



HSITP
港深創科園

河套香港園區 Loop Hong Kong Park

2025/26
年報 Annual Report

港深創新及科技園有限公司
Hong Kong-Shenzhen Innovation and Technology Park Limited



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主席的話

Message from Chairperson

蔡傑銘先生 太平紳士
Mr Kevin CHOI JP

港深創新及科技園有限公司董事會主席
創新科技及工業局常任秘書長
Chairperson of the Hong Kong-Shenzhen
Innovation and Technology Park Limited
Permanent Secretary for Innovation,
Technology and Industry



隨著河套香港園區於2025年12月正式開幕營運，園區由建設階段邁向營運階段，港深創新及科技園有限公司（下稱「河套香港園區公司」）發表首份年報。

作為河套香港園區公司主席，我謹以此報告，與大家分享園區的建設進度、營運狀況與發展藍圖；與此同時，我亦以創新科技及工業局常任秘書長的身份，見證政策制訂與園區實踐如何一脈相連。這份雙重角色，讓我對河套香港園區作為「一國兩制」下獨特創科平台的戰略價值，體會尤深。

河套香港園區的誕生，源於深圳河治理工程竣工後騰出的珍貴土地，地處深港邊界的這片區域，自此迎來重大戰略機遇。國家將河套深港科技創新合作區建設納入國家戰略層面，確立「一區兩園」發展布局，同時為健全現代化產業體系、加快實現高水平科技自立自強，提供關鍵前沿支撐。

Following the official opening of the Loop Hong Kong Park (the “Park”) in December 2025, the Park transitioned from the construction phase to its operational stage. Marking this significant milestone, Hong Kong-Shenzhen Innovation and Technology Park Limited (“Loop Hong Kong Park Company”) is pleased to present its inaugural Annual Report.

As Chairperson of Loop Hong Kong Park Company, I am pleased to share with you through this Annual Report the Park’s construction progress, operational performance, and strategic blueprint. At the same time, in my capacity as the Permanent Secretary for Innovation, Technology and Industry, I have witnessed how policy formulation and park implementation are intrinsically connected. This dual role affords me a profound appreciation of the strategic value of the Loop Hong Kong Park as a unique innovation and technology (“I&T”) platform under “One Country, Two Systems”.

The inception of the Loop Hong Kong Park can be traced to the valuable land made available following the completion of the Shenzhen River Regulation Project, which created significant strategic development opportunities for the area along the Shenzhen-Hong Kong boundary. Our country has elevated the development of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone to a national strategic level, establishing the “One Zone, Two Parks” development layout and providing crucial frontier support for strengthening the modernised industrial system and accelerating the achievement of high-level self-reliance and self-improvement in science and technology.



在推動新質生產力發展的進程中，國家高度重視河套香港園區作為國際化科技創新平台的重要作用。園區充分發揮香港高度國際化的學術資源與人才網絡優勢，將與毗鄰的新田科技城及北部都會區大學城緊密聯動，協同數碼港、香港科學園及河套香港園區組成的三大創科園區，並聯手五大公營研發機構，聚力構建世界級產學研協同創新平台，推動前沿技術加快落地應用與產業化發展。

香港特區政府持續統籌指導河套香港園區公司，為園區規劃建設與長遠發展提供堅定有力的支撐。2025年12月的正式開幕，標誌著園區發展踏上新的台階。2026年，各項核心基建將持續推進，配合跨境流動的生命樣本庫、高效能運算設施等關鍵設施相繼開展建設，並逐步落實與深圳園區制度銜接，讓「一區兩園」的有機協同從概念走向現實。

展望2027年，這一年既是香港特別行政區成立30週年，亦是國家實施「十五五」規劃的關鍵節點。河套香港園區將緊扣國家「十五五」戰略部署，同時對接首份香港五年規劃，堅持質量優先、效益為本。我們將持續深化改革，完善企業治理架構，健全風險防控體系，為園區的可持續發展提供堅實保障。

在此，謹向內地相關部委的指導、深圳園區夥伴的協作、董事會成員的引領、全體員工及其他合作單位的付出致以誠摯謝意。我們將恪守核心使命，堅持前瞻布局，推動港深兩園攜手並進，加快培育壯大新質生產力。

蔡傑銘先生，太平紳士

主席

創新科技及工業局常任秘書長

three major I&T parks, and by joining hands with the five public R&D institutes, the Park is committed to building a world-class industry-academia-research collaborative innovation platform, accelerating the application and industrialisation of cutting-edge technologies.

The HKSAR Government continues to provide strategic coordination and guidance to Loop Hong Kong Park Company, providing steadfast support for the Park's planning, construction, and long-term development. The official opening in December 2025 marked a new stage in its development. In 2026, core infrastructure projects will continue to advance, alongside the commencement of key facilities including the biobank and the high-performance computing facilities, in support of cross-boundary flow. Institutional alignment with the Shenzhen Park is being gradually implemented, turning the organic synergy of "One Zone, Two Parks" from concept into reality.

Looking ahead, 2027 will mark the 30th anniversary of the establishment of the HKSAR and a critical juncture in our country's implementation of the 15th Five-Year Plan. The Loop Hong Kong Park will align closely with the national strategic deployment under the 15th Five-Year Plan while dovetailing with Hong Kong's first Five-Year Plan, upholding the principles of quality-first and efficiency-driven development. We will continue to deepen reform, strengthen corporate governance and enhance our risk prevention and control mechanisms, laying a solid foundation for the Park's sustainable development.

I express my heartfelt gratitude to the relevant Mainland ministries and departments for their guidance, to our partners in the Shenzhen Park for their collaboration, to the Board members for their leadership, and to all our staff and partners for their unwavering dedication. Staying true to our core mission and maintaining a forward-looking strategy, we will drive the Hong Kong and Shenzhen Parks forward hand in hand to accelerate the development of new quality productive forces.

Mr Kevin Choi, JP

Chairperson

Permanent Secretary for Innovation, Technology and Industry

行政總裁的話 Message from CEO

馬惟善先生
Mr Vincent MA

港深創新及科技園有限公司行政總裁
Chief Executive Officer of the
Hong Kong-Shenzhen Innovation and
Technology Park Limited



2025/26財政年度，河套香港園區正式開園。作為國家「十四五」及「十五五」規劃下粵港澳大灣區重大合作平台，園區充分發揮「一河兩岸、一區兩園」的獨特優勢，緊扣《香港創新科技發展藍圖》與《河套深港科技創新合作區香港園區發展綱要》（「《發展綱要》」）的戰略指引。

過去一年，園區採取「邊建設、邊進駐」的高效策略，確保科研硬件建設與招商引資緊密銜接。第一期第一批次首三座大樓已落成啟用；河套學研壹號（1號大樓）順利平頂，其餘四座大樓正按計劃於2026年起陸續竣工投用。在配套方面，連接港鐵落馬洲站的直連路已順利開通，有效暢通香港園區與周邊創科節點。

園區的蓬勃生機，源於匯聚世界創科資源。截至2026年中，園區已成功吸引超過100間來自本地、內地及海外的創科企業與科研機構簽約進駐，首兩座濕實驗室大樓基本上全數租出，河套學研壹號（1號大樓）預租反應熱烈。進駐項目包括跨國科技巨擘的AI創新中心、全球儲能龍頭的新型工業化中試智能產線，以及國際知名生物醫藥研發項目，彰顯園區作為「引進來、走出去」的重要雙向平台價值。

The 2025/26 financial year marked the official opening of the Loop Hong Kong Park (the “Park”). As a major co-operation platform in the Guangdong-Hong Kong-Macao Greater Bay Area (“GBA”) under the nation’s 14th and 15th Five-Year Plans, the Park fully leverages the unique advantages of “One River, Two Banks” and “One Zone, Two Parks”, aligning closely with the strategic guidance set out in the *Hong Kong Innovation and Technology Development Blueprint* and the *Development Outline for the Hong Kong Park of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone* (“*Development Outline*”).

Over the past year, the Park adopted an efficient strategy of advancing construction in parallel with tenant intake, ensuring seamless integration between R&D infrastructure and business attraction. Under Batch 1 of Phase 1, the first three buildings were completed and commissioned. Loop Academy One (Building 1) was successfully topped out, while the construction of the remaining four buildings progressed on schedule towards completion and commissioning starting in 2026. In terms of supporting infrastructure, the direct road connection to MTR Lok Ma Chau Station has opened, effectively enhancing connectivity between the Loop Hong Kong Park and surrounding I&T nodes.

The Park’s vibrancy stems from its ability to bring together leading I&T resources worldwide. By mid-2026, over 100 I&T enterprises and research institutions from Hong Kong, the Mainland, and overseas had signed tenancy agreements. The first two wet laboratory buildings were basically fully leased, while Loop Academy One (Building 1) received strong pre-leasing demand. Admitted projects included a multinational

河套香港園區公司不僅是園區的管理者，更是科研轉化與企業成長的合作夥伴與加速器。在特區政府專款支持下，「港深創科園培育計劃」已正式啟動，為創科企業提供從概念驗證到市場拓展的全周期支援。與此同時，深港協作持續深化。我們與河套深圳園區公司在創科生態、人才培育、協同規劃及招商合作四個工作小組緊密聯動。

連接兩地園區的西面跨河連接橋工程已於2025年底啟動，我們正配合特區政府與內地相關部委緊密協調，推進科研人員便捷通關登記名單機制，並為生物樣本庫建設與科研數據跨境流動積極開展試點籌備，攜手深圳園區將河套合作區打造成為世界級科技創新平台。

在推展各項業務的同時，管理團隊始終恪守專業透明的企業管治架構與審慎的財務管理原則，持續優化內部營運效能與資源配置。展望2026/27年度，園區發展邁入全面提速推進的關鍵階段。我們將全力推進第一期第一批次餘下大樓年內竣工並交付使用，妥善落實創科企業進駐運作；有序推展第一期餘下地塊的公私營合作招標；並深化與新田科技城等北部都會區板塊的協同聯動，完善上中下游創科生態。

在此，我謹代表管理團隊，感謝董事會的指導，感謝各進駐企業與產學研夥伴的信任與支持，並對全體同仁的專業付出致以謝意。管理團隊將繼續以專業、穩健的執行力，全力落實各項發展目標，致力將河套香港園區建設成為聯通內地與全球的世界級科技創新樞紐。

馬惟善先生
行政總裁

tech giant's AI innovation centre, a global energy-storage leader's advanced manufacturing pilot production line, and internationally renowned biomedical R&D projects. These developments highlight the Park's role as a pivotal two-way platform for "bringing in and going global".

Loop Hong Kong Park Company is not only the manager of the Park, but also a "partner" and "accelerator" for R&D transformation and corporate growth. With dedicated funding from the HKSAR Government, the HSITP Incubation Programme has been officially launched to provide full-cycle support for I&T enterprises, from concept validation to market expansion. Meanwhile, Shenzhen-Hong Kong collaboration continues to deepen. We have established a regular coordination mechanism with the Shenzhen Park Company, maintaining close synergy across four joint working groups: I&T Ecosystem, Talent Cultivation, Collaborative Planning, and Investment Promotion.

Construction of the Western Cross-River Link Bridge connecting the two Parks commenced in late 2025. In parallel, we are closely coordinating with the HKSAR Government and relevant Mainland ministries and departments to advance the registered list facilitation mechanism for research personnel clearance, while actively preparing pilot initiatives for a biobank and the cross-boundary flow of research data. Together with the Shenzhen Park, we are dedicated to developing the Hetao Co-operation Zone into a world-class I&T platform.

While advancing business operations, the management team remains committed to a professional and transparent corporate governance framework and prudent financial management principles, continuing to enhance internal operational efficiency and optimise resource allocation. Looking ahead to 2026/27, the Park's development enters a critical phase of full-scale acceleration. We will make every effort to complete and hand over the remaining Batch 1 Phase 1 buildings within the year, ensuring the orderly intake and operations of admitted I&T enterprises. Public-private partnership (PPP) tendering for the remaining Phase 1 land parcels will be rolled out in an orderly manner to leverage market forces, while deepening synergy with Northern Metropolis clusters such as the San Tin Technopole to strengthen the upstream, midstream, and downstream I&T ecosystem.

On behalf of the management team, I extend my sincere appreciation to the Board of Directors for their guidance, to all admitted enterprises and industry-academia-research partners for their trust and support, and to all colleagues for their professional dedication. With professional and robust execution, the management team will continue to deliver on all development targets, dedicated to building the Loop Hong Kong Park into a world-class I&T hub connecting the Mainland and the rest of the world.

Mr Vincent Ma
CEO

董事會

Board of Directors



蔡傑銘先生 太平紳士
Mr Kevin CHOI JP

港深創新及科技園有限公司董事會主席
創新科技及工業局常任秘書長
Chairperson of Hong Kong-Shenzhen Innovation and Technology Park Limited
Permanent Secretary for Innovation, Technology and Industry

蔡傑銘先生為香港特別行政區政府創新科技及工業局常任秘書長，負責為香港創科及新型工業化制訂清晰的發展路徑，並締造充滿活力的生態系統，以引領香港實現國際創科中心的願景。

蔡先生1997年加入特區政府，曾在多個決策局及部門擔任要職，包括行政長官辦公室、運輸及物流局、醫務衛生局、發展局、商務及經濟發展局及民航處等。他負責推行的政策範疇廣泛，包括擬訂《施政報告》、制定醫療體系基建與基因組醫學發展計劃、草擬《香港2030+：跨越2030年的規劃遠景與策略》、籌備「Skytopia」機場城市發展藍圖，以及開展廣深港高速鐵路香港段營運等。

蔡先生為倫敦帝國學院電子電機工程學士、雪城大學麥斯威爾學院公共行政文學碩士、倫敦大學國際部法律碩士，以及史丹福大學商學研究院管理理學碩士。

Mr Kevin Choi is the Permanent Secretary for Innovation, Technology and Industry of the Government of the Hong Kong Special Administrative Region. He is responsible for establishing a clear development path and fostering a vibrant ecosystem to advance Hong Kong's innovation and technology (I&T) sector and new industrialisation, steering Hong Kong towards the vision of becoming an international I&T centre.

Mr Choi joined the Government in 1997 and has held key positions across a wide range of bureaux and departments such as the Chief Executive's Office, the Transport and Logistics Bureau, the Health Bureau, the Development Bureau, the Commerce and Economic Development Bureau, and the Civil Aviation Department. His extensive portfolio includes drafting Policy Addresses, formulating strategic blueprints for the medical & healthcare infrastructure and genomic medicine, shaping the "Hong Kong 2030+" territorial development vision and strategy, planning the evolution of airport into "Skytopia", and overseeing the launch of the High Speed Rail Hong Kong Section.

Mr Choi holds a Bachelor of Engineering in Electrical and Electronic Engineering from Imperial College London, a Master of Arts in Public Administration from Maxwell School of Syracuse University, a Master of Law from University of London Worldwide and a Master of Science in Management from Stanford University Graduate School of Business.



查逸超教授 銀紫荊星章 太平紳士
Professor John CHAI Yat-chiu
SBS, JP

港深創新及科技園有限公司董事會
候補主席
中大校董會主席
福田科技有限公司資深顧問
Alternate Chairperson of Hong Kong-Shenzhen
Innovation and Technology Park Limited
Chairman of the Council of CUHK
Senior Advisor of Fook Tin Technologies Limited



蔡楚清先生 榮譽勳章 太平紳士
Mr Humphrey CHOI
Chor-ching MH, JP

查教授現為中大校董會主席及福田科技有限公司資深顧問，曾任美國西北大學全職管理人員及大學教授，現為美國西北大學榮休教授。查教授在加入中大校董會前，曾任香港理工大學校董會成員（2010至2015年）及香港科技大學校董會副主席（2015至2021年）。查教授貢獻社會不遺餘力，他是香港特別行政區環境諮詢委員會主席、港深創新及科技園有限公司董事會成員兼候補主席，曾任特區行政長官創新與戰略發展顧問委員會成員及商界環保協會有限公司主席。查教授於2025年獲香港特區政府頒發銀紫荊星章，以表揚他對推動香港創科發展的傑出貢獻。

Professor John Chai is Chairman of the Council of CUHK and Senior Advisor of Fook Tin Technologies Limited. He is now a Professor Emeritus at Northwestern University. Before joining CUHK's Council, Professor Chai served on the University Council of The Hong Kong Polytechnic University (2010–2015) and served as Vice-Chairman of the University Council of The Hong Kong University of Science and Technology (2015–2021). He is Chairman of the Advisory Council on the Environment, HKSAR and Director (and Alternate Chairperson) of the Hong Kong-Shenzhen Innovation and Technology Park Limited. He was also a member of the Chief Executive's Council of Advisers on Innovation and Strategic Development, HKSAR and Chairman of the Business Environment Council Limited. In 2025, Professor Chai was awarded the Silver Bauhinia Star in recognition of his exemplary contributions to innovation and technology development in Hong Kong.

蔡楚清先生持有會計學學士學位，並為特許會計師，擁有40年專業經驗。他是蘇格蘭特許會計師公會及香港會計師公會的會員。

蔡先生在審計、諮詢及資本市場方面擁有豐富經驗，專注於科技、資訊通信及媒體行業。他於1987年在蘇格蘭格拉斯哥一家頂尖專業會計師事務所開始其職業生涯，工作三年後轉往杜拜工作兩年，其後於1992年返回香港。他於1997年成為該會計師事務所的合夥人，及於2024年退休前為該會計師事務所副主席。

蔡先生現為香港微電子研發院有限公司及海洋公園公司之董事，亦曾服務於多個政府諮詢委員會及法定機構。

Mr Humphrey Choi holds a Bachelor of Arts in Accounting and is a chartered accountant with 40 years of professional experience. He is a member of both the Institute of Chartered Accountants in Scotland and the Hong Kong Institute of Certified Public Accountants.

Mr Choi has extensive experience in audit, advisory and capital markets, with a focus on technology, information communication and media sectors. He began his career in 1987 with one of the top professional accounting firms in Glasgow, Scotland. After three years, he relocated to Dubai, where he worked for two years, before returning to Hong Kong in 1992. He became a partner of the firm in 1997, and was the Vice Chairman of the firm prior to his retirement in 2024.

Mr Choi is currently a director of Hong Kong Microelectronics Research and Development Institute Company Limited and Ocean Park Corporation. He has also served on various government advisory committees and statutory bodies.

董事會 Board of Directors



丁海成先生
Mr DING Hai-cheng

深圳深港科技創新合作區發展有限公司
董事長
Chairman, Shenzhen-Hong Kong Science and
Technology Innovation Co-operation Zone
Development Co., Ltd

丁海成先生，現任深圳深港科技創新合作區發展有限公司董事長，全日制工學博士學位，高級工程師。1998年起加入政務體系，先後在多個政府部門任職，在工程建設、環保水務、基層治理、品質保障、安全生產、應急管理等領域具有豐富的管理經驗。丁先生於2019年9月任深圳深港科技創新合作區發展有限公司總裁、2023年4月就任董事長。

Mr Ding Haicheng is currently serving as the Chairman of Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone Development Co., Ltd. He holds a Doctorate degree in Engineering and is a senior engineer. With a career spanning since 1998, he has garnered expertise within the government sector, having held positions across various government departments. Mr Ding's extensive management experience encompasses diverse domains such as engineering construction, environmental water management, grassroots governance, quality assurance, production safety, and emergency management. In September 2019, he assumed the role of CEO at Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone Development Co., Ltd. and became the Chairman in April 2023.



季彤先生
Mr Ji Tong

深圳廣播電影電視集團副總經理
深圳市天威視訊股份有限公司董事長
Deputy General Manager of the Shenzhen
Media Group
Chairman of Shenzhen Topway Video
Communication Co., Ltd.

季彤先生曾任深圳市福田投資控股有限公司黨支部書記、董事長，負責公司黨企全面工作。季先生亦曾任深圳市燃氣集團股份有限公司總裁辦公室副總經理、深圳市投資控股有限公司戰略研究部（董事會辦公室）副部長等職務。

季彤先生現任深圳廣播電影電視集團副總經理，深圳市天威視訊股份有限公司（股票代碼002238）董事長。

季先生於1997年7月參加工作，2001年8月入黨，擁有研究生（工商管理專業），工商管理碩士。

Mr Ji Tong used to serve as the Communist Party of China's branch secretary and the managing director of Shenzhen Futian Investment Holding Co., Ltd., and was responsible for overall operation of the company. He has also served as the deputy general manager of the President Office of Shenzhen Gas Corporation Ltd. and assistant director of the Strategic Research Division (Board Office) of Shenzhen Investment Holdings Co., Ltd.

Mr Ji Tong currently serves as Deputy General Manager of the Shenzhen Media Group and Chairman of Shenzhen Topway Video Communication Co., Ltd. (Stock Code: 002238).

Mr Ji started working in July 1997 and joined the CPC in August 2001. He holds a Master degree of Business Administration.



李民斌先生 銅紫荊星章 太平紳士
MA (Cantab), MBA, FCA
Mr Brian David Li Man-bun
BBS, JP, MA (Cantab), MBA, FCA

東亞銀行有限公司聯席行政總裁
粵海投資有限公司及港華智慧能源有限公司獨立非執行董事
Co-Chief Executive, The Bank of East Asia, Limited
Independent Non-executive Director,
Guangdong Investment Limited and Towngas
Smart Energy Company Limited



劉仁辰博士
Dr LIU Ren-chen

深圳清華大學研究院常務副院長
粵港澳大灣區國家技術創新中心國際總部主任
Executive Deputy Dean of Research Institute
of Tsinghua University in Shenzhen
Director of Center of International Innovation
for Technology and Science

李民斌先生在2002年加入東亞銀行有限公司，2014年8月獲任命為東亞銀行執行董事，並於2019年7月獲任命為聯席行政總裁，負責集團之整體運作及管理，主要領導中國內地及國際業務。李先生是東亞銀行集團內若干公司董事會的主席或成員。

李先生現擔任多項公職及榮譽職務，包括：中國人民政治協商會議全國委員會委員兼社會和法制委員會副主任、香港特別行政區政府特首顧問團成員、賑災基金諮詢委員會委員，以及聖雅各福理會執行委員會副主席。

此外，李先生為香港歐洲商務委員會委員及港日經濟合作委員會委員。

李先生為香港會計師公會和英格蘭及威爾士特許會計師協會資深會員，他亦為香港金融學院會員、香港銀行學會榮譽銀行專業會士及財資市場公會專業會員。李先生持有美國斯坦福大學工商管理碩士學位，和英國劍橋大學文學學士學位。

Mr Brian Li joined The Bank of East Asia, Limited (“the Bank”) in 2002, he was subsequently appointed Executive Director in August 2014 and Co-Chief Executive in July 2019. He is responsible for the overall management and control of the Bank Group with a particular focus on its Chinese Mainland and international businesses. He serves on the boards of several Bank Group members as chairman or as a member.

Mr Li holds a number of public and honorary positions, including being a Member of the National Committee of the Chinese People’s Political Consultative Conference and a Vice Chairman of its Committee on Social and Legal Affairs; a Member of the Chief Executive’s Council of Advisers of the Government of the Hong Kong Special Administrative Region; a Member of the Disaster Relief Fund Advisory Committee, and Vice Chairman of the Executive Committee of St. James’ Settlement.

He is a Member of the Hong Kong-Europe Business Council and a Member of the Hongkong-Japan Business Co-operation Committee.

Mr Li is a Fellow of the Hong Kong Institute of Certified Public Accountants and the Institute of Chartered Accountants in England and Wales. He is also a Member of the Hong Kong Academy of Finance; an Honorary Certified Banker of The Hong Kong Institute of Bankers and a Full Member of the Treasury Markets Association. Mr Li holds an MBA degree from Stanford University and a BA degree from the University of Cambridge.

劉仁辰博士，現任深圳清華大學研究院常務副院長，深圳市力合科創股份有限公司董事長，粵港澳大灣區國家技術創新中心國際總部主任，深圳河套學院兼職副院長，港深創新及科技園有限公司董事，政協深圳市委員會委員。

Dr Liu Ren-chen currently serves as executive deputy dean of the Research Institute of Tsinghua University in Shenzhen, chairman of the Board of Shenzhen Leaguer Co., Ltd., director of the Center of International Innovation for Technology and Science, deputy dean of the Shenzhen Loop Area Institute, director of the Hong Kong-Shenzhen Innovation and Technology Park Limited, and a member of the Shenzhen Municipal Committee of the Chinese People’s Political Consultative Conference.

董事會 Board of Directors



羅智泉教授
Professor Zhi-Quan (Tom) LUO

香港中文大學(深圳)副校長
深圳河套學院執行院長
Vice President (Academic), The Chinese
University of Hong Kong, Shenzhen
Executive Director, Shenzhen Loop Area
Institute

羅智泉教授是中國工程院外籍院士、加拿大皇家科學院院士、IEEE會士、SIAM會士，獲得北京大學數學系學士學位及1989年獲美國麻省理工學院運籌學博士學位。他於1989年至2003年期間於加拿大麥克馬斯特大學擔任教職，並擔任資訊處理領域的首席加拿大研究主席。後來，他加入美國明尼蘇達大學擔任教授及數碼科技的ADC講席教授。

羅教授現任香港中文大學(深圳)副校長、深圳市大數據研究院院長及深圳河套學院執行院長。他於2014年成為加拿大皇家科學院院士及2021年成為中國工程院外籍院士。

羅教授曾獲四個IEEE信號處理學會最佳論文獎、Farkas獎、Tseng紀念獎、王選應用數學獎(2022)、深圳市科技進步獎一等獎(2023)及首屆華羅庚獎(2025)。他曾任IEEE Transactions on Signal Processing主編(2012-2014)。

Professor Zhi-Quan (Tom) Luo (Foreign Member of the Chinese Academy of Engineering and Fellow of the Royal Society of Canada, IEEE and SIAM) received his B.S. in Applied Mathematics from Peking University and Ph.D. in Operations Research from the Massachusetts Institute of Technology (MIT) in 1989. He was a faculty member at McMaster University, Canada, from 1989 to 2003, where he held a Tier-1 Canada Research Chair in Information Processing. He later joined the University of Minnesota as a Full Professor and the endowed ADC Chair in Digital Technology.

Professor Luo is currently Vice President (Academic) at The Chinese University of Hong Kong, Shenzhen, Director of the Shenzhen Research Institute of Big Data (SRIBD), and Executive Director of the Shenzhen Loop Area Institute. He was elected a Fellow of the Royal Society of Canada in 2014 and a Foreign Member of the Chinese Academy of Engineering in 2021.

His honours include four IEEE Signal Processing Society Best Paper Awards, the Farkas Prize from INFORMS, the Paul Y. Tseng Memorial Lectureship Prize, the CSIAM Wang Xuan Applied Mathematics Prize (2022), the Shenzhen Science and Technology Progress Award (First Class, 2023), and the Hua Prize (2025). He served as Editor-in-Chief of IEEE Transactions on Signal Processing (2012-2014).



冼漢迪先生 榮譽勳章 太平紳士
Mr Hendrick SIN, MH, JP

國宏嘉信資本董事長
Chairman of China Prosperity Capital Fund

冼先生為國宏嘉信資本董事長，是一家專注於硬科技領域的風險投資機構。

他在香港特區政府擔任多項諮詢職務，包括：

- 人工智能資助計劃委員會主席
- 香港人工智能研發院有限公司(人工智能研發院)董事局副主席
- 教育、科技和人才委員會顧問團非官方委員
- 創新科技及工業局創新科技與產業發展委員會非官方委員
- 大學教育資助委員會研究資助局委員
- 特首政策組專家組成員

冼先生於1996年畢業於卡內基梅隆大學，以四年時間獲計算機科學/數學、經濟學、工業管理三個學士學位，並榮譽畢業；後於1997年取得斯坦福大學工程經濟及運籌學碩士學位。此外，他現擔任斯坦福大學工程學院亞洲顧問委員會委員、卡內基梅隆大學計算機學院院長顧問委員會委員。

Mr Hendrick Sin is the Chairman of China Prosperity Capital Fund, a venture capital firm with a primary investment focus on China's deep technology sector.

He holds several key roles in advising the Hong Kong Government, such as:

- Chairman of the Committee of the Artificial Intelligence Subsidy Scheme (AISS)
- Vice-Chair of Artificial Intelligence Research and Development Institute (AIRDI)
- Advisor to the Committee on Education, Technology, and Talents
- Committee member on Innovation, Technology, and Industry Development
- Council member of the Research Grants Council (RGC)
- A member of the Chief Executive's Policy Unit (CEPU) Expert Group

Mr Sin graduated from Stanford University in 1997 with a master's degree in engineering-economic systems and operations research and received three bachelor's degrees, all within four years, in computer science/mathematics, economics, and industrial management with honours from Carnegie Mellon University ("CMU") in 1996. Mr Sin sits on the Stanford Engineering Asia Advisory Council and the CMU School of Computer Science Dean's Advisory Board.



徐立之教授 大紫荊勳章

金紫荊星章 太平紳士

Professor Lap-chee TSUI

GBM, GBS, JP

浙江大學求是客座教授
多倫多大學榮休大學教授
Qiushi Honorary Professor, Zhejiang University
Emeritus University Professor, University of Toronto



涂歡女士

Ms TU Huan

深圳灣實驗室副主任
深圳醫學科學院副院長
Deputy Director, Shenzhen Bay Laboratory
Vice President, Shenzhen Medical Academy of Research and Translation

徐立之教授是港科院創院院長（2015-2022）。他現任中國浙江大學求是客座教授，擔任國際校區書院顧問，及加拿大多倫多大學榮譽退休大學教授。

徐立之教授是香港大學第十四任校長；在此之前，他曾任加拿大多倫多病童醫院首席遺傳學家和多倫多大學的教授。

徐教授於香港中文大學取得學士及碩士學位，亦於1979年在美國匹茲堡大學取得博士學位。徐教授在人類遺傳學及疾病基因方面的研究，成就卓越。他於1989年在第7條染色體找出導致囊狀纖維症的缺陷基因；其後，並對該染色體作了深入的基因研究，同時也找出其他多個遺傳病基因。

徐博士發表了超過300篇經同行評審的科學論文及65篇受邀文章。他亦獲得多個國家級和國際的榮銜，如加拿大皇家學會院士、倫敦皇家學會院士、台灣中央研究院院士、美國國家科學院外籍院士、中國科學院外籍院士、港科院的創院院長及加拿大醫學殿堂榜的桂冠學人。徐教授得到的多項殊榮包括16個來自世界各地大學授予的榮譽博士學位、加拿大勳章、安省勳章、法國榮譽軍團勳章。

Professor Lap-chee Tsui is a Member of the Hong Kong Academy of Sciences (Founding President 2015-2022). He is currently Qiushi Honorary Professor, Zhejiang University, as Advisor of the Residential College of its International Campus. He is also Emeritus University Professor of University of Toronto, Canada.

He was the 14th Vice Chancellor of The University of Hong Kong and, prior to which, he was Geneticist-in-Chief at the Hospital for Sick Children in Toronto and University Professor at University of Toronto, Canada.

Professor Tsui received his Bachelor and Master degrees from the Chinese University of Hong Kong and his PhD from University of Pittsburgh in 1979. He is world renowned for his research work in human genetics and genomics, most notably the identification of the gene for Cystic Fibrosis in 1989 and, later, other human genetic diseases while conducting a comprehensive characterisation of human chromosome 7.

Dr Tsui has over 300 peer-reviewed scientific publications and 65 invited book chapters. He is the recipient of many national and international prizes, and a Fellow of Royal Society of Canada, Fellow of Royal Society of London, Fellow of Academia Sinica, Foreign Associate of the National Academy of Sciences USA, Foreign Member of the Chinese Academy of Sciences, and Laureate of the Canadian Medical Hall of Fame. He has received many awards over the years, including 16 honorary doctoral degrees from universities around the world, the Order of Canada, the Order of Ontario, Knight of the Légion d'Honneur of France.

