

Shun Tak Holdings Limited

Corporate Presentation
March 2024

信德集團
SHUN TAK HOLDINGS





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About Shun Tak

Our Businesses



Property

- Property development, investment and management in Macau, Hong Kong, Singapore and China



Hospitality

- Ownership of hotels in Hong Kong, China and Singapore
- Hotel management solutions by Artyzen Hospitality Group



Transportation

- TurboJET passenger ferry services
- Coach services within Macau and linking Macau with cities in China
- Cross-boundary land transit services via HK-Zhuhai-Macau Bridge



Investment

- ~15.8% effective interest in STDM
- Kai Tak Cruise Terminal
- Toys “R” Us Macau

Our Track Record

Proven Execution of Premium Assets



Nova City Ph. I-III, Nova Park (Ph. IV), Nova Grand (Ph. V), Taipa, Macau

- 4,300 units, 6.4m sf GFA of residential & retail
- Completed during 2006-2018 by phases
- All sold for phases I-III
- Phase IV (Nova Park): 98% sold (as at 31 Dec 2023)
- Phase V (Nova Grand): 88% sold (as at 31 Dec 2023)

Les Maisons Nassim, Singapore

- Ultra-luxury low-rise
- Expected to complete in 2024
- 14 units
- All sold in 2023



Park Nova, Singapore

- Luxury residential
- Expected to complete in 2024
- 54 units
- All units contracted for sale in 2023



Chatham Gate, Hunghom, Hong Kong

- 51% shareholding (partnership with Sun Hung Kai)
- 334 units, 370k sf GFA
- Completed in 2012
- All sold

Our Management Team



Ms. Pansy Ho

Group Executive Chairman and Managing Director

- Joined the Group as Executive Director in 1995
- Appointed Managing Director in 1999 and Group Executive Chairman in 2017
- Chairman of the Executive Committee and Nomination Committee
- In charge of the Group's overall strategic development and management as well as transportation business
- Chairperson and executive director, MGM China Holdings Ltd
- Vice-chairman and non-executive director, Phoenix Media Investment (Holdings) Ltd
- Independent non-executive director, China Southern Airlines Company Ltd
- Standing member of the National Committee of the Chinese People's Political Consultative Conference
- Recipient of the Silver Bauhinia Star in 2020



Ms. Daisy Ho

Executive Director, Deputy Managing Director & CFO

- Joined the Group and appointed Executive Director in 1994. Became Deputy Managing Director & CFO in 1999
- Responsible for the Group's overall financial activities, as well as property development, sales & investments
- Chairman and executive director, SJM Holdings Ltd
- Vice president and executive committee member of The Real Estate Developers Association of Hong Kong
- Recipient of the Bronze Bauhinia Star in 2021



Ms. Maisy Ho

Executive Director

- Joined the Group in 1996 and has been Executive Director since 2001
- Responsible for overseeing strategic planning & operations of property management, retail & merchandising, and property development projects in China
- Standing committee member of the CPPCC of Liaoning Province
- Recipient of the Bronze Bauhinia Star in 2016



Mr. David Shum

Executive Director

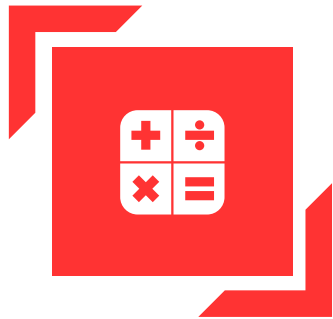
- Joined the Group in 1992 and has been Executive Director since 2004
- Responsible for the investment activities of the Group
- Executive director, SJM Holdings Limited



Mr. Rogier Verhoeven

Executive Director

- Joined the Group as a consultant since 2000 and was appointed Executive Director in 2012
- Extensive experience in the hospitality industry
- Responsible for overseeing the strategic development and asset management for Artyzen Hospitality Group



Financials

FY23 Results Highlights

In FY23, Shun Tak business divisions were met with headwinds:

- Interest rate hikes
- Additional cooling measures in Singapore
- Instable property market in mainland China
- Geopolitical tensions in the world

The Board has resolved not to declare final dividend.

Net loss increased by 21% to negative HK\$ 676.7m mainly due to:

- Less property bookings from Nova Grand and Park Nova projects (-HK\$230 million YoY);
- Lack of one-off gain from transfer of inventories to investment properties for Qiantan New Bund 31 (-HK\$421 million YoY)
- Pre-opening expenses at New Bund 31 and Artyzen Singapore Hotel (~ -HK\$ 53 million YoY); while
- Boosted by border reopening, Transportation Division returned to black (+HK\$251 million YoY);

Income Statement Summary

(HKD' million)	FY22	FY23	YoY Change	2H22	2H23	YoY Change
Revenue and other income	3,667	4,406	+20%	1,697	2,722	+60%
(Loss)/profit attributable to owners of the Company	(558)	(677)	-21%	(787)	(252)	+68%
Fair Value Changes on Investment Properties (Net of Deferred Tax and Minority Interests)	(456)	(468)	-3%	(226)	(317)	-40%
Underlying (loss)/profit¹	(102)	(209)	-105%	(561)	65	+112%
Basic (loss)/earnings per share (HK cents)	(18.5)	(22.4)	-21%	(26.1)	(8.3)	+68%
Adjusted EBITDA²	732	813	+11%	(142)	656	+562%

1 Underlying profit / (loss) attributable to the owners is principally adjusted for unrealised fair value changes on investment properties

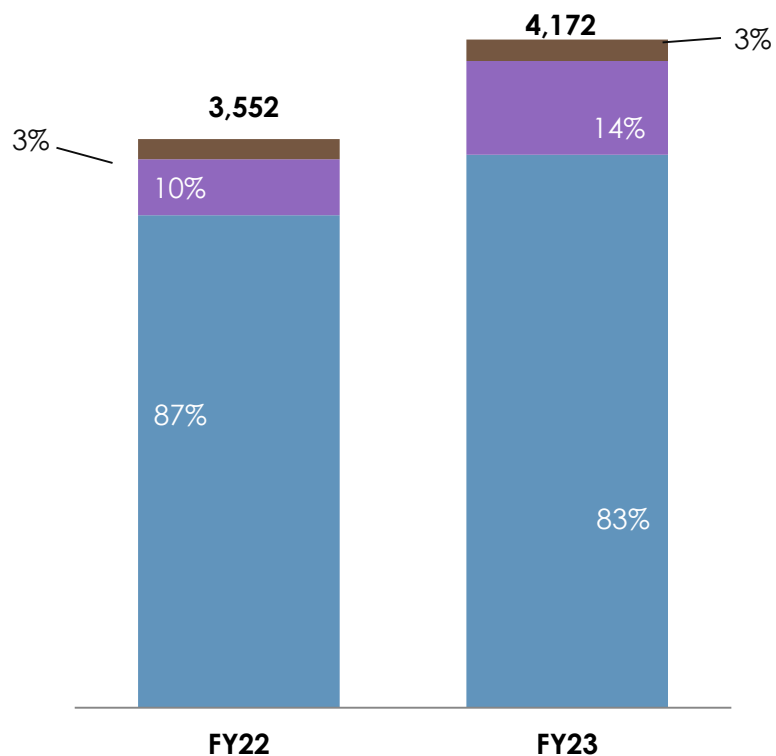
2 Adjusted EBITDA = Operating Profit – fair value changes on investment properties + depreciation and amortisation + share of results of associates and JV*

* Share of results of associates and JVs excludes the shares of the revaluation surplus arising from those investment properties that are owned by associates and JVs.

