

NWD

- NWD Announces FY2026 Annual Results

Development Properties in Hong Kong

- PAVILIA ROSA and THE PAVILIA FARM III See Robust Sales

Development Properties in the Chinese Mainland

- Shenzhen New World 188 Reaches New Milestone as First-Phase Residential Component Tops Out
- THE BAY PAVILIA Marks Chinese Mainland Debut of PAVILIA COLLECTION

Investment Properties in Hong Kong

- K11 MUSEA Achieves Record First-Half Sales, Alo Yoga's First Greater China Store Draws Strong Response

Investment Properties in the Chinese Mainland

- Chinese Mainland K11 Projects Launch Festive Programmes to Enrich Consumer Experience

ESG

- Recognised with AA+ Rating and Remains a Constituent of the Hang Seng Corporate Sustainability Benchmark Index

Stock Performance (Stock Code: 17.HK)

Closing Price:
(5 Oct 2026)
HK\$5.70

52-week Range:
HK\$5.58 - \$12.45

Market Cap:
HK\$14.34B

Issued Capital:
(Share)
2,517M

Average Daily
Trading Volume :
(Share)
8.06M

Contact us

NWD IR Department:
ir@nwd.com.hk

Agency Representative:
nwd@jpr.com.hk

NWD

NWD Announces FY2026 Annual Results

During FY2026, the Group recorded revenue of HK\$19.99 billion. Core operating profit was HK\$7.70 billion, increased by 28% year-on-year. Loss for the year amounted to HK\$26.82 billion, primarily driven by non-cash impairment and provisions relating to 11 SKIES project. Excluding non-cash impairment, provisions and other losses, the Group's underlying operating performance remained resilient, with net profit from recurring operations amounted to HK\$2.23 billion, representing its first return to profitability over the past few financial years.

For the property development segment, the Group's full-year contracted sales reached HK\$29.6 billion, which exceeded the full-year target of HK\$27 billion. The Group's segment results from property development in Hong Kong amounted to HK\$3,828 million, representing an increase of over 300% year-on-year. Segment results from property development in the Chinese Mainland reached HK\$2,182 million. Major contributions include THE SILLAGE, Shenyang New World Garden and Guangzhou Park Paradise.

Leveraging K11's distinctive positioning in cultural-retail, the Group delivered robust performance in the property investment segment during the year under review, with overall segment results increasing 7% year-on-year to HK\$3,475 million. In Hong Kong, K11 MUSEA continued to reinforce its position as a premier retail destination, with the occupancy rate close to 100% and mall sales increasing by ~23% year-on-year. In the Chinese Mainland, overall occupancy rate of major projects in the investment property portfolio remained stable.

In September, the Group entered into an agreement with the Hong Kong Airport Authority to surrender 11 SKIES to the entity. The agreement and recognition of impairment and provisions relating to 11 SKIES project have resolved a major overhang for the Company and marked an important milestone in the next phase of development for the Company. During the same month, the Group's application for the registration and listing of a publicly offered commercial REIT has received a notice of acceptance by Shanghai Stock Exchange. With the Shanghai Hong Kong New World Tower as its underlying asset, the REIT is expected to have an offering size of ~RMB3,818 million. Upon completion, the Group expects to receive estimated net proceeds of ~RMB3,240 million. The Group also announced, in the same month, asset disposal transactions exceeding RMB1.7 billion, involving office properties of Ningbo and Hangzhou projects.

Looking ahead, the Group remains committed to its strategic focus on its core businesses of property development and property investment. Further strengthening cash flow and reducing overall indebtedness will remain the Group's key strategic priorities. To support these objectives, the Group will continue to execute its "Seven Measures to Reduce Indebtedness". These include 1) accelerated development property sales, 2) asset disposals, 3) unlocking value of the Group's agricultural land, 4) ramping up recurring income with rental yield improvement, 5) capital and operating expenditure optimisation, 6) temporary halt of the stock dividend payments and temporary distribution deferral on the Group's Perpetual Capital Securities, and 7) prudent treasury management strategies.



