140 | WHARF

Established 1886

THE WHARF (HOLDINGS) LIMITED

Stock Code: 4

INTERIM REPORT 2026

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Cover photo:
The Monet, Wharf's Peak Portfolio project in Kowloon

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Operating & Underlying Profits Increased by 6%, Excluding Investments

HIGHLIGHTS

- Investment income decreased following portfolio reduction
- Excluding Investments, revenue increased by 2%, operating profit and underlying net profit by 6%
- Mainland Investment Properties stable with prudent revaluation deficit
- Mainland Development Properties ("DP") decline covered by Hong Kong DP growth
- Logistics relatively resilient in seriously disrupted global markets
- Dividends doubled to celebrate 140th Anniversary

GROUP RESULTS

Group Underlying Net Profit ("UNP") decreased by 17% to HK$1,697 million (2025: HK$2,035 million) mainly due to decrease in dividend income, partly mitigated by increase in interest income.

After the inclusion of Investment Properties ("IP") revaluation deficit and other unrealised accounting gains/losses, Group profit attributable to shareholders amounted to HK$48 million (2025: HK$535 million).

INTERIM AND SPECIAL DIVIDENDS

The Board has resolved to declare a first interim dividend of HK$0.20 per share, and a special interim dividend of HK$0.20 per share to celebrate the 140th anniversary of the Company. Total dividend distributions for the half-year period ended 30 June 2026 amounting to HK$0.40 per share (2025: HK$0.20 per share), will be paid on 15 September 2026 to Shareholders on record as at 6:00 p.m. on 31 August 2026. The first and special interim dividends will absorb a total amount of HK$1,222 million (2025: HK$611 million).

BUSINESS REVIEW

The first half of 2026 remained challenging and was further complicated by the conflict in the Middle East. In times of global disruptions, Hong Kong's buoyant equity trading and robust IPO pipeline reinforced the city's position as a credible safe haven for investors' capital. The residential property market also showed encouraging signs, with meaningful gains in both price and transaction volume, supported by improving buyer sentiment. The Group is well-placed to capture this momentum with a pipeline of residential projects for sale. In the port business, despite sustained competitive pressure in the region, the Group proactively secured new business scheduled to commence in the second half of the year.

In Chinese Mainland, sentiment remained subdued amid a weak property sector, although early signs of stabilisation emerged in tier-one cities. Shifting consumption patterns and intensified competition continued to weigh on the Group's business segments. Translation from a stronger Renminbi provided some relief for reporting in Hong Kong dollars.

Against this backdrop of external factors, the Group maintained prudent financial discipline, preserving a net cash position and healthy capital structure.

HONG KONG PROPERTIES

From its scarce ultra-luxury residential portfolio on the Peak, the Group recognised sales from the first house at 1 Plantation Road during the period for HK$558 million, equivalent to HK$91,000 per square foot.

Benefitting from the pickup in market activity, the 30%-owned Victoria Voyage in Kai Tak sold 198 units during the period, generating total sales proceeds of HK$3,534 million.

The Monet, the Peak project in Kowloon, is a new luxury residential property located in the Lion Rock Mid-Levels. The project is expected to be launched as planned, with an initial series of private VIP events. Situated at the highest elevation among leading developments in Kowloon Tong, it comprises four residential towers totalling 133 units, together with a private clubhouse and extensive landscaped gardens.

On an attributable basis, development properties ("DP") revenue recognised during the period increased to HK$1,345 million (2025: HK$475 million) and operating profit increased to HK$166 million (2025: HK$31 million). Net order book at period-end amounted to HK$774 million (31 December 2025: HK$1,035 million).

MAINLAND DEVELOPMENT PROPERTIES

The Group has progressively reduced exposure to this segment since 2019 and the remaining inventory is concentrated in slow-moving offices in a prolonged supply-demand imbalance.

During the first half of 2026, attributable contracted sales were RMB345 million (2025: RMB859 million), mainly from projects in Chengdu and Suzhou. Net order book at period-end was RMB428 million (31 December 2025: RMB312 million).

On an attributable basis, revenue declined by 54% to HK$238 million, with an operating loss of HK$3 million (2025: profit of HK$40 million). An attributable impairment provision of HK$547 million (2025: HK$522 million) was made.

MAINLAND INVESTMENT PROPERTIES

Economic conditions in Chinese Mainland remained mixed due to prolonged property downturn, despite renewed strength in the stock market. A stronger rebound in retail sales was constrained by overcapacity, the rising penetration of e-commerce, and subdued consumer sentiment. Consumers remained value-driven, with spending closely tied to promotions and government subsidies. To support sales growth, the Group continued to refine tenant mix and roll out targeted marketing campaigns.

At Chengdu International Finance Square ("IFS") mall, conversion of an arcade area previously occupied by an anchor tenant is underway, with completion expected in late 2026. A carefully curated mix of new tenants will be introduced to enhance the overall shopping experience. The apartment units that have been held for rental income since completion are being progressively released for sale as lease commitments expire and upon completion of refurbishment.

At Changsha IFS mall, luxury brands continued to expand, underscoring their confidence in the city's leading retail destination. *HERMÈS* expanded its footprint into a duplex flagship store, while *BRUNELLO CUCINELLI* upgraded its store to the largest two-storey flagship in China. *LOUIS VUITTON* is embarking on another phase of boutique expansion in July 2026. *POP MART* is also set to unveil its regional flagship store.

In the office sector, vacancy across the markets remained elevated amid severe oversupply and weak demand. Downsizing activities continued and corporates remained cost-conscious, suppressing occupancy and rental of the Group's office portfolio.

Overall segment revenue increased by 1% to HK$2,269 million and operating profit by 1% to HK$1,490 million, after taking into account Renminbi appreciation.

HOTELS

Hong Kong hotels continued to recover, supported by sustained visitor growth, a strong pipeline of mega events, and Renminbi appreciation. In Chinese Mainland, occupancy and room rates remained under pressure due to macro conditions, softer corporate demand, and intense competition. To drive performance amid these challenges, the Group implemented targeted promotions, strengthened performance management, and maintained disciplined cost controls.

Segment revenue from ownership and management increased by 4% to HK$323 million, with an operating loss of HK$4 million (2025: HK$11 million).

LOGISTICS INFRASTRUCTURE

Cargo flows were disrupted by persistent geopolitical tensions and the Middle East conflict, which drove a spike in fuel prices and reshaped global trade. In Hong Kong, shipping volumes came under further pressure amid intensifying regional competition and overcapacity in southern China. Modern Terminals' throughput in Hong Kong declined by 6% to 1.6 million TEUs. In Shenzhen, DaChan Bay Terminals' throughput increased by 16% to 1.4 million TEUs, while throughput at associated company Shekou Container Terminals increased by 5% to 3.6 million TEUs.

Cargo volume handled by the 21%-owned Hong Kong Air Cargo Terminals decreased by 2% to 0.9 million tonnes.

Overall segment revenue was stable at HK$1,073 million and operating profit decreased by 19% to HK$111 million.

OUTLOOK

Looking ahead, the global outlook remains uncertain, clouded by geopolitical tensions, volatile energy prices, cost inflation, tariff policies and renewed concerns over U.S. interest rate. The Central Government's tighter outbound direct investment regulations have added uncertainty to the broad residential market in Hong Kong, and the implications will need to be monitored. In Chinese Mainland, rapid technological and AI advancements contrast with ongoing challenges in the property sector, sustained improvement in the latter remains important to restore broader market confidence. To navigate volatilities, the Group will continue to maintain strong financial position and remain agile in adapting to evolving consumer trends.

FINANCIAL REVIEW

(I) REVIEW OF 2026 INTERIM RESULTS

Group UNP decreased by 17% to HK$1,697 million (2025: HK$2,035 million), mainly reflecting lower dividend income after unwinding part of the investment portfolio since the last quarter of 2025, partly mitigated by higher interest income and sales recognition from Hong Kong DP.

