

[For Immediate Release]



C C LAND ANNOUNCES 2025 ANNUAL RESULTS

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FINANCIAL POSITION REMAINS SOUND AND HEALTHY

(20 March 2026 – Hong Kong) C C Land Holdings Limited (“C C Land” or the “Company”, together with its subsidiaries collectively known as the “Group”; stock code: 1224) is pleased to announce its annual results for the year ended 31 December 2025 (the “Year”).

The Group’s consolidated revenue increased by approximately 7.5% to HK\$546.3 million for the year, up from HK\$508.3 million in 2024. The Group’s loss for the year was HK\$444.4 million (2024: HK\$617.9 million). The substantial reduction in loss for the year was primarily due to the turnaround from the recording of exchange losses of HK\$56.1 million in the previous year to exchange gains of HK\$102.1 million, the decrease in finance costs by HK\$95.7 million and the turnover from tax charge of HK\$22.3 million to tax credit of HK\$52.7 million due to overprovision of prior years tax in the UK offset by the increase in the share of losses from the Group’s joint venture investments (including investments in joint ventures and associates) by approximately HK\$157.8 million resulting from decrease in property sales revenue and recognition of preferential return from The Whiteley. The loss attributable to shareholders for the year was HK\$466.7 million (2024: HK\$617.9 million). The basic loss per share for the year was HK12.02 cents (2024: HK15.92 cents).

The rental income from the investment property portfolio amounted to HK\$535.7 million representing an increase of 17.6% compared to that of last year which was mainly due to the signing of new leases in One Kingdom Street in the second half of 2024 and the appreciation of the GBP against the HKD during the year.

The Group’s treasury investment business continues to benefit from the improvement in the performance of the Hong Kong stock market. The Group’s treasury investment, comprising of listed equity securities and unlisted investment funds, recorded a fair value gain of HK\$17.4 million (2024: HK\$4.1 million), while total realized gain of HK\$10.2 million on redemption and disposal of treasury investments was recorded (2024: HK\$12.2 million) during the year.

The Group’s share of the results from the operation of joint venture investments (including investments in joint ventures and associates) recorded a loss of HK\$571.4 million (2024: HK\$413.6 million).

The value of the Group’s investment properties in the UK recorded a fair value gain of HK\$229.9 million (2024: HK\$308.8 million) during the year.

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The Leadenhall Building, a skyscraper having a height of 225 metres (738 feet), is an iconic building in the Central London district. The building's distinctive wedge-shaped architectural design has created several specific spaces to cater for the different needs of the tenants' businesses. The combination of modern offices and food experiences in the neighborhood enables tenants' businesses to attract and retain talented staff. The property consists of 46 floors which are used mainly for office purposes and is held by the Group as investment property for long-term capital growth. It comprises approximately 610,000 sqf of office and retail space and is fully let with a weighted average unexpired lease term of approximately 7.6 years with 6.3 years on a term-certain basis. The building's tenant base includes several renowned international insurance companies alongside other financial institutions, technology, and professional service businesses. Following the completion of rent review of approximately 269,800 sqf in The Leadenhall Building with an average 13% increase in the reviewed annual rent during the year, the current annual contract rent of The Leadenhall Building increased to around GBP44.7 million (2024: GBP42.1 million). The office space was fully leased as at 31 December 2025. The rental yield is approximately 3.9% (2024: 3.7%) per annum.

One Kingdom Street is well connected to public transportation with nearby underground metro stations, providing easy access to Oxford Street and Heathrow Airport. One Kingdom Street is situated in Paddington Central, an area comprised of office and residential blocks, hotel, retail and entertainment amenities. The building was recently refurbished with luxury-class office spaces, together with its featured elegant, glazed exteriors and a superbly functional entrance hall. Above the hall, 265,000 sqf of superior office space is spread over nine floors. There is a huge amount of natural light in every office to create a productive and enjoyable working environment. One Kingdom Street offers approximately 265,000 sqf of Grade A office accommodation and some parking spaces, with a current annual contract rent of approximately GBP16.9 million (2024: GBP16.0 million), equivalent to an annual yield of 5.8% (2024: 5.5%). The building is 89% leased to reputable major tenants. Apart from office accommodation, after completion of the metro Elizabeth Line's related construction works in 2024, Transport for London has returned to One Kingdom Street 15,360 sqf of vacant space below the office tower. The Group is currently exploring various leasing options for this vacant space which may create an urban logistics hub in collaboration with adjacent landlords in Paddington Central.

The Group manages the property leases proactively in order to maintain a high occupancy rate and high tenants retention, while reducing the tenant concentration risks. It also engages with the tenants regularly to strengthen the property's position as a choice office in Central London.

As at 31 December 2025, the Group has seven property projects operating through joint ventures, two projects with over 0.8 million sqf of attributable development space in Central London, three projects with approximately 0.5 million sqf of attributable gross floor area in Hong Kong and two projects with approximately 6.8 million sqf of attributable gross floor area in the Chinese mainland. The Group's total investments in joint venture projects decreased to HK\$7.9 billion as at 31 December 2025, down from HK\$9.3 billion as at 31 December 2024 which was mainly attributed to the cash return from the projects. There was no acquisition or disposal of joint ventures during the year. The Group's property development pipeline is a significant component of the value of its joint venture business, and the Group expects this pipeline to contribute significantly to earnings and provide attractive returns on its investments in the near to medium term. As at 31 December 2025, the Group held interests in centrally located development sites with a total attributable development potential of approximately 8.1 million sqf, primarily in the UK, Hong Kong, and the Chinese mainland.