涂歡女士，深圳灣實驗室副主任、深圳醫學科學院副院長。1990年華中科技大學應用化學學士，1996年獲華中科技大學生物醫學工程專業博士學位。1997年至2014年，在深圳科技主管部門工作，歷任主任科員、處長等職，具體負責生物醫藥等領域科技規劃、項目計劃，以及高新技術企業管理、孔雀計劃、科研載體建設等工作；2014年起任北京大學深圳研究生院副院長，分管科研、產學研和國內合作；2020年起任深圳灣實驗室副主任，負責科研管理、成果轉化、空間建設及運營支撐工作，2022年12月兼任深圳醫學科學院副院長，負責科研和技術平台、財務、空間建設和採購等工作。

Ms Tu Huan, Deputy Director of Shenzhen Bay Laboratory and Vice President of Shenzhen Medical Academy of Research and Translation. Her undergraduate and graduate studies are both in Huazhong University of Science and Technology (HUST) and she obtained the B.S of Applied Chemistry and Ph.D of Biomedical Engineering in 1990 and 1996, respectively. From 1997 to 2014, she served as chief section member and director in the science and technology department of Shenzhen government, in charge of science and technology planning and project planning in biomedicine, high-tech enterprise management, Peacock Plan, scientific research carrier construction and other work. From 2014 to 2020, she served as Vice Dean of The Graduate School of Shenzhen, Peking University, in charge of scientific research, industry-university-research institute and domestic co-operation. Since 2020, she has served as Deputy director of Shenzhen Bay Laboratory, in charge of scientific research management, achievement transformation, space construction and operation support. In December 2022, she was appointed as Vice President of Shenzhen Medical Academy of Research and Translation, in charge of scientific research and technology platform, finance, space construction and procurement.

董事會 Board of Directors



王鳴峰博士 SC 銅紫荊星章 太平紳士
Dr William WONG Ming-fung
SC, BBS, JP

德輔大律師事務所資深大律師
香港市政服務上訴委員會主席
香港上訴委員會(城市規劃)副主席
Senior Counsel, Des Voeux Chambers
Chairman, Municipal Services Appeals Board
Deputy Chairman, Appeal Board Panel (Town Planning)

王鳴峰資深大律師自1998年起為香港特別行政區執業大律師，並於2013年被委任為資深大律師。現任全國人民代表大會常務委員會基本法委員會委員，香港選舉委員會法律界選委，中國法學會港區理事。同時兼任香港高等法院特委法官。王資深大律師亦是香港城市大學特聘法學教授，香港中文大學法律學院金融規管及經濟發展中心的傑出院士及上海財經大學法學院的兼職教授。

王資深大律師在商事訴訟和仲裁領域具有廣泛的執業經驗，在公司法、證券法和破產法領域的經驗尤為豐富。王資深大律師是首位被百慕大法院授予特別出庭資格的香港資深大律師。他於2010年正式成為英屬處女群島的大律師，並於2023年正式成為大灣區律師。

在國際仲裁方面，王資深大律師是國際投資爭端解決中心中國委任仲裁員，香港大律師公會仲裁委員會前主席，英國特許仲裁司學會院士。王資深大律師有著20多年的國際仲裁經驗，處理了國際商事仲裁案件300餘宗。

王資深大律師在學術方面亦成就斐然。他1994年畢業於香港中文大學商學院，並獲該年度羅德學者獎學金。之後他遠赴英國牛津大學瓦德漢學院進修法學，1996年畢業。王資深大律師2004年獲得北京大學法學碩士學位，2012年獲得北京大學博士學位，其論文探討公司破產法。

Dr William Wong, SC, has been in practice in Hong Kong since 1998. In 2013, Dr Wong was appointed as a Senior Counsel in Hong Kong. Dr Wong is currently a member of the Basic Law Committee of the Standing Committee of the National People's Congress, member of Legal Subsector of the Election Committee and Director of the China Law Society (Hong Kong). He is Recorder of the High Court of Hong Kong. Dr Wong is an Adjunct Professor of the City University of Hong Kong, a Distinguished Fellow of the Centre for Financial Regulation and Economic Development of the Faculty of Law of the Chinese University of Hong Kong and a part-time Professor in the Shanghai University of Finance and Economics.

Dr Wong's practice covers a wide spectrum of contentious commercial litigation. He has a special focus and substantial experience in the areas of company, insolvency and securities law. He is the first Hong Kong barrister to be admitted, on an ad hoc basis, in the Bermudian courts to conduct trials and appeals. He was also called to the Bar of the British Virgin Islands in 2010 and has been qualified as a lawyer of the Greater Bay Area since 2023.

In the aspect of international arbitration, Dr Wong is an Arbitrator of the International Centre for Settlement of Investment Disputes, Former Chairman of the Arbitration Committee of the Hong Kong Bar Association and Fellow of the Chartered Institute of Arbitrators. With over 20 years of experience in international arbitration, Dr Wong has handled more than 300 international commercial arbitration cases.

Academically, Dr Wong graduated from the Business Faculty of the Chinese University of Hong Kong in 1994 as the Rhodes Scholar of the year. In 1996, he obtained his degree in Jurisprudence from Wadham College, Oxford. In 2004, he also obtained his LL.M degree from the Peking University. In 2012, he was awarded the Doctoral Degree from the Peking University with a dissertation on corporate insolvency laws.



黃永灝先生 銀紫荊星章 FICE
FHKIE FIHT FHKIHT RPE 太平紳士
Mr Billy WONG Wing-hoo
SBS, FICE, FHKIE, FIHT, FHKIHT, RPE, JP

恒基中國地產有限公司董事
恒基(中國)投資有限公司常務副總裁
恒基兆業地產有限公司建築部總經理
Director, Henderson China Properties Ltd.
Senior Vice President, Henderson (China) Investment Co. Ltd.
General Manager, Construction Department, Henderson Land Development Co. Ltd.

黃永灝先生現任恒基中國地產有限公司董事、恒基(中國)投資有限公司常務副總裁，及恒基兆業地產有限公司建築部總經理。

黃先生曾參與多項大型基建工程，包括東江水第3期工程、中區半山行人電梯工程、汀九橋設計與建造、赤鱗角機場跑道及停機坪工程、策略性排污第一期工程等。

黃先生為英國土木工程師學會、香港工程師學會、英國公路學會及香港公路學會之資深會員。彼亦為根據第409章工程師註冊條例註冊之香港註冊工程師。黃先生於2005年獲委任為太平紳士及2026年獲香港特區政府頒授銀紫荊星章。彼曾擔任香港建造商會會長、建造業訓練局主席、建造業訓練委員會主席、香港科技園公司董事、香港機場管理局董事及香港醫院管理局董事局成員，現為香港建造商會永遠監督及香港科技大學校董會成員。

Mr Billy Wong is the incumbent Director of Henderson China Properties Ltd., Senior Vice President of Henderson (China) Investment Co. Ltd., and General Manager of the Construction Department of Henderson Land Development Co. Ltd.

Mr Wong participated in many infrastructure projects in his career, including Water Supply from China – Stage III, Hillside Escalator to Mid-Level, Ting Kau Bridge, Runway and Airfield Works of Chek Lap Kok Airport, Strategic Scheme Sewage Disposal Phase I, etc.

Mr Wong is a fellow member of the Institution of Civil Engineers, Hong Kong Institution of Engineers, Institution of Highways and Transportation and Hong Kong Institute of Highways and Transportation. He is also a Registered Professional Engineer under the Engineers Registration Ordinance Chapter 409. He was appointed as a Justice of the Peace in 2005 and awarded the Silver Bauhinia Star by HKSAR in 2026. He served as President of Hong Kong Construction Association, Chairman of Construction Industry Training Authority, Chairman of Construction Industry Training Board, Director of Hong Kong Science and Technology Parks Corporation, Board Member of Hong Kong Airport Authority and Board Member of Hong Kong Hospital Authority. He is currently Permanent Supervisor of Hong Kong Construction Association and Council Member of the Hong Kong University of Science and Technology.

關於河套香港園區 About the Loop Hong Kong Park



國家科技創新的戰略支撐點

河套深港科技創新合作區（「河套合作區」）位處深圳河兩側，包括河套香港園區及河套深圳園區，是國家推進粵港澳大灣區建設的重大合作平台，亦是大灣區內唯一以科技創新為發展主題的重大合作區。2017年7月，在國家主席習近平的見證下，香港特區政府與國家發展和改革委員會、廣東省政府及澳門特區政府共同簽署《深化粵港澳合作推進大灣區建設框架協議》，明確支持重大合作平台建設。其後，國家在《粵港澳大灣區發展規劃綱要》、「十四五」規劃及「十五五」規劃戰略部署中，均堅定支持深港河套地區發展；國務院更於2023年8月發布《河套深港科技創新合作區深圳園區發展規劃》，確立合作區作為深港科技創新開放合作先導區、國際先進科技創新規則試驗區以及大灣區中試轉化集聚區的「三大定位」，全力打造成為大灣區國際科技創新中心的重要極點和高質量發展的重大引擎。

Strategic Fulcrum for National Science and Technology Innovation

The Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone (the “Hetao Co-operation Zone”), straddling both sides of the Shenzhen River and comprising the Hong Kong Park and the Shenzhen Park, is a major co-operation platform in the GBA and the only major co-operation zone in the GBA with I&T as its development theme. In July 2017, in the presence of President Xi Jinping, the Framework Agreement on Deepening Guangdong-Hong Kong-Macao Co-operation in the Development of the GBA was signed between the HKSAR Government, the National Development and Reform Commission, the Guangdong Provincial Government, and the Macao Special Administrative Region Government, providing explicit support for the establishment of major co-operation platforms. Subsequently, the Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area, the 14th Five-Year Plan, and the strategic deployment under the 15th Five-Year Plan have all articulated steadfast support for the development of the Shenzhen-Hong Kong Loop. In August 2023, the State Council promulgated the Development Plan for Shenzhen Park of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone, which set out three major positionings for the Co-operation Zone: a pilot zone for Shenzhen-Hong Kong active co-operation in technology



合作區由香港園區與深圳園區以「一河兩岸」、「一區兩園」的理念共同構建，是國家唯一在地理上橫跨兩種社會制度、經濟和司法體制，並以科技創新為主題的重大合作區。國家將河套香港園區的發展全面提升至國家層面，賦予其在國家科技創新戰略全局中的重大使命。園區依託「一國兩制」獨特制度優勢，積極引領香港更好融入國家發展大局；同時肩負落實國家高水平科技自立自強的時代重任，致力發展成為聯通內地與國際的世界級科技創新樞紐，以及國家培育發展新質生產力的重要策源地，為國家建設科技強國、構建高質量開放創新科技產業體系貢獻關鍵力量。

and innovation; a testing zone for new rules of international advanced technology and innovation; and a cluster for pilot production and transformation for the GBA. These initiatives aim to develop the Hetao Co-operation Zone into an important focal point of the international I&T centre in the GBA and a key engine driving high-quality development.

Jointly developed by the Hong Kong Park and the Shenzhen Park under the vision of “One River, Two Banks” and “One Zone, Two Parks”, the Hetao Co-operation Zone is our country’s only major co-operation zone where two distinct social, economic, and judicial systems co-exist geographically, with I&T as the theme of development. The country has notably elevated the development of the Hong Kong Park to the national level, assigning it a vital mission within the country’s overarching I&T development landscape. Leveraging the distinctive institutional advantages of “One Country, Two Systems”, the Hong Kong Park proactively leads Hong Kong to better integrate into the overall development of our country. At the same time, it bears the historic responsibility of advancing our country’s vision of high-level self-reliance and self-improvement in science and technology. The Hong Kong Park is dedicated to becoming a world-class I&T hub that connects the Mainland and the rest of the world, as well as a crucial source of new quality productive forces, contributing vital strength to our country’s drive to build a strong nation in science and technology and to develop a high-quality and open I&T industrial system.



香港國際創科中心建設的新動能

承接國家戰略賦予的重大使命，香港特區政府一直高度重視河套香港園區的建設與管理，並將其列為施政重點。為加強高層次督導與跨局跨部門協作，特區政府成立由行政長官主持的「河套區港深創新及科技園督導委員會」，統籌整體策略與布局；並設立由創新科技及工業局與園區公司共同領導的「河套香港園區跨部門審批專班」，全面提速工程建設與營運審批。2024年11月，特區政府發布《河套深港科技創新合作區香港園區發展綱要》，系統闡明園區的重點發展方向、策略與目標，引領園區以兩個五年期為里程碑有序推進。

在香港整體發展格局上，河套香港園區緊扣《香港創新科技發展藍圖》與北部都會區規劃，在「南金融、北創科」產業布局中擔當創科核心引擎。園區充分發揮「一國兩制」下高度國際化、普通法體系、自由港及低稅制等優勢，確立為「國內境外」的特殊區域，並恪守「自由開放、連通內外、便利流動」原則，成為招商引資、招才引智的重要平台。

河套香港園區充分發揮香港「超級聯繫人」和「超級增值人」的獨特優勢，以先行先試的制度創新打造政策試驗田。園區高效聯通內地與全球頂尖創科資源，提供高增值轉化與專業服務，為香港建設國際創新科技中心注入全新動能，促進經濟高質量發展。

Fostering New Impetus for Developing Hong Kong into an International I&T Centre

Shouldering the significant mission entrusted by the national strategy, the HKSAR Government has attached great importance to the development and management of the Loop Hong Kong Park, according it high policy priority. To strengthen high-level steer and cross-bureau and inter-departmental co-ordination, the HKSAR Government established the Steering Committee on the Hong Kong-Shenzhen I&T Park in the Loop chaired by the Chief Executive to lead the formulation of the overall strategy, planning, and layout, and set up the Cross-departmental Task Force on the Loop Hong Kong Park co-led by the Innovation, Technology and Industry Bureau (“ITIB”) and Loop Hong Kong Park Company to comprehensively expedite project construction and operational approvals. In November 2024, the HKSAR Government promulgated the Development Outline for the Hong Kong Park of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone, systematically setting out the key development directions, strategies, and targets to advance the Park in an orderly manner, anchored by two five-year milestones.

In Hong Kong’s overall development landscape, the Loop Hong Kong Park aligns closely with the Hong Kong Innovation and Technology Development Blueprint and the Northern Metropolis planning, serving as the core I&T engine within the “South-North Dual Engine (Finance-IT)” industrial layout. Leveraging the advantages under “One Country, Two Systems” – including high internationalisation, the common law system, free port status, and low taxation – the Park is established as a “special region within and outside our country”. Adhering to the principles of “being free and open, connecting the Mainland and the rest of the world, and facilitating movement”, it has become an important platform for attracting investment and talent.

Capitalising on Hong Kong’s unique roles as a “super-connector” and a “super value-adder”, the Loop Hong Kong Park serves as a testing ground for policy innovation through pioneering institutional trials. It connects top global and Mainland I&T resources while providing high-value-added transformational and professional services, injecting dynamic impetus into developing Hong Kong into an international I&T centre and driving high-quality economic development.

港深協同優勢與獨特定位

在園區層面，河套香港園區著力發揮港深兩地優勢互補，將香港雄厚的前沿基礎科研實力，與深圳強大的先進製造及產業化能力緊密結合，推動創新科技產業鏈上中下游協同發展。園區聚焦六大支柱產業，分別為生命健康科技、人工智能與數據科學、新能源、新材料、微電子，以及機械人；並致力建設具國際競爭力的產業中試轉化基地，打造成為世界級產學研平台，加快推動科研成果轉化及產業化應用。

河套香港園區公司與深圳園區公司建立常態化協調對接機制，推動多項具體協同工作：

- **跨園落戶與租戶雙向引導：**搭建跨園落戶專業服務平台，為兩地跨園企業提供資源對接。
- **協同推廣與政策宣講：**雙方園區協同舉辦「深港共贏•助力出海」政策宣講會等活動，向有意拓展業務的科企推廣兩地政策優勢與發展機遇。
- **跨河橋樑銜接與環境協同：**連接港深兩個園區的「西面跨河連接橋項目」已於2025年12月啟動建設，該項工程將打通河套合作區的交通網絡，有效促進跨境人員流動。
- **聯合招聘與人才培育：**合作參與招聘會，以「一河兩岸、一區兩園」為重點展開聯合招聘；並推展實習生計劃與標竿企業參訪，共同培育創科人才。

透過港深兩地園區的協同互補與緊密合作，河套香港園區全力構建跨境創新合作平台，打造大灣區國際科技創新中心的重要極點，引領區域創科高質量發展。

Hong Kong-Shenzhen Synergies and Distinctive Positioning

At the park level, the Loop Hong Kong Park leverages the complementary strengths of Hong Kong and Shenzhen by closely combining Hong Kong's solid frontier basic research capabilities with Shenzhen's strong advanced manufacturing and industrialisation capacity, promoting the coordinated development across the upstream, midstream, and downstream of the I&T industrial chain. The Park focuses on six pillar industries, namely Life and Health Technology, Artificial Intelligence ("AI") and Data Science, New Energy, New Materials, Microelectronics, and Robotics; and is committed to building an internationally competitive industrial pilot production base and a world-class industry-academia-research platform, thereby accelerating the transformation and industrial application of R&D outcomes.

Loop Hong Kong Park Company and the Shenzhen Park Company have established a regular coordination and liaison mechanism to advance concrete collaborative initiatives:

- **Cross-Park Landing Support and Bilateral Tenant Guidance:** Setting up a professional cross-park landing service platform to provide resource matching for enterprises expanding across both parks.
- **Joint Promotion and Policy Briefings:** Jointly organising events such as the "Shenzhen-Hong Kong Win-Win: Empowering Global Outreach" policy briefing seminar to promote the policy advantages and development opportunities of both sides to tech enterprises seeking expansion.
- **Cross-River Bridge Interface and Environmental Alignment:** Construction of the Western Cross-River Connection Bridge project connecting the two parks commenced in December 2025. This infrastructure will open up the transport network of the Co-operation Zone and effectively facilitate the cross-boundary flow of personnel.
- **Joint Recruitment and Talent Cultivation:** Partnering in recruitment fairs to conduct joint recruitment focusing on "One River, Two Banks" and "One Zone, Two Parks", as well as advancing internship programmes and visits to benchmark enterprises to jointly nurture I&T talent.

Through the mutual synergy, complementarity, and close collaboration between the two parks in Hong Kong and Shenzhen, the Loop Hong Kong Park is committed to building a cross-boundary I&T co-operation platform, establishing an important focal point of the international I&T centre in the Greater Bay Area, and leading the high-quality development of regional I&T.

關於河套香港園區 About the Loop Hong Kong Park

港深雙方確認河套土地業權歸屬 Ownership of Land in the Loop Confirmed by Hong Kong and Shenzhen

整個深圳河治理工程分四期進行，第一期工程於1997年竣工，成功把落馬洲河曲及料壘河曲拉直。

香港特區於1997年7月1日正式成立。根據同日公布的《中華人民共和國國務院令第221號》中的中華人民共和國香港特別行政區行政區域界線文字表述，深圳河治理後，以新河中心線作為港深兩地的區域界線。

The whole river regulation project was carried out in four stages. Stage I was completed in 1997, successfully straightening the Lok Ma Chau bend and the Liu Pok bend.

The HKSAR was officially established on 1 July 1997. Pursuant to the Description of the Boundary of the Administrative Division of the Hong Kong Special Administrative Region of the People's Republic of China, as appended under the Order of the State Council of the People's Republic of China No. 2213 promulgated on the same day, following the realignment of the Shenzhen River, the boundary between Hong Kong and Shenzhen follows the new centre line of the River.

二月 February 發展規劃提升至國家層面 Development Elevated to the National Level

《粵港澳大灣區發展規劃綱要》支持發展香港園區和深圳園區，共同打造創科合作區，推動創科資源跨境流動。

The Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area supports the development of the Hong Kong Park and Shenzhen Park to jointly establish an innovation and technology co-operation zone and promote the cross-boundary flow of innovation resources.

1982

深圳河治理工程 The Shenzhen River Regulation Project

為解決深圳河兩岸的水淹問題，港深雙方決心整治深圳河，並於1982年成立深港聯合治理深圳河工作小組，以專責推行深圳河治理工程。

To address the flooding problem affecting both sides of the Shenzhen River, the governments of Hong Kong and Shenzhen resolved to undertake the regulation of the River. In 1982, a joint working group on Shenzhen River Regulation was established to take forward the river regulation project, with the aim of addressing the root causes of flooding along the Shenzhen River.

1997

一月 January 建立深港創科平台 Establishment of the Shenzhen-Hong Kong Innovation Platform

港深兩地政府簽署了《關於港深推進落馬洲河套地區共同發展的合作備忘錄》，共同發展落馬洲河套地區為港深創新及科技園。

The governments of Hong Kong and Shenzhen signed a Memorandum of Understanding to jointly develop the Lok Ma Chau Loop into the Hong Kong-Shenzhen Innovation and Technology Park.

二月 February 組成共同發展機制 Formation of Joint Development Mechanism

由香港特別行政區政府與深圳市政府共同主持的聯合專責小組成立，負責統籌兩地園區的規劃、政策支持及發展。

A Joint Task Force co-chaired by the HKSAR Government and the Shenzhen Municipal Government was established to coordinate planning, policy support, and development of the two parks.

2019

二月 February 批准第一期發展撥款 Funding Approval for Phase One

香港特別行政區立法會審議通過專項撥款，支持港深創新科技園首期發展，推動興建首批創科樓宇及配套基礎設施。

The Legislative Council of the Hong Kong Special Administrative Region approved dedicated funding to support the first-phase development of the Loop Hong Kong Park, enabling the construction of the initial group of research and innovation buildings and supporting infrastructure.

三月 March 躍升為國家戰略平台 Elevated to a National Strategic Platform

國家公布「十四五」規劃，首次將深港河套地區列為大灣區重大合作平台，並明確支持香港建設國際創新科技中心，大幅提升河套區的國家級戰略地位。

The 14th Five-Year Plan was promulgated, which, for the first time, included the Shenzhen-Hong Kong Loop as a major co-operation platform in the GBA and clearly supported Hong Kong's development into an international I&T centre, significantly elevating the Loop's national strategic status.

2021

📅 八月 August

深圳園區發展規劃

Development Plan for Shenzhen Park

河套合作區的《深圳園區規劃》出台，進一步強化深港兩地園區的協調聯動，並鞏固提升河套合作區作為大灣區重點創科平台的戰略性定位。

The Development Plan for the Shenzhen Park of the Hetao Co-operation Zone was issued, further strengthening coordination between the Hong Kong and Shenzhen parks and reinforcing the strategic positioning of the Zone as a major innovation platform within the Greater Bay Area.

📅 十二月 December

河套香港園區正式開園

The Loop Hong Kong Park Officially Commenced Operations

河套香港園區於2025年12月正式開園。園區第一期第一批首三座大樓，包括兩座濕實驗室及一座人才公寓，已全面落成並投入營運，為河套合作區由規劃藍圖邁向實質營運奠定穩固基礎。

The Loop Hong Kong Park officially commenced operations in December 2025. The first batch of buildings in Phase 1, including two wet laboratory buildings and talent accommodation, was completed and has entered full operation, laying a solid foundation for the Hetao Co-operation Zone's transition from a planning blueprint to substantive operation.

2023

2024

2025

2026

📅 八月 August

成立督導委員會

Steering Committee Established

香港特區政府成立由行政長官主持的「河套區港深創新及科技園督導委員會」，加強策略性協調及加快發展香港園區。

The HKSAR Government established the Steering Committee on the Hong Kong-Shenzhen I&T Park in the Loop, chaired by the Chief Executive, to strengthen strategic coordination and accelerate the development of the Hong Kong Park.

📅 十一月 November

發布《河套深港科技創新合作區香港園區發展綱要》

Promulgation of the Development Outline for Hong Kong Park of Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone ("Development Outline")

香港特區政府發布《河套深港科技創新合作區香港園區發展綱要》，提綱挈領地闡述河套香港園區的願景與使命、發展歷史背景和依據、園區的重點發展方向、策略和目標，為園區訂下清晰的發展方略。

The HKSAR Government promulgated the Development Outline, which sets out a comprehensive and systematic framework for the development of the Loop Hong Kong Park. It articulates the vision and mission for the Park's development, outlines the historical background and basis for the development of the Loop, and sets out the Park's major development directions, strategies and targets, with a view to providing a clear roadmap for its development.

📅 三月 March

「港深創科園
培育計劃啟動」

HSITP Incubation Programme Launched

培育計劃聚焦生命健康科技與人工智能領域，聯動全球頂尖孵化平台，為初創提供從研發到商業化的全鏈條支援，加速成果轉化。

The HSITP Incubation Programme focuses on Life and Health Technology and AI, collaborating with leading global incubation platforms to provide start-ups with end-to-end support from R&D to commercialisation, thereby accelerating the translation of research outcomes into practical applications.

2025/26 亮點與成果

2025/26 Highlights & Achievements



正式開幕

站在香港創新格局的最前沿，河套香港園區於2025年12月正式開園，標誌著港深兩地創科合作的重要里程碑，亦是落實國家「十四五」規劃及邁向「十五五」科技強國目標的關鍵節點。開園典禮於2025年12月22日舉行，由香港特別行政區行政長官李家超先生、中央港澳工作辦公室、國務院港澳事務辦公室分管日常工作的副主任徐啟方先生、中央人民政府駐香港特別行政區聯絡辦公室主任周霽先生，聯同中央及內地相關部門代表以及香港特區政府官員共同主持。超過250位來自政府機構及創科界的嘉賓出席活動，共同見證香港科技發展史上的重要時刻。

Official Opening

At the forefront of Hong Kong's innovation landscape, the Loop Hong Kong Park officially commenced operations in December 2025, marking a major milestone in Hong Kong-Shenzhen I&T collaboration and a pivotal step in implementing the nation's 14th Five-Year Plan and advancing towards the 15th Five-Year Plan objectives of building a strong nation in science and technology. The opening ceremony was held on 22 December 2025, officiated by Mr John Lee, Chief Executive of the HKSAR, Mr Xu Qifang, Executive Deputy Director of the Hong Kong and Macao Work Office of the Central Committee of the Communist Party of China and the Hong Kong and Macao Affairs Office of the State Council, and Mr Zhou Ji, Director of the Liaison Office of the Central People's Government in the HKSAR, together with representatives from relevant central and Mainland authorities and HKSAR Government officials. Over 250 guests from government bodies and the I&T sector attended, witnessing this landmark moment in the history of Hong Kong's science and technology development.

項目交付

首批次發展進度

河套香港園區佔地約87公頃，分兩期發展。第一期總樓面面積約100萬平方米，提供濕實驗室、先進製造研發大樓、乾實驗室、辦公室、產學研基地、人才公寓、訪客住宿、商業和附屬設施等。

報告期內，河套香港園區在第一期第一批次發展項目建設上穩步推進。首三座大樓，即8、9及11號大樓已如期建成投用，提供濕實驗室和人才住宿設施。截至2026年3月31日，兩座濕實驗室已吸引超過70家來自海外、中國內地及香港的企業和科研機構進駐，涵蓋生命健康科技、人工智能與數據科學、微電子和新能源等關鍵產業，整體進駐率已超過80%，充分響應國家「十五五」規劃中關於培育新質生產力、構建現代化產業體系的戰略方向。這些大樓的交付標誌著園區迎來首批租戶和用家，為構建具規模及國際競爭力的創科生態圈奠定堅實基礎。

Project Delivery

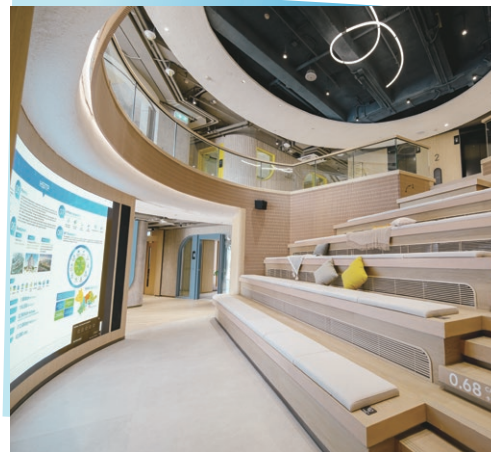
Progress of Batch 1 Development

The Loop Hong Kong Park covers an area of approximately 87 hectares and is being developed in two phases. Phase 1, with a total gross floor area (“GFA”) of about one million square metres, will provide wet laboratories, advanced manufacturing R&D buildings, dry laboratories, offices, industry-academia-research bases, talent accommodation, visitor accommodation, together with commercial and ancillary facilities.

During the reporting period, the Park made steady progress in the construction of development projects under Batch 1 of Phase 1. The first three buildings – Buildings 8, 9 and 11 – were completed and commissioned as scheduled, providing wet laboratories and talent accommodation. As at 31 March 2026, the two wet laboratory buildings attracted over 70 enterprises and research institutions from overseas, the Mainland, and Hong Kong, spanning key industries including Life and Health Technology, AI and Data Science, Microelectronics and New Energy. The overall occupancy rate exceeded 80%, fully echoing the strategic direction of the nation’s 15th Five-Year Plan to cultivate new quality productive forces and build a modernised industrial system. The delivery of these buildings marked the arrival of the Park’s first tenants and users, laying a solid foundation for the creation of a sizeable and internationally competitive I&T ecosystem.



8號及9號大樓
Buildings 8 and 9



11號大樓（人才公寓）
Building 11 (talent accommodation)

第一批次的其他工程同步推進。河套學研壹號(1號大樓)主體工程已於2026年3月平頂，預計2026年年底落成，將提供寫字樓、乾實驗室及會議展覽設施；第一批次餘下四座大樓，即2、3、5及6號大樓的挖掘與側向承托工程已完成，主體工程正在有序推進，預計於2026年年底落成。

跨部門審批專班提速河套園區建設

河套香港園區與政府部門及相關持份者緊密合作，協調推進第一期基建和公共設施配套工程。為提速提量加快園區建設，特區政府成立「河套香港園區跨部門審批專班」，促進各部門就園區工程事宜高效溝通與協作，從而壓縮審批時間，提升整體效率。此舉充分體現特區政府對河套合作區建設的高度重視與堅定支持，有助及時克服重大發展難題，確保園區各項建設營運工作高效有序推進。年內，我們完成了園區第一期基建及公共設施的技術可行性研究與經濟影響評估，為下一階段的具體設計與實施建立了重要基礎。

平衡工程與可持續發展

河套香港園區在推進發展工程的同時，始終秉持可持續發展理念，積極回應國家「雙碳」戰略目標及「十五五」規劃中關於綠色低碳發展的部署。我們於項目規劃、建造及交付各環節中全面納入智能和綠色建築的考量因素，以提升整體發展質量與可持續發展的績效。相關工作已反映於整體的可持續發展設計特點和個別項目所獲得的認可上。進一步詳情，請參閱「可持續發展報告」部分中的「建築及社區綠色設計」章節。

Construction of remaining Batch 1 developments progressed in parallel. The main structure of Loop Academy One (Building 1) was topped out in March 2026 and is scheduled for completion by the end of 2026, providing office space, dry laboratories, and convention and exhibition facilities. For the remaining four buildings under Batch 1 of Phase 1 – Buildings 2, 3, 5 and 6 – excavation and lateral support works have been completed, with superstructure works advancing in an orderly manner towards expected completion by the end of 2026.

Inter-departmental Task Force Accelerates Construction of the Loop Hong Kong Park

The Loop Hong Kong Park worked closely with government departments and relevant stakeholders to coordinate and advance Phase 1 infrastructure and public facilities. To expedite and scale up park development, the HKSAR Government established the Inter-departmental Task Force on Approval for the Loop Hong Kong Park to foster efficient communication and collaboration across departments on park engineering matters, thereby streamlining approval procedures and enhancing overall efficiency. This initiative demonstrates the HKSAR Government's high regard and steadfast support for the development of the Hetao Co-operation Zone, helping to overcome major development bottlenecks in a timely manner and ensuring that the Park's construction and operations proceed efficiently and systematically. During the year, technical feasibility studies and economic impact assessments for Phase 1 infrastructure and public facilities were completed, laying a solid foundation for subsequent detailed design and implementation.

Balancing Construction and Sustainable Development

In advancing its development initiatives, the Loop Hong Kong Park has consistently upheld the principle of sustainable development, actively aligning with the national “dual carbon” goals and the strategic deployment for green and low-carbon development outlined in the 15th Five-Year Plan. Smart and green building considerations have been comprehensively incorporated into project planning, construction, and delivery to enhance overall development quality and sustainability performance. These efforts are reflected in the Park's sustainable design features and the recognitions received by individual projects. For further details, please refer to the “Green Design of Buildings and Neighbourhoods” section under “Sustainability Report”.