Group profit attributable to equity shareholders amounted to HK$48 million (2025: HK$535 million) after an attributable net IP revaluation deficits of HK$2,049 million (2025: HK$1,180 million).

Revenue and Operating Profit ("OP")

Group revenue decreased by 6% to HK$5,344 million (2025: HK$5,669 million) and OP by 11% to HK$2,354 million (2025: HK$2,657 million).

IP revenue stayed flat at HK$2,311 million (2025: HK$2,281 million) and OP at HK$1,510 million (2025: HK$1,484 million) on translation of RMB to HKD. In RMB terms, both revenue and OP decreased by 3% as retail and office rentals remained soft in Chinese Mainland.

DP revenue decreased by 8% to HK$679 million (2025: HK$739 million) and OP by 83% to HK$12 million (2025: HK$71 million) due to lower sales recognition in Chinese Mainland, partly compensated by recognition in Hong Kong.

Hotels revenue increased by 4% to HK$323 million (2025: HK$312 million) and operating loss narrowed to HK$4 million (2025: HK$11 million).

Logistics revenue was unchanged at HK$1,073 million (2025: HK$1,076 million) and OP decreased by 19% to HK$111 million (2025: HK$137 million) mainly caused by business mix with margin differences.

Investments OP decreased by 41% to HK$593 million (2025: HK$1,000 million) due to decrease in dividend income after partial disposal of the investment portfolio.

Others increased by 80% to HK$261 million (2025: HK$145 million) in OP mainly due to increase in interest income.

IP Revaluation Deficits

Including IP held by joint ventures, independent valuation as at 30 June 2026 gave rise to an attributable but unrealised net revaluation deficit (after related deferred tax and non-controlling interests) of HK$2,049 million (2025: HK$1,180 million), which was charged to the consolidated income statement.

Other Net Income

Other net income of HK$102 million (2025: charges of HK$32 million) mainly represented fair value gain of long term fund investments of HK$503 million (2025: HK$220 million), partly offset by net exchange loss of HK$219 million (2025: gain of HK$62 million) and impairment provision of HK$182 million (2025: HK$396 million) for Chinese Mainland DP.

Finance Costs

Excluding the mark-to-market gains/losses, finance costs before capitalisation of HK$115 million (2025: HK$178 million) increased by 13% to HK$255 million (2025: HK$225 million). Effective borrowing rate increased to 3.1% (2025: 2.4%).

Finance costs decreased to HK$15 million (2025: HK$659 million) after unrealised mark-to-market gain of HK$125 million (2025: loss of HK$612 million) on cross currency and interest rate swaps.

Share of Results (after taxes) of Associates and Joint Ventures

Attributable profit of associates increased by 47% to HK$190 million (2025: HK$129 million) while joint ventures' attributable loss increased by HK$479 million to HK$655 million (2025: HK$176 million), mainly attributable to net DP impairment provisions of HK$343 million (2025: HK$126 million).

Taxation

The Group recorded a net tax credit of HK$2,582 million (2025: charge of HK$163 million) mainly on writing back deferred tax provisions of HK$2,818 million (2025: HK$60 million) on partial reversal of the Chinese Mainland IP revaluation surpluses recorded in past years.

Profit to Shareholders

Group UNP (a performance indicator of the Group's major business segments) decreased by 17% to HK$1,697 million (2025: HK$2,035 million). By segment, IP profit increased by 4% to HK$1,142 million (2025: HK$1,103 million); DP loss slightly narrowed by 2% to HK$393 million (2025: HK$403 million); while Investments profit decreased by 41% to HK$593 million (2025: HK$997 million), and Logistics profit decreased by 5% to HK$191 million (2025: HK$200 million).

Including an attributable IP revaluation deficit of HK$2,049 million (2025: HK$1,180 million), mark-to-market and exchange loss on certain financial instruments of HK$103 million (2025: HK$519 million) and fair value gain on fund investments of HK$503 million (2025: HK$220 million), Group profit attributable to equity shareholders amounted to HK$48 million (2025: HK$535 million).

Basic earnings per share were HK$0.02 (2025: HK$0.18) based on weighted average of 3,056 million shares.

(II) DP SALES AND NET ORDER BOOK (INCLUSIVE OF JOINT VENTURE PROJECTS ON AN ATTRIBUTABLE BASIS)

Total contracted sales increased by 19% to HK$1,481 million (2025: HK$1,247 million).

Hong Kong sales increased to HK$1,084 million (2025: HK$305 million). Net order book decreased by 25% to HK$774 million (December 2025: HK$1,035 million).

Chinese Mainland sales contracted by 60% to RMB345 million (2025: RMB859 million). Net order book increased by 37% to RMB428 million (December 2025: RMB312 million).

(III) LIQUIDITY, FINANCIAL RESOURCES AND CAPITAL COMMITMENTS

Shareholders' and Total Equity

As at 30 June 2026, shareholders' equity stood at HK$146.7 billion (December 2025: HK$146.7 billion), equivalent to HK$47.99 (December 2025: HK$48.01) per share.

Total equity including non-controlling interests reported at HK$152.5 billion (December 2025: HK$152.4 billion).

Assets

Total business assets, excluding bank deposits and cash, certain financial and deferred tax assets, decreased by 4% to HK$170.8 billion (December 2025: HK$178.3 billion). Properties, Logistics and Investments assets accounted for 68%, 8%, 24% (December 2025: 68%, 8%, 24%) of the Group total, respectively.

Geographically, Hong Kong business assets decreased by 5% to HK$96.3 billion (December 2025: HK$101.1 billion), Chinese Mainland decreased by 5% to HK$63.8 billion (December 2025: HK$67.4 billion); and Overseas (mainly Investments) increased by 9% to HK$10.7 billion (December 2025: HK$9.8 billion), representing 56%, 38% and 6% (December 2025: 57%, 38% and 5%) of the Group total, respectively.

Investment Properties

IP portfolio was valued at HK$54.4 billion (December 2025: HK$57.5 billion), representing 32% (December 2025: 32%) of total business assets. This portfolio comprised Hong Kong IP of HK$18.8 billion (December 2025: HK$18.7 billion) and Chinese Mainland IP of HK$35.6 billion (December 2025: HK$38.8 billion).

Net of deferred taxes and non-controlling interests, IP value (including IPs held by joint ventures) attributable to the Group was HK$49.6 billion (December 2025: HK$50.3 billion), comprising Hong Kong IP of HK$17.1 billion (December 2025: HK$16.9 billion) and Chinese Mainland IP of HK$32.5 billion (December 2025: HK$33.4 billion).

Properties for Sale

DP assets amounted to HK$36.7 billion (December 2025: HK$36.5 billion), comprising Hong Kong DP of HK$33.3 billion (December 2025: HK$33.0 billion) and Chinese Mainland DP of HK$3.4 billion (December 2025: HK$3.5 billion).

Interests in Associates and Joint Ventures

Interests in associates and joint ventures decreased by 7% to HK$25.9 billion (December 2025: HK$27.8 billion) after impairment provision.

Long Term Investments

Long term investments were marked to market at HK$40.1 billion (December 2025: HK$43.2 billion), representing 21% of the Group's total assets. The investment portfolio included HK$30.2 billion (December 2025: HK$34.1 billion) of listed equity shares, primarily liquid blue chips trading on the Hong Kong Stock Exchange, held for long-term capital growth and reasonable yields. It also included HK$9.9 billion of unlisted private equity funds, independently managed by established professional asset managers with a track record of applying various investment strategies to accomplish respective objectives for capital return in the longer term. This diversified portfolio aligned overall with the Group's investment policy and objectives in support of long-term development and strategic direction. None of the investments is individually material or exceeding 5% of the Group's total assets.

