SHUN TAK HOLDINGS LIMITED

信德集團有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 242)

Website: http://www.shuntakgroup.com

2026 Interim Results Announcement

GROUP RESULTS

The board of directors (the "Board") of Shun Tak Holdings Limited (the "Company") announces the unaudited consolidated interim results for the six months ended 30 June 2026 of the Company and its subsidiaries (the "Group").

The unaudited loss attributable to owners of the Company for the period was HK$139 million (2025: HK$120 million). Underlying profit attributable to the owners which was adjusted for attributable unrealized fair value changes on investment properties of the Group and its joint ventures and associates (net of tax) would be HK$78 million (2025: HK$270 million). Basic loss per share was HK4.6 cents (2025: HK4.0 cents).

INTERIM DIVIDEND

The Board has resolved not to declare an interim dividend in respect of the six months ended 30 June 2026 (2025: nil).

CONDENSED CONSOLIDATED INCOME STATEMENT
FOR THE SIX MONTHS ENDED 30 JUNE

	Note	**(Unaudited) 2026 *HK$'000***	(Unaudited) 2025 *HK$'000*
Revenue	*3*	**1,183,468**	1,345,992
Other income		**175,605**	170,149
		1,359,073	1,516,141
Other gains, net	*4*	**51,388**	271,606
Cost of inventories sold and services provided		**(323,350)**	(443,284)
Staff costs		**(329,567)**	(334,874)
Depreciation and amortization		**(84,689)**	(86,456)
Other costs		**(254,461)**	(245,952)
Fair value changes on investment properties		**(115,156)**	(167,964)
Operating profit	*3, 5*	**303,238**	509,217
Finance costs	*6*	**(242,188)**	(275,825)
Share of results of joint ventures		**(23,320)**	(231,353)
Share of results of associates		**(112,541)**	(62,962)
Loss before taxation		**(74,811)**	(60,923)
Taxation	*7*	**(38,207)**	(33,700)
Loss for the period		**(113,018)**	(94,623)
Attributable to:			
Owners of the Company		**(139,430)**	(120,450)
Non-controlling interests		**26,412**	25,827
Loss for the period		**(113,018)**	(94,623)
Loss per share *(HK cents)*	*9*		
— basic		**(4.6)**	(4.0)
— diluted		**(4.6)**	(4.0)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

FOR THE SIX MONTHS ENDED 30 JUNE

	(Unaudited) 2026 *HK$'000*	(Unaudited) 2025 *HK$'000*
Loss for the period	**(113,018)**	(94,623)
Other comprehensive income		
Items that may be reclassified to profit or loss:		
Reversal of asset revaluation reserve upon sales of properties, net of tax	**(11,273)**	(15,126)
Currency translation differences	**222,394**	447,290
Share of currency translation difference of joint ventures	**139,729**	134,939
Share of currency translation difference of associates	**140,439**	41,294
Share of other comprehensive income/(loss) of associates	**548**	(17)
Item that will not be reclassified to profit or loss:		
Equity instruments at fair value through other comprehensive income:		
Changes in fair value	**25,448**	166,746
Currency translation differences	**5,142**	5,737
Other comprehensive income for the period, net of tax	**522,427**	780,863
Total comprehensive income for the period	**409,409**	686,240
Attributable to:		
Owners of the Company	**377,855**	654,676
Non-controlling interests	**31,554**	31,564
Total comprehensive income for the period	**409,409**	686,240

CONDENSED CONSOLIDATED BALANCE SHEET

	Note	(Unaudited) 30 June 2026 HK$'000	(Audited) 31 December 2025 HK$'000
Non-current assets			
Property, plant and equipment		**3,651,209**	3,661,813
Right-of-use assets		**665,822**	641,043
Investment properties		**8,788,237**	8,779,090
Joint ventures		**9,874,725**	9,758,316
Associates		**5,719,334**	5,593,736
Intangible assets		**1,983**	2,009
Financial assets at fair value through other comprehensive income		**1,743,579**	1,718,132
Deferred tax assets		**124,091**	119,301
Other non-current assets		**595,194**	563,347
		31,164,174	30,836,787
Current assets			
Inventories		**8,151,145**	8,397,331
Financial assets at fair value through profit or loss		**19,472**	—
Trade and other receivables, deposits paid and prepayments	*10*	**1,049,812**	892,823
Contract assets		**291,608**	502,136
Taxation recoverable		**1,064**	581
Short term deposits		**5,180,504**	5,124,929
Cash and cash equivalents		**4,335,309**	4,431,309
		19,028,914	19,349,109
Assets held for sale		**594,373**	580,668
		19,623,287	19,929,777

