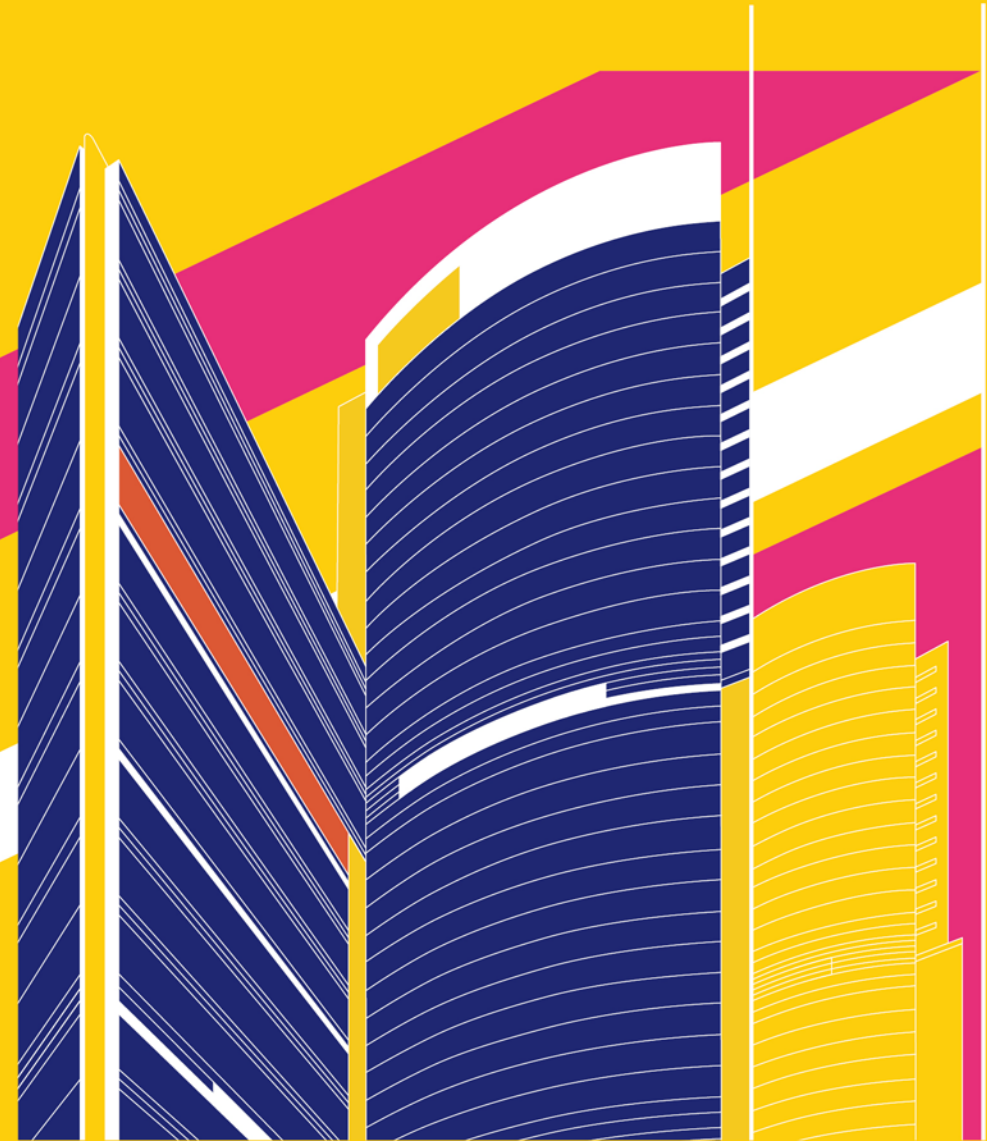


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2026 Interim Results

1H26 Results Highlights

Signs of Stabilisation

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Central Office Market Rents Stabilising