During the period, fair value changes on listed investments incurred a deficit of HK$0.8 billion (2025: surplus of HK$6.0 billion) as reflected in the consolidated statement of comprehensive income within which a total of HK$0.4 billion surplus was recycled to revenue reserves upon de-recognition of HK$3.2 billion of listed equity shares for capital reallocation. Fair value changes on private equity funds produced a surplus of HK$0.5 billion (2025: HK$0.2 billion) as included in the consolidated income statement.

The Group's listed equity portfolio is diversified across a range of sectors including property, new economy, financial services and other industries. Investments through unlisted funds are primarily focused on the new economy sector. The investment portfolio, analysed by industry sectors and by geographical locations, is as below:

	30 June 2026 *HK$ Billion*	31 December 2025 *HK$ Billion*
Analysed by industry sectors		
Properties	**17.5**	18.3
New Economy	**10.7**	13.0
Finance and Others	**11.9**	11.9
Group Total	**40.1**	43.2
Analysed by geographical locations		
Hong Kong	**29.4**	33.3
Overseas	**10.7**	9.9
Group Total	**40.1**	43.2

The portfolio is subject to market volatility and may affect the net asset value and financial performance of the Group. Composition and performance of the portfolio are constantly assessed and monitored by an investment team reporting on a daily basis to senior management.

Net Cash/(Debt) and Gearing

By period end, the Group reported an increase in net cash to HK$6.2 billion (December 2025: HK$2.0 billion), following realisation on part of its long term investment portfolio for HK$3.2 billion and distribution from joint ventures of Hong Kong DP. That included Modern Terminals' net debt of HK$2.4 billion (December 2025: HK$2.5 billion), which is non-recourse to the Company and its other subsidiaries.

Net cash comprised of HK$23.4 billion in bank deposits and cash and HK$17.2 billion in debts. The Group will continue to maintain a reasonable level of surplus cash to facilitate business and investment activities.

Finance and Availability of Facilities

Total available loan facilities and issued debt securities as at 30 June 2026 amounted to HK$35.2 billion, of which HK$17.2 billion utilised, are analysed as below:

	Available Facilities *HK$ Billion*	Utilised Facilities *HK$ Billion*	Un-utilised Facilities *HK$ Billion*
Company/wholly-owned subsidiaries			
Committed and uncommitted facilities	**27.7**	**12.8**	**14.9**
Debt securities	**1.2**	**1.2**	**–**
	28.9	**14.0**	**14.9**
Non-wholly-owned subsidiaries			
Committed and uncommitted facilities – Modern Terminals	**6.3**	**3.2**	**3.1**
Group total	**35.2**	**17.2**	**18.0**

Of the above debts, HK$12.4 billion (December 2025: HK$12.2 billion) was secured by mortgages over certain IP, DP and other property, plant and equipment together with carrying value of HK$22.6 billion (December 2025: HK$27.4 billion).

The Group's debt portfolio comprised primarily United States dollar, HKD and RMB. Funds sourced from such debt portfolio were mainly used to finance IP, DP and port investments.

The use of derivative financial instruments is strictly monitored and controlled. Most of the derivative financial instruments entered are primarily used for management of interest rate and currency exposures.

The Group continued to maintain a strong financial position with ample surplus cash and undrawn committed facilities to facilitate business and investment activities. In addition, the Group also maintained a portfolio of liquid listed investments with an aggregate market value of HK$30.2 billion (December 2025: HK$34.1 billion).

Cash Flows for the Group's Operating and Investing Activities

For the period under review, the Group recorded net operating cash inflow of HK$1.9 billion (2025: HK$1.9 billion) before changes in working capital. Dividend received from associates and joint ventures of HK$1.0 billion (2025: HK$0.1 billion) was offset by increase in working capital of HK$1.2 billion (2025: HK$0.5 billion) mainly from increase in property under development for sale of HK$0.8 billion (2025: HK$1.3 billion), hence generating a net cash inflow from operating activities of HK$2.0 billion (2025: HK$2.0 billion).

For investing activities, the Group recorded a net inflow of HK$2.4 billion (2025: HK$0.2 billion), mainly resulting from disposal of long term investments.

Major Capital and Development Expenditures

Major expenditures incurred in 2026 are analysed as follows:

	Hong Kong *HK$ Million*	Chinese Mainland *HK$ Million*	Total *HK$ Million*
Properties			
IP	**7**	**13**	**20**
DP	**840**	**83**	**923**
	847	**96**	**943**
Others	**20**	**6**	**26**
Group total	**867**	**102**	**969**

i. DP and IP expenditures included HK$0.1 billion for property projects undertaken by associates and joint ventures.

ii. Other expenditure was mainly for Modern Terminals' terminal equipment.

Commitments

As at 30 June 2026, major expenditures to be incurred in the coming years was estimated at HK$15.2 billion, of which HK$4.2 billion was committed, analysed by segments as below:

	Committed *HK$ Million*	Uncommitted *HK$ Million*	Total *HK$ Million*
IP			
Hong Kong	27	6,330	6,357
Chinese Mainland	2	119	121
	29	6,449	6,478
DP			
Hong Kong	2,790	4,412	7,202
Chinese Mainland	697	85	782
	3,487	4,497	7,984
Others	668	30	698
Group total	4,184	10,976	15,160

Properties commitments are mainly for construction costs, inclusive of attributable commitments to associates and joint ventures, to be incurred by stages. These expenditures will be funded by internal financial resources including surplus cash, property sales and other operations, as well as available banking facilities. Other available resources include listed equity investments available for sale.

(IV) HUMAN RESOURCES

The Group had approximately 5,700 employees (full-time and part-time staff) as at 30 June 2026, including about 1,000 employed by managed operations. Employees are remunerated according to their job responsibilities and the market pay trend with a discretionary annual performance bonus as variable pay for rewarding individual performance and contributions to the respective group's achievement and results.

CONSOLIDATED INCOME STATEMENT

For The Six Months Ended 30 June 2026 – Unaudited

	Note	Six months ended 30 June 2026 HK$ Million	2025 HK$ Million
Revenue	2	**5,344**	5,669
Direct costs and operating expenses		**(1,983)**	(1,939)
Selling and marketing expenses		**(169)**	(194)
Administrative and corporate expenses		**(474)**	(529)
Operating profit before depreciation, amortisation, interest and tax		**2,718**	3,007
Depreciation and amortisation		**(364)**	(350)
Operating profit	2 & 3	**2,354**	2,657
Decrease in fair value of investment properties		**(4,515)**	(1,164)
Other net income/(charges)	4	**102**	(32)
		(2,059)	1,461
Finance costs	5	**(15)**	(659)
Share of results after taxes of:			
Associates		**190**	129
Joint ventures		**(655)**	(176)
(Loss)/profit before taxation		**(2,539)**	755
Income tax	6	**2,582**	(163)
Profit for the period		**43**	592
Profit/(loss) attributable to:			
Equity shareholders		**48**	535
Non-controlling interests		**(5)**	57
		43	592
Earnings per share	7		
Basic and diluted		**HK$0.02**	HK$0.18

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For The Six Months Ended 30 June 2026 – Unaudited

	Six months ended 30 June	
	2026	2025
	HK$ Million	*HK$ Million*
Profit for the period	**43**	592
Other comprehensive income		
Items that will not be reclassified to profit or loss:		
Fair value changes on equity investments	**(792)**	5,966
Items that may be reclassified subsequently to profit or loss:		
Exchange difference on translation of Chinese Mainland operations	**1,204**	496
Share of other comprehensive income of associates/joint ventures	**201**	128
Other comprehensive income for the period	**613**	6,590
Total comprehensive income for the period	**656**	7,182
Total comprehensive income attributable to:		
Equity shareholders	**554**	7,083
Non-controlling interests	**102**	99
	656	7,182

