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## **WING TAI PROPERTIES LIMITED**

**永泰地產有限公司**

*(Incorporated in Bermuda with limited liability)*

**(Stock Code: 369)**

### **ANNOUNCEMENT OF 2025 ANNUAL RESULTS, FINAL DIVIDEND, RECORD DATES AND CLOSURE OF REGISTER OF MEMBERS**

#### **CHAIRMAN'S STATEMENT**

Dear Shareholders,

The year 2025 was defined by a challenging macroeconomic backdrop, shaped by unpredictable U.S. policy directions and persistent Sino-U.S. geopolitical tensions, both of which prolonged global economic uncertainty. Despite initial interest rate cuts, the Hong Kong property market faced significant headwinds throughout much of the year.

In the residential sector, developers adopted competitive pricing strategies for new launches to stimulate demand, leading to a gain in sales momentum after mid-2025. Supported by the cut in the Hong Kong Interbank Offered Rate ("HIBOR"), the Government's proactive talent admission schemes, and a reviving stock market, residential prices began to stabilise in late 2025, showing early signs of bottoming out. The office sector remained under pressure, with high vacancy rates and soft leasing demand in areas outside of Central weighing on occupancy and rents. However, Central remained resilient, with firmer demand underpinning occupancy and rental performance.

Based on independent valuations, the Group recorded net valuation loss on investment properties and impairment provision on properties under development of HK\$1,835 million (2024: HK\$2,549 million) mainly due to continued pressure on office property valuations. Including net valuation loss on financial instruments of HK\$5 million (2024: HK\$103 million), total non-cash net valuation loss was HK\$1,840 million (2024: HK\$2,652 million).

Excluding such non-cash net valuation loss, core consolidated profit attributable to shareholders was HK\$126 million (2024: HK\$92 million). This is mainly due to a gain on the disposal of a London office property and lower finance cost. Core earnings per share was HK\$0.09 (2024: HK\$0.07). Including non-cash net valuation loss, consolidated loss attributable to shareholders was HK\$1,714 million (2024: HK\$2,560 million), and loss per share was HK\$1.26 (2024: HK\$1.89).

With prudent consideration of the Group's business performance and financial position, the Board of Directors recommended a final dividend of HK4.0 cents per share. Together with the interim dividend of HK3.0 cents per share, the total dividends for 2025 will be HK7.0 cents per share, same as last year.

The residential property market's recovery was further bolstered by the Government's reduction in residential stamp duty for units valued at HK\$4 million or below, which lowered entry costs for buyers. We launched the pre-sale of UNI Residence, our joint-venture residential project near Tai Wai and Hin Keng MTR stations, in May 2025, achieving a 66% sell-through rate to date. We also continued to sell the remaining units of OMA OMA and OMA by the Sea, with only a limited number of units and car park spaces left unsold. Riding this momentum, we launched the pre-sale of Cloudview in early March 2026. This 85%-owned project, overlooking the Fanling Golf Course and near Sheung Shui MTR station, received a positive response despite market volatility stemming from unexpected Middle East conflicts.

Despite the continued weakness in the office leasing market, our Landmark East twin towers in Hong Kong sustained an occupancy of approximately 85% with stable rents. Our London portfolio also remained resilient.

The Group continues to pursue proactive asset management in London to secure high-quality tenants and long-term income stability. Where capital values exceed market expectations, we pursue strategic exits to realise gains and enhance liquidity. Accordingly, the Group completed a lease re-gear exercise at 30 Gresham Street, City of London, with three anchor tenants and commenced a three-year building enhancement programme which would significantly enhance capital value. In June 2025, the Group disposed of its commercial property at Brook Street, West End, for HK\$451 million and recorded a HK\$38 million gain. In March 2026, the Group disposed of its commercial property at Berkeley Square, West End, for HK\$273 million and recorded about HK\$115 million gain.

Central Crossing, our landmark mixed-use development in the heart of Central, has topped out and is scheduled for completion in 2026. Designed by Foster + Partners, the project integrates Grade A offices, a luxury hotel under the Andaz brand by Hyatt, and retail spaces while preserving vital heritage sites. Marketing and pre-leasing activities are currently underway.

In the hospitality sector, our Lanson Place Causeway Bay hotel benefited from a rebound in tourist arrivals and the Government's mega events initiative, seeing a marked improvement in occupancy. Lanson Place hospitality management company has further expanded our footprint into the Greater Bay Area with the opening of Lanson Place Grand Bayview in 2025. Located in Qianhai CBD, this upscale apartment development is designed by Foster + Partners to cater to international business professionals in Shenzhen.

I would like to express my sincere gratitude to our employees for their unwavering commitment and resilience during this challenging period. I would also like to extend my gratitude to my fellow Board members, business partners and stakeholders for their continued trust and support.

**Cheng Wai Chee, Christopher**  
*Chairman*

Hong Kong, 27 March 2026

## FINANCIAL RESULTS

The Board of Directors (the “Directors”) of Wing Tai Properties Limited (the “Company”) presents the audited consolidated results of the Company and its subsidiaries (the “Group”) for the year ended 31 December 2025, together with comparative figures for the previous year, as follows:

### CONSOLIDATED INCOME STATEMENT

		Year ended 31 December	
	Note	2025 HK\$'M	2024 HK\$'M
<b>Revenue</b>	3	968.8	1,031.1
Cost of sales		(454.9)	(395.9)
<b>Gross profit</b>		513.9	635.2
Other gains/(losses), net	4	57.2	(0.2)
Selling and distribution costs		(50.2)	(54.3)
Administrative expenses		(327.4)	(366.9)
Impairment provision for properties for sale		(425.9)	(756.2)
Change in fair value of			
– investment properties		(1,455.3)	(1,237.2)
– financial instruments	5	65.6	(120.7)
		(1,389.7)	(1,357.9)
Gain on disposal of a subsidiary	12	38.0	-
<b>Loss from operations</b>	6	(1,584.1)	(1,900.3)
Finance costs		(140.9)	(208.9)
Finance income		112.4	158.1
Share of results of joint ventures		(48.1)	(570.8)
Share of results of an associate		0.4	0.3
<b>Loss before taxation</b>		(1,660.3)	(2,521.6)
Taxation	7	(32.2)	(54.4)
<b>Loss for the year</b>		(1,692.5)	(2,576.0)
<b>(Loss)/profit for the year attributable to:</b>			
Shareholders of the Company		(1,713.7)	(2,559.5)
Holders of perpetual capital securities		67.2	66.3
Non-controlling interests		(46.0)	(82.8)
		(1,692.5)	(2,576.0)
<b>Loss per share attributable to shareholders of the Company</b>	8		
– Basic		(HK\$1.26)	(HK\$1.89)
– Diluted		(HK\$1.26)	(HK\$1.89)

## CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

		Year ended 31 December	
	Note	2025 HK\$'M	2024 HK\$'M
<b>Loss for the year</b>		<u>(1,692.5)</u>	<u>(2,576.0)</u>
<b>Other comprehensive income/(loss)</b>			
<b>Items that have been/may be reclassified subsequently to profit or loss:</b>			
Exchange differences on translation of foreign operations		114.2	(24.9)
Net (loss)/gain on net investment hedge		(66.0)	15.5
Release of translation reserve upon disposal of a subsidiary	12	19.7	-
Release of translation reserve upon deregistration of a subsidiary		(7.4)	-
		<u>60.5</u>	<u>(9.4)</u>
<b>Other comprehensive income/(loss) for the year, net of tax</b>		<u>60.5</u>	<u>(9.4)</u>
<b>Total comprehensive loss for the year</b>		<u><u>(1,632.0)</u></u>	<u><u>(2,585.4)</u></u>
<b>Total comprehensive (loss)/income for the year attributable to:</b>			
Shareholders of the Company		(1,653.2)	(2,568.9)
Holders of perpetual capital securities		67.2	66.3
Non-controlling interests		(46.0)	(82.8)
<b>Total comprehensive loss for the year</b>		<u><u>(1,632.0)</u></u>	<u><u>(2,585.4)</u></u>

## CONSOLIDATED BALANCE SHEET

		At 31 December	
	Note	2025 HK\$'M	2024 HK\$'M
<b>ASSETS AND LIABILITIES</b>			
<b>Non-current assets</b>			
Investment properties		16,630.7	18,459.3
Other properties, plant and equipment		58.9	62.8
Interests in joint ventures		5,448.7	4,808.5
Interests in an associate		45.7	43.8
Financial investments at amortised cost		84.7	372.9
Financial investments at fair value through profit or loss		488.8	483.5
Deferred tax assets		1.2	5.3
Derivative financial instruments		153.9	182.2
		<u>22,912.6</u>	<u>24,418.3</u>
<b>Current assets</b>			
Properties for sale		3,367.8	3,359.7
Trade and other receivables, deposits and prepayments	10	483.2	261.8
Financial investments at amortised cost		278.6	208.7
Financial investments at fair value through profit or loss		85.3	298.5
Other current assets		9.8	32.4
Derivative financial instruments		35.2	50.9
Tax recoverable		7.9	9.3
Pledged bank deposits		111.7	51.8
Bank balances and cash		2,333.6	2,362.1
		<u>6,713.1</u>	<u>6,635.2</u>
Assets classified as held for sale		51.3	32.0
		<u>6,764.4</u>	<u>6,667.2</u>
<b>Current liabilities</b>			
Trade and other payables and accruals	11	635.1	568.4
Derivative financial instruments		27.3	1.7
Tax payable		122.0	126.8
Bank and other borrowings		1,293.3	2,088.6
		<u>2,077.7</u>	<u>2,785.5</u>

## CONSOLIDATED BALANCE SHEET (Continued)

	At 31 December	
	2025	2024
	HK\$'M	HK\$'M
<b>Non-current liabilities</b>		
Bank and other borrowings	5,809.3	4,737.4
Derivative financial instruments	11.2	-
Deferred tax liabilities	237.4	241.8
	<u>6,057.9</u>	<u>4,979.2</u>
<b>NET ASSETS</b>	<u>21,541.4</u>	<u>23,320.8</u>
<b>EQUITY</b>		
<b>Shareholders' funds</b>		
Share capital	683.3	678.6
Reserves	19,332.8	21,070.7
	<u>20,016.1</u>	<u>21,749.3</u>
<b>Perpetual capital securities</b>	1,491.4	1,491.4
<b>Non-controlling interests</b>	33.9	80.1
	<u>21,541.4</u>	<u>23,320.8</u>
<b>TOTAL EQUITY</b>	<u>21,541.4</u>	<u>23,320.8</u>



## 2. Material accounting policies (Continued)

### (b) New standards, amendments, interpretations and improvements to standards relevant to the Group that are not yet effective in 2025 and have not been early adopted by the Group (Continued)

HKFRS 18 will replace HKAS 1 Presentation of financial statements, introducing new requirements that will help to achieve comparability of the financial performance of similar entities and provide more relevant information and transparency to users. Even though HKFRS 18 will not impact the recognition or measurement of items in the financial statements, its impacts on presentation and disclosure are expected to be pervasive, in particular those related to the statement of financial performance and providing management-defined performance measures within the financial statements. Management is currently assessing the detailed implications of applying the new standard on the Group's consolidated financial statements.

Except for HKFRS 18, the Group is in the process of making an assessment of the impact of other new standards, amendments, interpretations and improvements to standards and is not yet in a position to state whether they would have a significant impact on the Group's results and financial position.

## 3. Revenue and segment information

Revenue represents the amounts received and receivable from third parties net of value-added tax and discounts in connection with the following activities:

	2025 HK\$'M	2024 HK\$'M
Sale of properties and project management income	251.3	315.7
Rental income and property management income	674.4	645.9
Interest income from financial investments	26.8	45.1
Interest income from mortgage loan receivables	1.6	9.2
Dividend income from financial investments	14.7	15.2
	<u>968.8</u>	<u>1,031.1</u>

Operating segments are identified on the basis of internal reports about components of the Group that are regularly reviewed by Executive Directors in order to allocate resources to the segment and to assess its performance.

Segment information are analysed on the basis of the Group's operating divisions. They are (i) Property Development, (ii) Property Investment and Management, (iii) Hospitality Investment and Management and (iv) Others. Others mainly represent investing activities and corporate activities including central management and administrative function.

### 3. Revenue and segment information (Continued)

	Property development HK\$'M	Property investment and management HK\$'M	Hospitality investment and management HK\$'M	Others HK\$'M	Elimination HK\$'M	Total HK\$'M
<b>For the year ended 31 December 2025</b>						
<b>REVENUE</b>						
External sales	253.3	517.2	156.8	41.5	-	968.8
Inter-segment sales	2.7	11.5	-	-	(14.2)	-
Total	<u>256.0</u>	<u>528.7</u>	<u>156.8</u>	<u>41.5</u>	<u>(14.2)</u>	<u>968.8</u>
<b>RESULTS</b>						
(Loss)/profit before change in fair value of investment properties and financial instruments	(553.8)	292.1	(7.0)	36.3	-	(232.4)
Change in fair value of						
- investment properties	(1.9)	(1,370.7)	(82.7)	-	-	(1,455.3)
- financial instruments	(74.9)	(7.3)	-	147.8	-	65.6
Gain on disposal of a subsidiary	-	38.0	-	-	-	38.0
(Loss)/profit from operations	<u>(630.6)</u>	<u>(1,047.9)</u>	<u>(89.7)</u>	<u>184.1</u>	<u>-</u>	<u>(1,584.1)</u>
Finance costs	(7.1)	(68.4)	(46.9)	(47.5)	29.0	(140.9)
Finance income	28.9	25.4	1.4	85.7	(29.0)	112.4
Share of results of joint ventures	(220.4)	170.0	2.3	-	-	(48.1)
Share of results of an associate	-	0.4	-	-	-	0.4
(Loss)/profit before taxation	<u>(829.2)</u>	<u>(920.5)</u>	<u>(132.9)</u>	<u>222.3</u>	<u>-</u>	<u>(1,660.3)</u>
Taxation						(32.2)
Loss for the year						<u>(1,692.5)</u>
<b>Other items</b>						
Depreciation and amortisation	0.3	1.5	-	3.3	-	5.1
Impairment provision for properties for sale and financial investments at amortised cost	<u>425.9</u>	<u>-</u>	<u>-</u>	<u>0.6</u>	<u>-</u>	<u>426.5</u>

