

Creating Better Lifescapes

ANNUAL RESULTS FY 2025/26

Analysts' Briefing 1 September 2026



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Annual Results for the year ended 30 June 2026

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FY 2025/2026 Result Snapshots

Strong balance sheet with net cash position

Profit

Underlying Profit

HK\$4,789 m

↓ 6.4% yoy

Net Profit

HK\$4,589 m

↑ 14.2% yoy

Underlying EPS

HK\$0.51

↓ 12.1% yoy

Dividend

Interim

HK\$0.15

Final

HK\$0.43

Total

HK\$0.58

HK\$0.58 last year

Payout ratio

(full year)

113.7%^

5.6% yield* p.a.

Balance Sheet

Net Cash

HK\$55,130 m

↑ HK\$5,669 m yoy

Shareholders' funds

HK\$173,875 m

↑ 2.6% yoy

NBV per share

HK\$18.14

↓ 2.0% yoy

* Based on closing price of HK\$10.28 per share on 30 June 2026

^ Based on underlying EPS of HK\$0.51 as stated in financial statements

Financial Results Highlights

For the financial year ended 30 June 2026

	FY 2025/26	FY 2024/25	% Change
Revenue	<u>HK\$9,273m</u>	HK\$8,183m	+ 13.3%
Underlying profit from operations	<u>HK\$4,789m</u>	HK\$5,118m	- 6.4%
Net profit attributable to shareholders	<u>HK\$4,589m</u>	HK\$4,019m	+ 14.2%
Underlying EPS	<u>HK\$0.51</u>	HK\$0.58	- 12.1%
EPS	<u>HK\$0.49</u>	HK\$0.45	+ 8.9%

Revenue increased mainly due to a HK\$1,120m increase in property sales at the subsidiary level.

Underlying profit from operations decreased, primarily due to lower interest income amid a softer interest rate environment, higher taxable income, as well as reduced net rental income.

After revaluation loss (net of deferred taxation) on investment properties of HK\$192m, **Net profit attributable to shareholders** was HK\$4,589m.

Earnings drivers – contribution from Segment results

For the year ended 30 June 2026

	FY 2025/26*	FY 2024/25*	% Change	
Property Sales	<u>HK\$1,103m</u>	HK\$1,021m	+ 8.0%	Profit contribution from Property Sales improved, mainly driven by an enhancement in segment gross profit margin.
Property Rental	<u>HK\$2,715m</u>	HK\$2,782m	- 2.4%	Changes in Property Rental were driven by the evolving retail tenancy mix, partly offset by the residential segment, while the office and industrial portfolios continued to stabilise.
Hotel Operations	<u>HK\$519m</u>	HK\$475m	+ 9.3%	Hotel Operations improved, supported by the continued recovery in Hong Kong's tourism industry.

* Including attributable share of associates and joint ventures and excluding non-controlling interest

Strong financial position

Solid balance sheet strength

	30 June 2026	30 June 2025	Change	Net Cash of HK\$55.1b Net cash increased by HK\$5.7b yoy Net cash increased despite the full settlement of land costs for the Tuen Mun Town and Jordan Valley sites, and partial payment for the Kam Sheung Road Phase Two Development, primarily due to: 1) Surplus cash distribution from SGM and other JV projects 2) Interest income generated on cash deposits
Cash and bank deposits	<u>HK\$58,022m</u>	HK\$51,260m	+ HK\$6,762m	
Debts	<u>(HK\$2,892m)</u>	(HK\$1,799m)	- HK\$1,093m	
Net Cash	<u>HK\$55,130m</u>	HK\$49,461m	+ HK\$5,669m	

Strong financial position and sustainable growth strategy enable the Group to meet challenges and capture opportunities that may arise

Land bank



19.4 million sq. ft. attributable land bank as of 30 June 2026

Balanced and diversified portfolio sufficient to support the Group's requirement over the next few years

(in million square feet)	Hong Kong	Chinese Mainland	← Overseas →		Total
			Singapore	Sydney	
Properties under development	2.8	0.7	0.4	-	3.9
Investment properties & hotels	11.2	1.5	0.7	0.2	13.6
Completed properties for sale	0.8	1.1	-	-	1.9
	14.8	3.3	1.1	0.2	19.4
No. of projects under development	10	1	2	-	13

Land acquisitions in FY 2025/2026

Three new acquisitions reflect our long-term confidence in Hong Kong

Project	Date	Usage	Stake	Attributable gross floor area (sq. ft.)
Tuen Mun Town Lot No. 569, Hoi Chu Road, Tuen Mun	13/08/2025	Residential	100%	282,102
New Kowloon Inland Lot No. 6674, Choi Hing Road, Jordan Valley, Kowloon	07/01/2026	Residential/ Commercial	85%	315,379
Lot No. 2329 in Demarcation District No. 106 Kam Sheung Road Station Phase Two Property Development, Yuen Long	21/04/2026	Residential/ Commercial	36%#	434,345
# MTRC Projects				1,031,826

TMTL 569, Hoi Chu Road,
Tuen Mun



NKIL 6674, Choi Hing Road,
Jordan Valley, Kowloon



Kam Sheung Road Station
Phase Two Property Development



Land acquisition subsequent to FY 2025/2026

First Northern Metropolis Pilot Project secured through cross-sector collaboration

Project	Date	Usage	Stake	Attributable gross floor area (sq. ft.)
HSK Town Lot Nos. 18 to 21 Hung Shui Kiu / Ha Tsuen New Development Area, Yuen Long, New Territories	24/08/2026	Residential/ Commercial/ Enterprise and Technology Park	17%	365,332