	Note	(Unaudited) 30 June 2026 *HK$'000*	(Audited) 31 December 2025 *HK$'000*
Current liabilities			
Trade and other payables, and deposits received	*10*	**669,776**	838,943
Contract liabilities		**129,922**	101,833
Lease liabilities		**18,067**	20,847
Bank borrowings		**6,504,586**	2,715,380
Provision for employee benefits		**6,526**	6,912
Taxation payable		**259,593**	198,685
Loans from non-controlling interests		**50,000**	50,000
		7,638,470	3,932,600
Net current assets		**11,984,817**	15,997,177
Total assets less current liabilities		**43,148,991**	46,833,964
Non-current liabilities			
Contract liabilities		**37,691**	43,713
Lease liabilities		**38,483**	18,600
Bank borrowings		**9,187,800**	13,232,425
Deferred tax liabilities		**622,792**	663,410
Other non-current liabilities		**3,400**	3,400
		9,890,166	13,961,548
Net assets		**33,258,825**	32,872,416
Equity			
Share capital		**9,858,250**	9,858,250
Other reserves		**21,431,728**	21,053,873
Equity attributable to owners of the Company		**31,289,978**	30,912,123
Non-controlling interests		**1,968,847**	1,960,293
Total equity		**33,258,825**	32,872,416

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

1 BASIS OF PREPARATION AND ACCOUNTING POLICIES

The unaudited condensed consolidated interim financial statements of Shun Tak Holdings Limited (the "Company") and its subsidiaries (together, the "Group") are prepared in accordance with the disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited ("Listing Rules") and Hong Kong Accounting Standard ("HKAS") 34 "Interim Financial Reporting" as issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"). The condensed consolidated interim financial statements should be read in conjunction with the annual financial statements for the year ended 31 December 2025 which have been prepared in accordance with HKFRS Accounting Standards.

The accounting policies and methods of recognition and presentation used in the preparation of the condensed consolidated interim financial statements are consistent with those described in the 2025 annual financial statements except as stated in note 2 below.

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

The Company had delivered the financial statements for the year ended 31 December 2025 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Hong Kong Companies Ordinance (Cap. 622).

The Company's auditor had reported on the financial statements for the year ended 31 December 2025. 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 sections 406(2), 407(2) or 407(3) of the Hong Kong Companies Ordinance (Cap. 622).

The preparation of the condensed consolidated interim financial statements in conformity with HKFRS Accounting Standards requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies. Those areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates were significant to the Group's consolidated financial statements were detailed in the 2025 annual financial statements and respective note to these condensed consolidated interim financial statements.

2 IMPACT OF AMENDED STANDARDS

(a) Amendments to standards adopted by the Group

The following amendments to standards are relevant to the Group's operations and first effective for the Group's financial year beginning on 1 January 2026:

Amendments to HKFRS 9 and HKFRS 7	Classification and Measurement of Financial Instruments
Amendments to HKFRS 1, HKFRS 7, HKFRS 9, HKFRS 10 and HKAS 7	Annual Improvements to HKFRS Accounting Standards — Volume 11
Amendments to HKFRS 7, HKFRS 18, HKAS 1, HKAS 8, HKAS 36 and HKAS 37	Disclosures about Uncertainties in the Financial Statements

The adoption of the above amendments to standards did not have any significant impact to the Group's results for the six months ended 30 June 2026 and the Group's financial position as at 30 June 2026.

(b) New standards, amendments to standards and interpretation not yet adopted

The HKICPA has issued new standards, amendments to standards and interpretation which are relevant to the Group's operations but are not yet effective for the Group's financial year beginning on 1 January 2026 and have not been early adopted:

HKFRS 18[1]	Presentation and Disclosure in Financial Statements
HKFRS 19[1]	Subsidiaries without Public Accountability: Disclosures
Amendments to HK Interpretation 5[1]	Presentation of Financial Statements — Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause
Amendments to HKFRS 10 and HKAS 28[2]	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

(1) Effective for annual periods beginning 1 January 2027

(2) Effective date to be determined

HKFRS 18 – Presentation and Disclosure in Financial Statements

The new standard will replace HKAS 1 Presentation of Financial Statements, introducing new requirements that will help to achieve comparability of financial performance of similar entities and provide more relevant information and transparency to users. The Group is still in the process of assessing of HKFRS 18 on the Group's consolidated financial statements, particularly with respect to the categorization of income and expenses in the Group's consolidated income statement, the structure of the Group's consolidated income statement and consolidated statement of cash flows, and the additional disclosure required for management-defined performance measures.

Other than HKFRS 18 – Presentation and Disclosure in Financial Statements, the Group has already commenced an assessment of the impact of these new standard, amendments to standards and interpretation. These new standards, amendments to standards and interpretation would not be expected to have a material impact to the results of the Group.

3 SEGMENT INFORMATION

(a) Description of segments

The Group's reportable segments are strategic business units that operate different activities. They are managed separately because each business has different products or services and requires different marketing strategies.

The Group currently has four reportable segments namely property, hospitality and leisure, transportation and investment. The segmentations are based on the internal reporting information in respect of the operations of the Group that management reviews regularly to make decisions on allocation of resources between segments and to assess segment performance. The principal activities of each reportable segment are as follows:

Property	—	property development and sales, leasing and management services
Hospitality and Leisure	—	hotel and club operations and hotel management
Transportation	—	passenger transportation services
Investment	—	investment holding and others

(b) Segment results, assets and liabilities

Management evaluates performance of the reportable segments on the basis of operating profit or loss before fair value changes on investment properties, interest income and unallocated net corporate expenses. Inter-segment transactions have been entered into on terms agreed by the parties concerned. The Group's measurement methods used to determine reported segment profit or loss remain unchanged from 2025.