### 3. Revenue and segment information (Continued)

	Property development HK\$'M	Property investment and management HK\$'M	Hospitality investment and management HK\$'M	Others HK\$'M	Elimination HK\$'M	Total HK\$'M
<b>For the year ended 31 December 2024</b>						
<b>REVENUE</b>						
External sales	325.3	560.1	85.4	60.3	-	1,031.1
Inter-segment sales	10.4	10.8	-	-	(21.2)	-
Total	<u>335.7</u>	<u>570.9</u>	<u>85.4</u>	<u>60.3</u>	<u>(21.2)</u>	<u>1,031.1</u>
<b>RESULTS</b>						
(Loss)/profit before change in fair value of investment properties and financial instruments	(816.4)	302.0	(64.1)	36.1	-	(542.4)
Change in fair value of						
- investment properties	(3.0)	(1,079.2)	(155.0)	-	-	(1,237.2)
- financial instruments	(17.3)	(4.4)	-	(99.0)	-	(120.7)
Loss from operations	<u>(836.7)</u>	<u>(781.6)</u>	<u>(219.1)</u>	<u>(62.9)</u>	<u>-</u>	<u>(1,900.3)</u>
Finance costs	(6.8)	(74.6)	(45.7)	(122.6)	40.8	(208.9)
Finance income	47.3	33.0	0.9	117.7	(40.8)	158.1
Share of results of joint ventures	(657.9)	83.3	3.8	-	-	(570.8)
Share of results of an associate	-	0.3	-	-	-	0.3
Loss before taxation	<u>(1,454.1)</u>	<u>(739.6)</u>	<u>(260.1)</u>	<u>(67.8)</u>	<u>-</u>	<u>(2,521.6)</u>
Taxation						(54.4)
Loss for the year						<u>(2,576.0)</u>
<b>Other items</b>						
Depreciation and amortisation	1.6	1.4	0.2	3.3	-	6.5
Impairment provision for properties for sale and financial investments at amortised cost	<u>756.2</u>	<u>-</u>	<u>-</u>	<u>4.6</u>	<u>-</u>	<u>760.8</u>

Inter-segment transactions are entered into under the normal commercial terms and conditions mutually agreed among group companies.

### 3. Revenue and segment information (Continued)

The segment assets and liabilities at 31 December 2025 and 2024 and additions to non-current assets for the years then ended are as follows:

	Property development HK\$'M	Property investment and management HK\$'M	Hospitality investment and management HK\$'M	Others HK\$'M	Total HK\$'M
<b>At 31 December 2025</b>					
<b>ASSETS</b>					
Segment assets (Note a)	3,820.0	14,881.3	2,235.8	2,818.8	23,755.9
Investments in joint ventures and loans to joint ventures	3,802.3	1,723.6	151.3	-	5,677.2
Investments in associates and loan to an associate	-	45.7	-	-	45.7
	<u>7,622.3</u>	<u>16,650.6</u>	<u>2,387.1</u>	<u>2,818.8</u>	<u>29,478.8</u>
Other assets (Note a)					198.2
Consolidated total assets					<u>29,677.0</u>
<b>LIABILITIES</b>					
Segment liabilities (Note b)	(336.0)	(192.6)	(53.6)	(52.9)	(635.1)
Other liabilities (Note b)					(7,500.5)
Consolidated total liabilities					<u>(8,135.6)</u>
<b>Additions to non-current assets (Note c)</b>	<u>-</u>	<u>3.0</u>	<u>4.2</u>	<u>1.2</u>	<u>8.4</u>
<b>At 31 December 2024</b>					
<b>ASSETS</b>					
Segment assets (Note a)	3,872.7	16,565.4	2,271.6	3,247.7	25,957.4
Investments in joint ventures and loans to joint ventures	3,246.9	1,447.3	142.4	-	4,836.6
Investments in associates and loan to an associate	-	43.8	-	-	43.8
	<u>7,119.6</u>	<u>18,056.5</u>	<u>2,414.0</u>	<u>3,247.7</u>	<u>30,837.8</u>
Other assets (Note a)					247.7
Consolidated total assets					<u>31,085.5</u>
<b>LIABILITIES</b>					
Segment liabilities (Note b)	(238.4)	(221.2)	(51.2)	(57.6)	(568.4)
Other liabilities (Note b)					(7,196.3)
Consolidated total liabilities					<u>(7,764.7)</u>
<b>Additions to non-current assets (Note c)</b>	<u>9.2</u>	<u>3.2</u>	<u>51.0</u>	<u>1.0</u>	<u>64.4</u>

### 3. Revenue and segment information (Continued)

The Group's operations are principally located in Hong Kong and the United Kingdom. The following is an analysis of the Group's revenue by geographical areas in which the customers are located, irrespective of the origin of the goods/services:

	Year ended 31 December	
	2025 HK\$'M	2024 HK\$'M
Hong Kong	894.8	937.0
Singapore	18.7	19.0
United Kingdom	14.7	22.0
Chinese Mainland	6.6	4.8
Others	34.0	48.3
	<u>968.8</u>	<u>1,031.1</u>

The followings are analyses of the Group's non-current assets including investment properties and other properties, plant and equipment, and additions to non-current assets by geographical areas in which the assets are located.

	Non-current assets (Note d)		Additions to non-current assets (Note c)	
	At 31 December		Year ended 31 December	
	2025 HK\$'M	2024 HK\$'M	2025 HK\$'M	2024 HK\$'M
Hong Kong	16,243.5	17,766.9	7.4	64.1
United Kingdom	417.7	727.4	1.0	0.3
Chinese Mainland	28.4	27.8	-	-
	<u>16,689.6</u>	<u>18,522.1</u>	<u>8.4</u>	<u>64.4</u>

#### Notes:

- Segment assets consist primarily of investment properties, other properties, plant and equipment, financial investments at amortised cost, financial investments at fair value through profit or loss, properties for sale, trade and other receivables, deposits and prepayments, other current assets, pledged bank deposits, bank balances and cash and assets classified as held for sale. Other assets comprise mainly derivative financial instruments, tax recoverable and deferred tax assets.
- Segment liabilities comprise operating liabilities. Other liabilities include tax payable, bank and other borrowings, deferred tax liabilities and derivative financial instruments.
- Additions to non-current assets comprise additions to investment properties and other properties, plant and equipment.
- Non-current assets include investment properties and other properties, plant and equipment.