- Awarded the first pilot-area development project in the Northern Metropolis, in partnership with cross-sector JV partners and aligned with the National 15th Five-Year Plan
- Driving innovation and cross-industry collaboration through a smart logistics and industrial hub integrated with residential and community commercial facilities
- Supporting industrial upgrading and advancing the development of Northern Metropolis

Properties under development – Hong Kong

11 projects scheduled for completion in the coming years

Expected completion date	Project Name / Site	Location	Stake	Attributable gross floor area (sq. ft.)
FY 2026 / 2027	Grand Mayfair III	Yuen Long	33.33% [#]	120,537
	One Park Place	Yau Tong	80% [#]	260,274
	La Mirabelle	Tseung Kwan O	25% [#]	386,681
				767,492
FY 2028 / 2029	KIL 11285, Wing Kwong Street / Sung On Street Project	To Kwa Wan	Joint Venture*	185,278
				185,278
FY 2029 / 2030	Lot 722 in D.D. No. 332	Lantau	100%	81,806
	Shing Tak Street / Ma Tau Chung Road Development Project	Kowloon City	Joint Venture*	228,205
	NKIL 6590, Kai Tak	Kai Tak	50%	496,139
				806,150
FY 2030 / 2031	TMTL 569, Hoi Chu Road	Tuen Mun	100%	282,102
	NKIL 6674, Choi Hing Road	Jordan Valley	85%	315,379
				597,481
FY 2031 / 2032	Kam Sheung Road Station Phase Two Property Development	Yuen Long	36% [#]	434,345
				434,345
Others				8,353
Total : 10 projects				2,799,099
FY 2033 / 2034	Hung Shui Kiu / Ha Tsuen New Development Area	Yuen Long	17%	365,332
Total : 11 projects				3,164,431

* URA projects # MTRC Projects

Properties under development – Chinese Mainland and Singapore

Diversifying the development portfolio

Expected completion date	Project Name / Site	Location	Stake	Attributable gross floor area (sq. ft.)
FY 2026 / 2027	The Palazzo Phase IV	Chengdu	20%	713,993
Total : 1 project in Chinese Mainland				713,993
FY 2027 / 2028	The Reserve Residences	Singapore	20%	200,884
FY 2028 / 2029	The Golden Mile and Aurea	Singapore	25%	209,121
Total : 2 projects in Singapore				410,005



The Reserve Residences offers vibrant living in touch with nature within an inclusive urban centre in the rejuvenated Beauty World neighbourhood. We launched The Reserve Residences for sale in May 2023 and is now fully sold.



The Golden Mile and Aurea involves the redevelopment of the property into a new mixed-use development which comprises residential, office, retail and medical units by constructing new building as well as conserving and revitalising the existing building.

Property sales

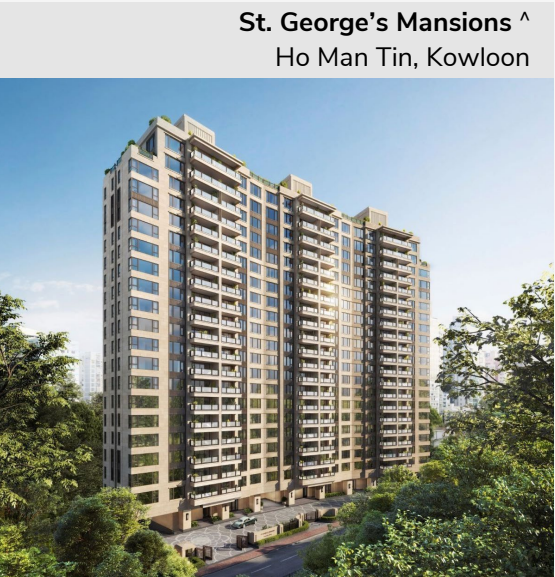


Property sales recognised in the financial year

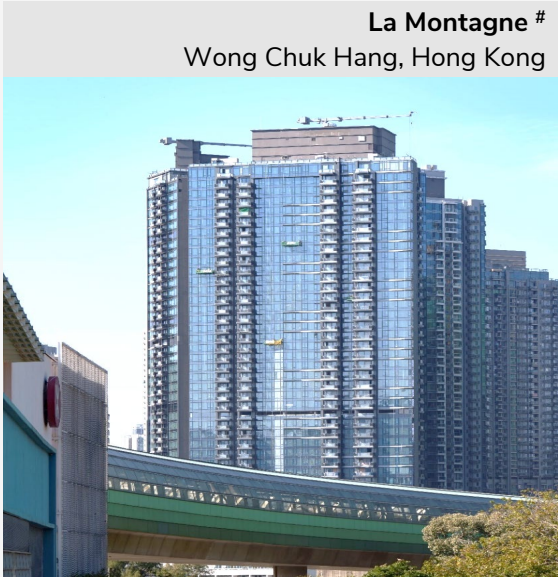
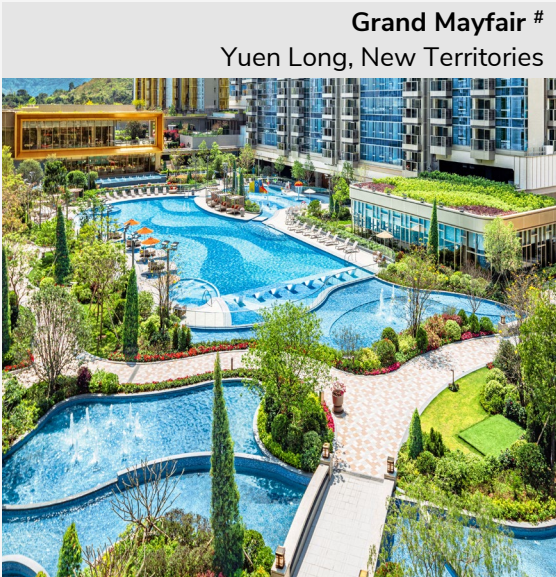
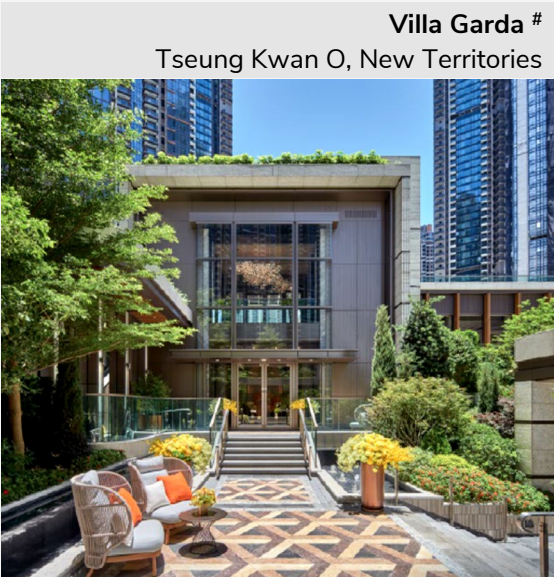
Improving segment profitability and margins

