

Property Holdings and Development

The Group has a diversified portfolio of investment properties which provides steady rental income.





- Scramble Hill is a ten-storey shopping centre beneath The Millennium with a gross floor area of 500,000 square feet, featuring over 180 retail outlets. Tailored for young families and the style-conscious younger generation, it brings together vibrant outdoor dining, pet-friendly zones, and green spaces, creating a distinctive vertical landmark for creative lifestyle and entertainment

KT Real Estate Limited (“KTRE”)

KTRE, a wholly owned subsidiary of TIH, and Turbo Result Limited (“TRL”), a wholly owned subsidiary of Sun Hung Kai Properties Limited (“SHKP”), jointly own The Millennium and Scramble Hill in equal shares as tenants in common for long-term investment purposes. The property is located at 98 How Ming Street, Kwun Tong, Kowloon.

The Millennium and Scramble Hill, a premium integrated commercial project strategically located in the heart of Kwun Tong, is conveniently situated near the Kwun Tong and Ngau Tau Kok MTR stations.

The Millennium offers two 20-storey Grade-A office towers with a total gross floor area of approximately 650,000 square feet. Beneath The Millennium, Scramble Hill spans about a gross

floor area of about 500,000 square feet in a 10-storey podium and features a pet-friendly sky garden, along with popular dining, lifestyle, and entertainment options. Moreover, the development includes nearly 400 parking spaces in a four-storey basement parking garage. It has achieved LEED Platinum pre-certification, WELL Platinum pre-certification, and a Platinum pre-certification for new buildings under BEAM Plus.

Two SHKP’s subsidiaries, Sun Hung Kai Real Estate (Sales and Leasing) Agency Limited and Kai Shing Management Services Limited, were appointed as the marketing and leasing agent and the property manager for The Millennium and Scramble Hill respectively. Their appointment was recently renewed for an additional three years, effective until December 2028.



- The Millennium comprises two 20-storey Grade A office towers, offering approximately 650,000 square feet of premium workspace, with tenants comprising well-known international brands and multinational corporations

LCK Real Estate Limited (“LCKRE”)

LCKRE, a wholly owned subsidiary of TIH, is the owner of the Group’s headquarters building in Lai Chi Kok.

LCKRE owns the 17-storey commercial office building located at 9 Po Lun Street, Lai Chi Kok, Kowloon, which has a total gross floor area of approximately 156,700 square feet. Situated next to Manhattan Hill, a portion of the lettable area is used by the Group as its headquarters while the remaining lettable area was leased out to offices, shops and restaurants.

LCK Commercial Properties Limited (“LCKCP”)

LCKCP, a wholly owned subsidiary of TIH, is the owner of Manhattan Mid-town, the commercial complex of Manhattan Hill.

LCKCP owns Manhattan Mid-town, the two-level high-end retail podium at Manhattan Hill. This 50,000 square-foot

shopping centre offers Manhattan Hill residents and other shoppers high-quality retail facilities. The entire shopping centre was leased out, generating a steady stream of recurring rental income for the Group.

TM Properties Investment Limited (“TMPI”)

TMPI is jointly owned by TM Properties Holdings Limited (“TMPH”), an indirect wholly owned subsidiary of TIH, and Mega Odyssey Limited (“MOL”), an indirect wholly owned subsidiary of SHKP subsequent to TMPH’s disposal of 50% equity interest in TMPI to MOL in 2020. TMPI, the owner of the property at Tuen Mun Town Lot No. 80 in the New Territories, has become a 50%-owned joint venture of TIH.

TMPI owns an industrial property currently designated for industrial use, godown purposes, or both. At the end of 2025, the entire lettable area of the property was leased out to generate rental income for the Group.

The Group's Property Holdings and Development:

Property	Usage	Total Gross Floor Area (Square feet)	Group's Interest (%)	Remarks
The Millennity and Scramble Hill, 98 How Ming Street, Kwun Tong, Kowloon	Office and Shopping Centre	1,150,000	50	The site was acquired at a public auction in 1967, and a 50% interest was subsequently disposed of to TRL in 2009.
TIH Headquarters Building, 9 Po Lun Street, Lai Chi Kok, Kowloon	Office/Shops	156,700	100	The site was acquired at market price through private purchase in 1955.
Manhattan Mid-town, 1 Po Lun Street, Lai Chi Kok, Kowloon	Shopping Centre	50,000	100	Acquired at market price through private purchase in 1955, the site was redeveloped and opened in 2009.
Tuen Mun Town Lot No. 80, 1 Kin Fung Circuit, Tuen Mun, New Territories	Industrial/ Godown	105,364	50	The site was acquired at a public auction in 1974, and a 50% equity interest was subsequently disposed of to MOL in 2020.

- Other than the area used by the Group as its headquarters, the remaining lettable area was leased out to offices, shops and restaurants



- Manhattan Mid-town, the high-end retail podium at Manhattan Hill, was fully leased, generating a steady stream of recurring rental income for the Group