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As At 30 June 2026 – Unaudited

	Note	30 June 2026 HK$ Million	31 December 2025 HK$ Million
Non-current assets			
Investment properties		**54,448**	57,515
Property, plant and equipment		**11,922**	11,898
Interests in associates		**12,455**	12,316
Interests in joint ventures		**13,461**	15,434
Other long term investments		**40,147**	43,158
Goodwill and other intangible assets		**298**	298
Deferred tax assets		**3**	20
Derivative financial assets		**8**	18
Other non-current assets		**27**	27
		132,769	140,684
Current assets			
Properties for sale		**36,739**	36,491
Trade and other receivables	9	**1,504**	1,463
Derivative financial assets		**149**	3
Bank deposits and cash		**23,400**	19,868
		61,792	57,825
Total assets		**194,561**	198,509
Non-current liabilities			
Derivative financial liabilities		**(27)**	–
Deferred tax liabilities		**(7,159)**	(9,729)
Other non-current liabilities		**(20)**	(20)
Bank loans and other borrowings	11	**(14,759)**	(15,482)
		(21,965)	(25,231)
Current liabilities			
Trade and other payables	10	**(16,502)**	(17,029)
Deposits from sale of properties		**(42)**	(43)
Derivative financial liabilities		**(842)**	(975)
Taxation payable		**(352)**	(389)
Bank loans and other borrowings	11	**(2,395)**	(2,424)
		(20,133)	(20,860)
Total liabilities		**(42,098)**	(46,091)
NET ASSETS		**152,463**	152,418
Capital and reserves			
Share capital		**30,381**	30,381
Reserves		**116,269**	116,326
Shareholders' equity		**146,650**	146,707
Non-controlling interests		**5,813**	5,711
TOTAL EQUITY		**152,463**	152,418

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
For The Six Months Ended 30 June 2026 – Unaudited

	Attributable to equity shareholders of the Company						
	Share capital *HK$ Million*	Investments revaluation and other reserves *HK$ Million*	Exchange reserves *HK$ Million*	Revenue reserves *HK$ Million*	Total shareholders' equity *HK$ Million*	Non-controlling interests *HK$ Million*	Total equity *HK$ Million*
At 1 January 2026	**30,381**	**(2,191)**	**(3,679)**	**122,196**	**146,707**	**5,711**	**152,418**
Changes in equity for the period:							
Profit for the period	**–**	**–**	**–**	**48**	**48**	**(5)**	**43**
Other comprehensive income	**–**	**(792)**	**1,298**	**–**	**506**	**107**	**613**
Total comprehensive income	**–**	**(792)**	**1,298**	**48**	**554**	**102**	**656**
Transfer to revenue reserves upon de-recognition of equity investments	**–**	**(375)**	**–**	**375**	**–**	**–**	**–**
Second interim dividend paid for 2025 (Note 8b)	**–**	**–**	**–**	**(611)**	**(611)**	**–**	**(611)**
At 30 June 2026	**30,381**	**(3,358)**	**(2,381)**	**122,008**	**146,650**	**5,813**	**152,463**
At 1 January 2025	30,381	(11,668)	(4,682)	122,801	136,832	5,638	142,470
Changes in equity for the period:							
Profit for the period	–	–	–	535	535	57	592
Other comprehensive income	–	5,966	582	–	6,548	42	6,590
Total comprehensive income	–	5,966	582	535	7,083	99	7,182
Transfer to revenue reserves upon de-recognition of equity investments	–	(1)	–	1	–	–	–
Second interim dividend paid for 2024	–	–	–	(611)	(611)	–	(611)
At 30 June 2025	30,381	(5,703)	(4,100)	122,726	143,304	5,737	149,041

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For The Six Months Ended 30 June 2026 – Unaudited

	Six months ended 30 June	
	2026	2025
	HK$ Million	*HK$ Million*
Operating cash inflow	**1,875**	1,864
Changes in working capital/others	**415**	369
Tax paid	**(300)**	(241)
Net cash generated from operating activities	**1,990**	1,992
Investing activities		
Additions to investment properties and property, plant and equipment	**(148)**	(235)
Other cash generated from investing activities	**2,564**	453
Net cash generated from investing activities	**2,416**	218
Financing activities		
Dividends paid to equity shareholders	**(611)**	(611)
Other cash (used in)/generated from financing activities	**(1,224)**	2,430
Net cash (used in)/generated from financing activities	**(1,835)**	1,819
Increase in cash and cash equivalents	**2,571**	4,029
Cash and cash equivalents at 1 January	**18,889**	8,964
Effect of exchange rate changes	**286**	88
Cash and cash equivalents at 30 June (Note)	**21,746**	13,081

Note:

Cash and cash equivalents in the condensed consolidated statement of cash flows

	2026	*2025*
	HK$ Million	*HK$ Million*
Bank deposits and cash at 30 June	***23,400***	*13,081*
Less: Bank deposits with original maturity greater than 3 months	***(1,654)***	*–*
	21,746	*13,081*

NOTES TO THE UNAUDITED INTERIM FINANCIAL INFORMATION

1. Principal Accounting Policies and Basis of Preparation

This unaudited interim financial information has been prepared in accordance with Hong Kong Accounting Standard ("HKAS") 34 "Interim Financial Reporting" ("HKAS 34") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules").

The preparation of the unaudited interim financial information in conformity with HKAS 34 requires management to make judgments, estimates and assumptions that affect the application of accounting policies and reported amounts of assets, liabilities, income and expenses on a year to date basis. Actual results may differ from these estimates.

The unaudited interim financial information contains condensed consolidated financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Group since the annual financial statements for the year ended 31 December 2025. The unaudited interim financial information and notes thereon do not include all the information required for a full set of financial statements prepared in accordance with HKFRS Accounting Standards.

The accounting policies and methods of computation used in the preparation of the unaudited interim financial information are consistent with those used in the 2025 annual financial statements except for the changes mentioned below.

The Group has applied the following amendments to HKFRS Accounting Standards issued by the HKICPA to this unaudited interim financial information for the current accounting period:

Amendments to HKFRS 9, Financial instruments and HKFRS 7, Financial instruments: disclosures	– Contracts referencing nature-dependent electricity – Amendments to the classification and measurement of financial instruments.
Annual improvements to HKFRS Accounting Standards	– Volume 11

The Group has assessed the impact of the adoption of the above amendments and considered that there was no significant impact on the Group's results and financial position or any substantial changes in the Group's accounting policies.

The Group has not applied any new standards or interpretation that is not yet effective for the current accounting period.

1. Principal Accounting Policies and Basis of Preparation (continued)

The financial information relating to the financial year ended 31 December 2025 that is included in this unaudited interim financial information as comparative information does not constitute the Company's statutory annual financial statements for that financial year but is derived from those financial statements. Further information relating to these statutory financial statements disclosed in accordance with section 436 of the Companies Ordinance (Cap. 622 of the laws of Hong Kong) ("Companies Ordinance") is as follows:

The Company has delivered the financial statements for the year ended 31 December 2025 to the Registrar of Companies in accordance with section 662(3) of, and Part 3 of Schedule 6 to, the Companies Ordinance. The Company's auditor has reported on those financial statements. The auditor's report was unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its report; and did not contain a statement under section 406(2), 407(2) or (3) of the Companies Ordinance.

2. Segment Information

The Group manages its diversified businesses according to the nature of services and products provided. Management has determined five reportable operating segments for measuring performance and allocating resources. The segments are investment properties, development properties, hotels, logistics and investments. No operating segments have been aggregated to form the reportable segments.

Investment properties segment primarily includes property leasing and management operations. The Group's properties portfolio, which mainly consists of retail, office and serviced apartments, is primarily located in Chinese Mainland.

