

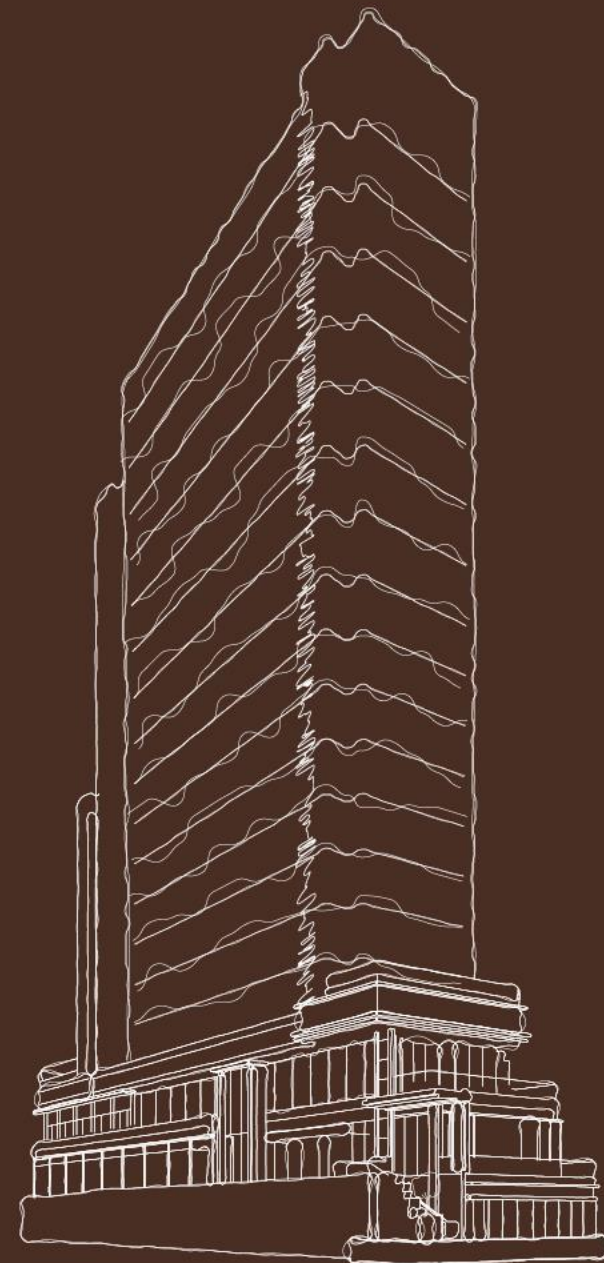


宏安地產
WANG ON PROPERTIES

於百慕達註冊成立之有限公司
Incorporated in Bermuda with limited liability
股份代號 Stock Code: 1243

Wang On Properties Corporate Presentation

2026 Annual Results



CONNEXT Project

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1. Financial Highlights

FINANCIAL PERFORMANCE

Consolidated Income Statement

HK\$'million	FY2026	FY2025	Change
Revenue	1,397	1,255	+11%
Cost of sales	(1,448)	(1,116)	+30%
Gross (loss) / profit	(51)	139	-137%
Selling & distribution expenses	(189)	(245)	-23%
Administrative expenses	(123)	(112)	+10%
Other expenses, income and fair value/impairment changes on assets	(210)	(7)	+2900%
Write-down of properties under development and properties held for sale, net	(90)	(229)	-61%
Finance costs	(239)	(230)	+4%
Share of losses of JVs & associates	(212)	(343)	-38%
Loss before tax	(1,114)	(1,027)	+8%
Loss for the year	(1,114)	(1,029)	+8%
Loss attributable to owners	(914)	(977)	-6%

KEY DRIVERS

Revenue +11%

Higher sales and delivery of residential projects — Larchwood, FINNIE and houses at Mount Pokfulam.

Gross loss of HK\$51M

Units delivered at compressed margins, amid continued market softness.

Other expenses HK\$210M

Mainly HK\$207M loss on partial disposal of JV interests (Sunny House) to Angelo, Gordon & Co., L.P

Narrower attributable loss

Loss to owners improved 6% to HK\$914M, aided by lower write-down of properties under development and JV losses.

QUALITY OF EARNINGS

Loss Driven Largely by Non-Cash Items

HK\$501M

of total non-cash items within the year's loss

Down 12% from HK\$572M in FY2025.

- 1.HK\$207M one-off loss on partial disposal of 20% interests in the Sunny House JVs to Angelo, Gordon & Co., L.P
- 2.Write-down of properties under development and properties held for sale, net fell to HK\$90M (FY2025: HK\$229M)
- 3.Share of losses from joint ventures and associates regarding write-down of properties under development and properties held for sale and fair value adjustments on investment properties HK\$204M (FY2025: HK\$343M)

FINANCIAL POSITION

Strengthened Liquidity, Lower Leverage

HK\$492M

Cash & bank balances

+39%

HK\$2,560M

Interest-bearing borrowings¹

-17%

1.6x

Current ratio

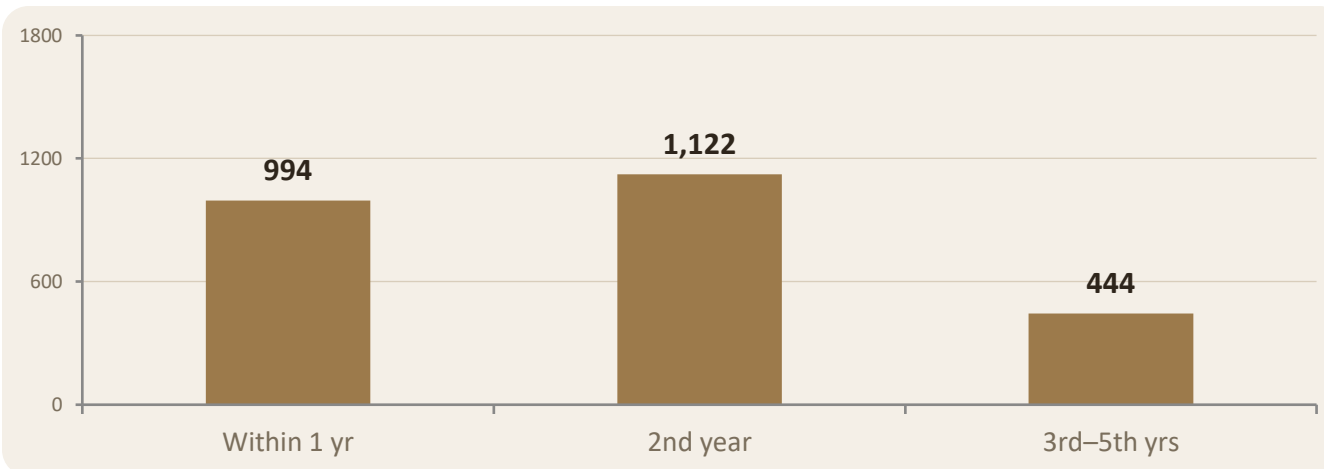
vs. 3.2x FY25

HK\$2,567M

Equity attributable to owners of the parent

-26%

Interest-bearing borrowings¹ — Maturity Profile (HK\$'million)



CAPITAL STRUCTURE

- 1. Net gearing² 80.5%** (FY2025: 78.7%); overall effective interest rate eased to 7.3% (FY2025: 7.4%)
- 2. WOG standby facility HK\$500M** (HK\$70M utilised) plus continual financial support from the parent.
- 3. Unutilised facilities of HK\$160.6M**

¹ Excluding loans from a non-controlling shareholder and WOG.

² It was calculated as the Group's interest-bearing bank and other borrowings (excluding loans from a non-controlling shareholder and WOG) net of cash and bank balances, over the equity attributable to owners of the parent.

DEBT MATURITY PROFILE

As at 31 March 2025 and 2026 | HKD Millions

HK\$2,560M

Total Interest-bearing borrowings¹ (FY2026)

▼ -17% YoY | HK\$530M repaid

HK\$3,090M

Total Interest-bearing borrowings¹ (FY2025)

Prior year for comparison

HK\$530M

Debt Repaid (FY2026)

↓ Net reduction in total debt

REPAYMENT SOURCES

The Group holds HK\$994M of near-term debt (≤1 year), well-covered by:

(1) HK\$492M cash on hand;

(2) ≥ HK\$1,100M expected sales proceeds from residential project PORTO, as of the date of this presentation, a total contracted sales of HK\$436.5M² have been achieved;

(3) ≥ HK\$560M expected bank loan refinancing; and

(4) ≥ HK\$700M in anticipated distributions from the completed residential projects developed with JV partners.