#### 4. Other gains/(losses), net

	2025 HK\$'M	2024 HK\$'M
Compensation income arising from obstruction to right of light access of an investment property	8.6	-
Exchange gains/(losses), net	3.2	(11.8)
Forfeited deposits received from properties sales and rental deposit	0.1	0.7
Gain on disposal of financial investments	8.5	-
Gain on disposal of other properties, plant and equipment	3.6	-
Gain on release and discharge of other long-term liability	-	14.9
Impairment provision for financial investments at amortised cost	(0.6)	(4.6)
Impairment provision for other properties, plant and equipment	-	(7.8)
Management fee income from joint ventures	2.2	2.1
Release of translation reserve upon deregistration of a subsidiary	7.4	-
Reversal of impairment provision/(impairment provision) for mortgage loan receivables at amortised cost	1.7	(1.7)
Write back of provision/(provision) for doubtful debts	3.3	(6.9)
Other charges to tenants	11.1	7.0
Others	8.1	7.9
	<u>57.2</u>	<u>(0.2)</u>

#### 5. Change in fair value of financial instruments

	2025 HK\$'M	2024 HK\$'M
Net fair value loss on derivative financial instruments	(25.1)	(45.5)
Net gain/(loss) on financial investments at fair value through profit or loss	90.7	(66.0)
Loss on mortgage loan receivables at fair value through profit or loss	-	(9.2)
	<u>65.6</u>	<u>(120.7)</u>

## 6. Loss from operations

	2025 HK\$'M	2024 HK\$'M
Loss from operations has been arrived at after charging/(crediting) the following:		
Staff costs including directors' remuneration	285.8	289.0
Retirement benefits costs	11.1	12.1
	<hr/>	<hr/>
Total staff costs (Note)	296.9	301.1
Share-based compensation expenses (Note)	15.7	27.4
Auditor's remuneration		
– Audit services	4.8	4.9
– Non-audit services	0.9	0.6
Cost of properties included in cost of sales	220.2	194.7
Depreciation of other properties, plant and equipment	5.1	6.3
Direct operating expenses arising from investment properties generating rental income	232.8	200.7
Gain on disposal of other properties, plant and equipment	(3.6)	-
Gross rental income from investment properties	(643.7)	(618.7)
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### *Note:*

Share-based compensation expenses recognised in the consolidated income statement in respect of share options and share awards granted to certain directors and employees are not included in the total staff costs above.

## 7. Taxation

Hong Kong profits tax has been calculated at 16.5% (2024: 16.5%) on the estimated assessable profit for the year. Taxation on overseas profits has been calculated on the estimated assessable profit for the year at the rates of taxation prevailing in the countries in which the Group operates.

The amount of taxation charged/(credited) to the consolidated income statement represents:

	2025 HK\$'M	2024 HK\$'M
Current taxation		
– Current tax on profits for the year	32.9	49.4
– Over-provision in prior years	-	(0.4)
	<u>32.9</u>	<u>49.0</u>
Deferred taxation		
– Change in fair value of investment properties	(2.0)	-
– Temporary differences on tax depreciation	30.9	24.0
– Recognition of tax losses	(29.5)	(19.7)
– Other temporary differences	(0.1)	1.1
	<u>(0.7)</u>	<u>5.4</u>
Income tax expenses	<u>32.2</u>	<u>54.4</u>

## 8. Loss per share

### (a) Basic

Basic loss per share is calculated by dividing the loss attributable to shareholders of the Company by the weighted average number of ordinary shares in issue during the year.

	2025	2024
Loss attributable to shareholders of the Company (expressed in HK\$'M)	<u>(1,713.7)</u>	<u>(2,559.5)</u>
Weighted average number of ordinary shares in issue	<u>1,364,855,923</u>	<u>1,357,200,279</u>
Basic loss per share	<u>(HK\$1.26)</u>	<u>(HK\$1.89)</u>

## 8. Loss per share (Continued)

### (b) Diluted

Diluted loss per share is calculated by adjusting the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares at the beginning of the year. The Company has share options and share awards outstanding during the year which are not included in the calculation of diluted loss per share as they are anti-dilutive.

	2025	2024
Loss attributable to shareholders of the Company (expressed in HK\$'M)	<u>(1,713.7)</u>	<u>(2,559.5)</u>
Weighted average number of ordinary shares in issue	1,364,855,923	1,357,200,279
Effect of dilutive potential shares issuable under the Company's share option plans and share award plan	<u>-</u>	<u>-</u>
Weighted average number of shares for the purpose of calculating diluted loss per share	<u>1,364,855,923</u>	<u>1,357,200,279</u>
Diluted loss per share	<u>(HK\$1.26)</u>	<u>(HK\$1.89)</u>

## 9. Dividends

	2025 HK\$'M	2024 HK\$'M
Interim dividend paid on 6 October 2025 of HK3.0 cents (2024: HK3.0 cents) per ordinary share	41.0	40.7
Proposed final dividend of HK4.0 cents (2024: HK4.0 cents) per ordinary share	<u>55.0</u>	<u>54.5</u>
	<u>96.0</u>	<u>95.2</u>

The final dividend is not accounted for as a dividend payable in these financial statements until it has been approved at the forthcoming annual general meeting of the Company.

## 10. Trade and other receivables, deposits and prepayments

	2025 HK\$'M	2024 HK\$'M
Trade receivables (Note a)	16.8	15.6
Deferred rent receivables	8.9	13.4
Amounts due from joint ventures	19.1	11.8
Loans to joint ventures	228.5	28.1
Amounts due from non-controlling interests	122.9	82.6
Contract assets (Note b)	6.5	5.4
Other receivables, deposits and prepayments	80.5	104.9
	<u>483.2</u>	<u>261.8</u>

### Notes:

- (a) The Group allows different credit periods to its customers. Credit periods vary from 30 to 90 days in accordance with industry practice. Sales proceeds receivable from sale of properties are settled in accordance with the terms of respective contracts. The following is an ageing analysis of the Group's trade receivables (net of provision) at 31 December, based on the invoice dates:

	2025 HK\$'M	2024 HK\$'M
0 – 30 days	14.2	11.8
31 – 90 days	1.3	2.3
Over 90 days	1.3	1.5
	<u>16.8</u>	<u>15.6</u>

- (b) It mainly represents sales commissions incurred for obtaining property sales contracts.

## 11. Trade and other payables and accruals

	2025 HK\$'M	2024 HK\$'M
Trade payables (Note a)	77.8	32.6
Contract liabilities (Note b)	16.8	8.2
Rental deposits received	121.4	134.4
Construction costs payable	76.2	67.4
Amounts due to joint ventures	93.8	89.7
Other payables and accruals	249.1	236.1
	<u>635.1</u>	<u>568.4</u>

## 11. Trade and other payables and accruals (Continued)

Notes:

(a) The ageing analysis of the Group's trade payables based on invoice date at 31 December is as follows:

	2025 HK\$'M	2024 HK\$'M
0 – 30 days	76.5	31.6
31 – 90 days	1.3	1.0
	<u>77.8</u>	<u>32.6</u>

(b) It mainly represents sales deposits received from property sales.

