

ChampionREIT

冠君產業信託

2025 INTERIM RESULTS



FY25 Interim Results

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Results Highlights



A Year of Celebrations

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Anniversary Celebrations - Langham Place; Musica del Cuore

朗豪坊 LANGHAM PLACE 20TH ANNIVERSARY

For two decades, Langham Place has been at the heart of redefining Mongkok's vibrant culture. This year, we continue the "WOW! WE PLAY" journey, seamlessly blending tradition with modernity to solidify our position as a trendsetter with "Stay Local, Trend Global" vision



Langham Place Mall 20th Anniversary



Musica del Cuore 10th Anniversary

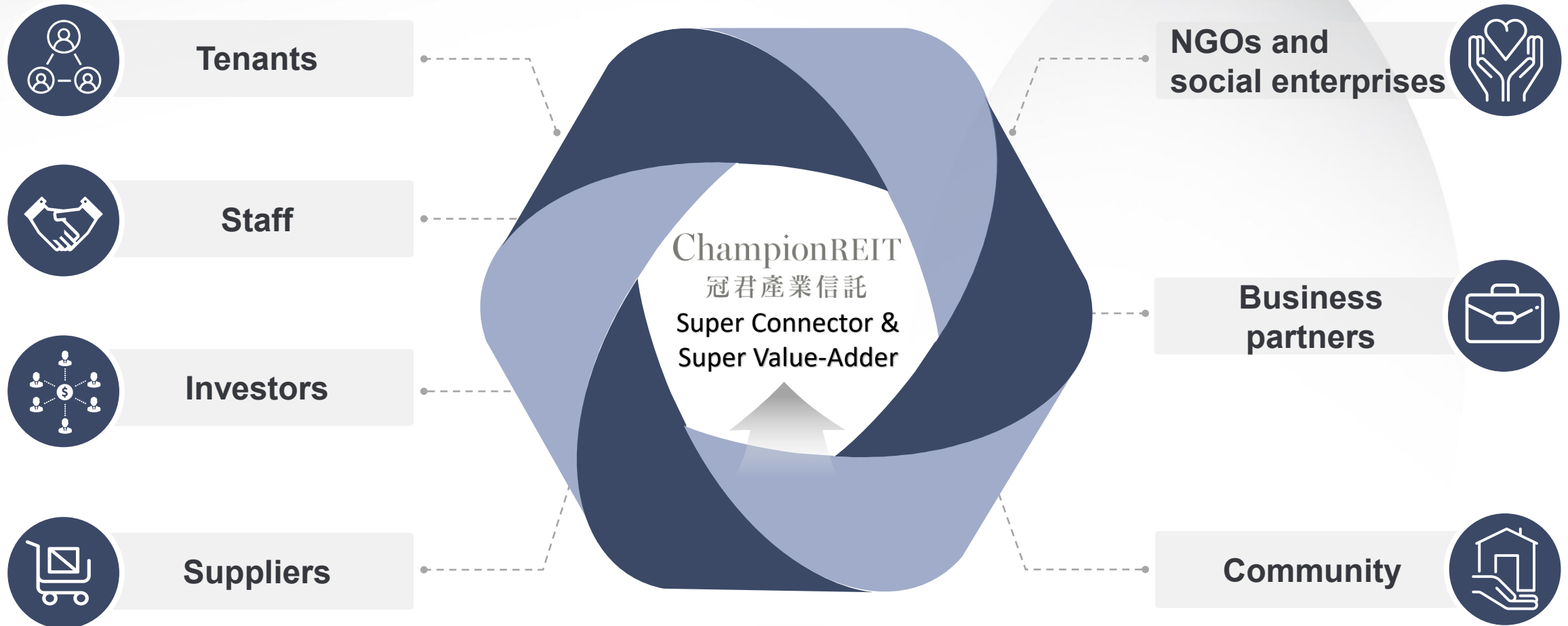
In 2025, Champion REIT's Musica del Cuore marks its 10th year as a concert series that provides a platform for young classical musicians



Fostering our Ecosystem

Connecting and Creating Value with Stakeholders

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Events Highlights

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Dedicated to Creating Value for Stakeholders

