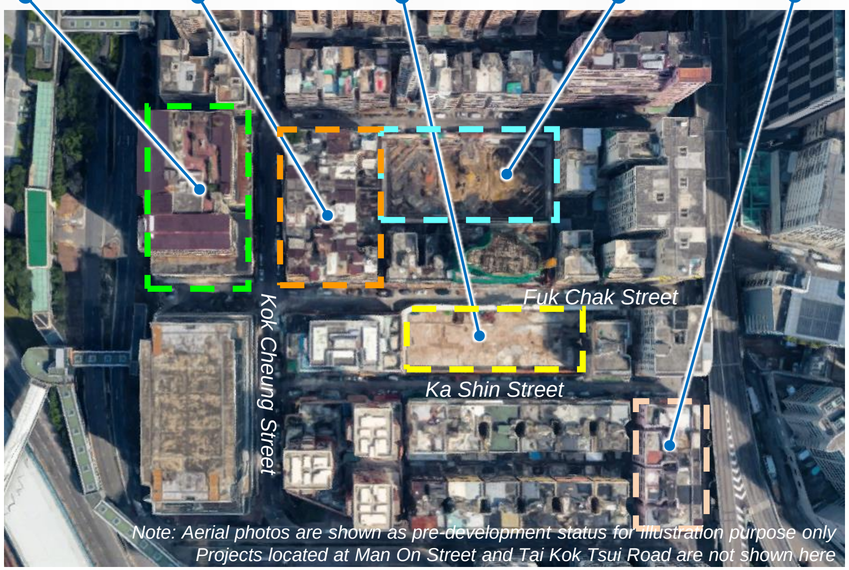
Gateway·Square Mile (**All** units sold)

Baker Circle One (Phases 1-3) Completed (**95%**Δ sold)

Chester II (Pre-sale in 2H'26)

The Haddon (**98%**Δ sold)

Chester (**90%**Δ sold)



Tai Kok Tsui Cluster, <Square Mile> *over 1mn sq.ft. of attri. GFA of which **0.92mn sq.ft.** had been launched for sale (incl. sold portion) or is proposed to be launched for sale in 2H 2026*

Hung Hom Cluster *over 1mn sq.ft. of attri. GFA of which **0.80mn sq.ft.** had been launched for sale (incl. sold portion) or is proposed to be launched for sale in 2H 2026*

Note Δ : Sale data as at mid-August 2026

Property Development (cont'd)

iii Group's New Territories Land Plot Holdings[Δ], Majority Situated In "Northern Metropolis", "NM" Representing Valuable Land Resources

- At 30 Jun 2026, land plot holdings in New Territories amounted to approx. 38.4* mn sq. ft. *(end of 2025: approx. 40.5 mn sq. ft.)* in site area

"Yuen Long District" *(incl. HSK/HT NDA)*	22.0mn sq.ft.	"Tuen Mun District" and others	0.5mn sq.ft.
"North District" *(incl. KTN/FLN NDAs)*	12.5mn sq.ft.	"Tai Po District" (incl. LSPS Lam Tsuen)	3.4mn sq.ft.

34.5mn ***(~90% of total 38.4mn sq.ft.)***

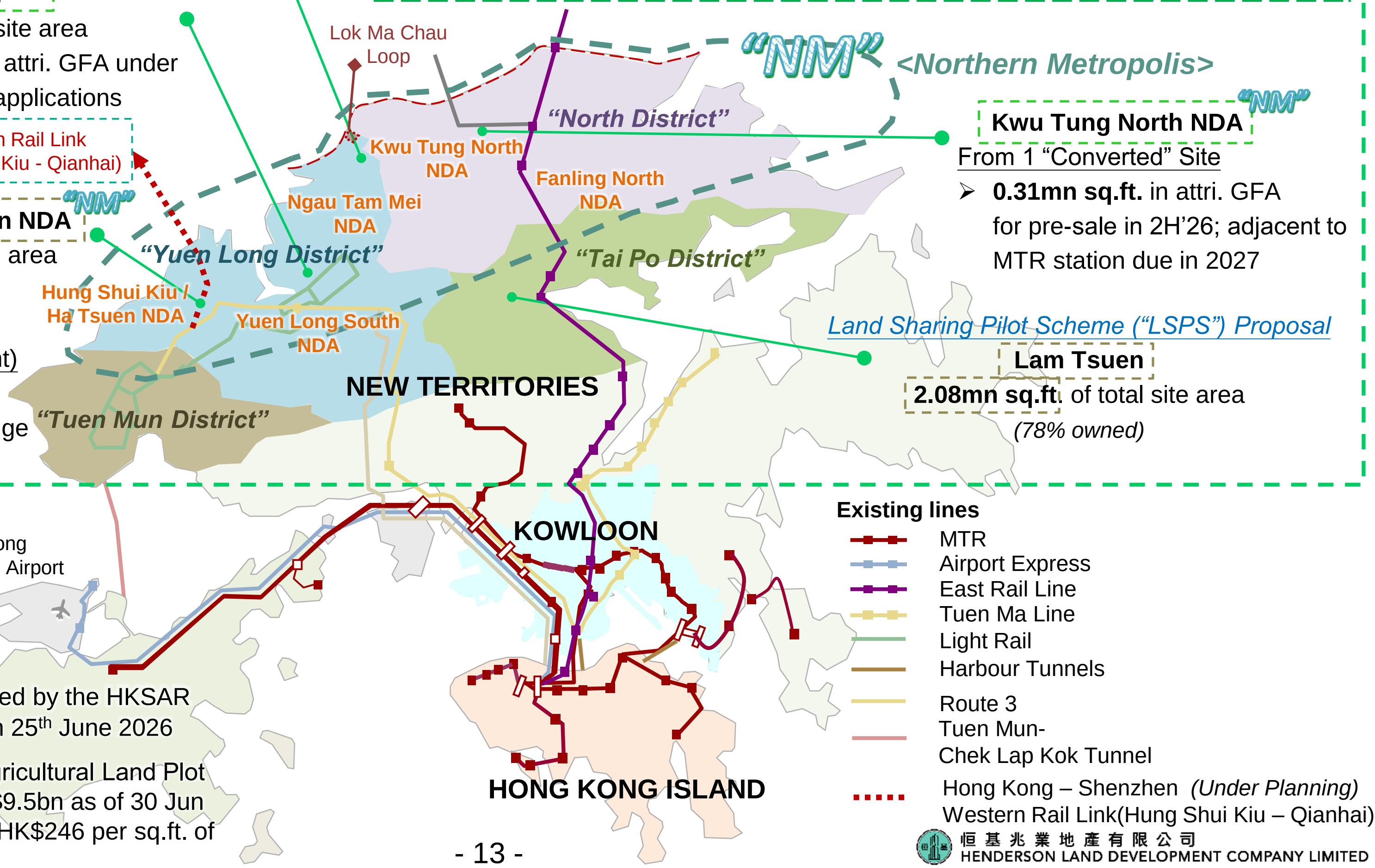
San Tin Technopole "NM"
3.65mn sq.ft. in attri. site area

Ngau Tam Mei "NM"
3.89mn sq.ft. in attri. site area
- Separately, 4.94mn sq.ft. in attri. GFA under three in-situ land exchange applications

Hung Shui Kiu / Ha Tsuen NDA "NM"
2.21mn sq.ft. in attri. site area
Separately,
- 0.58mn sq.ft. in attri. GFA at Area 34B (under development)
- 1.4mn sq.ft. in attri. GFA under two in-situ land exchange applications

Kwu Tung North NDA "NM"
From 1 "Converted" Site
- **0.31mn sq.ft.** in attri. GFA for pre-sale in 2H'26; adjacent to MTR station due in 2027

Land Sharing Pilot Scheme ("LSPS") Proposal
Lam Tsuen
2.08mn sq.ft. of total site area
(78% owned)



Note
* : After excluding the land gazetted by the HKSAR Government for resumption on 25th June 2026

Δ : Group's aggregated cost in Agricultural Land Plot Holdings was recorded at HK$9.5bn as of 30 Jun 2026 or at an average cost of HK$246 per sq.ft. of site area.

Property Development (cont'd)

iii Group's New Territories Land Plot Holdings, Majority Situated In "Northern Metropolis", "NM" (cont'd)

Provides Source For (a) Landbank Replenishment & (b) Compensation From Government Land Resumptions

(a) Land Replenishment

- The Group has long been assembling "Agricultural Land" land lots in the New Territories and presently owns the largest agricultural land stock in Hong Kong totally 38.4mn sq.ft. as of 30th June 2026 (recorded in the Group's financial accounts @ $9.5bn as of 30 Jun 2026 or at an average cost of $246/sq.ft. of land plot area) with 34.5mn sq.ft. (~90%) In "Northern Metropolis", including the land plot holdings of 3.89mn sq.ft. in Ngau Tam Mei.
- Certain of such land lot holdings were converted to development land for land replenishment purpose and these included those that the Group completed "in-situ" land exchange in April 2025 in conjunction with a 50% JV partner for a development site in Hung Shui Kiu/Ta Tsuen N.D.A. (Area 34B) which will provide an attributable GFA of about 580,000 sq.ft. at land premium fixed at $1,604/sq.ft.

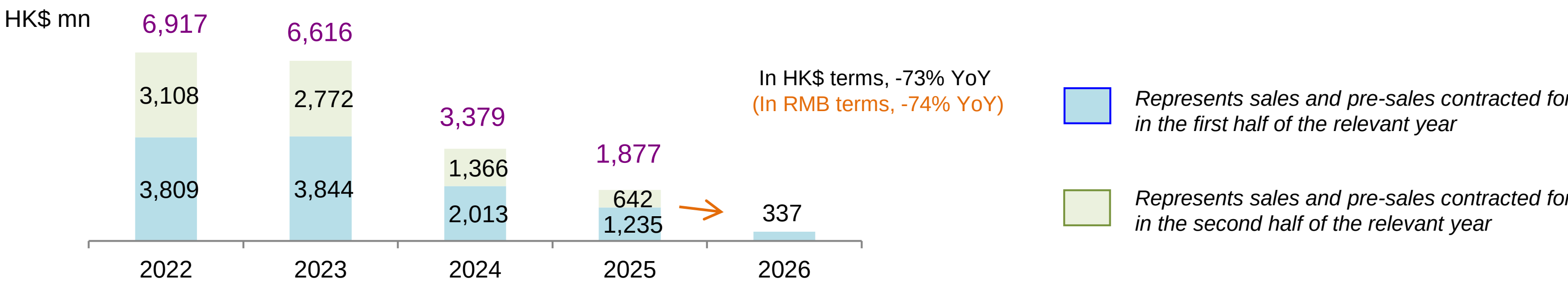
(b) Compensation From Government Land Resumptions (Ref: Ex-gratia compensation rate currently @ $1,043/sq.ft.)