## 12. Gain on disposal of a subsidiary

In June 2025, the Group disposed of its entire interest in a subsidiary holding the commercial property located at 8-12 (even) Brook Street, London. The disposal was completed in June 2025. Disposal gain was arrived as follows:

	2025 HK\$'M
Proceeds from disposal of a subsidiary	451.0
Less: Net liability of a subsidiary (Note)	40.7
Amount due to the Group	(430.9)
Transaction cost	(3.1)
Release of translation reserve upon disposal of a subsidiary	(19.7)
Gain on disposal of a subsidiary	<u>38.0</u>

Note:

The net liability of the subsidiary mainly comprises of an investment property amounted to HK\$385.4M and amount due to the Group of HK\$430.9M.

## 13. Event after the reporting period

In January 2026, the Group entered into a contract with a third party to dispose of its commercial property at 35 Berkeley Square, London. The total consideration receivable by the Group under the contract is approximately HK\$273.0M and the estimated gain on disposal is approximately HK\$115.0M. The disposal has been completed in March 2026.

## **14. Scope of work of PricewaterhouseCoopers**

The financial figures in respect of this results announcement for the year ended 31 December 2025 have been agreed by the Group auditor, PricewaterhouseCoopers, to the amounts set out in the Group's consolidated financial statements for the year ended 31 December 2025. The work performed by PricewaterhouseCoopers in this respect did not constitute an assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants and consequently no assurance has been expressed by PricewaterhouseCoopers on the announcement.

## **FINAL DIVIDEND, RECORD DATES AND CLOSURE OF REGISTER OF MEMBERS**

### **FINAL DIVIDEND AND RECORD DATE**

The Directors recommend the payment of a final dividend of HK4.0 cents (2024: HK4.0 cents) per share for the year ended 31 December 2025. Including the interim dividend of HK3.0 cents (2024: HK3.0 cents) per share distributed on 6 October 2025, the total dividend payout for the year ended 31 December 2025 shall be HK7.0 cents (2024: HK7.0 cents) per share. Subject to the passing of the relevant resolution at an annual general meeting of the Company to be held on 28 May 2026 (the "AGM"), the final dividend will be distributed on or around 22 June 2026 to shareholders whose names appear on the register of members of the Company at the close of business on 4 June 2026, being the record date for determining the entitlement to the final dividend.

In order to qualify for the entitlement of the final dividend, all transfer forms accompanied by the relevant share certificates must be lodged with the Company's Hong Kong branch share registrar and transfer office, Tricor Investor Services Limited, at 17th Floor, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration not later than 4:30 p.m. on 4 June 2026.

### **CLOSURE OF REGISTER OF MEMBERS AND RECORD DATE FOR ATTENDING AND VOTING AT ANNUAL GENERAL MEETING**

For the purpose of ascertaining shareholders' entitlement to attend and vote at the AGM, the register of members of the Company will be closed from 22 May 2026 to 28 May 2026 (both days inclusive), during which period the registration of transfers of shares will be suspended. The record date for determining the entitlement of the shareholders of the Company to attend and vote at the AGM will be 28 May 2026.

In order to be eligible to attend and vote at the AGM, all transfer forms accompanied by the relevant share certificates must be lodged with the Company's Hong Kong branch share registrar and transfer office, Tricor Investor Services Limited, at 17th Floor, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration not later than 4:30 p.m. on 21 May 2026.

# MANAGEMENT DISCUSSION AND ANALYSIS

## BUSINESS REVIEW

For the year ended 31 December 2025, the Group's revenue was HK\$969 million, compared with HK\$1,031 million in 2024. The decrease was mainly due to less sales of remaining units of OMA by the Sea.

Core consolidated profit attributable to shareholders, excluding non-cash net valuation loss and impairment provision, was HK\$126 million, an increase of HK\$34 million, compared with HK\$92 million in 2024. The increase was mainly attributable to (i) HK\$38 million gain on disposal of an investment property in London, (ii) HK\$50 million decreased loss from the hospitality investment and management segment, (iii) HK\$41 million increase in profit from others segment due to lower finance cost, and offset by (iv) HK\$91 million decrease in profit from the property development segment due to less sales of our residential units.

Total non-cash net valuation loss including share of joint ventures, net of non-controlling interest was HK\$1,840 million, compared with HK\$2,652 million in 2024, comprised of (i) HK\$1,835 million net valuation loss and impairment provision including share of joint ventures on our property portfolio (2024: HK\$2,549 million) and (ii) HK\$5 million net valuation loss from financial instruments (2024: HK\$103 million).

Including total non-cash net valuation loss, consolidated loss attributable to shareholders was HK\$1,714 million, a decrease of HK\$846 million, compared with HK\$2,560 million in 2024.

Loss per share attributable to shareholders was HK\$1.26, compared with HK\$1.89 in 2024.

Consolidated loss for the year was HK\$1,692 million, a decrease of HK\$884 million, compared with HK\$2,576 million in 2024.

## Property Development

The property development segment revenue excluding inter-segment sales was HK\$253 million in 2025, compared with HK\$325 million in 2024, mainly due to less sales of remaining units of OMA by the Sea. Core segment loss before taxation was HK\$124 million, compared with HK\$15 million in 2024. Due to the continued weakening of Hong Kong property market during 2025, and in line with market valuation mark down, impairment provision on our properties under development was booked. Segment loss before taxation including impairment provision and net valuation loss (2025: HK\$705 million; 2024: HK\$1,439 million) was HK\$829 million, compared with HK\$1,454 million in 2024.

### *Wholly-owned project*

OMA OMA, a medium-density residential site on So Kwun Wat Road, So Kwun Wat, Tuen Mun, provides a saleable area of approximately 234,000 square feet for 466 residential apartment units. In 2025, around 4% (in terms of number) of the residential units were sold. Cumulatively, as at 31 December 2025, around 99% (in terms of number) of the residential units were sold. Around 3% (in terms of number) of the residential units were handed over to buyers with related revenue recognised in 2025.

### *Majority-owned projects*

The Group has an 85% interest in Cloudview, located at the junction of Fan Kam Road and Castle Peak Road – Kwu Tung, Fanling, New Territories. This medium-density residential site is adjacent to Fanling Golf Course and is within a 10-minute walk to Sheung Shui MTR station, with a saleable area of approximately 253,000 square feet for 765 residential apartment units. Pre-sale was launched in early March 2026 and received a positive response. The Group is the lead project manager and lead sales and marketing manager for this project. Superstructure work of the project is in progress.