Segment assets principally comprise all tangible assets, intangible assets and current assets directly attributable to each segment with the exception of interests in joint ventures and associates, taxation recoverable, deferred tax assets and other corporate assets. Segment liabilities include all liabilities and borrowings directly attributable to and managed by each segment with the exception of taxation payable, deferred tax liabilities and other corporate liabilities.

Underlying profit as disclosed on page 1 refers to the profit attributable to owners, adjusted to exclude the attributable fair value losses on investment properties, net of tax, of HK$86 million (2025: HK$110 million) (which is derived from fair value losses on investment properties of HK$115 million (2025: HK$168 million), netted off with the associated deferred tax credit of HK$11 million (2025: HK$27 million), and deducting the share attributable to non-controlling interests of HK$18 million (2025: HK$31 million)) and the share of fair value losses on investment properties from associates and joint ventures, net of tax, of HK$131 million (2025: HK$280 million).

For the six months ended 30 June 2026

	Property *HK$'000*	Hospitality and Leisure *HK$'000*	Transportation *HK$'000*	Investment *HK$'000*	Eliminations *HK$'000*	Consolidated *HK$'000*
Revenue and other income						
External revenue						
Revenue from contracts with customers						
— Recognized at a point in time	398,235	88,975	–	12,393	–	499,603
— Recognized over time	96,189	250,335	–	–	–	346,524
	494,424	339,310	–	12,393	–	846,127
Revenue from other sources						
— Rental income	239,434	–	–	114	–	239,548
— Dividend income	–	–	–	97,793	–	97,793
	239,434	–	–	97,907	–	337,341
	733,858	339,310	–	110,300	–	1,183,468
Inter-segment revenue	1,079	859	–	–	(1,938)	–
Other income (external income and excluding interest income)	30,195	2,783	–	1,012	–	33,990
	765,132	342,952	–	111,312	(1,938)	1,217,458
Segment results	288,839	(42,466)	–	91,628	–	338,001
Fair value changes on investment properties	(115,156)	–	–	–	–	(115,156)
Interest income						141,615
Unallocated net corporate expenses						(61,222)
Operating profit						303,238
Finance costs						(242,188)
Share of results of joint ventures	(13,144)	(10,176)	–	–	–	(23,320)
Share of results of associates	(70,493)	(6,498)	(19,442)	(16,108)	–	(112,541)
Loss before taxation						(74,811)
Taxation						(38,207)
Loss for the period						(113,018)

For the six months ended 30 June 2025

	Property *HK$'000*	Hospitality and Leisure *HK$'000*	Transportation *HK$'000*	Investment *HK$'000*	Eliminations *HK$'000*	Consolidated *HK$'000*
Revenue and other income						
External revenue						
Revenue from contracts with customers						
— Recognized at a point in time	427,519	75,201	—	13,068	—	515,788
— Recognized over time	293,293	233,820	—	—	—	527,113
	720,812	309,021	—	13,068	—	1,042,901
Revenue from other sources						
— Rental income	235,046	—	—	114	—	235,160
— Dividend income	—	—	—	67,931	—	67,931
	235,046	—	—	68,045	—	303,091
	955,858	309,021	—	81,113	—	1,345,992
Inter-segment revenue	315	559	—	—	(874)	—
Other income (external income and excluding interest income)	42,489	4,371	—	424	—	47,284
	998,662	313,951	—	81,537	(874)	1,393,276
Segment results	597,687	(53,900)	—	53,507	—	597,294
Fair value changes on investment properties	(167,964)	—	—	—	—	(167,964)
Interest income						122,865
Unallocated net corporate expenses						(42,978)
Operating profit						509,217
Finance costs						(275,825)
Share of results of joint ventures	(220,840)	(10,513)	—	—	—	(231,353)
Share of results of associates	(23,182)	(6,286)	21	(33,515)	—	(62,962)
Loss before taxation						(60,923)
Taxation						(33,700)
Loss for the period						(94,623)

As at 30 June 2026

	Property *HK$'000*	Hospitality and Leisure *HK$'000*	Transportation *HK$'000*	Investment *HK$'000*	Eliminations *HK$'000*	Consolidated *HK$'000*
Assets						
Segment assets	**22,381,085**	**4,573,200**	**225,406**	**1,813,300**	**—**	**28,992,991**
Joint ventures	**10,109,733**	**(235,008)**	**—**	**—**	**—**	**9,874,725**
Associates	**4,704,648**	**80,740**	**359,218**	**574,728**	**—**	**5,719,334**
Unallocated assets						**6,200,411**
Total assets						**50,787,461**
Liabilities						
Segment liabilities	**640,063**	**204,336**	**15**	**5,300**	**—**	**849,714**
Unallocated liabilities						**16,678,922**
Total liabilities						**17,528,636**