(5) Total debt fell 17% YoY from HK\$3,090M to HK\$2,560M, reflecting sustained deleveraging. The maturity profile has improved markedly, with long-dated obligations (3–5yr) declining from HK\$1,529M to HK\$444M — a reduction of 71%.

¹ Excluding loans from a non-controlling shareholder and WOG.

² Contracted sales data up to 25 June 2026

CASH FLOW ANALYSIS

Consolidated Statement of Cash Flows

Key Cash Flow Items by Activity (HK\$'million)

HK\$'million	FY2026	FY2025	Change
Net cash from operating activities	921	918	n.m.
<i>incl. handover of properties held for sales</i>	1,358	1,024	+33%
<i>incl. spend on properties under development</i>	(307)	(91)	+237%
Net cash from investing activities	90	329	-73%
<i>Dividends & capital returned from JVs</i>	157	334	-53%
<i>Net partial disposal of JV interests</i>	87	—	n.m.
Net cash used in financing activities	(873)	(1,618)	-46%
<i>New bank and other borrowings</i>	515	1,408	-63%
<i>Repayment of bank and other borrowings</i>	(1,113)	(2,700)	-59%
<i>Interest paid</i>	(262)	(316)	-17%
Net increase / (decrease) in cash	138	(371)	-137%
Cash & cash equivalents at year-end	492	354	+39%

WHAT THE CASH FLOWS TELL US

Resilient operating cash generation

Operating activities produced HK\$921M, broadly flat YoY despite the reported loss — underpinned by HK\$1,358M of completed inventory released into cash.

Disciplined deleveraging

HK\$598M of net cash directed to debt reduction; total borrowing repayments of HK\$1,113M far exceeded HK\$515M of new drawdowns.

Cash position rebuilt

Cash & equivalents rose 39% to HK\$492M, reversing the prior-year drawdown and strengthening near-term liquidity.

Lower funding cost

Interest paid fell to HK\$262M (FY2025: HK\$316M) as the borrowing base shrank.

KEY FINANCIAL RATIOS

Sound Liquidity & Improving Credit Metrics

Selected ratios highlighting the Group's liquidity, cash generation and deleveraging progress

FY 2026

1.6×

Current Ratio

Current assets cover current liabilities 1.6 times — comfortable short-term solvency.

FY 2026

3.5×

Operating Cash Interest Cover

Operating cash flow of HK\$921M covers HK\$262M interest paid 3.5 times.

FY 2026

~100%

Cash Conversion

Net operating cash flow equals ~100% of cash generated from operations — high earnings quality.

YoY

−17.2%

Total Interest-bearing borrowings¹ Reduction

Total Interest-bearing borrowings¹ cut to HK\$2,560M from HK\$3,090M — a HK\$530M reduction.

YoY

−24.4%

Net Debt² Reduction

Net debt lowered to HK\$2,068M from HK\$2,736M as cash rose and debt fell.

YoY

+38.9%

Cash Balance Growth

Cash & bank balances increased to HK\$492M from HK\$354M, lifting the liquidity buffer.

¹ Excluding loans from a non-controlling shareholder and WOG.

² Net debt = total interest-bearing borrowings less cash & bank balance

TWO-YEAR STRATEGIC PLAN | FY2027–FY2028

1

GROWTH

Land Bank Replenishment

Selectively replenish the land bank to sustain future revenue visibility. Management is focused on value-accretive opportunities offering strong risk-adjusted returns.

2

FINANCING

Syndicated Loan Refinancing

Successfully refinance the existing syndicated loan facility within the coming year, securing terms that reduce financing costs and extend the debt maturity profile.

3

DELEVERAGING

High-Cost Debt Reduction

Accelerate repayment of high-interest-rate borrowings through the progressive disposal of properties held for sale, strengthening the balance sheet and reducing interest burden.

4

RECURRING INCOME

Sunny House — Brand & AUM Income

Establish Sunny House as a recognised premium student accommodation brand, leveraging operational excellence to generate recurring asset management fee income and enhance long-term portfolio value.

5

RISK MANAGEMENT

Interest Rate Risk Mitigation

Implement appropriate interest rate swap arrangements to mitigate exposure to rate volatility and provide greater certainty over the Group's financing costs across the cycle.

6

VALUE CREATION

Commercial Asset Enhancement

Execute targeted capital improvements to the Group's commercial properties to unlock latent value, improve tenant quality, and drive sustainable rental yield growth.



2. Property Development





LAND BANK¹

Residential projects under sale

No.	District	Project	WOP's interest	Estimated unsold GDV (HK\$ Mn)	Total approx. unsold saleable floor areas (sq.ft.)
1	Quarry Bay	FINNIE	100%	152	2,700
2	Ap Lei Chau	PORTO	100%	1,471	38,900
3	Pok Fu Lam	MOUNT POKFULAM	70%	594	13,200
4	North Point	101 KINGS ROAD	50%	666	17,200
5	Ap Lei Chau	Coasto	50%	61	2,100
6	Wong Tai Sin	PHOENEXT	50%	158	7,700
7	Wong Tai Sin	CONNEXT	50%	980	49,100
Total				4,082	130,900