Three Garden Road achieving selective positive rental reversion



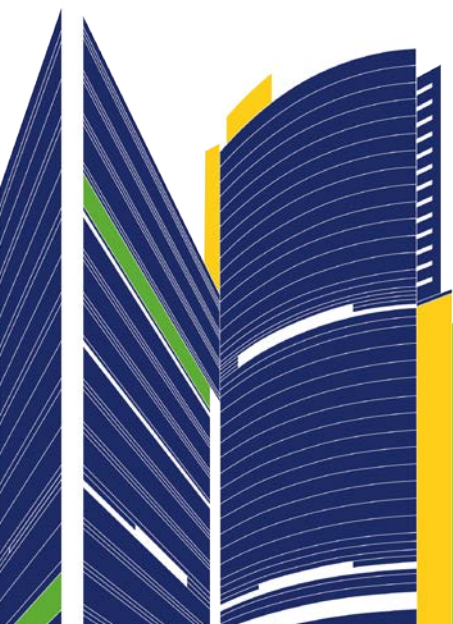
Positive Impact from Proactive Tenant Management

Introduction of new retail tenants driving sales rebound



Prudent Financial Management

Secured credit facilities for refinancing all debt maturing in 2026



1H26 Results Highlights

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Resilient Occupancy under Uncertain Macro Environment

- Portfolio occupancy remained stable and resilient supported by proactive leasing effort
- Narrowing negative rental reversion for Central office
- Lower average HIBOR reduced cash finance costs

HK\$949mm

Total Rental Income
(1H25: HK\$1,029mm)

HK\$780mm

Net Property Income
(1H25: HK\$859mm)

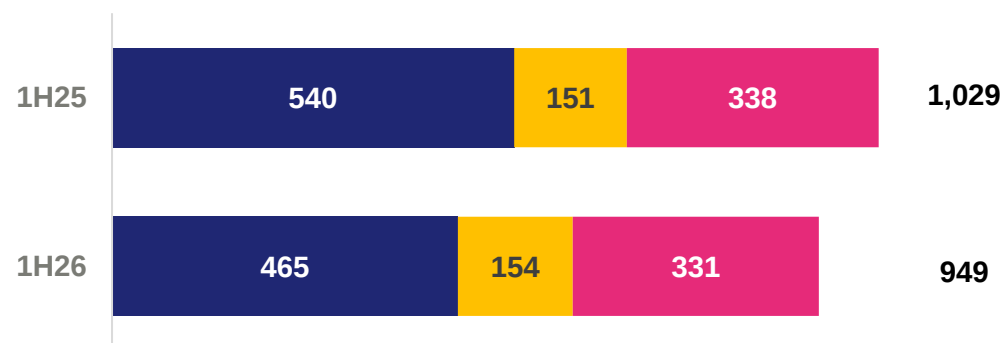
HK\$432mm

Distributable Income
(1H25: HK\$476mm)

HK\$0.0633

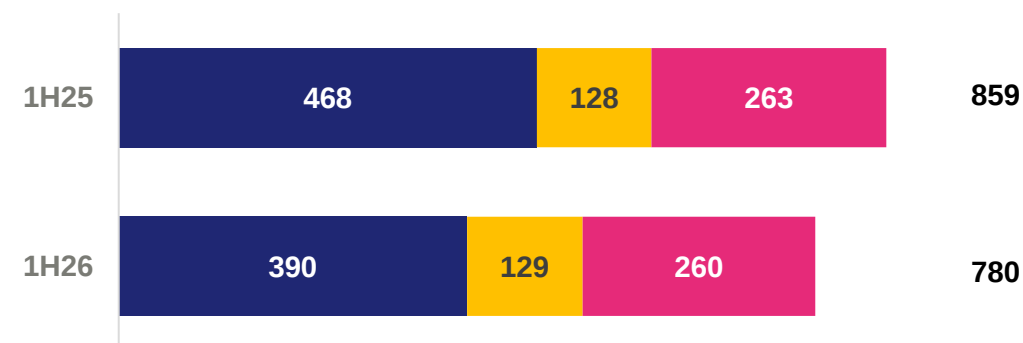
Distribution per Unit
(1H25: HK\$0.0701)

Rental Income by Property (HK\$mm)