As at 31 December 2025

	Property *HK$'000*	Hospitality and Leisure *HK$'000*	Transportation *HK$'000*	Investment *HK$'000*	Eliminations *HK$'000*	Consolidated *HK$'000*
Assets						
Segment assets	22,843,048	4,604,864	225,375	1,791,348	—	29,464,635
Joint ventures	10,000,029	(241,713)	—	—	—	9,758,316
Associates	4,550,682	87,558	377,585	577,911	—	5,593,736
Unallocated assets						5,949,877
Total assets						50,766,564
Liabilities						
Segment liabilities	743,572	221,481	25	6,528	—	971,606
Unallocated liabilities						16,922,542
Total liabilities						17,894,148

4 OTHER GAINS, NET

	For the six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
Net exchange gains	**51,339**	271,606
Net gain on disposal of property, plant and equipment	**49**	—
	51,388	271,606

5 OPERATING PROFIT

	For the six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
After crediting:		
Interest income from bank deposits and others	**141,615**	122,865
Rental income from investment properties	**108,880**	106,805
Dividend income from listed investments	**5,587**	5,376
Dividend income from unlisted investments	**92,206**	62,555
Exchange gain, net	**51,339**	271,606
After charging:		
Cost of inventories sold		
— properties	**238,667**	347,556
— others	**22,843**	19,191
	261,510	366,747

6 FINANCE COSTS

	For the six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
Interest on bank borrowings	**227,982**	261,795
Interest on lease liabilities	**1,449**	1,758
Other finance costs	**12,757**	12,272
	242,188	275,825

7 TAXATION

	For the six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
Current taxation		
Hong Kong profits tax	**7,258**	5,182
Non-Hong Kong taxation	**75,278**	94,987
	82,536	100,169
Deferred taxation		
Origination and reversal of temporary differences	**(44,329)**	(66,469)
	38,207	33,700

Hong Kong profits tax is calculated at the rate of 16.5% (2025: 16.5%) on the estimated assessable profits for the period. Non-Hong Kong taxation is calculated at tax rates applicable to jurisdictions in which the Group operates, mainly in Macau, the Chinese Mainland and Singapore at 12%, 25% and 17% (2025: 12%, 25% and 17%) respectively.

8 INTERIM DIVIDEND

The Board has resolved not to declare an interim dividend in respect of the six months ended 30 June 2026 (2025: nil).

9 LOSS PER SHARE

The calculation of basic loss per share is based on loss attributable to owners of the Company of HK$139,430,000 (2025: HK$120,450,000) and the weighted average number of 3,017,661,785 shares (2025: 3,017,661,785 shares) in issue during the period.

Basic and diluted loss per share were the same as the Company had no potentially dilutive ordinary shares in issue for the period ended 30 June 2026 (2025: same).

10 TRADE RECEIVABLES AND PAYABLES

Trade receivables are managed in accordance with defined credit policies, dependent on market requirements and businesses which they operate. Subject to negotiation, credit is only available for major customers with well-established trading records. The Group offers general credit terms ranging from 0 day to 60 days to its customers, except for sales of properties the proceeds from which are receivable pursuant to the terms of the relevant agreements.

The ageing analysis of trade receivables by invoice date is as follows:

	30 June 2026 *HK$'000*	31 December 2025 *HK$'000*
0 — 30 days	**52,290**	51,852
31 — 60 days	**21,541**	16,190
61 — 90 days	**8,273**	5,309
over 90 days	**14,692**	23,823
	96,796	97,174

The ageing analysis of trade payables by invoice date is as follows:

	30 June 2026 *HK$'000*	31 December 2025 *HK$'000*
0 — 30 days	**178,066**	203,253
31 — 60 days	**1,703**	1,680
61 — 90 days	**251**	1
over 90 days	**1,113**	1,341
	181,133	206,275

BUSINESS REVIEW

PROPERTY

In the first half of 2026, the Property Division operated against a mixed macroeconomic landscape. Residential and property investment markets across the region continued to face divergent market conditions and experienced subdued activity amid global economic uncertainty, geopolitical tensions, cautious consumer sentiment and softness in selected property sectors.

Overall, the division recorded a profit of HK$289 million (1H 2025: HK$598 million). The decrease was primarily attributable to lower sales recognition and less exchange gains during the period.

PROPERTY DEVELOPMENTS

In Macao, the Group's landmark residential projects maintained sales momentum amid a relatively stagnant vibes. For Nova Grand, Phase V of Nova City, 8 units were transacted and 19 units were recognized in the first half of 2026, bringing the number of units sold to 94% as of 30 June 2026. At Nova Park, Phase IV of Nova City, 1 unit was sold during the reporting period, bringing the total number of units sold to 99%.

In Hengqin, visitor trips through Hengqin Port in the strategic Guangdong-Macao In-Depth Cooperation Zone (the "Cooperation Zone") recorded more than 17.77 million in first half 2026, up 27.8% year-on-year. The rising visitor traffic reinforces the long-term potential of the Cooperation Zone and may support the Group's Hengqin Integrated Development, a comprehensive mixed-use development comprising residential, retail, office and hotel components, as these components are developed and brought into operation over time. During the reporting period, the Group's sale and purchase agreement with SJM – Investment Limited in July 2025 for the sale of designated office and retail unit at the Hengqin Integrated Development for conversion into hotel progressed smoothly. The properties subject to the agreement comprise 12 floors of the office tower and a standalone retail unit, with a total gross floor area of approximately 19,781 square meters. The transaction consideration is RMB724 million. The transaction entered the governmental approval stage and is expected to be completed in the second half of 2026.