	FY 2025/26	FY 2024/25	% Change
Property sales*	HK\$10,410m	HK\$10,813m	- 3.7%
Segment results*	HK\$1,103m	HK\$1,021m	+ 8.0%

* Including attributable share of associates and joint ventures and excluding non-controlling interest



^ Tender from CLP Holdings Limited # MTRC Projects



Total attributable contracted sales of over ~HK\$6.6 billion not yet recognised

Three major residential projects launched with positive market reception

Projects launched in the Financial Year

Grand Mayfair III

Yuen Long

Total number of units: 680

Stake: 33.33% #

First launch for sale: Oct 2025

Units sold: 69.7%



One Park Place

Yau Tong

Total number of units: 748

Stake: 80% #

First launch for sale: Nov 2025

Units sold: 62.6%



La Mirabelle I

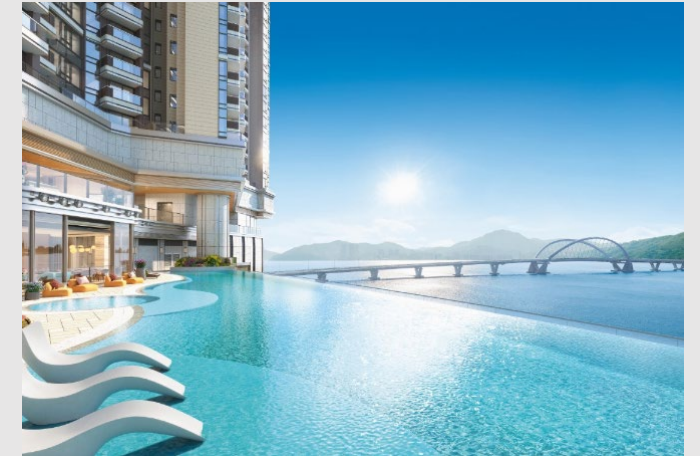
Tsuen Kwan O

Total number of units: 1,266

Stake: 25% #

First launch for sale: Mar 2026

Units sold: 68.0%



MTRC Projects

La Mirabelle I & II well received by the market

Subsequent to the Financial Year, certain units of La Mirabelle II were launched for sale

Project launched subsequent to the Financial Year

La Mirabelle II

Tsueng Kwan O

Total number of units: 1,284

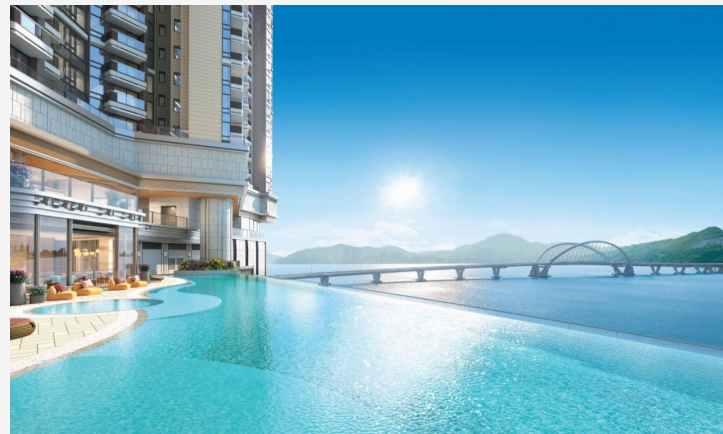
Stake: 25% #

First launch for sale: Jul 2026

Units sold: 200



MTRC Project



New project launches for FY 2026/2027

One project in the pipeline for the calendar year 2026

Location	Stake	Attributable residential gross floor area (sq. ft.)	Attributable number of residential units
Wing Kwong Street / Sung On Street Development Project	Joint venture*	162,525	316
		• Prime waterfront location adjacent to To Kwa Wan Station. • Sustainability-led development with strong placemaking features. • Enhanced pedestrian connectivity to create a vibrant precinct. • Attributable GFA: 162,525 sq. ft. for residential and 22,753 sq. ft. for retail. • Superstructure works in progress. • Launch timetable subject to pre-sale consent and market conditions.	