傳訊及公共事務

於2025-26財政年度，河套香港園區成功舉辦多項標誌性盛事，透過頻密的媒體曝光，持續建立專業正面的企業形象，有效提升業界持份者及公眾對河套香港園區建設的認知和認同，為園區長遠穩定發展奠定堅實基礎。

2025年12月22日，河套香港園區正式開園，開園典禮由香港特別行政區行政長官李家超先生、中央港澳工作辦公室分管日常工作的副主任、國務院港澳事務辦公室分管日常工作的副主任徐啟方先生、中央人民政府駐香港特別行政區聯絡辦公室主任周霽先生、深圳市人民政府副市長羅晁浩先生、財政司司長陳茂波先生、財政司副司長黃偉綸先生、創新科技及工業局局長孫東教授、發展局局長甯漢豪女士，以及創新科技及工業局常任秘書長暨河套香港園區公司主席蔡傑銘先生一同主持，並邀請到逾250位政府部門代表及創科業界嘉賓出席，共同見證香港創科發展的重要里程碑。

2026年3月30日，河套香港園區舉行「港深創科園培育計劃啟動禮暨科技日展覽」，標誌著園區首屆培育計劃正式啟動。啟動禮由香港特別行政區政府創新科技及工業局局長孫東教授、創新科技及工業局常任秘書長暨港深創科園公司董事會主席蔡傑銘先生，及港深創科園公司董事會成員擔任主禮嘉賓，並邀請接近300名培育計劃合作夥伴、科技企業及業界代表出席。同場設有科技日展覽，展示超過50個來自園區創科生態圈一眾創科企業的創新概念及商品，並促進初創企業、產業夥伴、投資者及專業服務機構對接交流。

Communications and Public Affairs

In FY2025/26, the Loop Hong Kong Park successfully organised a series of flagship events. Through extensive media exposure, it continued to build a professional and positive corporate image, effectively enhancing industry stakeholders' and the public's awareness and recognition of the Park's development, while laying a solid foundation for its long-term and sustainable growth.

On 22 December 2025, the Loop Hong Kong Park officially commenced operations with the Opening Ceremony. The ceremony was officiated by the Chief Executive of the HKSAR, Mr John Lee, together with Mr Xu Qifang, Executive Deputy Director of the Hong Kong and Macao Work Office of the CPC Central Committee and the Hong Kong and Macao Affairs Office of the State Council; Mr Zhou Ji, Director of the Liaison Office of the Central People's Government in the HKSAR; Mr Luo Huanghao, Vice Mayor of the Shenzhen Municipal People's Government; Mr Paul Chan, Financial Secretary; Mr Michael Wong, Deputy Financial Secretary; Professor Sun Dong, Secretary for Innovation, Technology and Industry; Ms Bernadette Linn, Secretary for Development; and Mr Kevin Choi, Permanent Secretary for Innovation, Technology and Industry and Chairperson of Loop Hong Kong Park Company. The ceremony was attended by more than 250 representatives from government departments and the I&T sector, who gathered to witness this significant milestone in Hong Kong's I&T development.

On 30 March 2026, the Loop Hong Kong Park hosted the "HSITP Incubation Programme Launch Ceremony cum Tech Day Exhibition", marking the official launch of the first HSITP Incubation Programme. The Launch Ceremony was officiated by Professor Sun Dong, Secretary for Innovation, Technology and Industry of the HKSAR; Mr Kevin Choi, Permanent Secretary for Innovation, Technology and Industry of the HKSAR Government and Chairperson of Loop Hong Kong Park Company; together with board members of Loop Hong Kong Park Company. Nearly 300 programme partners, I&T enterprises and industry representatives attended the event. At the same venue, the Tech Day showcased more than 50 innovative concepts and products developed by technology enterprises within the Park's I&T ecosystem, while facilitating networking and exchange among start-ups, industry partners, investors and professional service providers.

報告期內，園區共接待超過1,500人次，涵蓋內地各省市代表團、國際創科企業、高等院校及各國使團等。足見河套香港園區備受國家及國際社會高度關注，其戰略地位深獲各界認同。全年共發布10份新聞稿，持續獲得媒體廣泛報道及公眾關注，透過具一致性的品牌敘事，建立園區品牌公信力與影響力。

數碼和社交媒體

本報告年度，企業傳訊團隊全面強化數碼傳訊布局，成效顯著。年內開設「港深創科園」微信企業服務號，精準對接內地業界持份者；同時持續發展LinkedIn專頁，聚焦國際專業網絡，兩者形成互補的全球化數碼傳訊矩陣，搭建與國際及內地目標受眾的直接溝通橋樑，有效傳遞園區最新發展資訊、得獎消息、園區企業動向等。

在報告期間，兩個社交平台共錄得超過100%的用戶增長，反映園區所發布的內容成功觸達目標受眾，為未來的精準推廣及品牌建立儲備高質素潛在受眾基礎。

上述傳訊及數碼策略相輔相成，線下盛事及媒體活動提高園區品牌曝光率，線上社交媒體平台則擴大覆蓋範圍及互動效能，共同推動河套香港園區品牌價值與影響力的全面提升。

During the reporting period, the Loop Hong Kong Park welcomed over 1,500 visitors, including delegations from Mainland provinces and municipalities, international I&T enterprises, higher education institutions, and diplomatic missions. This demonstrated the strong attention the Loop Hong Kong Park has garnered both nationally and internationally, while reflecting the broad recognition of its strategic significance across sectors. Throughout the year, the Park issued 10 press releases, sustaining widespread media coverage and public attention while building the Park's brand credibility and influence through a consistent brand narrative.

Digital and Social Media

During the reporting year, the Corporate Communications Team further strengthened the Park's digital communications strategy, achieving notable results in stakeholder engagement. The Loop Hong Kong Park launched its WeChat Official Account to deepen engagement with industry stakeholders in the Mainland, while continuing to expand its LinkedIn platform to reach the international professional community. Together, these complementary platforms established an integrated digital communications network, enabling direct engagement with target audiences in the Mainland and overseas while providing timely updates on the Park's latest developments, awards and recognitions, and news from enterprises within the Park.

During the reporting period, the combined audience across the two social media platforms grew by more than 100%, demonstrating the effectiveness of the Loop Hong Kong Park's content in reaching its target audiences. The continued growth of its online community also provides a strong foundation for future targeted marketing and brand building.

The Park's offline and digital communications strategies complemented one another. While offline events and media engagement strengthened the Park's visibility, digital platforms expanded audience reach and engagement. Together, these initiatives further enhanced the Loop Hong Kong Park's brand value and influence.

參訪摘要 Visit Highlights

3月Mar
2026

新加坡總理參訪河套香港園區 Visit by the Prime Minister of Singapore to the Loop Hong Kong Park



(圖片來源：政府新聞網)
(Photo source: news.gov.hk)

新加坡總理兼財政部長黃循財先生在特區政府政務司司長陳國基先生、財政司副司長黃偉綸先生、發展局局長甯漢豪女士、創新科技及工業局局長孫東教授和署理商務及經濟發展局局長陳百里博士陪同下，到訪河套香港園區。



During his visit to the Loop Hong Kong Park, the Prime Minister and Minister for Finance of Singapore, Mr Lawrence Wong, was accompanied by Chief Secretary for Administration of the HKSAR Government, Mr Chan Kwok-ki; Deputy Financial Secretary, Mr Michael Wong; Secretary for Development, Ms Bernadette Linn; Secretary for Innovation, Technology and Industry, Professor Sun Dong; and Acting Secretary for Commerce and Economic Development, Dr Bernard Chan.

2月Feb
2026

中國駐歐盟使團團長蔡潤菴臨園區參訪 Visit by Cai Run, Head of Mission of the PRC to the European Union, to the Loop Hong Kong Park

在特區政府創新科技及工業局常任秘書長暨河套香港園區公司主席蔡傑銘先生及河套香港園區公司行政總裁馬惟善先生的陪同下，中國駐歐盟使團團長、特命全權大使蔡潤先生及駐歐盟使團政治處副主任張亦良先生親臨園區訪問，親身了解最新發展與建設成果。



Mr Cai Run, Head of Mission and Ambassador Extraordinary and Plenipotentiary of the People's Republic of China to the European Union, together with Mr Zhang Yiliang, Deputy Director of the Political Section of the Mission of the People's Republic of China to the European Union, was accompanied by Mr Kevin Choi, Permanent Secretary for Innovation, Technology and Industry and Chairperson of Loop Hong Kong Park Company, and Mr Vincent Ma, Chief Executive Officer of Loop Hong Kong Park Company, during a visit to the Loop Hong Kong Park to gain first-hand understanding of its latest developments and construction progress.

12月Dec
2025

行政長官李家超先生出席河套香港園區開園典禮，並與進駐企業交流 Chief Executive Attends Opening Ceremony of the Loop Hong Kong Park and Meets with Tenants

行政長官李家超先生出席河套香港園區開園典禮，並與企業代表交流。同行有財政司司長陳茂波先生及財政司副司長黃偉綸先生。

At the opening ceremony of the Loop Hong Kong Park, the Chief Executive, Mr John Lee, accompanied by the Financial Secretary, Mr Paul Chan, and Deputy Financial Secretary, Mr Michael Wong, met with enterprise representatives.



(圖片來源：政府新聞網)
(Photo source: news.gov.hk)

11月Nov
2025

中央宣講團成員實地調研 Visit by Members of the Central Publicity Delegation to the Loop Hong Kong Park



來港宣講中共二十屆四中全會精神的中央宣講團成員——中國科學院院長、黨組書記侯建國先生，以及中央財經委員會辦公室副主任、中央農村工作領導小組辦公室副主任祝衛東先生，在特區政府財政司司長陳茂波先生陪同下到訪河套香港園區，並與入駐園區的創科企業交流。特區政府財政司副司長黃偉綸先生和創新科技及工業局局長孫東教授亦有出席。



(圖片來源：政府新聞網)
(Photo source: news.gov.hk)

Members of the Central Publicity Delegation delivering the spirit of the Fourth Plenary Session of the 20th CPC Central Committee - namely Mr Hou Jianguo, President and Party Secretary of the Chinese Academy of Sciences, and Mr Zhu Weidong, Deputy Director of the Office of the Central Commission for Financial and Economic Affairs and Deputy Director of the Office of the Central Leading Group for Rural Affairs - were accompanied by the Financial Secretary of the HKSAR Government, Mr Paul Chan, during their visit to the Loop Hong Kong Park, where they exchanged views with I&T enterprises based in the Park. The Deputy Financial Secretary, Mr Michael Wong, and the Secretary for Innovation, Technology and Industry, Professor Sun Dong, also attended.

創科企業進駐

招商引資促進優質創科集群匯聚

報告期內，河套香港園區積極推進招商引資工作，配合國家「十五五」規劃關於發展新質生產力及戰略性新興產業集群的方向，重點布局生命健康科技、人工智能與數據科學、微電子、新能源、新材料及機械人六大支柱產業，致力推進香港創科產業鏈的建設。

截至2026年3月31日，首批落成的兩座濕實驗室大樓出租率逾八成，累計吸引超過70家科技企業與機構簽約進駐，為第一期第一批次後續大樓的招租工作奠下穩固基礎。進駐企業的來源地分布多元，涵蓋本地、內地及多個海外國家，當中不少更是首次在港設立業務據點，體現香港連通內地與國際市場的「超級聯繫人」平台優勢，有力支援內地企業拓展國際市場，並協助海外企業開拓內地業務。租戶組合亦涵蓋不同發展階段的企業，包括跨國與本地上市公司、具備上市潛力的企業以及高成長初創公司，形成多層次的產業群落。

在重點產業布局方面，各領域的產業集群逐步成形，並以人工智能與數據科學，以及生命健康科技為兩大核心支柱。在人工智能與數據科學領域，園區吸引了跨國科技企業聯想集團落戶，共同推進人工智能生態發展；生命健康科技領域迎來跨國製藥企業阿斯利康及高端手術機械人企業元化智能等相繼落戶，推動前沿醫藥醫療科技的轉化與應用。此外，園區亦匯聚了新能源儲能技術企業海辰儲能，以及專注智能感測交互及微機電系統的歌爾微電子等，進一步豐富了新能源、微電子與先進製造的產業鏈。

I&T Enterprises Establishing Operations in the Park

Attracting Enterprises and Investment to Foster High-calibre I&T Clusters

During the reporting period, the Loop Hong Kong Park actively advanced efforts in attracting enterprises and investment. In alignment with the nation's 15th Five-Year Plan strategic directions on cultivating new quality productive forces and developing strategic emerging industry clusters, the Park strategically focused on six pillar industries – namely Life and Health Technology, AI and Data Science, Microelectronics, New Energy, New Materials, and Robotics – to drive the development of Hong Kong's I&T industry chain.

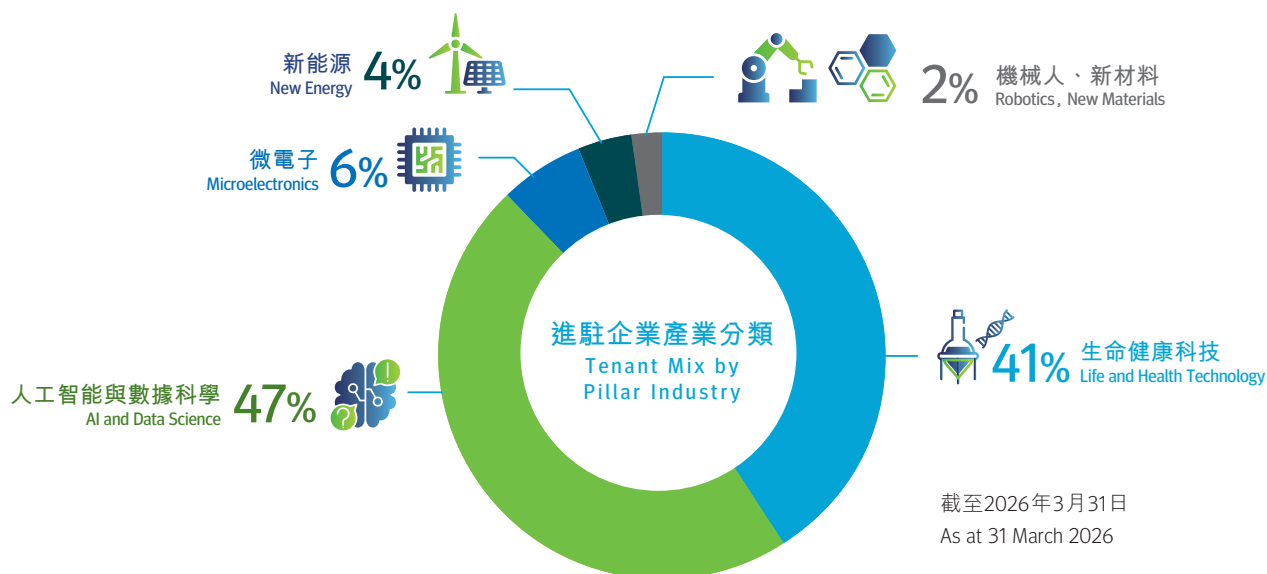
As at 31 March 2026, the first two wet laboratory buildings recorded an occupancy rate of over 80%, with more than 70 technology enterprises and organisations signing agreements to establish their presence, laying a solid foundation for the leasing of subsequent buildings in Batch 1 of Phase 1. The tenant profile reflects a diverse geographic distribution across local, Mainland, and overseas markets. Notably, a substantial number of these companies are establishing a strategic footprint in Hong Kong for the first time, underscoring Hong Kong's platform strength as a “super connector” linking the Mainland with international markets, effectively supporting Mainland enterprises in “going global” while facilitating overseas firms in tapping into the Mainland market. The tenant mix encompasses enterprises across different development stages, ranging from multinational and local listed companies to enterprises with listing potential and high-growth start-ups, forming a dynamic, multi-tiered industrial cluster.

In terms of key industry layout, industry clusters have steadily taken shape, anchored by two core pillars: AI and Data Science, and Life and Health Technology. In the AI and Data Science sector, the Park attracted multinational technology enterprise Lenovo Group to establish operations, jointly foster the development of the AI ecosystem. In the Life and Health Technology sector, the Park welcomed global biopharmaceutical giant AstraZeneca and high-end surgical robotics developer Yuanhua Robotics, among others, to advance the translation and clinical application of cutting-edge healthcare technologies. Furthermore, the Park brought together new energy storage specialist HiTHIUM, alongside Goermicro, an industry leader in smart sensing interaction and micro-electro-mechanical systems (“MEMS”), further enriching the industry chains across new energy, microelectronics, and advanced manufacturing.

2025/26 亮點與成果 2025/26 Highlights & Achievements

下圖為按支柱產業劃分的租戶組合分類，清晰展示園區產業導向的策略性布局。

The breakdown of the tenant mix by pillar industry below clearly illustrates the Park's strategic, industry-focused positioning.



安謀科技 ARM TECHNOLOGY (HONG KONG) LIMITED

河套香港園區連接內地與全球市場，匯聚科研人才、頂尖大學及成熟資本市場。安謀科技在園區設立國際研發中心，深化先進晶片架構、物理人工智能及機械人技術合作，攜手夥伴建立並強化AI智能系統與前沿創新的算力基礎，服務大灣區及全球市場。

Connecting the Chinese Mainland and global markets, the Loop Hong Kong Park brings together leading research talent, world-class universities and mature capital markets. Arm China has established an international R&D centre at the Park to deepen collaboration in advanced chip architecture, Physical AI and robotics. Together with our partners, Arm China aims to strengthen the computing foundations for AI systems and frontier innovation across the Greater Bay Area and global markets.

陳鋒 Feng Chen

安謀科技首席執行官 CEO of Arm China

安謀科技是中國領先的晶片IP設計與服務企業，公司以「AI Arm China」為戰略發展方向，立足本土創新，堅持以自研業務技術創新與Arm技術授權相配合，為中國集成電路產業提供豐富的產品組合和解決方案，賦能中國AI計算「芯」生態。

Arm China is a leading provider in China offering processor IP and relevant services. With "AI Arm China" as its strategic development direction, Arm China relies on indigenous innovation, emphasising self-developed business technology innovation and Arm technology licencing, providing a diverse portfolio of products and solutions tailored to China's IC industry, empowering the ecosystem of China's AI computing.

安謀科技
arm CHINA



微電子
Microelectronics

進駐企業
Tenant Company

阿斯利康香港有限公司
AstraZeneca Hong Kong Limited

“河套香港園區在『一區兩園』下具備獨特制度及區位優勢。港深兩地積極探索便利生物樣本、科研數據及創新要素跨境流動的機制。我們期待『綠色通道』及『白名單』進一步連接內地與全球資源，提升前沿科研及臨床試驗效率，加速科研成果轉化，惠及全球患者。

Under the 'One Zone, Two Parks' framework, the Loop Hong Kong Park offers distinctive institutional and locational advantages. Hong Kong and Shenzhen are exploring mechanisms to facilitate cross-boundary flows of biosamples, research data and other innovation elements. Together with the proposed 'green lane' and 'white list', these measures could connect us more efficiently with Mainland and global resources, strengthen frontier research and clinical trials, and accelerate the translation of scientific discoveries into better outcomes for patients worldwide.”

呂強 Qiang Lyu

阿斯利康香港及澳門總經理兼阿斯利康中國企業事務高級顧問
General Manager, AstraZeneca Hong Kong and Macau
Senior Advisor, Corporate Affairs, AstraZeneca China

阿斯利康是一家以科學為本的全球生物製藥企業，總部位於英國劍橋，專注研發及商業化創新藥物，主要涵蓋腫瘤、心血管、腎臟與代謝、呼吸與免疫及罕見病等領域。

Headquartered in Cambridge, UK, AstraZeneca is a global biopharmaceutical company that harnesses the power of science to discover, develop, and commercialise innovative medicines. Its main therapeutic areas include oncology, cardiovascular, renal and metabolic diseases, respiratory and immunological conditions, and rare diseases.

AstraZeneca
阿斯利康



生命健康科技
Life and Health Technology

合作夥伴
Programme Partner

進駐企業
Tenant Company

迅科光電
FAST LIGHT TECHNOLOGY



新材料
New Materials

進駐企業
Tenant Company

迅科光電有限公司
Fast Light Technology Limited

“河套香港園區提供濕實驗室、公用系統及安全配套，支援前沿新材料研發與中試。迅科光電建基於香港科技大學逾二十年科研成果，並透過『產學研1+計劃』邁向商業化。園區的國際環境有助吸引科研人才、連接政府資助及創投，加快香港原創科技走向產業應用。

The Loop Hong Kong Park provides wet laboratories, utility systems and safety infrastructure for advanced-materials R&D and pilot production. Building on more than two decades of research at HKUST, Fast Light Technology is progressing towards commercialisation through the RAISE+ Scheme. The Park's international environment helps us attract research talent and connect with government funding and venture capital, enabling home-grown technologies to move from laboratory research to industrial applications.”

孫誌博 博士 Dr Sun Zhibo

首席技術官 Chief Technical Officer

迅科光電專注於新一代顯示與光電子技術，致力於快速液晶材料及相關技術的研發，尤其聚焦鐵電液晶場序彩色顯示技術，推動未來便攜式VR顯示終端、3D顯示等領域的創新發展。

Fast Light Technology focuses on next-generation display and optoelectronic technologies. Its R&D centres on fast-response liquid-crystal materials and related technologies, particularly ferroelectric liquid-crystal (FLC) field-sequential colour display technology, with applications in emerging portable VR displays, 3D displays and other advanced display systems.

歌爾微電子科技研發香港有限公司
Goermicro Technology Development Company Limited

“

河套香港園區連接港深兩地的人才、技術與產業。園區的國際化研發環境有助我們推進先進封裝產品研發，同時對接大灣區精密製造供應鏈與工程能力，加快產品開發，支持我們拓展亞洲及全球市場。

The Loop Hong Kong Park connects talent, technology and industry across Hong Kong and Shenzhen. Its international research environment enables us to advance the R&D of advanced packaging products while drawing on the Greater Bay Area's precision-manufacturing supply chain and engineering capabilities. This combination will accelerate product development and support our expansion across Asia and global markets. ”

Goermicro



微電子
Microelectronics

進駐企業
Tenant Company

潘寶樑 博士 Dr Kelvin Pun

高級副總裁，歌爾微電子大灣區負責人，先進封裝部負責人
Senior Vice President, General Manager of Goermicro Greater Bay Area, Head of Advanced Packaging Division

歌爾微電子是中國領先的智能感測交互及微機電系統企業，業務涵蓋材料、晶片、封裝測試、算法及系統設計。公司在港研發機械人觸覺傳感器、光電共封裝模組、CT探測器及生物傳感器。

Goermicro is a leading Chinese provider of smart sensing-interaction and MEMS solutions, with capabilities spanning materials, chip design, semiconductor packaging and testing, algorithms and system design. In Hong Kong, it develops robotic tactile sensors, co-packaged optics modules, CT detector modules and biosensors.

HTHIUM



新能源
New Energy

進駐企業
Tenant Company

廈門海辰儲能科技股份有限公司
Xiamen Hithium Energy Storage Technology Co., Ltd.

“

河套香港園區匯聚天時、地利、人和，是先進製造與綠色能源創新的戰略樞紐。在『新型工業加速計劃』支持下，海辰儲能於園區建設『國際長時儲能創新中心』，打造香港首條儲能中試及智能生產線。園區的專用設施可支援接近量產環境的技術驗證，加快新一代儲能技術產業化，助力新質生產力發展及全球能源轉型。

Bringing together favourable timing, strategic location and top talent, the Loop Hong Kong Park is a strategic hub for advanced manufacturing and green energy innovation. With the support of the New Industrialisation

Acceleration Scheme, HiTHIUM is establishing its International Long-Duration Energy Storage Innovation Center at the Park – Hong Kong's first energy-storage pilot and smart production line. The Park's dedicated facilities support technology validation in near-production environments, accelerating the commercialisation of next-generation energy-storage technologies and contributing to new quality productive forces and the global energy transition. ”

王鵬程 Jason Wang

聯合創始人、行政總裁 Co-founder and CEO

海辰儲能是一家專注於提供以儲能電池和系統為核心、覆蓋全場景一體化儲能解決方案的全球領先新能源科技公司，連續四年入選全球新能源企業500強¹，2025年及2026年上半年位居全球儲能電池出貨量第二名²。

HiTHIUM is a globally leading new-energy technology company focused on full-scenario integrated energy storage solutions built around batteries and systems. It has been named to the Global Top 500 New Energy Enterprises for four consecutive years¹ and ranked No. 2 globally in energy storage battery shipments in 2025 and the first half of 2026².

備註 1：《中國能源報》與中國能源經濟研究院聯合發布之2023年、2024年、2025年及2026年上半年「全球新能源企業500強」榜單（轉引自海辰儲能官方網站）

2：資料來源：海辰儲能官方網站

Note 1: Source: The 2023, 2024, 2025, and the first half of 2026 editions of the "Top 500 Global New Energy Enterprises" list, jointly released by China Energy News and the China Institute of Energy Economics (cited from HiTHIUM's official website)

2: Source: HiTHIUM's official website

聯想（香港）有限公司
Lenovo (Hong Kong) Limited

“河套香港園區連接香港國際化營商環境與深圳創科產業鏈，為人工智能方案的研發、驗證及商業化提供理想平台。聯想透過園區的人工智能創新中心，發揮創新者、連接者與賦能者角色，攜手科技夥伴及初創企業構建人工智能產業集群，協助香港創新走向全球。”

Strategically positioned between Hong Kong's international business environment and Shenzhen's I&T industry chain, the Loop Hong Kong Park is ideal for developing, validating and commercialising AI solutions. Through the Lenovo AI Innovation Centre, we aim to act as an innovator, connector and enabler. By working with technology partners and start-ups, we can help build a vibrant AI cluster and bring Hong Kong innovations to global markets. ”

Lenovo



人工智能與數據科學
AI and Data Science

合作夥伴
Programme Partner

進駐企業
Tenant Company

鄭咏灝 Tom Cheng

聯想集團方案服務業務集團總經理（香港）
General Manager of Lenovo Solutions and Services Group (Hong Kong)

聯想是成立於中國的全球科技企業，研發及製造個人電腦、智能設備、數據中心與智能基礎設施，並提供人工智能、雲端及行業解決方案，以完整的終端至雲端產品與服務推動數碼轉型。

Founded in Chinese Mainland, Lenovo is a global technology company that develops PCs, smart devices, data-centre technologies and intelligent infrastructure. It also provides AI, cloud and industry-specific solutions, combining devices, infrastructure, software and services to support digital transformation.

YUANHUA
TECH 元化



機械人
Robotics

進駐企業
Tenant Company

元化智能科技（香港）有限公司
Yuanhua Robotics, Perception & AI Technologies (HK) Limited

“河套香港園區連接大灣區研發製造實力與香港國際化優勢，配合科研設施、創科生態及接軌國際的法規標準，為高端手術機械人驗證及商業化提供理想平台。我們堅持核心技術自主研發及臨床需求驅動創新，期望加快成果轉化，讓「香港製造」走向全球。”

The Loop Hong Kong Park connects the Greater Bay Area's R&D and manufacturing strengths with Hong Kong's international business environment. Its research facilities, innovation ecosystem and

internationally aligned regulatory standards provide an ideal platform for validating and commercialising advanced surgical robots. By combining the Park's capabilities with our commitment to in-house core technologies and clinically driven innovation, we can accelerate commercialisation and bring “Made in Hong Kong” solutions to global markets. ”

孟李艾俐 Aili Li

董事長 Chairman

元化智能是中國領先的高端手術機械人企業，融合人工智能、機械人技術與醫學科學，研發精密骨科手術機械人。公司推出國內首個全骨科手術機械人，旗下手術機械人可支援髖、膝關節置換等多種骨科手術，已成功銷往巴西、馬來西亞等各國。

Yuanhua is a leading Chinese developer of advanced surgical robots, combining AI, robotics and medical science to create precision systems for orthopaedic surgery. Its surgical robots can support procedures including hip and knee replacement, and have been successfully sold to countries such as Brazil and Malaysia.

創科生態圈

園區以打造具國際競爭力的創科生態圈為發展方向，主動對接中國內地與香港特別行政區政府在創科領域的策略性項目，充分發揮「一河兩岸、一區兩園」架構的獨特優勢。依託跨境協同聯動機制，園區全面融入粵港澳大灣區創新發展布局，推動創科產業高質量發展，為構建具有全球影響力的國際科技創新樞紐貢獻力量。

培育初創構建多元創科生態

「港深創科園培育計劃」正式啟動

2026年3月30日，河套香港園區舉辦「港深創科園培育計劃啟動禮暨科技日展覽」，標誌著園區首屆培育計劃正式啟動，亦是推動產學研協同發展的重要里程碑。

在立法會批出的兩億港元撥款及園區公司的戰略資源支持下，「港深創科園培育計劃」（下稱「培育計劃」）聚焦生命健康科技，以及人工智能與數據科學兩大重點領域，全面結合產業資源、技術平台、導師團隊及全球市場與投融資網絡，為初創企業提供從研發、概念驗證到商業化落地的全流程支援。

培育計劃由世界級孵化器和龍頭企業驅動，憑藉對商業挑戰與市場趨勢的獨特見解，為入選初創企業提供專業知識、技術指導以及可帶來重大改變的商業化機會，構建涵蓋研發、概念驗證至商業落地的一站式支援與投融資網絡。其中，生命健康科技領域的培育計劃合作夥伴包括阿斯利康香港有限公司、杭州科暢科技諮詢有限公司及華大藍色彩虹（香港）科技有限公司；人工智能與數據科學領域則有聯想集團、HKAI Lab及Brinc Limited。

I&T Ecosystem

The Park is dedicated to building an internationally competitive I&T ecosystem and actively aligns with the strategic I&T initiatives of both the Mainland and the HKSAR Government. Leveraging the unique advantages of the “One River, Two Banks” and “One Zone, Two Parks” frameworks, the Park capitalises on cross-boundary collaboration to integrate fully into the GBA’s innovation landscape, promote high-quality I&T development and contribute to building an international I&T hub with global influence.

Nurturing Start-ups and Building a Diverse I&T Ecosystem

Official Launch of the HSITP Incubation Programme

On 30 March 2026, the Loop Hong Kong Park hosted the “HSITP Incubation Programme Launch Ceremony cum Tech Day Exhibition”, marking the official launch of the Park’s first incubation programme and a significant milestone in promoting industry-academia-research synergy.

Supported by HK\$200 million in funding approved by the Legislative Council and strategic resources from Loop Hong Kong Park Company, the HSITP Incubation Programme (the “Incubation Programme”) focuses on two key fields: Life and Health Technology, and AI and Data Science. It comprehensively integrates industry resources, technology platforms, mentorship teams, and global market and investment and financing networks, providing start-ups with full-cycle support from R&D and proof-of-concept to commercialisation.

Driven by world-class incubators and leading enterprises, the Incubation Programme leverages unique insights into commercial challenges and market trends to equip selected start-ups with specialised knowledge, technical guidance, and transformative commercialisation opportunities, building a one-stop support and investment-financing network spanning R&D, proof-of-concept, and commercial implementation. Programme partners in Life and Health Technology include AstraZeneca Hong Kong Limited, Hangzhou Kechang Technology Consulting Co., Ltd., and BGI Blue Rainbow (Hong Kong) Technology Co., Limited. Partners in AI and Data Science include Lenovo Group, HKAI Lab, and Brinc Limited.

「港深創科園培育計劃」合作夥伴
HSITP Incubation Programme Partners



培育計劃涵蓋初創企業由起步到加速拓展的不同階段，提供具針對性的支援服務：

- **SPIN@HSITP起動計劃**：提供為期一年的創業支援及資助，促進創新理念轉化為實際商業成果。
- **IGNITE@HSITP企業躍進計劃**：提供為期二至四年的資金援助及培育支援服務。
- **GAS@HSITP拓展加速資助計劃**：提供為期三至四年的資金資助及加速服務。

首屆培育計劃市場反應熱烈，接獲超過700份申請，經甄選後錄取108間極具潛力的初創企業。入選企業呈現高度多元性與國際化的格局，除來自香港、澳門及內地的優秀團隊外，亦有來自東南亞及歐美等地；其中海外初創企業佔比約16%，充分展現園區對全球創科人才與項目的吸引力。

Covering different stages of start-ups from inception to accelerated scaling, the Incubation Programme offers targeted support services:

- **SPIN@HSITP**: Provides one year of entrepreneurial support and funding to facilitate the transformation of innovative ideas into tangible commercial outcomes.
- **IGNITE@HSITP**: Provides financial and incubation support services spanning two to four years.
- **GAS@HSITP**: Provides funding assistance and acceleration services spanning three to four years.

The first cohort of the Incubation Programme received an overwhelming market response, attracting more than 700 applications. Following a rigorous selection process, 108 high-potential start-ups were admitted to the programme. The admitted companies showcase a high level of diversity and internationalisation; beyond Hong Kong, Macao, and the Mainland, they also hail from Southeast Asia, Europe, and the United States. Among them, overseas start-ups account for approximately 16%, fully demonstrating the Park's strong appeal to global I&T talent and projects.

2025/26 亮點與成果 2025/26 Highlights & Achievements

首屆「港深創科園培育計劃」 The first HSITP Incubation Programme

接獲超過
Received more than

700



份申請
applications

16%



入選企業來自海外
of the selected companies
are from overseas

在啟動禮同日舉行的科技日展覽上，園區匯聚超過50家科技公司展示其頂尖技術，搭建起高效互動平台，促進初創企業、投資者、業界夥伴及專業服務供應商交流創新思維，共創合作機遇。

At the Tech Day Exhibition held alongside the launch ceremony, the Park gathered more than 50 technology companies to showcase their cutting-edge technologies, establishing an efficient interactive platform to facilitate exchanges of innovative ideas and create collaboration opportunities among start-ups, investors, industry partners, and professional service providers.



