

C C Land Holdings Limited

Interim Results 2026

August 2026

(Stock Code: 1224)

Agenda

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- 1H 2026 Business Review
- Outlook & Strategies
- Open Forum

About C C Land

About C C Land

Headquartered in Hong Kong, the core businesses of C C Land are property development and investment as well as treasury investments

Started to build global property portfolio since early 2017

Has both investment and development projects in the United Kingdom, China Mainland and Hong Kong

Continues to look for real estate development and investment opportunities in metropolitan cities globally

Financial Highlights

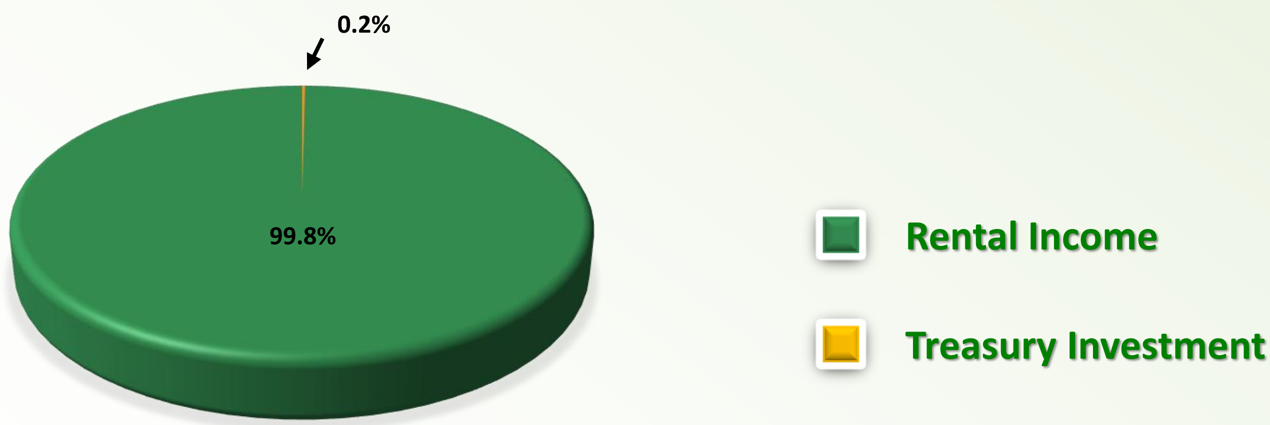
Financial Highlights

For the six months ended 30 June (HK$'000)	2026	2025	Change
Revenue	274,320	250,337	+9.6%
Gross profit	244,996	243,347	+0.7%
Other income and gains, net	183,822	172,820	+6.4%
Share of profits and losses of Joint Ventures and associates	(42,487)	(10,345)	+310.7%
Profit/(Loss) before tax	58,974	(3,150)	N/A
Profit/(Loss) attributable to shareholders	32,082	(36,754)	N/A
Earnings/(Loss) per share (HK cents) - Basic and diluted	0.83	(0.95)	N/A
Dividend per share (HK cents)	-	-	N/A

Fair value gains on investment properties of HK$141.9 million (six months ended 30 Jun 2025 : HK$24.8 million)

Source of Income

For the six months ended 30 June (HK$'000)	2026	2025	Change
Rental Income	273,785	249,986	+9.5%
Treasury Investment	535	351	+52.4%
Total	274,320	250,337	+9.6%



For the six months ended 30 June 2026

Annual Rental Yield:

Property	As at 30 Jun 2026	As at 31 Dec 2025
The Leadenhall Building	3.9%	3.9%
One Kingdom Street	5.8%	5.8%

Rent collection: 98% (six months ended 30 June 2025 : 99%)