Strategically utilized diverse events and partnerships to foster tenant engagement across our properties while significantly enhancing mall vibrancy to drive footfall and cultivate market uniqueness for diverse visitors



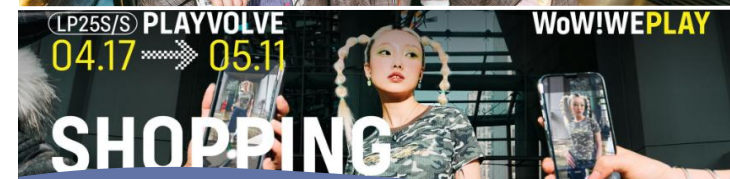
Tenants Engagement



Staff Engagement



Talk-of-the-Town Events



Promotional Campaigns



Launch of Social Wellness Hall

1H25 Results Highlights

Improving Market Sentiment

- Positive developments - active stock market, lower Hibor and mega events - helped improving market sentiment
- Operating environment stayed challenging; negative rental reversion impacting results
- Lower Hibor started to take effect toward end of second quarter → interest savings

Total Rental Income

HK\$1,029mm

(1H24: HK\$1,115mm)

Net Property Income

HK\$859mm

(1H24: HK\$954mm)

Distributable Income

HK\$476mm

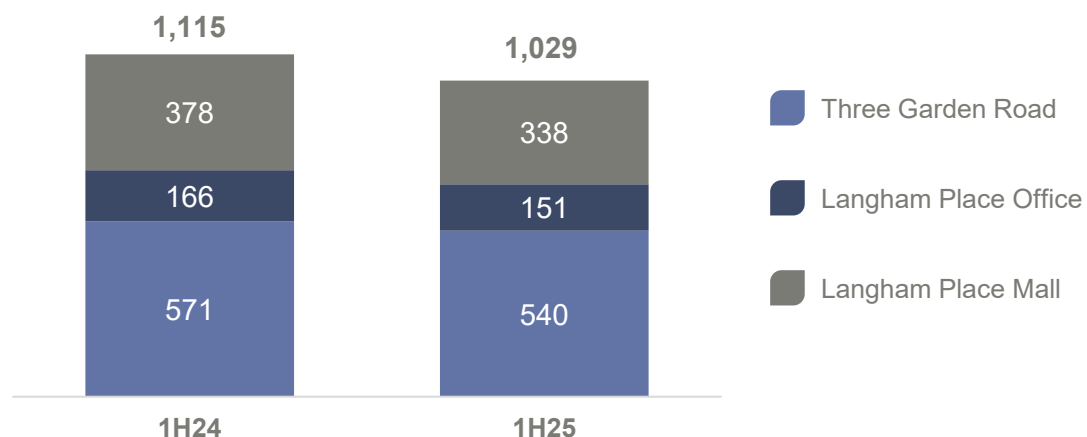
(1H24: HK\$544mm)

Distribution per Unit

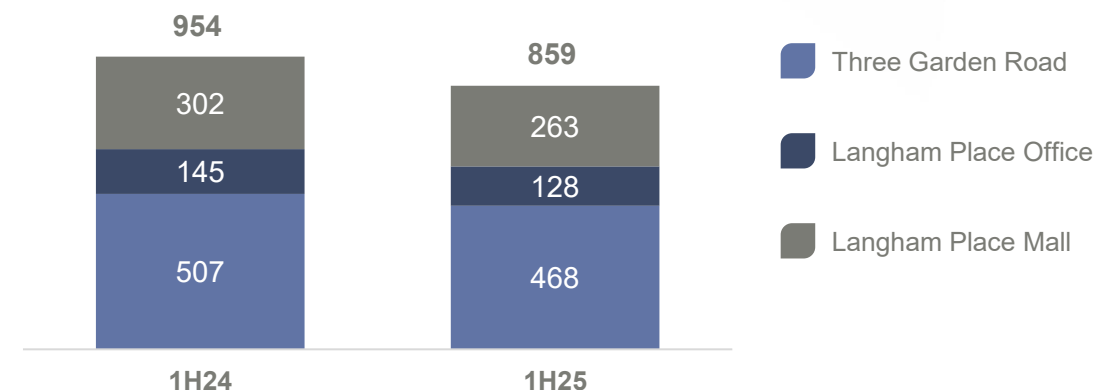
HK\$0.0701

(1H24: HK\$0.0809)