拓展合作網絡 強化生態協同

報告期內，河套香港園區積極拓展海內外創科網絡，累計舉辦及合辦逾20場線上線下路演，接觸逾800位來自大灣區及海外多個主要市場的創科業界人士，強化園區與外界的協同聯繫。與此同時，園區於年內積極參與約60場本地、內地及海外的重點活動與創科展覽，全面推廣園區創科生態圈，涵蓋韓國、英國及瑞士等全球主要創新樞紐，以及「亞洲醫療健康高峰論壇」、「一帶一路高峰論壇」等旗艦盛事。

推動國際創科平台發展

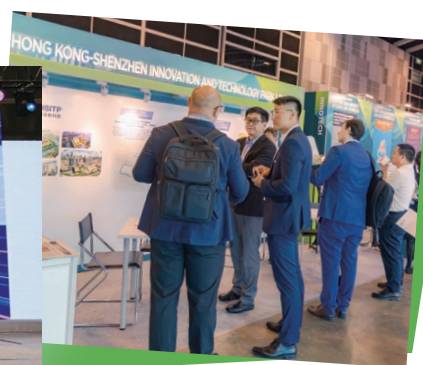
在深化產業合作方面，河套香港園區於2025年11月連續第二年與國家藥品監督管理局藥品審評檢查大灣區分中心（「大灣區分中心」）合作，共同舉辦針對新藥申報的「產學研成果技術轉化培訓」，吸引近120名來自香港、內地及海外的製藥專家與業界代表參與。隨後於同年12月，園區率領生命健康科技企業代表團實地走訪大灣區分中心開展深入對接，共探合作機遇。上述舉措促進本地、內地與海外創科協作，匯聚全球科研要素與高端人才，推進世界級產學研平台建設，鞏固園區作為國際創科樞紐的策略性地位。

Expanding Partner Networks to Strengthen Ecosystem Synergy

During the reporting period, the Loop Hong Kong Park actively expanded I&T networks across local, Mainland, and overseas markets. The Park organised and co-hosted over 20 online and offline roadshows, engaging more than 800 I&T practitioners and entrepreneurs from the GBA and key international markets, thereby strengthening collaborative ties with external partners. Concurrently, the Park established an active presence at around 60 premier local, Mainland, and overseas events and I&T exhibitions to comprehensively promote the Park's I&T ecosystem across leading global innovation hubs such as Korea, the UK, and Switzerland, as well as flagship gatherings including the Asia Summit on Global Health and the Belt and Road Summit.

Promoting the Development of an International I&T Platform

To deepen industry collaboration, the Loop Hong Kong Park collaborated for the second consecutive year with the Guangdong-Hong Kong-Macao Greater Bay Area Center for Drug Evaluation and Inspection of the National Medical Products Administration (the “GBA Center”) in November 2025 to co-host the “Training on Technology Transfer of Industry-Academia-Research Achievements” focused on new drug applications, drawing nearly 120 pharmaceutical experts and industry representatives from Hong Kong, the Mainland, and overseas. Subsequently, in December of the same year, the Park led a delegation of life and health technology enterprises to visit the GBA Center for in-depth exchanges and to explore collaborative opportunities. These initiatives have fostered I&T collaboration across local, Mainland, and overseas frontiers, pooled global research resources and high-calibre talent, advanced the development of a world-class industry-academia-research platform, and reinforced the Park's strategic positioning as an international I&T hub.



為進一步深化國際合作，河套香港園區推出「體驗計劃」，接待來自芬蘭和瑞典等北歐創科生態圈的代表團，以及清華大學和香港浸會大學等頂尖學術機構。該計劃突破傳統實地考察模式，融入深度知識交流環節，讓合作夥伴深入了解園區的創科生態，以及香港在大灣區與國家發展格局中的戰略定位與核心優勢，助力海外創科力量開拓大灣區以至內地市場。

園區整體規劃及第二、三批次市場發展意向

河套香港園區正全力推進第一期第二和第三批次地塊的發展。園區以功能區塊劃分，主要設有「生命健康科技區」、「人工智能與數據科學區」及「新科技及先進製造區」，與《香港創新科技發展藍圖》提出要著重發展的三大策略性優勢科技產業一脈相承。同時，園區規劃設有產學研區、臨床試驗研究所，以及人才住宿區、小型都市生活及休閒區和中央大道等，為園區工作的人員提供生活所需的配備。

為引入市場力量提速提效，河套香港園區公司於2025年9月就第一期第二和第三批次選定地塊徵求市場發展意向。是次邀請共接獲27份來自創科企業、傳統地產發展商及非傳統發展商的積極回覆，市場反應正面。相關反饋為制定切實可行的公私營合作發展策略提供了重要依據，有力支持園區後續有序推出地塊，加速發展，攜手將河套香港園區打造成為世界級科技創新樞紐。

To further enhance international co-operation, the Park launched the “Experience Programme”, welcoming delegations from Nordic I&T ecosystems such as Finland and Sweden, as well as top-tier academic institutions including Tsinghua University and Hong Kong Baptist University. Moving beyond conventional site visits, the programme incorporates deep knowledge-sharing sessions, enabling partners to gain comprehensive insights into the Park’s unique I&T ecosystem, alongside Hong Kong’s strategic positioning and core strengths within the GBA and the overall national development landscape, thereby supporting overseas I&T organisations in accessing markets across the GBA and the Mainland.

Overall Planning for the Loop Hong Kong Park and Market Interest in Batches 2 and 3 Development

The Loop Hong Kong Park is pressing ahead at full steam with the development of the land parcels under Batches 2 and 3 of Phase 1. The Park is made up of different functional areas, mainly featuring the “Life and Health Technology area”, the “AI and Data Science area” and the “New Technology and Advanced Manufacturing area”, which are in line with the three major strategic technology industries of which Hong Kong has an edge and which development should be our focus as recommended in the Hong Kong Innovation and Technology Development Blueprint. At the same time, the planning of the Park also includes an industry-academia-research area, a clinical trial and research centre, and other supporting facilities like talent accommodation areas, small urban living quarters and leisure areas, as well as a central boulevard, providing living necessities for personnel working at the Park.

To leverage market forces to expedite development and enhance efficiency, Loop Hong Kong Park Company invited Expressions of Interest (“EOI”) for the development of selected land parcels under Batches 2 and 3 of Phase 1 from the market in September 2025. The invitation received a total of 27 positive responses from I&T enterprises, traditional property developers, and non-traditional developers, reflecting positive market sentiment. These valuable insights provide a sound basis for formulating viable public-private partnership (“PPP”) development strategies, supporting the orderly rollout of subsequent land parcels and accelerating the development of the Loop Hong Kong Park into a world-class I&T hub.

未來發展策略重點

Strategic Focus for Future Development



對接國家發展戰略與香港規劃

未來五年是香港建設國際創新科技中心的關鍵期。河套香港園區將主動對接國家「十五五」規劃戰略部署與重大科技項目，聚焦關鍵核心技術研發，培育發展新質生產力；同時緊密銜接特區政府首份《香港五年規劃（2026-2030）》的戰略導向，全面配合特區政策落實，引領園區各項建設與產業發展。在特區政府的堅定支持下，園區公司正積極引入市場力量加快發展第一期餘下地塊，並持續完善重要基礎設施、加強對初創企業的支援，以及籌建創投基金。園區將透過公私營合作模式善用市場力量加快釋放土地資源；並全速配合生命健康研發院總院以「1+3」模式落戶園區，對標國家實驗室標準，聚焦「人工智能+生命健康」前沿領域，為國家實現高水平科技自立自強貢獻香港力量。

建設產業中試轉化基地與促進產業協同

在特區政府「南金融、北創科」的產業布局下，河套香港園區作為北部都會區的創科核心引擎，緊扣產業中試轉化基地定位，重點引進生命健康科技、人工智能與數據科學、微電子以及新科技與先進製造等支柱產業。園區將深化與北部都會區周邊重大創科載體的空間與功能協同，構建涵蓋科研、中試以至量產的全鏈條創科生態系統：

Aligning with National Development Strategies and Hong Kong Planning

The coming five years constitute a pivotal period for Hong Kong's establishment as an international I&T centre. The Loop Hong Kong Park will proactively align with the strategic deployments and major scientific projects under the National 15th Five-Year Plan, focusing on the research and development of key core technologies to foster the growth of new quality productive forces. At the same time, the Park will closely align with the strategic direction of the HKSAR Government's first Five-Year Plan (2026-2030), fully supporting the implementation of HKSAR policies and guiding the Park's construction and industrial development. With the firm support of the HKSAR Government, Loop Hong Kong Park Company is actively introducing market forces to accelerate the development of the remaining land parcels in Phase 1, while continuously improving critical infrastructure, strengthening support for start-up enterprises, and preparing to establish a venture capital fund. The Park will, through PPP models, make effective use of market forces to expedite the release of land resources. Furthermore, the Park will fully support the establishment of the headquarters of the Life and Health Technology Research Institute under a "1+3" model, benchmarking national laboratory standards. Concentrating on frontier fields such as "AI + Life and Health", the Park will contribute Hong Kong's strengths to the nation's drive for high-level self-reliance and self-strengthening in science and technology.

Establishing an Industrial Pilot Production Base and Promoting Industrial Synergy

Under the HKSAR Government's strategic layout of "South-North Dual Engine (Finance-IT)", the Loop Hong Kong Park serves as the core I&T engine of the Northern Metropolis. Closely aligning with its positioning as an industrial R&D transformation and pilot production base, the Park will focus on attracting pillar industries including Life and Health Technology, AI and Data Science, Microelectronics, as well as New Technology and Advanced Manufacturing. The Park will deepen spatial and functional collaboration with adjacent major I&T platforms across the Northern Metropolis, building a comprehensive I&T ecosystem that spans the full chain from scientific research to pilot trials and mass production:

- **聯動新田科技城：**作為河套香港園區的延伸，新田科技城約210公頃的新創科用地將為產業化提供規模化空間。河套聚焦上中游的研發、轉化及中試，新田科技城則承接原型、中試及先進製造量產，共同構建完整的產業生態圈。
- **聯動北都大學城：**園區將與牛潭尾及洪水橋的大學城板塊緊密合作，依託大學城源源不絕的基礎科研成果與高端人才，透過園區的產學研大樓與共享設施加速科研成果轉化與應用。
- **Synergy with San Tin Technopole (“STT”):** As an extension of the Loop Hong Kong Park, STT will provide approximately 210 hectares of new I&T land to support large-scale industrialisation. The Loop Hong Kong Park will concentrate on upstream and midstream R&D, transformation, and pilot trials, while STT will undertake prototyping, pilot production, and advanced manufacturing mass production. Together, they will construct a complete industrial ecosystem.
- **Synergy with Northern Metropolis University Town (“NMUT”):** The Loop Hong Kong Park will work in close co-operation with the university town clusters in Ngau Tam Mei and Hung Shui Kiu. Leveraging the continuous stream of fundamental research and high-calibre talent from the university town, the Park will accelerate technology transfer and application of research outcomes through its industry-academia-research complex and shared facilities.

其中，將於2026年底落成的河套香港園區1號大樓會定位為北都大學城的起動旗艦，匯聚本地和海內外頂尖大學與機構的前沿科研力量，包括「InnoHK創新香港研發平台」及其他新項目，促進「大學+研發+產業」的互動銜接。配合其戰略定位，大樓命名為「河套學研壹號」，實現以「學」為本、「研」為綱、「科技」為用的核心理念。

Building 1 of the Loop Hong Kong Park, scheduled for completion by the end of 2026, will be positioned as the flagship launch project of the NMUT, bringing together the frontier research capabilities of leading local and non-local universities and institutions, including InnoHK and other new initiatives. It will promote interaction and connection between universities, R&D and industries. In line with its strategic positioning, the building is named “Loop Academy One”, which reflects the tripartite mission anchored by academia, with R&D a core part, and underpinned by technology.



深化「一區兩園」協同發展與制度創新

實現深港兩個園區之間創新要素的跨境便捷流動，是落實「一河兩岸」、「一區兩園」發展理念的關鍵所在。園區將持續深化與深圳園區的協同發展，推動兩地在科研研發、產業協作及制度創新領域實現深度融合：

- **跨境通道與通關創新：**連接兩地園區的西面跨河連接橋已於2025年12月啟動工程，採用「一跨過河」設計，預計於2027年年中完工。園區將全力配合制定跨河橋特定人員名單及登記系統與「無感通關」模式，便利兩地科研人員日常跨境往來。
- **關鍵基建與要素流通：**在特區政府基建撥款支持下，園區正全速推進第一期發展的重要基建及公用設施，包括道路、地下管廊，以及支援生物樣本庫、高效能運算設施等關鍵設施的建設。園區亦配合特區政府與國家相關部委推動人員、物資、資金及數據「四流」便捷流動，落實「綠色通道」與清單化管理，構建安全可控、高效運作的跨境創科環境。

匯聚全球創科資源與構建創新生態

河套香港園區將持續完善創科生態構建，充分發揮「超級聯繫人」及「超級增值人」的平台角色，促進本地、內地與全球市場之間的交流與合作。展望未來，園區將善用特區政府注資成立創投基金，加強對早期及高成長性科技企業的資本支持；同時深化與全球領先孵化器及加速器的合作，完善全周期的初創培育體系。園區將進一步發揮香港「背靠祖國、聯通世界」的優勢，加大全球推廣與海外招商引資力度，積極引進海內外代表性科技企業、頂尖科研機構及領軍人才落戶；並全力協助內地創科企業利用香港平台「走出去」拓展國際市場，攜手海內外夥伴共建開放包容、具國際影響力的創科生態圈。

Deepening Synergistic Development of “One Zone, Two Parks” and Institutional Innovation

Achieving the convenient and effective cross-boundary flow of innovation elements between the two Parks is essential to realising the development vision of “One River, Two Banks” and “One Zone, Two Parks”. The Park will continue to deepen synergistic development with the Shenzhen Park, advancing integration across R&D, industrial collaboration, and institutional innovation:

- **Cross-Boundary Connectivity and Clearance Innovation:** The Western Cross-River Link Bridge commenced in December 2025 with a “single-span across the river” design and is scheduled for completion by mid-2027. The Loop Hong Kong Park will fully support the formulation of the designated personnel list and registration system for the cross-river link bridge, as well as the “contactless clearance” model, to facilitate the daily cross-boundary travel of research personnel.
- **Critical Infrastructure and Factor Flows:** With dedicated infrastructure funding from the HKSAR Government, the Park is advancing Phase 1 development of critical infrastructure and public utilities, including roads, underground utility tunnels, and essential facilities such as biobanks and high-performance computing facilities. In parallel, the Park will support the HKSAR Government and relevant Mainland authorities in facilitating the cross-boundary flow of the four innovation elements – personnel, materials, capital, and data – through “green lanes” and list-based management. These measures aim to foster a secure, controllable, and efficiently operated cross-boundary I&T environment.

Pooling Global I&T Resources and Building an Innovation Ecosystem

The Loop Hong Kong Park will continue to enhance the development of a comprehensive I&T ecosystem, fully leveraging its role as a “Super Connector” and “Super Value-adder” to facilitate exchanges and collaboration across local, Mainland, and global markets. Looking ahead, the Park will make full use of the venture capital fund established through the Government’s capital injection to strengthen capital support for early-stage and high-growth technology enterprises. At the same time, the Park will deepen partnerships with leading global incubators and accelerators to improve the full-cycle start-up incubation system. The Park will further capitalise on Hong Kong’s unique advantages

善用市場力量加快園區發展

為加快河套香港園區的整體發展，園區公司積極推動「有為政府」與「有效市場」深度結合，去年已就第二和第三批次選定地塊徵求市場發展意向，獲業界積極回應，反映市場對園區前景充滿信心。

園區公司將因應市場反饋靈活制訂推地策略，透過公開招標等方式持續有序釋出地塊。藉著引入市場力量，前瞻規劃並適時推出包括乾實驗室、濕實驗室、商業配套及人才公寓等地塊，貫徹「產業主導」原則，精準引進聚焦前沿及高端科技、具備落地轉化能力並能推動園區長遠發展的企業，打造具標誌性項目，促進科研與產業的深度融合。

河套香港園區將集中聚焦上、中游的基礎研發與成果中試轉化，並緊密聯動新田科技城以至北部都會區的廣闊產業空間承接下游量產，攜手帶動上、中、下游產業鏈全面協同發展。未來，園區公司將緊扣《發展綱要》確立的「2030年第一期全面有序落成」戰略里程碑，為園區長遠高質量發展奠定堅實基礎。

of “enjoying the strong support of the Motherland and being closely connected with the world”, intensifying global promotion and overseas investment recruitment to attract representative technology enterprises, top-tier research institutes, and high-calibre talent. It will also actively assist Mainland I&T enterprises in “going global” via Hong Kong, working hand in hand with partners at home and abroad to build an open, inclusive, and globally influential I&T ecosystem.

Leveraging Market Forces to Accelerate the Park's Development

To expedite the overall development of the Loop Hong Kong Park, Loop Hong Kong Park Company has actively promoted the deep integration of a “capable government” and an “effective market”. Last year, Loop Hong Kong Park Company sought market expressions of interest for selected land parcels under Batches 2 and 3, receiving positive responses from the industry, which reflects strong market confidence in the Park's prospects.

Loop Hong Kong Park Company will formulate flexible land tendering strategies in response to market feedback and release land parcels progressively and in an orderly manner through public tender and other approaches. By leveraging market forces, it proactively plans and rolls out these sites in a timely manner – including dry laboratories, wet laboratories, commercial facilities, and talent accommodation. Upholding the “industry-oriented” principle, the Company aims to precisely introduce enterprises that focus on frontier and cutting-edge technologies, possess implementation and outcome transformation capabilities, and drive its long-term development, thereby creating landmark projects and fostering deep integration between scientific research and industry.

The Loop Hong Kong Park will focus squarely on upstream and midstream basic R&D and pilot transformation of outcomes, while forging close synergy with the extensive industrial space in the San Tin Technopole and the wider Northern Metropolis to accommodate downstream mass production, joining hands to drive the comprehensive and collaborative development across the upstream, midstream, and downstream industry chains. Looking ahead, the Company will closely align with the strategic milestone set out in the Development Outline that “Phase 1 of the Hong Kong Park will be completed in an orderly manner by 2030”, laying a solid foundation for the Park's long-term, high-quality development.

企業管治報告

Corporate Governance Report



背景

港深創新及科技園有限公司（「港深創科園公司」）是根據香港法例第622章《公司條例》於2017年10月6日註冊成立的股份有限公司，由香港科技園公司（「科技園公司」）全資擁有，負責港深創新及科技園的上蓋建設、營運、維護和管理。

企業管治安排

港深創科園公司在制訂企業管治架構時，已適當參考母公司科技園公司的企業管治守則，以及香港聯合交易所有限公司證券上市規則附錄C1《企業管治守則》，致力達致及切合最適合港深創科園公司的需要及利益的高標準企業管治。

作為獨立的法律個體，港深創科園公司受其《章程細則》規管，其業務及事務均由港深創科園公司董事會和管理層負責管理。

科技園公司與港深創科園公司董事會於2022年年中就優化企業管治安排達成共識，並制訂優化企業管治安排，並於2024年年中作出修訂，以進一步加強公司之間的溝通，提升透明度，讓兩家公司董事會成員得以更有效督導港深創科園公司的發展，同時履行董事的信託責任。港深創科園公司一直按照相關安排向科技園公司提供所需資料，並由港深創科園公司管理層出席科技園公司董事會及其委員會會議，以保持緊密溝通。如需對現行機制作出修訂，管理層將適時向委員會或董事會匯報。

Background

Hong Kong-Shenzhen Innovation and Technology Park Limited (“HSITPL”), a company limited by shares incorporated on 6 October 2017 under the Companies Ordinance (Cap. 622 of the Laws of Hong Kong), is wholly owned by the Hong Kong Science and Technology Parks Corporation (“HKSTP”). HSITPL is responsible for the superstructure, operation, maintenance and management of the Hong Kong-Shenzhen Innovation and Technology Park.

Corporate Governance Arrangements

In formulating its corporate governance framework, HSITPL has made appropriate reference to the Corporate Governance Code of its parent company, HKSTP, as well as the Corporate Governance Code set out in Appendix C1 to the Rules Governing the Listing of Securities of The Stock Exchange of Hong Kong Limited. HSITPL is committed to achieving a high standard of corporate governance best suited to the needs and interests of HSITPL.

As an independent legal entity, HSITPL is governed by its Articles of Association, with its business and affairs managed by the Board of Directors and the management team of HSITPL.

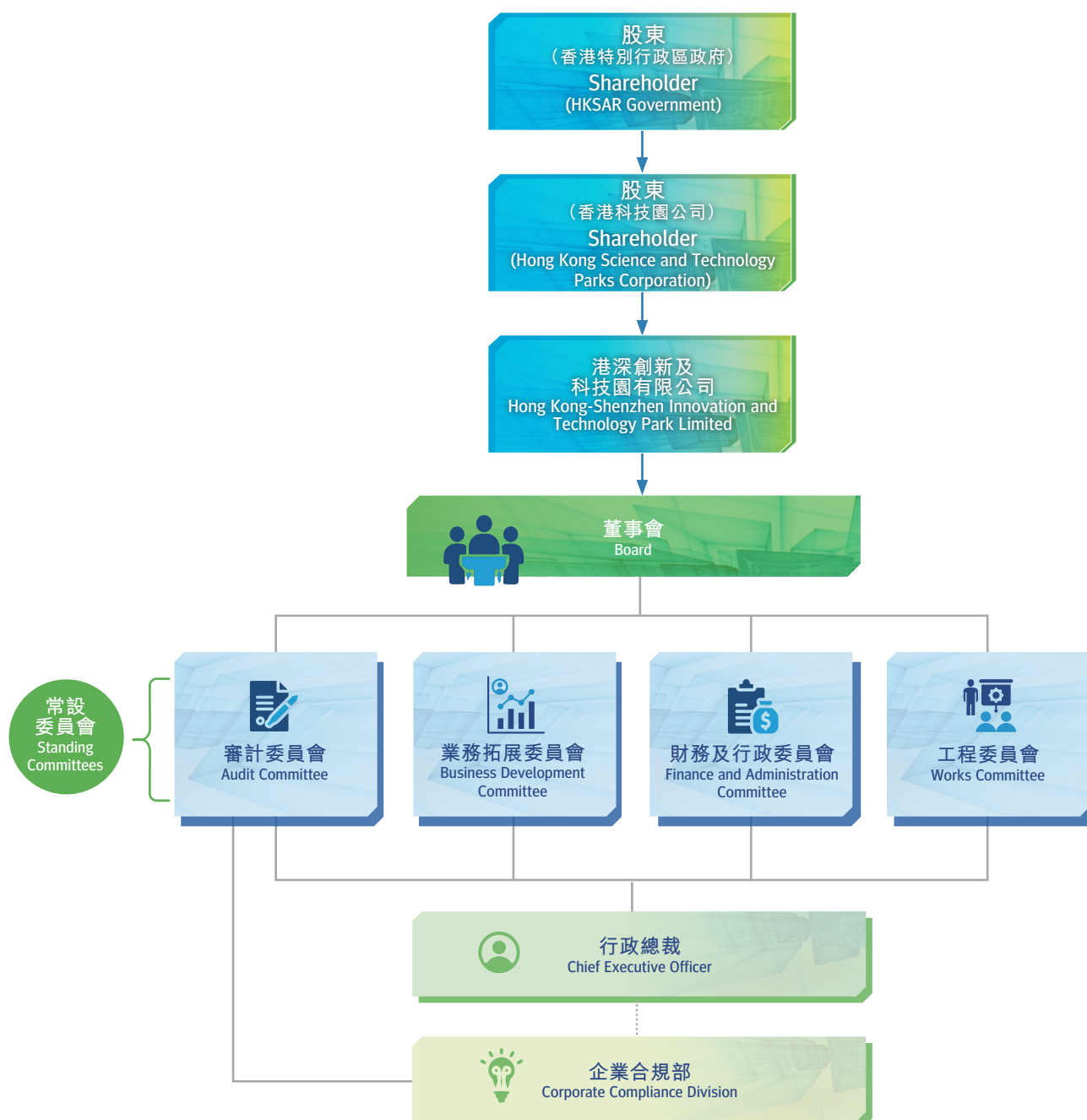
In mid-2022, the respective Board of Directors of HKSTP and HSITPL reached a consensus on enhancing corporate governance arrangements, which were thereafter formalised. These arrangements were subsequently revised in mid-2024 to strengthen inter-company communication and transparency, thereby facilitating more effective oversight by the Board members of both entities over HSITPL’s development and ensuring the proper discharge of their fiduciary duties. To maintain close communication with HKSTP, HSITPL’s management regularly and promptly provides HKSTP with the necessary information in accordance with these arrangements and attends meetings of HKSTP’s Board and Committees. Where revisions to the prevailing mechanism are considered necessary, management will report to the relevant Committee or the Board of Directors in due course.

企業管治架構

截至2026年3月31日，港深創科園公司之企業管治架構如下：

Corporate Governance Structure

As at 31 March 2026, the corporate governance structure of HSITPL is as follows:



董事會

根據公司組織章程細則，董事的最高數目為十四名，由科技園公司委任，任期不多於三年（可於任期屆滿後再度獲委任）。所有董事均不獲酬金。此外，按深港兩地政府於2017年簽署的《關於港深推進落馬洲河套地區共同發展的合作備忘錄》內的安排，港深創科園公司的董事會由兩地政府作出提名。於2026年3月31日，港深創科園公司董事會由13位成員組成，分別為主席蔡傑銘先生、候補主席查逸超教授、蔡楚清先生、丁海成先生、季彤先生、李民斌先生、劉仁辰先生、羅智泉教授、冼漢迪先生、徐立之教授、涂歡女士、王鳴峰博士及黃永灝先生。

董事會成員來自深港兩地及與港深創科園公司業務相關的不同界別，包括學術界、公共服務及商界，具備豐富知識、經驗及專業背景。董事會成員的履歷載於港深創科園公司網站(<https://www.hsitp.org/tc>)。

董事會負責制定策略方向、監督策略性計劃的推行，並審議年度預算、財務預測，以及審批主要的發展項目。同時，董事會亦監察公司的整體表現，確保有效的風險管理及內部控制得以實施。

各董事均有責任真誠地以港深創科園公司的最佳利益為前提行事，明白他們須就港深創科園公司管理、監控及營運事宜對科技園公司承擔共同及個別的责任。

Board of Directors

Pursuant to the Articles of Association, the maximum number of directors is 14. Directors are appointed by HKSTP for a term of up to three years and are eligible for re-appointment upon expiry of their terms. All directors are not entitled to receive any remuneration. Furthermore, pursuant to the arrangements set out in the “Memorandum of Understanding on Jointly Developing the Lok Ma Chau Loop by Hong Kong and Shenzhen” signed by the Hong Kong and Shenzhen Governments in 2017, the Board of Directors of the HSITPL are nominated by the two Governments. As at 31 March 2026, the Board of Directors of HSITPL comprised 13 members, namely Mr Kevin CHOI (Chairperson), Professor John CHAI Yat-chiu (Alternate Chairperson), Mr Humphrey CHOI Chor-ching, Mr DING Hai-cheng, Mr JI Tong, Mr Brian David LI Man-bun, Mr LIU Ren-chen, Professor Tom LUO Zhi-quan, Mr SIN Hendrick, Professor TSUI Lap-chee, Ms TU Huan, Dr William WONG Ming-fung and Mr Billy Wong Wing-hoo.

Board members come from both Shenzhen and Hong Kong, and from diverse sectors related to the business of HSITPL, including academia, public service, and business, possessing extensive knowledge, experience, and professional background. Biographical details of the Board members are available on the HSITPL website (<https://www.hsitp.org/en>).

The Board is responsible for setting strategic directions, overseeing the implementation of strategic plans, reviewing annual budgets and financial forecasts, and approving major development projects. It also monitors the overall performance of HSITPL and ensures that effective risk management and internal control systems are in place.

Each Director has a duty to act in good faith in the best interests of HSITPL. Members are aware of their collective and individual responsibilities to HKSTP for the affairs relating to the management, control and operation of HSITPL.

董事會主席及行政總裁職責

董事會主席及行政總裁有各自的職能及責任。主席負責領導董事會制定整體策略方向及政策，及領導與促進董事會成員就討論事項全面及有效地交流意見。董事會主席為蔡傑銘先生，而候補主席為查逸超教授。

行政總裁（現為馬惟善先生）由董事會委任，是港深創科園公司全職受薪僱員，負責領導管理層管理公司的運作，執行由董事會制定的策略建議，並就重大事項向董事會匯報。

董事手冊

各董事於獲委任時獲發一份董事手冊，當中包括港深創科園公司及其轄下委員會的章程文件，以及公司的主要指引和計劃文件。管理層亦會向新委任的董事講解港深創科園公司的狀況，協助其更全面了解公司的運作及業務。

行為守則

為使港深創科園公司的業務穩步向前，公司要求所有董事、委員會成員及公司全體員工在處理公司業務時應恪守誠信、遵守法規及秉持最高水平的行為操守。

港深創科園公司參考了科技園公司的董事會及高級管理層行為守則和員工行為守則，並因應港深創科園公司之實際情況制定了《董事會及委員會成員行為守則》和《員工行為守則》，為董事、委員會成員及公司全體員工提供清晰指引。

Chairperson and Chief Executive Officer

The roles and responsibilities of the Chairperson of the Board and the Chief Executive Officer (“CEO”) are distinct and separate. The Chairperson is responsible for leading the Board to formulate overall strategic directions and policies of HSITPL, while leading and facilitating the full and effective exchange of views on discussion topics among Board members. The Chairperson of the Board is Mr Kevin CHOI, and the alternate Chairperson is Professor John CHAI Yat-chiu.

The CEO (currently Mr Vincent MA) is appointed by the Board as a remunerated full-time employee of HSITPL, responsible for leading the management team in day-to-day operations, implementing strategies determined by the Board, and reporting significant matters to the Board.

Board Manual

Upon appointment, each director is provided with a “Board Manual”, which includes HSITPL’s Articles of Association, Committee Terms of Reference, and key guidelines and planning documents of HSITPL. Management also provides induction briefings for newly appointed directors on the status of HSITPL, helping them gain a more comprehensive understanding of the operations and business of HSITPL.

Code of Conduct

To support the steady development of HSITPL’s business, all directors, committee members and employees are required to act with integrity, comply with applicable laws and regulations, and uphold the highest standards of conduct in the discharge of their duties.

With reference to the Codes of Conduct of HKSTP for the Board and senior management, as well as for employees, HSITPL has formulated its own Code of Conduct for Board and Committee Members and Code of Conduct for Employees, providing clear guidance for directors, committee members and all employees.

所有董事和委員會成員在處理公司業務時須秉持公平公正原則，避免任何不當或貪污行為，影響港深創科園公司的聲譽。《董事會及委員會成員行為守則》亦訂明了個人行為準則，以及在公司運作當中接受利益和處理利益衝突的政策。

利益申報

《董事會及委員會成員行為守則》要求董事每年須申報於本地及海外公眾及／或私人公司的所有權益、合夥業務及／或董事職務、受薪工作、公務、經營行業、專業職務或職業，以及所持股權。如有任何更改，董事需於十四日內通知公司秘書。所有董事已完成2025/26年度的申報。

利益衝突

在董事會或委員會考慮任何合約或建議時，倘若有成員涉及直接或間接和／或實際或潛在的利害關係，有關成員須根據《公司條例》、港深創科園公司《章程細則》及《董事會及委員會成員行為守則》申報。

公司秘書及專業建議

公司秘書由董事會委任並向主席及行政總裁匯報。公司秘書向董事會負責，確保董事會程序得以遵守，以及董事會事務能有效運作。為此，公司秘書協助董事會、委員會及管理層遵守程序，並協助管理層向董事會及委員會提供充足資料。

All directors and committee members are expected to act in a fair and impartial manner to safeguard HSITPL's reputation and avoid dishonest, improper or corrupt practices. The Code of Conduct for Board and Committee Members sets out standards of individual conduct, as well as policies governing the acceptance of benefits and the management of conflicts of interest.

Declaration of Interests

Under the Code of Conduct for Board and Committee Members, directors are required to declare annually all their interests, partnership and/or directorship, remunerated employment, public office, business industry, professions or vocations, and interests in the shareholdings of any public or private companies, both locally and overseas. Directors are required to notify the Company Secretary of any changes within 14 days. All directors have completed their declarations for the year 2025/26.