In Singapore, Park Nova — the Group's luxury residential development, recorded strong demand for the project that enabled the Group to re-market units surrendered by purchasers who defaulted on their sale and purchase agreements, from which 1 unit was recognized during the period, while 2 units were contracted in the first half 2026, achieving selling prices approximately 8% above the original contracted prices.

At 111 Somerset, the sales of seven office units were recognized during the period. The leased retail and office portions maintained a stable overall occupancy rate of 95% (1H 2025: 96%). The medical floors and shopping mall also delivered stable performance during the reporting period, supported by positive rental reversions.

PROPERTY INVESTMENT

Though the operating environment remained challenging, and intensified competition resulting from excess supply, the Group's investment portfolio remains solid.

Chinese Mainland

Against a persistently competitive market environment, the Shanghai Suhe Bay development's office component Suhe Centre has secured tenants across various industries including legal services, finance, asset management, healthcare and international retail, recording an encouraging occupancy rate of approximately 82% as of 30 June 2026 (1H 2025: 69%). The retail component, Suhe MixC World, maintained a stable occupancy rate at 95% (1H 2025: 95%). Benefited from successful promotional events and targeted marketing campaign, the shopping mall achieved record-high monthly sales and footfall in May 2026 since opening. Meanwhile, at NEW BUND 31 in Qiantan, the retail portion's occupancy rate of approximately 80% as of 30 June 2026 (1H 2025: 87%), while the office tower recorded an occupancy rate of approximately 77% as of 30 June 2026 (1H 2025: 72%). The Performance Art Centre hosted major cultural events such as the Joyful Wonderful Night National Tour, LO Ta You "Chun Long" Symphony Orchestra Concert and Douyin Movie Night 2026, underscoring the Group's commitment to promoting cultural activities. In Beijing, leasing conditions remained challenging amid the influx of new market supply. Against this backdrop, Shun Tak Tower recorded an occupancy rate of 69% (1H 2025: 72%). The leasing team is refreshing strategies to strengthen leasing momentum and tenant retention. The Group's high-speed railway integrated developments' healthcare, commercial and hotels operations at Tianjin and Kunming are undergoing phased openings.

Hong Kong

In Hong Kong, the Group's key neighborhood malls continued to enhance their tenant mix and customer experience, with liberté place achieving an occupancy rate of 98% (1H 2025: 100%) and The Westwood recording 92% (1H 2025: 91%). At Shun Tak Centre, a stable occupancy rate of 71% was recorded (1H 2025: 71%). The final phase of refurbishment works is targeted for completion in the second half of 2026.

Macao

In Macao Peninsula, the Group's joint venture investment with Hongkong Land Holdings Limited in The One Central Mall is positioned as a premier shopping destination for customers in the Guangdong-Hong Kong-Macao Greater Bay Area ("GBA"). Renovation works on the second floor were completed, with the floor reopening in phases since the second quarter of 2026, featuring refreshed lifestyle retail and food and beverage offerings. At Taipa, lifestyle shopping mall, NOVA Mall is actively optimizing its tenant mix to strengthen its market positioning and customer appeal against intense competition and evolving cross-border consumer spending patterns. Nevertheless, the Group is actively refining the tenant mix to enhance the mall's positioning and customer appeal. The property recorded an occupancy rate of 84% as at 30 June 2026 (1H 2025: 85%).

In response to evolving market conditions, the Group's leasing teams will remain focused on retaining high-value tenants and optimizing the tenant mix across its retail portfolio. Through close monitoring of market developments, the Group will continue to review and refine its leasing strategies to support adaptive and sustainable portfolio management.

HOSPITALITY AND LEISURE

In the first half of 2026, the hospitality and leisure division operated in a competitive and evolving travel and tourism environment. While regional and international travel continued to recover, geopolitical tensions in the Middle East contributed to higher travel costs, which moderated travel demand. Benefiting from continued brand-building and operational improvements at Artyzen Hospitality Group ("AHG"), including the launch of Artyzen Rewards and the expansion of cultural tourism initiatives in operating markets, the division further strengthened its differentiated guest experience and laid a solid foundation for future growth. Supported by ongoing cost discipline, improved performance across the majority of hotels and continued management initiatives at AHG, the division narrowed its loss by 21% year-on-year to HK$42 million during the reporting period (1H 2025: loss of HK$54 million).

Chinese Mainland

China's hospitality market in first half of 2026 was characterized by a continued recovery in travel activity, particularly domestic leisure and inbound travel, but with uneven performance across locations and sustained pressure on pricing as consumers remained value-conscious. The Group's Chinese Mainland portfolio recorded an average occupancy rate of 57% (1H 2025: 57%). Despite the competitive operating environment, Artyzen Habitat Hongqiao, YaTi by Artyzen Hongqiao Shanghai and Artyzen NEW BUND 31 recorded single-digit growth in occupancy rates during the reporting period.