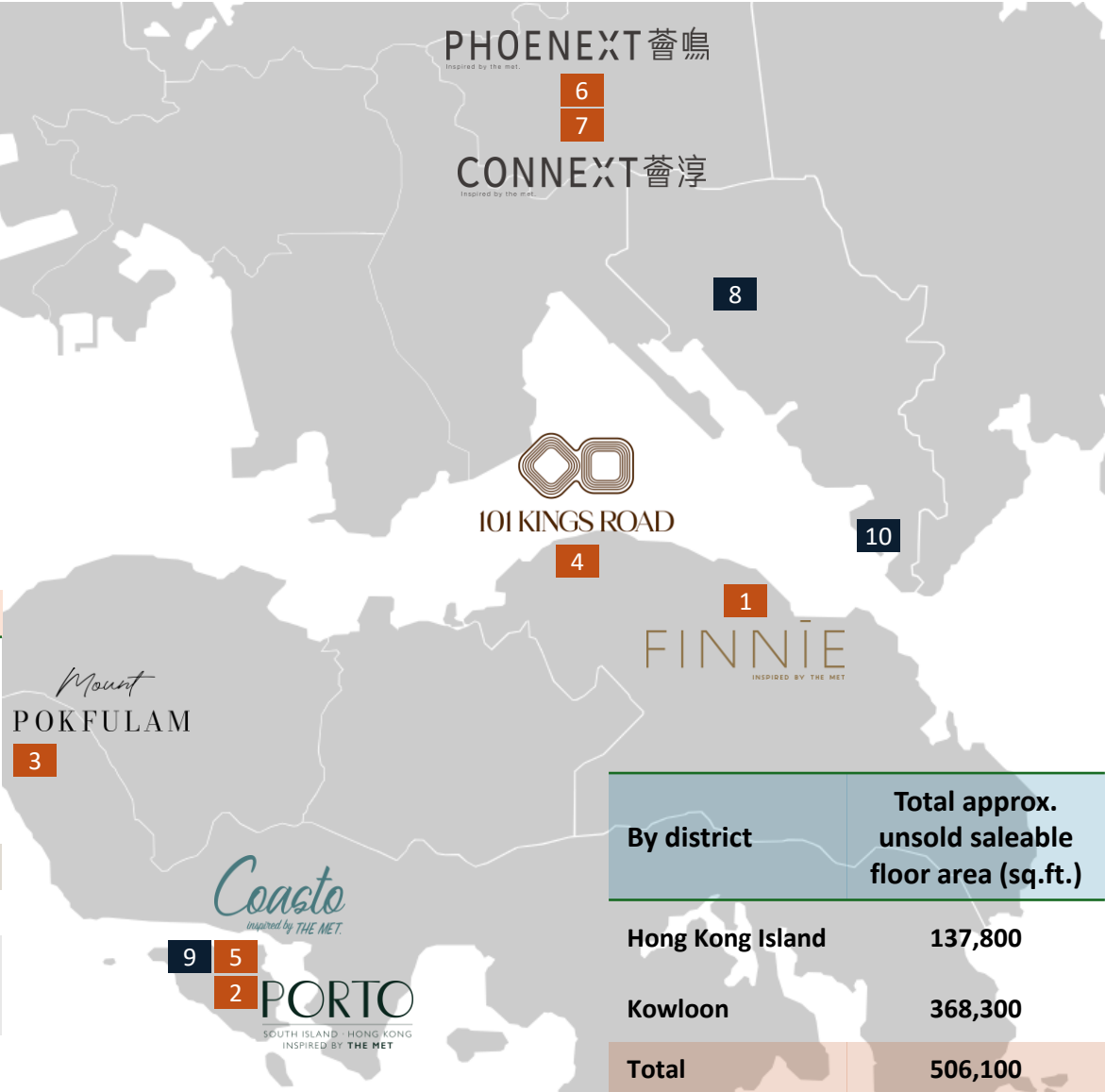
Residential projects under development

No.	District	Project	WOP's interest	Estimated unsold GDV (HK\$ Mn)	Total approx. unsold saleable floor area (sq.ft.)
8	Kwun Tong	18 Ting Yip Street	50%	664	38,100
9	Ap Lei Chau	120-130 Main Street ²	50%	1,616	63,700
10	Yau Tong	18-20 Sze Shan Street ³	50%	4,478	273,400
Total				6,758	375,200

¹ Land bank data up to 25 June 2026

² Expected Pre-sales in 2027

³ Expected Pre-sales in 2029

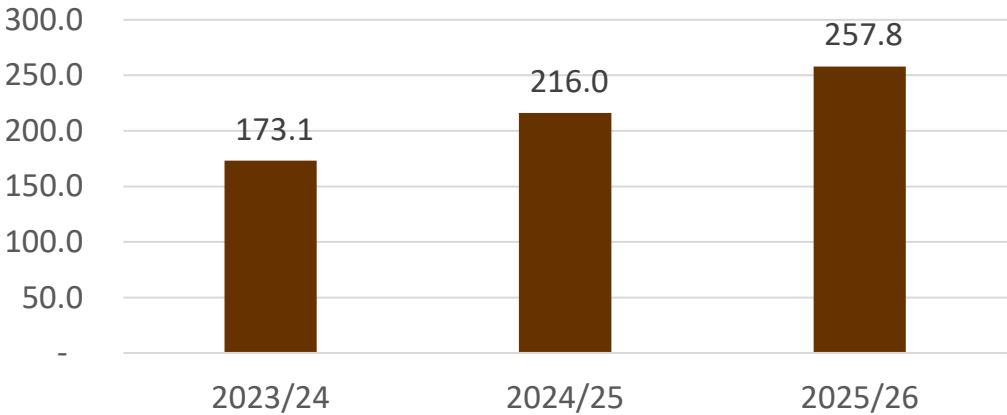




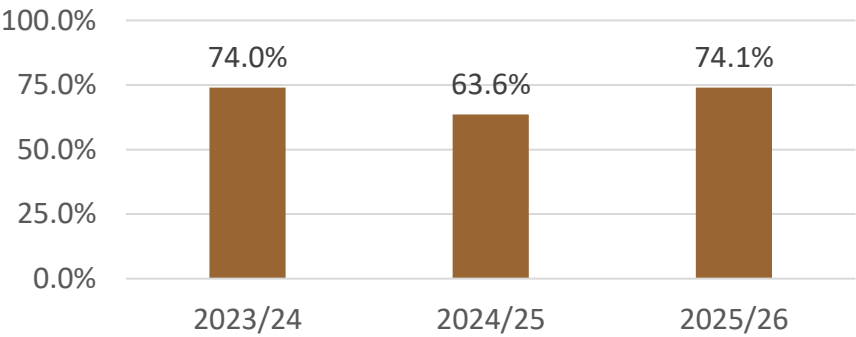
3. Commercial Investment

COMMERCIAL INVESTMENT – LEASED PORTFOLIO

Rental Income (HK\$'M)



Commercial Investment Operating Margin

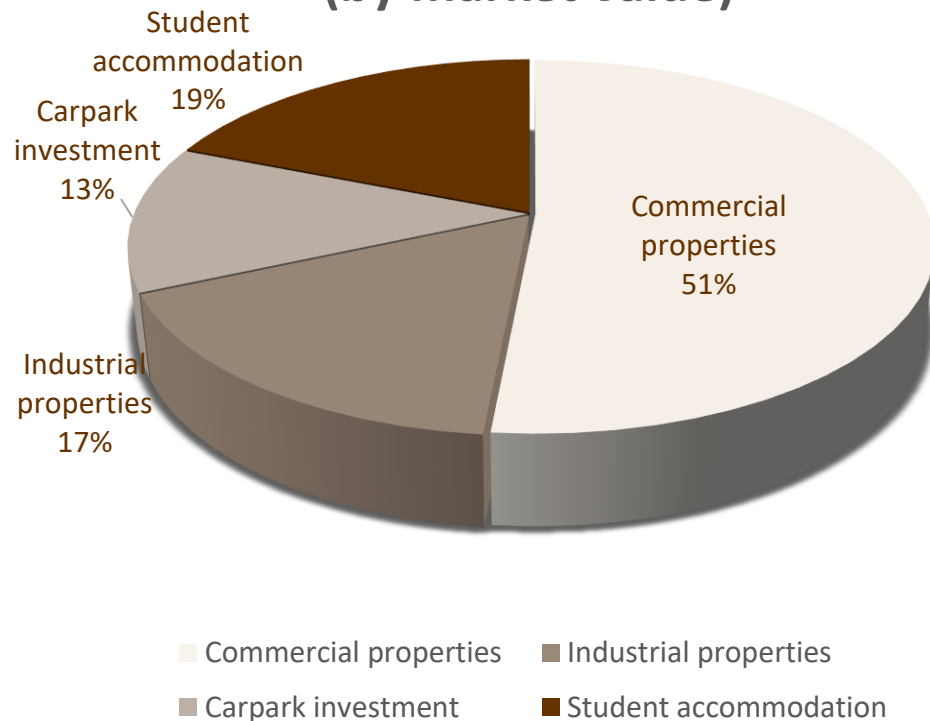


Property	WOP's Interest	Acquired/ Completed in	Acq. Cost (HK\$Mn)	Approximate Floor Area (sq. ft)	Rent 2026 (psf or per carpark /mth)	Rent 2025 (psf or per carpark/mth)	Occupancy rate 2026	Occupancy rate 2025
The Parkside	50%	7/2019	780	35,300	\$103	\$100	93%	82%
Lake Silver	50%	5/2019	653	31,400	\$128	\$131	100%	100%
Jumbo Court	50%	9/2021	414	509 CPS *	\$2,873	\$2,829	100%	100%
Sunny House@Kai Tak	15%	4/2023	2,000	285,000 ^	\$8,608/bed	\$8,091/bed	100%	97%
Sunny House@Mong Kok	15%	9/2025	432	32,300	Pre-leasing	N/A	Pre-leasing	N/A
Others	100%	—	129	30,900	\$7	\$9	51%	100%
Total			4,408	414,900				

*Car park space ^GFA

COMMERCIAL INVESTMENT – DIVERSIFICATION

Diversification of investments (by market value)



Strategies:

Commercial/industrial properties:

- Enhance asset value through active asset management and asset enhancement initiatives
- Optimize tenant mix, occupancy and rental performance
- Maintain financial flexibility through prudent capital management (refinancing of Lake Silver and the Parkside)
- Generate asset management fee and leasing fee by managing the assets on behalf of joint venture partners

Student Accommodation

- Expand through acquisitions, developments and joint ventures (recently acquired Sunny House@Mong Kok which is expected to provide 216 beds upon completion of renovation in 2026 Q3)
- Focus on properties located near universities and transport infrastructure
- Generate stable income through a high-occupancy and resilient operating model
- Leverage the successful "Sunny House" brand and operating platform
- Enhance resident experience through quality facilities and comprehensive services

Carpark investment

- Acquire assets in high-density areas
- Pursue asset enhancement initiatives to improve customer experience and operational efficiency (install EV charging stations to diversify revenue streams)

4. Asset Management



ASSET MANAGER – OUR PORTFOLIO

JV partnerships across residential, commercial & student housing

Category	Residential		Commercial		Student Housing	
Partners	 其士集團 CHEVALIER GROUP					
Projects	Redevelopment project in Yau Tong 	6 Redevelopments Sites across HK 	Parkside & Lake Silver Retail Podium 	Jumbo Court Carpark 	Sunny House@Kai Tak 	Sunny House@Mong Kok 
Year	2024	2021	2019	2021	2023	2025
WOP %	50%	50%	50%	50%	15%	15%

- Occupancy for Parkside is approximately 93%, Lake Silver/Jumbo/Sunny House@Kai Tak are close to 100%.
- Sunny House@Mong Kok leasing commences in Q2 2026.