■ Three Garden Road ■ Langham Place Office ■ Langham Place Mall

Net Property Income by Property (HK\$mm)



■ Three Garden Road ■ Langham Place Office ■ Langham Place Mall

Debt Profile

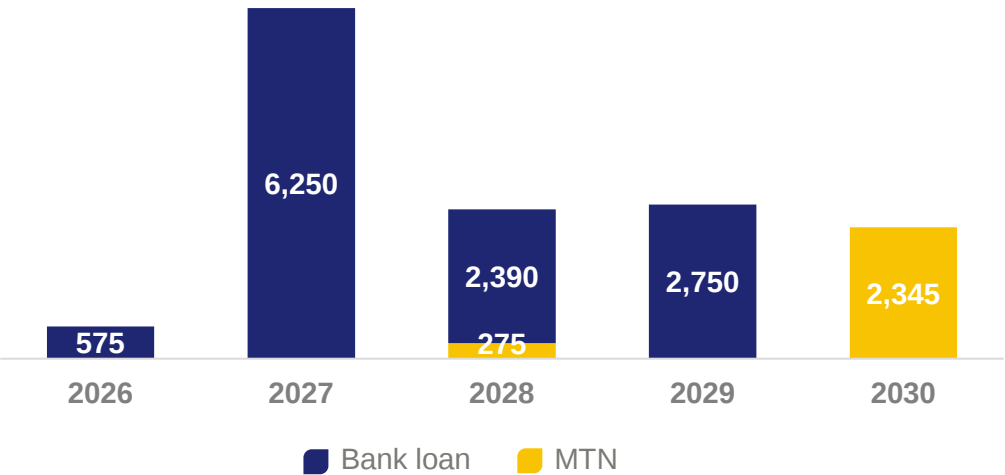
Stable Financial Position

- Secured credit facilities for refinancing all debt maturing in 2026
- Broadened lender base with new bilateral credit facility
- Undrawn committed facilities of HK\$2,560 million providing financial flexibility for 2027 refinancing needs

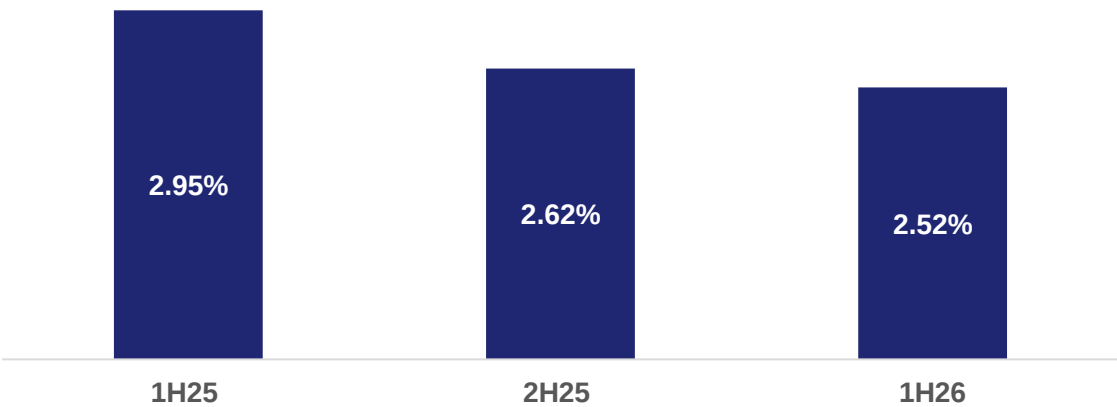
Key Financial Metrics

Gearing ratio	Unsecured loan	Fixed Rate Debt	Average effective interest rate	Average debt maturity
25.4%	100%	47.4%	3.6% (1H25: 4.0%)	2.0 years

Debt Maturity Profile (HK\$mm)
(as at 30 Jun 2026)