	Kwu Tung North/ Fanling North NDAs **Group's Original Holding: 2.9mn sq.ft.** (incl. Innovale/KTN/3FLN land plot sites)	**Hung Shui Kiu / Ha Tsuen NDA** **Group's Original Holding: 6.57mn sq.ft.**	**San Tin** **Group's Original Holding: 6.10mn sq.ft.**
Agricultural Land Bank Gov. Resumption: (Attributable Site Area)	2.71 mn sq.ft.:- • 1.26 mn sq.ft. (resumed in FY2019) • 1.45 mn sq.ft. (resumed in FY2024) comprising 3FLN land plot sites & other sites	3.99mn sq.ft. :- • 3.85 mn sq.ft.(resumed in FY2024) • 0.04 mn sq.ft.(resumed in FY2025) • 0.10 mn sq.ft.(resumed in 1H 2026)	2.48mn sq.ft. :- • 0.33 mn sq.ft. (resumed in FY2025) • 2.15 mn sq.ft. (resumed in 1H 2026)
Ex-gratia Compensation Rate:	@$1,390/sq.ft. (2019 rate) @$1,267/sq.ft. (2023 rate)	@$1,114/sq.ft. (2024 rate) @$1,032/sq.ft. (2025 rate) @$1,043/sq.ft. (1H 2026 rate)	@$1,032/sq.ft. (2025 rate) @$1,043/sq.ft. (1H 2026 rate)
HLD Receipt Proceeds:	$1.75 bn (resumed in FY2019) $1.86 bn (resumed in FY2024) $3.61 bn in Total	$4.31 bn (resumed in FY2024) $0.04 bn (resumed in FY2025) $0.11 bn (resumed in 1H 2026) $4.46 bn in Total	$0.34 bn (resumed in FY2025) $2.23 bn (resumed in 1H 2026) $2.57 bn in Total

Property Development (cont'd)

Property Development in Chinese Mainland

- Properties Sales & Pre-sales contracted for in Chinese Mainland



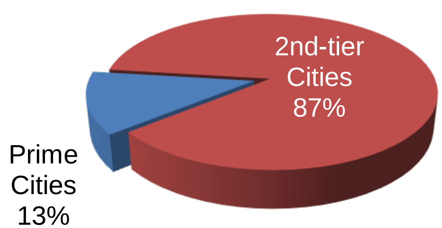
All figures represent the Group's attributable share of contracted sales from development projects in Chinese Mainland developed by its subsidiaries, associates and joint ventures

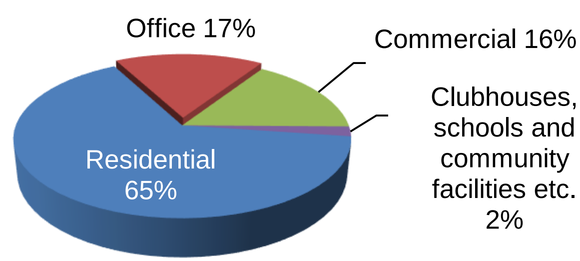
- In Chinese Mainland, total Property Development attributable GFA of approx. 0.2 mn sq.ft. was completed in 1H 2026 *(1H 2025: 1.04 mn sq.ft.)* of which:

  The ongoing phase of 1 residential project was completed in 1H 2026 with attributable GFA of approx. 0.2 mn sq.ft. (1H 2025: 0.62 mn sq.ft. from 3 residential projects), including ancillary commercial components

- Development Land Bank with total attributable GFA of about 7.20 mn sq.ft.*(end of 2025: 7.46 mn sq.ft.)*

  3% vs 2025 Year-End





Note: all the above figures exclude car parking spaces and basement areas

Property Investment

Rental Income from Hong Kong & Chinese Mainland Investment Properties

- Expected Additions to Investment Property Portfolio:

	As at 30 Jun 2026	2026 Year End (Estimated)	2032 (Estimated)
Hong Kong	10.7mn sq.ft.	• Central Yards Phase 1 *< +0.75mn sq.ft. >*	• Central Yards Phase 2 *< +0.86mn sq.ft. >*
Chinese Mainland	13.9mn sq.ft.	-	-

Leasing Business	Gross Rental Income*		Change		Pre-tax Net Rental Income*		Change	
	1H 2026	1H 2025	*RMB*	*HKD*	**1H 2026**	1H 2025	*RMB*	*HKD*
(HK$ mn)								
Hong Kong	**3,517**	3,411		+3%	**2,593**	2,483		+4%^
Chinese Mainland	**866**	922	-10%[#]	-6%[Ψ]	**594**	661	-15%[#]	-10%[Ψ]
Total	**4,383**	4,333		↑ **1%**	**3,187**	3,144		↑ **1%**

^ In Hong Kong, the year-on-year increase of 4% in Pre-tax Net Rental Income was mainly attributable to the additional rental contribution from "The Henderson"

 # In Chinese Mainland, the year-on-year decreases of 10% in Gross Rental Income and 15% in Pre-tax Net Rental Income, both in RMB terms, were mainly attributable to the decrease in rental revenue contribution from "World Financial Centre" in Beijing and certain investment properties in Shanghai due to lower average occupancy rates and reduced rental rates during 1H 2026 vs 1H 2025.

** All the above figures represent the Group's attributable share of contributions (for Net Rental Income, before taxation) from investment properties held by subsidiaries, associates and joint ventures.*

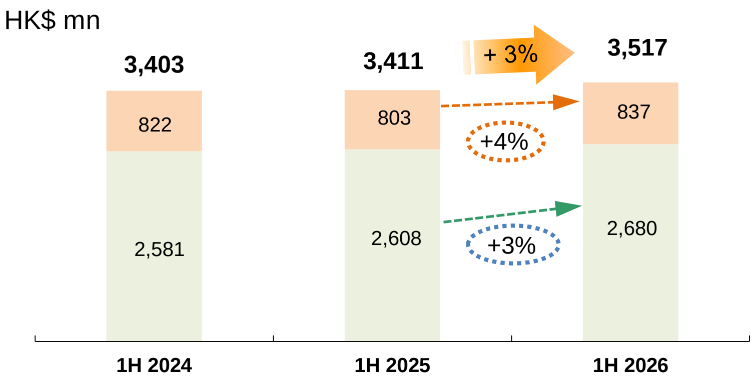
Ψ The smaller percentage decreases in Gross Rental Income and Pre-tax Net Rental Income in Chinese Mainland in HK$ terms were mainly due to the 4% year-on-year appreciation of RMB against HKD in 1H 2026.

Property Investment (cont'd)

Rental Income from Investment Properties in Hong Kong

- Average leasing rate for the Group's major rental properties in Hong Kong as at 30 June 2026: 94% *(end of 2025: 93%)*

Gross Rental Income: Hong Kong



ifc (40.77% owned)

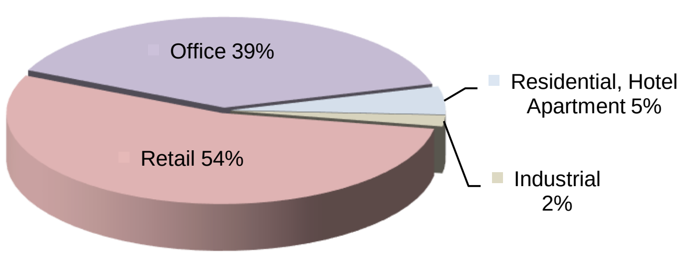
Represents the Group's attri. share of contribution from the ifc project^ (excl. the hotel portion)

Represents the Group's attri. share of contributions from investment properties held by subsidiaries, associates and joint ventures, excluding the ifc project

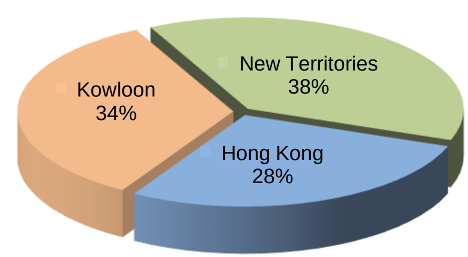
^ HLD owns an attributable effective interest of 40.77% in ifc project (2024: 40.77%)

- Completed Investment Property Portfolio in HK amounted to **10.7 mn sq. ft.** of attributable GFA, inclusive of attributable share from ifc project as of 30 June 2026 (end of 2025: 10.7mn sq.ft.). As at 30 June 2026, the Group held additional attributable GFA of approx. 0.5mn sq.ft. of hotels, along with approximately 9,000 car parking spaces.

Attributable GFA Distribution by Usage



Attributable GFA Distribution by Geographical Area



Property Investment (cont'd)

New Investment Properties and Development Pipeline in Hong Kong

The Henderson **2 Murray Road, Hong Kong** *(100% Owned)*	
Site Area	Approx. 31,000 sq.ft.
Total GFA	465,000 sq.ft. (Plot Ratio @ 15x)
GFA breakdown	• 36-storey commercial building with typical floors between 6/F to 38/F, for a total of 25 office floors, averaging approx. 13,900 sq.ft. of lettable area per office floor • The basement's 4-storey car park will provide: ◆ 265 car parking spaces (Public: 102; Private: 163) ◆ 78 parking spaces for motorcycles (Public: 69; Private: 9) Committed Leasing Rate over 90%

Central Yards, **Site 3 Of New Central Harbourfront, Hong Kong (100% Owned)**	
Site Area	Approx. 516,300 sq.ft.
Total GFA	1.61mn sq.ft., also provides over 300,000 sq.ft. of green recreational space
Recent Development	First anchor-tenant lease in Phase 1 signed in July 2025 Tenant: Jane Street Asia Limited Lease Signed: Over 223,000 sq.ft. across 6 floors Representing 70% of Phase 1 office & ancillary space Phase 1 to complete in 2H 2026

- By counting also the attributable GFA of 1.17mn sq.ft. in the ifc project (40.77% owned), HLD will have an investment property portfolio of around 3.3mn sq.ft. in GFA in core Central District on Hong Kong Island.

Property Investment (cont'd)

Rental Income from Investment Properties in Chinese Mainland

- Performance of key and recently completed investment properties on the Mainland

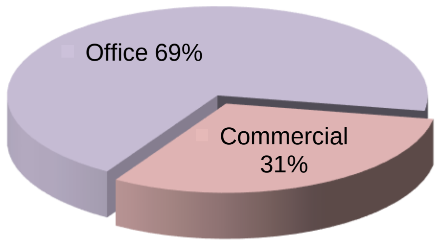
Property	Occupancy / GFA^ as at 30 Jun 2026		Gross Rental Income for 1H 2026	y-o-y Change		*Recent Rent Rate (psm)*
				RMB	HKD#	
World Financial Centre, Beijing	~ 60%+ for Office (2.0mn sq.ft.) ~ 98% for Retail (0.2mn sq.ft.)		HK$ 174mn	- 24%	- 21%	*RMB230-300/mth (Office)*
Henderson Metropolitan, Shanghai	~ 100% for Office (0.4mn sq.ft.) ~ 86% for Retail (0.4mn sq.ft.)		HK$ 107mn	+ 2%	+ 7%	*RMB5.5-8.5/day (Office)* *RMB20-40/day (Retail)*
Lumina Shanghai (Ph. 1&2)	Ph. 1 ~71% for Office (1.8mn sq.ft.) ~71% for Retail (0.2mn sq.ft.)	Ph. 2 ~92% for Office (0.9mn sq.ft.) ~93% for Retail (0.2mn sq.ft.)	HK$ 198mn	+ 20%	+ 25%	*RMB5.5-8.5/day (Office)* *RMB3-7/day (Retail)*
Lumina Guangzhou	~ 81% for Office (1.0mn sq.ft.) ~ 76% for Retail (0.9mn sq.ft.)		HK$ 89mn	- 13%	- 10%	*RMB150-180/mth (Office)* *RMB130-300/mth (Retail)*

 # The smaller percentage decrease or the larger percentage increase in Gross Rental Income in HK$ terms was mainly due to the 4% year-on-year appreciation of RMB against HKD in 1H 2026

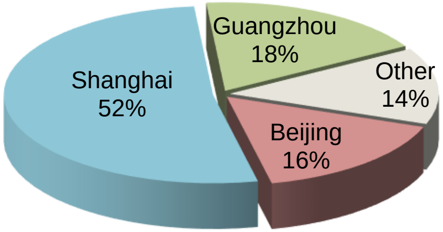
^ Including lettable areas at basement

- Completed Investment Property Portfolio in Chinese Mainland amounted to **13.9 mn sq. ft.** of attributable GFA as of 30 June 2026 (end of 2025: 13.8 mn sq.ft.)