* URA Project

Property rental



Rental activities

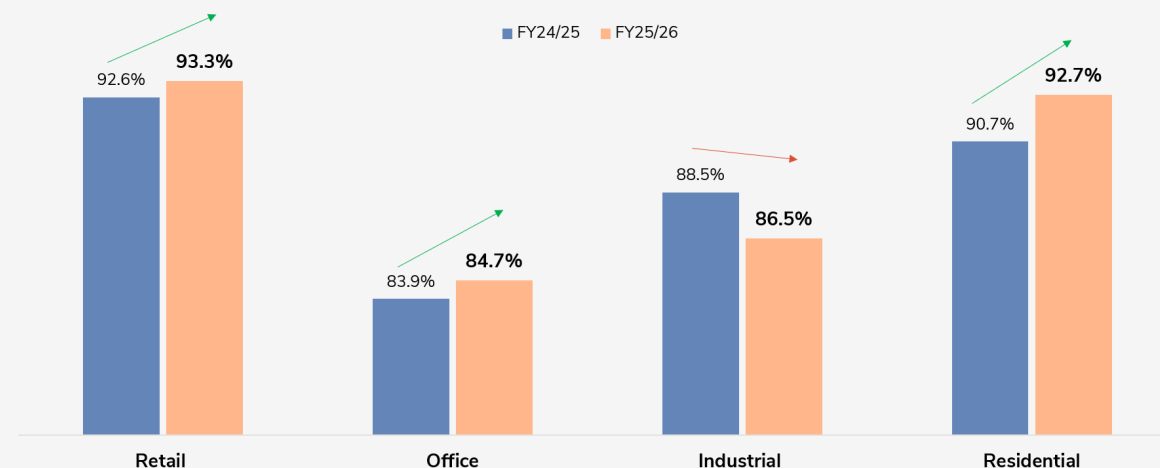
Steady improvement in occupancy levels

	FY 2025/26	FY 2024/25	% Change
Gross Rental Revenue *	HK\$3,432m	HK\$3,486m	- 1.5%
Net Rental Revenue *	HK\$2,715m	HK\$2,782m	- 2.4%

* Including attributable share of associates and joint ventures and excluding non-controlling interest

- Overall occupancy of the Group's investment property portfolio improved to **90.0%** during the Financial Year
- The retail operating environment remained dynamic throughout the year. In response, the Group continued to proactively drive footfall and tenant sales through targeted marketing campaigns, promotional initiatives and asset enhancement programmes.
- ONE CENTRAL PLACE: achieved 94.6% occupancy as at 30th June, 2026

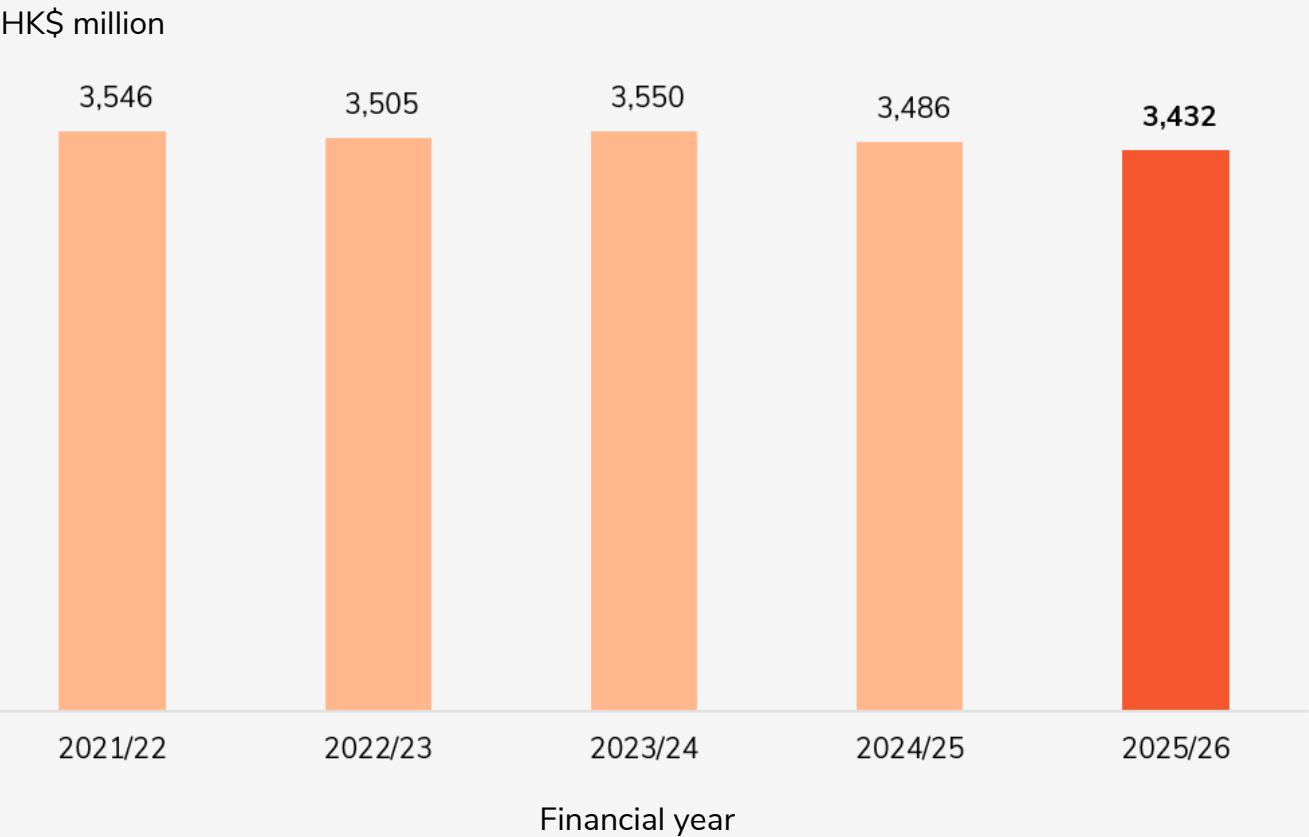
Overall occupancy rate increased to **90.0%** (FY24/25: 89.6%)