The Group has a 70% interest in OMA by the Sea, Tai Lam, Tuen Mun. This medium-density residential site has a saleable area of approximately 252,000 square feet for 517 residential apartment units. In 2025, around 3% (in terms of number) of the residential units were sold. Cumulatively, as at 31 December 2025, around 99% (in terms of number) of the residential units were sold. Around 2% (in terms of number) of the residential units were handed over to buyers with related revenue recognised in 2025.

### *Joint venture projects*

The Group has a 50% interest in Central Crossing, a commercial mixed-use site in Central. Advantageously located in the heart of the bustling Central financial hub, the site provides a gross floor area of approximately 433,500 square feet to be developed into a Grade A office tower, a luxury international hotel under the Andaz brand by Hyatt, retail shops, as well as public open space with green facilities for the neighbourhood. This development is Foster + Partners' latest iconic development in Hong Kong, which aims to bring a new dimension to Central by reinstating historic links and re-establishing local connections, with a permeable public space at the heart of the site. The Group is the lead project manager and lead leasing manager for this project. The project has topped out and is scheduled for completion in 2026. Marketing and pre-leasing activities are currently underway.

The Group has a 50% interest in UNI Residence, Sha Tin. This residential site enjoys the dual convenience of the East Rail and the Tuen Ma MTR transportation network, is walking distance to the Tai Wai and Hin Keng MTR stations. The site provides a saleable area of approximately 77,000 square feet for 240 residential apartment units. Pre-sale was launched in May 2025 and achieved a 66% sell-through rate to date. The Group is the lead sales and marketing manager for this project. Superstructure work of the project is in progress. Related revenue of the pre-sold units will be recognised upon handover to buyers prior to the project's material date that falls in second half of 2026.

## **Property Investment and Management**

The property investment and management segment revenue excluding inter-segment sales was HK\$517 million in 2025, compared with HK\$560 million in 2024. Core segment profit before taxation was HK\$337 million, an increase of HK\$17 million compared with HK\$320 million in 2024, mainly due to HK\$38 million gain on disposal of an investment property in London. Segment loss before taxation including net valuation loss was HK\$920 million, compared with HK\$740 million in 2024, mainly due to higher net valuation loss (2025: HK\$1,257 million; 2024: HK\$1,060 million) on office buildings, mainly Landmark East.

As at 31 December 2025, the Group's portfolio of investment properties, mostly Grade A office buildings, has a total area of approximately 1,941,000 square feet with an aggregate attributable fair market valuation of around HK\$17,000 million. The portfolio covers 1,632,000 square feet in Hong Kong and 309,000 square feet in London.

### *Wholly-owned properties in Hong Kong*

Landmark East is the Group's flagship property located in Kowloon East. This property is a Grade A office complex comprising twin towers of 36 floors and 34 floors respectively with a total gross floor area of approximately 1,338,000 square feet and 454 car parking spaces. As at 31 December 2025, the property maintained an occupancy of approximately 85%. In recognition of our dedication to enhancing building quality and green standards, we have continued to secure industry-leading certifications, including WELL v2 Platinum issued by International WELL Building Institute, BEAM Plus Existing Buildings Platinum issued by Hong Kong Green Building Council Limited and LEED Existing Buildings Platinum issued by U.S. Green Building Council.

Shui Hing Centre is an industrial building in Kowloon Bay, with a total gross floor area of approximately 187,000 square feet. As at 31 December 2025, the occupancy of the property was approximately 71% amid soft demand for industrial space in Kowloon East. Town Planning Board's approval for redevelopment was obtained in April 2021. We obtained first land premium offer which is under appeal.

The Group holds Le Cap and La Vetta, which are low-density residential projects, located at Kau To, Sha Tin, for leasing. Le Cap has 15 residential units including houses and apartments, and 21 car parking spaces of approximately 34,000 square feet saleable area. 1 unit and 1 car parking space were sold in 2024, and related revenue was recognised upon hand over to the buyer in 2025. As at 31 December 2025, all of the residential units were leased. La Vetta has 34 residential units including houses and apartments, and 48 car parking spaces of approximately 72,000 square feet saleable area. In 2025, 1 unit and 2 car parking spaces were sold, and related revenue will be recognised upon hand over to the buyer in 2026. As at 31 December 2025, around 88% (in terms of number) of the residential units were leased.

#### *Wholly-owned properties in London, the United Kingdom*

In June 2025, the Group disposed of its entire interest in the commercial property located at 8-12 (even) Brook Street, London with a net internal area of approximately 19,100 square feet for approximately HK\$451 million and recognised a disposal gain of HK\$38 million.

Subsequent to 2025, the Group disposed of its commercial property located at Berkeley Square, West End with a net internal area of approximately 7,900 square feet of Grade A office space for approximately HK\$273 million and to recognise a disposal gain of about HK\$115 million in 2026.

The commercial property located at Savile Row/Vigo Street, West End, has a net internal area of approximately 14,000 square feet of Grade A office and retail space. The Grade A office space is currently under refurbishment while the retail space is fully leased.

#### *Joint venture properties in London, the United Kingdom*

The Group has a 25% interest in a commercial property located at Fleet Place, City of London. The property has a net internal area of approximately 192,000 square feet of Grade A office and retail space.

The Group has a 33% interest in a commercial property located at Cavendish Square, West End. The property has a net internal area of approximately 13,000 square feet of Grade A office space.

The Group has a 50% interest in a commercial property located at 30 Gresham Street, City of London. The property has a net internal area of approximately 403,000 square feet of Grade A office, retail space and ancillary accommodation, with 48 car parking spaces. The Group completed a lease re-gear exercise with three anchor tenants and commenced a three-year building enhancement programme.

The Group has a 21% interest in a commercial property located at 66 Shoe Lane, City of London. The property has a net internal area of approximately 158,000 square feet of Grade A office, ancillary space and retail space. The office space is fully leased to a global Big Four accounting and professional services firm with tenors of 15 years (including rent-free periods) expiring on 28 September 2035.

As at 31 December 2025, the above four joint venture properties achieved an average occupancy of approximately 92%.

### **Hospitality Investment and Management**

The hospitality investment and management segment revenue was HK\$157 million in 2025, compared with HK\$86 million in 2024. Core segment loss before taxation was HK\$47 million, compared with HK\$104 million in 2024, mainly due to improving business of Lanson Place Causeway Bay hotel. Segment loss before taxation including net valuation loss (2025: HK\$86 million; 2024: HK\$156 million) was HK\$133 million, compared with HK\$260 million in 2024.

Following an extensive refurbishment project led by the world-renowned Parisian hotel design maestro, our wholly-owned Lanson Place Causeway Bay hotel in Hong Kong was soft reopened in March 2024. It has registered improvements in both occupancy and the average room rate in 2025.

Lanson Place Waterfront Suites, our wholly-owned prime harbour-front furnished residence in Sai Wan Ho, was held for leasing. Its occupancy and performance continue to improve.

The Group has a 50% interest in Lanson Place Bukit Ceylon in Kuala Lumpur. Its occupancy and performance remained stable.