3 Adjusted segment results = segment results + share of results of associates and JVs

Revenue and Other Income Breakdown

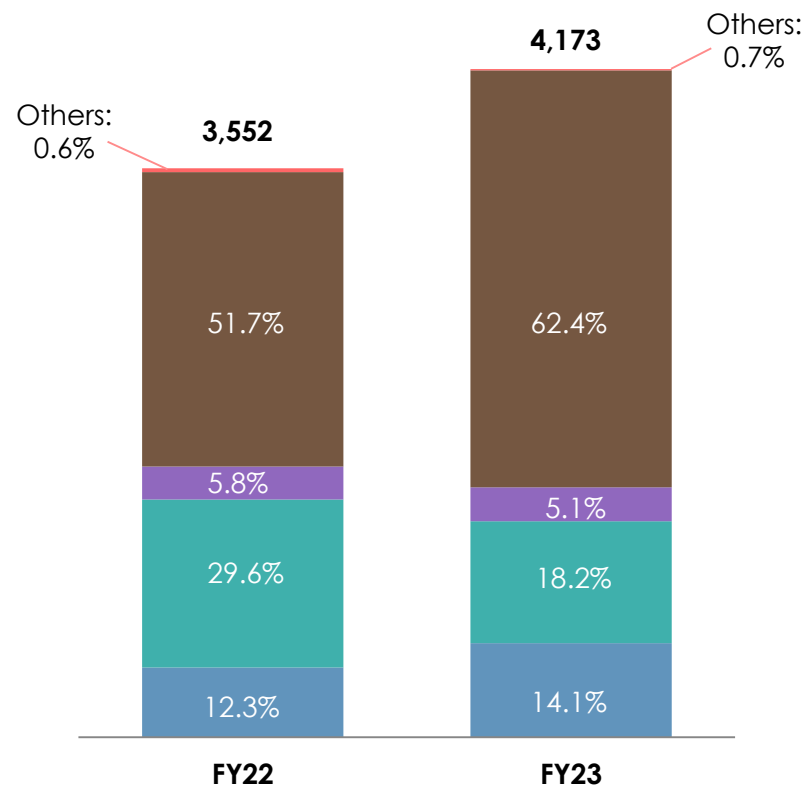
Revenue and Other Income by Division*
(HKD' million)



- Property
- Hospitality
- Investments

*Excluding interest income

Revenue and Other Income by Geographical Location*
(HKD' million)

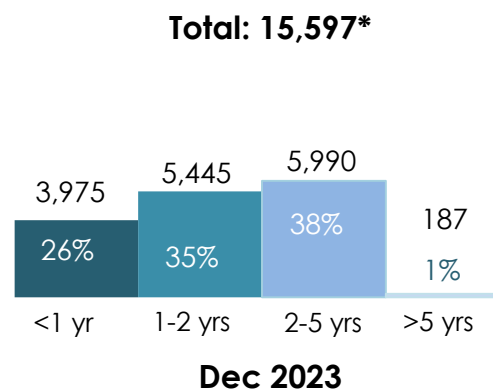
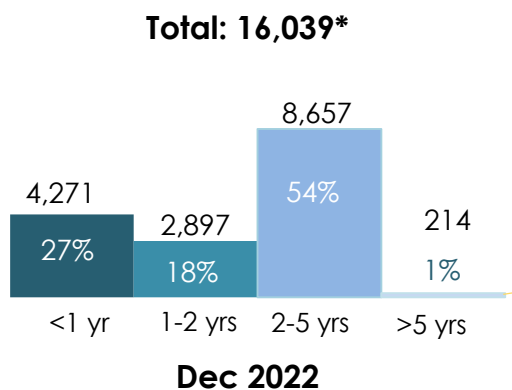


- Hong Kong
- Macau
- China
- Singapore
- Others

Capital Management

As at (HKD' million)	31 Dec 2022	31 Dec 2023	Change
Cash and bank balances	6,538	6,634	1.5%
Bank borrowings	15,972	15,541	-2.7%
Net debt	9,434	8,907	5.6%
Gearing ratio	28.3%	28.1%	+0.2%

Debt Maturing Profile (HKD' million)



- As of 31 Dec 2023, our **gearing ratio is 28.1%**, an increase of 0.3 pts compared to the end of 2021.
- 38% of our debt will mature within 2-5 years.

* Representing the principal amount of bank borrowings outstanding as at year end

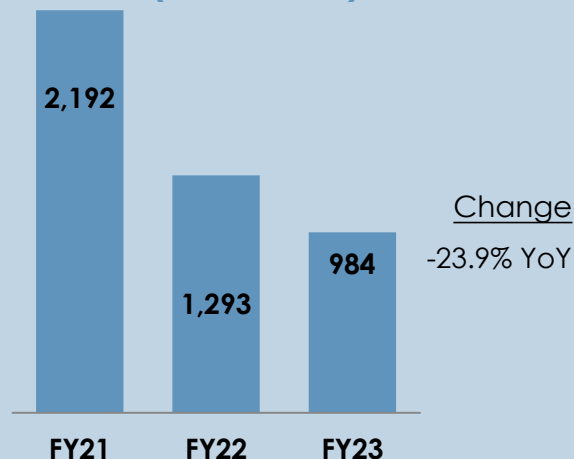


Property

Property Division Performance



Adjusted Segment Results*
(HKD' million)



* Adjusted segment results = segment results + share of results of associates and JV#

Share of results of associates and joint ventures excludes the shares of the revaluation surplus from those investment properties that are owned by associates and joint ventures

No. of units booked	FY22	FY23
Nova Grand, Macau	50	26
Nova Park, Macau	1	1
Park Nova, Singapore	2	10
Les Maisons Nassim, Singapore	7.4**	12.6*
TripleOne Somerset, Singapore	4.1**	6.7*
Hengqin Project, China	9**	2
Suhe Bay Project, China	1 office tower	-

- **Adjusted segment results**, that include results from JVs and associates, **decreased by 24% YoY to HK\$984 million** mainly due to lower profit recognition from Nova Grand and Hengqin projects and lack of one-off gain on transfer of inventories to investment properties for NEW BUND 31, Qiantan project.



Property Division Prospects and Sales Pipeline

Prospect

Property

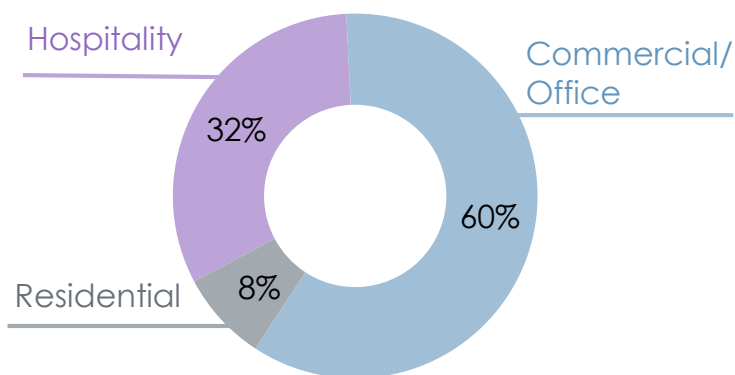
- Tongzhou Integrated Development, expects to begin presales of its apartments once the presale consent is granted by the government.
- Tianjin South HSR Integrated Development expects to commence operation in phases during this year.
- In Singapore, Park Nova is expected to complete its construction work this year while units at Les Maisons Nassim are expected to be fully handed-over within this year.