Attributable GFA Distribution by Usage



Attributable GFA Distribution by Geographical Area



Property Investment (cont'd)

Growing Portfolio Reaching Rental Stabilization Will Enhance Group's Recurrent Income Base

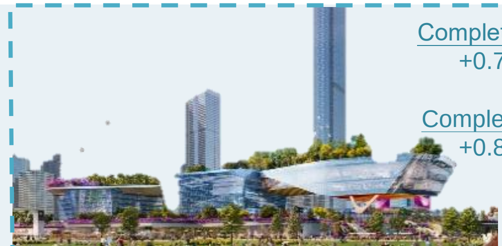
Total attri. GFA of completed investment properties in HK and Chinese Mainland (mn sq.ft.)	
31 Dec 2023	22.9
31 Dec 2024	23.4
31 Dec 2025	24.5
30 Jun 2026	24.6
31 Dec 2026	25.4 (est.)
31 Dec 2032	26.3 (est.)

Hong Kong


208 Johnston


H Zentre


The Henderson


Completion By Q4'26 (Ph.1)
+0.75mn sq.ft. (est.)

Completion By 2032 (Ph.2)
+0.86mn sq.ft. (est.)

Central Yards, Site 3 of New Central Harbourfront

Chinese Mainland


The Roof, Shanghai (50% owned)


Lumina Guangzhou


Lumina Shanghai Phase 1


Lumina Shanghai Phase 2


Yunhui Tower Shenzhen (50% owned)


The Pier, Shanghai (51% owned)

Note:
shows investment properties under development

Hong Kong & China Gas *("HKCG")* *41.53% owned*

- HKCG's profit attributable to shareholders for 1H 2026: HK$3,640mn, increased by 23% YoY
  Excluding non-operating gains and losses and changes on revaluation of properties, core operating profit increased by 19% YoY
- Interim dividend declared for 1H 2026 attributable to HLD: HK$930mn, Flat YoY
- Total volume of gas sales in Hong Kong for 1H 2026 decreased by 3.5% at approximately 14,414mn MJ
- Sole supplier of piped gas in Hong Kong with customers base of 2.07mn, increased by 15,000 in 1H 2026
- Large-scale city-gas enterprise in Chinese Mainland with 44.96mn customers, increased by 690,000 in 1H 2026
  - Largest controlling shareholder of Towngas Smart Energy Company Limited ("Towngas Smart Energy"; stock code: 1083), with a 69.25% interest as of 30 Jun 2026. Towngas Smart Energy's core operating profit amounted to HK$690mn in 1H 2026, down 4% YoY
  - Inclusive of Towngas Smart Energy's projects, HKCG had over 300 city-gas projects on the Mainland and the total volume of gas sales for these projects reached 18,600mn cubic metres in 1 H 2026, broadly flat YoY
- EcoCeres, in which HKCG remains a strategic shareholder, commenced trial production at its Malaysia plant in 2025. In 1H'26, overall sales volume of sustainable aviation fuel ("SAF") recorded strong growth, reaching 319,000 tonnes, approx. doubled YoY. During 1H'26, EcoCeres and the Dongguan Municipal Government signed an investment letter of intent to establish the Greater Bay Area's first complete SAF value chain. The project is expected to produce approx. 450,000 tonnes of SAF and hydrotreated vegetable oil ("HVO") annually.

HKCG At A Glance (as of 30 Jun 2026)

- ☑ Total Issued Shares: 18,660 mn shares
- ☑ Market Capitalization: HK$ 121,289 mn
- ☑ Shareholders' Equity: HK$ 60,458 mn
- ☑ 41.53% owned by Henderson Land – single largest shareholder

(Closing market price of HK$ 6.50 per share as of 30 Jun 2026)

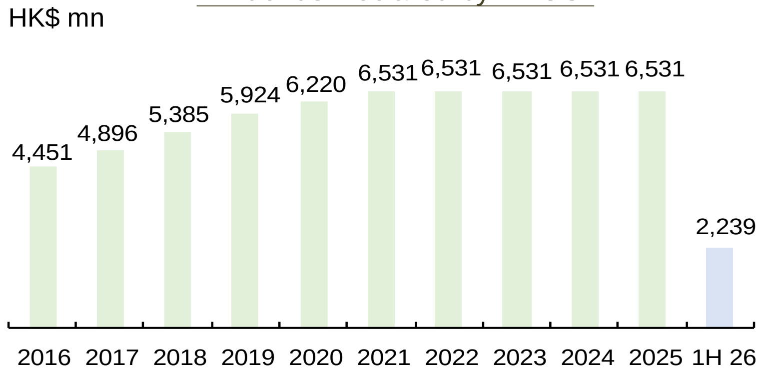
2026 Full-year Business Guidance Towngas

Utility Business		Growth Business		
Hong Kong	Mainland	Green Fuels	Renewable Energy	Extended Business
Gas Sales Volume (TJ) 26,563 -2.3% Equivalent to ~0.75 Billion m³ of Natural Gas	Gas Sales Volume (billion m³) 36.55 +1% Customers (million) 45.72 +1.45	Advanced Biofuels (thousand tonnes) Annual Production Capacity: 770	Accumulated PV Grid-connected (GW) 3.8 +1.0	Customer Coverage (million) 47.80 +1.476
Customers (million) 2.08 +0.026	City Gas Dollar Margin (RMB/m³) 0.55 +0.01 Incremental annual revenue: ~RMB0.4 billion Water Volume (billion tonnes) 1.69 +2% Environment (Solid Waste) (million tonnes) 1.75 +2%	Green Methanol (thousand tonnes) Annual Production Capacity: 180	PV Generation Volume (billion kWh) 3.05 +23% Electricity Trading Volume (billion kWh) 15.0 +78%	Kitchen Appliance Sales Volume (million units) Hong Kong: 0.26 Mainland: 0.69 Total: 0.95 +0.01

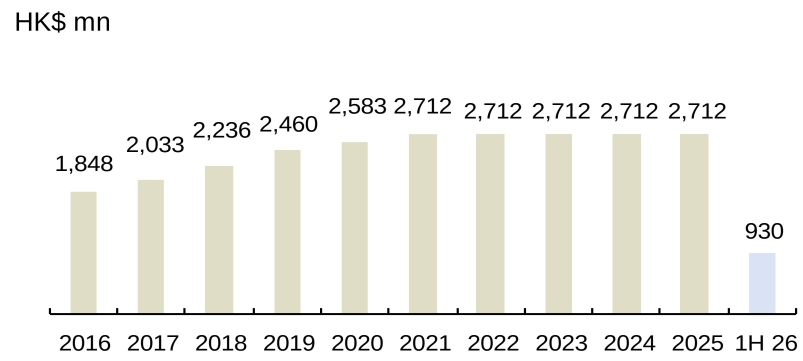
<Extract from HKCG 1H 2026 Interim Results Presentation>

Hong Kong & China Gas *("HKCG")* *(cont'd)* *41.53% owned*

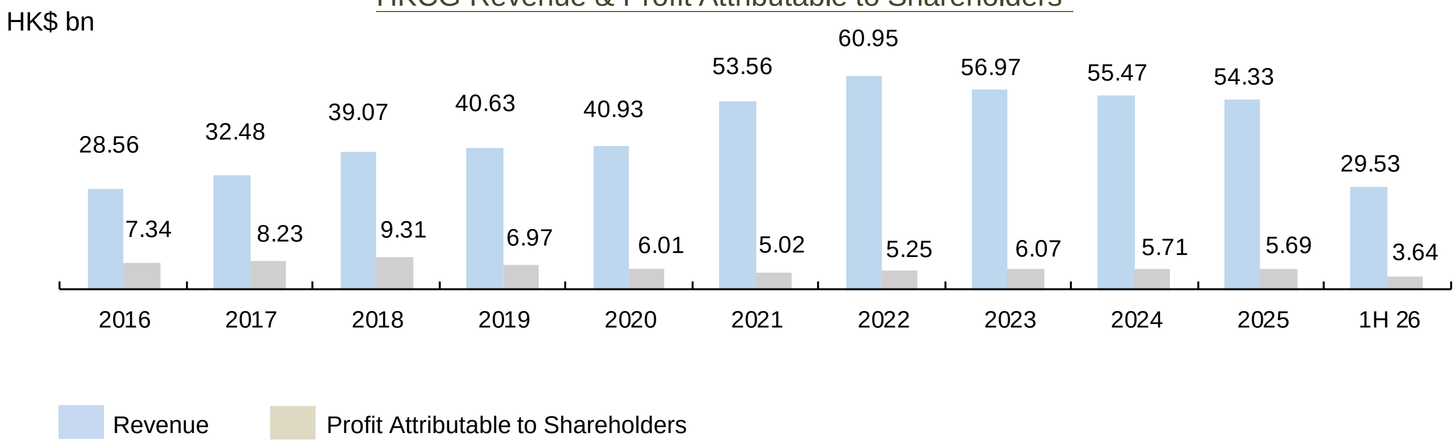
Dividends Declared by HKCG#



HKCG Dividends Declared attri. to HLD#



HKCG Revenue & Profit Attributable to Shareholders#



#Data for the periods ended 31 December for full financial year results

Strong Financial Position

- Financial Gearing Ratio^ recorded at 17.9% as at 30 Jun 2026 *(end of 2025: 18.7%)* with abundant banking facilities and funding$^{\Psi}$ in place

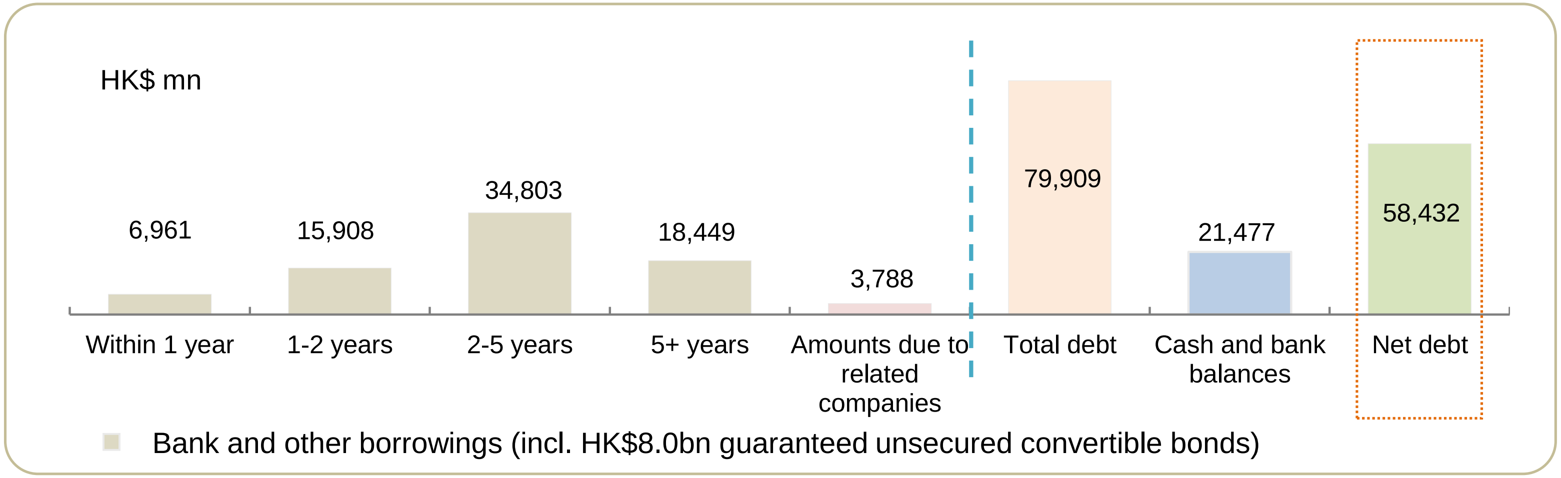
^ refers to the ratio of net debt (excl. the amount due to a fellow subsidiary which amounted to HK$76,955mn as of 30 Jun 2026 and HK$80,618mn as of 31 Dec 2025) to shareholders' equity

- Interest Cover* of 3.22 times for 1H 2026 *(1H 2025: 1.56 times)*

- Overall Effective Borrowing Rate# at approx. 3.30% p.a. for 1H 2026 *(1H 2025: approx. 3.67% p.a.)*

- In May 2026, the Group closed Hong Kong's first biodiversity loans with HSBC and Hang Seng Bank to support biodiversity-enhancing initiatives at Central Yards.