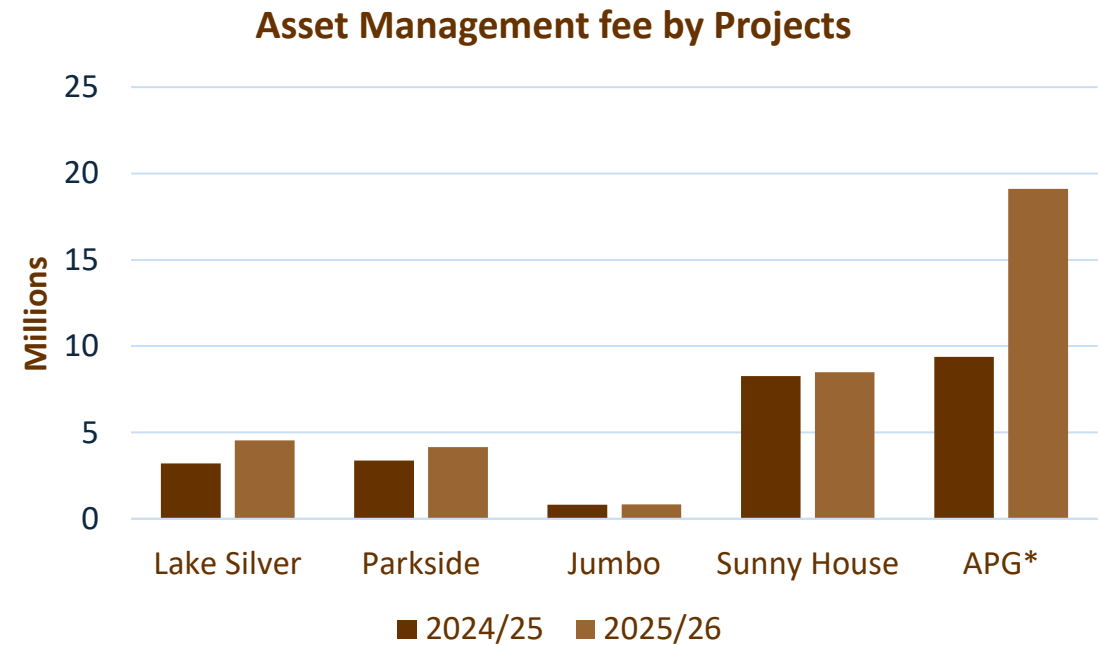
ASSET MANAGEMENT OVERVIEW

JV partnership details

Property	Partner	JV Set Up	WOP's Interest	Approx. Unsold Saleable Area/ Leasing Area
6 Residential projects	APG	2021	50%	177,900 sq. ft
86A-D Pok Fu Lam Road	Kam Wah	2018	70%	13,200 sq. ft
The Parkside	KKR	2019	50%	35,300 sq. ft
Lake Silver	KKR	2019	50%	31,400 sq. ft
Jumbo Court	Angelo Gordon	2021	50%	509 CPS
Sunny House@Kai Tak	Angelo Gordon	2023	15%	1,424 beds
Sze Shan Street, Yau Tong	Chevalier	2024	50%	276,000 sq. ft
Sunny House@Mong Kok	Angelo Gordon	2025	15%	216 beds

ASSET MANAGEMENT FEE – FINANCIAL HIGHLIGHTS

Fee income by projects



*APG is our JV Partner on below residential projects

- Phoenext
- 101 Kings Road
- Coasto
- 33 Fei Fung Street
- 18 Ting Yip Street
- 120-130 Main Street

Strategy:

- As the asset manager of the invested assets, the group earns fee income upon achieving or exceeding certain target internal rate of return.
- Asset Management fee
 - Acquisition fees
 - Development fees
 - Renovation Management fee
 - Operation Service fee
 - Leasing fee
 - Promote fees



5. Student housing



Sunny House@Mong Kok

SUNNY HOUSE – 6 CORE VALUES

Redefining the new standard for student accommodation in Hong Kong



Wang On strives to deliver the highest quality accommodation specifically designed for university students.

Sunny House embodies the new standard for student accommodation in the city with its world-class facilities and in-house support system that cater to the needs of the student residents for an optimal experience.



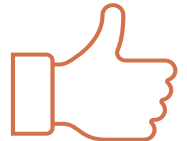
10-20 Events per month



80%+ students make new friends
at Sunny House workshops and parties



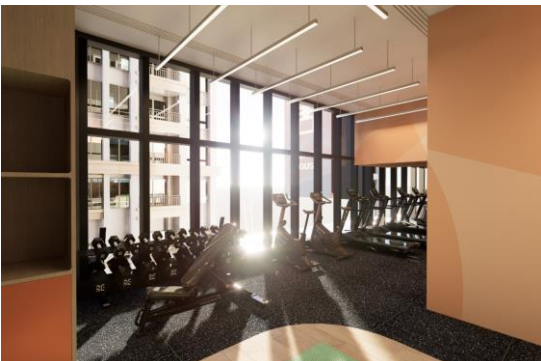
30+ Perks and benefits
covering F&B, shopping, wellness, recruitment, etc.



85% tenants
would recommend Sunny House to friends and family

SUNNY HOUSE@MONG KOK (FORMER HOTEL EASE MONG KOK)

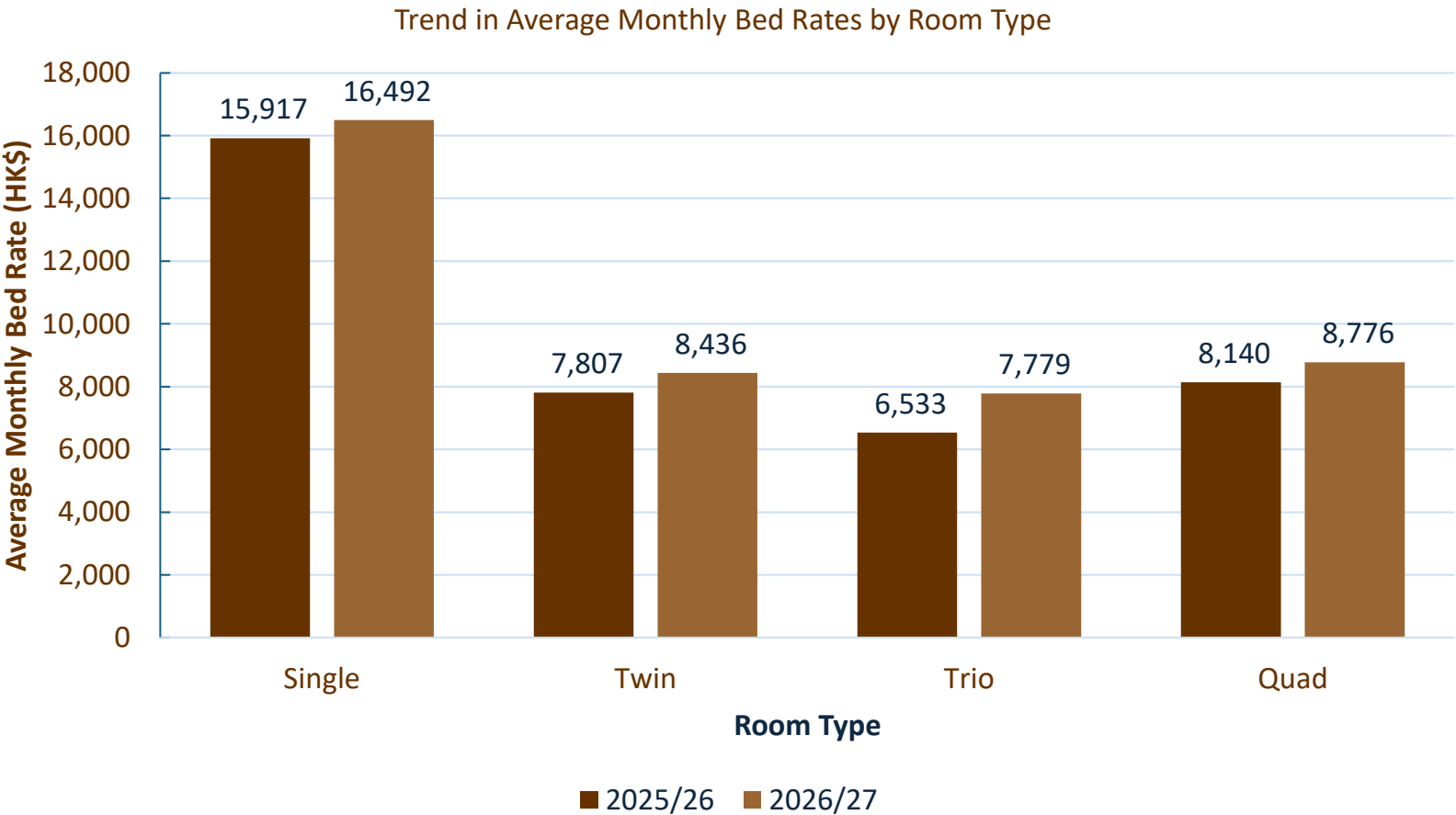
The conversion into student accommodation is scheduled for completion in 2026.



