恒基兆業地產有限公司
HENDERSON LAND DEVELOPMENT COMPANY LIMITED | 50 years

Incorporated in Hong Kong with limited liability   **Stock Code: 12**

INTERIM RESULTS 2026

2026 INTERIM RESULTS HIGHLIGHTS

	Note	For the six months ended 30 June **2026** **HK$ million**	 2025 HK$ million	Change
Property development				
– Revenue	*1*	**12,892**	6,173	**+109%**
– Pre-tax profit contribution	*1*	**2,875**	202	**+1,323%**
Property leasing				
– Gross rental income	*1*	**4,383**	4,333	**+1%**
– Pre-tax net rental income	*1*	**3,187**	3,144	**+1%**
Profit attributable to equity shareholders				
– Underlying profit	*2*	**5,071**	3,048	**+66%**
– Reported profit		**4,090**	2,908	**+41%**
		HK$	HK$	
Earnings per share				
– Based on underlying profit	*2, 3*	**1.05**	0.63	
– Based on reported profit	*3*	**0.84**	0.60	
Interim dividend per share		**0.50**	0.50	
		At 30 June 2026 HK$	At 31 December 2025 HK$	
Net asset value per share	*3*	**67.25**	66.61	**+1%**
Net debt to shareholders' equity		**17.9%**	18.7%	**-0.8 percentage point**
		Million square feet	Million square feet	
Properties in Hong Kong				
Land bank (attributable floor area)				
– Projects pending sale or pending/ under development	*4*	**7.8**	9.7	
– Unsold units of major development projects offered for sale		**1.3**	1.5	
Sub-total:		**9.1**	11.2	
– Completed investment properties (including hotels)	*5*	**11.2**	11.2	
Total:		**20.3**	22.4	
New Territories land (attributable land area)		**38.4**	40.5	
Properties in Chinese Mainland				
Land bank (attributable floor area)				
– Projects pending/under development		**7.2**	7.5	
– Completed stock for sale		**2.6**	3.1	
– Completed investment properties		**13.9**	13.8	
Total:		**23.7**	24.4	

Note 1: This amount includes the Group's attributable share of contributions or losses from subsidiaries, associates and joint ventures ("JVs") in Hong Kong and Chinese Mainland.

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 2026 and 31 December 2025.

Note 4: The above includes plots in Hung Shui Kiu and other project sites with a total developable area of approximately 1.8 million square feet, attributable to the Group which will be confirmed after reaching an agreement with the Government on the amount of land premium payable.

Note 5: This includes an attributable gross floor area of approximately 500,000 square feet of the Group's hotels.

CHAIRMEN'S STATEMENT HIGHLIGHTS

The Group's (unaudited) underlying profit (Note 2) attributable to equity shareholders for the six months ended 30 June 2026 amounted to HK$5,071 million, representing a year-on-year increase of 66%. The increase in underlying profit was mainly attributable to a substantial increase in profit contribution from local property sales during the period, together with the attributable gain from the Government's resumption of certain land lots in the New Territories. During the first half of 2026, the Group recorded a fair value loss of HK$981 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 2026 was HK$4,090 million, representing a year-on-year increase of 41%.

The Group recently completed the acquisition of all projects spanning Whampoa Street and Baker Street in Hung Hom. Together with other urban redevelopment projects with 100% ownership interest or where the relevant compulsory sale application threshold has been met, the total developable gross floor area attributable to the Group amounted to approximately 1.5 million square feet. In addition, the Group's land bank in the New Territories was approximately 38.4 million square feet, continuing to represent the largest holding among property developers in Hong Kong. The Group's land bank will be sufficient to meet its development needs in the coming years.

The Group's three major business pillars:

Property sales – The Group plans to launch eight development projects in Hong Kong for sale in the second half of 2026. Together with the remaining stock, a total of about 1,700,000 square feet of residential gross floor area or about 3,400 residential units attributable to the Group, as well as about 180,000 square feet of office/industrial space, are expected to be available for sale in Hong Kong in the second half of 2026. At the end of June 2026, attributable sales of Hong Kong and Mainland properties not yet recognised in the accounts, amounted to approximately HK$18,303 million in aggregate. Of this, approximately HK$6,919 million is expected to be recognised in the accounts in the second half of 2026 upon completion of the relevant developments and handover of the completed units to buyers.

Investment Properties – Following the recent completion of The Henderson, which was honoured as the World's Best Property, Phase 1 of Central Yards – another flagship development of the Group located at the New Central Harbourfront – is also expected to be completed in the second half of this year. This will expand the Group's investment property portfolio in Hong Kong to an attributable gross floor area of 11.5 million square feet at the end of 2026 and further enhance its position in the city's Central Business District. Notably, a financial institution has signed an agreement to lease 70%, over 223,000 square feet, of Phase 1 office and ancillary space, thereby injecting growth trajectory into the Group's recurrent rental income.

Listed Subsidiaries and Associates – These provide the Group with another source of recurring income. HKCG, in particular, operates in a vast market of 47 million city-gas customers across Hong Kong and Chinese Mainland. EcoCeres, an associate of HKCG, commenced trial production at its Malaysia plant in 2025. In the first half of the year, overall sales volume of green fuels including sustainable aviation fuel ("SAF") recorded strong growth, reaching 320,000 tonnes, approximately doubled year on year. During the period, 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.

Founded in 1976, the Group has experienced rapid business growth over the past 50 years, emerging as a leading property developer in Hong Kong – an achievement made possible by the unwavering professionalism and dedication of every staff member, who has laid a solid foundation for the Group. Supported by robust financial strength and three core business pillars – property sales, leasing and listed subsidiaries and associates – 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.

Dr Lee Ka Kit
Chairman

Dr Lee Ka Shing
Chairman

Hong Kong, 20 August 2026