### **Others**

This segment represents investing activities and central management and administrative function. Segment revenue was HK\$42 million in 2025, a decrease of HK\$18 million compared with HK\$60 million in 2024, which was mainly due to a decrease in interest income from financial investments.

Core segment profit before taxation was HK\$74 million, compared with HK\$31 million in 2024, mainly due to lower finance cost. Segment profit before taxation including net valuation gain (2025: HK\$148 million gain; 2024: HK\$99 million loss) was HK\$222 million, compared with segment loss before taxation of HK\$68 million in 2024.

## **FINANCIAL REVIEW**

The Group has been maintaining an appropriate capital structure with multiple financing channels to ensure that financial resources are always available to meet operational needs and expansions. A sufficient level of revolving loan facilities is available to cushion the Group from any unexpected external economic shocks. All financial risk management, including debt refinancing, foreign exchange exposure, and interest rate volatility, is centrally managed and controlled at the corporate level.

## Liquidity and Financial Resources

The Group's net assets totalled HK\$21,541 million as at 31 December 2025 (31 December 2024: HK\$23,321 million). The decrease of HK\$1,780 million is mainly resulted from the distribution of the 2024 final dividend and 2025 interim dividend of HK\$96 million, distribution to holders of perpetual capital securities of HK\$67 million and the loss for the year of HK\$1,692 million, and offset by net translation gain of HK\$61 million arising from the translation of foreign operations.

As at 31 December 2025, the Group's bank and other borrowings totalled HK\$7,103 million (31 December 2024: HK\$6,826 million). The maturity profile of the Group's bank and other borrowings is set out below:

	31 December 2025		31 December 2024	
	HK\$ million	%	HK\$ million	%
Repayable:				
Within one year	1,293	18%	2,089	31%
Between one and two years	4,840	68%	473	7%
Between two and five years	970	14%	4,264	62%
	<u>7,103</u>	<u>100%</u>	<u>6,826</u>	<u>100%</u>

As at 31 December 2025, the Group's gearing ratio is 22.1% (31 December 2024: 19.1%) which is calculated as the Group's net borrowings divided by total equity. The Group's net borrowings (total bank and other borrowings less bank balances and cash) were HK\$4,769 million (31 December 2024: HK\$4,464 million). Interest for the Group's bank borrowings is on a floating rate basis. The Group will closely monitor the exposure to interest rate fluctuations and, if appropriate, hedge by interest rate swap contracts to the extent desirable.

The Group's bank balances and cash as well as unutilised revolving loan facilities are set out as follows:

	31 December 2025	31 December 2024
	HK\$ million	HK\$ million
Bank balances and cash	2,334	2,362
Unutilised revolving loan facilities	<u>1,786</u>	<u>2,523</u>
	<u>4,120</u>	<u>4,885</u>

## Foreign Currencies

The Group principally operates in Hong Kong, and as a result, has limited exposure to exchange rate fluctuations. The Group conducts its business mainly in Hong Kong dollars, and to a lesser extent UK pounds, United States dollars, Renminbi, Singapore dollars and Malaysia Ringgits. For transactions in foreign currencies, the Group will closely monitor the exposure and, if appropriate, hedge by local currency financing and other financial instruments to the extent desirable. In particular, exposure to investments in foreign operations in the United Kingdom is substantially covered by local currency financing and forward exchange contracts.

As at 31 December 2025, the Group's borrowings were 92% in Hong Kong dollars and 8% in UK pounds. The borrowings in UK pounds were arranged with banks for operations in the United Kingdom. The Group maintains bank balances and deposits mainly in Hong Kong dollars.

### Material loans to joint ventures

The Group provides certain loans to joint ventures for financing the projects and the details are set out as follows:

Names of joint ventures:	Notes	31 December 2025 HK\$ million	31 December 2024 HK\$ million
Southwater Investments Limited and its subsidiaries	(a)	3,118	2,366
Kingswood Edge Limited	(b)	826	768
Champion Estate (HK) Limited	(c)	373	316
Others		879	861
Total		5,196	4,311

#### Notes:

- (a) The loans are unsecured, interest-free, and have no fixed repayment dates. They are for financing the development of a property project in Hong Kong. The Group performs impairment assessment under Expected Credit Losses ("ECL") model. The ECL is measured on either a 12-month or lifetime basis depending on whether a significant increase in credit risk has occurred since initial recognition or whether an asset is considered to be credit-impaired. Based on the assessment under ECL model, the Group concluded that the amount of ECL is immaterial.
- (b) The loan is unsecured, interest-free, and has no fixed repayment dates. It is for financing an investment in property in London. Based on the assessment under ECL model, the Group concluded that the amount of ECL is immaterial.
- (c) The loan is unsecured, interest-free, and has no fixed repayment dates. It is for financing the development of a property project in Hong Kong. Based on the assessment under ECL model, the Group concluded that the amount of ECL is immaterial.

### Contingent Liabilities

As at 31 December 2025, the Group had contingent liabilities of HK\$4,690 million (31 December 2024: HK\$5,363 million) in respect of guarantees given by the Company for banking facilities granted to certain joint ventures. The guarantees were given severally and in proportion to the Group's equity interests in the joint ventures.

### Pledge of Assets

As at 31 December 2025, the Group's advances to joint ventures of HK\$4,587 million (31 December 2024: HK\$3,900 million) were subordinated to the loan facilities of joint ventures and assigned. The shares in these joint ventures beneficially owned by the Group are pledged to the financial institutions.

As at 31 December 2025, several of the Group's investment properties, properties for sale, financial assets at amortised cost, other properties, plant and equipment and bank deposits with carrying values of HK\$4,823 million, HK\$2,996 million, HK\$90 million, HK\$33 million and HK\$112 million, respectively, were pledged to secure credit facilities for the Group.

## PROSPECTS

The emergence of the Iran crisis in early March 2026 has triggered a surge in oil prices and heightened inflation expectations, intensifying global market volatility alongside existing tariff and geopolitical tensions. While the full impact and duration of this crisis remain uncertain, we believe the renewed growth momentum in the Chinese Mainland and Hong Kong economy provides a resilient foundation to navigate these headwinds, even if near-term residential momentum may be temporarily tempered by stock market fluctuations.

We believe Hong Kong's residential property market bottomed out in late 2025 and is set for a sustainable recovery in 2026. This optimism is underpinned by robust demand from both end-users and investors, a rising rental market, and the continuous inflow of students, talents and capital from Chinese Mainland. Furthermore, China's unwavering support for Hong Kong's integration into the Greater Bay Area reinforces the city's appeal as a premier residential destination for Chinese Mainland professionals.

We will continue the pre-sale of Cloudview and UNI Residence. Both projects, primarily featuring small lump sum one- and two-bedroom units with MTR connectivity, are ideally positioned to capture demand from first-time homebuyers, young families and investors. Additionally, they stand to benefit significantly from the Government's Northern Metropolis Development Strategy and growing cross-border activities.