- Debt Maturity Profile for bank and other borrowings in HK as at 30 Jun 2026
  - Weighted Average Debt Maturity Profile of approx. 3.80 Years as at 30 Jun 2026 *(end of 2025: approx. 3.81 Years)*



$^{\Psi}$ The banking facilities and funding would well cover the Group's attributable share of capital commitments already contracted for that amounted to ~ HK$8.24 bn as at 30 June 2026

** Based on profit from operations (incl. the cumulative attributable fair value change (net of tax) of investment properties disposed of during the period, but before the attributable changes in fair value of investment properties and investment properties under development for the period) plus the Group's attributable share of underlying profits less losses of associates and joint ventures, and divided by net interest expense (before interest capitalisation)*

 # Being the overall effective borrowing rate of bank and other borrowings in HK and Chinese Mainland (including banks loans and guaranteed notes raised in foreign currencies but swapped into HK$, and the HK$8.0bn guaranteed unsecured convertible bonds)

Prospects

- Supported by robust financial strength and the following three major business pillars, the Group is poised to build upon its extraordinary legacy spanning half a century, drive sustainable development, and open a new chapter for the future.

Property Sales

- ☑ 8 development projects are in the pipeline for sales launch in Hong Kong in 2H 2026.
- ☑ Together with the remaining stock, a total of about 3,400 residential units in attributable terms and 180,000 sq. ft. of industrial/office space in HK are expected to be available for sale in 2H 2026.
- ☑ As at 30th Jun'26, attributable sales of Hong Kong and Mainland properties not yet recognised in the accounts, amounted to HK$18,303mn in aggregate, in which approx. HK$6,919mn is expected to be recognised in the accounts in 2H 2026.

Investment Properties

- ☑ The Group to date holds a rental portfolio with total attributable GFA of 10.7 mn sq.ft. in Hong Kong and 13.9mn sq. ft. in Chinese Mainland.
- ☑ Central Yards Phase 1 is expected to be completed in 2H 2026. This will expand the Group's rental portfolio in Hong Kong to 11.5 mn sq.ft.. A financial institution has signed an agreement to lease 70% of its office and ancillary space, thereby injecting growth trajectory into the Group's recurrent rental income.

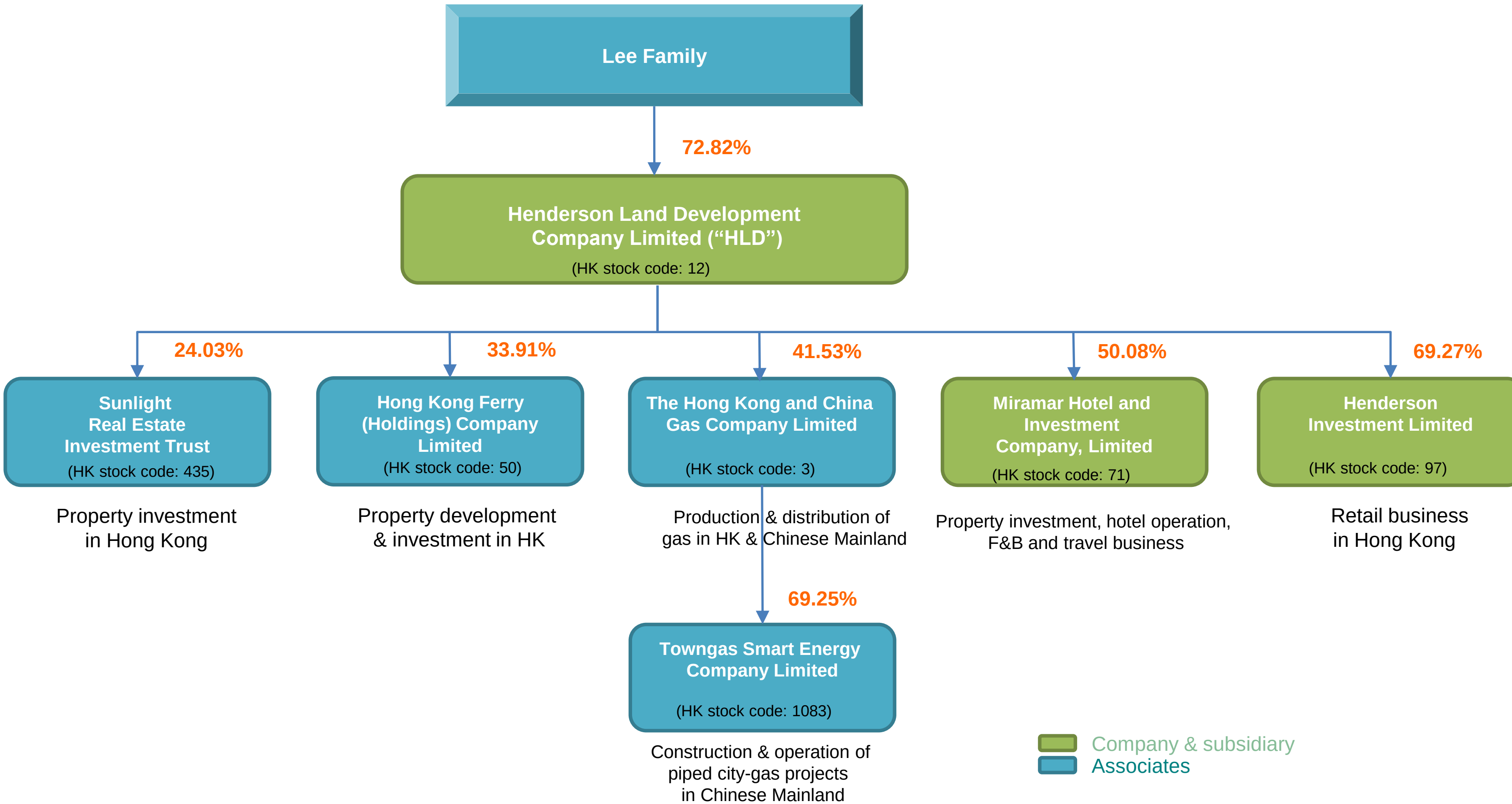
Listed Subsidiaries and Associates

- ☑ The Group's listed subsidiaries and associates include, The Hong Kong and China Gas Company Limited ("HKCG"), Miramar Hotel and Investment Company Limited, Sunlight Real Estate Investment Trust, Hong Kong Ferry (Holdings) Company Limited and Henderson Investment Limited.
- ☑ HKCG, in particular, operates in a vast market of 47mn city-gas customers across HK and the Chinese mainland. EcoCeres, commenced trial production at its Malaysia plant in 2025. In 1H'26, overall sales volume of sustainable aviation fuel ("SAF") recorded strong growth, reaching 319,000 tonnes, approx. doubled YoY. During 1H'26, EcoCeres and the Dongguan Municipal Government signed an investment letter of intent to establish the Greater Bay Area's first complete SAF value chain,further consolidating its leading market position. Together with continuous expansion into other growth businesses, HKCG will deliver sustainable returns to the Group.

Annexes

Annex 1.1: Group Structure

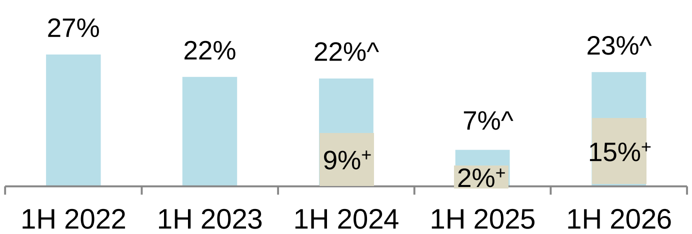
- Lee Family owned an equity interest of about 72.82% in Henderson Land as of 30 June 2026 *(31 December 2025: 72.82%)*



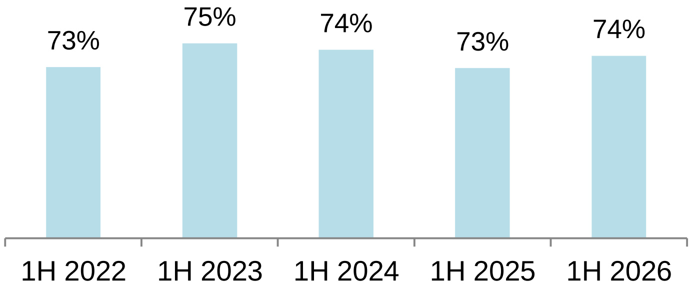
All attributable interests shown above were figures as of 30 June 2026

Annex 1.2: Operating Margin

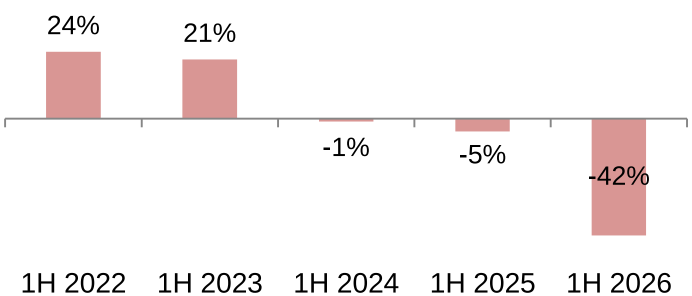
Hong Kong
Property Development Operating Margin*



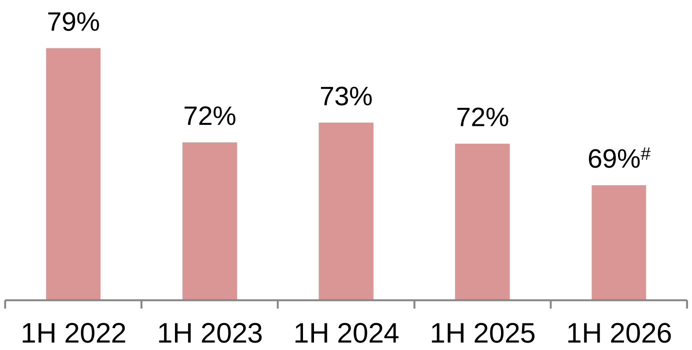
Hong Kong
Property Leasing Operating Margin*



Chinese Mainland
Property Development Operating Margin*



Chinese Mainland
Property Leasing Operating Margin*



Operating Margin represents the Group's attributable share of contributions before unallocated head office and corporate expenses, finance costs and taxation from its subsidiaries, associates and joint ventures in Hong Kong and Chinese Mainland and divided by the Group's corresponding attributable share of combined revenue.

^ Represents the Property Development Operating Margin by taking into account both the cash compensation amount and the pre-tax gain attributable to reported profit upon the resumption by the HKSAR Government of the Group's leasehold land during the period, as well as including the share of reported profits upon transfers of property interests relating to the portion of "The Legacy" and other projects which are classified as investment properties in all the three periods.

+ Property Development Operating Margin in 1H 2026, 1H 2025 and 1H 2024 would become 15%, 2% and 9% respectively if including the financial effects upon transfers of property interests relating to the portion of "The Legacy" project classified as investment property in 1H 2026, but excluding the financial effect upon the resumption by the HKSAR Government of the Group's leasehold land during all the three periods. The major contributors of the Group's attributable share of gross revenue from property sales in Hong Kong in 1H 2026 were "The Legacy", "Henley Park", "The Henley", "The Haddon", "Eight Southpark", "The Paddington" and "Belgravia Place (Phase 1)"

 # In Chinese Mainland, the lower property leasing operating margin in 1H 2026 was mainly due to the decrease in rental revenue contribution from "World Financial Centre" in Beijing and certain investment properties in Shanghai due to lower average occupancy rates and reduced rental rates during 1H 2026 vs 1H 2025.