Ms. Huang Shaomei, Echo, Executive Director and Chief Executive Officer of NWD (second from left); Mr. Sitt Nam-Hoi, Executive Director of NWD (second from right); Mr. Lau Fu-Keung, Executive Director, Chief Financial Officer and Joint Company Secretary of NWD (first from right); Mr. Chan Yiu-Ho, Benny, Chief Operation Officer of NWCL (first from left)

Development Properties in Hong Kong

PAVILIA ROSA and THE PAVILIA FARM III See Robust Sales

PAVILIA ROSA, the Group's ultra-luxury project located in a prime, low-rise heritage neighbourhood in the heart of Kowloon, has remained highly sought after since launch. Transactions recorded in September included Flat G5 on the ground floor, which has a saleable area of 831 sq ft and a 213-square-foot garden. Featuring a three-bedroom ensuite layout with utility room and lavatory, the unit was sold for HK\$37.4 million, or HK\$45,000 per square foot, setting a new price-per-square-foot record for the project's three-bedroom units. As of 30 September, PAVILIA ROSA had sold a total of 67 units, generating contracted sales of over HK\$2.8 billion.



PAVILIA ROSA has been well received since launch, achieving cumulative sales of 67 units, generating contracted sales of over HK\$2.8 billion as of 30 September.

Sales at THE PAVILIA FARM III, a landmark large-scale riverfront residential project situated atop Tai Wai Station and developed jointly by NWD and MTR Corporation, have remained robust. The project sold 9 residential units in September, generating contracted sales of over HK\$160 million. Benefitting from the project's excellent connectivity, established community amenities and the appeal of the New World brand, THE PAVILIA FARM series had sold a total of 409 residential units since its relaunch to 30 September this year, generating contracted sales of over HK\$6.7 billion.

Investment Properties in Hong Kong

K11 MUSEA Achieves Record First-Half Sales, Alo Yoga's First Greater China Store Draws Strong Response

K11 MUSEA recorded a ~40% year-on-year sales growth in the first half of the year, marking its strongest first-half performance since opening. Newly introduced brands also achieved average sales growth of ~30%. The mall's brand upgrade programme continues to advance in the second half of the year. At the end of September, renowned American athleisure brand Alo Yoga opened its first store in Greater China at K11 MUSEA, attracting an enthusiastic response from local residents and visitors. Queues at times extended to the Avenue of Stars. Several international luxury brands have also recently joined K11 MUSEA, including Prada's new duplex boutique, a new Miu Miu boutique, and Max Mara's new duplex store, further enriching K11 MUSEA's luxury and premium lifestyle offering.



Alo Yoga's first store in Greater China opened at K11 MUSEA at the end of September and has been warmly received by both local residents and tourists, with queues at times extending all the way to the Avenue of Stars.

Development Properties in the Chinese Mainland

Shenzhen Integrated Landmark New World 188 Reaches New Milestone as First-Phase Residential Component Tops Out

Construction of New World 188 is progressing steadily on schedule, with the topping-out of the first-phase residential component, WELL SPRING, marking a new chapter for the project. Comprising four residential towers, WELL SPRING will provide 1,142 units, offering three- to five-bedroom layouts with gross floor areas ranging from approximately 818 to 1,938 sq ft. Units are currently being launched in phases. By leveraging the advantages of a large-scale industry-city integration complex, the project will inject new momentum into the high-quality development of eastern Shenzhen.

To mark the latest construction milestone at the redeveloped Huanggang Port, WELL SPRING has introduced exclusive homebuying incentives for Hong Kong residents. Hong Kong buyers purchasing units on designated floors and layouts will receive a basic whole-home furnishing package, including air-conditioning units, lighting fixtures and curtains, enabling immediate move-in or lease-out upon handover.