Diversified and balanced investment properties portfolio

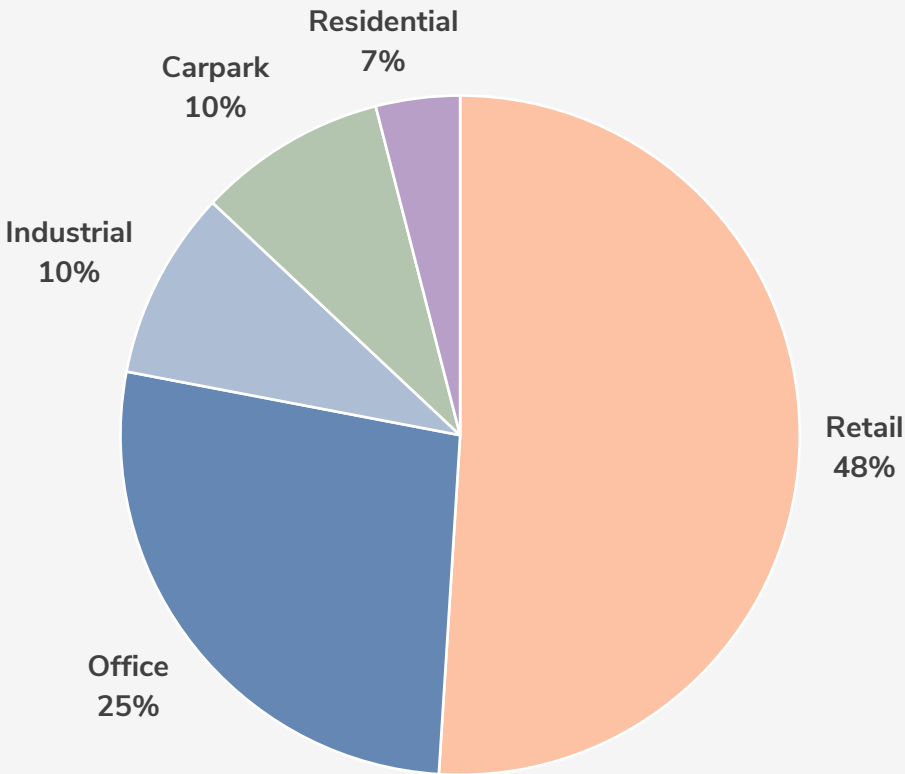
Providing steady recurring rental income

Gross rental revenue* for the past five financial years



* Including attributable share of associates and joint ventures and excluding non-controlling interest

Gross rental revenue breakdown by sectors



Development pipeline projects

Adding ~4% more commercial space to investment properties portfolio*

Project	Stake	Attributable plot ratio area (sq. ft.)
Hong Kong		
KIL 11285, Wing Kwong Street / Sung On Street Project	Joint Venture	22,753
Shing Tak Street / Ma Tau Chung Road Development Project	Joint Venture	38,031
NKIL 6674, Choi Hing Road	85%	52,563
NKIL 6590, Kai Tak	50%	68,017
Kam Sheung Road Station Phase Two Property Development	36%	157,908
		339,272
Chinese Mainland		
The Palazzo Phase IV, Chengdu	20%	10,765
Singapore		
The Reserve Residences	20%	45,979
The Golden Mile and Aurea	25%	146,351
		192,330
Total		542,367

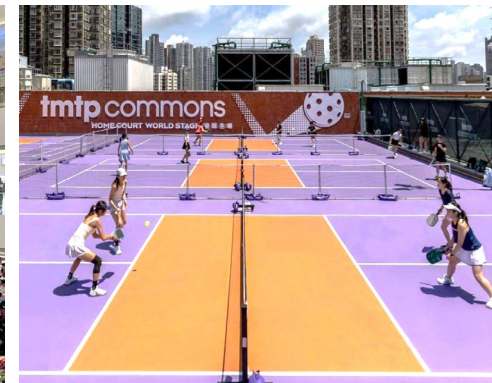
* In terms of attributable plot ratio area

Leveraging the Sports Economy to boost retail performance

Curating a compelling retail offering for local shoppers and visitors

Drive footfall and spending

- Enhance customer traffic through targeted marketing campaigns and promotional initiatives
- Offer attractive incentives and rewards to stimulate spending and repeat visits
- Curate signature events and experiences across flagship malls



Continued to optimise tenant mix

- Strengthen the dining offerings with sought-after F&B concepts
- Broaden the retail proposition with emerging lifestyle and experiential brands



Strengthening customer connections through targeted engagement

Boosting traffic and spending through immersive retail experiences



“Goal Together”

- Sino Group’s “Goal Together” campaign brought football fever to the city, with live broadcasts of all 104 matches and over 7,300 fans attending the Finals across our three flagship malls.



“Shining Journey – Tracing MOLLY’s Starlight Footprint”

- Sino Group partnered with POP MART to celebrate MOLLY’s 20th anniversary with an eight-mall art campaign featuring 55 iconic designs and MOLLY’s tallest-ever seven-metre sculpture at China Hong Kong City

Hotels



Hotel operations

Improved profitability supported by rising visitor arrivals and effective cost control

	FY 2025/26	FY 2024/25	% Change
Hotel Revenue*	HK\$1,565m	HK\$1,506m	+ 3.9%
Segment operating profit*	HK\$519m	HK\$475m	+ 9.3%

* Including attributable share of associates and joint ventures and excluding non-controlling interest

- Strong growth in Hong Kong visitor arrivals, supported by a robust calendar of events
- RevPAR growth across the Hong Kong hotel portfolio
- Disciplined cost management amid ongoing inflationary pressure
- Singapore market remains challenging, with softer visitor arrivals and increasing hotel room supply



Prospects



Prospects - With our solid financial position and forward-looking strategies, we are well placed to capture opportunities and create long-term value

Overall

Supported by vibrant financial market activity, successful talent attraction policies, growing international student enrolment at local universities, rising visitor arrivals, and ongoing enhancements to cross-boundary transport infrastructure, Hong Kong is well positioned for sustained economic growth.