Conflict of Interests

Where a director or committee member has any direct or indirect, actual or potential interest in any contract or proposal to be considered by the Board or Committees, such interest must be declared in accordance with the Companies Ordinance, HSITPL's Articles of Association and the Code of Conduct for Board and Committee Members.

Company Secretary and Professional Advice

The Company Secretary is appointed by the Board and reports to the Chairperson and the Chief Executive Officer. The Company Secretary is accountable to the Board and is responsible for ensuring that Board procedures are followed and that Board activities are conducted effectively. In this capacity, the Company Secretary supports the Board, Committees and management in adhering to procedures and assists management in providing adequate information to the Board and Committees.

董事會成員可取得公司秘書的專業意見和利用公司秘書提供的服務，如有需要，亦可就會務事宜尋求獨立的專業意見以履行其作為董事會成員的職責，而有關費用（如適用）由港深創科園公司支付。尋求獨立專業意見的要求可在董事會會議上提出，由董事會作出決定；或者向公司秘書提出，由公司秘書徵詢董事會主席是否接納有關要求。

賬目的審核

董事會須確保港深創科園公司的年度賬目乃根據法定要求及適用的會計準則編製。公司的外聘核數師由科技園公司聘用，而聘用條款與費用則由港深創科園公司審計委員會審批。此外，外聘核數師會就其對公司賬目的申報責任作出聲明。

外部審計

科技園公司已委任羅兵咸永道會計師事務所(PricewaterhouseCoopers)為港深創科園公司2025/26年度之外聘核數師。

審計委員會每年均審閱外聘核數師確認其獨立性及客觀性之聲明，並與其商討由公司提出的任何非審計服務的範圍及有關費用（如適用）。審計委員會及管理層會確保該外聘核數師不會受委聘進行其他可能影響其獨立性之工作。港深創科園公司將委任2025/26年度之稅務代表，並確保稅務代表提供的稅務服務並無影響羅兵咸永道會計師事務所的審計獨立性。

All directors have access to the advice and services of the Company Secretary. Where necessary, directors may seek independent professional advice on board matters relating to their duties at HSITPL's expense. Requests for such advice may be made at Board meetings for decision by the Board, or through the Company Secretary, subject to the approval of the Chairperson.

Responsibility for Accounts

The Board is responsible for ensuring that the annual accounts of HSITPL are prepared in accordance with statutory requirements and applicable accounting standards. The external auditor is appointed by HKSTP, while the terms of engagement and fees are approved by the Audit Committee of HSITPL. The external auditor also provides a statement on its reporting responsibilities in relation to HSITPL's accounts.

External Audit

HKSTP has appointed PricewaterhouseCoopers as the external auditor of HSITPL for the year 2025/26.

The Audit Committee reviews annually the external auditor's confirmation of independence and objectivity, and discusses with the auditor the scope and fees of any non-audit services, where applicable. The Audit Committee and management ensure that the external auditor is not engaged to perform services that may impair its independence. HSITPL will appoint a tax representative for the year 2025/26 and will ensure that the provision of tax services does not affect the audit independence of PricewaterhouseCoopers.

常設委員會

董事會已成立審計委員會、工程委員會、財務及行政委員會和業務拓展委員會，並界定其職權範圍。

考慮到港深創科園公司未來業務將繼續迅速增長而日益複雜，董事會會適時檢視委員會的安排，以配合業務發展的需要。

委員會會按其職權範圍，向董事會提出建議，並須就其建議及決定向董事會負責。

審計委員會

審計委員會主席為王鳴峰博士。委員會負責審閱港深創科園公司的審計賬目，以及監督財務監控、內部監控、風險管理制度、執行《舉報政策》等事宜。審計委員會與外聘核數師舉行會議期間，所有公司職員須按需要避席。

工程委員會

工程委員會主席為黃永灝先生。委員會負責有效推展及監察港深創科園公司業務內與建造工程相關的事宜，包括工程項目的規劃、設計、造價估算、招標等事宜；工程合約及顧問合約的採購和批授；以及監察各工程項目的進度等。

財務及行政委員會

財務及行政委員會主席為蔡楚清先生。委員會主要職責為審視、批准或向董事會建議港深創科園公司財務及行政方面的主要事宜，包括財務、採購、人力資源、行政事務等。

Standing Committees

The Board has established Audit Committee, Works Committee, Finance and Administration Committee, and Business Development Committee, each with defined terms of reference.

In view of HSITPL's continued growth and increasing complexity of operations, the Board will review the committee structure from time to time to ensure alignment with business development needs.

The Committees make recommendations to the Board in accordance with their respective terms of reference and are accountable to the Board for their recommendations and decisions.

Audit Committee

The Audit Committee, chaired by Dr William WONG, is responsible for reviewing HSITPL's audited accounts and overseeing financial controls, internal controls and risk management systems, as well as monitoring the implementation of the Whistleblowing Policy. During meetings between the Audit Committee and the external auditor, HSITPL's staff would be requested to be excused as appropriate.

Works Committee

The Works Committee, chaired by Mr Billy WONG, is responsible for effective implementation and oversight of capital works related matters, including project planning and design, costs estimation, tendering, procurement and award of works contracts and consultancy agreements, and monitoring works progress.

Finance and Administration Committee

The Finance and Administration Committee, chaired by Mr Humphrey CHOI, is responsible for reviewing, approving or recommending to the Board the finance and administrative related matters of HSITPL, including finance, procurement, human resources and administrative matters, etc.

業務拓展委員會

業務拓展委員會主席為查逸超教授。委員會主要職責為制定和審視租戶及孵化企業的進駐指引、進駐條件及租務指引，向董事會提出整體行銷策略和計劃建議等。

會議程序

董事會採用《董事會及委員會議事規則》規管會議程序，《規則》以英文撰寫及以其為準，附以中文翻譯。

港深創科園公司《章程細則》及《董事會及委員會議事規則》規定，在董事會及委員會會議上，所有議案須由出席會議的董事以過半數票作出決定。當支持和反對票數相同時，會議主席有權投決定票。

公司秘書會記錄會議之討論重點、建議、決議及跟進事宜。部門主管需跟進相關事宜，進度報告會於下次相關會議呈上。各委員會亦會定期向董事會提交報告。

會議出席率

每位董事會成員均應投入充足時間參與公司事務。於2025/26年度，董事會共舉行了五次會議，平均出席率為61%。各委員會會議的出席情況如下：

Business Development Committee

The Business Development Committee, chaired by Professor John CHAI, is responsible for formulating and reviewing admission guidelines, admission criteria and tenancy guideline of tenants and incubatees, and making recommendation to the Board the overall business development and strategies and proposals, etc.

Meeting Procedures

The Board adopts the Meeting Regulations for Board and Committees to govern meeting procedures. The English version of the Meeting Regulations shall prevail, accompanied by the Chinese translation.

Under HSITPL's Articles of Association and Meeting Regulations for Board and Committees, all decisions must be decided by a majority vote of Board members present at the meeting. If the number of votes for and against a proposal are equal, the Chairman has a casting vote.

The Company Secretary records key discussion points, recommendations, decisions, and follow-up actions. Division heads are responsible for follow-ups, with progress reports presented at subsequent meetings. Each committee also submits reports regularly to the Board.

Meeting Attendance

Each Board member is expected to devote sufficient time to HSITPL's affairs. In the year 2025/26, the Board held five meetings, with an average attendance rate of 61%. Attendance of each Committee meeting is as follows:

委員會 Committee	會議次數 Number of meetings	平均出席率 Average attendance rate
審計委員會 Audit Committee	2	75%
工程委員會 Works Committee	5	60%
財務及行政委員會 Finance and Administration Committee	3	50%
業務拓展委員會 Business Development Committee	5	60%

內部監控及風險管理

審計委員會會檢討、審視和監察創科園公司的內部監控系統，並檢視風險管理系統的有效性，以及審閱就內部監控事宜（包括舉報個案）進行的審計調查結果及管理層的回應（如適用）。

企業合規部直接向審計委員會匯報，於監察港深創科園公司的內部管治上擔當重要角色，協助管理層維持及執行有效的風險管理及內部監察制度，符合企業管治的要求，並向董事會就港深創科園公司的管治提供客觀的意見。在風險管理框架中，部門負責協調識別、評估、管理及監察潛在的營運風險，並促使相應的風險管理措施得以落實。企業合規部按風險為本制定年度審核計劃，並提交審計委員會審批。企業合規部對財務、營運和各業務單位的活動進行獨立審計，再向有關部門主管匯報審計結果及提出建議，以便釐定相應的改善措施，並跟進該等措施的落實情況。企業合規部亦參與舉報政策之執行並提供有關內部監控的意見以協助制定不同的業務流程。

於2025/26年度，董事會通過審計委員會對港深創科園公司的風險管理系統和內部監控系統的有效性進行了定期檢討及評估。根據企業合規部發出的風險管理報告及審計結果，董事會對港深創科園公司的風險管理及內部監控系統成效表示滿意。

Internal Control and Risk Management

The Audit Committee reviews, examines and monitors HSITPL's internal control system, and reviews the effectiveness of the risk management system. It also reviews audit results regarding internal control matters, including whistleblowing cases, and management's responses where applicable.

The Corporate Compliance Division ("CCD") reports directly to the Audit Committee and plays a crucial role in overseeing the internal governance of HSITPL. It assists the management in maintaining and implementing effective risk management and internal control system in compliance with corporate governance requirements and provides objective opinions to the Board. Within the risk management framework, CCD is responsible for identifying, assessing, managing and monitoring potential operational risks, and ensuring that appropriate risk management measures have been implemented. CCD develops the annual audit plan under a risk-based approach, which is submitted to the Audit Committee for approval. CCD conducts independent financial, operational and business unit activities audits, reports the results and makes recommendations to the respective Division Heads to devise appropriate improvement measures, and finally follows up on the implementation of such measures. CCD also participates in the implementation of the Whistleblowing Policy and provides internal control advice to support the development of various business processes.

During the year 2025/26, the Board, through the Audit Committee, has conducted periodic reviews and assessments of the effectiveness of the risk management and internal control systems of HSITPL and was satisfied with the effectiveness of the risk management and internal control systems based on the risk management reports and the results of the internal audit compiled by CCD.

授權範圍

董事會已訂立《一般商品及服務採購指引》、《工程相關合約採購指引》、《財務及會計政策與規章制度》及一系列與營運相關的政策，該等內部政策設有清晰審批權限，明確界定董事會的職權及其授予委員會及管理層的職權，以提高營運效率並同時維持適當的內部監控。

考慮到港深創科園公司規模將逐步擴大，未來的工作越趨多元化，而董事會肩負的工作將越趨繁重，董事會在審批一系列新政策時亦可作出適當授權，以確保港深創科園公司的有效管治及順暢運作。

管理層及員工

由行政總裁領導的管理層及員工，負責管理港深創科園公司的日常運作及執行由董事會制定的策略，並必須遵守公司所訂定之《員工行為守則》。

僱員道德操守及公司文化

港深創科園公司之職業道德行為於《員工行為守則》內詳細界定。《員工行為守則》涵蓋防止賄賂、利益衝突、收受餽贈及利益、處理機密資料及保密、職外業務或僱用、財務、營運及行政交易和知識產權等事宜。於2025/26年度，港深創科園公司已把《員工行為守則》納入新入職員工培訓，提醒員工必須遵守有關守則。

企業事務發展

在企業事務發展方面，本年度重點推動河套學研壹號（1號大樓）新建辦公環境之規劃、實施與未來營運管理方案。透過系統化設計與管理，項目將交付一個兼具功能性、啟發性與安全性，並全面符合法規要求的現代化工作空間。此舉不僅滿足當前辦公需求，更是支持公司長遠發展、提升組織韌性與企業價值的重大戰略投資。

Scope of Authority

The Board has established the Guidelines on Procurement of General Goods and Services, Guidelines on Procurement of Works Related Contract, Financial and Accounting Policies, Rules and Regulations, and a series of operational policies. These policies establish clear approval authorities, defining the Board's powers and those delegated to Committees and management. This enhances operational efficiency while maintaining appropriate internal controls.

Given HSITPL's expanding scale, increasingly diversified operations and growing workload of the Board, the Board may grant appropriate delegation when approving new policies to ensure effective governance and smooth operations of HSITPL.

Management and Staff

Management and staff, led by the CEO, are responsible for managing the day-to-day operations of HSITPL and implementation of the strategies determined by the Board. All employees must comply with the Employee Code of Conduct.

Employee Business Ethics and Corporate Culture

HSITPL's professional conduct standards are detailed in the Employee Code of Conduct. The Employee Code of Conduct covers anti-bribery, conflict of interest, acceptance of gifts and benefits, confidentiality and data protection, outside business engagement, financial, operational and administrative transactions, and intellectual property. During the year 2025/26, HSITPL incorporated the Employee Code of Conduct into its new employee induction programme, reinforcing employees' awareness of, and obligation to comply with, the Employee Code of Conduct.

Corporate Affairs Development

In respect of the corporate affairs development, we prioritised the planning, implementation and future operational management plan for the new office environment in Loop Academy One (Building 1). Through systematic design and management, the project will deliver a modern workspace combining functionality, inspiration and safety while fully complying with regulatory requirements. This not only meets current office needs but also represents a major strategic investment supporting HSITPL's long-term development, enhancing organisational resilience and increasing corporate value.

可持續發展報告

Sustainability Report



可持續發展報告

可持續發展披露準則

港深創科園初步依據國際可持續發展準則理事會（「ISSB」）發布的《國際財務報告準則S1號－可持續相關財務信息披露一般要求》（「IFRS S1」）和《國際財務報告準則S2號－氣候相關披露》（「IFRS S2」），及CDP所要求的披露標準，建構可持續發展披露框架。我們正強化內部程序、數據管理系統及管治架構，以支持更嚴謹及完整的可持續及氣候相關披露。我們將持續加強及對齊IFRS S1和IFRS S2，並逐步達致CDP的披露要求，以支持我們加強氣候韌性及推進減碳策略的長遠目標。

可持續發展管治

港深創科園將可持續發展管治融入組織內的不同層級，涵蓋董事會層面的監督、管理層層面的統籌，以至跨部門的執行等。此架構有助管理有關可持續發展的風險與機遇，並加強執行港深創科園的淨零碳策略。

2024年8月，董事會批准在業務拓展委員會下設立港深創科園的可持續發展架構。業務拓展委員會負責監督主要的可持續發展事務，就港深創科園的淨零碳策略和更廣泛的可持續發展重點所附帶的氣候相關風險與機遇提供指導。

Sustainability Report

Sustainability Disclosure Standards

The Loop Hong Kong Park has initially developed its sustainability disclosure framework with reference to IFRS S1 General Requirements for Disclosure of Sustainability-related Financial Information (“IFRS S1”) and IFRS S2 Climate-related Disclosures (“IFRS S2”) issued by the International Sustainability Standards Board (“ISSB”), together with CDP’s disclosure requirements. We are strengthening our internal processes, data management systems and governance structures to support more robust and comprehensive sustainability and climate-related disclosures. Over time, we will further enhance our alignment with IFRS S1, IFRS S2 and gradually meet CDP requirements, supporting our long-term objectives to strengthen climate resilience and advance our carbon reduction strategy.

Sustainability Governance

The Loop Hong Kong Park integrates sustainability governance across different levels of the organisation, from Board-level oversight and management-level coordination to cross-functional implementation. This structure supports the management of sustainability-related risks and opportunities and strengthens the delivery of the Loop Hong Kong Park’s net-zero strategy.

In August 2024, the Board approved the establishment of the Loop Hong Kong Park’s sustainability governance structure under the Business Development Committee (“BDC”). The BDC oversees key sustainability matters and provides direction on climate-related risks and opportunities arising from the Park’s net-zero strategy and broader sustainability priorities.



港深創科園管理層已成立跨部門的可持續發展行政指導小組，負責監督關鍵里程碑和引領淨零碳策略的執行工作。該小組由行政總裁擔任主席，首席項目發展總監擔任副主席，並設有至少三位由主席委任的總監，每年至少召開四次會議。

可持續發展行政指導小組就港深創科園的淨零碳實施計劃向業務拓展委員會提供意見，包括在2045年實現淨零排放的長遠目標。小組亦監督由設計、建築到營運方面的減碳舉措，並檢討氣候相關風險。

為支持落實工作，可持續發展行政指導小組下設兩個工作小組，分別是減碳工作小組及ESG管理系統工作小組，以推動跨部門工作。

At the management level, Loop Hong Kong Park Company has established a cross-departmental Sustainability Executive Steering Group (“SESG”) to oversee key milestones and lead the implementation of the net-zero strategy. The SESG is chaired by the Chief Executive Officer, with the Chief Project Development Officer serving as Vice-Chairperson, and comprises at least three corporate directors appointed by the Chairperson. The SESG meets at least four times each year.

The SESG provides advice to the BDC on the Loop Hong Kong Park’s net-zero implementation plan, including the long-term target of achieving net-zero emissions by 2045. The SESG also oversees cross-departmental decarbonisation initiatives across design, construction and operations, and reviews climate-related risks.

To support the work, the Decarbonisation Working Group and ESG Management System Working Group have been established under the SESG to drive cross-functional implementation.

我們的可持續發展方針

可持續發展概覽

隨著河套香港園區按《河套深港科技創新合作區香港園區發展綱要》推進規劃及發展，環境、社會及管治因素正逐步納入園區的規劃、建設及未來營運管理。港深創科園致力於建設一個鼓勵負責任發展、科技進步，以及產業、學術界與科研界協作的創新生態圈，為香港的創科事業長期穩健發展提供支撐。報告期內，我們的總體方針以實現淨零排放目標為中心，圍繞氣候行動、資源管理和持份者溝通，包括啟動《綠色約章》租戶參與計劃等重點領域，持續完善可持續發展管理的基礎。

為實現成為世界級創科樞紐的願景，園區正建立支援長期發展所需的體系、能力和管治架構，並通過完善基礎設施建設、深化合作機制等方式，支持園區長期穩健與可持續發展。

Our Approach to Sustainability

Sustainability Overview

As the Loop Hong Kong Park advances its planning and development in accordance with the Development Outline for the Hong Kong Park of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone, environmental, social and governance considerations are being progressively integrated into the planning, construction and future operation and management of the Park. The Loop Hong Kong Park is committed to building an innovation ecosystem that promotes responsible development, technological advancement, and collaboration among industry, academia and the research sector, thereby supporting the long-term and steady development of I&T in Hong Kong. During the reporting period, the overall approach has been centred around our net-zero commitments. Efforts were made to further strengthen the foundations of sustainability management, with a focus on key areas concerning climate action, resource management, and stakeholder engagement, including the launch of the Green Pledge tenant engagement programme.

To realise the vision of becoming a world-class I&T hub, the Park is establishing the systems, capabilities and governance framework required to support long-term development, while supporting the steady and sustainable development of the Park through enhanced infrastructure development and strengthened collaboration mechanisms.

識別及優先處理重要可持續發展議題

為識別對園區發展及持份者具有實質影響的可持續發展議題，港深創科園在報告期內已展開重要性評估流程的建設工作。基於初步內部評估及行業相關考慮，港深創科園圍繞園區發展和營運相關議題進行梳理，形成初步清單，作為未來持份者參與工作的基礎。已識別的重要議題概述如下：

Identification and prioritisation of material sustainability topics

To better understand the sustainability issues that are most relevant to the Park and its stakeholders, the Loop Hong Kong Park has commenced the development of its materiality assessment process during the reporting period. Based on preliminary internal assessments and industry considerations, the Loop Hong Kong Park has identified a preliminary list of material sustainability topics relevant to the Park's development and operations. The list will serve as a foundation for future stakeholder engagement. The list of identified material topics is summarised below:



- 氣候變化
Climate Change
- 可再生／潔淨能源
Renewable/Clean Energy
- 水資源
Water Resources
- 可持續建築
Sustainable Buildings
- 廢物管理與資源循環
Waste Management and Resource Circularity
- 生物多樣性保育
Biodiversity Conservation
- 能源效益
Energy Efficiency

環境 Environmental

- 培訓與發展
Training and Development
- 勞工實務與人權
Labour Practices and Human Rights
- 供應鏈管理
Supply Chain Management
- 平等機會
Equal Opportunities
- 社區投資
Community Investment
- 租戶福祉
Tenant Wellbeing
- 職業健康與安全
Occupational Health and Safety
- 科技創新
Technology and Innovation
- 策略夥伴關係
Strategic Partnerships



社會 Social



- 企業管治
Corporate Governance
- 商業道德
Business Ethics
- 資料私隱與資訊安全
Data Privacy and Information Security

管治 Governance

作為首階段工作，港深創科園已展開持份者參與調查，為環境、社會及管治議題排序建立初步基礎。在後續階段，港深創科園計劃透過持份者訪談及焦點小組討論等，進一步優化及與管理層驗證評估結果，以確保評估結果能適當地反映持份者的預期及港深創科園的策略性重點，以及環境、社會和管治議題帶來的內部和外部影響。預計重要性評估將於2026年第4季完成，並據此制定未來的可持續發展優先處理議題。未來，港深創科園將隨園區發展持續推進持份者參與工作，繼續深化對外部趨勢、新興議題及持份者期望的理解。

氣候變化及淨零能源轉型

我們的淨零承諾

隨著氣候變化持續影響城市、基礎設施和創科生態圈的營運環境，港深創科園意識到將低碳轉型納入園區長期發展計劃的重要性。為支持《香港氣候行動藍圖2050》的願景，2024年9月，港深創科園簽署科學基礎減碳目標倡議（「Science Based Targets initiative (SBTi)」）的淨零碳承諾書，正式啟動工作計劃，旨在建立碳排放量基準、制定減排目標，以及提交經核實的淨零排放轉型計劃以供審批。相關目標的核實工作預計將於2026/27財政年度完成。

報告期內，港深創科園加入商界環保協會的《零碳約章》，進一步加強外部協作和氣候行動，與超過80個機構共同支持香港於2050年實現碳中和，並透過年度進展匯報、能力建設及業界協作推動相關進程。

As an initial step, HSITP has initiated stakeholder engagement surveys to establish a preliminary basis for prioritising environmental, social and governance issues. In subsequent phases, the Loop Hong Kong Park will conduct stakeholder interviews and focus group discussions to further refine and validate the assessment results in consultation with management, ensuring that the outcomes appropriately reflect stakeholder expectations and the Loop Hong Kong Park's strategic priorities, as well as the internal and external impacts of environmental, social and governance issues. The materiality assessment is expected to be completed in the fourth quarter of 2026, providing a foundation for defining future sustainability focus areas. Looking ahead, the Loop Hong Kong Park will continue to advance stakeholder engagement alongside the Park's development, further strengthening its understanding of external trends, emerging issues and stakeholder expectations.

Climate Change and Net-Zero Energy Transition

Our Net-Zero Commitments

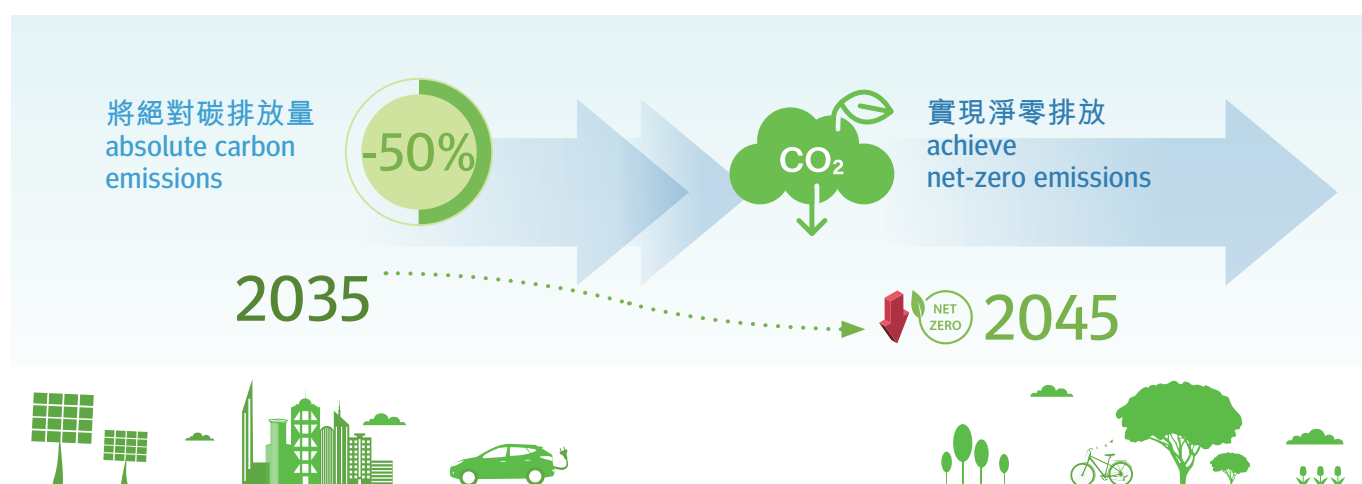
As climate change continues to shape the operating environment for cities, infrastructure and innovation ecosystems, the Loop Hong Kong Park recognises the importance of embedding decarbonisation into the long-term development of the Park. To support Hong Kong's Climate Action Plan 2050, in September 2024, the Loop Hong Kong Park signed a Net-Zero Commitment Letter with the Science Based Targets initiative ("SBTi"), formally launching a programme to establish a carbon emissions baseline, set emissions reduction targets, and submit a validated net-zero transition plan for approval. Validation of the targets is expected to be completed in FY2026/27.

During the reporting period, the Loop Hong Kong Park also joined the Business Environment Council ("BEC") Net-zero Carbon Charter, further strengthening external collaboration and advancing climate action. Together with over 80 organisations, the Park supports Hong Kong's goal of achieving carbon neutrality by 2050 through annual progress reporting, capacity building and industry collaboration.

在此基礎上，港深創科園制定了氣候目標，以2025/26年度為基準年，力爭於2035年將絕對碳排放量減少50%，並於2045年實現淨零排放。港深創科園正在制定一份全面低碳轉型的路線圖及可行的減排行動。該路線圖識別主要排放來源，並將制定行動方案。

Building on these commitments, the Loop Hong Kong Park has established climate objectives to reduce absolute carbon emissions by 50% by 2035 and achieve net-zero emissions by 2045, with FY2025/26 as the baseline year. The Loop Hong Kong Park is developing a decarbonisation roadmap, which identifies key sources of emissions and will establish corresponding action plans to support emissions reduction.

2025/26年度為基準年 FY2025/26 as the baseline year



過去三年（2023年至2025年）為香港有史以來最溫暖的三年。持續的氣候變化趨勢，包括全球氣溫及海平面上升，導致極端天氣事件的頻率和強度增加。為此，園區的早期規劃階段已納入了緩解措施以應對預期的氣候風險，包括提高地盤平整水平和盡早實施雨水排放規劃，以顯著降低未來的水浸風險，並增強項目的整體韌性。

The past three years (2023 to 2025) have been the warmest on record in Hong Kong. Ongoing climate change trends, including rising global temperatures and sea levels, have led to an increase in the frequency and intensity of extreme weather events. In response to the anticipated climate risks, mitigation measures were incorporated at an early stage of planning for the Park, including raising site formation levels and implementing upfront stormwater drainage planning to significantly reduce future flood risk and enhance overall project resilience.

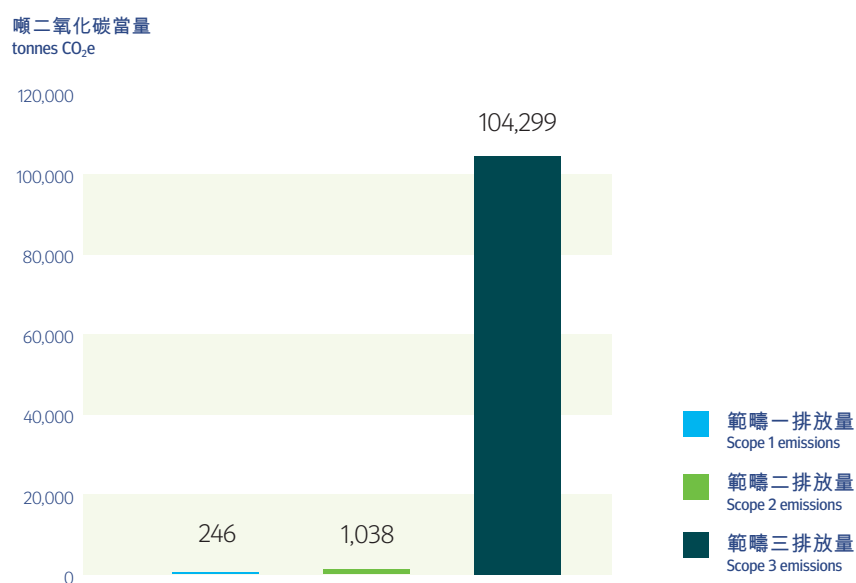
為掌握園區的營運碳足跡及為未來優先減碳策略提供參考，港深創科園持續進行碳排放的量度和預測。考慮到港深創科園目前的發展階段，現時工作重點為建立邁向淨零排放目標的基準，並逐步識別可在不同時段推動的減排機遇。港深創科園2025/26財政年度的碳排放量已由第三方機構按照《溫室氣體核算體系》進行核算，年度總碳排放量為105,583噸二氧化

The Loop Hong Kong Park has been measuring and projecting carbon emissions to build a good understanding of the Park's operational footprint and inform future decarbonisation priorities. Given the Park's current stage of development, the current focus is on establishing a baseline for our net-zero goals, while progressively identifying opportunities to reduce emissions over time. The carbon emissions of the Loop Hong Kong Park for FY25/26 were quantified by a third party in accordance with the Greenhouse Gas Protocol. The total emissions for the year

碳當量。於本年度內，多家本地及國際創科公司陸續進駐園區並開展營運，有關活動亦反映於本年度的排放數據之中，與園區營運相關的範疇一¹、範疇二²及範疇三類別一³的碳排放均開始增長。同時，創科園公司持續加快推進園區第一期發展工程，因此大部分的碳排放來自與建築活動相關的範疇三類別二排放⁴。範疇一、二及三的碳排放盤查結果如下：

amounted to 105,583 tonnes CO₂e. During the reporting year, a growing number of local and international I&T enterprises commenced operations at the Park. The expansion of operational activities is reflected in the emissions inventory, with increases recorded in Scope 1¹, Scope 2² and Scope 3 Category 1³ emissions associated with the Park's operations. At the same time, the Loop Hong Kong Park continued to accelerate the development of Phase 1 of the Park. As a result, the majority of the year's emissions arose from Scope 3 Category 2⁴ emissions related to construction activities. The Scope 1, 2 and 3 emissions inventory is set out below:

FY25/26 年度碳排放量 FY25/26 Carbon Emissions



- 1 — 範疇一排放指直接碳排放
- 2 — 範疇二排放指因外購電力及熱能所產生的間接碳排放
- 3 — 範疇三類別一排放指於價值鏈中，由外購商品及服務所產生的間接碳排放
- 4 — 範疇三類別二排放指於價值鏈中，由資本商品所產生的間接碳排放

- 1 — Scope 1 emissions refer to direct carbon emissions
- 2 — Scope 2 emissions refer to indirect emissions from purchased electricity and heat
- 3 — Scope 3 Category 1 refers to the indirect emissions generated from purchased goods and services in the value chain
- 4 — Scope 3 Category 2 refers to the indirect emissions generated from capital goods in the value chain

淨零能源轉型

在國家「十五五」規劃、「雙碳」目標以及耗能需求持續增長的背景下，長期的低碳轉型將取決於能源結構優化。可再生能源及其他低碳能源解決方案有助於減少對高碳排放電力的依賴，推動園區能源供應向潔淨化、多元化發展。

港深創科園著重平衡增長與能源使用的可持續性，並著力營造有利條件，支持與能源轉型相關的研究、合作及技術發展。在此方針下，第一批次發展的建築均安裝了光伏系統並連接至電網。除了一般高效能光伏板外，11號大樓的戶外花園亦安裝了光伏地磚，結合美化景觀及實用功能，為未來提升園區可再生能源使用比例做好準備。

水資源管理

港深創科園已將節水措施融入其建築環境和營運規劃中，作為園區整體可持續發展策略的一部分。該等措施旨在減少用水量，並提高用水效益。

港深創科園的建築設計旨在實現高水平的節水績效，並以在既定基準降低30%用水量為目標。

用水效率的考量延伸至景觀管理範疇。園區採用了自動灌溉系統，以便更精準地按需要澆灌綠化空間，從而減少傳統噴灌系統造成的不必要浪費。透過更精準的控制系統，預計灌溉用水量可減少約50%，大幅提升用水效益。於2025/26年度，園區首個營運年度的用水量為19,144立方米。隨著園區持續發展及更多租戶進駐，港深創科園將持續監察用水趨勢及營運需求，並適時評估用水管理策略，以支持園區的長遠可持續發展。

Net-Zero Energy Transition

Against the backdrop of the national “15th Five-Year Plan”, the “dual carbon” goals, and the continued growth in energy demand, long-term decarbonisation will depend on the optimisation of the energy mix. Renewable energy and other low-carbon energy solutions can help reduce reliance on carbon-intensive electricity and support the development of a cleaner and more diversified energy supply for the Park.