Address	60 Portland Street, Mong Kok
GFA	48,595 sq. ft
Room Numbers	199
Bed Numbers	216
Occupancy Rate	Leasing is scheduled to commence in Q2 2026
Facilities	Study room, fitness room, shared cooking space & laundry (7,529 sq. ft)

SUNNY HOUSE – FINANCIAL HIGHLIGHTS

Rental performance by room type



Key highlight

- A positive year-on-year pricing trend across all room types
- The most significant rise in Trio rooms.
- An overall increase in the total average monthly bed rate from \$8,091 to \$8,608.

SUNNY HOUSE – MARKETING & LEASING STRATEGIES

Xiaohongshu, WeChat & Instagram | Online Room Viewing



SUNNY HOUSE – MARKETING & LEASING STRATEGIES

KOL Seeding | Tenant Sharing



Sunny House

拎包入住

龍鳳真寶

26Fall港碩 | 没看房就定下? 这间公寓真香!

朋友家小孩今年要来港读研, 近期一直在帮ta做功课看宿舍。无意间刷到了油麻地地铁站B2出口旁边的“日新舍旺角”的播播间, 看完真的只想说: 现在的学生公寓卷成这样了吗?!

今年准备招租的, 也全新, 而且从地铁站走出来一两分钟就到, 通勤太省心了。这地段, 无论是去理工、城大还是浸大都快到起飞! 楼下吃喝玩乐样样全, 生活气息太浓了。

镜头里看了S1单人房, 空间比想象中宽敞, 还配了沙发床, 每月有12晚可让家长陪伴。干湿分离的卫生间很实用, 收纳空间也足, 水电、网络和每周清洁都包含在入住权益里, 真正的拎包入住。

播播间里介绍了楼里有健身房、厨房、学习室等公共设施, 还能同时享受启德的4层共享设施, 进出要刷卡人脸识别, 男女分层住, 安全感满满。

楼下就是茶餐厅和超市, 生活很方便。听说还会定期举行社群交流活动, 看了我都羡慕!

现在开有业的早鸟优惠, 正在帮朋友打听名额。如果有找房可以一起交流一下呀~

登录后评论 122 29 22



香港★留学生 梦想住宿! 日新舍启德

SUN

香港留学 | 日新舍Sunny House

日新舍Sunny House启德学生公寓! 设施超齐全, 拎包入住太省心~

来香港租房真的踩过太多坑: 老旧唐楼、潮湿发霉、隔断房压榨...直到找到这间去年才入住的独立单幢式公寓, 终于有“安心落脚”的感觉!

位置步行5分钟到钻石山港铁站, 观塘线+屯马线双轨交汇, 3-5站到九龙塘/何文田/红磡——城大、浸大、理工、城大的同学通勤超方便! 实测25分钟港铁到校, 去九龙东商圈也只要15-30分钟, 实习逛街都省时~

4层的共享设施生活品质upup! 24小时读书室、厨房、休闲空间、户外运动、自助洗衣房通通有, 大堂还有便利店, 对面就是菜场, 实在不要太方便。最惊喜的是健身房! 设备超齐全, 有氧+重训器械配齐, 同类型学生公寓真的少见, 省下几千块健身房消费。

我住的S1单人房, 空间开扬不压抑, 干湿分离卫浴 (香

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港留子生活实录

没想到吧! 大家都在香港偷偷过这种生活?

来香港读书前谁不是忐忑又期待

有人从陌生到熟稳

有人在忙碌里慢慢成长

有人刚刚落脚, 就找到了归属感

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24小时前台 我在异乡找到安全感

没想到吧! 大家都在香港偷偷过这种生活?

来香港读书前谁不是忐忑又期待

有人从陌生到熟稳

有人在忙碌里慢慢成长

有人刚刚落脚, 就找到了归属感



日新舍旺角

全新落成 高性价比住宿

甜橙麻薯

香港高性价比住宿! 太值了

中国香港留学想找高性价比住宿? 看这里! 日新舍旺角S1单人房, 性价比直接拉满, 还在找房的宝子必看!

【位置超便利】

旺角弥敦道核心, 步行1分钟到油麻地站、7分钟到旺角站, 港铁双轨直达, 上学通勤超快, 到各大院校都很近, 逛街也方便, 乘港铁尖沙咀5分钟就到!

【S1单人房: 麻雀虽小五脏俱全】

2026全新除醛公寓, 拎包入住!

- ✔干湿分离卫浴, 中国香港住宿里的高配!
- ✔免费礼包含水电Wi-Fi+每周清洁, 不用额外花钱, 省钱又省心
- ✔收纳空间充足, 衣柜鞋柜书桌冰箱全有, 东西再多也能放
- ✔有网线面板, 上网顺畅, 可加沙发床, 每月让家长留宿12晚, 超贴心
- ✔高层看到海景+ICC, 视觉享受拉满!

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CityU学姐 给港漂学弟学妹的住宿建议



香港留学推荐

推荐指数 ★★★★★



智能门禁系统 安全有保障



在这里认识朋友 遇到有趣的灵魂们

“对我来说, 每个人都是一份礼物”

SUNNY HOUSE – MARKETING & LEASING STRATEGIES

Press Release & Media Articles



新闻中心

正文



新闻

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日新舍Sunny House：全港最大的私营持牌学生公寓之一，让家长放心托付

2026年05月06日 17:14

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手机哪款好

手机排行榜10强

数据驱动决策

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品牌域名选型

人力资源管理软件

手机排行榜

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新游资讯

相关资讯

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AEROPLAN ME

远赴香港独自求学，面对陌生环境与全新生活，对每一位家长而言，最放心不下的便是孩子在外留学「住宿是否安全、生活是否开心」。这份牵挂既是为父母最深的惦念，也是选择学生公寓时最核心、最不容妥协的底线。



全国政协教科卫体委员会副主任邓清河先生旗下专业团队管理

宏安地产的主席邓清河先生是全国政协教科卫体委员会副主任，而行政总裁邓源康先生则是香港政协青年联合会荣誉主席，二人一直在推动社会及教育事务，包括建立及优化留学生公寓上不遗余力，亦与多所大学关系良好。日新舍由他们领导的宏安地产旗下专业团队运营，是信心及质素的保证。