Rental Income by Property (HK\$mm)



Net Property Income by Property (HK\$mm)



Prudent Financial Management

- Refinancing of 2025 debt completed with new lenders joining bank loan syndication
- Over half of debt benefitting from falling Hibor since May 2025

Key Financial Metrics

Gearing ratio
24.5%

Unsecured loan
100%

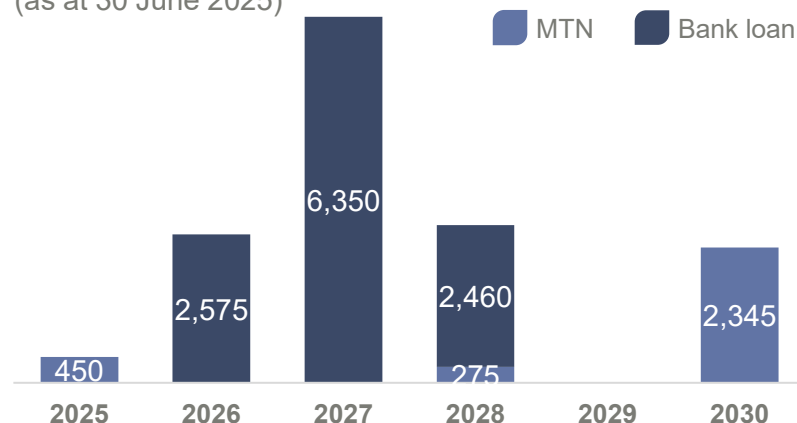
Undrawn committed facilities
HK\$2.9bn

Average effective interest rate
4.0%

Average debt maturity
2.4 years

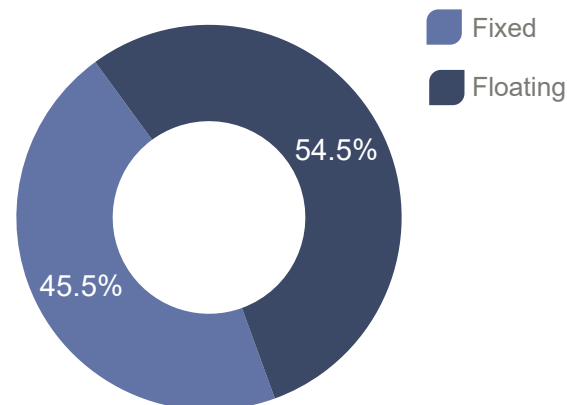
Debt Maturity Profile (HK\$mm)

(as at 30 June 2025)



Debt portfolio by Fixed / Floating Rates

(as at 30 June 2025)



1M HIBOR Trend



Property Valuation

Lower Rental Rate Assumptions; Unchanged Cap Rates

Property Valuation: HK\$58.1bn



Three Garden Road



Langham Place

Property Type	Grade A Office Complex	Grade A Office and Mall
Gross Floor Area (GFA)	Approx. 1,638,000 sq. ft.	Approx. 1,293,000 sq. ft.
Total Valuation (HK\$ bn)	34.4	23.7

Valuation Breakdown
(HK\$ bn)

Office: 33.1

Office: 8.5

Retail: 14.6

Valuation per sq. ft.
(HK\$/sqft)

Office: 20,926

Office: 12,080

Retail: 24,737

Capitalization Rate
(Cap Rate)