AHG has a longstanding commitment to providing premium and differentiated hospitality experiences, and earned numerous industry accolades in the first half of 2026. For the Artyzen brand, Artyzen Habitat received the “Best Value Hotel Brand in China” award at the TTG China Travel Awards 2026. For AHG’s hotels, Artyzen Habitat Hongqiao Shanghai received the “Annual Business Travel Empowerment Pioneer Award” from Trip.Biz and the “Annual Curated Hotel of the Year” by Bacao Life Guides, while Grand Coloane Resort was named “2026 Scenic Hotel” by Trip.com.

Hong Kong

In Hong Kong, SkyCity Marriott Hotel delivered resilient performance, with an average occupancy rate of 78% as of 30 June 2026 (1H 2025: 77%). Sustained by MICE demand from recurring major events at AsiaWorld-Expo, together with the renewal of its service contract, the securing of the Qatar Airways crew contract and new airline crew agreements with EastarJet and Hungary Airlines, continued to support the hotel’s occupancy and revenue performance.

Macao

Mandarin Oriental, Macau remained well received by guests and recorded a modest improvement in occupancy to 82% (1H 2025: 79%). In recognition of the hotel’s excellence in luxury hospitality, wellness, sustainability, and talent development, Mandarin Oriental, Macau received several awards and accolades. These included the Forbes Travel Guide Five-Star Award for The Spa, Forbes Travel Guide Verified Responsible Hotel recognition, and inclusion among Tripadvisor’s Top 25 Hotels in China, Tatler Best Hong Kong and Macau Awards 2026’s Best 10 Hotels in Macao, and the Best Hotel Spa in Macao by “Travel + Leisure” Luxury Awards Asia Pacific. Meanwhile, Grand Coloane Resort also maintained steady growth in occupancy to 73% (1H 2025: 68%).

Singapore

In Singapore, Artyzen Singapore recorded encouraging year-on-year growth during the reporting period, despite disruptions arising from geopolitical tensions in the Middle East, which affected regional and long-haul travel demand. The hotel recorded an occupancy rate of 67% as of 30 June 2026 (1H 2025: 46%).

As at 30 June 2026, the Group holds equity interests in 10 hotels across the Chinese Mainland, Hong Kong, Macao, and Singapore. As the Group's hotel management arm, AHG directly operates and manages 14 hotels and serviced residences under the Artyzen Hotels and Resorts, Artyzen Habitat, YaTi by Artyzen, The Shàng by Artyzen and Grand Coloane Resort brands. Other highlights of the period included the launch of the Group's first loyalty program, Artyzen Rewards, and the continued development of Artyzen Studio, which invites renowned domestic artists to share their creative inspiration, promote cultural sustainability and enrich community cultural offerings. These initiatives align closely with the Group's vision of promoting the development of cultural tourism across all operating cities.

Managed and operated by the Group, the Macau Tower Convention & Entertainment Centre serves as Macao's premier integrated venue for MICE events, dining, retail and urban adventure activities. The tower returned to profitability during the period, supported by positive momentum in its MICE and food and beverage segments, together with the organizational restructuring completed in 2025, which resulted in a leaner and more cost-efficient operating structure.

Under its "Tourism+" strategy, the Group is collaborating with AJ Hackett International group to develop the Adventure Zone at Ocean Park Hong Kong, a 120,000 square meter attraction featuring a range of outdoor adventure attractions. During the first half of 2026, this joint development project made steady progress towards its scheduled completion in 2028 and will help diversify Hong Kong's experiential tourism offerings.

TRANSPORTATION

During the first half of 2026, the division encountered challenging operating conditions, primarily due to rising operating costs driven by a sharp increase in fuel prices following the conflict in the Middle East. Alongside its stringent cost-control measures and fuel subsidies provided by the Governments of Hong Kong and Macao, TurboJET introduced a 10% fare increase in April for ferry services on the Hong Kong-Macao and the Macao-Shenzhen Airport Ferry Terminal routes. The division recorded a share of loss of HK$19 million during the reporting period (1H 2025: breakeven).

Committed to enhancing connectivity through a seamless sea-land-air multimodal transportation network in the GBA, the division stepped up efforts in enhancing connectivity among GBA cities and Macao, further sharpening its competitive edge in the market.

TurboJET increased the frequency of the Premier Grand Class cross-border limousine service to 38 scheduled departures between Hong Kong and Macao in June. Combining high-speed ferry and limousine services, TurboJET now offers seamless transportation options with departures at intervals as frequent as every 15 minutes. In addition, responding to the growing demand driven by entertainment events and new integrated resorts on the Cotai Strip, TurboJET strategically enhanced its Hong Kong-Taipa service and also relocated the entire Shenzhen Airport route operations to the Taipa Ferry Terminal.

The division also partnered with Hong Kong International Airport and Zhuhai Airport in February to commence cross-boundary transportation services operated by CTG Bus at the "MGM Hong Kong International Airport City Terminal," Macao's first high-end dual-city terminal. Following this, CTG Bus entered into a partnership with the Airport Authority Hong Kong to establish another city terminal in Jiangmen in May.

Expanding its footprint in maritime cultural tourism, the division added an asset to its portfolio through the acquisition of the Dukling during the period, Hong Kong's only remaining historic Chinese junk boat still in active commercial operation. This acquisition aligns closely with the national initiatives to revitalize maritime cultural tourism experiences and preserve Hong Kong's unique maritime heritage.