教育部留学服务中心王大使去年会见邓清河先生（左五）一行

三

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CISION

日新舍進駐旺角 延續啟德成功 打造國際學生住宿新標準

PR Newswire Asia

2026年4月22日

1243.HK -5.71% ☆

香港2026年4月22日 /美通社/ -- 宏安地產（股份代號：1243）旗下共居公寓品牌「日新舍Sunny House」宣布，繼2024年推出全港最大私營學生宿舍「日新舍啟德」取得市場矚目成功，提供超過1,400個宿位，連續兩年達標超過98%入住率，深受來港大專生及家長支持，目「日新舍旺角」。

旺角核心地段 沉

新項目位於旺角，坐落鐵至香港主，可15分鐘直達西，坊及MOKO新世

宏安共居公寓「日新舍」旺角項目登場 提供逾200宿位

其他地產新聞
撰文：王錫婷
發布時間：2026/04/22 13:57



經濟日報

訂閱

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房市

專欄

專題

品味

OFF學

商情

財富好康

17:20 再加碼少子化解方 傅崐琪：生一胎住社宅30年免費 兩胎終身

經濟日報

商情

全球企業動態

日新舍啟德首批800個宿位火速租出 旺角新項目已於5月開始招租

香港2026年5月27日 /美通社/ -- 宏安地產（股票代號：1243）旗下的高端私營學生宿舍品牌「日新舍」（Sunny House），自2024年在位於啟德的首幢公寓投入服務以來，憑著其舒適的住宿環境、完善設施及多元化社群活動，廣受來港內地及海外留學生歡迎，並為全港私營學生公寓定立了行業新標準。日新舍啟德於來年2026/27學年推出的首批800個宿位近日已火速全數租出，品牌本年在旺角的新項目亦已開始招租，進一步印證市場對高質素學生住宿的殷切需求。



日新舍啟德設備完善，一直廣受留學生歡迎。

SUNNY HOUSE – ALL-ROUND COMMUNITY LIFE

Student life programmes across sports, culture, education and community



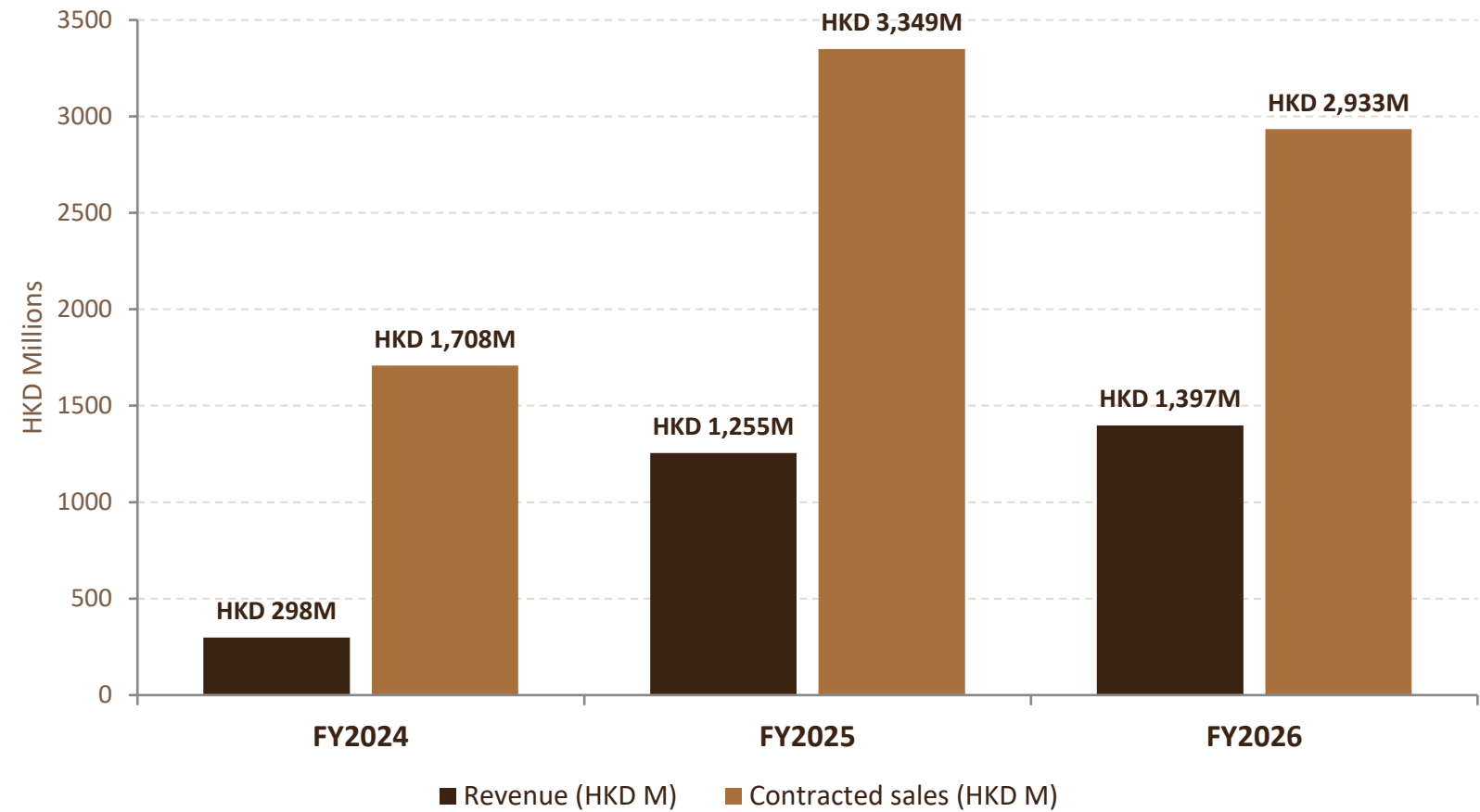


101 KINGS ROAD Project

6. Financial ratios

REVENUE GROWTH: +369% OVER THREE YEARS

Revenue surged from HKD 298M (FY2024) to HKD 1,397M (FY2026) on successful project completions | FY2024–FY2026



Contracted Sales (FY2026)

HKD 2,933M

▲ +72% vs FY2024

3-Year Revenue Growth

+369%

HKD 298M (FY2024) → HKD 1,397M (FY2026)