1M Average HIBOR

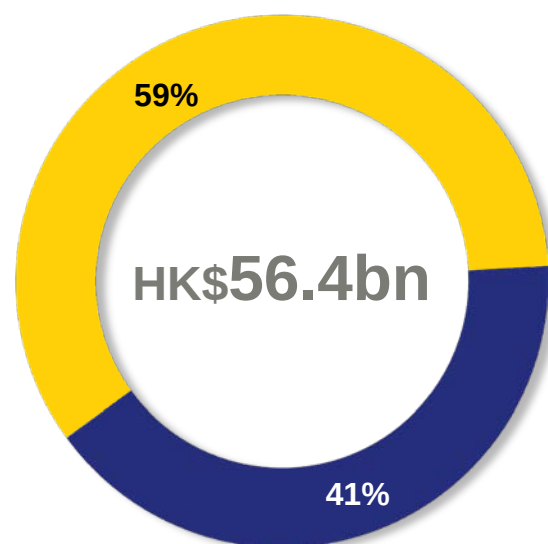


Property Valuation

Stable Valuation; Unchanged Cap Rates

Portfolio Valuation

(as at 30 June 2026)



Three Garden Road

Langham Place

Three Garden Road's Valuation Breakdown

HK\$33.4bn
Total Value

Office

- Valuation: HK\$32.0bn
- Per sq ft: HK\$20,245
- Cap rate: 3.7%

Langham Place's Valuation Breakdown

HK\$23.1bn
Total Value

Office

- Valuation: HK\$8.3bn
- Per sq ft: HK\$11,832
- Cap rate: 4.1%

Retail

- Valuation: HK\$14.1bn
- Per sq ft: HK\$23,945
- Cap rate: 4.0%



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Three Garden Road

Located in Central, the 47-storey Champion Tower and 37-storey ICBC Tower offer 1.6M sq. ft. of Grade-A office, retail, and parking space

Langham Place Office Tower

Located in Mongkok, the 59-storey Grade-A office building offers 0.7M sq. ft. of space



Langham Place Mall

Located in Mongkok, the 15-storey shopping mall offers 0.6M sq. ft. of retail and parking space

► Three Garden Road

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WiredScore
PLATINUM



Three Garden Road Office

Improving Office Market Sentiment

- Recorded positive rental reversion cases, with overall negative reversion narrowing
- Solid retention with over 90% of 2026 expiries concluded
- Inspection momentum remained solid with double digit growth

HK\$465mm

Rental Income
(1H25: HK\$540mm)

HK\$390mm

Net Property Income
(1H25: HK\$468mm)

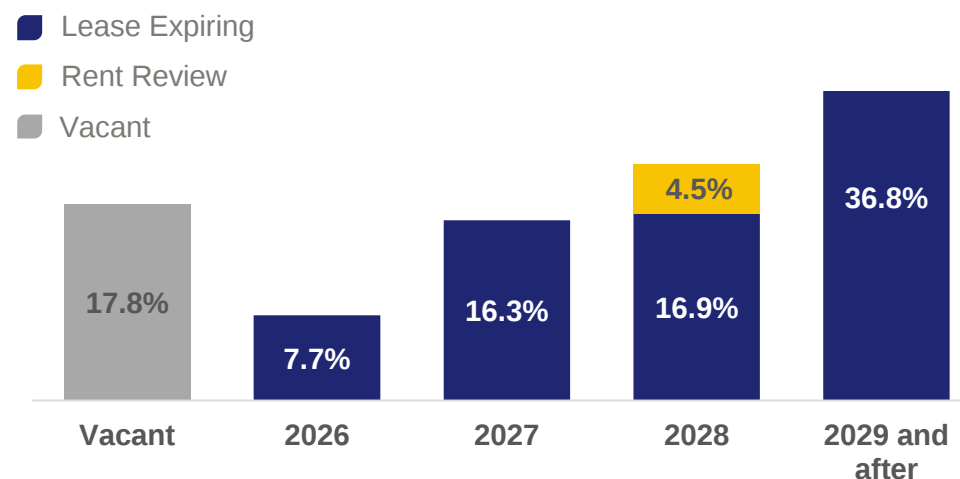
HK\$71.1

Passing Rent per sq. ft.
(31 Dec 2025: HK\$73.7)