Due to the buildings' high quality tenant mix and the Group's astute management

Strong Financial Position

	As at 30 Jun 2026 (HK$ Mn)	As at 31 Dec 2025 (HK$ Mn)	Change
Total Assets	22,603	22,652	-0.2%
Total Liabilities	8,096	8,106	-0.1%
Shareholders' Equity	12,949	13,024	-0.6%
Cash and Cash Equivalents	1,507	1,828	-17.6%
Bank Balances (Restricted / Pledged)	97	76	+27.6%
Total Bank and other Borrowings	7,836	7,829	+0.1%
Net Borrowings	6,232	5,925	+5.2%

Net asset value per share : HK$3.34

(31 December 2025 : HK$3.35)

Net gearing ratio : 48.1% (31 December 2025 : 45.5%)

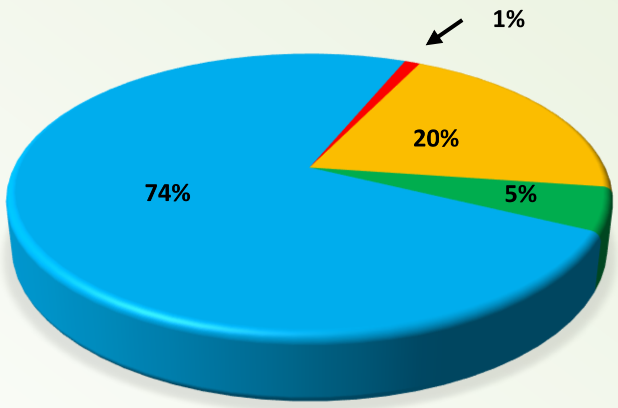
Adjusted net gearing ratio : 45.9% (31 December 2025 : 43.6%)

(If the portfolio of investments was taken into account)

Weighted Average Debt cost : 5.2% (31 December 2025 : 5.4%)

Cash and Bank Balances

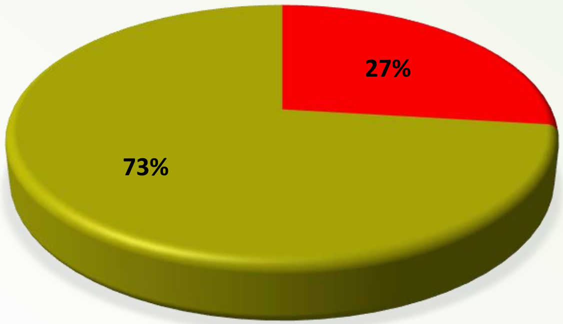
Total HK$1.6 billion
as at 30 June 2026



- HKD 20%
- USD 5%
- GBP 74%
- OTHER CURRENCIES 1%

Total Borrowings

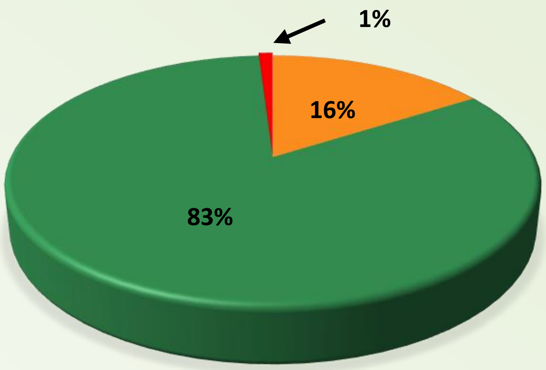
Repayment Dates 30 June 2026



Repayable within 1 year (HK$5.7 billion)

Repayable after 1 year (HK$2.1 billion)

In Terms of Currency 30 June 2026



HKD 16%

RMB 1%

GBP 83%

Total outstanding borrowings as at 30 June 2026 : HK$7.8 billion

(31 December 2025 : HK$7.8 billion)



1H 2026 Business Review

Notable Achievements in 2026

1. Fair value gains on investment properties of value in HK$141.9 million

2. The development of Phase II and Phase III of Thames City with respective saleable area of 538,000 sqf and 590,000 sqf is in the pipeline

3. Started delivery of both residential and commercial elements of The Whiteley. The 109-key Six Senses Hotel has also been sold for GBP180 million and completed in March 2026.