Revenue Drivers

MOUNT PFL, FINNIE and Larchwood

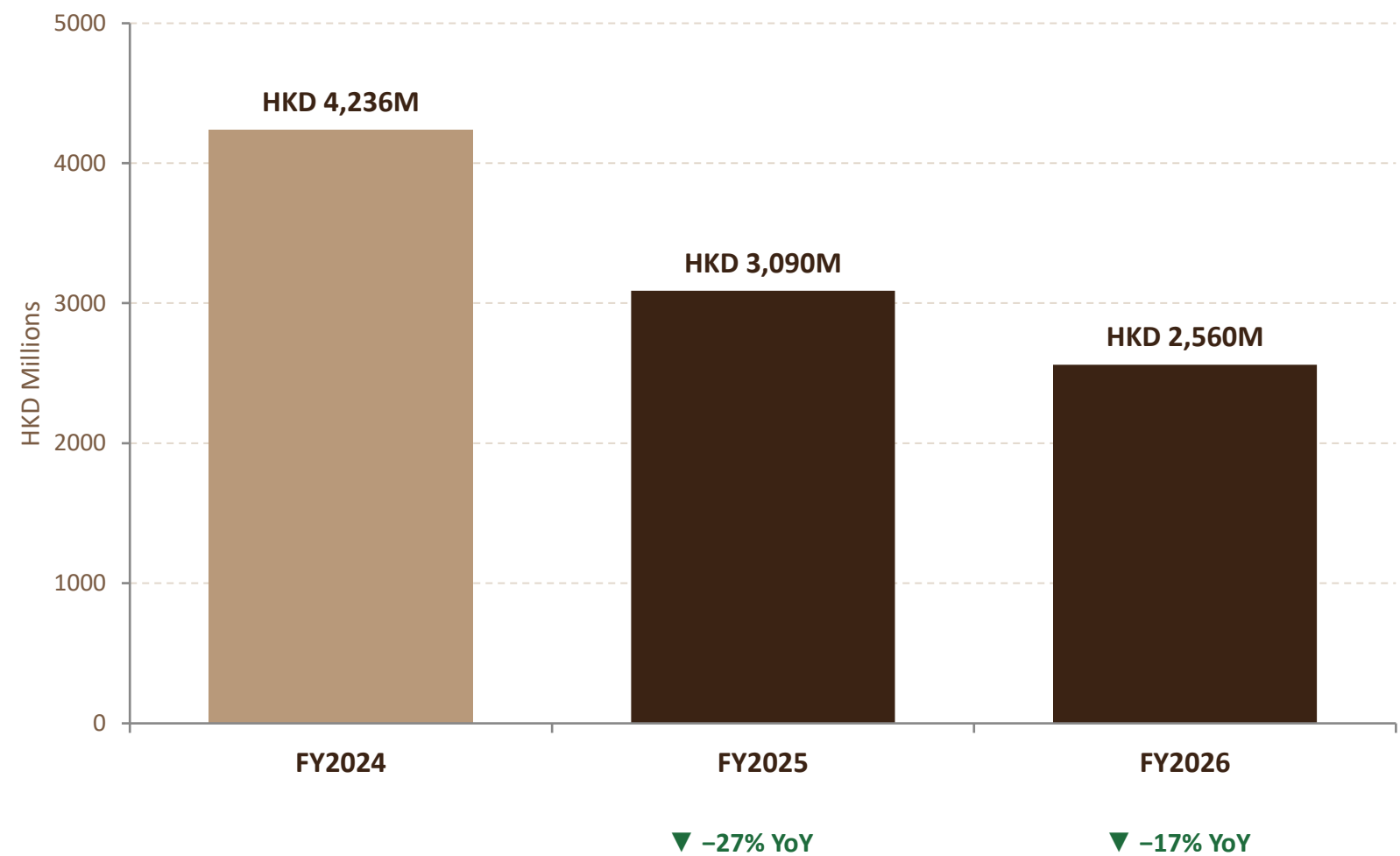
Successful project completions FY2026

Key Takeaway

Revenue has grown nearly 3.7x over three years, demonstrating strong execution across multiple residential development projects. Sustained HKD 1.3–1.4B revenue in consecutive years signals operational maturity and a deep project pipeline.

CONSISTENT DELEVERAGING: TOTAL INTEREST-BEARING BORROWINGS¹ DOWN 39%

Total Interest-bearing borrowings¹ reduced HKD 1,676M from peak — third consecutive year of deleveraging | FY2024–FY2026



Total Interest-bearing borrowings¹ FY2026

HKD 2,560M

–HKD 1,676M (–40%) vs FY2024 peak

Total Interest-bearing borrowings¹ repaid in FY2026

HKD 530M

3rd consecutive year of reduction

Total Interest-bearing borrowings¹ minus bank and cash balance FY2026

HKD 2,068M

–41% from FY2024 peak of HKD 3,513M (Interest-bearing borrowings of HK\$4,236M minus bank balance HK\$723M)

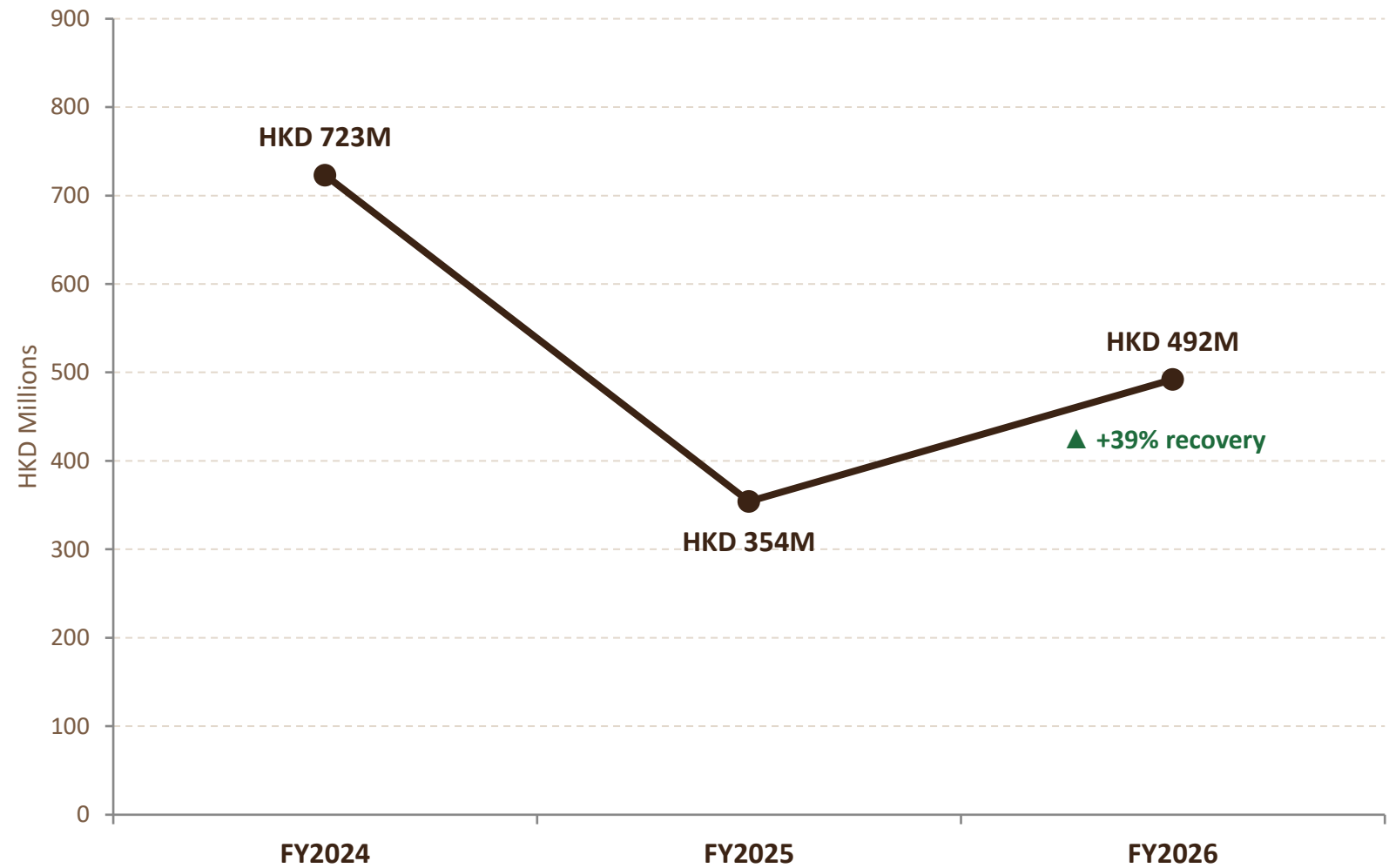
Key Takeaway

WOP has maintained a disciplined deleveraging trajectory across all three years — reducing total Interest-bearing borrowings¹ 40% and net total Interest-bearing borrowings¹ 41% from the peak. HKD 531M repaid in FY2026 alone demonstrates active balance sheet management, reducing refinancing risk and improving the credit profile.

¹ Excluding loans from a non-controlling shareholder and WOG.