Development properties segment encompasses activities relating to the acquisition, development, sales and marketing of the Group's trading properties primarily in Hong Kong and Chinese Mainland.

Hotels segment includes hotel management in Asia. The Group current operates 16 hotels in Asia under Wharf Hotels. Including Park Hyatt Changsha with outsourced management, six hotels are wholly or partly owned by the Group.

Logistics segment mainly includes the container terminal operations in Hong Kong and Chinese Mainland undertaken by Modern Terminals Limited, and Hong Kong Air Cargo Terminals Limited.

Investments segment includes a diversified portfolio of listed equity investments in Hong Kong and overseas and unlisted investments, mainly property, new economy and finance and other companies. The performance of the portfolio is assessed and monitored by top management regularly.

Management evaluates performance primarily based on operating profit as well as the equity share of results of associates and joint ventures of each segment. Inter-segment pricing is generally determined on an arm's length basis.

Segment business assets principally comprise all tangible assets, intangible assets and current assets directly attributable to each segment with the exception of bank deposits and cash, deferred tax assets and derivative financial assets.

Revenue and expenses are allocated with reference to revenue generated by those segments and expenses incurred by those segments or which arise from the depreciation and amortisation of assets attributable to those segments.

2. Segment Information (continued)

a. Analysis of segment revenue and results

For the six months ended	Revenue HK$ Million	Operating profit/ (loss) HK$ Million	(Decrease)/ increase in fair value of investment properties HK$ Million	Other net income/ (charges) HK$ Million	Finance costs HK$ Million	Share of results after tax of associates HK$ Million	Share of results after tax of joint ventures HK$ Million	(Loss)/ profit before taxation HK$ Million
30 June 2026								
Investment properties	**2,311**	**1,510**	**(4,515)**	**(1)**	**(132)**	**–**	**(374)**	**(3,512)**
Hong Kong	**42**	**20**	**138**	**–**	**(16)**	**–**	**–**	**142**
Chinese Mainland	**2,269**	**1,490**	**(4,653)**	**(1)**	**(116)**	**–**	**(374)**	**(3,654)**
Development properties	**679**	**12**	**–**	**(86)**	**(14)**	**4**	**(284)**	**(368)**
Hong Kong	**530**	**22**	**–**	**–**	**–**	**(1)**	**145**	**166**
Chinese Mainland	**149**	**(10)**	**–**	**(86)**	**(14)**	**5**	**(429)**	**(534)**
Hotels	**323**	**(4)**	**–**	**–**	**–**	**–**	**(1)**	**(5)**
Logistics	**1,073**	**111**	**–**	**(19)**	**(66)**	**186**	**4**	**216**
Terminals	**1,066**	**104**	**–**	**2**	**(66)**	**137**	**4**	**181**
Others	**7**	**7**	**–**	**(21)**	**–**	**49**	**–**	**35**
Investments	**593**	**593**	**–**	**503**	**–**	**–**	**–**	**1,096**
Segment total	**4,979**	**2,222**	**(4,515)**	**397**	**(212)**	**190**	**(655)**	**(2,573)**
Others	**365**	**261**	**–**	**(295)**	**197**	**–**	**–**	**163**
Corporate expenses	**–**	**(129)**	**–**	**–**	**–**	**–**	**–**	**(129)**
Group total	**5,344**	**2,354**	**(4,515)**	**102**	**(15)**	**190**	**(655)**	**(2,539)**
30 June 2025								
Investment properties	2,281	1,484	(1,164)	–	(125)	–	(33)	162
Hong Kong	37	14	(130)	–	(11)	–	–	(127)
Chinese Mainland	2,244	1,470	(1,034)	–	(114)	–	(33)	289
Development properties	739	71	–	(273)	(12)	(43)	(149)	(406)
Hong Kong	462	40	–	–	(1)	–	(38)	1
Chinese Mainland	277	31	–	(273)	(11)	(43)	(111)	(407)
Hotels	312	(11)	–	–	–	–	2	(9)
Logistics	1,076	137	–	(6)	(83)	172	4	224
Terminals	1,066	127	–	15	(83)	127	4	190
Others	10	10	–	(21)	–	45	–	34
Investments	1,000	1,000	–	220	(2)	–	–	1,218
Segment total	5,408	2,681	(1,164)	(59)	(222)	129	(176)	1,189
Others	261	145	–	27	(437)	–	–	(265)
Corporate expenses	–	(169)	–	–	–	–	–	(169)
Group total	5,669	2,657	(1,164)	(32)	(659)	129	(176)	755

2. Segment Information (continued)

b. Disaggregation of revenue

	Six months ended 30 June 2026 HK$ Million	2025 HK$ Million
Revenue recognised under HKFRS 15		
Sale of development properties	**679**	739
Management and services income	**264**	278
Hotels	**323**	312
Logistics	**1,073**	1,076
	2,339	2,405
Revenue recognised under other accounting standards		
Rental income under investment properties segment		
– Fixed	**1,616**	1,506
– Variable	**431**	497
Investments	**593**	1,000
Others	**365**	261
	3,005	3,264
Group total	**5,344**	5,669

The Group has applied the practical expedient in paragraph 121 of Hong Kong Financial Reporting Standards ("HKFRS") 15, Revenue from Contracts with Customers, to exempt the disclosure of revenue expected to be recognised in the future arising from contracts with customers in existence at the reporting date, i.e. revenue from hotels, logistics and management and services income under investment properties segment, as the Group recognises revenue at the amount to which it has a right to invoice, which corresponds directly with the value to the customer of the Group's performance completed to date.

c. Geographical information

	Six months ended 30 June			
	Revenue		Operating profit	
	2026 HK$ Million	2025 HK$ Million	2026 HK$ Million	2025 HK$ Million
Hong Kong	**2,071**	2,316	**834**	1,147
Chinese Mainland	**3,166**	3,219	**1,414**	1,379
Others	**107**	134	**106**	131
Group total	**5,344**	5,669	**2,354**	2,657

3. Operating Profit

Operating profit is arrived at:

	Six months ended 30 June 2026 HK$ Million	2025 HK$ Million
After charging:		
Depreciation and amortisation on		
– hotel and other property, plant and equipment	**302**	290
– leasehold land	**42**	39
– right-of-use assets	**20**	21
Total depreciation and amortisation	**364**	350
Staff cost (Note)	**823**	861
Cost of trading properties for recognised sales	**565**	540
Direct operating expenses of investment properties	**801**	797
After crediting:		
Gross revenue from investment properties	**2,311**	2,281
Interest income	**251**	143
Dividend income from other long term investments	**593**	1,000

Note: Staff costs included contributions to defined contribution pension schemes of HK$105 million (2025: HK$99 million), which included MPF schemes after a forfeiture of HK$2 million (2025: HK$1 million).

4. Other Net Income/(Charges)

Other net income amounted to HK$102 million (2025: charges of HK$32 million) for the period mainly comprises of:

a. Impairment provision of HK$182 million (2025: HK$396 million) for certain development properties in Chinese Mainland.

b. Net exchange loss of HK$219 million (2025: gain of HK$62 million), including impacts of foreign exchange contracts.

c. Net fair value gain of HK$503 million (2025: HK$220 million) on other long term investments which were classified as financial assets at fair value through profit or loss.

5. Finance Costs

	Six months ended 30 June	
	2026	2025
	HK$ Million	*HK$ Million*
Interest charged on:		
Bank loans and overdrafts	**183**	99
Other borrowings	**38**	101
Total interest charge	**221**	200
Other finance costs	**34**	25
Less: Amount capitalised	**(115)**	(178)
	140	47
Fair value (gain)/loss:		
Cross currency interest rate swaps	**(119)**	625
Interest rate swaps	**(6)**	(13)
	(125)	612
Group total	**15**	659

a. The Group's average effective borrowing rate for the period was 3.1% p.a. (2025: 2.4% p.a.).

b. The above interest charge has taken into account the interest paid/receipts in respect of interest rate swaps and cross currency interest rate swaps.