4. Acquired 25% ownerships interest in Lai Sun Yuen Long Centre, Hong Kong at a consideration of HK$251.4 million in August 2026.

Property Portfolio (Key Projects)

Investment Properties

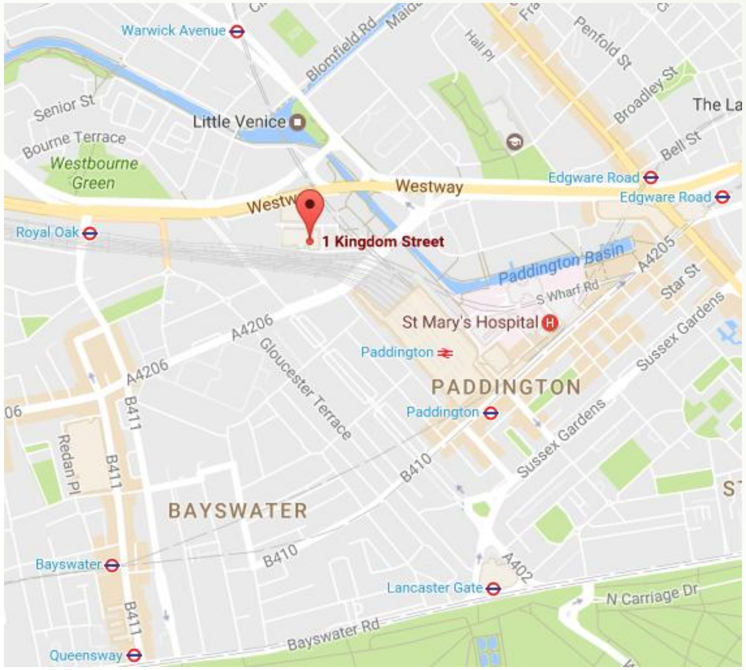
Properties Acquired	Completion Date	Usage	Purchase Consideration (Million)	Total Area (sq. ft.)	Effective Interests
One Kingdom Street	**Jan 2017**	**Office & Carpark**	GBP 292	265,000	100%
The Leadenhall Building, London	**May 2017**	**Office & Retail**	GBP 1,150	602,000	100%
			Total	**867,000**	

Property Portfolio (Key Projects) *cont'd*

Major Joint Ventures

Properties Invested/Acquired	Acquisition Date	Usage	Total Area (Million sq ft.)	Attributable Consideration (Million)	Effective Interests
Thames City, London	Aug 2017	Residential & Commercial	1.7	GBP 260	50%
Harbourside HQ, Hong Kong	Aug 2018	Office, Retail & Carpark	0.8	HKD 1,875	25%
The Whiteley, London	Dec 2019	Apartments, Hotel & Retails	0.6	GBP 182	47% (50% voting right)
Kowloon Bay International Trade and Exhibition Centre (KITEC), Hong Kong	Jun 2021	Commercial	1.8	HKD 906	15%
No. 15 Shouson, Hong Kong	Jan/Oct 2022	Residential	0.1	HKD 1,200	42%
Lai Sun Yuen Long Centre	Aug 2026	Residential	0.48	HKD 251.4	25%
		Total	5.48		

Major Investment Property: One Kingdom Street



- **Acquired in Jan 2017 at a purchase consideration of approx. GBP 292 million (approx. HK$2.9 billion)**
- **A prime Grade A commercial property comprising 265,000 sq. ft. located in Paddington Central, the West End of London**
- **After completion of the metro Elizabeth Line, Transport for London has returned 15,360 sqf of vacant space underneath the office tower which may entail creating an urban logistics hub in collaboration with adjacent landlords in Paddington Central.**
- **Rental yield is approx. 5.8% per annum**

Photo source:
http://www.trekearth.com/gallery/Europe/United_Kingdom/England/London/Paddington/photo1117240.htm