Just along the south bank of the section of River Thames in Central London, the 10-acre former New Covent Garden Market site is now being redeveloped as Thames City, a mixed-use development featuring 12 residential and commercial blocks, ranging in height from 4 to 53 storeys, and a park which forms part of a vibrant regeneration district that runs from the Vauxhall Bridge to the Battersea Power Station. When fully completed, Thames City comprises approximately 1,500 luxury residential units with a total saleable area of approximately 1.7 million sqf, including three prominent towers which rise to 36-53 storeys above basement, providing exceptional panoramic views over the whole of London. Other facilities include a grand clubhouse with a 30-metre-long swimming pool, a state-of-the-art gymnasium, movie theatre, karaoke lounge, landscaped gardens, restaurants, retail outlets and commercial spaces. During the year, a total of 62,500 sqf or 29 units were sold and recognized in the profit and loss account of the project company, contributing GBP135 million in sales revenue. Thames City's marketing is moving along with much success. The project has received positive response from both domestic and international buyers and is hailed as an incredible success in terms of quality and sales performance in London. The development of Phase II and III of Thames City with respective saleable areas of 538,000 sqf and 590,000 sqf is in the pipeline and the construction of Phase II has already started with an expected completion date in 2028. The Group has 50% interests in the Thames City project.

In 2019, the Group invested in a joint venture to restore the legendary Whiteley Shopping Centre which forms an important part of the wider regeneration of Queensway which is now being transformed into a more pedestrian friendly and upscale zone for London. Located in Queensway, W2, The Whiteley redevelopment project is a mixed-use scheme which secured planning permission in 2016. When finished, the project with about 603,000 sqf will deliver 139 luxurious residential apartments, the 5-star Six Senses Hotel with 109 rooms, and retail and restaurant spaces, offering an exceptional self use and investment opportunity in prime Central London. The Whiteley has been restored to its legendary position at the heart of Bayswater. The practical completion of The Whiteley will be fully achieved in the first half of 2026. During the year, sectional completion of substantial parts of the residential blocks were completed and delivered to the buyers. The development will deliver approximately 326,000 sqf of residential area, and 277,000 sqf of retail, hotel, commercial and parking spaces. Pre-sales started in November 2021. As at 31 December 2025, it has presold 105 residential units for GBP712 million of which 100 residential units with a sales amount of GBP662 million have been delivered to the buyers and 5 presold units are scheduled for delivery to the buyers in the first half of 2026. In addition, the 109-key Six Senses Hotel which forms part of The Whiteley has also been sold for GBP180 million and completed in March 2026. The Group has approximately 47% interests but 50% voting power in this project.

Located next to the Kai Tak Development District, Harbourside HQ is a 28-storey Grade A office building with a total marketable gross floor area of approximately 795,000 sqf, including retail spaces on the ground and first floor, and 285 parking spaces. Overlooking Kai Tak and the Kwun Tong Promenade, the property is situated close to the Ngau Tau Kok MTR station, connecting it to different districts of Hong Kong. With its unique location and iconic 136.5 metres height, Harbourside HQ commands a panoramic harbour view stretching from the Lei Yue Mun Straits to the Victoria Harbour. The nearby retail and commercial structures offer amenities in shopping, dining, and entertainment. The new anchor tenant, Hospital Authority, moved into the building in the second half of 2023, and the occupancy rate was 72% as at 31 December 2025. The cost of acquisition was HK\$7.5 billion in which the Group has a 25% interest.

No. 15 Shouson is located at No. 15 Shouson Hill Road West. It comprises a total of 15 luxury villas with a total gross floor area of approximately 88,000 sqf. All the villas have internal lifts, gardens, usable rooftops and parking spaces. Among them, 13 villas also have private swimming pools. As at 31 December 2025, the sales of 8 luxury villas were completed yielding a total sales revenue of approximately HK\$4.5 billion of which 2 villas with a sales revenue of HK\$810 million were completed during the year. Additionally, the sale of 3 luxury villas with a total selling price of HK\$807 million was completed subsequent to the year end. Only 4 remaining villas are available for sale and will continue to provide positive contribution to the Group in the coming years. The Group has 42% interests in No. 15 Shouson with an original investment of about HK\$1.2 billion.

The Group has an effective 15% interest in a joint venture development project related to KITEC with an attributable investment of about HK\$906 million. The business operations of KITEC ceased in 2024 and the redevelopment plan which includes commercial and residential components was approved by the Town Planning Board in July 2025.

Dr. Peter Lam, Deputy Chairman and Managing Director of C C Land, concluded “Following the staged completion of the two joint-venture development projects in Central London, revenues will be continually booked as delivery takes place, speeding up the cash returns to the Group. Concurrently the two investment properties in Central London will continue to provide a steady and recurring rental income for the Group.”

“Looking ahead, the Management anticipates the unstable business environments to persist in the foreseeable future. The Group will focus on ensuring the stability and sustainability of its existing property portfolio and adjust its strategies in response to the ever-changing market as well as maintain a healthy balance sheet.”

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About C C Land

Headquartered in Hong Kong, the core business of C C Land is property development and investment as well as treasury investments. The Group started to build its global property portfolio since early 2017, and now has both investment and development projects in the United Kingdom, Hong Kong and Chinese mainland. The Group’s business strategy is to have a balanced property portfolio with both stable recurring rental income and property sales revenue in developed cities worldwide.

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