The Loop Hong Kong Park places emphasis on balancing growth with the sustainability of energy use, while creating favourable conditions to support research, collaboration and technological development related to energy transition. In line with this approach, photovoltaic systems have been installed across buildings in the Batch 1 development and connected to the power grid. In addition to standard high-efficiency photovoltaic panels, a photovoltaic paving system has been installed in the external garden of Building 11, combining landscape enhancement with practical functionality, laying the groundwork for increasing the share of renewable energy in the Park in the future.

Water Management

As part of the Park’s broader sustainability approach, the Loop Hong Kong Park has incorporated water efficiency measures into its built environment and operational planning. These measures are intended to reduce water consumption and improve the efficiency of water use.

The Loop Hong Kong Park’s buildings are designed to achieve a high level of water performance, with a target of reducing water consumption by 30% against the applicable benchmark.

Water efficiency considerations extend to landscape management. An automatic irrigation system has been adopted to enable more accurate and need-based watering of landscaped areas, thereby reducing unnecessary water use associated with conventional sprinkler systems. Through this more precise approach, irrigation water consumption is expected to be reduced by approximately 50%, significantly enhancing overall water efficiency. In FY2025/26, the Park recorded total water consumption of 19,144 m³ in its inaugural year of operations. As the Park continues to expand and accommodate additional tenants, the Loop Hong Kong Park will closely monitor water consumption trends and operation demands, and evaluate water management strategies in a timely manner to support its long-term sustainable development.

建築及社區綠色設計

港深創科園將可持續發展概念融入整體建築設計與園區發展，並深明項目初期階段的決策可對長期的環境績效產生深遠影響。

智能建築科技與能源效益

港深創科園自規劃和設計初期便已將能源效益納入整體發展考量，致力減少不必要的能源需求、提高營運效率，並為長期低碳轉型建立堅實基礎。

相關措施包括採用高性能空調系統，以及高效的照明與升降機系統，從而優化主要建築服務的能源使用，提升整體營運效率，並支持創建更節約資源的建築環境。根據能源模擬結果，相關設計措施預計可使年度能源消耗量減少約19.4%，高峰電力需求減少約23.5%。相關早期設計優化措施有助提升建築的被動式環境性能，增強對熱量和光線的調節，長遠減少港深創科園及租戶的能源需求。

港深創科園在第一批次發展中引入多項智能技術，以加強能源管理並提升建築環境的質量。智能計量系統提供準確的即時能源使用數據，使設施管理人員更能了解能源消耗模式，並有助識別提升能源績效和優化營運成本的機會。於2025/26年度，園區的能源消耗量為3,054,007千瓦時。作為首年度營運的能源表現數據，該指標為港深創科園建立了能源使用基準，為未來識別節能機會、制定更具針對性的能源管理策略及追蹤減碳進展提供重要依據。

Green Design of Buildings and Neighbourhoods

The Loop Hong Kong Park integrates sustainability considerations into overall building design and park development, recognising that decisions made at the early stages of a project can have a lasting impact on long-term environmental performance.

Smart Building Technology and Energy Efficiency

Energy efficiency has been embedded into the Park's development from the earliest planning and design stages. The Loop Hong Kong Park seeks to minimise unnecessary energy demand, strengthen operational efficiency and lay a robust foundation for long-term decarbonisation.

Measures include the adoption of high-performance air-conditioning systems, as well as energy-efficient lighting and lift systems, to optimise energy use across key building services, improve operational efficiency and support the development of a more resource-efficient built environment. These design measures are projected to reduce annual energy consumption by approximately 19.4% and peak electricity demand by approximately 23.5%. These early-stage optimisation measures help enhance passive environmental performance, improve the regulation of heat and light, and reduce long-term energy demand for both the Park and its tenants.

The Loop Hong Kong Park has also adopted a range of technologies in the Batch 1 development to support more effective energy management and enhance the quality of the built environment. Smart metering systems provide accurate, real-time energy usage data, enabling better visibility over consumption patterns and helping to identify opportunities for improved energy performance and cost savings. In FY2025/26, the Park recorded total energy consumption of 3,054,007 kWh. This metric serves as the energy performance baseline for our inaugural year of operations, supporting the future identification of energy efficiency opportunities, the enhancement of energy management strategies, and the monitoring of progress towards our long-term decarbonisation goals.

低碳建造

此策略的一項關鍵重點，是於項目早期階段推動設計優化。港深創科園在設計階段運用先進的模擬工具，包括日照路徑分析和微氣候研究，改善建築外牆設計。港深創科園進行了項目全生命周期碳排放分析，從而更深入地了解和管理重點開發項目中的隱含碳排放。評估結果顯示，上蓋建設的碳排放強度顯著優於基準水平，反映園區在項目初期已納入低碳建築策略，並取得相應成效。

上述表現部分源於廣泛採用場外製造和預製建造技術，從而提高施工效率及減少對環境的影響。例如，11號大樓超過一半的樓層面積採用模組化整合建造(MiC)，而8號及9號大樓約65%的結構構件採用裝配式設計(DfMA)，主要機電設備間亦廣泛採用了機電裝備合成法(MiMEP)。相關措施成功將現場建築廢棄物減少約50%，同時亦提高現場安全性和施工效率。

綠色建築認可

港深創科園在可持續建築發展方面採取整體方針，並於設計及施工各階段兼顧環境表現。園區在可持續建築方面的進展亦已獲多項綠色建築認證及獎項肯定。

此外，建設中的2、3、5及6號大樓亦積極採用多項可持續發展策略與設計，致力在綠建環評、LEED綠建築認證及WELL健康建築標準下取得卓越成果。

Low Carbon Construction

A key focus of this approach is the optimisation of project design at an early stage. During the design phase, the Loop Hong Kong Park applies advanced simulation tools, including sun path analysis and microclimate studies, to refine building envelope design. The Loop Hong Kong Park has conducted lifecycle carbon assessments to better understand and manage embodied carbon in key development projects. The assessment indicates that the carbon intensity of the superstructure is significantly better than the standard baseline, reflecting the incorporation and effectiveness of low-carbon construction strategies from the early stages of the Park's development.

This performance has been supported by the extensive use of off-site manufacturing and prefabrication strategies to improve construction efficiency and reduce environmental impacts. For example, Building 11 utilised Modular Integrated Construction ("MiC") for more than half of its floor plate areas, while Buildings 8 & 9 adopted Design for Manufacture and Assembly ("DfMA") for approximately 65% of structural elements and Multi-trade integrated Mechanical, Electrical and Plumbing ("MiMEP") for key plant rooms. These approaches have been instrumental in reducing on-site construction waste by around 50%, while also improving site safety and construction efficiency.

Green Building Recognition

These efforts reflect the Loop Hong Kong Park's holistic approach to sustainable building development, in which environmental performance is considered across both design and construction. The Loop Hong Kong Park's progress in this area has also been recognised through various green building certifications and awards.

In addition, Buildings 2, 3, 5 & 6 currently under construction have actively incorporated a range of sustainable design strategies, with a view to achieving strong performance under BEAM Plus, LEED and WELL green building certification frameworks.

綠色建築認證

Green Building Accreditations



綠建環評社區1.0版最終鉑金級

BEAM Plus Neighbourhood V1.0 Final Platinum

河套學研壹號 (1號大樓)	2號、3號、5號、6號、8號、9號及11號
Loop Academy One (Building 1)	Buildings 2, 3, 5, 6, 8, 9 & 11



綠建環評新建建築2.0版暫定鉑金級

BEAM Plus New Buildings v2.0 Provisional Platinum

河套學研壹號 (1號大樓)	8號及9號大樓	11號大樓
Loop Academy One (Building 1)	Buildings 8 & 9	Building 11



WELL健康建築標準™ — 中期認證™

WELL Building Standard™ – WELL Precertified™

河套學研壹號 (1號大樓)	8號及9號大樓
Loop Academy One (Building 1)	Buildings 8 & 9



Fitwel – 3星級

Fitwel – 3 Star

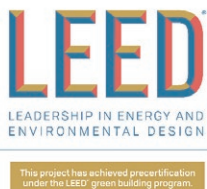
11號大樓
Building 11



能源與環境設計先鋒評級 — 樓宇設計與建築 — 鉑金級預認證

LEED Building Design + Construction Pre-Certification Platinum

河套學研壹號 (1號大樓)
Loop Academy One (Building 1)



能源與環境設計先鋒評級－樓宇設計與建築－金級預認證 LEED Building Design + Construction Pre-Certification Gold

8號及9號大樓
Buildings 8 & 9



SmartScore Neighborhood 鉑金級認證 SmartScore Neighborhood Platinum

河套學研壹號(1號大樓)、2號、3號、5號、6號、8號、9號及11號大樓
Loop Academy One (Building 1), Buildings 2, 3, 5, 6, 8, 9 & 11



WiredScore Neighborhood 鉑金級認證 WiredScore Neighborhood Platinum

河套學研壹號(1號大樓)、2號、3號、5號、6號、8號、9號及11號大樓
Loop Academy One (Building 1), Buildings 2, 3, 5, 6, 8, 9 & 11



生態韌性及生物多樣性

河套香港園區周邊環繞著具生態價值的濕地、魚塘及位於後海灣內灣及深圳河的重點鳥類棲息地。在整體規劃及發展過程中，園區始終貫徹「人與自然和諧共生」的發展理念，致力在推動創新科技與經濟高質量發展的同時，妥善保護自然資源及生態系統，為區域可持續發展奠定長遠基礎。

在項目規劃過程中，園區特別重視河套地區鄰近的林木與濕地生態系統。河套地區東南已劃出面積約12.8公頃的生態區，以保存或補償具保育價值的生態環境，如種植蘆葦叢、水生植物及其他原生植物等。當中淡水沼澤區設有小島，提供多元化生態環境以支持包括雀鳥、歐亞水獺等動物棲息和繁殖。生態區亦為現有的雀鳥飛行廊道保留空間，並與舊深圳河河曲及魚塘融合相連，形成連貫濕地，以維持園區鄰近的生態完整性。港深創科園在建築設計中融入了對護鳥友善理念，以保護野生鳥類免受傷害並減輕來自都市環境的危害。

減少廢物及回收

河套香港園區正建立一套管理架構，以加強園區內資源及廢物的整體管理。港深創科園以循環經濟為指導原則，旨在透過與本地回收業、科技公司、非政府組織以及相關政府機構合作，實現高效的資源利用。

Ecological Resilience and Biodiversity

The area surrounding the Loop Hong Kong Park encompasses ecologically significant wetlands, fishponds, and key bird habitats within the Inner Deep Bay and along the Shenzhen River. Throughout the planning and development process, the Park has consistently upheld the principle of “Harmony Between Humanity and Nature”. The Loop Hong Kong Park is committed to advancing I&T alongside high-quality economic development, while safeguarding natural resources and ecological systems to lay a solid foundation for the long-term sustainable development of the region.

During the planning stage, particular attention was given to the woodland and wetland ecosystems adjacent to the Loop area. An ecological area of approximately 12.8 hectares has been designated in the southeastern part of the Loop area to preserve and compensate for habitats of conservation value, including reed marshes, aquatic vegetation and other native plant species. Within the ecological area, small islands within the freshwater marsh provide diverse habitats that shelter and support the breeding of wildlife such as birds and Eurasian otters. The ecological area also maintains space for an existing bird flight corridor and is interconnected with the old Shenzhen River meander and the adjacent fishponds, forming a continuous wetland system that helps maintain ecological integrity in areas surrounding the Park. The Loop Hong Kong Park has incorporated bird-friendly considerations into building design to protect wild birds from harm and mitigate urban hazards.

Waste Reduction and Recycling

The Loop Hong Kong Park is developing a framework to support the strategic management of resources and waste across the Park. With circularity as a guiding principle, the Loop Hong Kong Park aims to achieve strong resource use performance through collaboration with local recycling industries, technology companies, non-governmental organisations (“NGOs”) and relevant government bodies.

在日常營運方面，河套香港園區正採取措施減少營運中產生廢物，包括持續推進數碼化和自動化流程，以簡化運作並減少紙張使用。同時，園區亦推動資源重用，例如在搬遷過程中重用辦公家具，並引入電子名片供僱員使用，以減少紙張消耗，並鼓勵以更可持續的方式與持份者溝通。整體上，河套香港園區持續探索可在園區內推廣的創新解決方案，藉以提高資源利用效率和營運效益。

施工階段亦實施了廢物管理措施。承建商需為其項目制定廢物管理計劃，遵循減少、重用和循環再造的原則，並確保有效實施對施工活動中產生的廢物的分類，促進更有效率的資源回收，從而減少廢物棄置。

啟用「綠點•自助回收站」

為促進減少廢物和鼓勵源頭分類，河套香港園區設有專門的回收設施點——「綠點•自助回收站」，用於收集常見的可回收物料。該設施同時作為重要平台，用以推動及加深持份者對回收及源頭分類的認識與參與。

廚餘管理

廚餘是香港最大的城市固體廢物之一，管理園區內餐廳產生的廚餘，為從源頭減少廢物提供了一個重要機會，同時亦可促進租戶參與循環經濟相關措施。

At the operational level, the Loop Hong Kong Park is also taking steps to reduce waste generation in its day-to-day activities. This includes ongoing efforts to digitalise and automate manual processes in order to streamline operations while reducing paper use and printing demand. Resource reuse is also promoted, such as the reuse of office furniture during relocation and the introduction of digital business cards to reduce paper consumption and encourage more sustainable stakeholder engagement. More broadly, the Loop Hong Kong Park continues to explore innovative solutions that can be adopted across the Park to enhance resource efficiency and improve operational effectiveness.

Waste management measures are also applied at the construction stage. Contractors are required to develop waste management plans for their projects. Guided by the principles of reducing, reusing and recycling, contractors are required to segregate waste generated by construction activities for appropriate handling. This facilitates more efficient resource recovery and reduces waste disposal.

Launch of Green Spot@HSITP

In order to facilitate waste reduction and encourage source separation, recyclable materials are collected through Green Spot@HSITP, a dedicated facility designed to engage users across the Park. Green Spot@HSITP also serves as an important platform to educate and engage our stakeholders in recycling and source separation.

Food Waste Management

Food waste is one of Hong Kong's largest municipal solid waste streams, and managing food waste generated by restaurants within the Park presents an important opportunity to reduce waste at source while engaging tenants in circular economy-related initiatives.

為了支持有關工作，11號大樓已配備一套日處理能力為150公斤的現場廚餘預先處理裝置。該裝置採用基於高溫快速微生物分解的環保技術，並結合節能特性，能快速且衛生地處理廚餘。透過此項過程，廚餘的體積可減少90%以上。此舉有助減少廚餘堆填量，加工而成的有機肥料亦支持有機資源循環利用，包括用於景觀美化和其他綠化用途。該項目自2026年1月起在園區餐廳試行，並獲得參與租戶的廣泛關注和支持。

污水及廢水管理

河套香港園區設有污水處理設施，以減低營運過程中產生的污水對環境的影響。第一批興建的臨時污水處理廠配備了先進的污水生物處理模組，足夠接收和處理八座建築物產生的廢水。另外，透過為實驗室大樓租戶活動所產生的排放進行預處理，臨時污水處理廠的整體處理能力亦得以提升。

綠色運輸

作為將可持續發展融入日常營運的一部分，河套香港園區已推動企業乘用車隊由傳統燃油車轉型為電動車，並於園區停車場設置電動車充電設施。此項計劃體現港深創科園在具備技術及營運可行性範疇內，優先採用低排放替代方案，以支持低碳轉型的務實方針。

企業車隊電氣化有效地排除了運輸營運中的直接廢氣排放，並顯著減少了與車輛燃料消耗相關的碳排放。隨著園區持續發展，加強與公共運輸連接、推廣清潔技術及優化營運安排，將成為推進低碳轉型路線重要舉措。

To support this, Building 11 has been equipped with an on-site food waste pre-treatment unit with a handling capacity of 150 kg per day. The unit uses environmentally friendly technology based on high-temperature rapid microbial decomposition, together with energy-saving features, to process food waste quickly and hygienically. This process reduces the volume of food waste by over 90% and helps divert food waste from landfill. The processed output can be converted into organic fertiliser, supporting the circular use of organic resources, including for landscaping and other greening applications. The initiative has been piloted in Park restaurants since January 2026 and has received broad attention and support from participating tenants.

Sewage and Wastewater Management

The Loop Hong Kong Park has put in place sewage and wastewater treatment facilities to reduce the environmental impact of sewage and wastewater generated from its operations. The temporary sewage treatment plant (“TSTP”) constructed under Batch 1 is equipped with advanced biological treatment modules and is capable of receiving and treating wastewater generated from eight buildings. In addition, wastewater generated from laboratory tenant activities is subject to pre-treatment, which further enhances the overall treatment capacity of the TSTP.

Green Transport

As part of our broader efforts to integrate sustainability into daily operations, the Loop Hong Kong Park has initiated the transition of our corporate passenger car fleet from petrol-powered vehicles to electric vehicles (“EVs”) and installed EV charging infrastructure across the Park’s car parks to support this transition. This initiative reflects the Park’s practical approach to decarbonisation by prioritising low-emission alternatives in areas where viable solutions are available.

The electrification of the corporate fleet has effectively eliminated direct tailpipe emissions from transport operations and significantly reduced carbon emissions associated with vehicle fuel consumption. As the Park continues to develop, enhancing connectivity with public transport, promoting clean technologies and optimising operational arrangements will remain an important aspect of our low-carbon transition pathway.

社會

河套香港園區堅信，穩定、專業的人才隊伍是支撐長期發展的重要基礎，園區持續營造以人為本、鼓勵成長的工作環境。透過提供公平機會和充分支持，激發每一位僱員的潛能。同時，園區積極構建蓬勃且負責任的價值鏈，透過積極與持份者溝通和負責任的管理舉措，與租戶、合作夥伴和供應商共建長期互信的關係。

人才與組織

為鞏固河套香港園區在創新科技領域的獨特優勢，並推動產業策略性對接，人力資源部與領導團隊攜手合作，透過舉辦季度員工大會、員工活動及工作坊，培育具前瞻思維的組織文化、價值觀與心態。港深創科園已成功重塑其組織文化與精神面貌。我們堅信，人才自發追求卓越，並為河套創造持久價值，貢獻力量。同時，園區系統性地建構核心組織能力及提升員工敬業度，以支撐卓越營運，並推動實現「一河兩岸、一區兩園」創新生態系統的戰略目標。

我們的文化及精神氣質：主動擔當

在河套香港園區，我們秉持一個獨特且明確的信念：人才並非受外在驅使，而是基於內在動力自願奉獻。此理念是我們於過去財政年度推動文化轉型的基石。透過個人抱負與國家使命相結合，將宏大的願景轉化為集體實踐。藉由營造一個「主動擔當」的環境，我們成功重塑了組織的基因，建立一支懷抱使命感、追求卓越，並致力為香港及我們所服務的社群創造持久價值的工作團隊。

Social

The Loop Hong Kong Park recognises that a resilient and high-performing workforce is essential to achieving its vision, and is dedicated to creating a people-centred and empowering work environment. By providing fair opportunities and ample support, the Park enables its people to unlock their full potential. In parallel, it strives to promote a thriving and responsible value chain, cultivating long-term mutually beneficial relationships with tenants, partners and suppliers through active stakeholder engagement and responsible management practices.

Organisation and Human Resources Development

In order to reinforce the Loop Hong Kong Park's distinctive edge in the I&T landscape and facilitate strategic industry synergy, the Human Resources Department, together with the leadership team, has been cultivating a forward-thinking organisational culture, values, and mindset through quarterly staff assemblies, employee engagement activities, and workshops. The Park has successfully transformed its organisational culture and ethos. The Park firmly believes that talent proactively pursues excellence and contributes to creating lasting value for the Loop. Concurrently, we are systematically strengthening core organisational capabilities and boosting employee engagement to underpin operational excellence and drive the realisation of the strategic vision for a "One River, Two Banks" and "One Zone, Two Parks" innovation ecosystem.

Our Culture and Ethos: Fostering Proactive Ownership

At the Loop Hong Kong Park, we hold a clear belief: talent is motivated by an inner drive to contribute rather than by external pressure. This principle underpinned our cultural transformation during the past financial year. By aligning personal aspirations with the national mission, we turned an ambitious vision into collective action. By fostering an environment of "proactive ownership", we reshaped our organisational culture and built a workforce with a strong sense of purpose, a commitment to excellence and a determination to create lasting value for Hong Kong and the communities we serve.

為進一步擴充本地創科人才庫，園區積極拓展與本地及國際知名高等學府的合作網絡，籌備推展「大學生實習計劃」，並與包括史丹佛大學、香港大學及香港科技大學在內的頂尖院校展開深入交流與對接。計劃將為學生提供「一區兩園」的跨域學習體驗，同時為園區引入年輕世代與學術界的新思維與新方法，推動園區創新與持續成長。河套香港園區公司期望藉此培育富有創新熱情與活力的河套文化，共同構建面向未來的協作團隊。

為實現將河套地區打造成為高端人才聚居地及首選僱主品牌的願景，河套香港園區公司將以「一河兩岸、一區兩園」為發展焦點，參與「香港高才通人才服務協會」的招聘會，並合作開展聯合招聘活動。

僱傭常規

我們遵守所在的司法管轄區的所有適用法律法規要求，包括香港《僱傭條例》及《職業安全及健康條例》等。我們通過《員工手冊》和《員工行為守則》明確界定我們對僱員職業道德行為的期望和標準，《員工行為守則》涵蓋防止賄賂、利益衝突、收受饋贈及利益、處理機密資料及保密、知識產權、職外業務或僱用、財務、營運及行政交易等事宜。員工必須遵守有關守則。同時，我們的《培訓和發展政策》支持僱員培養持續成長所需的技能。

To further expand the local I&T talent pool, the Park has actively engaged leading local and international academic institutions to explore and prepare for the University Internship Programme, and is conducting in-depth exchanges and coordination with the top-tier institutions including Stanford University, the University of Hong Kong, and The Hong Kong University of Science and Technology. The programme will provide students with a cross-boundary learning experience across “One Zone, Two Parks”, while introducing new thinking and methods from the younger generation and academia to the Park, promoting innovation and sustainable growth. Loop Hong Kong Park Company aims to foster a Loop culture defined by innovation and vitality, and to build a collaborative team for the future.

To realise the vision of the Loop as a high-end talent hub and preferred employer brand, Loop Hong Kong Park Company will centre its development on the “One River, Two Banks” and “One Zone, Two Parks” framework. It will participate in recruitment fairs hosted by the Hong Kong Top Talent Service Association and conduct joint recruitment initiatives.

Employment Practices

We comply with all applicable laws and regulations in the jurisdictions where we operate, including Hong Kong’s Employment Ordinance and Occupational Safety and Health Ordinance. We communicate our expectations and standards through our Employee Handbook and Code of Conduct for Employees, which cover topics including anti-bribery, conflict of interest, acceptance of gifts and benefits, confidentiality, intellectual property, outside business activities, and employment, financial, operational, and administrative transactions. Employees are required to comply with these documents. Our Training and Development Policy supports employees in building the skills they need for continuous growth.

僱傭概況

河套香港園區擁有持續壯大的僱員團隊且擁有清晰的組織架構，為長遠發展提供堅實支撐。

強化人才及文化策略

人才是推動創新與科技前進的決定性力量。在河套香港園區公司，我們堅信，未來並非等待而來，而是主動創造。為實現我們作為一個多元、全球連接且具國際視野的創新科技平台的願景，我們招攬、培育與賦能高素質人才，共同推動創新，開創未來。透過投資於敢於突破界線的人才，我們正塑造一個不僅能夠在世界舞台上競爭，更能定義世界舞台的創新生態系統——為香港、為國家，亦為世代相傳的未來，創造深遠而持久的影響。

配合園區聚焦生命健康科技、人工智能及數據科學等前沿領域，我們確立務實高效的人才與組織策略，涵蓋前瞻性人員規劃、彈性組織架構、精準人才招聘與管理、系統化人才培育與轉型、創新型未來工作模式設計，以及多元化共融文化建設，持續強化人才核心支撐與組織發展韌性。

廣納人才

作為國家級戰略平台，河套香港園區憑藉多元渠道拓展人才來源，並通過參與及推行不同人才項目吸納及培育人才，打造具備全球競爭力與跨界協作力的專業團隊。

Employment Profile

The Loop Hong Kong Park maintains a steadily expanding and well-structured workforce that aligns with our needs for long-term development.

Strengthening Talent and Culture Strategies

Talent is the decisive force that propels I&T forward. At Loop Hong Kong Park Company, we recognise that the future is not something we wait for; it is something we build. To realise our vision as a diverse, globally connected, and internationally oriented I&T platform, we attract, develop and empower high-calibre talent to drive innovation and shape the future together. By investing in people who think beyond boundaries, we are shaping an innovation ecosystem that not only competes on the world stage but also defines it – creating lasting impact for Hong Kong, the nation, and the generations to come.

Supporting the Park's focus on Life and Health Technology, AI, and Data Science, we implement pragmatic and efficient talent and organisational strategies. These span forward-looking workforce planning, agile structures, precise talent acquisition and management, systematic talent development and transformation, innovative future work models, and a diverse, inclusive culture, reinforcing our talent capabilities and organisational resilience.

Talent Attraction

As a national strategic platform, the Loop Hong Kong Park broadens talent acquisition through diverse channels and by participating in and implementing various talent programmes. These efforts are aimed at building a globally competitive team with strong cross-disciplinary collaboration capabilities.

兩地園區成立「河套聯合人才小組」

為充分發揮河套深港科技創新合作區在人才發展方面的制度與區位優勢，我們與河套深圳園區成立「河套聯合人才小組」，共同推動跨園區人才發展。小組緊扣人才發展需求，統籌策劃各類培訓活動，提升「一河兩岸、一區兩園」的「軟實力」和「創新文化」。小組組建了專業培訓師團隊，推動認證課程及活動，使軟性能力與專業技術能力相輔相成。

通過聯合人才活動，港深兩地人才在相同的學習歷程中建立連結，進一步鞏固跨境合作的堅實夥伴關係。

年內，河套香港園區與深圳園區進行了多次實地考察及互訪，包括於2025年7月，我們前往深港科創「河套壹號」考察，並就項目設計、工程建設等事宜開展深入研討。同年10月，深港科創代表團走進港深創科園參觀躍進空間及濕實驗室，深入了解創科生態圈的發展等。

員工福祉

我們為僱員提供貼心且具競爭力的福利，以吸引和留住人才。薪酬水平參照市場標準，並符合香港最低工資要求，確保相關制度不僅符合監管規定，且高於該等規定。為表揚卓越的工作表現，我們加強了績效管理和獎勵機制，確保員工擁有清晰的職業晉升路徑。全職僱員可享有全面的福利保障，包括醫療保險、各種假期以及退休福利。

“Hetao Joint Talent Task Force” Established by Hong Kong and Shenzhen Parks

To fully leverage the institutional and locational advantages of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone in talent development, the Loop Hong Kong Park and the Shenzhen Park established the Hetao Joint Talent Task Force (the “Task Force”) to promote cross-park talent development. Aligned with talent development needs, the Task Force co-ordinates various training activities to enhance the soft power and innovation culture of the “One River, Two Banks” and “One Zone, Two Parks” framework. It also assembled a team of professional trainers to drive certification courses and activities, ensuring that soft skills are complementary to technical expertise.

Through joint talent activities, talent from Hong Kong and Shenzhen build connections through shared learning experiences, further strengthening cross-boundary partnerships.

During the reporting year, the Loop Hong Kong Park conducted multiple field visits and exchange visits with the Hetao Shenzhen Park. In July 2025, we visited Hetao No. 1 of Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone Development Co., Ltd. (“SH-STIC”) to discuss project design and engineering. In October, the SH-STIC delegation toured the Loop Hong Kong Park, visiting the Incubation Centre and the wet laboratories to gain deeper insights into the development of the I&T ecosystem.

Employee Wellness

We provide our employees with thoughtful and competitive benefits to attract and retain talent. Our remuneration is benchmarked against market standards and complies with Hong Kong’s statutory minimum wage requirements, ensuring that our arrangements not only meet but exceed regulatory requirements. To recognise professional excellence, we have strengthened our performance management and incentive systems, ensuring clear pathways for career progression. Full-time employees receive comprehensive support, including medical coverage, various leave entitlements, and retirement benefits.



園區設計秉承「以人為本」的理念，專注為所有園區持份者，包括港深創科園員工及進駐企業所引進的人才打造舒適、便捷、健康且可持續的生活與工作環境。我們致力打造世界級的健康工作空間，如使用自然採光來優化整體照明的設計、智能監控室內污染物及融合多項動態設計以鼓勵身心活動等，使建築環境對人體健康、心理福祉及生活品質帶來正面影響。今年落成的8號及9號大樓，已成功取得WELL預認證，而河套學研壹號（1號大樓），作為河套香港園區的總部，亦計劃取得WELL的認證，標誌著園區在「以人為本」的健康環境建設上的重要里程碑。

園區融合自然與人居，打造綠色健康生活空間。沿生態區邊界設有緩跑徑，與自然環境無縫銜接，提供舒適的步行與運動體驗。11號大樓周邊經優化設計，綠化覆蓋率逾30%，樹木覆蓋率超20%，有效提升熱舒適度，營造涼爽、寧靜且富有生命力的公共空間。園區推行單車友善設計，設有專用路徑與停車設施，並連結新界單車網絡，鼓勵低碳出行，便利通往周邊自然與文化景點。隨著第二及第三批次擴建推進，此單車友善設計有望進一步緩解內部交通壓力，深化可持續發展與健康生活理念的實踐。

The design of the Park embodies a people-centric philosophy, creating comfortable, convenient, healthy, and sustainable environments for our employees and talent employed by tenant enterprises. We are committed to world-class healthy workspaces, including optimising lighting through natural daylight, using smart systems to monitor indoor pollutants and incorporating active design to encourage physical activity. These initiatives help create a built environment that positively impacts human health, mental well-being, and quality of life. Buildings 8 & 9, which were completed this year, have achieved WELL Precertification. Loop Academy One (Building 1), the Loop Hong Kong Park's headquarters, is also pursuing WELL certification, marking a significant milestone in our people-centric health environment.

The Park integrates nature and living spaces to create green, healthy environments. Jogging paths along the Ecological Area boundary seamlessly connect with the natural environment, offering comfortable walking and exercise experiences. Surroundings of Building 11 feature optimised design with over 30% greenery and 20% tree coverage, enhancing thermal comfort and creating cool, quiet, and vibrant public spaces. The Park implements bicycle-friendly design with dedicated paths and parking facilities, connecting to the New Territories Cycle Track Network to encourage low-carbon travel and provide convenient access to surrounding natural and cultural attractions. As the expansion of Batches 2 and 3 advances, the bicycle-friendly design is expected to further alleviate internal traffic pressure, advancing the commitment to sustainable development and healthy living.

員工發展

我們高度重視僱員培育，並視之為人才發展策略的核心，我們的《培訓與發展政策》為此提供支持。人力資源發展組積極推進一系列前瞻性培育計劃，旨在深化員工的創新思維與科技視野，系統性建立並提升組織的核心才能與能力。

憑藉港深兩地的互補優勢，河套香港園區受惠於「一區兩園」架構帶來的戰略優勢。河套合作區聯合人才計劃讓員工對兩地的大型創科企業進行五次實地考察，從而深入了解整個行業的運作實務和新興發展趨勢。各種沉浸式的交流活動確保我們的團隊能緊跟創科發展大局，把握不斷湧現的新機遇。

於2025/26年度，港深創科園公司舉辦多項培訓，包括DiSC團隊協作行為風格工作坊、生物製藥領域座談會及深港園區租賃合同合規實務講座。此外，港深創科園公司亦組織標竿企業參訪，實地借鑑前沿實戰經驗，到訪例如比亞迪、香港飛機工程有限公司及香港國際航空學院等企業。透過實地交流，團隊深入了解標竿企業在推動數碼轉型與科技應用方面的寶貴經驗與應對挑戰之道，有效拓展員工的創新視野與思維格局。相關活動獲兩地員工正面反饋，並對公司的安排表示肯定。

為持續強化內部可持續發展的知識，我們定期在各工作小組之間分享可持續發展趨勢和最佳實踐。年內，我們圍繞關鍵可持續發展議題組織網絡研討會，確保僱員及時了解前沿信息，並能夠將負責任理念融入日常工作中。為了進一步加深對氣候相關議題的理解，我們在2026年3月舉辦氣候研討會。研討會以互動協作的方式，引導參與者探討氣候挑戰，理解系統間相互依存的關係，並反思個人行為如何能推動有意義的改變。

Employee Development

We place strong emphasis on employee training as part of our broader talent development strategy, supported by our Training and Development Policy. The Human Resources Development Group advances forward-looking development plans. These deepen employees' innovative thinking and technological vision while systematically building core organisational competencies.