INVESTMENTS

In line with its "Tourism+" strategy, the Group continued to enhance its portfolio of investments in tourism, retail, and integrated leisure during the reporting period. Overall, the division reported a profit of HK$92 million during the reporting period (1H 2025: HK$54 million).

As an investor in Sociedade de Turismo e Diversões de Macau, S.A., the Group received a dividend income of HK$92 million during the reporting period (1H 2025: HK$63 million).

In the retail segment, Retail Matters Company Limited narrowed loss, amid business consolidation of Stecco Natura and the continued steady performance of Toys'R'Us as a leading toy retail destination in Macao.

RECENT DEVELOPMENTS AND PROSPECTS

Looking ahead, the global economic environment is expected to remain uncertain in the near term. Nevertheless, the Group remains cautiously optimistic about the performance of the travel and tourism ("T&T") sectors in the second half of 2026. Travel demand has continued to demonstrate resilience, particularly for experiences that integrate culture, leisure and immersive elements, while sustainable and green tourism is gaining increasing prominence as a potential growth driver for the sector. These encouraging prospects are shaped by the nation's 15th Five-Year Plan which highlights the integration of culture and tourism, prioritizes efforts to optimize the industry's spatial layout, fosters new growth drivers, and enriches the supply of tourism products and services. Backed by these policy directions, the tourism industry in the Guangdong-Hong Kong-Macao Greater Bay Area ("GBA") is expected to advance toward a regionally coordinated, high-quality, innovative, and international hub centered on multi-destination travel.

Within the Property division, the successful sale of the remaining units of Park Nova and the completion of the final unit transaction at Les Maisons Nassim in July 2026 demonstrated the attractiveness of the Group's residential offerings in Singapore. The sale transaction involving selected premises at the Hengqin Integrated Development has progressed well, with key governmental approvals secured. Completion is expected in the second half of 2026. The Tianjin South HSR Integrated Development has commenced operations following the completion of construction and will continue opening in phases. The Kunming South HSR Integrated Development, which commenced operations in phases in 2025, continued to progress during the reporting period. For the Tongzhou Integrated Development in Beijing, the joint venture partner continues to monitor prevailing government policies and market conditions to determine the optimal timing for the official sales launch of the apartments. In Macao, the division will continue to closely monitor market conditions and implement its sales strategy for Nova Park and Nova Grand.

In the year ahead, the Group will continue to focus on its investment property portfolio, with additional efforts to enhance occupancy and tenant quality, while refining its offerings and tenant mix to better align with evolving consumer preferences. The Group will also explore new recurring income streams in response to changing market conditions.

The Hospitality and Leisure division is also positioned to build on the momentum achieved by the Group during the reporting period. The scheduled 2029 opening of a new hotel project in Xi'an will expand the Group's presence in culturally significant destinations in the Chinese Mainland, supporting its vision of integrating cultural experiences with tourism services. As travel demand recovers across Asia, and as the Group continues its efforts to provide exceptional guest experiences, a solid foundation has been established for future growth. Artyzen Hospitality Group ("AHG")'s brand-building initiatives, together with the launch of Artyzen Rewards and the ongoing development of cultural tourism in the markets where AHG operates, are strong indicators of the Group's ability to differentiate its properties. AHG will continue to improve operational efficiency, build a wider customer base and deliver memorable experiences that meet evolving traveler preferences.

The Transportation division remains dedicated to enhancing international and regional connectivity by developing a more expansive and integrated multimodal sea-land-air network, while establishing additional modes of transport in support of the national development initiatives. Despite the headwinds posed by extraordinary high fuel costs, the division continues to reinforce its "Tourism+" initiatives, diversifying its offerings to capture emerging market opportunities and solidifying its position as a key driver in shaping the GBA's high-quality, one-hour living circle.

The Group remains vigilant against challenges in the external environment. Across all business divisions, the Group will continue to make operational excellence, prudent financial management and responsible allocation of resources its highest priorities. The Group's strategic direction and focus on connectivity and cultural tourism in the T&T sector will continue to underpin its long-term development. The Group will continue to prudently seek valuable opportunities to strengthen its overall portfolio. Supported by the national policies, the continuing development of the GBA, growing demand for culture-driven travel experiences and the Group's proven ability to execute long-term strategies, the management of the Group remains cautiously positive that it can deliver sustainable growth and create enduring value for shareholders, customers, partners and the communities in which it operates.

FINANCIAL REVIEW

Liquidity, Financial Resources and Capital Structure

The Group's bank balances and deposits amounted to HK$9,516 million as at 30 June 2026, representing a decrease of HK$40 million as compared with the position as at 31 December 2025. It is the Group's policy to secure adequate funding to satisfy cash flows required for working capital and investing activities. Total bank loan facilities available to the Group as at 30 June 2026 amounted to HK$19,410 million, of which HK$3,673 million remained undrawn. The principal amount of Group's bank borrowings outstanding at the period end amounted to HK$15,737 million.