Sales Pipeline

- Remaining inventory at Nova Grand in Macau and Hengqin Integrated Development
- Apartments at Tongzhou project expected to launch in 2024 once presale consent is granted by the government.

Property Portfolio

Property Portfolio Usage Split



As at 22 Mar 2024

Key Completed Projects

Macau

- Nova Taipa Gardens
- Nova City Phase I, II, III
- One Central

China

- NEW BUND 31, Qiantan, China
- Suhe Bay Mixed-use Development, Shanghai, China
- Shun Tak Tower, Beijing

Hong Kong

- The Belcher's
- liberté
- Radcliffe
- Chung Hom Kok
- Chatham Gate

Singapore

- Artyzen Hotel (No. 9 Cuscaden Road), Singapore

Projects Completed with Recent Sales

- Nova Park (Nova City Phase IV)
- Nova Grand (Nova City Phase V), Macau
- TripleOne Somerset, Singapore
- Hengqin Mixed-use Development, Zhuhai, China

Projects Under Development

- Tongzhou Integrated Development, Beijing, China
- Park Nova, luxury residential, Singapore
- Les Maisons Nassim, ultra-luxury residential, Singapore
- Tianjin South High Speed Rail Integrated Development, China
- Kunming South High Speed Rail Integrated Development, China

Property Presence



1 Beijing

- Tongzhou Integrated Development
- Shun Tak Tower / Artyzen Habitat, Dongzhimen

2 Tianjin

- Tianjin South HSR Integrated Development

3 Shanghai

- Artyzen Habitat Hongqiao
- YaTi by Artyzen Hongqiao
- Suhe Bay Mixed-use Development
- NEW BUND 31, Qiantan

4 Kunming

- Kunming South HSR Integrated Development

5 Macau

- Nova City Phase I-V
- One Central

6 Hengqin

- Hengqin Integrated Development

7 Singapore

- Artyzen Singapore
- TripleOne Somerset
- Park Nova
- Les Maisons Nassim

Projects Completed with Recent Sales

Nova Grand (Nova City Phase V)

(Shareholding: Residential – 71%, Commercial – 50%)

📍 Taipa, Macau



- Residential, retail
- GFA: 2.3M sf (residential), 655K sf (Nova Mall)
- ~1,700 residential units
- Completed in late 2018

Latest update:

- ~88% residential units sold as at Dec 2023
- Nova Mall
 - ◆ Anchor tenants: IKEA, CGV Cinemas, Toys 'R' Us, Kids' Cavern by New Yaohan and Beauty Concept by New Yaohan
 - ◆ 84% occupancy rate as at Dec 2023

TripleOne Somerset

(Shareholding: 100%)

📍 111 Somerset Road, Singapore



- Office, retail
- 766,550 sf GFA

Latest update:

- 95% overall committed occupancy rate as at Dec 2023

Projects Completed with Recent Sales

Hengqin Integrated Development

(Shareholding: 100%)

📍 Hengqin, Zhuhai, China



Location advantages

- Macau Light Rail Transit, Guangzhou-Zhuhai Intercity-Rail, Hengqin Light Rail
- Connected to 24-hour cross-border facility

- Office, retail, residential and hotel
- GFA: 135,550 sm (retail: 32%, office: 31%, residential: 25%, hotel: 12%)
- Residential, retail and office completed during 2021-2022

Latest update:

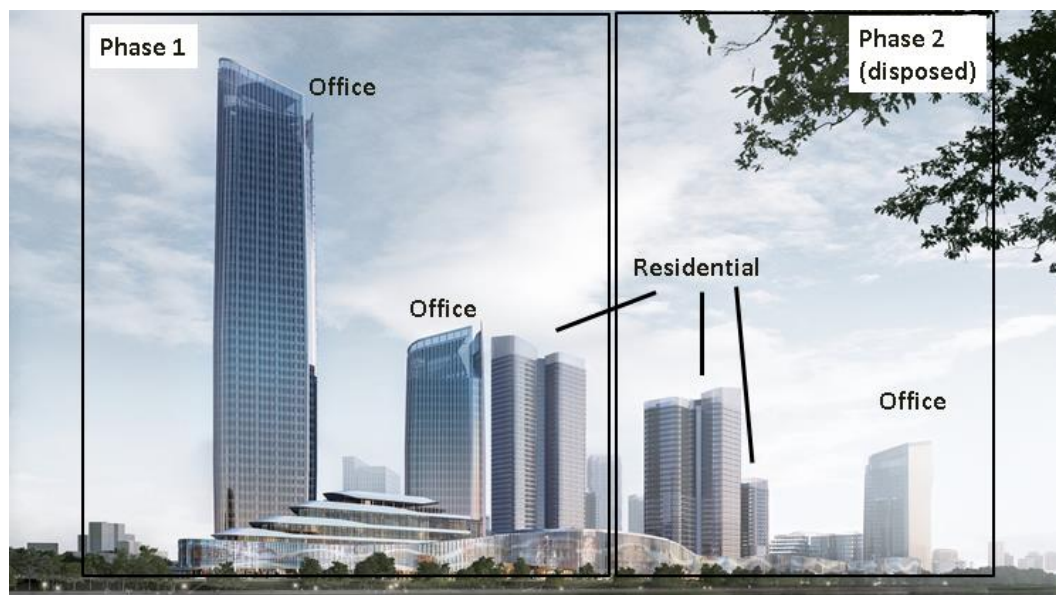
- 422 of 426 residential units sold (of which 421 units were handed over to homebuyers) as at Dec 2023
- Retail: Pre-leasing in progress, opening scheduled for 2H24
- Office: Leasing in progress
- Artyzen Habitat Hotel (230 rooms): Opening expected in 2Q24

Projects Under Development

Beijing Tongzhou Integrated Development

(Phase 1: Shareholding: 24%)

 Tongzhou District, Beijing, China



Location advantages

- New capital for Beijing Government headquarters and SOEs
- Located on the Grand Canal, directly connected to subway interchange station and bus interchange
- Beijing Government commenced relocation of their offices to Tongzhou in early 2019
- Beijing Universal Resort (Phase I) in Tongzhou opened in Sep 2021

- Office, retail and serviced apartments
- GFA: 413,000 sm (retail: 31%, office: 29%, residential: 12%, carpark & others: 28%)
- 3 towers
- Expected completion: first stage in 2025

Latest update:

- Presale of apartments expected once presale consent is issued by the government.

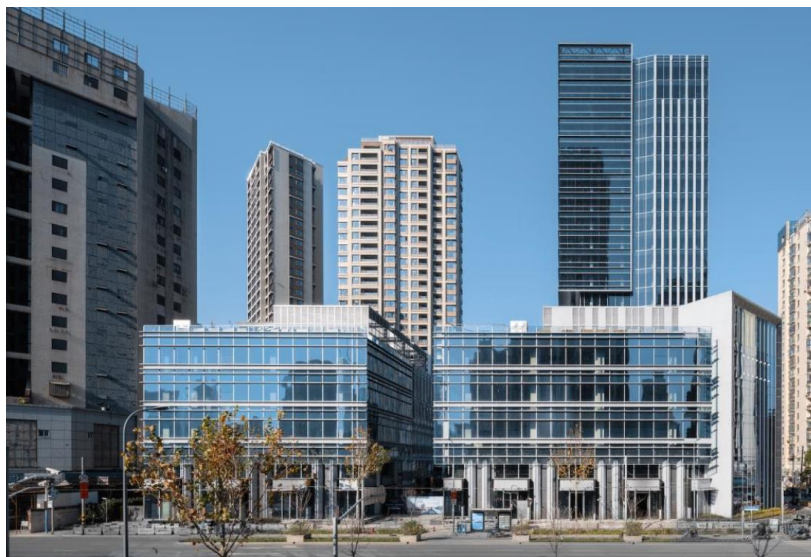
Projects Under Development

Shanghai Suhe Bay Mixed-use Development

(Shareholding: 50%)