6. Income Tax

Taxation (credited)/charged to the consolidated income statement represents:

	Six months ended 30 June 2026 HK$ Million	2025 HK$ Million
Current tax		
Hong Kong		
– provision for Profits tax for the period	**31**	48
– over-provision in respect of prior years	**(2)**	(4)
Outside Hong Kong		
– provision for the period	**258**	219
– over-provision in respect of prior years	**(6)**	(6)
	281	257
Current tax		
Chinese Mainland		
– Land appreciation tax (“LAT”) (note d)	**(29)**	(27)
Deferred tax		
Change in fair value of investment properties	**(1,162)**	(201)
Origination and reversal of temporary differences	**(1,672)**	134
	(2,834)	(67)
Group total	**(2,582)**	163

a. The provision for Hong Kong Profits tax is based on the profit for the period as adjusted for tax purposes at the rate of 16.5% (2025: 16.5%).

b. Income tax on profits assessable outside Hong Kong is mainly corporate income tax and withholding tax in Chinese Mainland, calculated at a rate of 25% (2025: 25%) and up to 10%, respectively.

c. The Chinese Mainland tax law imposes a withholding tax at 10%, unless reduced by a treaty or agreement, for dividends distributed by a PRC-resident enterprise to its immediate holding company outside Chinese Mainland.

d. All gains arising from transfer of real estate property in Chinese Mainland are subject to LAT at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds of sales of properties less deductible expenditures including cost of land use rights, borrowings costs and all property development expenditures.

e. Tax attributable to associates and joint ventures for the six months ended 30 June 2026 of HK$93 million (2025: HK$45 million) is included in the share of results of associates and joint ventures.

7. Earnings per Share

The calculation of basic and diluted earnings per share is based on the profit attributable to equity shareholders for the period of HK$48 million (2025: HK$535 million) and the weighted average of 3,056 million shares (2025: 3,056 million shares) in issue during the period. There were no diluted potential shares for the years presented.

8. Dividends Attributable to Equity Shareholders

	Six months ended 30 June			
	2026	**2026**	2025	2025
	HK$ per share	***HK$ Million***	*HK$ per share*	*HK$ Million*
First interim dividend declared after the end of the reporting period	**0.20**	**611**	0.20	611
Special interim dividend declared after the end of the reporting period	**0.20**	**611**	–	–
	0.40	**1,222**	0.20	611

a. The first interim dividend and the special interim dividend based on 3,056 million issued shares (2025: 3,056 million shares) declared after the end of the reporting period have not been recognised as a liability at the end of the reporting period.

b. The second interim dividend of HK$611 million for 2025 was approved and paid in 2026.

9. Trade and Other Receivables

Included in this item are trade receivables (net of loss allowance for bad and doubtful debts) with an ageing analysis based on the invoice date as at 30 June 2026 as follows:

	30 June 2026 HK$ Million	31 December 2025 HK$ Million
Trade receivables		
0–30 days	**130**	88
31–60 days	**28**	19
61–90 days	**18**	8
Over 90 days	**51**	76
	227	191
Other receivables and prepayments	**1,277**	1,272
Group total	**1,504**	1,463

The Group has established credit policies for each of its core businesses. The general credit terms allowed range from 0 to 60 days, except for sale of properties the proceeds from which are receivable pursuant to the terms of the agreements. All the receivables and prepayments are expected to be virtually recoverable or recognised as expenses within one year.

10. Trade and Other Payables

Included in this item are trade payables with an ageing analysis based on the invoice date as at 30 June 2026 as follows:

	30 June 2026 HK$ Million	31 December 2025 HK$ Million
Trade payables		
0–30 days	**377**	386
31–60 days	**260**	296
61–90 days	**57**	33
Over 90 days	**231**	148
	925	863
Rental and customer deposits	**1,355**	1,341
Construction costs payable	**2,843**	3,094
Amounts due to associates	**7,128**	7,205
Amounts due to joint ventures	**1,902**	2,024
Other payables	**2,349**	2,502
Group total	**16,502**	17,029

11. Bank Loans and Other Borrowings

	30 June 2026 HK$ Million	31 December 2025 HK$ Million
Bonds and notes (unsecured)	**1,199**	1,500
Bank loans (secured)	**12,361**	12,152
Bank loans (unsecured)	**3,594**	4,254
Total bank loans and other borrowings	**17,154**	17,906
Analysis of maturities of the above borrowings:		
Current borrowings		
Due within 1 year	**2,395**	2,424
Non-current borrowings		
Due after more than 1 year but not exceeding 2 years	**3,695**	1,465
Due after more than 2 years but not exceeding 5 years	**5,705**	8,581
Due after more than 5 years	**5,359**	5,436
	14,759	15,482
Total bank loans and other borrowings	**17,154**	17,906

12. Fair Value Measurement of Financial Instruments

a. Assets and liabilities carried at fair value

The following table presents the fair value of the Group's financial instruments measured at the end of the reporting period on a recurring basis, categorised into the three-level fair value hierarchy as defined in HKFRS 13, Fair value measurement ("HKFRS 13"). The level into which a fair value measurement is classified is determined with reference to the observability and significance of the inputs used in the valuation technique. The levels are defined as follows:

- Level 1 valuations: Fair value measured using only level 1 inputs i.e. unadjusted quoted prices in active markets for identical assets or liabilities at the measurement date.
- Level 2 valuations: Fair value measured using level 2 inputs i.e. observable inputs which fail to meet level 1, and not using significant unobservable inputs. Unobservable inputs are inputs for which market data are not available.
- Level 3 valuations: Fair value measured using significant unobservable inputs.

12. Fair Value Measurement of Financial Instruments (continued)

a. Assets and liabilities carried at fair value (continued)

Financial instruments carried at fair value

The fair value measurement information for financial instruments in accordance with HKFRS 13 is given below.

	At 30 June 2026				At 31 December 2025			
	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
	HK$ Million	*HK$ Million*	*HK$ Million*	*HK$ Million*	*HK$ Million*	*HK$ Million*	*HK$ Million*	*HK$ Million*
Assets								
Other long term investments:								
– Equity investments	**30,245**	**–**	**–**	**30,245**	34,133	–	–	34,133
– Unlisted investments	**–**	**–**	**9,902**	**9,902**	–	–	9,025	9,025
Derivative financial instruments:								
– Forward foreign exchange contracts	**–**	**142**	**–**	**142**	–	–	–	–
– Interest rate swaps	**–**	**–**	**–**	**–**	–	8	–	8
– Cross currency interest rate swaps	**–**	**15**	**–**	**15**	–	13	–	13
	30,245	**157**	**9,902**	**40,304**	34,133	21	9,025	43,179
Liabilities								
Derivative financial instruments:								
– Forward foreign exchange Contracts	**–**	**291**	**–**	**291**	–	274	–	274
– Interest rate swaps	**–**	**–**	**–**	**–**	–	5	–	5
– Cross currency interest rate swaps	**–**	**578**	**–**	**578**	–	696	–	696
Bank loans and other borrowings:								
– Bonds and notes	**–**	**147**	**–**	**147**	–	448	–	448
	–	**1,016**	**–**	**1,016**	–	1,423	–	1,423

During the six months ended 30 June 2026 and 2025, there were no transfers of instruments between Level 1 and Level 2, and or transfer into or out of Level 3. The Group's policy is to recognise transfers into and out of fair value hierarchy levels as of the date of the event of change in circumstances that caused the transfer.