Based on net borrowings of approximately HK$6,177 million at the interim period end, the Group's gearing ratio (expressed as a ratio of net borrowings to equity attributable to owners of the Company) was 19.7% (31 December 2025: 20.7%). The Group will continue with its financial strategy of maintaining a healthy gearing ratio and consider steps to reduce its finance costs.

The maturity profile of the principal amount of Group's borrowings is set out below:

Maturity Profile

Within 1 year	1-2 years	2-5 years	over 5 years	Total
41%	11%	47%	1%	100%

Material Acquisitions, Disposals and Commitments

There was no material acquisition or disposal of the Group during the period ended 30 June 2026.

In July 2025, the Group entered into a sale and purchase agreement with SJM – Investment Limited, an indirect subsidiary of SJM Holdings Limited. Pursuant to the agreement, the Group has conditionally agreed to sell, and SJM – Investment Limited has conditionally agreed to buy, office units and a retail unit located in Zhuhai, PRC, for a consideration of RMB724 million. Subject to the fulfilment of conditions precedent including, among others, approvals by the relevant governmental authorities for the hotel conversion and settlement of consideration instalments, the disposal is expected to be completed in the second half of 2026.

As at 30 June 2026, the Group had outstanding commitments of approximately HK$25 million for development of an adventure zone at a theme park in Hong Kong.

In January 2018, the Group entered into an agreement with other partners to jointly invest in Perennial HC Holdings Pte. Ltd. ("HC Co"), which will invest in potential real estate projects in the Chinese Mainland predominantly for healthcare usage, with hotel and/or with retail components, complemented by healthcare-related amenities and mixed use properties. The total committed capital for HC Co is US$500 million. The Group holds 30% equity interest in HC Co and thus has its share of commitment at US$150 million. As at 30 June 2026, the Group has an outstanding commitment to contribute capital of approximately US$41 million (equivalent to approximately HK$318 million) to HC Co.

Charges on Assets

At the period end, bank loans with principal amount of approximately HK$4,577 million (31 December 2025: HK$4,643 million) were secured with charges on certain assets of the Group amounting to an aggregate carrying value of HK$11,147 million (31 December 2025: HK$11,236 million). Out of the above secured bank loans, an aggregate principal amount of HK$503 million (31 December 2025: HK$518 million) was also secured by pledges of shares in certain subsidiaries.

Contingent Liabilities

There was no material contingent liabilities of the Group at the period end.

Financial Risk

The Group adopts a prudent approach to financial risk management to minimize currency exposure and interest rate risks. Majority of funds raised by the Group are on a floating rate basis. Except for bank loans with principal amount of RMB218 million and SGD630 million, the Group's outstanding borrowings at the period end are not denominated in foreign currencies. Approximately 76% of the bank deposits, cash and bank balances are denominated in Hong Kong dollar ("HKD"), Macau pataca ("MOP") and US dollar ("USD") and the remaining balance mainly in Singapore dollar ("SGD") and Renminbi ("RMB"). MOP and USD are pegged to HKD. The Group's principal operations are primarily conducted in HKD while its financial assets and liabilities are also denominated in USD, MOP, SGD and RMB. The Group will from time-to-time review its foreign exchange and market conditions to determine if hedging is required.

Human Resources

The Group, including subsidiaries but excluding joint ventures and associates, employed approximately 1,700 employees at the period end. The Group adopts competitive remuneration packages for its employees. Promotion and salary increments are based on performance. Social activities are organized to foster team spirit amongst employees and they are encouraged to attend training classes that are related to the Group's businesses and developments.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

During the six months ended 30 June 2026, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed securities.

CORPORATE GOVERNANCE CODE

The Board is of the opinion that the Company has complied with all code provisions of the Corporate Governance Code as set out in Appendix C1 of the Listing Rules throughout the six months ended 30 June 2026, except for code provision C.2.1, which requires the roles of Chairman and Chief Executive to be separate and not to be performed by the same individual. The Board is of the view that since all major decisions have been made in discussion among Board members and appropriate Board committees, the allocation of power and authority within the corporate structure is adequately balanced to satisfy the objective of this code provision. In addition, there are four independent non-executive directors on the Board who offer their respective experience, expertise and independent advice and views from different perspectives. Therefore, it is in the best interest of the Company that Ms. Pansy Ho, with her in-depth knowledge of the businesses and extensive experience in the operations of the Group, assumes her dual capacity.

REVIEW BY AUDIT AND RISK MANAGEMENT COMMITTEE

The unaudited condensed consolidated interim financial statements of the Group for the six months ended 30 June 2026 have been reviewed by the audit and risk management committee of the Company. At the request of the directors of the Company, the Company's external auditor, PricewaterhouseCoopers, has carried out a review of the said unaudited condensed consolidated interim financial statements in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the HKICPA.

By order of the Board
SHUN TAK HOLDINGS LIMITED
Pansy Ho
Group Executive Chairman and Managing Director

Hong Kong, 20 August 2026

As at the date of this announcement, the executive directors of the Company are Ms. Pansy Ho, Ms. Daisy Ho, Mr. David Shum and Mr. Rogier Verhoeven; and the independent non-executive directors are Mr. Norman Ho, Mr. Michael Wu, Mr. Kevin Yip and Ms. Amelia Yau.