82.2%

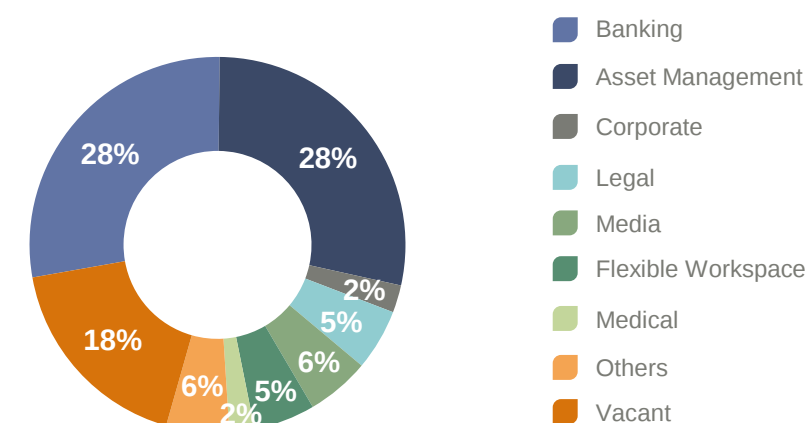
Occupancy
(31 Dec 2025: 81.6%)

Lease Expiry (as at 30 Jun 2026)



WAULT: 2.41 years

Tenant Profile (as at 30 Jun 2026)



Three Garden Road Office

Building a Wealth Management and Family Office Hub

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**Wealth Talk Series
to Connect
Wealth Management
and Family Office**



► Langham Place Office Tower

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Langham Place Office

Gradual Diversification of Tenant Mix

- Resilient occupancy
- Secured international direct sales company to diversify tenant mix
- Enhancing tenant engagement and collaboration

HK\$154mm

Rental Income
(1H25: HK\$151mm)

HK\$129mm

Net Property Income
(1H25: HK\$128mm)

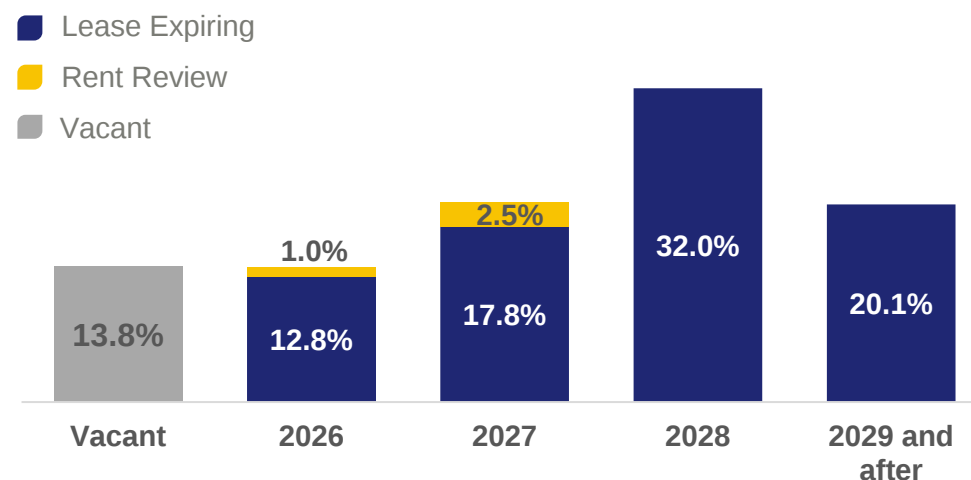
HK\$41.7

Passing Rent per sq. ft.
(31 Dec 2025: HK\$42.4)