Annex 1.3: "Sales of Property Interests$^{\Delta}$" Transaction Highlights

Hong Kong

Golden Centre, Sheung Wan (Transaction Completed in Dec'16)

- Consideration (as adjusted): HK$4,348 mn
- Realized Gain: HK$3,832 mn attri. to underlying profit booked in FY2016

Newton Inn, North Point (Transaction Completed in Jul'17)

- Consideration (as adjusted): HK$1,000 mn
- Realized Gain: HK$697 mn attri. to underlying profit booked in FY2017

Newton Place Hotel, Kwun Tong (Transaction Completed in Sep'17)

- Consideration (as adjusted): HK$2,244 mn
- Realized Gain: HK$1,491 mn attri. to underlying profit booked in FY2017

Tuen Mun Town Lot No. 500 (Transaction Completed in Jan'18)

- Consideration (as adjusted): HK$6,611mn
- Realized Gain: HK$2,780 mn attri. to underlying profit booked in FY2018

18 King Wah Road, North Point (Transaction Completed in Feb'18)

- Consideration (as adjusted): HK$9,943 mn
- Realized Gain: HK$5,609 mn attri. to underlying profit booked in FY2018

No. 8 Observatory Road*, Tsim Sha Tsui (Transaction Completed in Mar'19)

- Consideration(as adjusted): HK$4,066 mn on 100% basis
- Realized Gain: HK$1,305 mn attri. to underlying profit booked in FY2019

Wo Shang Wai land lots, Yuen Long (Transaction Completed in Jul'20)

- Consideration: HK$4,700 mn (as adjusted)
- Realized Gain: HK$3,629 mn attri. to underlying profit in FY2020

Harbour East, North Point (Transaction Completed in Jan'24)

- Consideration: HK$2,221 mn (as adjusted)
- Realized Gain: HK$1,407 mn attri. to underlying profit in FY2024

Chinese Mainland

Beijing Henderson Centre (Transaction Completed in Feb'17)

- Consideration: HK$3,261 mn
- Realized Gain: HK$1,014 mn (after tax) attri. to underlying profit booked in FY2017

Land Site in Fangcun, Guangzhou (Transaction Completed in Mar'17)

- Consideration: HK$2,017 mn
- Realized Gain: HK$1,045 mn (after tax) attri. to underlying profit booked in FY2017

Nine Property Development Projects Located in Anshan, Dalian, Guangzhou, Tieling & Shenyang (Transaction Completed in Jul'17)

- Consideration: HK$8,544 mn , subject to adjustments
- Realized Gain: HK$275 mn (after tax) attri. to underlying profit booked in FY2017

$^{\Delta}$Except for the transactions in relation to Wo Shang Wai Land Lots, Tuen Mun Town Lot No.500, Guangzhou Fangchun and the Nine Property Development Projects (which are sales of development projects), Gain from Sales of Property Interests was generated from the disposal of investment property interests in Hong Kong and Chinese Mainland. Sales of Property Interests relating to investment properties includes gains on transfers of interests in joint ventures and subsidiaries which own investment properties, gains on disposal of investment properties and cumulative fair value gains/(loss) (net of tax) relating to the investment properties disposed of during the period, covering both HK and Chinese Mainland

**HLD has 50% interest in the investment property at No. 8 Observatory Road*

Transaction completed in FY2016 | *Transactions completed in FY2017*
Transactions completed in FY2018 | *Transaction completed in FY2019*
Transaction completed in FY2020 | *Transaction completed in FY2024*

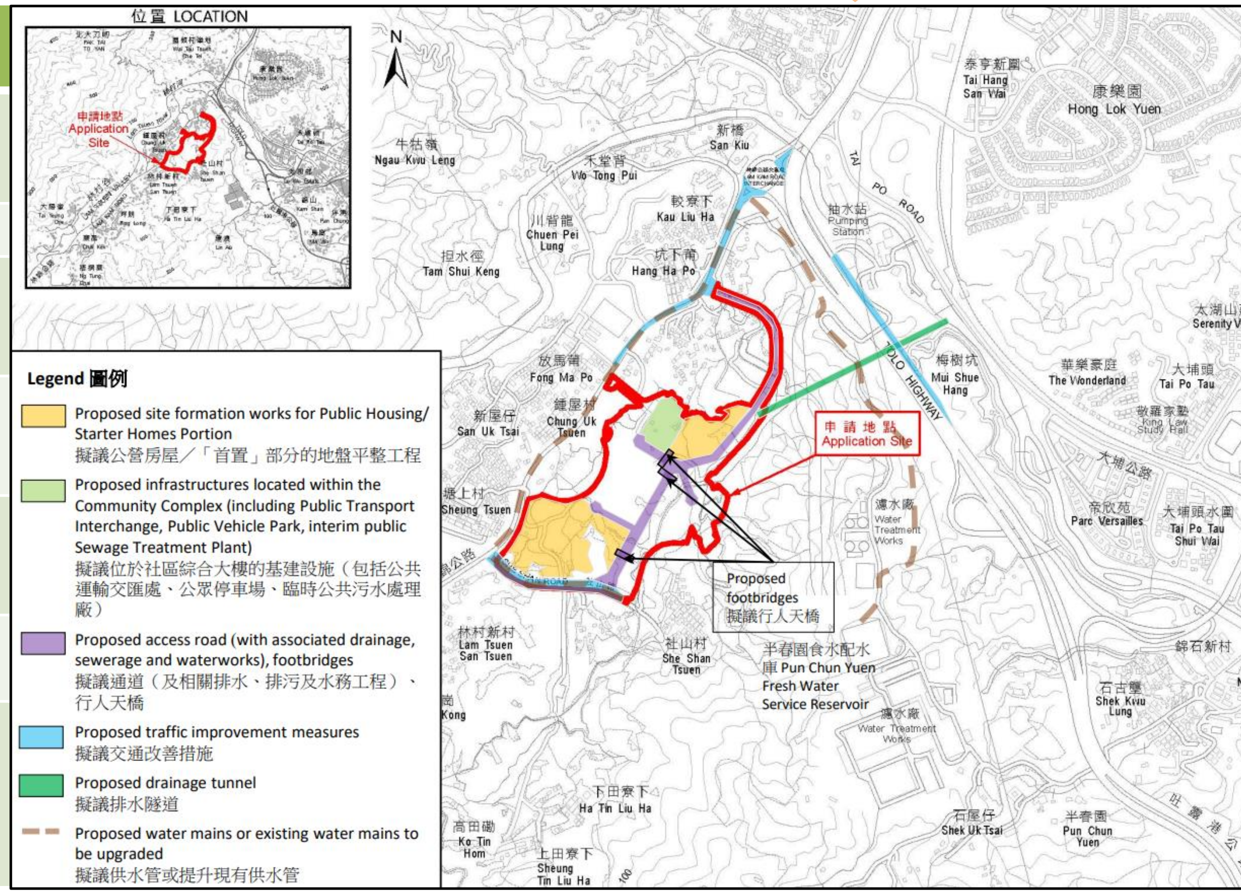
Annex 1.4: Land Sharing Pilot Scheme Proposal Highlights

Land Plots of the Group in New Territories proposed to become "Mixed Community" with Public & Private Housing

- Land Sharing Pilot Scheme ("LSPS") proposal was submitted to the Government on 5th August 2021
- In November 2022, the project was supported by an advisory group and agreed in principle by the Executive Council

LAM TSUEN Area, Tai Po District, N.T. Land Sharing Pilot Scheme ("LSPS") Proposal	
Site Area	2.08mn sq.ft. or 19.3 hectares *(78% owned by HLD and another property developer)*
GFA	6.95mn sq.ft.
No. of Residential Units	12,120, of which - Public: 8,484 (70%) - Private: 3,636 (30%)
No. of Residential Tower Blocks	28 (17-39 storeys) - Public housing: 18 - Private residential: 10
Plot Ratio	Public: 7.45x Domestic usage Private: 5.01x Domestic + 1.08x Non-domestic
Anticipated Population	Public: 23,756 Private: 10,181
Timeline	Undergoing rezoning

Tolo Highway



Source: Development Bureau website - Application(s) received under Land Sharing Pilot Scheme:
https://www.devb.gov.hk/en/issues_in_focus/land_sharing_pilot_scheme/land_sharing_pilot_scheme_applications/application_received/index.html

Annex 1.5

Hong Kong Urban Land Bank from Public Tender / Market Acquisition Highlights

Urban Residential Site Acquisitions in recent years	Acquired	Interest (%)	Est. attri. GFA
The Symphonie, 280 Tung Chau Street, Cheung Sha Wan, Kowloon (URA)	2018	33.41%	33,643 sq. ft.*
One Victoria Cove (Ph. 2), 1 Bailey Street, Hung Hom (URA)	2021	50%	180,582 sq.ft.
Victoria Voyage Phase 2A (Kai Tak NKIL No. 6554, 4A-2) (G)	2019	30%	62,967 sq. ft.
Double Coast Phase 2 (Kai Tak NKIL No. 6576, 4B-1) (G)	2019	30%	86,879 sq. ft.
One Victoria Cove (Ph. 1), 1 Bailey Street, Hung Hom (URA)	2021	50%	178,150 sq.ft.
Victoria Voyage Phases 1A,1B&2B (Kai Tak NKIL No. 6554, 4A-2) (G)	2019	30%	298,541 sq. ft.
Double Coast I & III (Kai Tak NKIL No. 6576, 4B-1) (G)	2019	30%	129,737 sq. ft.
The Knightsbridge (Kai Tak NKIL No. 6552, 4C-2) (G)	2019	18%	115,410 sq. ft.
MIAMI QUAY I & II (Kai Tak NKIL No. 6574, 4B-3) (G)	2018	29.3%	168,362 sq. ft.
Henley Park (Kai Tak NKIL No. 6562)	2018	100%	397,967 sq.ft.
The Henley (Kai Tak NKIL No. 6565)	2018	100%	654,602 sq. ft.
The Harmonie, 233 Castle Peak Road, Cheung Sha Wan, Kowloon (URA)	2018	100%	159,748 sq. ft.*

2.47mn sq.ft. attri. GFA of Residential Development Sites acquired since 2018

- 2.10mn sq.ft. already offered for presale/sale

Presale to be launched

Urban Commercial Site Acquisitions in recent years

	Acquired	Interest (%)	Est. attri. GFA
Central Yards, Site 3 of New Central Harbourfront (G) @HK$50,800mn *(Approx. HK$31,553 psf)*	2021	100%	1,614,585 sq. ft.
The Henderson, Central (G) @HK$23,280mn *(Approx. HK$50,065 psf)*	2017	100%	465,005 sq. ft.^
H Zentre, Tsim Sha Tsui (G) @HK$4,688mn *(Approx. HK$13,800 psf)*	2014	100%	339,712 sq. ft.