Major Investment Property: One Kingdom Street *(cont'd)*

- **As at 30 Jun 2026, 89% leased to reputable major tenants, including Vodafone, Takeda and Equinor**
- **Current annual contract rental income in the region of approx. GBP 16.9 million.**

Photo source: https://www.flickr.com/photos/egfocus/3660244820/

Major Investment Property: The Leadenhall Building

"City of London Building of the Year 2015"

- **Acquired in May 2017 at a purchase consideration of approx. GBP 1,150 million (approx. HK$11.2 billion)**
- **A 46-floor iconic and award-winning building with approx. 602,000 sq. ft. of office and retail space in the prime financial and insurance districts of London**
- **Current annual contract rental income is around GBP 45 million.**
- **Rental yield is approx. 3.9% per annum**
- **Received "2018 RIBA London Awards" & shortlisted for the National Awards**

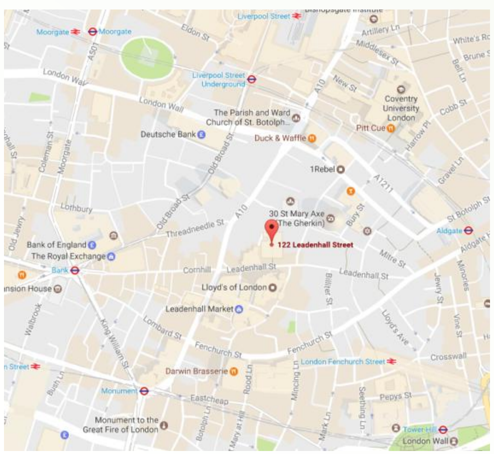


Photo source: www.theleadenhallbuilding.com

Major Investment Property: The Leadenhall Building *(cont'd)*

- **Fully let with a weighted average unexpired lease term of approx. 7 years with 5.8 years on a term-certain basis**
- **rent review of approximately 36,500 sqf with an average 13% increase in the reviewed annual rent during 1H 2026**
- **Tenant base includes several renowned international insurance companies alongside other financial institutions, technology and professional service businesses**
- **Generating a stable and strong recurrent income for the Group and affirming the Group's presence in the UK property market**

Photo source: www.theleadenhallbuilding.com

Development Project: Thames City

- In August 2017, the Group participated in a 50:50 joint venture to invest in a residential development project.
- Thames City situates at the South Bank of River Thames in Central London, with a stunning panoramic view.
- The project with a total saleable area of approx. 1.7 million sq. ft. is a mixed-use development featuring 12 residential and commercial buildings, ranging in height from 4-53 storeys to provide about 1,500 luxury residential units and some commercial.
- As at 30 June 2026, an accumulated total of 522 residential units for over GBP 1.1 billion in value have been sold in Phase I of Thames City
- Benefitting from the sensational sales performance, the construction loans were fully repaid in March 2023, more than 17 months ahead of repayment schedule.

Photo source: https://www.thamescity.com/

The Whiteley London

- Located in Queensway, W2
- A former shopping mall constructed in 1908
- Committed investment of £182 million to regenerate and redevelop the project fully paid
- A mixed-used scheme of 603,000 sq.ft. with 139 luxury residential apartments, a 5-star spa hotel with 109 rooms operated by Six Senses, retail and restaurant spaces
- As at 30 June 2026, 105 residential units have been presold for GBP 716 million
- As at 30 June 2026, 103 residential units with sales amount of GBP 684 million have been delivered to the buyers
- The Group has 47% interests but 50% voting right

Outlook & Strategies

Growth Drivers

Building a Global Real Estate portfolio of investment properties for steady rental income

Developing properties for sales revenue and profit

Leveraging on management's experience and expertise in the property industry to actively look for opportunities in metropolitan cities globally

C C Land

WELL-POSITIONED AS AN INTERNATIONAL REAL ESTATE COMPANY



Open Forum

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