Property Sales

Over HK\$6.6 billion of attributable contracted sales not yet recognised

La Mirabelle I & II have achieved strong sales momentum, with over 1,060 units sold since their launches in March and July 2026, respectively.

Property Rental

Retail occupancy continues to improve, reflecting stronger tenant confidence and business sentiment, while aligning with Government initiatives to promote the Sports Economy.

The office sector is showing encouraging signs of stabilisation supported by robust financial market activity and supportive government measures.

Hotel

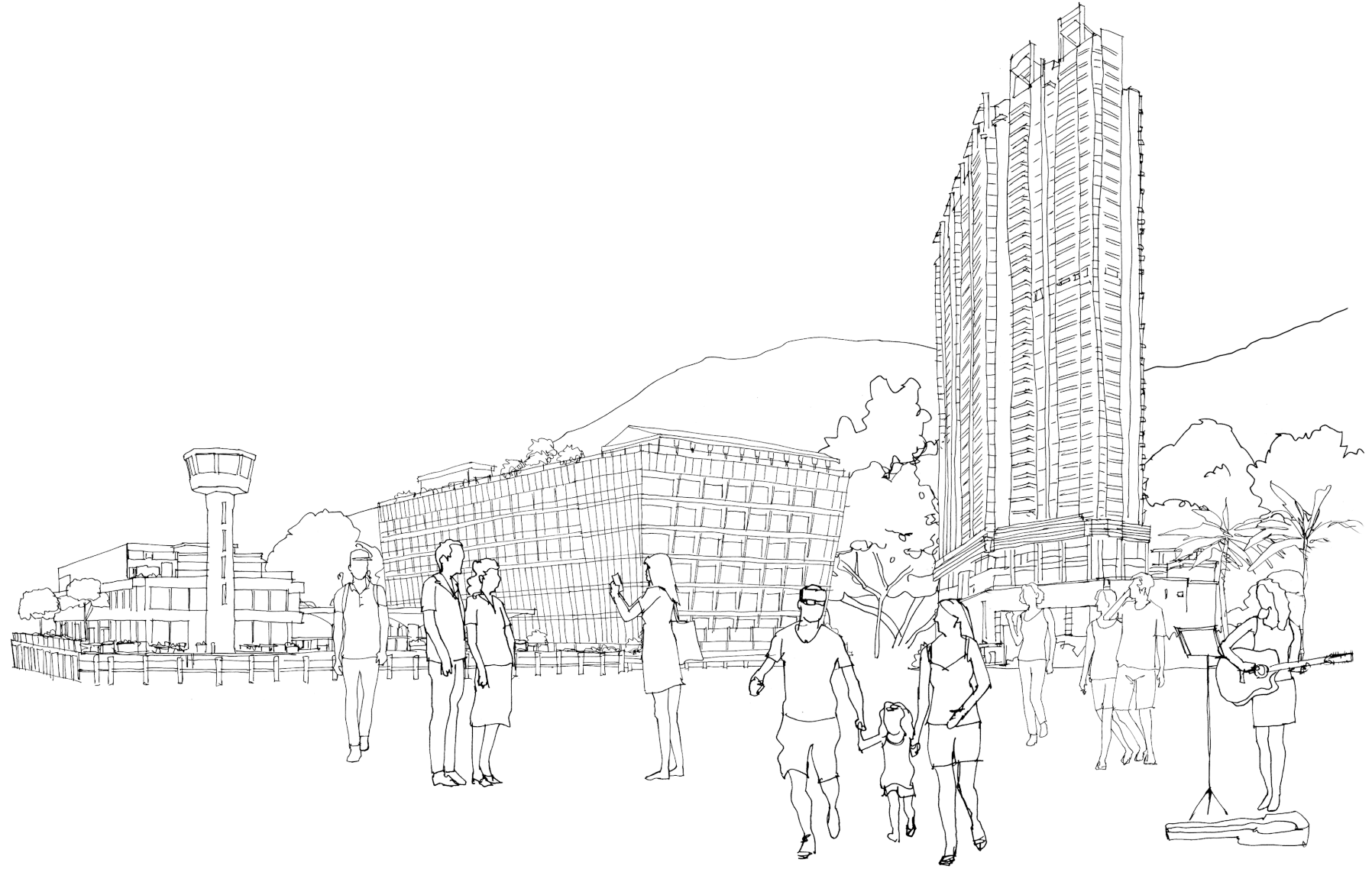
A new airport terminal, targeted tourism initiatives and a vibrant events calendar are expected to support continued growth in visitor arrivals and strengthen Hong Kong's position as a leading global tourism and event destination.