Suhe Bay, Jingan District, Shanghai, China



Location advantages

- Jingan is within the core business districts of Shanghai
- Iconic super high-rise 200m office tower
- Direct connection to Tian Tong Road subway station served by Metro Lines 10 and 12
- Close proximity to major tourism destinations such as the Bund and the People's Square

- Office, retail and residential
- GFA*: 347,200 sm (office: 41%, commercial: 19%, residential: 7%, carpark & others: 33%)
- Southern parcel (235,600 sm) completed in 2022
- Northern parcel (111,600 sm) completed in 2021

Latest update:

- Southern parcel:
 - ◆ Retail (MixC World) and office tower (Suhe Centre) opened in Oct 2022
 - ◆ Retail: 96% occupancy in Dec 23
 - ◆ Office: Several multinational tenants already moved in; at 44% leasing rate as at Dec 23
- Northern parcel:
 - ◆ All components (224 residential units and 3 commercial towers) sold during 2020-2022

*Above ground GFA excluding carpark and ancillary: 186,500 sm

Projects Under Development

NEW BUND 31

(Shareholding: 50%)

📍 Qiantan District, Pudong New Area, Shanghai, China



Location advantages

- Qiantan is positioned as Shanghai's "2nd Lujiazui"
- Directly connected to Orient Sports Center metro station, subway lines 6, 8 and 11
- ~30 minutes to CBD

- Office, retail, hotel, Performing Arts Center (PAC)
- GFA: 140,500 sm (office: 50%, retail: 15%, hotel: 14%, PAC: 21%)
- Completed (by phases in 2021 and 2023)

Latest update:

- Grand opening in Oct 2023 for all facilities
- Leasing in progress
- 5-star hotel (202 rooms) managed by Artyzen
- PAC includes a concert hall and other multi-purpose halls seating ~4,000 spectators

Projects Under Development

Tianjin South High Speed Rail Integrated Development

(Shareholding: 30%)

📍 Tianjin South High Speed Rail (“HSR”) Station, China



Location advantages

- By HSR: 30 mins to Beijing South Station, 4 hours to Shanghai Hongqiao Station
- Tianjin is strategically located within the “Jing-Jin-Ji” megalopolis

- One-stop regional healthcare and commercial hub
- Hospital, eldercare facilities, retail and hotel
- 330,000 sm GFA (hospital: 25%, eldercare: 22%, hotel: 20%, retail: 4%, carpark & others: 29%)
- Expected operation: From 2024 in phases

Latest update:

- Electrical, mechanical and façade works in progress

Projects Under Development

Kunming South High Speed Rail Integrated Development

(Shareholding: 30%)

 Kunming South High Speed Rail (“HSR”) Station, China



- One-stop regional healthcare and commercial hub
- Hospitality, medical care, eldercare, MICE and retail
- 550,000 sm GFA
- Expected operation: In phased at the end of 2024

Location advantages

- By HSR: 6 hours to Guangzhou, 10 hours to Beijing, 11 hours to Shanghai
- Link to Trans-Asian HSR network

Latest update:

- Superstructure works in progress

Projects Under Development

Park Nova

(Shareholding: 100%)

Orchard Boulevard, Singapore



- Luxury residential
- 125,000 sf strata area
- 51 simplex units & 3 penthouses
- All units contracted for sale
- Expected completion: 2024

Les Maisons Nassim

(Shareholding: 100%)

Nassim Road, Singapore



- Ultra-luxurious low-rise residential
- 110,000 sf strata area
- 8 simplex units, 4 duplex units & 2 penthouses
- All units sold.
- Expected completion: 2024, occupation permit was granted in Nov 23

Our projects in Singapore



Investment Property Portfolio

	Location	Shareholding	Lettable area (sf)	Occupancy (as at 31 Dec 2023)
Macau				
Nova Mall (retail)	Taipa	50%	417K	84%
One Central Shopping Mall (retail)	Macau Peninsula	51%	202K	95%
Shun Tak House (retail)	Macau Peninsula	100%	28K	100%
Hong Kong				
Shun Tak Centre Portfolio				
- Shun Tak Centre 402 (retail)	Hong Kong	- 100%	- 29K	Renovation works in progress, to finish by 2024
- Shun Tak Centre assets (retail)		- 55%	- 214K	
- Shun Tak Centre assets (office)		- 55%	- 14K	
The Westwood (retail)	Hong Kong	51%	158K	87%
liberté place (retail)	Kowloon	64.56%	42K	98%
Chatham Place (retail)	Kowloon	51%	47K	44%
China				
Shun Tak Tower (office)	Beijing	100%	240K	65%
Shun Tak Business Centre (office & retail)	Guangzhou	60%	369K	78%

Nova Mall



- Lifestyle mall unique to Macau
- Anchor tenants: IKEA, CGV Cinemas, Toys 'R' Us, Kids' Cavern by New Yaohan and Beauty Concept by New Yaohan

The Westwood



- Family-oriented positioning
- Major entertainment tenant attracting kids and youngsters

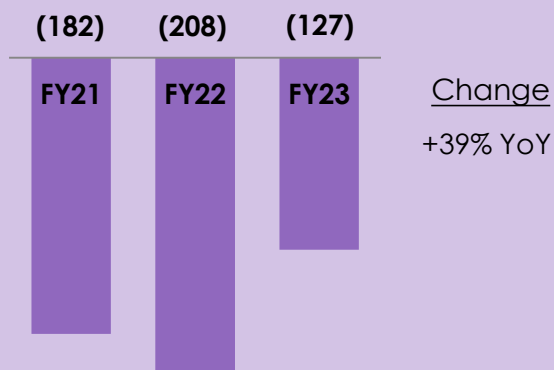


Hospitality

Hospitality Division Performance and Prospects



Adjusted Segment Results* (HKD' million)



- In 2023, the tourism and hospitality sectors of Hong Kong, Macau and Mainland China started to regain momentum after border reopening. Supported by a one-off compensation for early termination of management contract with a Hawaii hotel, **adjusted segment results narrowed loss to HK\$127 million, or a 39% YoY growth, in 2023.**

Artyzen Hospitality Group (AHG)

- Debuted 2 owned flagship hotels: Artyzen NEW BUND 31 and Artyzen Singapore in 2023

Prospects

- Artyzen Habitat Hengqin, Zhuhai slated to be opened in 1H24.