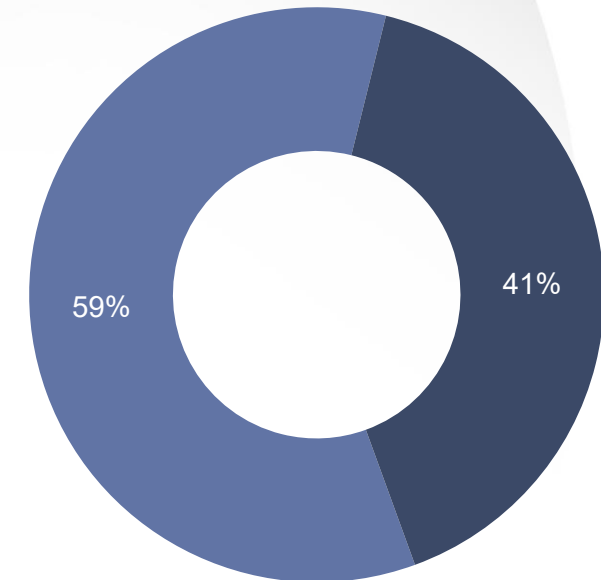
Office: 3.7%

Office: 4.1%

Retail: 4.0%

Portfolio Valuation

(as at 30 June 2025)



Three Garden Road

Langham Place

Properties Performance Review



Three Garden Road



Three Garden Road Office

Commitment from new tenants and in-house expansion

- All 2025 expirations concluded with high retention rate, including anchor tenant renewals; over 70% of 2026 expiries renewed
- Recent office transactions and robust equity market improved Central office market sentiment
- Receiving increased leasing enquiries from finance-related firms

Rental Income

HK\$540mm

(1H24: HK\$571mm)

Net Property Income

HK\$468mm

(1H24: HK\$507mm)

Passing Rent per sq. ft.

HK\$82.7

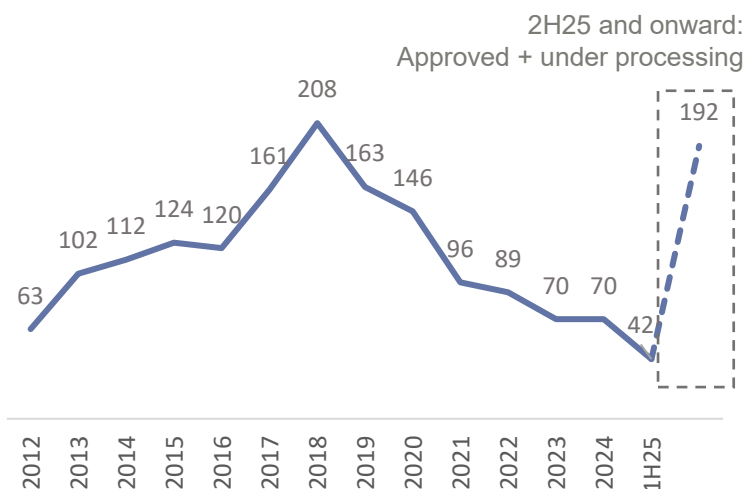
(31 December 2024: HK\$87.0)

Occupancy

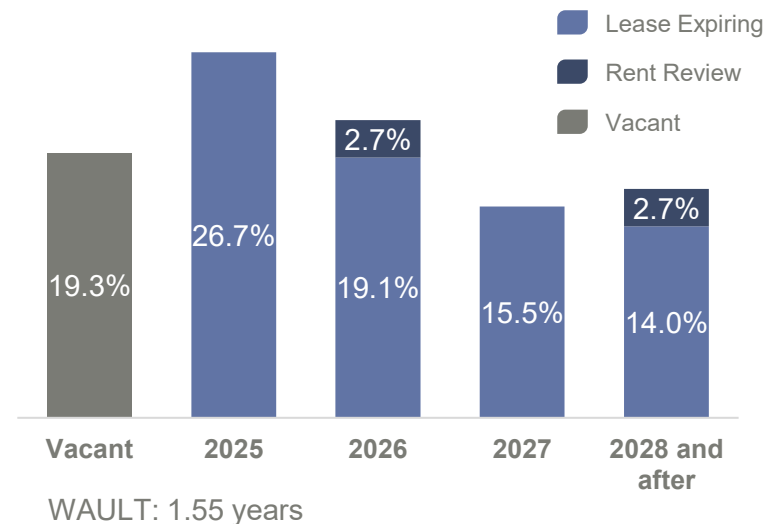
80.7%

(31 December 2024: 82.6%)