Leveraging the complementary strengths of Hong Kong and Shenzhen, the Loop Hong Kong Park benefits from the strategic advantages derived from the “One Zone, Two Parks” framework. The Hetao Joint Talent Programme enabled employees to undertake five on-site visits to major I&T enterprises across both sites, providing first-hand exposure to operational practices and emerging developments across the sector. These immersive exchanges ensure our team remains closely attuned to the evolving technology landscape and the opportunities it presents.

In 2025/26, Loop Hong Kong Park Company delivered various training programmes, including DISC Connection and Collaboration Workshop, Biopharmaceutical Sector Seminars, and Two Parks Lease Compliance Lectures. We also organised visits to benchmark enterprises such as BYD Company Limited, Hong Kong Aircraft Engineering Company Limited, and Hong Kong International Aviation Academy to gain insights into frontier practices. Field exchanges enabled the team to gain deep insights into digital transformation and technology application strategies, expanding their innovative vision and mindset. The activities received positive feedback from employees across both locations, who expressed appreciation for the Company's arrangements.

To strengthen our internal sustainability knowledge, we regularly share sustainability trends and best practices across our Working Groups. Throughout the year, we organised webinars on key sustainability topics to ensure employees remain informed and equipped to integrate responsible practices into their daily work. To further deepen understanding of climate-related issues, we hosted a Climate Risk Workshop in March 2026. Using an interactive and collaborative approach, the workshop helps participants explore climate challenges, understand system interdependencies, and reflect on how individual behaviours can drive meaningful change.



我們將繼續致力透過針對性的培訓和專項支持措施，促進員工持續發展。員工可申請津貼以參加外界的學習機會，包括短期課程、研討會，以及學士和碩士學位課程；主管亦將獲得導師指導和個人化輔導，以增強領導能力。此外，我們亦投入額外資源用於促進知識共享、加強內部凝聚力的團隊培訓課程。

健康與安全

我們致力為所有僱員和租戶營造安全、舒適、智能的工作環境。雖然我們大部分僱員在辦公室工作，但亦有相當比例的僱員在實驗室作業。因此，實驗室和研究安全，包括消防安全、電氣安全、化學品安全和廢棄物管理安全，一直是我們管理工作的核心重點。

為了保障不同工作場所人員的安全，我們實施了一套結構化的管理體系，專注三大核心範疇：風險預防、應急管理和安全培訓。相關實踐嚴格遵守相關法律法規，並定期更新，以符合行業最佳實踐與不斷變化的監管規定。

我們採用一系列工具和方法加強風險識別和監控。已識別的風險會透過風險審計、內部工作場所檢查和糾正措施追蹤等系統機制進行跟進。一旦發現缺陷或潛在隱患，將啟動針對性的改進計劃，確保及時有效地進行整改。園區內，我們定期開展應急演練，評估指定人員在各種情況下是否能有效響應。演練內容充分考慮角色分配、相關風險等級以及潛在緊急情況的性質。

We remain committed to fostering the continuous development of our people through targeted training and tailored support. Employees may apply for sponsorship for external learning opportunities ranging from short courses and seminars to bachelor's and master's degree programmes, while selected executives receive mentorship and personalised coaching to strengthen leadership capability. Additional resources are dedicated to team-based programmes that promote knowledge sharing and reinforce internal cohesion.

Health and Safety

We strive to build a safe, comfortable, and smart working environment for all employees and tenants. While most of our workforce operates in office settings, a significant proportion also works in laboratories. As such, laboratory and research safety, including fire safety, electrical safety, chemical safety and safe waste management, remains our a core management priority.

To safeguard people across different workplace environments, we implement a structured management approach that focuses on three core areas: risk prevention, emergency management, and safety training. Our practices strictly adhere to relevant laws and regulations and are regularly updated to align with industry best practices and evolving regulatory requirements.

We employ a range of tools and methodologies to strengthen risk identification and monitoring. Identified risks are followed up through systematic mechanisms such as risk audits, internal workplace inspections, and the tracking of corrective actions. When deficiencies or potential hazards are detected, we launch targeted improvement initiatives to ensure timely and effective remediation. Across the Park, we conduct regular emergency drills to evaluate whether designated personnel are able to respond effectively under various scenarios. These drills consider role assignments, associated risk levels, and the nature of potential emergencies.

為了進一步保障僱員安全，防範突發事件，我們不斷透過人力配置和設施升級持續提升響應能力。園區主要的安全設施包括消防設備和自動心臟除顫器(AED)。此外，我們還對所有建築物內實施持續的室內空氣質素(IAQ)監測，從而創造更健康、更安全的工作環境。

為增強安全意識、提升響應能力，我們組織了一系列安全培訓活動，旨在使僱員掌握風險預防、安全操作和應急響應的實用知識，從而在辦公室和實驗室環境中培育出安全第一的文化。

租戶與合作夥伴

我們致力透過積極主動的溝通和高效響應的服務管理，與租戶和合作夥伴建立長期互惠的關係。我們定期收集反饋意見，以深入了解租戶不斷變化的需求，並持續改善服務水平。我們透過多種渠道保持開放溝通，並制定正式的《處理投訴政策及程序》，確保迅速有效地解決各類問題。

為深化在可持續發展領域的合作，我們推出《綠色約章》計劃，旨在支持租戶將低碳實踐納入日常營運。該計劃結合包括零碳排放入駐研討會等的的能力建構活動與實用的裝修建議及技術指導。透過此計劃，可持續發展從租賃初期即被納入考量，為負責任的環保營運奠定共同基礎。《綠色約章》計劃亦使租戶的努力與河套香港園區2045年淨零排放的願景保持一致。截至2026年3月31日，全數租戶加入該約章，反映各方對氣候行動日益增強的集體承諾，進一步鞏固了園區成為可持續發展創科領導者的決心。

To further safeguard employees from unexpected incidents, we continuously enhance our response capabilities through manpower and facility upgrades. Key safety installations in the Park include firefighting equipment and automated external defibrillators (“AEDs”). We have also implemented continuous indoor air quality (“IAQ”) monitoring across buildings to support a healthier and safer environment.

To strengthen safety awareness and enhance employees’ ability to respond to incidents, we organise a range of safety-related training activities. These programmes aim to equip employees with practical knowledge on risk prevention, safe operations, and emergency response, fostering a safety-first culture in both office and laboratory settings.

Tenants and Partners

We focus on fostering long-term and mutually beneficial relationships with our tenants and partners through proactive engagement and responsive service management. Regular feedback collection allows us to better understand tenants’ evolving needs and continuously refine our services. We maintain open communication through various channels, supported by a formal Complaints Handling Policy and Procedures that ensures issues are addressed promptly and effectively.

To strengthen collaboration on sustainability, we launched the Green Pledge, a programme designed to support tenants in integrating low-carbon practices into their operations. The initiative combines capacity-building activities, including net-zero carbon onboarding workshops, with practical fit-out recommendations and technical guidance. Through this programme, sustainability considerations are incorporated from the early stages of tenancy, creating a shared foundation for environmentally responsible operations. The Green Pledge also aligns tenant efforts with the Loop Hong Kong Park’s 2045 net-zero vision. As at 31 March 2026, all tenants had joined the Pledge, reflecting growing collective commitment to climate action and reinforcing the Park’s ambition to be a leader in sustainable innovation.



我們的租戶服務文化根植於理解租戶需求，並在其創科旅程中提供支持。我們提供的知識產權支持、概念驗證環境，以及專業實驗室協助等服務，有助提升租戶實力，同時充分利用園區內更廣泛的生態圈資源。

供應鏈管理

我們深知負責任的供應商管理對支持我們的可持續發展目標方面發揮關鍵作用。為維持一貫的高標準，我們制定以《採購訂單條款》為指引的標準程序。該文件概述供應商須滿足我們對其環境、社會及管治期望，包括與環境保護、反賄賂和反合謀相關的要求。

我們基於公平透明的原則管理供應商。結構性的評估體系使我們能評估供應商是否符合我們的可持續發展標準，並在整個篩選和審核過程中保持公正。表現優異且合規記錄良好的供應商將有機會被優先考慮，從而強化持續改進的企業文化。

為保障建築環境的健康與安全，我們對可能影響室內環境質素的建築材料和家具亦提出嚴格要求。此類產品必須獲得權威認證，從而確保符合我們嚴格的環境和健康標準。透過該等措施，我們旨在構建一條支持安全營運、負責任和長期可持續發展的供應鏈。

Our tenant-service culture is built around understanding tenants' needs and supporting tenants throughout their innovation journey. Services such as intellectual property support, proof-of-concept environments, and specialised laboratory assistance help strengthen tenants' capabilities while leveraging the broader ecosystem within the Park.

Supply Chain Management

We recognise that responsible supplier management plays a critical role in supporting our sustainability goals. To uphold high and consistent standards, we have established standardised procedures guided by our General Terms and Conditions for Purchase Orders. This document outlines the ESG expectations suppliers must meet, including requirements related to environmental protection, anti-bribery, and non-collusion.

We manage suppliers based on the principles of fairness and transparency. A structured evaluation system enables us to assess whether suppliers align with our sustainability criteria, while maintaining impartiality throughout the selection and review process. Suppliers that demonstrate strong performance and a consistent compliance record may be given priority consideration, reinforcing a culture of continuous improvement.

To safeguard the health and safety of our built environment, we also impose stringent requirements on building materials and furniture that may affect indoor environmental quality. Such products are required to obtain recognised certifications to ensure they meet our rigorous environmental and health standards. Through these measures, we aim to build a supply chain that supports safe operations, responsible practices and long-term sustainability.

資訊科技

為確保合乎道德和負責任的資訊處理，港深創科園公司《資訊科技安全政策》確立一套核心程序，用以指引對園區系統和數據的保護。該等政策程序涵蓋管理存取權限、正確處理系統變更、應對資訊安全事件，以及確保外界服務提供者保護本公司資訊等基本實務。為配合該等措施，《機密資料分類政策》從創建和使用到儲存、傳輸和處置就適當處理不同類型的數據提供明確的指引，有助確保資訊管理方式的一致性和合規性。

創新理念亦融入園區的日常運作。園區內運營由人工智能、物聯網和自動定價等先進技術驅動的自助商店，旨在提升用戶體驗，展示智能零售的實際應用。園區亦在各項營運環節部署了配備傳感器的靈活機械人設備。我們運用四足機械人（機械狗）作巡邏和監察，而清潔機械人和消毒機械人則以高精確度和高效率協助維持園區環境衛生。

Information Technology

To ensure ethical and responsible information handling, Loop Hong Kong Park Company's Information Technology Security Policy establishes core procedures for protecting the Loop Hong Kong Park's systems and data. These policies cover access rights management, proper system change handling, incident response, and third-party provider security. Supporting this, the Data Classification Policy provides clear guidance on data handling from creation and use to storage, transmission and disposal, ensuring consistency and compliance in information management.

Innovation is also embedded in the day-to-day operations at the Loop Hong Kong Park. Self-service store, powered by advances in AI, the Internet of Things and automated pricing technologies, is in operation in the Loop Hong Kong Park, aiming to enhance user convenience and demonstrate practical smart retail applications. The Loop Hong Kong Park also deploys flexible, sensor-equipped robotic devices across various operational functions. These include quadrupedal robots (robotic dogs) for patrolling and monitoring, while autonomous cleaning robots and autonomous sanitising robots help maintain environmental hygiene with high precision and efficiency.

董事會報告

Directors' Report

董事謹提呈截至2026年3月31日止年度的年度報告及經審核財務報表。

主要營業地點

港深創新及科技園有限公司（「本公司」）為一家於香港註冊成立並以香港為註冊地的公司，其註冊辦事處及主要營業地點位於香港科學園科技大道西8號尚湖樓7樓710室。

主要業務

本公司的主要業務為於落馬洲河套地區設立及發展港深創新及科技園（「園區」）；促進香港製造業及服務業的技術研發及應用；支持新科技或先進科技在香港的發展、轉移及使用；設立或發展任何進行或擬進行與上述目的有關活動的處所，以及管理及控制該等處所所包含的土地及其他設施。

業績及分配

本公司截至2026年3月31日止年度的業績載於財務報表第88頁。

股本

於2025年9月，本公司向其直接控股公司配發及發行1股已繳足普通股，現金代價為2,200,000,000港元。

本公司年內股本變動的詳情載於財務報表附註16(b)。

The directors present their annual report together with the audited financial statements for the year ended 31 March 2026.

PRINCIPAL PLACE OF BUSINESS

Hong Kong-Shenzhen Innovation and Technology Park Limited (the “Company”) is a company incorporated and domiciled in Hong Kong and has its registered office and principal place of business at Unit 710, 7/F, Lakeside 1, 8 Science Park West Avenue, Hong Kong Science Park, Hong Kong.

PRINCIPAL ACTIVITIES

The principal activities of the Company are to establish and develop the Hong Kong-Shenzhen Innovation and Technology Park (the “Park”) at the Lok Ma Chau Loop; to facilitate the research and development and application of technologies in manufacturing and service industries in Hong Kong; to support the development, transfer and use of new or advanced technologies in Hong Kong; to establish or develop any premises where activities related to the purposes prescribed above are, or are to be, carried out, and to manage and control the land and other facilities comprised on such premises.

RESULTS AND APPROPRIATIONS

The Company's results for the year ended 31 March 2026 are set out in page 88 to the financial statements.

SHARE CAPITAL

In September 2025, the Company allotted and issued 1 ordinary share, fully paid, to its immediate holding company for a cash consideration of HK\$2,200,000,000.

Details of the movements in the share capital of the Company during the year are set out in note 16(b) to the financial statements.

董事

於年內及截至本報告日期任職的董事如下：

蔡傑銘	主席，自2025年10月27日起獲委任為董事
查逸超	候補主席
蔡楚清	
丁海成	
季彤	
李民斌	
羅智泉	
徐立之	
涂歡	
王鳴峰	
黃永灝	
冼漢迪	自2025年10月6日起獲委任為董事
劉仁辰	自2025年10月6日起獲委任為董事
劉陳立	自2025年10月6日起辭任董事
麥德偉	自2025年9月26日起辭任董事
鄭嘉慧	於2025年9月26日獲委任並於2025年10月27日辭任

由於本公司的組織章程細則並無有關輪值退任的條文，所有現任董事均繼續留任。

DIRECTORS

The directors who held office during the year and up to the date of this report were:

Choi Kevin	Chairperson, appointed as director with effect from 27 October 2025
Chai Yat Chiu Johnny	Alternate Chairperson
Choi Chor Ching	
Ding Haicheng	
Ji Tong	
Li Man Bun Brian David	
Luo Zhiquan	
Tsui Lap Chee	
Tu Huan	
Wong Ming Fung	
Wong Wing Hoo Billy	
Sin Hendrick	Appointed as director with effect from 6 October 2025
Liu Ren-chen	Appointed as director with effect from 6 October 2025
Liu Chenli	Resigned as director with effect from 6 October 2025
Mak Tak Wai	Resigned as director with effect from 26 September 2025
Chang Kar Wai Carrie	Appointed on 26 September 2025 and resigned on 27 October 2025

There being no provision in the Company's Articles of Association for retirement by rotation, all the present directors continue in office.

董事購買股份或債券的權利

於年內任何時間，本公司或其任何控股公司或同系附屬公司概無訂立任何安排，而該安排的目的或其中一項目的為使本公司董事可藉此購入本公司或任何其他法人團體的股份或債券而獲得利益。

董事於交易、安排或合約中的權益

於年末或年內任何時間，概無本公司或其任何控股公司或同系附屬公司為訂約方且本公司董事於當中擁有重大權益的重大合約存續。

業務回顧

由於本公司於本財政年度為另一法人團體的全資附屬公司，故獲豁免編製香港《公司條例》附表5所規定的業務回顧。

管理合約

除與直接控股公司之間一項並無書面協議的管理服務安排外，截至2026年3月31日止年度，本公司並無訂立或存在任何涉及本公司全部或任何重大部分業務的管理及行政工作的合約。任何一方均可隨時終止該安排，而相關費用乃按實際成本回收基準定期收取。

DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES

At no time during the year was the Company or any of its holding company or fellow subsidiaries a party to any arrangement whose objects are, or one of whose objects is, to enable the directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

DIRECTORS' INTERESTS IN TRANSACTIONS, ARRANGEMENTS OR CONTRACTS

No contract of significance to which the Company, or any of its holding company or fellow subsidiaries was a party, and in which a director of the Company had a material interest, subsisted at the end of the year or at any time during the year.

BUSINESS REVIEW

The Company is exempted from preparation of business review as required under Schedule 5 of the Hong Kong Companies Ordinance since it is a wholly owned subsidiary of another body corporate in the financial year.

MANAGEMENT CONTRACTS

No contract concerning the management and administration of the whole or any substantial part of the business of the Company was entered into or existed during the year ended 31 March 2026, except for an unwritten management services arrangement with the immediate holding company. The arrangement is terminable at will by either party, and the related fees are billed periodically on an actual cost-recharge basis.

董事彌償

目前已有以本公司董事為受益人的獲准許彌償條文（定義見香港《公司條例》第469條）生效，且該條文於整個年度內一直生效。

核數師

羅兵咸永道會計師事務所於2025年12月19日獲成員委任為本公司2025/26財政年度的獨立核數師，任期直至本公司下屆股東週年大會結束為止。

截至2026年3月31日止年度的財務報表已由羅兵咸永道會計師事務所審核，其符合資格並願意膺選連任。

代表董事會

蔡傑銘
主席
香港，2026年9月2日

INDEMNITY OF DIRECTORS

A permitted indemnity provision (as defined in section 469 of the Hong Kong Companies Ordinance) for the benefit of the directors of the Company is currently in force and was in force throughout the year.

AUDITORS

PricewaterhouseCoopers was appointed by the member as the independent auditor of the Company on 19 December 2025 for the financial year 2025/26 to hold office until the conclusion of the next annual general meeting of the Company.

The financial statements for the year ended 31 March 2026 have been audited by PricewaterhouseCoopers, which, being eligible, offers itself for re-appointment.

On behalf of the Board

Kevin Choi
Chairperson
Hong Kong, 2 September 2026

獨立核數師報告

Independent Auditor's Report

致港深創新及科技園有限公司成員

(於香港註冊成立的有限公司)

意見

我們已審核的內容

港深創新及科技園有限公司(「貴公司」)載於第88至132頁的財務報表包括：

- 於2026年3月31日的財務狀況表；
- 截至該日止年度的損益及其他全面收益表；
- 截至該日止年度的權益變動表；
- 截至該日止年度的現金流量表；及
- 財務報表附註，包括重大會計政策資料及其他解釋資料。

我們的意見

我們認為，該等財務報表已根據香港會計師公會(「香港會計師公會」)頒佈的香港財務報告準則會計準則真實而中肯地反映 貴公司於2026年3月31日的財務狀況以及截至該日止年度的財務表現及現金流量，並已按照香港《公司條例》妥為編製。

To the Member of Hong Kong-Shenzhen Innovation and Technology Park Limited

(incorporated in Hong Kong with limited liability)

Opinion

What we have audited

The financial statements of Hong Kong-Shenzhen Innovation and Technology Park Limited (the “Company”), which are set out on pages 88 to 132, comprise:

- the statement of financial position as at 31 March 2026;
- the statement of profit or loss and other comprehensive income for the year then ended;
- the statement of changes in equity for the year then ended;
- the statement of cash flows for the year then ended; and
- the notes to the financial statements, comprising material accounting policy information and other explanatory information.

Our opinion

In our opinion, the financial statements give a true and fair view of the financial position of the Company as at 31 March 2026, and of its financial performance and its cash flows for the year then ended in accordance with HKFRS Accounting Standards as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and have been properly prepared in compliance with the Hong Kong Companies Ordinance.

意見的基礎

我們已根據香港會計師公會頒佈的香港審計準則（「香港審計準則」）進行審核。我們在該等準則下承擔的責任在本報告「核數師就審核財務報表承擔的責任」一節中作進一步闡述。

我們相信，我們所獲得的審核憑證能充足及適當地為我們的意見提供基礎。

獨立性

根據香港會計師公會適用於公眾利益實體財務報表審核的《專業會計師道德守則》（「守則」），我們獨立於貴公司。我們亦已根據守則履行其他道德責任。

其他資料

董事須對其他資料負責。其他資料包括2025/26年報所載資料，但不包括財務報表及我們就此發出的核數師報告。

我們對財務報表的意見並不涵蓋其他資料，我們亦不對該等其他資料發表任何形式的鑒證結論。

就我們對財務報表的審核而言，我們的責任是閱讀其他資料，並在此過程中考慮其他資料是否與財務報表或我們在審核過程中所了解的情況存在重大不一致，或似乎存在重大錯誤陳述。

倘根據我們已進行的工作，我們認為該等其他資料存在重大錯誤陳述，我們須報告該事實。在此方面，我們並無任何事項須予報告。

Basis for Opinion

We conducted our audit in accordance with Hong Kong Standards on Auditing (“HKSAAs”) as issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Financial Statements section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Company in accordance with the HKICPA’s Code of Ethics for Professional Accountants (the “Code”), as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with the Code.

Other Information

The directors are responsible for the other information. The other information comprises the information included in the 2025/26 Annual Report, but does not include the financial statements and our auditor’s report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

董事及審核委員會就財務報表承擔的責任

董事須負責根據香港會計師公會頒佈的香港財務報告準則會計準則及香港《公司條例》編製真實而中肯的財務報表，以及董事認為使財務報表的編製不存在由欺詐或錯誤導致的重大錯誤陳述所需的內部控制。

在編製財務報表時，董事須負責評估 貴公司持續經營的能力，並在適用情況下披露與持續經營有關的事項，以及採用持續經營會計基準，除非董事擬將 貴公司清盤或停止經營，或除此以外並無其他實際可行的替代方案。

審核委員會須負責監督 貴公司的財務報告流程。

核數師就審核財務報表承擔的責任

我們的目標，是對財務報表整體是否不存在由欺詐或錯誤導致的重大錯誤陳述取得合理保證，並出具載有我們意見的核數師報告。我們僅按照香港《公司條例》第405條向 閣下（作為整體）報告我們的意見，除此以外，本報告概不可用作其他用途。我們概不就本報告的內容對任何其他人士負責或承擔任何責任。合理保證屬高水平的保證，但不能保證根據香港審計準則進行的審核總能發現存在的重大錯誤陳述。錯誤陳述可源於欺詐或錯誤，倘合理預期錯誤陳述個別或匯總起來可能影響財務報表使用者據此作出的經濟決定，則有關錯誤陳述可被視作重大。

Responsibilities of Directors and the Audit Committee for the Financial Statements

The directors are responsible for the preparation of the financial statements that give a true and fair view in accordance with HKFRS Accounting Standards as issued by the HKICPA and the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

The Audit Committee is responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. We report our opinion solely to you, as a body, in accordance with Section 405 of the Hong Kong Companies Ordinance, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

獨立核數師報告 Independent Auditor's Report

在根據香港審計準則進行審核的過程中，我們運用專業判斷，並在整個審核過程中保持專業懷疑態度。我們亦：

- 識別及評估財務報表由欺詐或錯誤導致重大錯誤陳述的風險，設計及執行應對該等風險的審核程序，並獲取充足及適當的審核憑證，作為我們意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述或凌駕內部控制，因此未能發現由欺詐導致重大錯誤陳述的風險高於未能發現由錯誤導致重大錯誤陳述的風險。
- 了解與審核相關的內部控制，以設計適當的審核程序，但目的並非對 貴公司內部控制的有效性發表意見。
- 評價董事所採用會計政策的恰當性以及所作出會計估計及相關披露的合理性。
- 對董事採用持續經營會計基準的恰當性作出結論。根據所獲取的審核憑證，確定是否存在與可能對 貴公司持續經營能力構成重大疑慮的事件或情況有關的重大不確定因素。倘我們認為存在重大不確定因素，則須在核數師報告中提請使用者注意財務報表中的相關披露；倘有關披露不足，則須修改我們的意見。我們的結論乃基於截至核數師報告日期止所獲得的審核憑證。然而，未來事件或情況可能導致 貴公司不再具有持續經營的能力。

As part of an audit in accordance with HKSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- 評價財務報表的整體呈列方式、結構及內容（包括披露），以及財務報表是否公平呈列相關交易及事項。

除其他事項外，我們與審核委員會溝通審核工作的計劃範圍及時間以及重大審核發現，包括我們在審核過程中識別的任何重大內部控制缺陷。

出具本獨立核數師報告的審計項目合夥人為陳錦釗（執業證書編號：P04992）。

羅兵咸永道會計師事務所
執業會計師
香港，2026年9月2日

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the Audit Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

The engagement partner on the audit resulting in this independent auditor's report is CHAN, Kam Chiu, Raymond (practising certificate number: P04992).

PricewaterhouseCoopers
Certified Public Accountants
Hong Kong, 2 September 2026

損益及其他全面收益表

Statement of Profit or Loss and Other Comprehensive Income

截至2026年3月31日止年度 For the year ended 31 March 2026

		附註 Notes	2026 港元 HK\$	2025 港元 HK\$
收入	Income			
租金收入	Rental income	4	12,874,150	—
躍進空間及住宿設施收入	Income from incubation centre and accommodation facilities		1,361,253	—
物業管理費及其他設施管理收入	Property management fee and other facilities management income		5,074,236	—
雜項收入	Miscellaneous income		792,892	—
			20,102,531	—
支出	Expenditure			
行政支出	Administrative expenses		(141,600,820)	(107,216,732)
設施管理支出	Expenses for facilities management		(26,236,683)	(1,951,822)
培育計劃支出	Incubation expenses		(1,956,711)	—
未計利息及折舊前經營虧損	Operating loss before interest and depreciation		(149,691,683)	(109,168,554)
利息收入	Interest income		134,930,788	205,662,008
利息支出	Interest expenses	5	(3,904,172)	(4,264,350)
未計折舊前(虧損)/盈餘	(Loss)/profit before depreciation		(18,665,067)	92,229,104
折舊	Depreciation	8(a)	(170,384,291)	(8,309,868)
除稅前(虧損)/盈餘	(Loss)/profit before taxation	5	(189,049,358)	83,919,236
所得稅	Income tax	6(a)	—	—
年度(虧損)/盈餘及全面(虧損)/收益總額	(Loss)/profit and total comprehensive (loss)/income for the year		(189,049,358)	83,919,236

第94至132頁的附註構成該等財務報表的一部分。

The notes on pages 94 to 132 form part of these financial statements.

財務狀況表

Statement of Financial Position

於2026年3月31日 At 31 March 2026

		附註 Notes	2026 港元 HK\$	2025 港元 HK\$
非流動資產	Non-current assets			
物業、廠房及設備	Property, plant and equipment	8(a)	3,579,164,246	11,681,407
在建工程	Construction in progress	9	1,593,970,155	3,176,505,098
			5,173,134,401	3,188,186,505
流動資產	Current assets			
應收賬款	Accounts receivable	10	7,074,333	—
預付款項、按金及其他應收款項	Prepayments, deposits and other receivables	10	9,019,020	6,136,838
原到期日超過三個月的銀行存款	Bank deposits with original maturities of more than three months	11	1,491,570,658	2,432,716,475
現金及等同現金項目	Cash and cash equivalents	11	3,568,853,330	2,570,891,522
			5,076,517,341	5,009,744,835
流動負債	Current liabilities			
應計費用、已收按金、預收租金及其他應付款項	Accrued charges, deposits received, rental receipts in advance and other payables	12	(264,383,193)	(221,182,667)
應付直接控股公司款項	Amount due to the immediate holding company	13	(4,531,576)	(4,408,082)
直接控股公司貸款	Loans from the immediate holding company	14	(180,000,000)	(180,000,000)
租賃負債	Lease liabilities	15	(2,451,759)	(3,906,474)
還原成本撥備	Provision for reinstatement costs		(2,240,000)	—
			(453,606,528)	(409,497,223)
流動資產淨值	Net current assets		4,622,910,813	4,600,247,612
資產總值減流動負債	Total assets less current liabilities		9,796,045,214	7,788,434,117
非流動負債	Non-current liabilities			
租賃負債	Lease liabilities	15	(78,931)	(1,988,476)
還原成本撥備	Provision for reinstatement costs		—	(1,430,000)
			(78,931)	(3,418,476)
資產淨值	NET ASSETS		9,795,966,283	7,785,015,641

財務狀況表

Statement of Financial Position

於2026年3月31日 At 31 March 2026

		附註 Notes	2026 港元 HK\$	2025 港元 HK\$
權益	EQUITY			
股本	Share capital	16(b)	10,047,010,000	7,847,010,000
累計虧損	Accumulated losses		(251,043,717)	(61,994,359)
權益總額	TOTAL EQUITY		9,795,966,283	7,785,015,641

董事會於2026年9月2日批准及授權刊發。

Approved and authorised for issue by the board of directors on 2 September 2026.

蔡傑銘
Kevin Choi
董事
Director

王鳴峰
Wong Ming Fung
董事
Director

第94至132頁的附註構成該等財務報表的一部分。

The notes on pages 94 to 132 form part of these financial statements.

權益變動表

Statement of Changes in Equity

截至2026年3月31日止年度 For the year ended 31 March 2026

		股本 Share capital 港元 HK\$	累計虧損 Accumulated losses 港元 HK\$	總計 Total 港元 HK\$
於2024年4月1日的結餘	Balance at 1 April 2024	4,179,010,000	(145,913,595)	4,033,096,405
發行股份（附註16(b)）	Issuance of share (Note 16(b))	3,668,000,000	—	3,668,000,000
年度盈餘及全面收益總額	Profit and total comprehensive income for the year	—	83,919,236	83,919,236
於2025年3月31日及 2025年4月1日的結餘	Balance at 31 March 2025 and 1 April 2025	7,847,010,000	(61,994,359)	7,785,015,641
發行股份（附註16(b)）	Issuance of share (Note 16(b))	2,200,000,000	—	2,200,000,000
年度虧損及全面虧損總額	Loss and total comprehensive loss for the year	—	(189,049,358)	(189,049,358)
於2026年3月31日的結餘	Balance at 31 March 2026	10,047,010,000	(251,043,717)	9,795,966,283

第94至132頁的附註構成該等財務報表的一部分。

The notes on pages 94 to 132 form part of these financial statements.

現金流量表

Statement of Cash Flows

截至2026年3月31日止年度 For the year ended 31 March 2026

	附註 Notes	2026 港元 HK\$	2025 港元 HK\$
經營活動產生的現金流量	Cash flows from operating activities		
除稅前（虧損）／盈餘	(Loss)/profit before taxation	(189,049,358)	83,919,236
調整：	Adjustments for:		
折舊	Depreciation	170,384,291	8,309,868
利息支出	Interest expenses	3,904,172	4,264,350
利息收入	Interest income	(134,930,788)	(205,662,008)
出售物業、廠房及設備的虧損	Loss on disposals of property, plant and equipment	40,191	34,545
營運資金變動前的經營虧損	Operating loss before changes in working capital	(149,651,492)	(109,134,009)
營運資金變動：	Change in working capital:		
應收賬款	Accounts receivable	(7,074,333)	—
預付款項、按金及其他應收款項	Prepayments, deposits and other receivables	(3,391,262)	(3,383,358)
應計費用、已收按金、預收租金及其他應付款項	Accrued charges, deposits received, rental receipts in advance and other payables	52,695,781	4,579,618
應付直接控股公司款項	Amount due to the immediate holding company	175,398	1,150,989
經營活動現金流出淨額	Net cash outflow from operating activities	(107,245,908)	(106,786,760)
投資活動產生的現金流量	Cash flows from investing activities		
購買物業、廠房及設備	Purchase of property, plant and equipment	(24,421,481)	(4,478,107)
在建工程付款	Payment for construction in progress	(2,138,289,477)	(1,859,352,622)
提取原到期日超過三個月的銀行存款	Withdrawal of bank deposits with original maturities of more than three months	5,400,000,000	3,400,000,000
存放原到期日超過三個月的銀行存款	Placement of bank deposits with original maturities of more than three months	(4,485,000,000)	(5,600,000,000)
已收利息	Interest received	161,076,606	173,048,265
投資活動現金流出淨額	Net cash outflow from investing activities	(1,086,634,352)	(3,890,782,464)

		附註 Notes	2026 港元 HK\$	2025 港元 HK\$
融資活動產生的現金流量	Cash flows from financing activities			
直接控股公司注資	Capital injection from the immediate holding company		2,200,000,000	3,668,000,000
已付直接控股公司利息	Interest paid to the immediate holding company	17(a)	(3,865,103)	(5,787,453)
已付租賃租金的資本部分	Capital element of lease rentals paid	17(a)	(4,201,856)	(4,478,174)
已付租賃租金的利息部分	Interest element of lease rentals paid	17(a)	(90,973)	(132,733)
融資活動現金流入淨額	Net cash inflow from financing activities		2,191,842,068	3,657,601,640
現金及等同現金項目 增加／(減少) 淨額	Net increase/(decrease) in cash and cash equivalents		997,961,808	(339,967,584)
年初現金及等同現金項目	Cash and cash equivalents at the beginning of the year		2,570,891,522	2,910,859,106
年末現金及等同現金項目	Cash and cash equivalents at the end of the year		3,568,853,330	2,570,891,522

第94至132頁的附註構成該等財務報表的一部分。

The notes on pages 94 to 132 form part of these financial statements.