86.2%

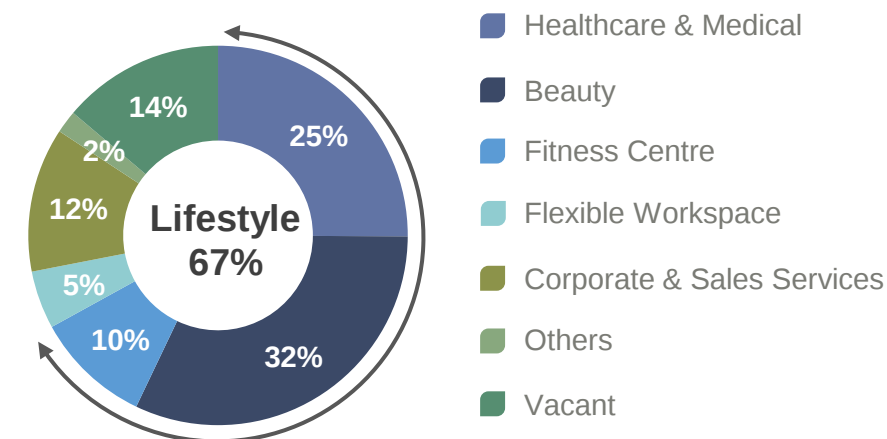
Occupancy
(31 Dec 2025: 86.9%)

Lease Expiry (as at 30 Jun 2026)



WAULT: 2.11 years

Tenant Profile (as at 30 Jun 2026)



Langham Place Office

Wellbeing Partner with Tenants

ChampionREIT
冠君產業信託



自在心流：自由舞動的身心練習
FLOW TO FREEDOM: FINDING
COMFORTNESS THROUGH MOVEMENT

#釋放壓力
#de-stress

日期 Date:
3/1/2026 (六 Sat)
時間 Time:
11:00 - 12:30

#工作坊
#Workshop

**DANCE
FOR
HEALTH**

朗豪坊辦公大樓49樓
Eaton Club
49/F, Office Tower, LP

#重新連結
#reconnect

導師 Dr. Mandy

舞動健康系列
DANCE FOR HEALTH
04/2026 - 05/2026 第四期 Series Four

深度系列
Deepening
Classes

街舞 X 表達藝術
STREET DANCE X
EXPRESSIVE ARTS

導師
Derek Lum

工作坊
Workshop

身體會說話：結伴，和壓力共舞

日期：4月26日 (六)
時間：11:00 - 12:30
地點：朗豪坊辦公大樓49樓

深度系列
身體說故事：聆聽內在對話

日期：5月4、11、18日、6月1日 (一)
時間：18:30 - 19:30
地點：朗豪坊辦公大樓49樓

朗豪坊6D Wellness主辦
《認識「生蛇」·破解迷思》健康講座

「生蛇」會傳染嗎？
生蛇纏身一圍可致命？

50歲以上才需要關注？
什麼是「黃金72小時」？

朗豪坊
LANGHAM PLACE

6D
WELLNESS

EATON
CLUB

re:HEALTH
香港仁創醫藥

《女性健康管理講座》
常見婦科問題與無創治療新趨勢

朗豪坊
LANGHAM PLACE

6D
WELLNESS

We Are
Adding Value
Beyond Space

► Langham Place Mall

ChampionREIT
冠君產業信託



LANGHAM
PLACE

LANGHAM
PLACE

Langham Place Mall

Proactive Tenant Mix Refinement Driving Sales Rebound

- Fashion and lifestyle segment outperforming
- Occupancy level staying at high level
- Creative placemaking collaborations elevating customer experience

HK\$331mm

Rental Income
(1H25: HK\$338mm)

HK\$260mm

Net Property Income
(1H25: HK\$263mm)