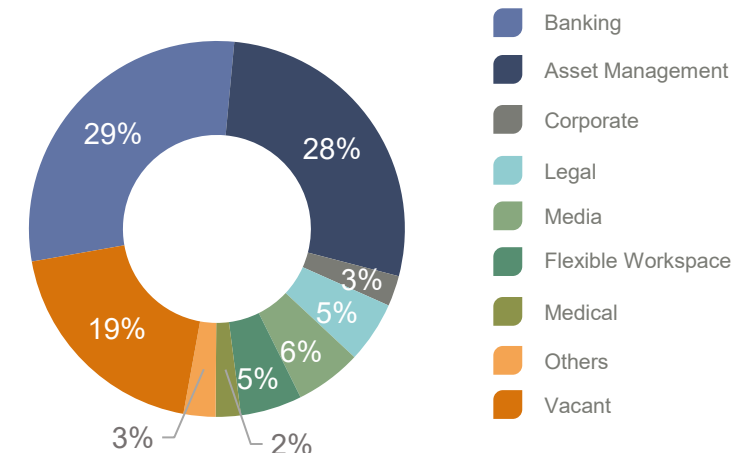
HK IPO pipeline



Lease Expiry (as at 30 Jun 2025)



Tenant Profile (as at 30 Jun 2025)



Three Garden Road Office

Cultivating a Vibrant and Engaged Tenant Community

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Festive Celebrations

Our community-building festive events have enriched the tenant experience and earned consistently positive feedback



CNY Celebration



International Women's Day



Mother's Day



Father's Day



Signature Musica del Cuore

Monthly classical concert series bringing tenants high-quality performances while providing a platform for talented young musicians to connect with audience



Year-round Green Action

Launched new monthly recycling campaigns with different themes throughout the year including toys, books, clothes, and e-waste



Langham Place Office Tower



Langham Place Office Tower

Strategic Positioning as a Premier Wellness Hub

- Continued to be a preferred location for healthcare, medical, beauty and wellness operators
- Stable occupancy with widespread lease expiry profile
- Enhancing tenant diversity with VIP lounge of travel agent commencing operation in the property

Rental Income

HK\$151mm

(1H24: HK\$166mm)

Net Property Income

HK\$128mm

(1H24: HK\$145mm)

Passing Rent per sq. ft.

HK\$42.9

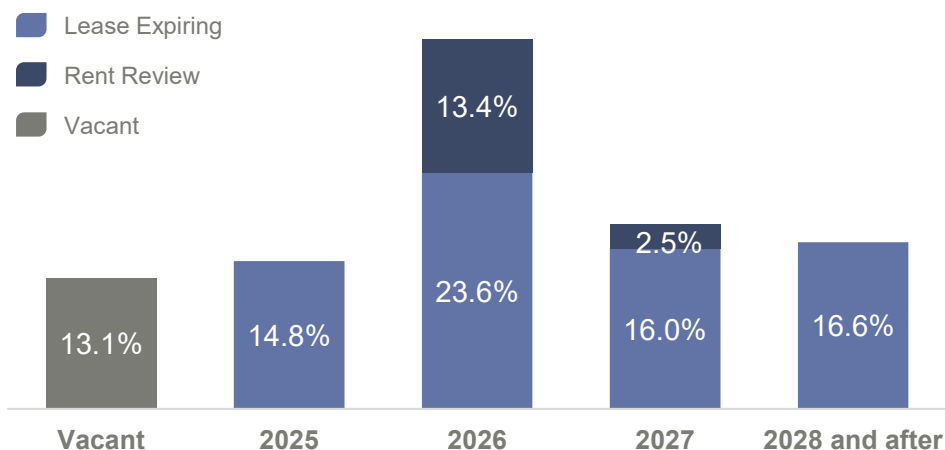
(31 December 2024: HK\$44.0)