* Adjusted segment results = segment results + share of results of associates and joint ventures

Hotel Portfolio

Hotels owned by Shun Tak

HK SkyCity Marriott Hotel

(Shareholding: 70%)

📍 Hong Kong



- 658 rooms
- 62% occupancy in 2H23 (+30 pts YoY)

Mandarin Oriental Macau

(Shareholding: 51%)

📍 One Central, Macau



- 213 rooms
- 58% occupancy in 2H23 (+31 pts YoY)
- Non-gaming hotel

Hotels owned by Shun Tak and managed by AHG

Grand Coloane Resort

(Shareholding: 34.9%)

📍 Coloane, Macau



- 208 rooms
- 52% occupancy in 2H23 (-23 pts YoY)

Artyzen Habitat Dongzhimen Beijing

(Shareholding: 100%)

📍 Dongzhimen, Beijing



- 138 rooms
- 78% occupancy in 2H23 (+38 pts YoY)

Artyzen Habitat Hongqiao Shanghai

(Shareholding: 100%)

📍 Hongqiao, Shanghai



- 188 rooms
- 61% occupancy in 2H23 (+20 pts YoY)

YaTi by Artyzen Hongqiao Shanghai

(Shareholding: 100%)

📍 Hongqiao, Shanghai



- 303 rooms
- 40% occupancy in 2H23 (+21 pts YoY)

Hotel Portfolio

Hotels owned by Shun Tak and managed by AHG (con't)

Artyzen NEW BUND 31 (Shareholding: 50%)

📍 Qiantan, Shanghai



- 202 rooms
- Flagship of the “Artyzen” brand in China
- Opened in Oct 2023

Artyzen Singapore (Shareholding: 100%)

📍 Cuscaden Road,
Orchard area, Singapore



- 142 rooms
- Proximity to Orchard MRT and Orchard Boulevard MRT
- Top-of-the-line property in Shun Tak’s hotel portfolio
- Opened in Dec 2023

Hotels under Planning and Development

Artyzen Habitat Hengqin Zhuhai (Shareholding: 100%)

📍 Hengqin, Zhuhai



- 230 rooms
- 15 minutes away from Hengqin Chimelong Ocean Kingdom
- Expected opening: 2Q24

Hotel Management

Artyzen Hospitality Group (AHG)

The Group's hotel management company with a collection of its own luxury hotel brands catering to different lifestyles.



ARTYZEN
habitat

YATI
by Artyzen

THE SHANG
BY ARTYZEN

Hotels under management (opened)

Hotel	No. of Rooms	Location
Grand Coloane Resort*	208	Macau
Artyzen Grand Lapa	416	Macau
Artyzen Habitat*	138	Dongzhimen, Beijing
Artyzen Habitat*	188	Hongqiao, Shanghai
YaTi by Artyzen*	303	Hongqiao, Shanghai
Eature Residences	128	Lingang New City, Shanghai
Artyzen Habitat	246	Qiantan, Shanghai
The Shang by Artyzen	210	Qiantan, Shanghai
Artyzen	305	Lingang New City, Shanghai
Artyzen Habitat	364	Lingang New City, Shanghai
Artyzen Habitat	160	Suzhou
Artyzen Habitat	212	Taopu Smart City, Shanghai
Artyzen Habitat Serviced Apartment	162	Taopu Smart City, Shanghai
Artyzen NEW BUND 31*	202	Qiantan, Shanghai
Artyzen Singapore*	142	Cuscaden Rd, Singapore

Hotels under management (pipeline)

Expected Opening**	Hotel	No. of Rooms	Location
2Q24	Artyzen Habitat*	230	Hengqin, Zhuhai

* Owned by Shun Tak

** Expected opening dates are subject to market conditions

Note: The lists exclude two JV hotel projects with Perennial in Tianjin and Kunming.

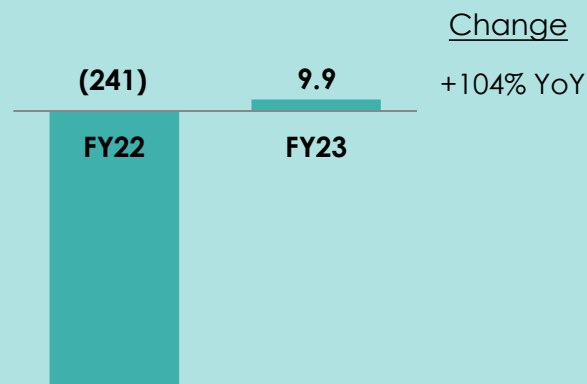


Transportation

Transportation Division Performance and Prospects



Adjusted Segment Results* (HKD' million)



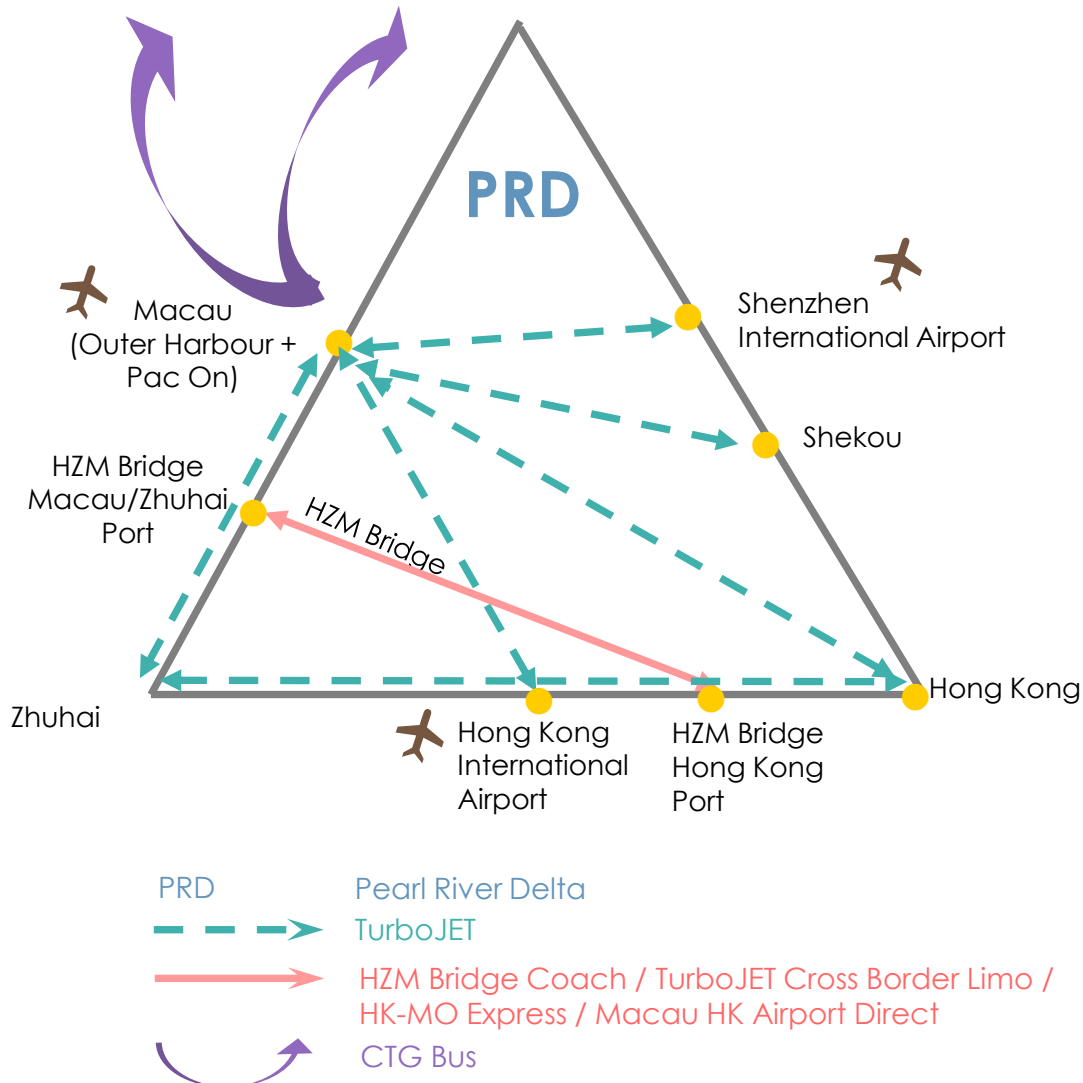
- Cross-border transportation services have gradually resumed operation since early 2023, as the borders between Hong Kong, Macau and Mainland China reopened. Hence, **segment results recorded a 104% YoY increase to HK\$9.9M.**

Prospects

- The division will continue to advance hand in hand with China Travel International Investment, with a shared goal of facilitating multimodal integration across the GBA with enhanced connectivity.