CASH BALANCE RECOVERY: +39% IN FY2026

Cash and equivalents rebounded to HKD 492M despite repaying HKD 569M of debt in the same year | FY2024–FY2026



Cash Balance FY2026

HKD 492M

▲ +39% vs FY2025 (HKD 354M)

Main Cash Source

Property Proceeds

Larchwood, FINNIE & MOUNT POKFULAM completions

Net Change in Cash

+HKD 138M

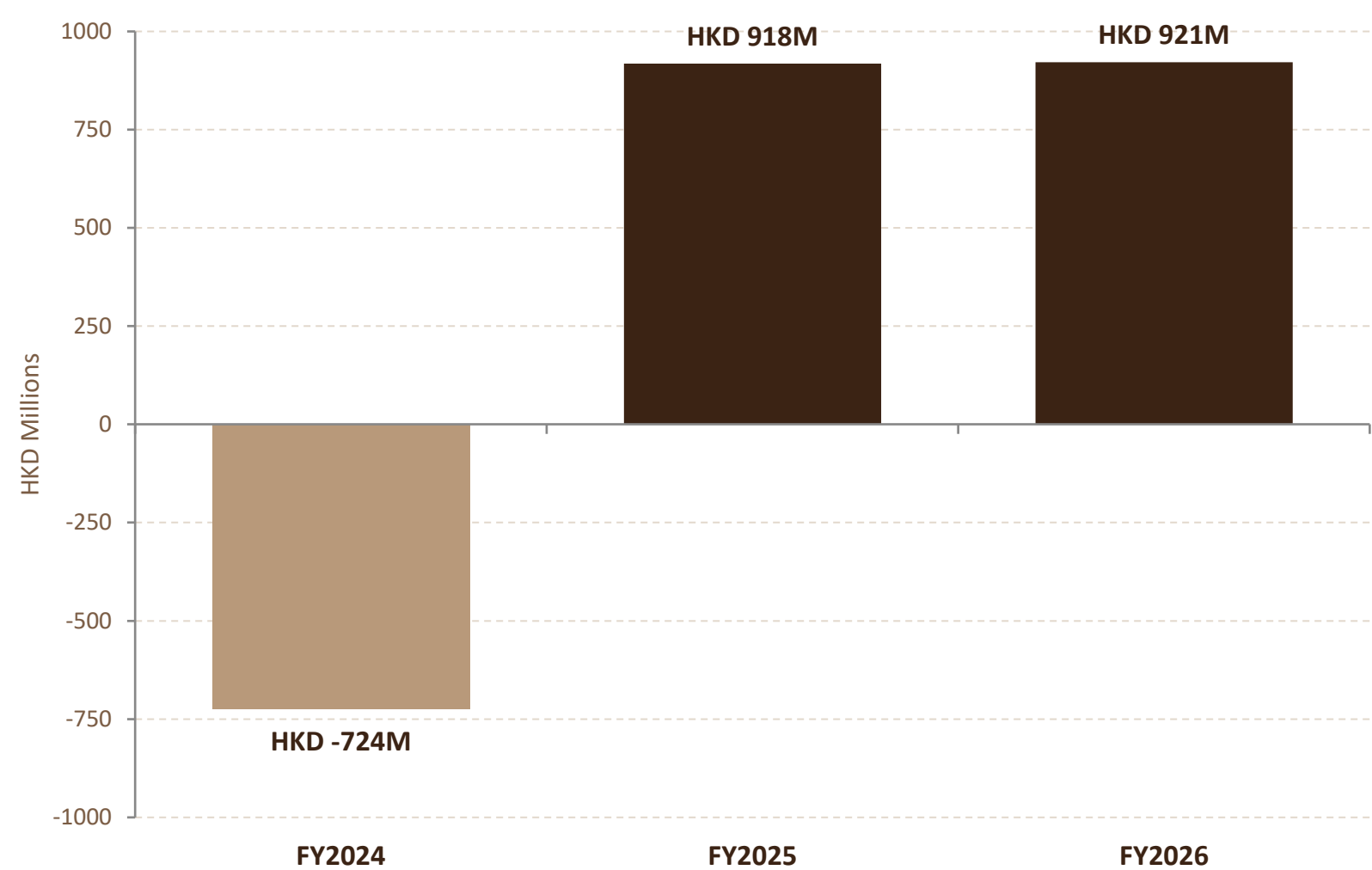
Positive free cash generation in FY2026

Key Takeaway

Despite repaying HKD 530M of debt in FY2026, the company still grew its cash balance by 39% — evidence that property completions are generating strong proceeds. A cash position of HKD 492M provides meaningful liquidity headroom against near-term obligations.

OPERATING CASH FLOW TURNAROUND: +HKD 1,645M SWING

OCF turned strongly positive in FY2025 and sustained at +HKD 921M in FY2026 — covering interest expense 3.5x | FY2024–FY2026



OCF FY2026

+HKD 921M

Sustained positive — 2nd consecutive year

Interest Coverage (OCF basis)

3.5x

OCF HKD 921M vs Interest HKD 262M

Total Swing FY2024 → FY2026

+HKD 1,645M

From -HKD 724M to +HKD 921M

Key Takeaway

From deeply negative OCF (-HKD 724M in FY2024) to sustainably positive (+HKD 921M in FY2026). OCF now covers interest expense nearly 3.5x — demonstrating the business can comfortably service its debt from operations. This is the most important liquidity metric for lenders.



7. Sustainable Development

ESG PILLARS

Our Sustainability Approach

5-YEAR ESG plan to actively support and advance relevant United Nations Sustainable Development Goals (UNSDG)



Robust Governance

- ESG governance
- Corporate governance

- Anti – corruption
- Risk management
- Compliance management



Continue to provide anti-corruption training annually to directors and employees



Annual declaration of Code of Conduct compliance by all new and existing employees



Risk Management Strategy



Maintain constant vigilance through regular compliance reviews and operational audits

ESG PILLARS

Our Sustainability Approach

5-YEAR ESG plan to actively support and advance relevant United Nations Sustainable Development Goals (UNSDG)



Sustainable Places

- Climate action and resilience
- Sustainable certifications
- Circular economy

- Management of emission
- Energy resources management
- Reduction of waste

Green Building

- Taking part in the Global Real Estate Sustainability Benchmark (“GRESB”) assessment
- LEED/Interior Design and Construction (ID+C) | Gold: Sunny House
- BEAM Plus/New Building | Gold: The Parkside
- BEAM Plus/New Building | Bronze: 101 and 111 King’s Road; 120-130 Ap Lei Chau Main Street; Wai Fung Street Ap Lei Chau; 9 Finnie Street; 7-9 Ping Lan St



GRESB
REAL ESTATE
member

ESG PILLARS

Our Sustainability Approach

5-YEAR ESG plan to actively support and advance relevant United Nations Sustainable Development Goals (UNSDG)



Thriving People

- Driven employees
- Satisfied clients
- Healthy supply chain
- Prosperous communities

- Employment system
- Development and training
- Responsible operation



Caring our people

Using charitable and recreational activities to build team cohesion
Cultivating a cohesive workplace culture

Building a harmonious society

Keeping a strong focus on serving the needs of grassroots families and newly arrived individuals from the mainland



5 Years Plus Caring Company Logo 2023/24
二零二三/二四年五年Plus「商界展關懷」標誌

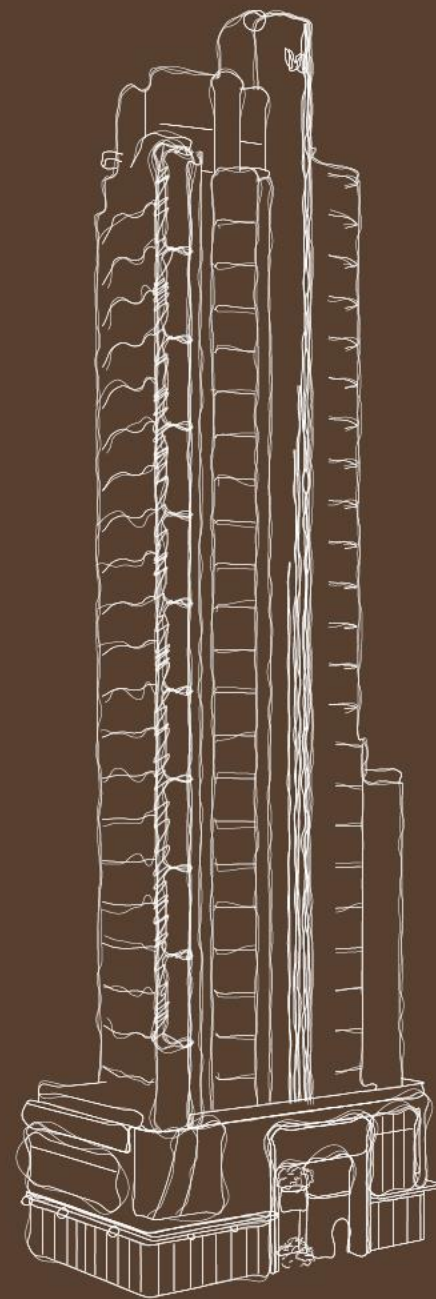
Supporting youth development

- Recognising youth as catalysts for social progress
- “Wang On Properties Academic Excellence Scholarship for BBA Students”

見愛 · 建明天



www.woproperties.com



PORTO Project