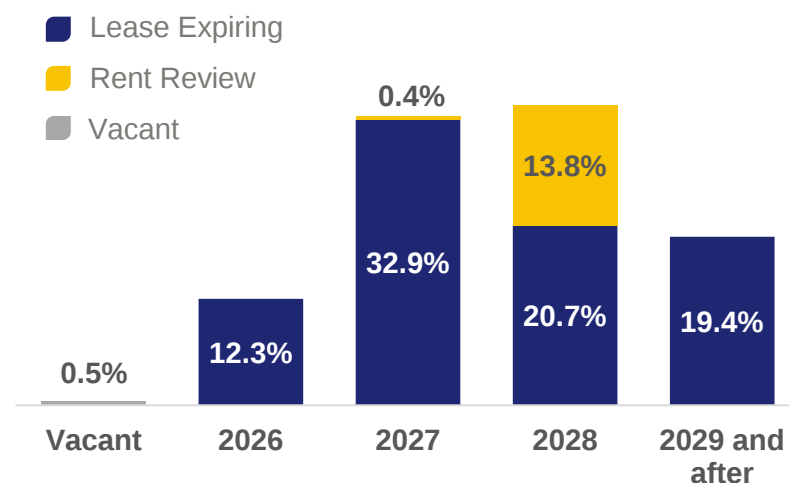
HK\$153.1

Passing Rent per sq. ft.
(31 Dec 2025: HK\$162.5)

99.5%

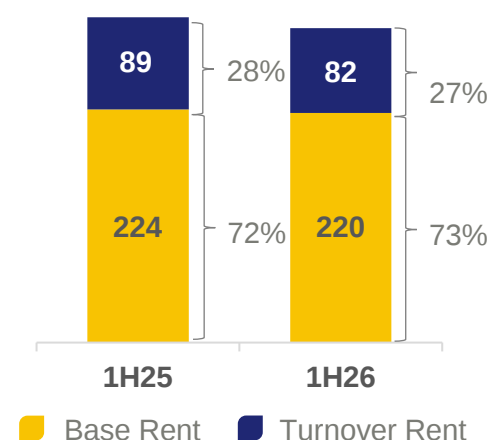
Occupancy
(31 Dec 2026: 99.3%)

Lease Expiry (as at 30 Jun 2026)

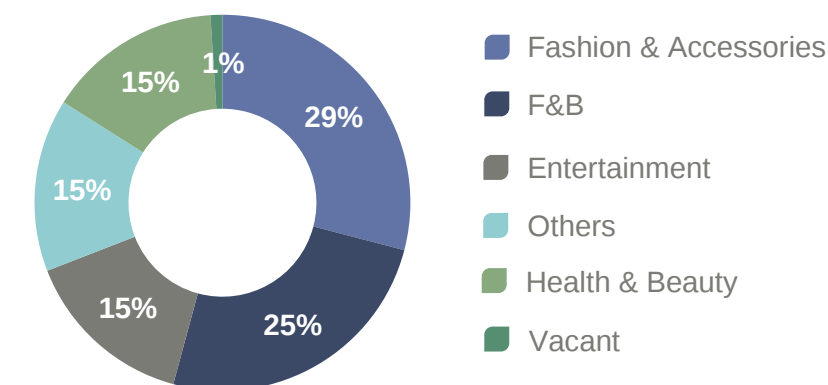


WAULT: 2.56 years

Breakdown of Base Rent and Turnover Rent (HK\$mm)



Tenant Profile (as at 30 Jun 2026)



Langham Place Mall

IP Synergy, Strategic Promotions and Cultural Engagements

ChampionREIT
冠君產業信託

朗豪坊
LANGHAM
PLACE



Reinforcing Positioning as
Retail Trendsetter



Sustainability

Our ESG Achievements



Global Real Estate Sustainability Benchmark

- Five-star Rating
- Grade A Rating on Public Disclosure



Hang Seng Corporate
Sustainability Index
Series Member 2025-2026

Hang Seng Corporate Sustainability Benchmark Index

- “AA+” Rating in ESG
(Top 10% among over 500 assessed Hong Kong listed companies)



WiredScore (Recertification)
Platinum



HKMA Best Annual Reports Awards
Award of Excellence in ESG



Tithe Ethical Consumption Movement
Social Enterprise Supporter Excellence Award



Hong Kong Public Relations Awards
Merit Award in Stakeholder Engagement



ESG Reporting Awards (HERA)
GBA Outstanding ESG Disclosure List

Sustainability

Engagement with Tenants and Business Partners

ChampionREIT
冠君產業信託



Robust Events to achieve Greener Tomorrow with Tenants



► Over 40 participants, including anchor tenants from Three Garden Road and Langham Place, joined the 2026 EcoChampion Pledge Kick-off and Greenovation Showcase