2.42mn sq.ft. attri. GFA of Commercial Sites acquired since 2014

in Kowloon *On Hong Kong Island*

NKIL: New Kowloon Inland Lot

** The Group is only entitled to the certain residential portion of this project*

(G) Acquired via Government Public Tender *(URA) Acquired via URA Public Tender*

^ Including a public car park which provides 102 car parking spaces and 69 motorcycle parking spaces

Annex 2.1.1:
Inventories from major launched projects for sale

		Usage*	HLD interest	No. of unsold units as at 30 Jun 2026	Saleable area attri. to HLD (sq. ft.)
1	The Legacy, 8 Castle Road, Mid-Levels	R	65%	130	196,996
2	Victoria Voyage (Phases 1A,1B and 2B), 18 Shing Fung Road, Kai Tak	C/R/G	30%	1,298	166,016
3	The Henley, 7 Muk Tai Street, Kai Tak	C/R	100%	229	137,116
4	Henley Park, 8 Muk Tai Street, Kai Tak	R	100%	239	126,688
5	Miami Quay, 23 Shing Fung Road, Kai Tak	R	29.3%	696	81,126
6	Eden Manor, 88 Castle Peak Road, Kwu Tung	R	100%	50	60,781
7	One Victoria Cove (Phases 1, 3 and 4), 1 Bailey Street, Hung Hom	C/R	50%	258	53,283
8	Highwood, 70 To Kwa Wan Road, Ma Tau Kok	C/R	100%	136	52,136
9	Double Coast (Phases 1&3), 19 Shing Fung Road, Kai Tak	R	30.0%	323	42,060
10	The Knightsbridge, 22 Shing Fung Road, Kai Tak	C/R	18%	259	31,683
11	One Innovale, 8 Ma Sik Road, Fanling	R	100%	57	30,658
12	woodis, 15 Wood Road, Wan Chai	C/R	100%	62	25,485
13	The Harmonie, 233 Castle Peak Road, Cheung Sha Wan	C/R	100%	54^	18,888^
14	Wellesley, 23 Robinson Road, Mid-Levels West	R	50%#	20	17,730
15	Baker Circle One (Phases 1-3), 38 Gillies Avenue South, 33 Whampoa Street and 18 Bulkeley Street, Hung Hom	C/R	100%	59	14,889
16	Chester, 8 Whampoa Street, Hung Hom	C/R	100%	24	11,331
17	The Upper South, 71 Main Street, Ap Lei Chau	C/R	100%	47	9,509
18	The Hampstead Reach, 8 Ping Kin Lane, Yuen Long	R	100%	3	5,427
19	The Royale, 8 Castle Peak Road - Castle Peak Bay, Tuen Mun	R	16.95%	33	3,946
20	South Walk·Aura, 12 Tin Wan Street, Aberdeen	C/R	100%	14	3,443
21	The Haddon, 1 Whampoa Street, Hung Hom	C/R	100%	7	2,676
22	Eight Southpark, 8 Nam Kok Road, Ma Tau Kok	C/R	76.468%	13	2,673
23	The Addition, 350 Un Chau Street, Cheung Sha Wan	C/R	100%	7	2,536
24	Global Gateway Tower, 61A-61E and 63 Wing Hong Street, Cheung Sha Wan	I	100%	n.a.	75,693
25	E-Trade Plaza, 24 Lee Chung Street, Chai Wan	O	100%	n.a.	57,400
26	Mega Cube, 8 Wang Kwong Road, Kowloon Bay	O	100%	n.a.	48,622
		Total (Project no. 1-26)		**4,018**	**1,278,791**

**C = Commercial; R = Residential; G= Government facilities; O = Office; I = Industrial.*

^ Representing the Group's entitlement for this Urban Renewal Authority project

 # The Group has a 25.07% interest in the development project. Some of the residential units were allocated to and held by the Group and another developer on a 50:50 basis.

For projects no. 24-26, the area represents the project's office, industrial or shop area.

Annex 2.1.2:

Newly-acquired Urban Redevelopment Projects with ownership fully consolidated or reaching the applicable threshold for Compulsory Sale for Redevelopment

Project name and location	With 100% ownership interest acquired		With less than 100% ownership interest but the relevant compulsory sale application threshold has been met*		Total expected attri. GFA (sq. ft.)
	Attri. Site area (sq. ft.)	Expected attri. GFA upon completion of the redevelopment (sq. ft.)	Attri. Site area (sq. ft,)	Expected attri. GFA upon completion of the redevelopment (sq. ft.)	
Hong Kong					
(1) Mid-Levels	64,294	346,060	6,212	31,060	377,120
(2) Causeway Bay	4,497	46,931	2,019	18,171	65,102
(3) Aberdeen	4,950	42,075	2,868	25,506	67,581
(4) Quarry Bay	21,941	227,651			227,651
Sub-total(Hong Kong):	**95,682**	**662,717**	**11,099**	**74,737**	**737,454**
Kowloon					
(5) Tsim Sha Tsui	12,283	147,394			147,394
(6) Hung Hom	31,443	286,734			286,734
(7) Tai Kok Tsui	18,545	166,696			166,696
(8) Ho Man Tin	4,882	39,595			39,595
(9) Cheung Sha Wan (Note)	6,510	58,590			58,590
(10) Kowloon City	10,954	97,231			97,231
Sub-total(Kowloon):	**84,617**	**796,240**	**0**	**0**	**796,240**
Total:	**180,299**	**1,458,957**	**11,099**	**74,737**	**1,533,694**

** To acquire all the undivided shares in the lots, the majority owner will make an application to the Lands Tribunal for an order for sale of the lots by way of public auction under the Land (Compulsory Sale for Redevelopment) Ordinance. If the Lands Tribunal refuses to make an order for sale, the majority owner may not be able to acquire the remaining undivided shares and proceed with the redevelopment projects.*

Note: The developable area may be subject to the Group reaching an agreement with the Government on the amount of land premium payable.

Annex 2.1.3:

Summary of All Development Land Resources in Hong Kong (as of 30 Jun 2026)

	Summary of all the different categories of Development Land Resources in Hong Kong	Attri. GFA/ saleable area *(Note 1)* (mn sq. ft.)	Remarks
(A) Projects available for sale in 2H 2026:			
1	Unsold units from major launched projects	1.3	
2	Projects pending sale in 2H 2026	0.6	
	Sub-total	**1.9**	
(B) Projects in Urban Areas:			
3	Urban redevelopment projects – with 100% ownership interest acquired or the relevant compulsory sale application threshold has been met	1.5	
	Urban redevelopment projects – with more than 20% ownership interest acquired, but the relevant compulsory sale application threshold has not yet been met *(Note 2)*	0.7	Redevelopment is subject to the successful acquisition of 100% ownership interest
4	Central Yards, Site 3 of New Central Harbourfront	1.6	To be held for rental purposes upon completion
5	Yau Tong Bay project *(changed to a phased development approach and the Government has issued the provisional basic terms offer for Phase 1)*	0.9	Note 3
6	Others	0.1	
	Sub-total	**4.8**	
	Total of Sections (A) and (B)	**6.7**	

Notes:

1. *GFA is calculated based on the general building plans approved by the Buildings Department or the Government's latest town planning parameters, as well as the Company's development plans and is subject to change.*
2. *In addition, there are other redevelopment projects have a total estimated attributable GFA of ~1.77 mn sq. ft. based on the Government's current town planning and upon successful consolidation of ownership. The Group's total attributable GFA based on the respective ownership currently secured for each project: ~0.65 million sq. ft. These redevelopment projects are subject to the successful acquisition of the remaining interests in the relevant lots, which remains uncertain.*

Annex 2.1.3:

Summary of All Development Land Resources in Hong Kong (as of 30 Jun 2026) (cont'd)

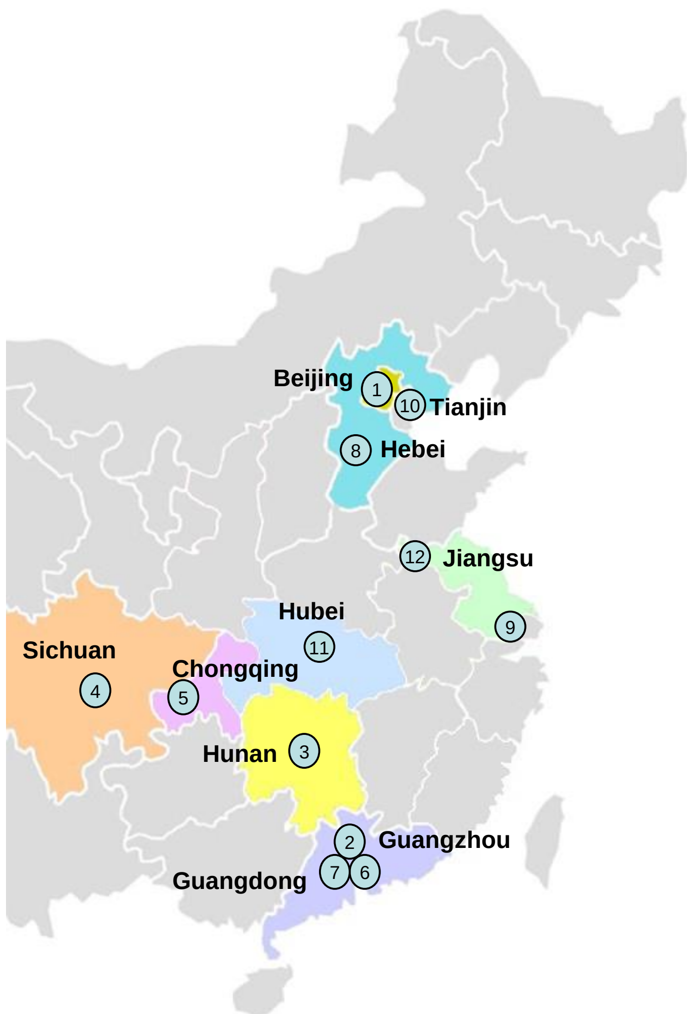
Summary of all the different categories of Development Land Resources in Hong Kong (Cont'd)		Attri. GFA/ saleable area *(Note1)* (mn sq. ft.)	Remarks
(C) Major development projects in New Territories:			
• Area 34B, Hung Shui Kiu/Ha Tsuen New Development Area	"NM"	0.6	
• Hung Shui Kiu projects	"NM"	1.4	Note 3
• Others		0.4	Note 3
Sub-total		**2.4**	
Total for Sections (A), (B) and (C)		**9.1**	

Notes:

3. Developable area will be confirmed after reaching an agreement with the Government on the amount of land premium payable.

Annex 3.1:
Development Landbank in Chinese Mainland

Land bank under/held for development as of 30 June 2026



A "Two-pronged" strategy

	No. of Projects	Attributable GFA* *(mn sq. ft.)*
1. Beijing	1	0.05
2. Guangzhou	2	0.87
3. Changsha, Hunan	1	0.05
4. Chengdu, Sichuan	3	3.29
5. Chongqing	1	0.57
6. Dongguan, Guangdong	1	0.10
7. Foshan, Guangdong	1	0.01
8. Shijiazhuang, Hebei	1	1.43
9. Suzhou, Jiangsu	1	0.03
10. Tianjin	1	0.35
11. Wuhan, Hubei	1	0.39
12. Xuzhou, Jiangsu	1	0.06
TOTAL at 30 Jun 2026	**15**	**7.20**
TOTAL at 31 Dec 2025	**15**	**7.46**

Prime cities: 0.92 mn sq. ft.

2nd-tier cities: 6.28 mn sq. ft.