12. Fair Value Measurement of Financial Instruments (continued)

a. Assets and liabilities carried at fair value (continued)

Valuation techniques and inputs used in Level 2 fair value measurements:

The fair value of forward foreign exchange contracts in Level 2 is determined by using the forward exchange rates at the end of the reporting period and comparing them to the contractual rates.

The fair value of interest rate swaps and cross currency interest rate swaps in Level 2 is determined based on the amount that the Group would receive or pay to terminate the swaps at the end of the reporting period, taking into account current interest rates and current creditworthiness of the swap counter-parties.

The fair values of bank loans and other borrowings in Level 2 is determined based on cash flows discounted using the Group's current incremental borrowing rates for similar types of borrowings with maturities consistent with those remaining for the borrowings being valued.

Valuation techniques and inputs used in Level 3 fair value measurements:

The Group's unlisted investments measured at categorised in Level 3 comprise private equity funds. These private equity funds were managed by unrelated asset managers who applied various investment strategies to accomplish their respective investment objectives. The fair value of these funds is recorded based on valuations supplied by the fund managers. These valuations are measured by the percentage of ownership of the private equity's net asset value, which is an unobservable input. The fund managers estimated the fair value of underlying investments based on direct market quote for Level 1 financial instruments. For other investments, the fund managers apply appropriate valuation techniques such as latest transaction price, discounted cash flow, or a forward price/earnings multiple arrived at by comparison with publicly-traded comparable companies and after applying a liquidity discount. The models are calibrated regularly and tested for validity using prices from any observable current market transactions in the same instruments or based on any available observable market data.

12. Fair Value Measurement of Financial Instruments (continued)

a. Assets and liabilities carried at fair value (continued)

Valuation techniques and inputs used in Level 3 fair value measurements: (continued)

The movements during the period in the balance of these Level 3 fair value measurements are as follows:

	2026 *HK$ Million*
Unlisted investments	
At 1 January	**9,025**
Payment for purchases	**374**
Net unrealised gain recognised in the consolidated income statement	**503**
At 30 June	**9,902**

Any gain or loss arising from the remeasurement of the Group's unlisted investments are recognised in the other net income/(charge) (Note 4) in the consolidated income statement.

b. Assets and liabilities carried at other than fair value

The carrying amounts of the Group's financial assets and liabilities carried at amortised cost are not materially different from their fair values as at 30 June 2026 and 31 December 2025.

13. Material Related Party Transactions

Material transactions between the Group and other related parties during the period ended 30 June 2026 are as follows:

a. There was rental income totalling HK$8 million (2025: HK$3 million) from various tenants which are wholly or partly owned by companies which in turn are wholly-owned by the family interests of close family members of, or by a trust the settlor of which is a close family member of the chairman of Wheelock and Company Limited ("WAC").

b. There were in existence agreement with subsidiaries of Wharf Real Estate Investment Company Limited ("Wharf REIC") for the management, marketing, project management and technical services on Wharf REIC's hotel operations. Total fees receivable under this arrangement during the current period amounted to HK$30 million (2025: HK$27 million). Such transactions also constituted continuing connected transactions as defined under Listing Rules.

c. The Group paid property services fees in respect of the Group's property projects totalling HK$118 million (2025: HK$99 million). Of which, HK$77 million (2025: HK$66 million) was paid to Wharf REIC and associates of WAC and constituted continuing connected transactions as defined under the Listing Rules.

13. Material Related Party Transactions (continued)

d. The Group recognised capitalised rent totalling HK$111 million (2025: HK$116 million) for the provision of rental services provided by Wharf REIC to the Group. Such transactions also constituted continuing connected transactions as defined under the Listing Rules.

e. There were in existence agreements with subsidiaries of Wharf REIC for the provision of property services on Wharf REIC's properties projects. Total fee receivable under this agreement during the current period amounted to HK$25 million (2025: HK$nil). Such transactions also constituted continuing connected transactions as defined under the Listing Rules.

14. Contingent Liabilities

As at 30 June 2026, there were contingent liabilities in respect of guarantees given by the Company on behalf of subsidiaries relating to overdrafts, short term loans and credit facilities, bonds and notes of up to HK$31,984 million (31 December 2025: HK$32,092 million). There were also contingent liabilities in respect of guarantees given by the Company on behalf of associates and joint ventures of HK$4,556 million (31 December 2025: HK$4,515 million) of which HK$4,024 million (31 December 2025: HK$3,937 million) had been drawn.

As at 30 June 2026, there were guarantees of HK$44 million (31 December 2025: HK$29 million) provided by the Group to the financial institutions in favour of their customers in respect of the mortgage loans provided by the financial institutions to those customers for the purchase of the Group's development properties. There were also mortgage loan guarantees of HK$157 million (31 December 2025: HK$223 million) provided by joint ventures and associates of the Group to the financial institutions in favour of their customers.

The Group and the Company have not recognised any deferred income of the above guarantees for subsidiaries, associates and joint ventures as their fair value cannot be reliably measured and their transaction price was HK$nil.

As at the end of the reporting period, the Directors do not consider it is probable that a claim will be made against the Group and the Company under any of the guarantees.

15. Commitments

The Group's outstanding commitments as at 30 June 2026 are detailed as below:

		30 June 2026			31 December 2025	
	Committed HK$ Million	Uncommitted HK$ Million	Total HK$ Million	Committed HK$ Million	Uncommitted HK$ Million	Total HK$ Million
(I) Properties						
Investment properties						
Hong Kong	27	6,330	6,357	26	6,333	6,359
Chinese Mainland	2	119	121	3	114	117
	29	6,449	6,478	29	6,447	6,476
Development properties						
Hong Kong	2,790	4,412	7,202	3,095	4,828	7,923
Chinese Mainland	697	85	782	708	112	820
	3,487	4,497	7,984	3,803	4,940	8,743
Properties total						
Hong Kong	2,817	10,742	13,559	3,121	11,161	14,282
Chinese Mainland	699	204	903	711	226	937
	3,516	10,946	14,462	3,832	11,387	15,219
(II) Others	668	30	698	1,043	52	1,095
	668	30	698	1,043	52	1,095
Group total	4,184	10,976	15,160	4,875	11,439	16,314

The expenditure for development properties included attributable amounts for developments undertaken by associates and joint ventures totalled HK$891 million (31 December 2025: HK$951 million).

16. Review of Unaudited Interim Financial Information

The unaudited interim financial information for the six months ended 30 June 2026 has been reviewed with no disagreement by the Audit Committee of the Company.

CORPORATE GOVERNANCE CODE

During the financial period under review, the Company applied the principles and complied with all the applicable code provisions of the Corporate Governance Code contained in Appendix C1 to the Rules Governing the Listing of Securities (the "Listing Rules") on The Stock Exchange of Hong Kong Limited (the "Stock Exchange"), with one exception as regards Code Provision C.2.1 providing for the roles of chairman and chief executive to be performed by different individuals.

Such deviation is deemed appropriate as it is considered to be more efficient to have one single person to be Chairman of the Company as well as to discharge the executive functions of a chief executive under the Group's corporate structure thereby enabling more effective planning and better execution of long-term strategies. The Board of Directors of the Company (the "Board") believes that the balance of power and authority is adequately ensured by the operations and governance of the Board which comprises experienced and high calibre individuals, with more than half of them being Independent Non-executive Directors ("INEDs").

CODE FOR DIRECTORS' SECURITIES TRANSACTIONS

A set of the Company's own code of conduct (the "Company's Code") was adopted by the Company in 2014 to govern securities transactions of the Directors of the Company (the "Director(s)") with terms thereof being no less exacting than the required standard set out in the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") contained in Appendix C3 to the Listing Rules. The Company has made specific enquiry of all Directors, and all Directors have complied with the required standard set out in the Model Code and the Company's Code during the period under review.