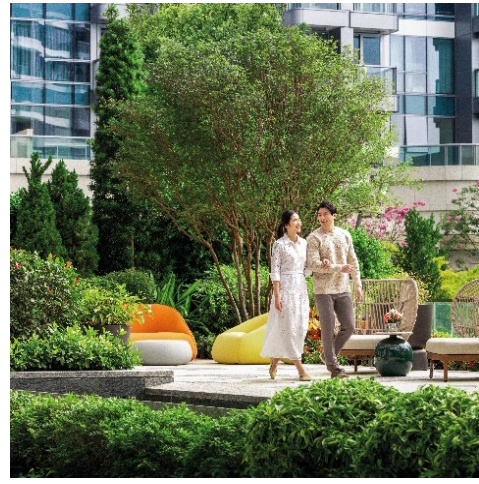
SINO LAND COMPANY LIMITED

Thank you

Q&As



Our Performance in ESG Ratings and Recognitions



World's Most Sustainable
Companies 2026

(Updated as at 23 June 2026)

Member of
Dow Jones Best-in-
Class World Index

Dow Jones Best-in-Class World
Index

Constituent

(Updated as at 1 May 2026)



S&P Global Sustainability
Yearbook 2026
(China Edition)

Top 1% S&P Global
CSA Score (China)

(Updated as at 13 April 2026)



S&P Global Sustainability
Yearbook 2026

Top 5% S&P Global
CSA Score

(Updated as at 18 February 2026)

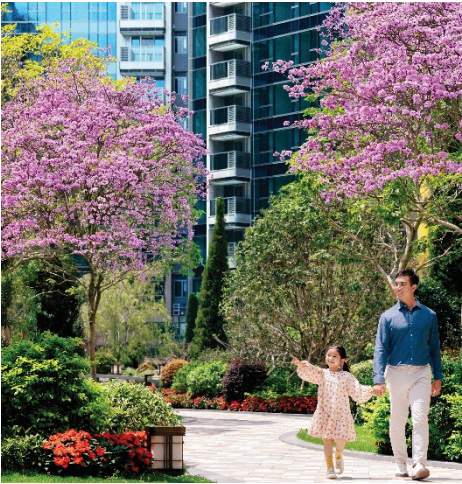


FTSE4Good Index Series

Constituent

(Updated as at 22 December 2025)

Our Performance in ESG Ratings and Recognitions



CDP

2025 Climate Change A List

(Updated as at 10 December 2025)



MSCI ESG Ratings

AAA Rated*

(Updated as at 23 October 2025)



Greater China Real Estate
Business Sustainability Index

Ranked 1st

(Updated as at 17 October 2025)



GRESB

Global Sector Leader
Development Benchmark –
Residential category

(Updated as at 13 October 2025)



Hang Seng Corporate
Sustainability Index Series

AAA Rated

Hang Seng Corporate
Sustainability Index

Constituent

Hang Seng ESG 50 Index
Constituent

(Updated as at 8 September 2025)

* Please refer to the MSCI disclaimer: <https://www.sino.com/en/media-centre/press-release/2026/sino-land-achieves-'aaa'-msci-esg-rating/>

Key ESG Accolades



ESG Achievement Awards 2024/2025

- Outstanding Sustainable Dividend Awards — Honorary Award
- ESG Benchmark Awards — Diamond Award
- ESG Benchmark Awards — Outstanding Performance in Social Responsibility
- Outstanding Sustainability Vision Awards — Distinction
- Outstanding ESG Innovative Project Awards — Distinction



Hong Kong Corporate Governance and ESG Excellence Awards 2025

- Award of Excellence in Corporate Governance
- Award of Excellence in ESG



Hong Kong ESG Reporting Awards 2025

- Excellence in Environmental Positive Impact — Grand Award
- Best ESG Report (Large-cap) — Commendation
- GRESB x HERA Development Benchmark Award — Commendation

Key ESG Accolades



TVB ESG Awards 2025

- Best in ESG Practices
- Best in ESG Report
- ESG Environmental Innovative Technology Award



UNSDG Achievement Awards Hong Kong 2025

- Project Award – Individual SDG Award (Discover Shui Hau)



Tech Fest Hong Kong Awards

- Tech Impact Company of the Year (Large Enterprise)



16th Asian Excellence Award

- Asia's Best CEO
- Asia's Best CFO
- Asia's Best CSR
- Best Investor Relations Team
- Best Investor Relations Professional
- Best Sustainable Asia
- Best Environmental Responsibility

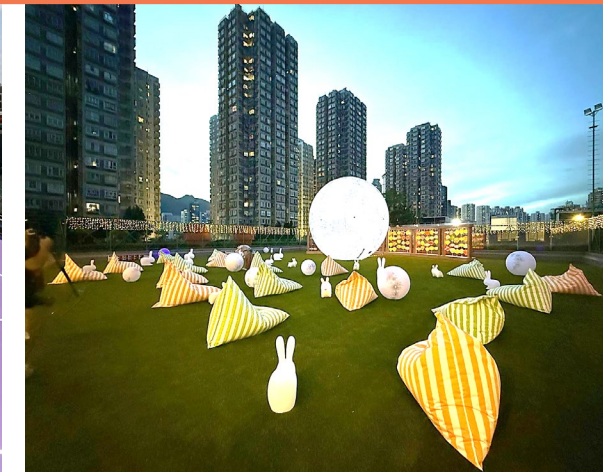
2025/2026 Completed Asset Enhancement Works

Appendix

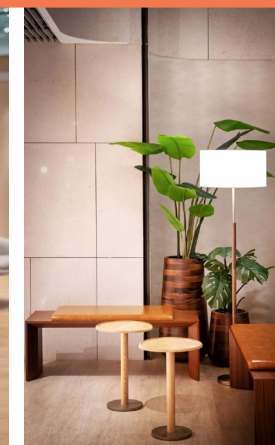
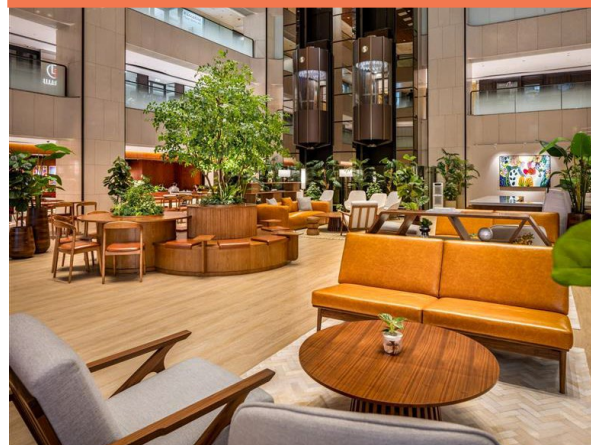
Olympian City 2 | OC Commons