**Excluding the developable GFA attributable to basement areas and car parking spaces*

Annex 3.2:
Residential Project Sales in Chinese Mainland

- Residential projects with debut launch or new phase launched for sale/ pre-sale and other projects with significant sales / pre-sales in **1H 2026**

City	Project name and location	Interest (%)
Beijing	Phase 1, Chaoyang Development (恒匯雅苑)	100%
Beijing	Sunhe Development (恒合佳苑)	50%
Chengdu	Phase 2, CIFI Centre (旭輝中心)	50%
Shijiazhuang	Phase 4 (Zone 1-5). Shijiazhuang Development (恒基濱河江來)	100%

- Residential projects (including some with ancillary commercial components) with debut launch or new phase to be launched for sale / pre-sale and other projects with significant sales / pre-sales in **2H 2026**

City	Project name and location	Interest (%)
Beijing	Phase 1, Chaoyang Development (恒匯雅苑)	100%
Beijing	Sunhe Development (恒合佳苑)	50%
Chengdu	Phase 3 & 5, CIFI Centre (旭輝中心)	50%

Annex 3.3.1:
Completion Schedule in Chinese Mainland

- As of 30 June 2026, the Group had holding of about 2.6 mn sq. ft. in attributable GFA of completed inventories in Chinese Mainland.
- Project completed in 1H 2026:

City	Project name and location	Project type	GFA (sq. ft.)#	GFA attributable to HLD (sq. ft.)#
Foshan	Phase 3, Chancheng Development (東平家園)	Residential	408,000	**204,000**
		Total	**408,000**	
	Total estimated GFA attributable to HLD			**204,000**

#Excluding basement areas and car parking spaces

Annex 3.3.2:
Completion Schedule in Chinese Mainland (Cont'd)

Completion schedule for 2H 2026

City	Project name and location	Project type	Estimated GFA (sq. ft.)#	Estimated GFA attributable to HLD (sq. ft.)#
Beijing	Lakeside Mansion (祥雲賦), Shunyi District	Commercial	224,000	**55,000**
Changsha	Phase 1, 3 & 5, The Landscape (湖山賦), Kaifu District	Residential & School	66,000	**33,000**
Chengdu	Phase 2, CIFI Centre (旭輝中心)	Residential	540,000	**270,000**
Dongguan	Phase 1 & 2, Shijie Development (江山閱花園)	Residential & Commercial	200,000	**100,000**
Foshan	Phase 3, Chancheng Development (東平家園)	Commercial	12,000	**6,000**
Guangzhou	Phase 1& 2, Panyu Development (江薈花園)	Residential	286,000	**143,000**
		Total	**1,328,000**	
	Total estimated GFA attributable to HLD			**607,000**

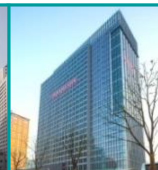
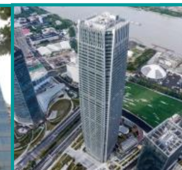
Completion schedule for 2027

City	Project name and location	Project type	Estimated GFA (sq. ft.)#	Estimated GFA attributable to HLD (sq. ft.)#
Changsha	The Landscape (湖山賦), Kaifu District	Commercial	40,000	**20,000**
Shijiazhuang	Phase 4 (Zone 1-5), Shijiazhuang Development (恒基濱河江來)	Residential & Commercial	688,000	**688,000**
Tianjin	Phase 2 & 3, Dongli Development (都會江來)	Residential & Commercial	698,000	**349,000**
		Total	**1,426,000**	
	Total estimated GFA attributable to HLD			**1,057,000**

#*Excluding basement areas and car parking spaces*

Annex 3.4:
Rental Portfolio in Chinese Mainland

Major completed investment properties in Chinese Mainland as of 30 June 2026

Project Name	World Financial Centre	Grand Gateway Office Tower II	Centro	Greentech Tower	Henderson Metropolitan	Henderson 688	Lumina Shanghai (Phase 1&2)	The Pier	Hengbao Plaza	Lumina Guangzhou
Location	Beijing	Shanghai							Guangzhou	
HLD's interest	100%	100%	100%	100%	100%	100%	100%	51%	100%	100%
Usage	Office & Retail	Office	Office & Retail	Office & Retail	Office & Retail	Office & Retail	Office & Retail	Office & Retail	Retail	Office & Retail
Acquisition Year	1994	1997	1992	1992	2007	1994	2015/2017	2019	1995	Since 1993
Completion Year	2009	2005	2010	2012	2010	2014	2022	2025	2001	2022
Attri. GFA^ (sq. ft.)	2,212,591	687,981	434,125	408,804	834,598	710,636	3,136,242	427,177	609,550	1,937,411
• Office	1,999,947	687,981	368,658	355,882	427,980	660,829	2,706,447	340,863	--	985,563
• Commercial	212,644	--	65,467	52,922	406,618	49,807	429,795	86,314	609,550	951,848
• No. of Car park	1,163	--	186	163	272	404	1,931	262	326	901
Occupancy ▪ 30 Jun 2026	~60%+ (Office) ~98% (Retail)	~81%	~63% (Office) ~56% (Retail)	~73% (Office) ~72% (Retail)	~100% (Office) ~86% (Retail)	~70% (Office) ~98% (Retail)	Ph.1: ~71% (Office) ~71% (Retail) Ph.2: ~92% (Office) ~93% (Retail)	Leasing In Progress (Office) 46% (Retail)	~78%	~81% (Office) ~76% (Retail)

^Including lettable areas at basement

Annex 4:
ESG Highlights
Henderson land’s Sustainability Strategy

- Henderson Land is committed to embedding sustainability as an integral part of our business. The Group strongly believes that the consideration of ESG factors in our decision-making process helps to enhance the sustainability of our business and drives business growth.

- As one of Hong Kong’s leading property developers, Henderson Land has a responsibility to embrace innovation and ensure we conduct our business in ways that contribute to the common good. We are wholeheartedly committed to using the innovation and ingenuity of our people to help solve the challenges we face and lead the way towards a more sustainable future. Our commitment to play a positive and transformative role is reflected in the G.I.V.E. strategies that underpin our 2030 Sustainability Vision – Green for Planet, Innovation for Future, Value for People, and Endeavour for Community.

GREEN FOR PLANET

Building a Green Portfolio:
Reducing our impact on the environment

Focus areas:

Climate Resilience	Environmental Impact
Adopt smart and climate-resilient building designs to enhance the adaptability of properties to the adverse effects of climate change	Reduce the environmental impact and carbon footprint of our business model

INNOVATION FOR FUTURE

Shaping a Smarter Future:
Creating a smart built environment enabled by innovation and technology

Focus areas:

Technology Innovation	Social Innovation
Create new ways of living and working with technology	Innovate to better serve our stakeholders and enhance living quality

VALUE FOR PEOPLE

Creating a Caring Culture:
Being a caring employer who looks after our people and our partners

Focus areas:

Health and Wellness	Our People, Partners and Customers
Ensure the health and well-being of stakeholders through our building designs, operations and services	Actively engage with our people, partners and customers to address their needs

ENDEAVOUR FOR COMMUNITY

Establishing a Liveable Community:
Providing a more liveable environment that enhances well-being and quality of life

Focus areas:

Sustainable Community and Liveable Community
Enhance the living standards and proactively address stakeholders’ needs

Annex 4:
ESG Highlights (cont'd)

Our cumulative achievements of local, regional and international green building.

Green building certifications

- **102 BEAM Plus**
  ↑ by 14
- **19 BEAM**
- **30 LEED**
  ↑ by 4
- **10 China Green Building Design Labels**
- **4 China Green Building Labels**
  ↑ by 3
- **4 TRUE Certification**
- **1 The Sustainable SITES Initiative**
  ↑ by 1

Accreditations in relation to innovation

- 3 WiredScore Certifications
  ↑ by 2
- 1 SmartScore Certification
- 1 Parksmart Certification
- 3 China Smart Building Certifications
  ↑ by 2

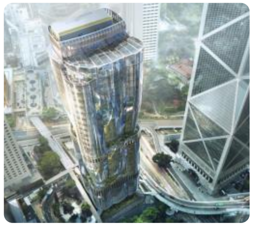
Healthy building certifications

- 50 WELL project accreditations
  ↑ by 13
- 10 China Healthy Building Design Label
- 1 ActiveScore Certification
  ↑ by 1
- 1 ModeScore Certification
  ↑ by 1

New Project Achievement

The Henderson:

- BEAM Plus Provisional Platinum
- LEED Platinum Pre-certification (Core & Shell), *achieved in 2019*
- WELL Platinum Level Pre-certification, *achieved in 2019*
- China Green Building Design Label – 3-Star Highest Rating
- China Healthy Building Design Label – 3-Star Highest Rating
- WiredScore Platinum certification
- SmartScore Platinum certification
- China Smart Building Pre-Certificate – Three Star Pioneer Leadership
- MIPIM Asia Awards 2020: Best Futura Project – Silver Winner
- A&D Awards 2020
  - ➢ Architecture - Future Development – Commercial – Gold Award
- Asia Property Awards 2020
  - ➢ Best Office Architectural Design (Asia) – 5-star Winner
  - ➢ Best Office Architectural Design (Hong Kong) – Winner
  - ➢ Best Office Interior Design (Hong Kong) – Winner
- Build4Asia Awards 2020: Outstanding Future Project
- Outstanding Property Award London 2020
  - ➢ Architectural Design – Platinum Winner
  - ➢ Interior Design – Platinum Winner
  - ➢ Architectural Design Commercial, High-Rise – Winner
- The Hong Kong openBIM / openGIS Award 2022
  - ➢ Project Category Grand Award
- Real Estate Asia Awards 2021
  - ➢ Office Development of the Year
  - ➢ Sustainable Development of the Year
- Asia Pacific Property Awards 2021-2022
  - ➢ Best Commercial High-Rise Architecture Hong Kong -5-Star Winner
- The Hong Kong openBIM / openGIS Award 2022
  - ➢ Project Category Grand Award
- RICS Hong Kong Awards 2023
  - ➢ Construction Project Management Team of the Year - Highly Commended
- HKIA Special Award 2022/23
  - ➢ Special Award - Architectural Installation, Curation & Exhibition Design

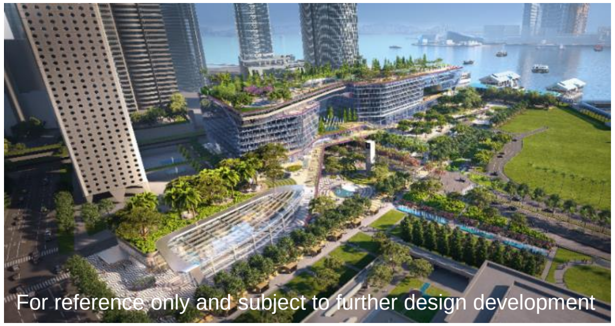


- Build4Asia Awards 2024 - Technology Category - Gold
- Build4Asia Awards 2024 - Excellence in Facade - Silver
- China Green Building and Carbon Neutral (Hong Kong) Council - Dual Carbon Pioneer Award 2024 Dual Carbon Pioneer
- HKFA - Project of the Year Award - Gold
- HKIA Annual Awards - HKIA Medal of the Year of Hong Kong
- HKIA Annual Awards - HKIA Special Award - Sustainable Architecture - Finalist
- Hong Kong openBIM - OpenGIS Awards 2024 - Merit Award - Facility / Asset Management Category
- MIPIM Asia Awards - Gold Winner - Best Office & Business Project
- Quality Building Award 2024 - Grand Award - Hong Kong Non-Residential (New Building Non-Government, Institution or Community)
- Quality Building Award 2024 - Innovative Project Award
- Vogue Living Design Awards - Best Iconic Building Design

New Project Achievement

Central Yards:

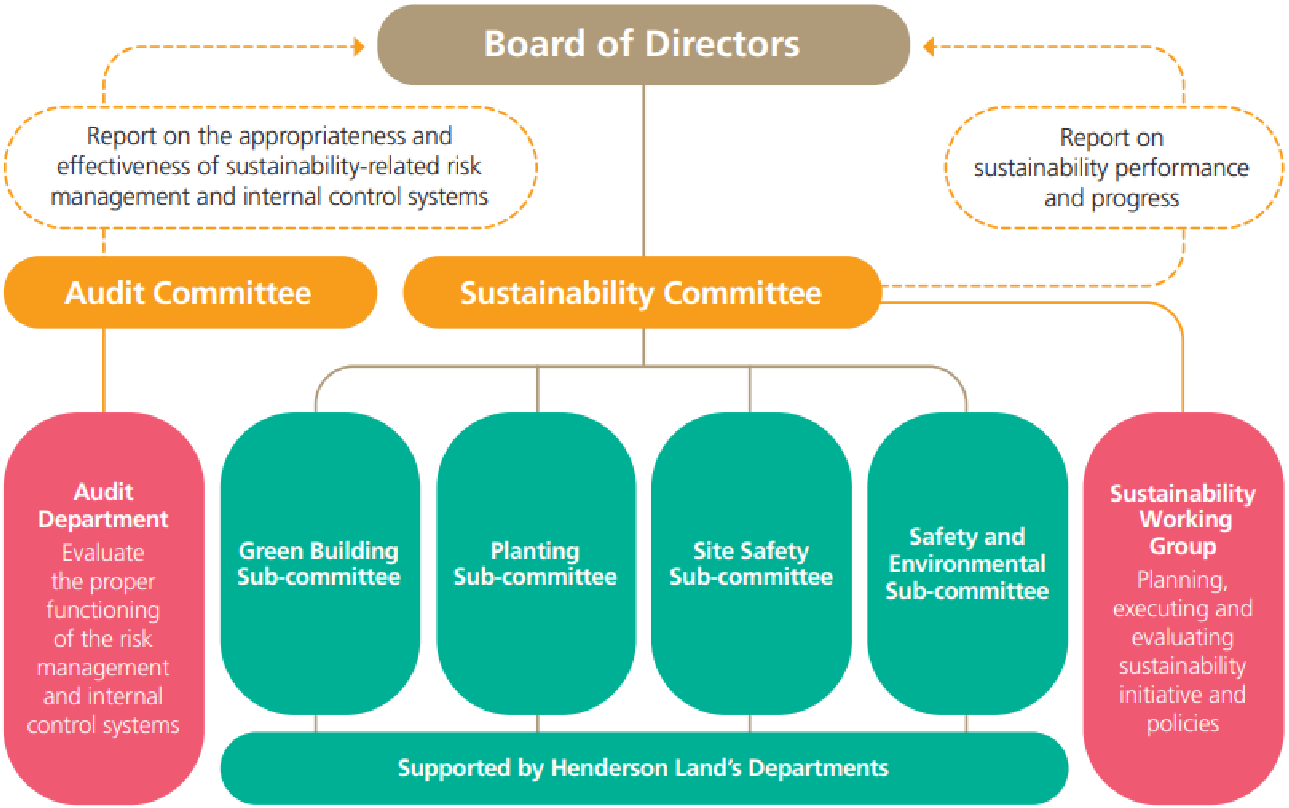
- CIC Construction Digitalisation Award 2024
  - ➢ Project - Private Gold
- BEAM Plus
  - ➢ BEAM Plus (Neighbourhood) - Final Platinum
- Leadership in Energy and Environmental Design (LEED)
  - ➢ Pre-certification Platinum
- WELL Building Standard
  - ➢ Pre-certification
- Wiredscore
- The Sustainable SITES Initiative
  - ➢ Rating for Sustainable Land Design and Development - Precertified Gold



For reference only and subject to further design development

Annex 4:
ESG Highlights (cont'd)

- Sustainability Working Group comprises dedicated team members who serve as sustainability champions and ambassadors to lead the planning, execution and evaluation of the sustainability initiatives.



Annex 4:
ESG Highlights (cont'd)

To view these policies, please refer to our website: https://www.hld.com/en/corporate-governance/group-policies

Environmental

- Biodiversity Policy REVISED
- Climate Change Policy
- Corporate Social Responsibility Policy
- Environmental Policy
- Sustainable Procurement Policy

Social

- Anti-Corruption and Bribery Policy REVISED
- Anti-Discrimination Policy
- Business Ethics and Code of Business Conduct Policy REVISED
- Customer Services Code of Conduct Policy REVISED
- Director and Employee Remuneration Policy
- Health and Safety Policy
- Human Rights and Equal Employment Opportunity Policy
- Stakeholder Engagement Policy
- Supplier Code of Conduct Policy

Governance

- Anti-Money Laundering and Counter-Terrorist Financing Policy
- Artificial Intelligence Policy NEW
- Board Diversity Policy
- Cybersecurity Policy NEW
- Dividend Policy
- Inside Information Policy
- Nomination Policy
- Risk Management Policy REVISED
- Shareholders Communication Policy REVISED
- Workforce Diversity Policy NEW

Annex 4:
ESG Highlights (cont'd)
Climate risk assessment and scenario analysis

In our scenario analysis, the Group focused on material physical and transition risks and opportunities, and referenced scenarios with climate and transition pathway projections published by reputable external research bodies including Intergovernmental Panel on Climate Change ("IPCC"), Network of Central Banks and Supervisors for Greening the Financial System ("NGFS"), and World Resources Institute ("WRI"). Based on these pathway projections, we evaluated the Group's potential impacts of these risks and opportunities against plausible future states under various time horizons until 2060. The table below summarises the parameters of our scenario analysis.

Location	• Hong Kong • Chinese Mainland - Beijing, Guangzhou, Shanghai, Xian
Property type	• Properties under development • Managed properties
Physical risk scenarios	• IPCC Representative Concentration Pathway ("RCP") 8.5 - exceed warming of 4°C • IPCC RCP 2.6 - limit warming to 2°C
Transition risk scenarios	• NGFS Current Policies - exceed warming of 3°C • NGFS Net Zero 2050 - limit warming to 1.5°C
Time horizon	• Short-term: 2030 • Medium-term: 2050 • Long-term: 2060
Base year	• 2023 (Physical risk) • 2022 (Transition risk)

Annex 4:

ESG Highlights (cont'd)

Our Climate Transition Plan Towards Net Zero

Following the establishment of group-wide targets for reducing GHG emissions, which were validated by the SBTi in 2024, we launched a climate transition plan to support our commitment to a lower-carbon future.

The climate transition plan categorises our transition levers from three pivotal areas:

- Construction of new developments;
- Management of existing properties; and
- Collaboration with various stakeholders in our ecosystem

Overview of the Group's climate transition plan

2021 to 2030

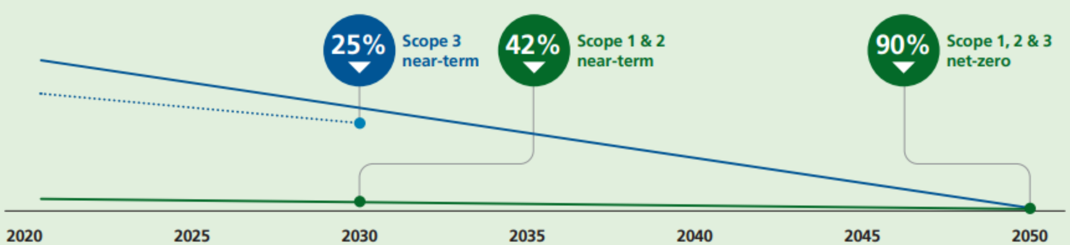
- Pilot Green Lease at flagship properties
- Encourage tenants to install more energy-efficient equipment
- Incorporate internal carbon pricing into procurement decisions
- Implement Sustainable Procurement Policy to set out the guidelines in procuring low embodied carbon materials
- Enhance building design of new and existing properties to incorporate energy efficient design

2030 to 2040

- Expand big data systems to evaluate tenants' overall ESG performance and incentivise tenants in better performance
- Expand engagement with tenants and investees

2040 to 2050

- Expand coverage of renewable energy to support tenants in moving to lower emissions



2021 to 2030

- Continue installation of renewable energy infrastructure in our properties
- Conduct energy audits on wholly-owned properties to pinpoint opportunities for saving energy
- Explore retrofits for existing properties to increase energy efficiency
- Transition from traditional fuel-based vehicles and equipment to electric-based
- Transition to greener appliances

2030 to 2040

- Collaborate with ecosystem players to increase share of total electricity consumption from renewable sources

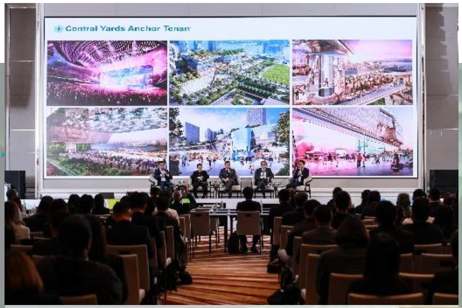
2040 to 2050

- Explore and invest in other innovative sources of renewable energy to reduce emissions
- Purchase Renewable Energy Certificates and Power Purchase Agreements for existing properties where applicable

Annex 4:
ESG Highlights (cont'd)
Sustainability Advocacy

Zeroing in on material ESG factors for real estate

EY 安永 Building a better working world



HKTDC:
GreenBiz HK Forum – Bangkok

HKTDC 香港貿發局

GREEN FINANCE

SUSTAINABILITY AND CLIMATE CHANGE

DECARBONISATION

GREEN BUILDING

EDUCATIONAL INSTITUTIONS SHARING

Rethink HK

Connecting London and Hong Kong: Scaling Urban Climate Solutions Across Markets

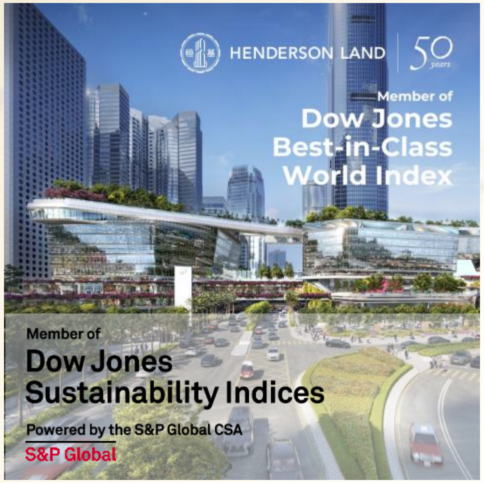
Green building tour at The Henderson

- **HLD Sustainability Strategies sharing with universities, e.g. HKU, CityU, BU, LingU**
- **CUHK Advisor of Global Business programme**

恒基兆業地產有限公司 HENDERSON LAND DEVELOPMENT COMPANY LIMITED

Annex 4:
ESG Highlights (cont'd)

2025/2026 Achievement & Award



Real Estate Asia Awards 2026
Developer of the Year - Asia
Developer of the Year - Hong Kong

12th HKIRA
Grand ESG Award
Best IR Company
Best ESG (E)
Best ESG (S)
Best ESG (G)

GBA Carbon Neutrality Association
Carbon Award 2026

Annex 4:
ESG Highlights (cont'd)

ESG Green Development & Carbon Neutrality Awards 2025
Outstanding Sustainable Company Award – Listed Company (Real Estate)

Ming Pao ESG Award 2026
- Excellent ESG Enterprise Award - Listed Company (Real Estate)
- Excellence in ESG Governance Award

Metro Finance Leaders' Choice Award 2026
Excellent Brand of Iconic Environmental Architecture

Annex 4:
ESG Highlights (cont'd)

Recognitions from sustainability indices and ratings

5-star

(Global & Regional Sector Leader)

Previous rating:
'5-star & 5-star' (2025)
'5-star & 5-star' (2024)

Low Risk

Previous rating:
'Low Risk' (2025)
'Low Risk' (2024)

AA+

Previous rating:
'AA+' (2025)
'AA+' (2024)

(Top 10) Pace-setter

Previous rating:
2nd REBSI: 3rd
3rd Global BSI: 8th
5th GCBSI: 8th
6th GBABSI: 9th
10th HKBSI: 8th

BBB

Previous rating:
'BBB' (2025)
'BBB' (2024)

79 scores

Previous scoring:
'79' (2025)
'73' (2024)

恒基兆業地產有限公司
HENDERSON LAND DEVELOPMENT COMPANY LIMITED

Hong Kong Head Office
Address:
72-76/F, Two International Finance Centre
8 Finance Street, Central
Hong Kong
Telephone: (852) 2908 8888
Fax: (852) 2908 8838
Website: www.hld.com

Investor Contact:

Mr. Patrick P. H. Kwok
Executive Director
Direct line: (852) 2908 8373
Email: patrick.kwok@hld.com

Mr. Kelvin Chi
Assistant General Manager
(Investor Relations & Project Analysis)
Direct line: (852) 2908 8392
Email: kelvin.chi@hld.com