DIRECTORS' INTERESTS IN SHARES AND DEBENTURES

At 30 June 2026, Directors had the following beneficial interests in the shares (all being long positions) and/or debentures of the Company, Modern Terminals Limited ("Modern Terminals", a subsidiary of the Company) and Greentown China Holdings Limited ("Greentown", an associated corporation of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Cap 571 of the laws of Hong Kong) (the "SFO"). The percentages (where applicable) which the relevant shares represented to the total number of shares in issue of the Company and Modern Terminals respectively are also set out below:

	Quantity/Amount Held (percentage, where applicable)	**Nature of Interest**
The Company – Ordinary Shares		
Stephen T H Ng	4,185,445 (0.1370%)	Personal Interest
Paul Y C Tsui	300,000 (0.0098%)	Personal Interest
Y T Leng	1,050,000 (0.0344%)	Personal Interest
Kevin K P Chan	350,000 (0.0114%)	Personal Interest
David Muir Turnbull	95,000 (0.0031%)	Personal Interest
Modern Terminals – Ordinary Shares		
Hans Michael Jebsen	3,787 (5.40%)	Corporate Interest
Greentown – 8.45% Senior Notes due 2028		
Stephen T H Ng	US$400,000	Personal Interest

Note: The shareholding classified as "Corporate Interest" in which the Director concerned was taken to be interested as stated above was interest of corporation(s) at general meetings of which the relevant Director was either entitled to exercise (or taken under Part XV of the SFO to be able to exercise) or control the exercise of one-third or more of the voting power in general meetings of such corporation(s).

Except as disclosed above, as recorded in the register kept by the Company under section 352 of the SFO in respect of information required to be notified to the Company and the Stock Exchange by the Directors and/or Chief Executive of the Company pursuant to the SFO or the Model Code (or any other applicable code), there were no interests, whether long or short positions, held or deemed to be interested as at 30 June 2026 by any of the Directors or Chief Executive of the Company in shares, underlying shares or debentures of the Company and its associated corporations (within the meaning of Part XV of the SFO), nor had there been any rights to subscribe for any shares, underlying shares or debentures of the Company and its associated corporations held or deemed to be interested by any of them as at 30 June 2026.

SUBSTANTIAL SHAREHOLDERS' INTERESTS

Given below are the names of all parties, other than person(s) who is/are Director(s), who/which were, directly or indirectly, interested in 5% or more of any class of voting shares of the Company as at 30 June 2026, and the respective relevant numbers of shares in which they were, and/or were deemed to be, interested as at that date as recorded in the register kept by the Company under section 336 of the SFO (the "Register"):

	Names	**Number of Ordinary Shares** (percentage based on total number of shares in issue)
(i)	Wheelock and Company Limited ("WAC")	2,093,500,651 (68.50%)
(ii)	HSBC Trustee (C.I.) Limited ("HSBC Trustee")	2,093,500,651 (68.50%)

Notes:

(1) For the avoidance of doubt and double counting, it should be noted that the shareholdings stated against parties (i) and (ii) above represented the same block of shares.

(2) HSBC Trustee's deemed shareholding interests stated above was held through WAC, of which it controls more than one-third of the voting power at general meetings.

(3) The deemed shareholding interests of WAC and HSBC Trustee of 2,093,500,651 shares (68.50%) stated above included direct and indirect interests (of 5% or more) held through WAC's wholly-owned subsidiaries as below:

	Names	***Number of Ordinary Shares*** *(percentage based on total number of shares in issue)*
(i)	*Lynchpin Limited ("LL")*	*265,576,072 (8.69%)*
(ii)	*WF Investment Partners Limited ("WIPL")*	*711,224,579 (23.27%)*
(iii)	*High Fame Investments Limited ("HFIL")*	*537,558,100 (17.59%)*
(iv)	*Crystal Pond Limited ("CPL")*	*575,872,900 (18.84%)*
(v)	*Innovative Circle Limited ("ICL")*	*2,090,231,651 (68.39%)*
(vi)	*World International Asset Management Limited ("WIAML")*	*2,093,500,651 (68.50%)*
(vii)	*World International Holdings Limited ("WIHL")*	*2,093,500,651 (68.50%)*

Note: For the avoidance of doubt and double counting, it should be noted that the interests of WIHL and WIAML represented the same block of shares and were inclusive of ICL's interests, which in turn included the direct interests held by LL, WIPL, HFIL and CPL respectively.

All the interests stated above represented long positions. As at 30 June 2026, there were no short position interests recorded in the Register.

SHARE OPTION SCHEME

The Company adopted a share option scheme (the "Scheme") at its annual general meeting held on 11 May 2023. Under the Scheme, the Board shall be entitled to grant options to any eligible participant as the Board may in its absolute discretion select.

No share option has been granted under the Scheme since its adoption and up to 30 June 2026. Accordingly, as at 30 June 2026, there was no share option outstanding under the Scheme and no shares of the Company that might be issued pursuant thereto.

The total number of share options available for grant under the scheme mandate of the Scheme as at 1 January 2026 and 30 June 2026 were both 305,602,732.

CHANGES IN INFORMATION OF DIRECTORS

The changes in information of the Directors required to be disclosed pursuant to rule 13.51B(1) of the Listing Rules since the publication of the last annual report of the Company are set out below:

(I) Given below is the latest information regarding annual emoluments calculated on an annualised basis, exclusive of any and all amounts which would be borne by WAC, Wharf Real Estate Investment Company Limited and/or their respective wholly-owned subsidiary(ies), of all those Directors for whom there have been changes of amounts of emoluments:

Director(s)	**Salary and various allowances** HK$'000	**Discretionary annual bonus in cash**(Note) HK$'000
Stephen T H Ng	6,074 (2025: 5,927)	6,000 (2025: 6,900)
Paul Y C Tsui	2,650 (2025: 2,585)	2,340 (2025: 3,840)
Y T Leng	3,652 (2025: 3,544)	2,500 (2025: 2,500)
Kevin K P Chan	4,574 (2025: 4,442)	4,200 (2025: 4,200)
Kevin C Y Hui	2,877 (2025: 2,805)	1,425 (2025: 1,425)

Note: The amounts of such discretionary annual bonuses were fixed/decided unilaterally by the employers.

(II) Given below are changes in other information of the Directors:

	Effective Date
Kevin K P Chan	
• Greentown China Holdings Limited – appointed as non-executive director	30 March 2026
Elizabeth Law	
• Wise Ally International Holdings Limited – retired as independent non-executive director	1 June 2026
Nancy S L Tse	
• HSBC Provident Fund Trustee (Hong Kong) Limited – ceased to be independent non-executive director and chairman	30 June 2026

PURCHASE, SALE OR REDEMPTION OF SECURITIES

During the financial period under review, neither the Company nor any of its subsidiaries has purchased, sold or redeemed any listed securities (including sale of treasury shares) of the Company. As at 30 June 2026 and up to the date hereof, the Company does not hold any treasury shares (whether in the Central Clearing and Settlement System, or otherwise). All treasury shares, if any, held by the Company are not entitled to receive the first interim dividend or special interim dividend for 2026.

By Order of the Board
The Wharf (Holdings) Limited
Kevin C Y Hui
Director and Company Secretary

Hong Kong, 11 August 2026

As at the date of this interim report, the Board comprises Mr Stephen T H Ng, Mr Paul Y C Tsui, Ms Y T Leng, Mr Kevin K P Chan and Mr Kevin C Y Hui, together with six INEDs, namely, Professor Edward K Y Chen, Mr Vincent K Fang, Mr Hans Michael Jebsen, Ms Elizabeth Law, Ms Nancy S L Tse and Mr David Muir Turnbull.

This interim report in both English and Chinese is available on the Company's website at www.wharfholdings.com and the website of Hong Kong Exchanges and Clearing Limited at www.hkexnews.hk.