► Three Garden Road's Wealth Talk Series

Over 60 distinguished guests attended, including notable family offices, representatives from leading banks, wealth management professionals, and legacy planners



► DanceHub Wellness Workshop

Team up with Hong Kong Dance Alliance to launch an exclusive series of wellness workshop for tenants across two properties



Driving Green Action



► Year-round recycling programme



► A joint promotion with Tesla driving green mobility initiative



Partner with Community Partnerships to Create Positive Social Impact



► “Strive and Rise Programme 2026 · Musica del Cuore” Collaboration

Close to 40 youths and mentors from the Government-backed Strive and Rise Programme enjoyed a special lunchtime opera experience at Three Garden Road.



14
🏆
同行共創 得獎企業

冠君產業信託： 攜手社企共創商業與社會價值

冠君產業信託一直致力將可持續發展融入業務核心，發揮「Super Connector（超級聯繫人）」與「Super Value-Adder（超級增值人）」的角色，為租戶、顧客及社區建立互惠互利的影響力平台。自2023年與香港社會企業（聯誼）展開合作以來，每一份創作投入，均可轉化為高達9.7倍的社會投資回報（Social Return on Investment, SROI），印證了跨界合作帶來的深遠意義及潛力。

場域營造新視角：讓商業與人情味共生

冠君產業信託深信，成功的商業空間應與社區緊密相連。信託透過與聯誼合作，於旺角與家園提供場地及宣傳，支持「良心手信街」社區限定店，推廣本地社會企業產品，促進可持續消費，並成功增進逾2萬名顧客參與，將「良心消費」理念帶入主流商場，提高社會對本地品牌曝光率及經濟信心，更為社會創造機遇，推動社會轉化為具競爭力的社會夥伴。

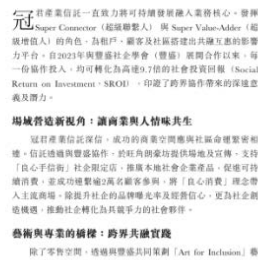
藝術與專業的橋樑：跨界共融實踐

除了零售空間，信託與聯誼共同策劃「Art for Inclusion」藝術工作坊及展覽，成功增進超過100位花園道三號租戶與SEN及少數族裔青年藝術家共同創作，並於大堂舉辦社區藝術展，展示多件青少年藝術作品，打破了商業區的隔閡，實踐跨界共融。

此外，透過年度活動「Christmas Share Celebration」進一步深化社區連結，活動涵蓋了社會企業、嘉年華及多元化的體驗工作坊。

展望未來：深化協作 創造長遠價值

冠君產業信託將繼續秉持卓越的精神，充份發揮旗下資產的社會功能，展望未來，集團將進一步深化「超級聯繫人」與「超級增值人」的角色優勢，探索如何將社會價值更深入地融入商業生態系統。冠君將致力於推動城市可持續發展，在追求業績持續增長的同時，與租戶、夥伴及公眾攜手共創具深遠影響力的共融未來，健康企業與社會互惠共生，持續成長。




▲ 與聯誼共同策劃「Art for Inclusion」藝術工作坊及展覽。
 坊、並首度推出共同創作的SDG主題專賣展，帶領多間NGO中心的受惠者及學校學生探索建築與環境的可持續性，體現了空間教育的深遠意義。
 ▲ 旺角花園道三號「Christmas Share Celebration」進一步深化社區連結。
 ▲ 旺角花園道三號「Christmas Share Celebration」進一步深化社區連結。

► Collaboration with FSES on various community programmes across two properties

Outlook



Office

- Improving market sentiment for Central office
- Three Garden Road to undergo major AEI
- Further diversification of tenant mix of Langham Place Office Tower



Retail

- Continued recovery in inbound tourists should benefit retail sector
- Langham Place Mall will continue to enhance tenant mix with robust pipeline of marketing and festive campaigns



Liability Management

- Further explore opportunities to broaden lender base
- Monitor market closely on interest rate risk management



Stakeholder Collaboration

- Deepening collaborations with stakeholders to create positive impact

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