* Adjusted segment results = segment results + share of results of associates and joint ventures

Connecting the Greater Bay Area



- Well-knitted **land-and-sea transportation network within the Greater Bay Area (GBA)** in support of the Central Government's GBA development plan
- **Sea** – TurboJET / TurboJET Airport Service (Cross-boundary ferry service)
- **Land** – CTG Bus / HZM Bridge Coach / TurboJET Cross Border Limo / HK-MO Express / Macau HK Airport Direct

Multi-modal Transportation Platform

- Partnership (50% interest) with China Travel International Investment Hong Kong Ltd (CTII) providing cross border ferries and coaches in the Greater Bay Area

Sea

- TurboJet ferry services between Hong Kong and Macau resumed on 8 Jan 2023 after almost 3 years of suspension due to the pandemic
- Speedy, reliable and comfortable sea travel services for passengers
- Well-connected sea transportation network linking major cities and airports in the GBA such as **Hong Kong, Macau, Zhuhai, Shenzhen and Shekou**



Land

- **Golden Bus:** Coach between Hong Kong and Macau Port on HZM Bridge
- **TurboJET Cross Border Limo:** Personalized door-to-door land transport between Hong Kong and Macau
- **HK-MO Express:** Coach services between selected destinations in Hong Kong and Macau
- **Macau HK Airport Direct:** Shuttle service between Hong Kong International Airport and Macau Port on HZM Bridge
- **CTG Bus:** Coach between Macau and Guangdong; Macau local shuttle bus service and corporate leasing business

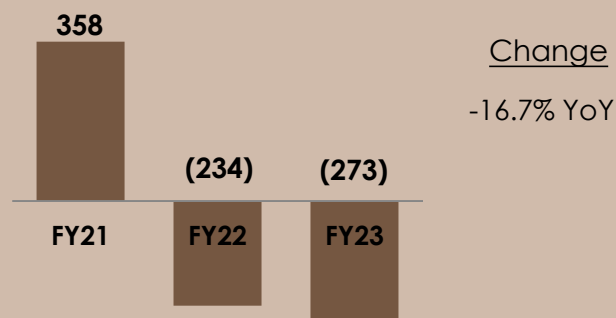


Investment

Investment Division Performance



Adjusted Segment Results*
(HKD' million)

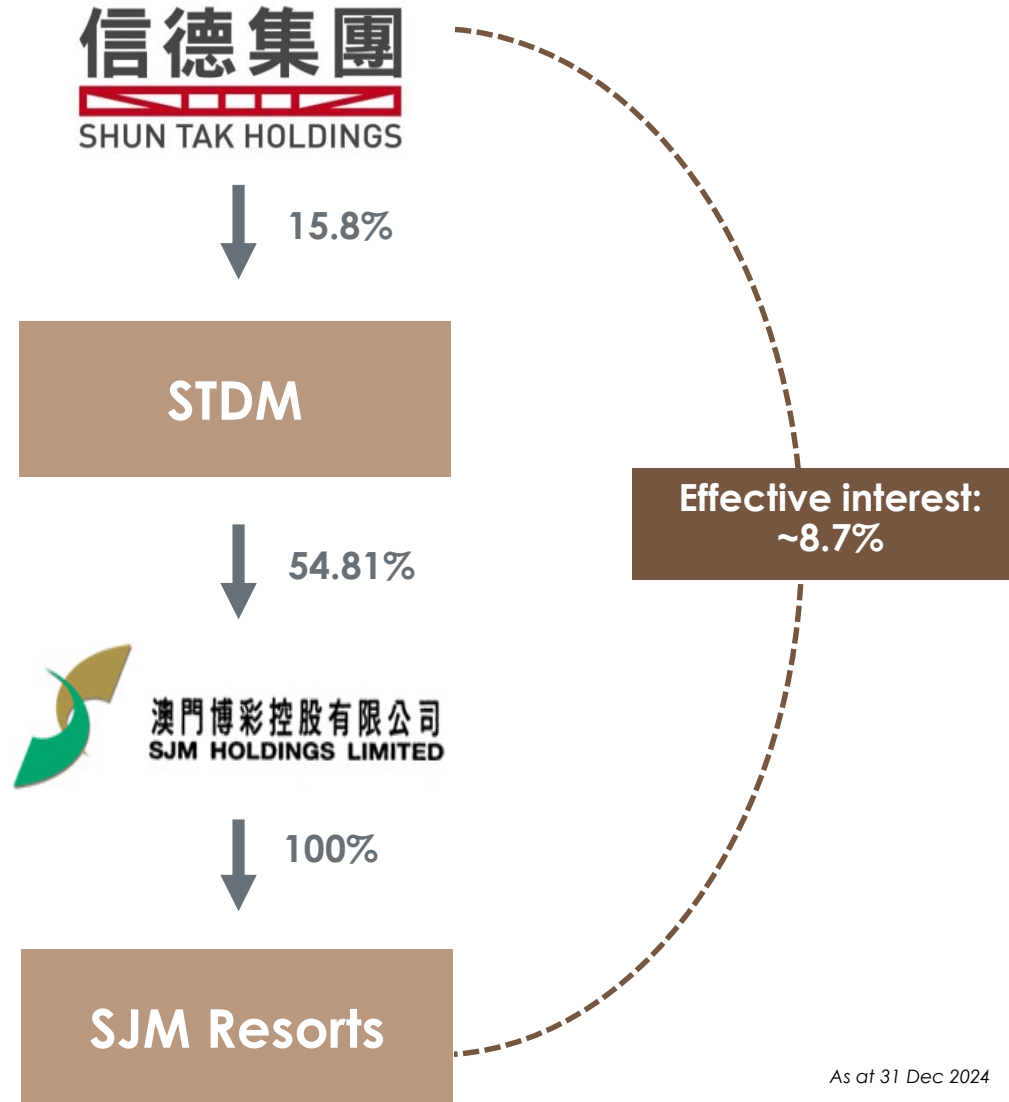


- In 2023, a **HK\$302 million fair value loss** was recorded for the Group's investment in WM Motor due to market downside.
- Supported by **STDM's dividend of HK\$85.5 million**.
- As a result, **investment division recorded a loss of HK\$273 million in 2023**.