Occupancy

86.9%

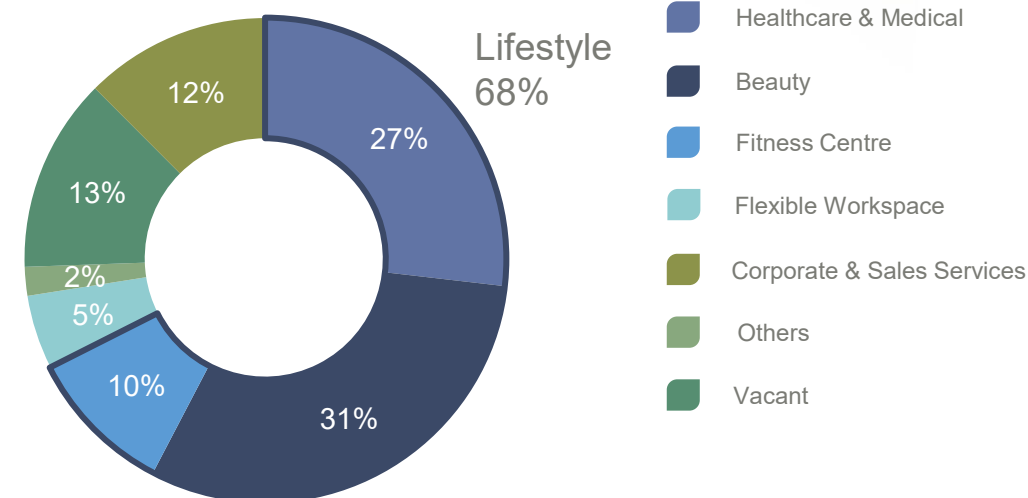
(31 December 2024: 87.2%)

Lease Expiry (as at 30 Jun 2025)



WAULT: 1.90 years

Tenant Profile (as at 30 Jun 2025)



Langham Place Office Tower

Reinforcing Positioning as “6D Wellness Hub”

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Debating Our “6D Wellness Hub”

Co-working space introducing new event space designated as Social Wellness Hall for workshops and events with **over 140** guests including tenants, business partners, media friends and youth community joining its grand opening and the launch of this transformative wellness journey



Launch of 6D Wellness YouTube Channel

Videos covering wellness in six dimension including Physical, Emotional, Intellectual, Spiritual, Social, and Financial wellness receiving positive stakeholder feedbacks



Launch of 6D Wellness Club

The first batch of member privileges includes 7 wellness experiences sponsored by tenants with total worth over HK\$8.3M, while individuals can enjoy offers valued up to HK\$15K



Langham Place Mall



Agile Strategy to Capture Changing Consumer Behaviour

- Introduction of POP MART last year generating double-digit growth in lifestyle segment
- Successful marketing initiatives driving new single-day footfall record in August
- Full committed occupancy

Rental Income

HK\$338mm

(1H24: HK\$378mm)

Net Property Income

HK\$263mm

(1H24: HK\$302mm)

Passing Rent per sq. ft.

HK\$164.3

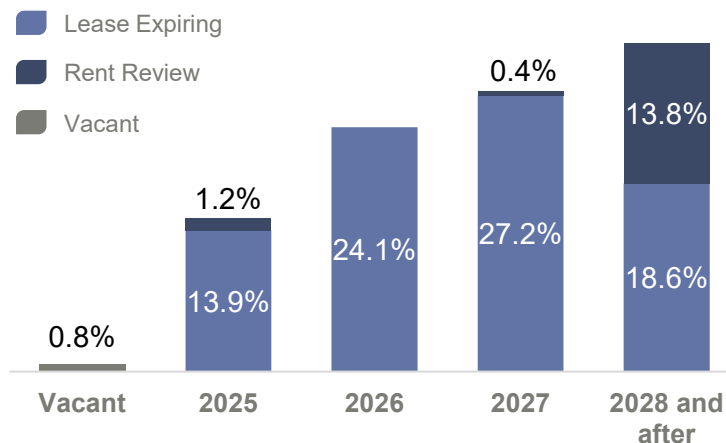
(31 December 2024: HK\$157.5)