Investment and leasing sentiment for Central commercial properties is improving, driven by renewed interest from Chinese Mainland enterprises and global financial institutions viewing Hong Kong as a critical hub for international expansion. Recent transactions and leasing commitments underscore a strengthening confidence in CBD Grade A office assets. In this environment, our Central Crossing project, with its flagship Central location and mixed-use development, is exceptionally well-positioned. Supported by our targeted tenant strategy and focused execution, we are confident that leasing commitments will build steadily, enhancing the project's capital value over the medium term.

However, demand for office space in Kowloon East remains subdued. Occupancy and rents continue to face pressure as tenants maintain a cautious stance, a trend likely to weigh on valuations in these areas throughout 2026. The gradual recovery of the Chinese Mainland economy is expected to bolster demand for office space over the medium term as corporate footprints expand.

The Government's promotion of mega events and its "Tourism is Everywhere" strategy are expected to drive visitor arrivals and support occupancy at Lanson Place Causeway Bay hotel. With the Hong Kong Tourism Board reporting 50 million visitor arrivals in 2025 (a 12% year-on-year increase), we anticipate that event-led tourism will continue to be a primary catalyst for the hospitality sector.

Looking ahead, we maintain a position of cautious optimism regarding Hong Kong's property market, particularly the residential sector. Recent government land tenders exceeding market expectations reflect a broader confidence in the sector's long-term fundamentals. Despite external volatility, we believe that firming investment appetite, supportive policy shifts, and resilient end-user demand will underpin sustained growth.

Our priority remains the maintenance of a healthy financial position and a diversified portfolio. We will continue to operate with prudence while diligently pursuing strategic investment opportunities that align with our long-term growth objectives.

## **KEY RISKS AND UNCERTAINTIES**

The Group's business, financial conditions or results of operations are affected by a number of key risks and uncertainties outlined below. There may be other risks or uncertainties, including those which are not known to the Group or which the Group currently deems to be immaterial but may affect the Group in future.

### **Business Risks**

#### *Property development*

A majority of the Group's assets are located in, and a majority of the Group's revenue is derived from Hong Kong. As a result, the general state of Hong Kong and the property market, the interest rate changes and the political and legal situations in Hong Kong may have a significant impact on the Group's operating results and financial condition.

The Group's activities on its development properties are also subject to various laws and regulations of Hong Kong. Developing properties, refurbishment and other re-development projects require Government permits. The Government may introduce property cooling measures from time to time which may have a significant impact on the property market and may adversely affect the Group's property sales performance and financial condition.

#### *Property investment and hospitality business*

Financial performance may be materially and adversely affected in the event of a decline in rental or occupancy levels, or difficulties in securing lease renewals or obtaining new tenants. The Group cannot be assured that existing tenants will renew their leases upon expiration or that the Group will be able to find replacement tenants at rental rates equal to or above the current rental rates for tenancies.

## **CORPORATE SOCIAL RESPONSIBILITY**

### **Employees**

As at 31 December 2025, the Group had approximately 480 employees. The Group offers comprehensive remuneration and benefit packages to our employees, which are structured according to prevailing salary levels in the market, individual merit and performance. The Group has a mandatory provident fund scheme and an occupational retirement scheme to provide retirement benefits to all employees in Hong Kong. The Group also provides training programmes for employees.

Employees, including Directors, are eligible for the Company's share option plan and share award plan where the share options and/or share awards are generally exercisable by phases within ten years.

### **Communities**

The Group takes pride in being an outstanding member of the communities in which it operates. As such, the Group has introduced a number of initiatives under its Corporate Social Responsibility mission and shall continue to seek innovative and meaningful ways to engage its employees and associates in building stronger and more vibrant communities in which it operates.

The Group's 2025 activities covered the followings:

- A Day with Food Angel
- Mooncake Donation
- Lai See Reuse and Recycle Program
- Pre-loved Book Donation
- Ocean Park Conservation Foundation Hong Kong Island Flag Day
- Walk for a Vision

### **Environment**

The Group established the environmental policy addressing environmental issues. For details, please refer to Environmental, Social and Governance Report 2025, which will be available on the websites of the Company and Hong Kong Exchanges and Clearing Limited together with the Annual Report 2025.

### **Compliance with Laws and Regulations**

The Group is committed to complying with all relevant rules and regulations issued by the Government of the Hong Kong Special Administrative Region in relation to construction of properties, sales of properties, property management and employees, etc. The Group also holds relevant required licences for the provision of hospitality services. Relevant employees are trained to any changes in the applicable laws, rules and regulations from time to time.

## **Relationship with Suppliers**

The selection of major suppliers or contractors is conducted through tendering process in all the Group's segments. Internal Audit Department of the Group regularly reviews the procurement and tendering procedures to ensure that the processes are conducted in an open and fair manner.

## **Relationship with Customers**

For our residential development projects, the Group has comprehensive hand-over procedures to ensure delivery of quality products to our customers.

For our commercial and residential estate management and hospitality management, the Group obtains regular feedback from customers in order to enhance quality of services.

## **OTHER INFORMATION**

### **CORPORATE GOVERNANCE**

The Company is committed to achieving and maintaining high standards of corporate governance and has established policies and procedures for compliance with regulatory requirements, including the requirements under the Listing Rules.

The Company has applied the principles and complied with the applicable code provisions of the Corporate Governance Code contained in Appendix C1 to the Listing Rules during the financial year ended 31 December 2025 except that the Company provides quarterly management accounts instead of monthly management accounts to the Board. It is considered that the provision of a monthly board update with quarterly management accounts to all Board members is sufficient for their reviewing of the Group's financial performance.

### **REVIEW BY AUDIT COMMITTEE**

The Audit Committee has reviewed the Group's consolidated financial statements for the year ended 31 December 2025, including the accounting principles and practices adopted by the Group.

### **PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES**

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

## ANNUAL REPORT

The Annual Report 2025 containing all the financial and other related information of the Company required by the Listing Rules will be published on the website of Hong Kong Exchanges and Clearing Limited at [www.hkexnews.hk](http://www.hkexnews.hk) and the website of the Company at [www.wingtaiproperties.com](http://www.wingtaiproperties.com) and copies thereof will be dispatched to shareholders of the Company on or about 27 April 2026.

By Order of the Board  
**WING TAI PROPERTIES LIMITED**  
**Chung Siu Wah, Henry**  
*Company Secretary & Group Legal Counsel*

Hong Kong, 27 March 2026

As at the date of this announcement, the directors of the Company are:

*Executive Directors:*

Cheng Wai Chee, Christopher, Cheng Wai Sun, Edward, Cheng Man Piu, Francis and Ng Kar Wai, Kenneth

*Non-executive Directors:*

Kwok Ping Luen, Raymond (Kwok Ho Lai, Edward as his alternate), Hong Pak Cheung, William, Chow Wai Wai, John and Chen Chou Mei Mei, Vivien

*Independent Non-executive Directors:*

Yeung Kit Shing, Jackson, Lam Kin Fung, Jeffrey, Lam Tin Fuk, Fred and Kwok King Man, Clement