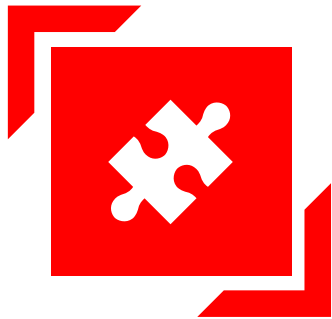
* Adjusted segment results = segment results + share of results of associates and joint ventures

STDM, a private company in Macau, has investment interests in different parts of the world, e.g., in Macau, Mainland China and Portugal

SJM Resorts is one of six gaming concessionaries licensed by the Macau SAR Government to operate casinos in Macau



As at 31 Dec 2024



Appendix

Corporate Milestones

2019 onwards

2020
Opening of Macau's 1st lifestyle mall
 launched pre-sales at Hengqin and Shanghai Suhe Bay project



2021
Set foot in Singapore property market;
 launched pre-sales at Park Nova and Les Maisons Nassim



2023
Opening NEW BUND 31
 1st mixed-use cultural and commercial development project in Qiantan
1st Artyzen hotel was launched in Singapore

2012-2018

2012
Set foot in China property market;
 development of Beijing Tongzhou Integrated project

2016
Set foot in Singapore hospitality market;
 acquired No. 9 Cuscaden Road hotel redevelopment project



2017
Set foot in China hospitality market;
 opening of the **1st Artyzen Habitat** hotel in Beijing



2018
 Completed Nova Grand (last phase of Nova City) in Macau; acquired HSR healthcare mixed-used developments in Tianjin and Kunming

90's-2010

1997
Set foot in Macau property market;
 completed Nova Taipa Gardens

2000
 Completed the Belcher's, Hong Kong

2008
Set foot in HK hospitality market;
 opening of SkyCity Marriott

2009
 Completed One Central Macau

2010
 Opening of New Mandarin Oriental Macau

60'-90's

1961
 Shun Tak Shipping was established

1972
Shun Tak Holdings Limited was established

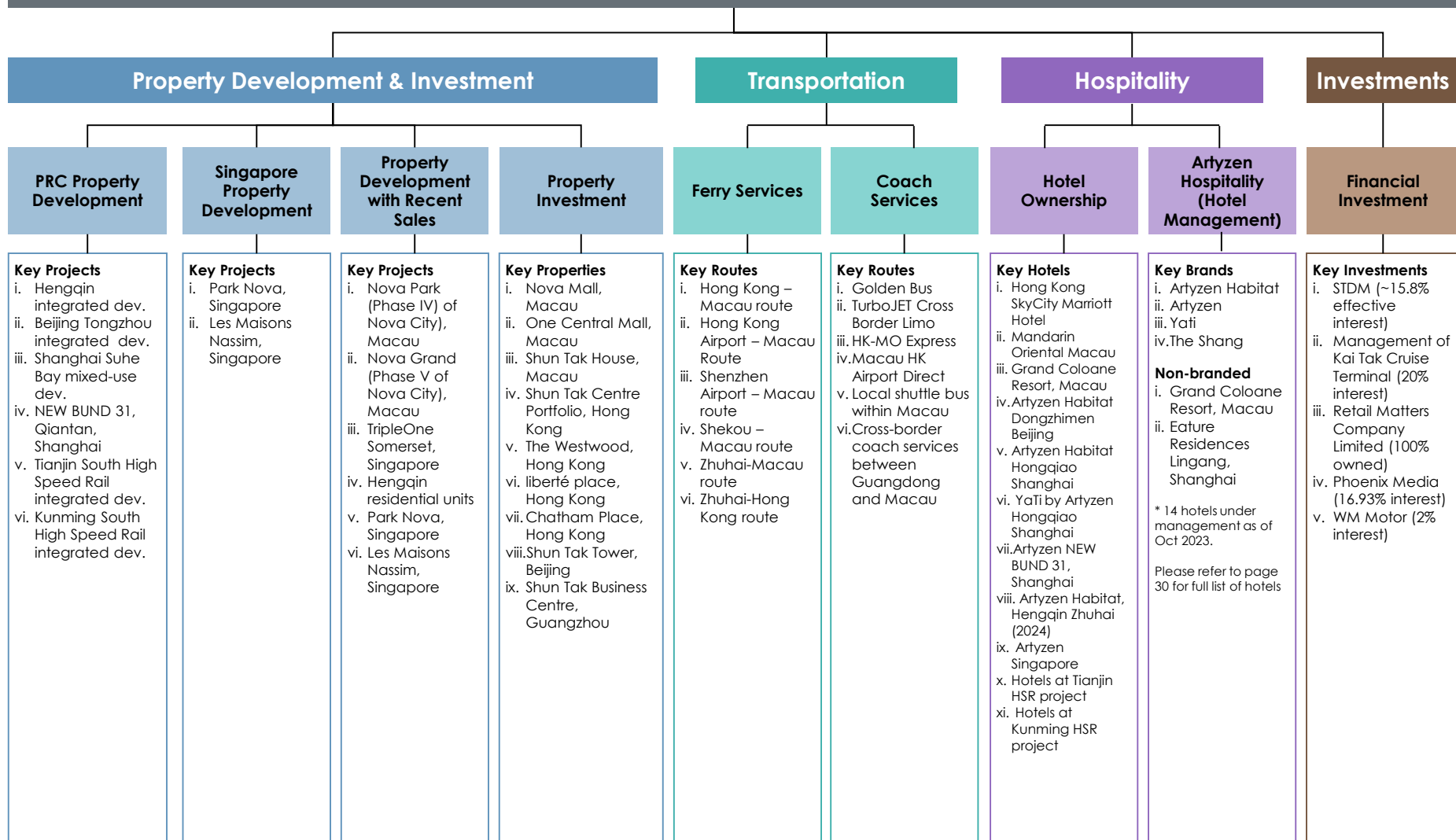
1973
 Listed on the SEHK Main Board

1984
 Opening of Mandarin Oriental Macau (1st 5-star hotel in Macau)

1993
 Opening of Grand Coloane Resort, Macau

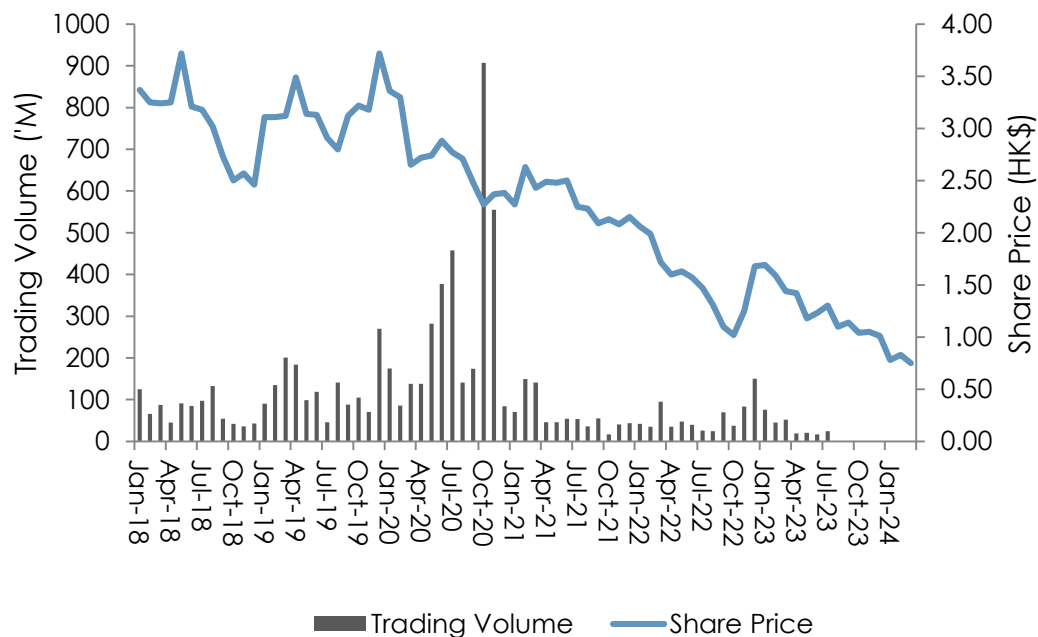
Group Structure

SHUN TAK HOLDINGS LIMITED



Share Information

Share Price and Trading Volume



Trading Data (as at 26 Mar 24)

Share price (HK\$)	0.81
52-week range (HK\$)	0.73 – 0.71
Number of shares	3.02B
Market cap (HK\$)	2.17B

Index Constituent

- Hang Seng Sustainability Index
- MSCI Global Micro Cap Index
- FTSE Global Equity Index Small Cap