Tuen Mun Town Plaza 1 | tmp commons



Tsim Sha Tsui Centre | Atrium Enhancement



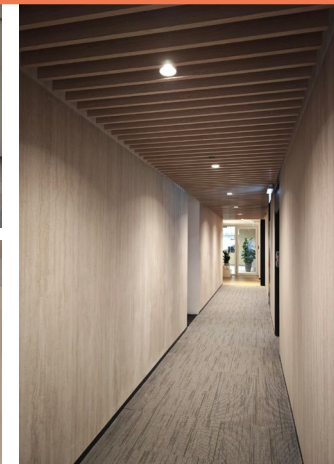
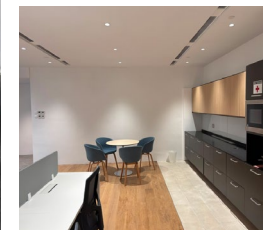
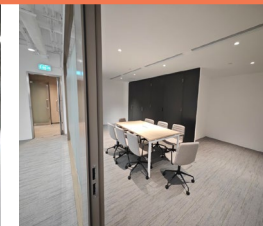
2025/2026 Completed Asset Enhancement Works

Appendix

China Hong Kong City | Regus Co-Work Centre



The Centrium | Show Flat



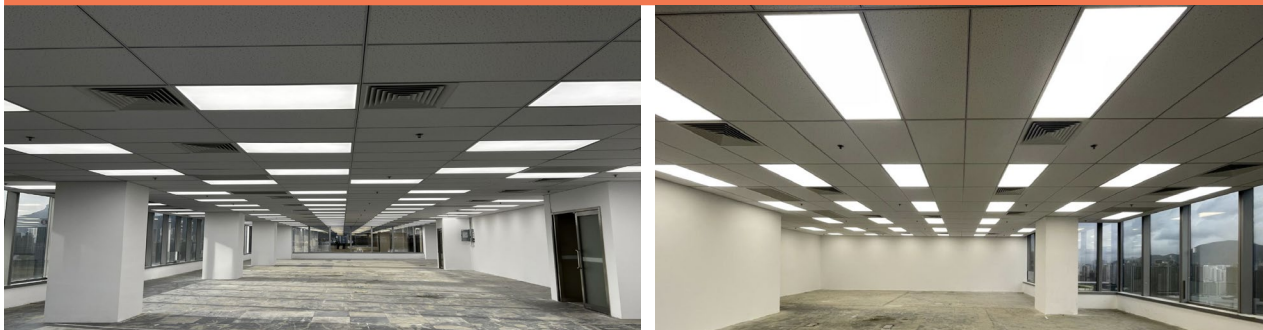
Exchange Tower | Retail Podium Enhancement



2025/2026 Completed Asset Enhancement Works

Appendix

Exchange Tower | Office Subdivision



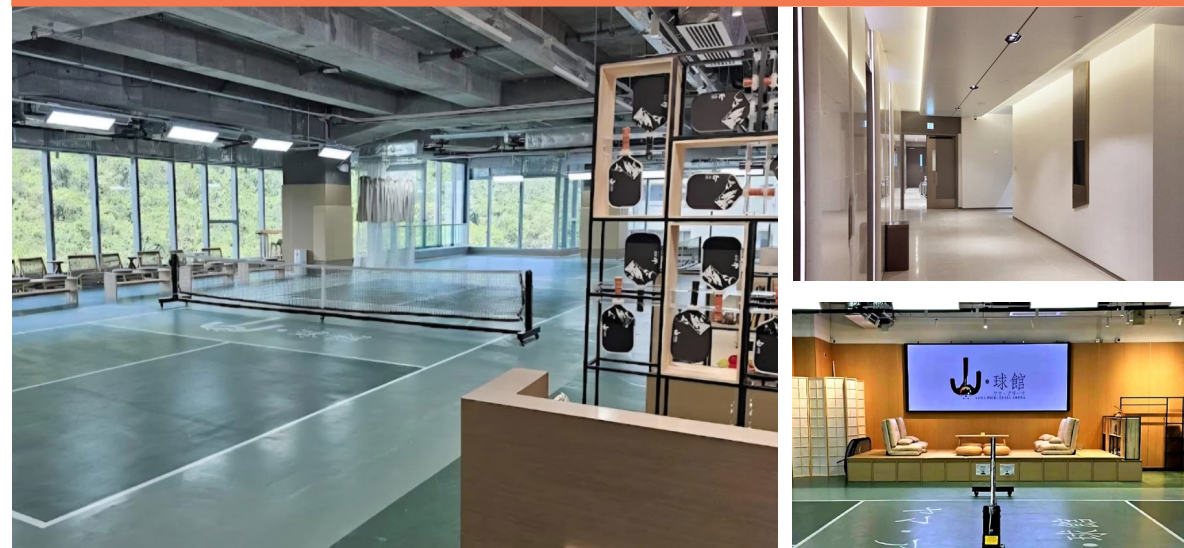
One North | Pickleball



Tuen Mun Town Plaza 1 | Retail Shop



Landmark South | Lift Lobby and Pickleball



Asset Enhancement Works in Progress

Appendix



Olympian City | LED & Signage

Tsim Sha Tsui Centre | New Bridge Connection