Occupancy

99.2%

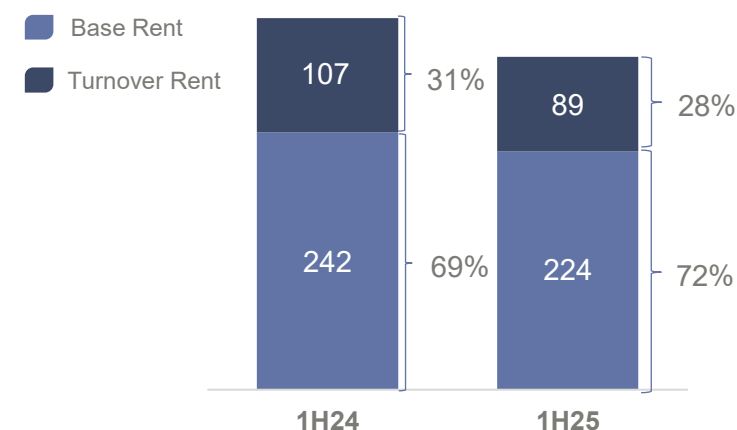
(31 December 2024: 99.3%)

Lease Expiry (as at 30 Jun 2025)

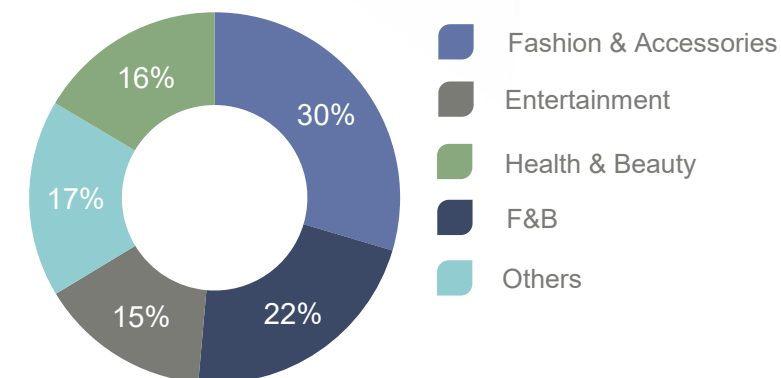


WAULT: 2.65 years

Breakdown of Base Rent and Turnover Rent (HK\$mm)
(as at 30 Jun 2025)



Tenant Profile (as at 30 Jun 2025)



Langham Place Mall

Stay Local, Trend Global

New Store Opening in 1H25

Active tenants mix management with introduction of a diverse range of new tenants, including a few first-in-HK stores, providing new fashion, lifestyle and F&B offerings for shoppers



BENLAI
(Frist-in-HK)



MARITHÉ & FRANÇOIS
GIRBAUD



Martin Kim



Umbro



Chikawa Ramen Buta
(Frist-in-HK)



Green Tea



The JEJU



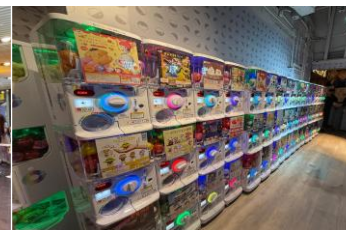
UG Tea



ToysRus IP+ Concept



Gacha shop



Store Expansion



MUJI expanded their footprint with new “MUJI to GO” travel section, “MUJI CYCLE” and Water Refill Station



New
“MUJI to GO” area



New
“MUJI CYCLE” area

**Langham Place
Exclusive products**
Personalised
luggage strap



Dynamic Social Hub Filled with Talk-of-the-Town Events

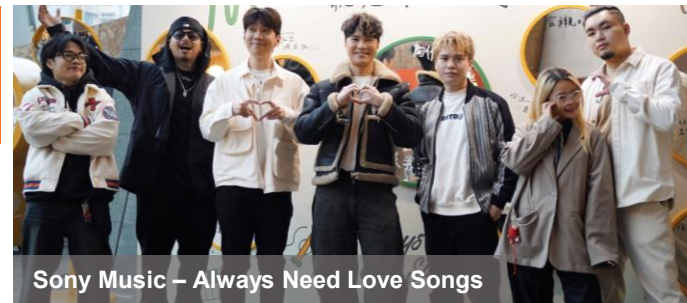


朗豪坊
LANGHAM PLACE

20TH
ANNIVERSARY

WoW!WEPLAY
WoW!WEPLAY
WoW!WEPLAY

Vibrant events and promotional campaigns throughout the year to engage shoppers, drive footfall and sales, and create unforgettable experiences