Macau Residential Property Statistics

	Macau	Hong Kong	Singapore
GDP per capita (2022)	US\$32,560	US\$49,337	US\$85,091
Wage Growth (2022)	-5.1%	2.6%	8.3%

Macau	2022	2021	Difference
No. of Transacted Units	2,809	6,001	-53.2%
Value of Transactions (MOP Million)	17,972	40,800	-56.0%

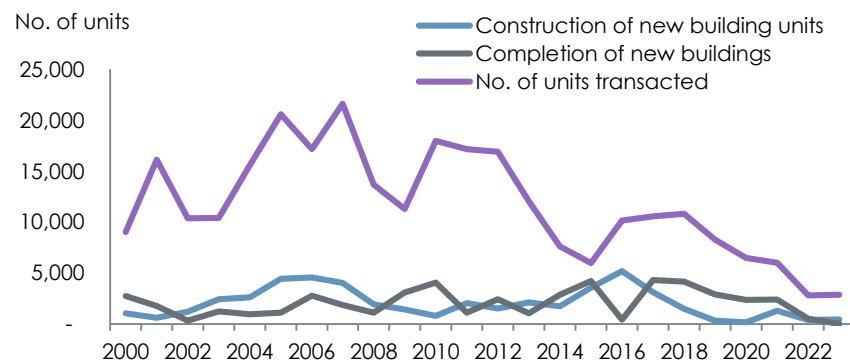
Source : Macau DSEC, HK Census and Statistics Department, Singapore Department of Statistics

Max mortgage level*	Macau	Hong Kong	Singapore
Foreigner	30 - 60%	40 - 50%	75% or 55%
Local	50 - 90%	50 - 60%	

	Macau	Hong Kong	Singapore
Mortgage Rate	P-3.68% - P-2.25%	P-2% - P-1%	3.15% - 4.305%

*For first time buyers

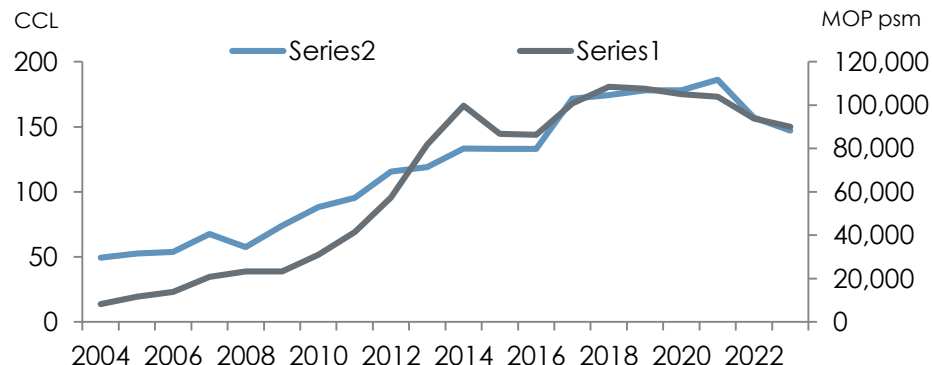
Macau residential supply has in the recent past been limited



Notes:

- 1) In Macau, the prime rate of most banks is 6.125%.
- 2) In Hong Kong, the main banks' prime rates range from 5.875% to 6.125%.
- 3) In Singapore, mortgage rates may be fixed or floating (based on SHIBOR rate or Board rate).

HK and Macau residential property prices



Anti-speculative Measures

Hong Kong

Max LTV (loan to value) ratio* for First-time buyers (enacted on 7 Jul 23)		Stamp Duty for First-time buyers (enacted on 22 Feb 23)		Special Stamp Duty (SSD) (enacted on 25 Oct 23)			
Debt servicing ratio-based lending		Net worth-based lending		Purchase Price (HKD)	Stamp Duty Rates	Holding period	Stamp Duty Rates
Purchase Price (HKD)		50%	Below \$3M	\$100	< 6 months	20%	
<=\$15M	70%		>\$3M - ≤\$3.53M	\$100 + 10% of excess over \$3M			
>\$15M - ≤\$17.5M	60%-70% ^a		>\$3.53M - ≤\$4.5M	1.50%	> 6 months ≤12 months	15%	
>\$17.5M - ≤\$30M	60%		>\$4.5M - ≤\$4.94M	\$67.5K + 10% of excess over \$4.5M			
>\$30M - ≤\$36M	50%-60% ^b		>\$4.94M - ≤\$6M	2.25%			
>HK\$36M	50%		>\$6M - ≤\$6.64M	\$135K + 10% of excess over \$6M			
			>\$6.64M - ≤\$9M	3.00%			
			>\$9M - ≤\$10.08M	\$270K + 10% of excess over \$9M			
			>\$10.08M - ≤\$20M	3.75%	> 12 months ≤24 months	10%	
			>\$20M - ≤\$21.74M	\$750K + 10% of excess over \$20M			
		>\$21.74M and above	4.25%				
			Stamp Duty for Non-first-time buyers (enacted on 25 Oct 23)		Buyer's Stamp Duty (BSD) for Non-HK permanent residents (enacted on 25 Oct 23)		
			Stamp Duty Rate		Stamp Duty Rate		
			7.5%		7.5%		

Note a: Subject to loan cap of HK\$10.5M

Note b: Subject to loan cap of HK\$18M

* Effective 7 Jul 23, buyers eligible for Mortgage Insurance Programme is subject to max LTV of 70-90%.

Anti-speculative Measures

Macau

Max LTV (loan to value) Ratio (enacted on 1 Jan 24)			Stamp Duty (enacted on 1 Jan 09)		Special Stamp Duty (SSD) (enacted on 14 Jun 11)		Additional Stamp Duty (ASD)	
Purchase Price (MOP)	Macau Resident	Non-Macau Resident	Property Consideration (MOP)	Stamp Duty Rates	Holding Period of the Property	Special Stamp Duty (SSD) rates	Enacted on 30 Oct 12	Enacted on 1 Jan 24
			Below \$2M	1%	< 12 months	20%	10% on top of existing stamp duty for non-Macanese and corporate buyers	• 10% for 3 rd property and thereafter on top of existing taxes
<=3.3M	60%	>\$2M - ≤\$4M	2%	>12 months ≤ 24 months				
>3.3M - ≤8M	50%				>\$4M and above	3%		
>8M	30%							

Singapore

Bank Loan Max LTV (loan to value) Ratio (enacted on 6 Jul 18)			Mortgage Duty (enacted on 22 Feb 14)	Additional Buyer's Stamp Duty (ABSD) (enacted on 27 Apr 23)				Buyer's Stamp Duty (BSD) (enacted on 15 Feb 23)		
Outstanding housing loans	Max LTV*	Min. cash down payment**	0.4% of mortgage loan amount	No. of properties	Singapore citizens	Singapore PR	Foreigners	Entities / Trustees	Purchase Price (SGD)	BSD
None	75% or 55%	5% (LTV of 75%) 10% (LTV of 55%)		1st	Nil	5%	60%	65%	First 180K	1%
1	45% or 25%	25%		2nd	20%	30%			Next 180K	2%
									Next 640K	3%
			Next 500K						4%	
≥ 2	35% or 15%	25%	3rd and thereafter	30%	35%	Next 1.5M	5%			
						Remaining amount	6%			

*Apply the lower LTV if the loan tenure exceeds 30 years, or the loan period extends beyond the borrower's age of 65 years.

** The remaining downpayment can be paid using a combination of cash or CPF-OA savings.

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