Construction of New World 188 is progressing steadily, with the topping-out of its first-phase residential component, WELL SPRING, marking a new development milestone.

THE BAY PAVILIA Marks Chinese Mainland Debut of PAVILIA COLLECTION

Located in Shenzhen's Nanshan District, the Group's THE BAY PAVILIA is a large-scale integrated development spanning premium residences, Grade-A offices and commercial facilities, with a total gross floor area of ~1.6 million sq ft. Its residential component is the first project in the Chinese Mainland under the Group's PAVILIA COLLECTION, marking the Group's growing footprint in the premium residential segment in the Chinese Mainland market. The project offers standard simplex and duplex layouts, with a focus on spacious layouts starting from ~2,000 sq ft and boasting 270-degree panoramic views of the surrounding natural landscapes.



The Group's Xili project in Shenzhen's Nanshan has been officially named THE BAY PAVILIA. Its residential component is the Group's first project in the Chinese Mainland under the PAVILIA COLLECTION.

Investment Properties in the Chinese Mainland

Chinese Mainland K11 Projects Launch Festive Programmes to Enrich Consumer Experience



Shenzhen K11 ECOAST staged the Chinese Mainland debut performance of Le Bal by French theatre company Remue Ménage.

Shenzhen K11 ECOAST has launched Mid-Autumn Festival and National Day campaign, "Moonrise by the Sea" (「海上生明月」), bringing together international theatre performances, intangible cultural heritage experiences and waterfront concerts. Headlining events include the Chinese Mainland debut of Le Bal by French theatre company Remue Ménage; the "Intangible Cultural Heritage Lantern Exhibition" (「魚躍星河·非遺彩燈展」), showcasing more than 100 Foshan fish-shaped lanterns handcrafted by a national-level representative inheritor of intangible cultural heritage; as well as "Shadow Puppet Show" (「月下皮影劇場」) performances and workshops. In October, K11 ECOAST will also introduce a range of popular IP-themed events, including the debut of the Miffy café pop-up in South China and a waterfront parade featuring the 15th National Games mascot, nicknamed "Greater Bay Chicken", creating an immersive shopping experience for consumers. On 24 September, Shanghai K11 launched the "Butterbear Art Exhibition Global Premiere", featuring a themed art space of over 8,600 sq ft created by 11 artists. The exhibition showcases over 20 limited-edition Butterbear installations, alongside a selection of exclusive merchandise.

ESG

Recognised with AA+ Rating and Remains a Constituent of the Hang Seng Corporate Sustainability Benchmark Index

NWD's outstanding performance in sustainable development continues to gain recognition from leading local benchmark. The Group was once again selected as a constituent of the Hang Seng Corporate Sustainability Benchmark Index and attained an ESG rating of AA+ in their latest sustainability assessment.

Furthermore, NWD was awarded the 2026 Gephson Awards for Green Project Management Demonstration Unit by the American Academy of Project Management (AAPM) and was selected as an "International Sustainable Development Exemplary Case" at the 2nd Sustainable Vision Forum, in recognition of the Group's continued efforts in climate resilience and low-carbon development. These recognitions reflect the Group's continued progress in delivering its Sustainability Vision 2030+ (SV2030+) and integrating sustainability considerations across its business operations, reinforcing its commitment to creating long-term value for stakeholders.



NWD was selected as an "International Sustainable Development Exemplary Case" at the 2nd Sustainable Vision Forum, in recognition of the Group's continued efforts in climate resilience and low-carbon development.

Disclaimer

This document is prepared by New World Development Company Limited and is subject to change without notice. The information contained in this newsletter has not been independently verified. No representation or warranty, express or implied, is made and no reliance should be placed on the accuracy, fairness or completeness of the information presented. The information herein is given to you solely for your own use and information, and no part of this document may be copied or reproduced, or redistributed or passed on, directly or indirectly, to any other person (whether within or outside your organization/firm) in any manner or published, in whole or in part, for any purpose.