Revamping Loyalty Club Program to Strengthen Consumers Engagement



Birthday Surprise

Get extra privileges in your birth month



Exclusive Privilege

Enjoy special shopping and dining offers



Rewards Redemption

Redeem shopping coupons, hot-pick products, free parking offer, exclusive experiences



Bonus Points Registration

Enjoy automatic bonus points registration at designated merchants in Langham Place

240K+

active members

**Young Member with
Spending Power**

>50%

of Members Make a Purchase
on the Event Day

Sustainability

Engagement with Tenants and Business Partners

Champion REIT ESG Gala

- Themed "Innovation · Inspiration · Integration", the gala demonstrated that cross-sector collaboration creates positive green and social impact
- Over 1,000 tenants and business partners attended our four-day ESG gala



Energy
Efficiency

Waste
Management

Green
Procurement

A significant proportion of participants achieved goals in:

80%

Formalised energy target

75%

Adopted energy efficient appliances and systems

6%

Reduction in electricity use intensity*
(2024/25 VS 2023/24)

100%

Recycled at least 3 types of waste

*Tenants participated in Level 3



100+ participants including our tenants joined capacity-building events;
over 85% rated them as informative and engaging

Smart Technology and Green Building Standards

Smart Green Technology and Solutions



Solar Panels



AI-powered Chiller Optimization



EV Charging Points

First “Quadruple Platinum” Building in Hong Kong



100% Hong Kong Properties Attained BEAM Plus Existing Buildings



Sustainability

Community Wellness

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Collaborating with community partners to achieve positive social impact

Strive and Rise Programme

- Supported Government's Strive and Rise Programme for 3 years
- Movie Day with student mentees at Langham Place Mall



Sports Day

- Featured AI body scan and smoothie bikes at our property to exemplify holistic approach to workplace wellness



6 Dimensions Wellness

- Langham Place 6D Wellness YouTube Channel offers weekly wellness tips
- New Social Wellness Hall in Eaton Club hosts interactive workshops and sharing sessions



Sustainability Awards & Recognitions

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Five-Star Recognition
(Grade A Rating on Public Disclosure
& Global Listed Sector Leader)



Distinction Award
Hong Kong Sustainability
Award 2024



Impact Achievement
Fair Trade and SDG
Awards 2023/24



Grand Award
Hong Kong ESG Reporting Awards
(GRESB x HERA Standing Investment)



ESG Commendation Award
Outstanding ESG Enterprises
Recognition Scheme 2024



Awards of Excellence in ESG
Hong Kong Corporate Governance &
ESG Excellence Awards 2024



Sustainability Distinction Award
(Large Organisation)

Hong Kong Management Association

**Grand Award GRESB X
HERA Standing Investment**

Hong Kong ESG Reporting Awards (HERA)

ESG Commendation Award
Singtao x PolyU

Awards for Excellence in ESG
Chamber of Hong Kong
Listed Companies

**Social Enterprise Supporter
Excellence Award**
TECM 2024 Award Ceremony cum
Business Forum



Sustainability Report 2024
Available Online

Outlook



Maintain Operational Flexibility

Portfolio Management



- ✦ Flexible leasing strategies on tenant retention and recruitment
- ✦ Strengthening positioning of Langham Place Office as a “6D Wellness Hub”
- ✦ More celebration events for 20th anniversary of Langham Place Mall

Liabilities Management



- ✦ Benefit from lower Hibor with over half of debt on floating rate basis
- ✦ In preliminary discussion with lenders on refinancing outstanding debt due in 2026
- ✦ Exploring opportunities to broaden and diversify funding sources

Ecosystem Enhancement



- ✦ Leverage on available resources, including the newly added Social Wellness Hall, to bring value-added services to stakeholders
- ✦ Deepening collaboration with tenants and strategic partners across properties portfolio to enhance ecosystem

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