財務報表附註

Notes to the Financial Statements

2026年3月31日 31 March 2026

1. 一般資料

港深創新及科技園有限公司（「本公司」）為一家於香港註冊成立並以香港為註冊地的公司，其註冊辦事處及主要營業地點位於香港科學園科技大道西8號尚湖樓7樓710室。

本公司的主要業務為於落馬洲河套地區設立及發展港深創新及科技園（「園區」）；促進香港製造業及服務業的技術研發及應用；支持新技術或先進技術在香港的發展、轉移及使用；設立或發展任何進行或擬進行與上述目的有關活動的處所，以及管理及控制該等處所所包含的土地及其他設施。

2. 會計政策

(a) 合規聲明

該等財務報表乃根據香港會計師公會（「香港會計師公會」）頒佈的香港財務報告準則會計準則及香港《公司條例》編製。除另有說明外，本公司所採用的會計政策已於所呈列的所有年度貫徹應用。

香港會計師公會已頒佈若干於本公司當前會計期間首次生效的經修訂香港財務報告準則會計準則。附註2(c)載列首次應用該等發展所導致的任何會計政策變動的資料，惟以其與該等財務報表所反映的本公司當前及過往會計期間相關者為限。

1. GENERAL INFORMATION

Hong Kong-Shenzhen Innovation and Technology Park Limited (the “Company”) is a company incorporated and domiciled in Hong Kong and has its registered office and principal place of business at Unit 710, 7/F, Lakeside 1, 8 Science Park West Avenue, Hong Kong Science Park, Hong Kong.

The principal activities of the Company are to establish and develop the Hong Kong-Shenzhen Innovation and Technology Park (the “Park”) at the Lok Ma Chau Loop; to facilitate the research and development and application of technologies in manufacturing and service industries in Hong Kong; to support the development, transfer and use of new or advanced technologies in Hong Kong; to establish or develop any premises where activities related to the purposes prescribed above are, or are to be, carried out, and to manage and control the land and other facilities comprised on such premises.

2. ACCOUNTING POLICIES

(a) Statement of compliance

These financial statements have been prepared in accordance with HKFRS Accounting Standards as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and the Hong Kong Companies Ordinance. The accounting policies adopted by the Company have been consistently applied to all the years presented, unless otherwise stated.

The HKICPA has issued certain revised HKFRS Accounting Standards that are first effective for the current accounting period of the Company. Note 2(c) provides information on any changes in accounting policies resulting from initial application of these developments to the extent that they are relevant to the Company for the current and prior accounting period reflected in these financial statements.

2. 會計政策（續）

(b) 財務報表的編製基準

財務報表以港元（「港元」）呈列，而港元亦為本公司的功能貨幣。編製財務報表所採用的計量基準為歷史成本慣例。

編製符合香港財務報告準則會計準則的財務報表要求管理層作出影響政策應用以及資產、負債、收入及支出呈報金額的判斷、估計及假設。該等估計及相關假設乃基於過往經驗及在有關情況下被認為合理的各項其他因素作出，其結果構成對無法從其他來源即時確定其賬面值的資產及負債作出判斷的基礎。實際結果可能有別於該等估計。涉及較高度判斷或較為複雜的範疇，或假設及估計對財務報表屬重大的範疇，載於附註3。

估計及相關假設會持續檢討。倘會計估計的修訂僅影響作出修訂的期間，則於該期間確認有關修訂；倘修訂同時影響當前及未來期間，則於作出修訂的期間及未來期間確認有關修訂。

2. ACCOUNTING POLICIES (continued)

(b) Basis of preparation of the financial statements

The financial statements are presented in Hong Kong dollars (“HK\$”), which is the functional currency of the Company. The measurement basis used in the preparation of the financial statements is the historical cost convention.

The preparation of financial statements in conformity with HKFRS Accounting Standards requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in Note 3.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

2. 會計政策 (續)

(c) 採納經修訂香港財務報告準則會計準則 – 自2025年4月1日起生效

本公司已採納香港會計師公會頒佈、與其營運相關且於2025年4月1日或之後開始的年度期間生效的下列經修訂香港財務報告準則會計準則：

香港會計準則第21號修訂本
缺乏可兌換性

自2025年4月1日起生效的經修訂香港財務報告準則會計準則對本公司的會計政策並無任何影響。

香港會計準則第21號修訂本，缺乏可兌換性

香港會計準則第21號的修訂本澄清如何評估貨幣的可兌換性，以及在缺乏可兌換性時如何釐定即期匯率。倘某貨幣不可兌換，實體須根據現行狀況下的有序市場交易估計匯率。

2.1 重大會計政策

(a) 物業、廠房及設備以及折舊

除在建工程外，物業、廠房及設備（包括因租賃相關資產而產生的使用權資產（見附註2.1(c)））按成本減累計折舊及減值虧損列賬。

2. ACCOUNTING POLICIES (continued)

(c) Adoption of revised HKFRS Accounting Standards – effective on 1 April 2025

The Company has adopted the following revised HKFRS Accounting Standards as issued by the HKICPA that are relevant to its operations and effective for annual periods beginning on or after 1 April 2025:

Amendments to HKAS 21
Lack of exchangeability

The amended HKFRS Accounting Standards that are effective from 1 April 2025 did not have any impact on the Company's accounting policies.

Amendments to HKAS 21, Lack of exchangeability

The amendments to HKAS 21 clarify how to assess currency exchangeability and determine the spot rate when exchangeability is lacking. If a currency cannot be exchanged, entities must estimate the rate based on an orderly market transaction under prevailing conditions.

2.1 Material accounting policies

(a) Property, plant and equipment and depreciation

Property, plant and equipment, other than construction in progress and including right-of-use assets arising from leases of underlying assets (See note 2.1(c)), are stated at cost less accumulated depreciation and impairment losses.

2. 會計政策 (續)

2.1 重大會計政策 (續)

(a) 物業、廠房及設備以及折舊 (續)

物業、廠房及設備項目的成本扣除其估計剩餘價值 (如有) 後，採用直線法按以下年率計提折舊：

— 樓宇

按未屆滿租期或6 $\frac{2}{3}$ %*

— 土地

按租期

— 使用權資產

按租期

— 租賃物業裝修

按租期或33 $\frac{1}{3}$ % (以較短者為準)

— 傢俬、裝置及設備

20%至33 $\frac{1}{3}$ %

* 樓宇內若干重大機電設備採用6 $\frac{2}{3}$ %的折舊率。

本公司於各報告期末檢討物業、廠房及設備的賬面值，以確定是否存在減值跡象。倘資產或其所屬現金產生單位的賬面值超過其可收回金額，則於損益確認減值虧損。資產或其所屬現金產生單位的可收回金額為其公平值減出售成本與使用價值兩者中的較高者。評估使用價值時，估計未來現金流量乃採用反映目前市場對貨幣時間價值及資產特定風險評估的稅前折現率折現至其現值。倘用以釐定可收回金額的估計出現有利變動，則撥回減值虧損。

2. ACCOUNTING POLICIES (continued)

2.1 Material accounting policies (continued)

(a) Property, plant and equipment and depreciation (continued)

Depreciation is calculated to write off the cost of items of property, plant and equipment, less their estimated residual value, if any, using the straight-line method at annual rates as follows:

— Buildings

Over the unexpired lease term or 6 $\frac{2}{3}$ %*

— Land

Over the lease term

— Right-of-use assets

Over the lease term

— Leasehold improvements

Over the shorter of the lease term or 33 $\frac{1}{3}$ %

— Furniture, fittings and equipment

20% to 33 $\frac{1}{3}$ %

* Depreciation rate of 6 $\frac{2}{3}$ % is applied to certain significant electrical and mechanical equipment inside the Buildings.

The carrying amounts of property, plant and equipment are reviewed for indications of impairment at the end of each reporting period. An impairment loss is recognised in profit or loss if the carrying amount of an asset, or the cash-generating unit to which it belongs, exceeds its recoverable amount. The recoverable amount of an asset, or of the cash-generating unit to which it belongs, is the greater of its fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. An impairment loss is reversed if there has been a favourable change in the estimates used to determine the recoverable amount.

2. 會計政策 (續)

2.1 重大會計政策 (續)

(a) 物業、廠房及設備以及折舊 (續)

倘物業、廠房及設備項目的各部分具有不同可使用年期，則該項目的成本按合理基準分配至各部分，而各部分分別計提折舊。資產的可使用年期及剩餘價值（如有）均每年進行檢討。

(b) 在建工程

在建工程按成本減減值虧損列賬。成本包括直接建造成本及於建造及安裝期間資本化的借款成本。當為使資產達致其擬定用途所需的絕大部分活動完成時，有關成本停止資本化，而在建工程轉撥至適當類別的物業、廠房及設備。在建工程於竣工並可供其擬定用途前不計提折舊。

(c) 租賃資產

本公司於合約開始時評估合約是否屬於或包含租賃。倘合約為換取代價而賦予在一段時間內控制已識別資產使用的權利，則該合約屬於或包含租賃。倘客戶同時有權主導已識別資產的使用及取得使用該資產所產生的絕大部分經濟利益，即表示控制權已轉移。

於租賃開始日期，本公司確認使用權資產及租賃負債，惟租期為12個月或以下的短期租賃及低價值資產租賃除外。當本公司就低價值資產訂立租賃時，本公司按每項租賃基準決定是否將有關租賃資本化。與未資本化租賃相關的租賃付款於租期內按系統化基準確認為支出。

2. ACCOUNTING POLICIES (continued)

2.1 Material accounting policies (continued)

(a) *Property, plant and equipment and depreciation (continued)*

Where parts of an item of property, plant and equipment have different useful lives, the cost of the item is allocated on a reasonable basis between the parts and each part is depreciated separately. Both the useful life of an asset and its residual value, if any, are reviewed annually.

(b) *Construction in progress*

Construction in progress is stated at cost less impairment losses. Cost comprises direct costs of construction and borrowing costs capitalised during the periods of construction and installation. Capitalisation of these costs ceases and the construction in progress is transferred to the appropriate classes of property, plant and equipment when substantially all the activities necessary to prepare the assets for their intended use are completed. No depreciation is provided for in respect of construction in progress until it is completed and ready for its intended use.

(c) *Leased assets*

At inception of a contract, the Company assesses whether the contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Control is conveyed where the customer has both the right to direct the use of the identified asset and to obtain substantially all of the economic benefits from that use.

At the lease commencement date, the Company recognises a right-of-use asset and a lease liability, except for short-term leases that have a lease term of 12 months or less and leases of low-value assets. When the Company enters into a lease in respect of a low-value asset, the Company decides whether to capitalise the lease on a lease-by-lease basis. The lease payments associated with those leases which are not capitalised are recognised as an expense on a systematic basis over the lease term.

2. 會計政策 (續)

2.1 重大會計政策 (續)

(c) 租賃資產 (續)

倘租賃予以資本化，租賃負債初步按租期內應付租賃付款的現值確認，並採用租賃內含利率折現；倘無法即時釐定該利率，則採用相關增量借款利率折現。初始確認後，租賃負債採用實際利率法按攤銷成本計量，並計算利息支出。不取決於指數或利率的可變租賃付款不計入租賃負債的計量，因此於產生的會計期間計入損益。

租賃資本化時確認的使用權資產初步按成本計量，包括租賃負債的初始金額，加上於開始日期或之前支付的任何租賃付款及產生的任何初始直接成本。在適用情況下，使用權資產的成本亦包括拆除及移除相關資產或還原相關資產或其所在場地的估計成本（折現至其現值），並扣除任何已收租賃優惠。其後，使用權資產按成本減累計折舊及減值虧損列賬（見附註2.1(a)）。

於財務狀況表中，本公司將使用權資產列入「物業、廠房及設備」，並將租賃負債單獨呈列。

2. ACCOUNTING POLICIES (continued)

2.1 Material accounting policies (continued)

(c) *Leased assets (continued)*

Where the lease is capitalised, the lease liability is initially recognised at the present value of the lease payments payable over the lease term, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, using a relevant incremental borrowing rate. After initial recognition, the lease liability is measured at amortised cost and interest expense is calculated using the effective interest method. Variable lease payments that do not depend on an index or rate are not included in the measurement of the lease liability and hence are charged to profit or loss in the accounting period in which they are incurred.

The right-of-use asset recognised when a lease is capitalised is initially measured at cost, which comprises the initial amount of the lease liability plus any lease payments made at or before the commencement date, and any initial direct costs incurred. Where applicable, the cost of the right-of-use assets also includes an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, discounted to their present value, less any lease incentives received. The right-of-use asset is subsequently stated at cost less accumulated depreciation and impairment losses (See note 2.1(a)).

In the statement of financial position, the Company presents right-of-use assets within “property, plant and equipment” and presents lease liabilities separately.

2. 會計政策 (續)

2.1 重大會計政策 (續)

(d) 計息借款

計息借款初步按公平值減交易成本計量。初始確認後，計息借款採用實際利率法按攤銷成本列賬。利息支出按照本公司有關借款成本的會計政策確認 (見附註2.1(e))。

(e) 借款成本

直接歸屬於收購、建造或生產需要相當長時間方可達致其擬定用途或可供出售狀態的資產的借款成本，資本化為該資產成本的一部分。其他借款成本於產生期間列作支出。

當合資格資產已產生支出、已產生借款成本，以及使資產達致其擬定用途或可供出售狀態所需的活動正在進行時，借款成本開始資本化為合資格資產成本的一部分。當使合資格資產達致其擬定用途或可供出售狀態所需的絕大部分活動中斷或完成時，借款成本暫停或停止資本化。

(f) 關聯方

(a) 倘某人士符合以下條件，則該人士或其近親家庭成員與本公司有關聯：

- (i) 對本公司擁有控制權或共同控制權；
- (ii) 對本公司具有重大影響力；或
- (iii) 為本公司或本公司母公司的主要管理人員。

2. ACCOUNTING POLICIES (continued)

2.1 Material accounting policies (continued)

(d) Interest-bearing borrowings

Interest-bearing borrowings are measured initially at fair value less transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method. Interest expense is recognised in accordance with the Company's accounting policy for borrowing costs (See note 2.1(e)).

(e) Borrowing cost

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset which necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of that asset. Other borrowing costs are expensed in the period in which they are incurred.

The capitalisation of borrowing costs as part of the cost of a qualifying asset commences when expenditure for the asset is being incurred, borrowing costs are being incurred and activities that are necessary to prepare the asset for its intended use or sale are in progress. Capitalisation of borrowing costs is suspended or ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are interrupted or complete.

(f) Related parties

(a) A person, or a close member of that person's family, is related to the Company if that person:

- (i) has control or joint control over the Company;
- (ii) has significant influence over the Company; or
- (iii) is a member of the key management personnel of the Company or the Company's parent.

2. 會計政策 (續)

2.1 重大會計政策 (續)

(f) 關聯方 (續)

(b) 倘符合下列任何條件，則某實體與本公司有關聯：

- (i) 該實體與本公司為同一集團的成員公司 (即各母公司、附屬公司及同系附屬公司彼此有關聯)；
- (ii) 一個實體為另一實體的聯營公司或合營企業 (或為另一實體所屬集團成員公司的聯營公司或合營企業)；
- (iii) 兩個實體均為同一第三方的合營企業；
- (iv) 一個實體為第三方實體的合營企業，而另一實體為該第三方實體的聯營公司；
- (v) 該實體為本公司或與本公司有關聯的實體為其僱員福利而設立的離職後福利計劃；
- (vi) 該實體受(a)項所識別人士控制或共同控制；

2. ACCOUNTING POLICIES (continued)

2.1 Material accounting policies (continued)

(f) Related parties (continued)

(b) An entity is related to the Company if any of the following conditions applies:

- (i) The entity and the Company are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others);
- (ii) One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member);
- (iii) Both entities are joint ventures of the same third party;
- (iv) One entity is a joint venture of a third entity and the other entity is an associate of the third entity;
- (v) The entity is a post-employment benefit plan for the benefit of employees of either the Company or an entity related to the Company;
- (vi) The entity is controlled or jointly controlled by a person identified in (a);

2. 會計政策 (續)

2.1 重大會計政策 (續)

(f) 關聯方 (續)

(b) 倘符合下列任何條件，則某實體與本公司有關聯：
(續)

(vii) (a)(i)項所識別人士對該實體具有重大影響力，或為該實體（或該實體母公司）的主要管理人員；

(viii) 該實體或其所屬集團的任何成員公司向本公司或本公司母公司提供主要管理人員服務。

某人士的近親家庭成員指預期可在該人士與實體進行交易時影響該人士或受該人士影響的家庭成員。

(g) 收益及其他收入

當收入來自在本公司日常業務過程中提供服務或其他人士根據租賃使用本公司資產時，本公司將有關收入確認為收益。

收益於提供服務或承租人取得使用資產的權利時，按本公司預期有權收取的承諾代價金額確認，不包括代表第三方收取的金額。

2. ACCOUNTING POLICIES (continued)

2.1 Material accounting policies (continued)

(f) Related parties (continued)

(b) An entity is related to the Company if any of the following conditions applies: (continued)

(vii) A person identified in (a)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity);

(viii) The entity, or any member of a group of which it is a part, provides key management personnel services to the Company or to the Company's parent.

Close members of the family of a person are those family members who may be expected to influence, or be influenced by, that person in their dealings with the entity.

(g) Revenue and other income

Income is recognised by the Company as revenue when it arises from the provision of services or the use by others of the Company's assets under leases in the ordinary course of the Company's business.

Revenue is recognised when a service is rendered, or the lessee has the right to use the asset at the amount of promised consideration to which the Company is expected to be entitled, excluding those amounts collected on behalf of third parties.

2. 會計政策 (續)

2.1 重大會計政策 (續)

(g) 收益及其他收入 (續)

本公司收益及其他收入確認政策的進一步詳情如下：

- (i) 租金收入於租期內以等額分期方式於損益及其他全面收益表確認，惟倘其他基準更能反映使用租賃資產所得利益的模式則除外。所授出的租賃優惠作為應收租賃付款淨額總額的一部分於損益及其他全面收益表確認。於相關指定租期前向租戶預收的租金確認為流動負債項下的預收款項，並於租賃期內有系統地於損益及其他全面收益表確認；
- (ii) 本公司根據許可協議授予獲許可人佔用及使用其躍進空間及住宿設施的權利。躍進空間及住宿設施收入於提供相關服務時確認。由於獲許可人在本公司提供服務的同時取得及消耗該等服務的效益，收入於許可協議期限內按直線法隨時間確認。於入住月份前預收的獲許可人費用屬合約負債，並於獲許可人消耗本公司就躍進空間及住宿設施所提供相關服務的期間於損益及其他全面收益表確認；及

2. ACCOUNTING POLICIES (continued)

2.1 Material accounting policies (continued)

(g) Revenue and other income (continued)

Further details of the Company's revenue and other income recognition policies are as follows:

- (i) rental income is recognised in the statement of profit or loss and other comprehensive income in equal instalments over the lease term, except where an alternative basis is more representative of the pattern of benefits to be derived from the use of the leased asset. Lease incentives granted are recognised in the statement of profit or loss and other comprehensive income as an integral part of the aggregate net lease payments receivable. Rental receipts in advance from tenants prior to the specific lease term to which they relate are recognised as receipts in advance under current liabilities and are systematically recognised to the statement of profit or loss and other comprehensive income over the lease period;
- (ii) the Company grants licensees the right to occupy and use its incubation centre and accommodation facilities under license agreements. Income from incubation centre and accommodation facilities is recognised when the related services are rendered. Income is recognised over time on a straight-line basis over the term of the license agreement, as the licensees simultaneously receive and consume the benefits of the services provided by the Company. Licensee fees received in advance of the occupancy month are contract liabilities, and are recognised to the statement of profit or loss and other comprehensive income during the period in which the licensees consume the related services provided by the Company in respect of incubation centre and accommodation facilities; and

2. 會計政策 (續)

2.1 重大會計政策 (續)

(g) 收益及其他收入 (續)

- (iii) 物業管理費及其他設施管理收入於向租戶提供服務時確認。

2.2 其他會計政策

(a) 現金及等同現金項目

現金及等同現金項目包括銀行及手頭現金，以及可隨時轉換為已知金額現金且價值變動風險不大的銀行活期存款，而有關存款於取得時的到期日為三個月內。

(b) 應收款項

當本公司擁有無條件收取代價的權利時確認應收款項。倘代價到期付款前僅須隨時間推移，則收取代價的權利屬無條件。

應收款項採用實際利率法按攤銷成本減按下文釐定的信貸虧損撥備列賬：

預期信貸虧損（「預期信貸虧損」）的計量

貿易應收款項的虧損撥備按相等於全期預期信貸虧損的金額計量，即預期於貿易應收款項的預計存續期內產生的虧損。虧損撥備採用撥備矩陣估計，該矩陣以本公司的過往信貸虧損經驗為基礎，並就債務人的特定因素以及對報告日期當前及預測整體經濟狀況的評估作出調整。

2. ACCOUNTING POLICIES (continued)

2.1 Material accounting policies (continued)

(g) Revenue and other income (continued)

- (iii) property management fee and other facilities management income is recognised when the services are rendered to the tenants.

2.2 Other accounting policies

(a) Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks that are readily convertible into known amounts of cash and which are subject to an insignificant risk of change in value, having been within three months of maturity at acquisition.

(b) Receivables

A receivable is recognised when the Company has an unconditional right to receive consideration. A right to receive consideration is unconditional if only the passage of time is required before payment of that consideration is due.

Receivables are stated at amortised cost using the effective interest method less allowance for credit losses as determined below:

Measurement of expected credit losses ("ECLs")

The loss allowance for a trade debtor is measured at an amount equal to lifetime ECLs, which are those losses that are expected to occur over the expected life of the trade debtors. The loss allowance is estimated using a provision matrix based on the Company's historical credit loss experience, adjusted for factors that are specific to the debtors and an assessment of both the current and forecast general economic conditions at the reporting date.

2. 會計政策 (續)

2.2 其他會計政策 (續)

(b) 應收款項 (續)

就所有其他金融工具而言，本公司確認相等於12個月預期信貸虧損的虧損撥備，除非金融工具自初始確認後的信貸風險顯著增加，在此情況下，虧損撥備按相等於全期預期信貸虧損的金額計量。

預期信貸虧損於各報告日期重新計量，任何變動均於損益確認為減值收益或虧損。本公司確認減值收益或虧損，並透過虧損撥備賬對應收賬款及其他應收款項的賬面值作出相應調整。

倘並無實際可行的收回前景，則應收賬款或其他應收款項的賬面總值會按無法收回的程度部分或全部撇銷。一般而言，當本公司確定債務人並無可產生足夠現金流量以償還須撇銷款項的資產或收入來源時，即屬此情況。

(c) 應付款項 (包括應付直接控股公司款項)

應付款項初步按公平值確認，其後按攤銷成本列賬，惟倘折現影響並不重大，則按成本列賬。

2. ACCOUNTING POLICIES (continued)

2.2 Other accounting policies (continued)

(b) Receivables (continued)

For all other financial instruments, the Company recognises a loss allowance equal to 12-month ECLs unless there has been a significant increase in credit risk of the financial instrument since initial recognition, in which case the loss allowance is measured at an amount equal to lifetime ECLs.

ECLs are remeasured at each reporting date with any changes recognised as an impairment gain or loss in profit or loss. The Company recognises an impairment gain or loss with a corresponding adjustment to the carrying amount of accounts and other receivables through a loss allowance account.

The gross carrying amount of an accounts receivable or other receivable is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Company determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off.

(c) Payables (including amount due to the immediate holding company)

Payables are initially recognised at fair value and subsequently stated at amortised cost unless the effect of discounting would be immaterial, in which case they are stated at cost.

2. 會計政策 (續)

2.2 其他會計政策 (續)

(d) 僱員福利

薪金、年度花紅、有薪年假及非貨幣福利成本於僱員提供相關服務的年度內累計。倘付款或結算遞延且影響重大，則有關金額按其現值列賬。

本公司根據《強制性公積金計劃條例》為所有僱員設立定額供款強制性公積金退休福利計劃（「強積金計劃」）。供款按僱員基本薪金的某一百分比計算，並於根據強積金計劃規則應付時於損益及其他全面收益表扣除。強積金計劃的資產與本公司的資產分開存放於獨立管理的基金內。本公司的僱主供款於向強積金計劃作出供款時全數歸屬於僱員。

本公司按以下比率為所有合資格僱員向強積金計劃作出僱主供款：

- 1至5年
基本薪金的5%
- 6至10年
基本薪金的10%
- 超過10年
基本薪金的15%

2. ACCOUNTING POLICIES (continued)

2.2 Other accounting policies (continued)

(d) *Employee benefits*

Salaries, annual bonuses, paid annual leave and the cost of non-monetary benefits are accrued in the year in which the associated services are rendered by employees. Where payment or settlement is deferred and the effect would be material, these amounts are stated at their present values.

The Company operates a defined contribution Mandatory Provident Fund retirement benefit scheme (the “MPF Scheme”) under the Mandatory Provident Fund Schemes Ordinance for all of its employees. Contributions are made based on a percentage of the employees’ basic salaries and are charged to the statement of profit or loss and other comprehensive income as they become payable in accordance with the rules of the MPF Scheme. The assets of the MPF Scheme are held separately from those of the Company in an independently administered fund. The Company’s employer contributions vest fully with the employees when contributed into the MPF Scheme.

The Company provides employer’s contribution to the MPF Scheme for all qualifying employees at the following rates:

- 1 – 5 years of service
5% of basic salary
- 6 – 10 years of service
10% of basic salary
- Over 10 years of service
15% of basic salary

2. 會計政策 (續)

2.2 其他會計政策 (續)

(e) 所得稅

年度所得稅包括即期稅項及遞延稅項資產與負債的變動。即期稅項及遞延稅項資產與負債的變動於損益確認，惟與於其他全面收益或直接於權益確認的項目有關者除外，在此情況下，相關稅項金額分別於其他全面收益或直接於權益確認。

即期所得稅為按報告期末已頒佈或實質頒佈的稅率，就年度應課稅收入預期應付的稅項，以及就過往年度應付稅項作出的任何調整。

遞延所得稅資產及負債分別由可扣減及應課稅暫時差額產生，即就財務報告而言資產及負債的賬面值與其稅基之間的差額。遞延所得稅資產亦由未使用稅項虧損及未使用稅項抵免產生。除資產及負債初始確認時產生的差額外，所有遞延所得稅負債均予確認，而遞延所得稅資產則於很可能有未來應課稅溢利可供使用有關資產時予以確認。

2. ACCOUNTING POLICIES (continued)

2.2 Other accounting policies (continued)

(e) *Income tax*

Income tax for the year comprises current tax and movements in deferred tax assets and liabilities. Current tax and movements in deferred tax assets and liabilities are recognised in profit or loss except to the extent that they relate to items recognised in other comprehensive income or directly in equity, in which case the relevant amounts of tax are recognised in other comprehensive income or directly in equity, respectively.

Current income tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the end of the reporting period, and any adjustment to tax payable in respect of previous years.

Deferred income tax assets and liabilities arise from deductible and taxable temporary differences respectively, being the differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. Deferred income tax assets also arise from unused tax losses and unused tax credits. Apart from differences which arise on initial recognition of assets and liabilities, all deferred income tax liabilities, and all deferred income tax assets to the extent that it is probable that future taxable profits will be available against which the asset can be utilised, are recognised.

2. 會計政策 (續)

2.2 其他會計政策 (續)

(e) 所得稅 (續)

已確認的遞延所得稅金額乃根據預期變現或結算資產及負債賬面值的方式，採用報告期末已頒佈或實質頒佈的稅率計量。遞延所得稅資產及負債不予折現。

遞延所得稅資產的賬面值於各報告期末檢討，並於不再可能有足夠應課稅溢利可供使用相關稅務利益時予以扣減。倘其後很可能有足夠應課稅溢利可供使用，則撥回有關扣減。

3. 重大會計判斷及估計

於應用本公司會計政策的過程中，管理層已作出以下會計判斷及估計：

物業、廠房及設備以及在建工程的減值

當事件或情況變動顯示物業、廠房及設備以及在建工程的相關賬面值可能無法收回時，本公司會對其進行減值檢討。釐定是否出現減值通常需要作出多項估計及假設，包括釐定哪些現金流量與可能減值的資產直接相關、現金流量產生的可使用年期、現金流量金額以及資產的剩餘價值（如有）。而計量減值虧損則須釐定可收回金額，有關金額以管理層根據可取得的最佳資料所作估計為基礎。本公司根據過往經驗及內部發展計劃得出所需現金流量估計。於釐定可收回金額時，本公司視情況採用按適當折現率折現的現金流量估計、可取得的市場報價及獨立估值。

2. ACCOUNTING POLICIES (continued)

2.2 Other accounting policies (continued)

(e) Income tax (continued)

The amount of deferred income tax recognised is measured based on the expected manner of realisation or settlement of the carrying amount of the assets and liabilities, using tax rates enacted or substantively enacted at the end of the reporting period. Deferred income tax assets and liabilities are not discounted.

The carrying amount of a deferred income tax asset is reviewed at the end of each reporting period and is reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow the related tax benefit to be utilised. Any such reduction is reversed to the extent that it becomes probable that sufficient taxable profits will be available.

3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES

In the process of applying the Company's accounting policies, management has made the following accounting judgements and estimates:

Impairment of property, plant and equipment and construction in progress

The Company reviews property, plant and equipment and construction in progress for impairment whenever events or changes in circumstances indicate that the related carrying amounts may not be recoverable. Determining whether impairment has occurred typically requires various estimates and assumptions, including determining which cash flows are directly related to the potentially impaired asset, the useful life over which cash flows will occur, their amount, and the asset's residual value, if any. In turn, measurement of an impairment loss requires a determination of recoverable amount, which is based on management's estimate with best information available. The Company derives the required cash flow estimates from historical experience and internal development plans. To determine recoverable amount, the Company uses cash flow estimates discounted at an appropriate discount rate, quoted market prices when available and independent appraisals, as appropriate.

3. 重大會計判斷及估計（續）

在建工程資本化

本公司將物業、廠房及設備建造及發展階段產生的成本資本化為在建工程。管理層須運用重大判斷，以釐定哪些成本符合資本化資格、直接及間接成本的適當分配，以及何時開始及停止資本化。當未來經濟利益很可能流入本公司、成本能夠可靠計量，且資產正處於積極發展或建造過程中時，即開始資本化。資本化為在建工程(CIP)的成本通常包括直接材料成本、建造直接應佔的人工成本，以及建造期間產生的間接成本及借款成本的適當分配。管理層須就分配間接成本及釐定一般間接費用中與建造活動有關的部分作出判斷。當資產大致竣工並可供其擬定用途時，即停止資本化，而管理層須估計完工程度並評估資產是否已達致基本可供營運使用的狀態。停止資本化後產生的任何成本於產生時列作支出。此外，管理層估計已資本化在建工程的可使用年期，以於資產投入使用後釐定適當的折舊期間。倘情況出現變動，例如工程延誤、設計修改或擬定用途改變，管理層可能須重新評估已資本化金額及開始計提折舊的時間。

3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES (continued)

Capitalisation of construction in progress

The Company capitalises costs incurred during the construction and development phase of property, plant and equipment as construction in progress. Management exercises significant judgement in determining which costs are eligible for capitalisation, the appropriate allocation of direct and indirect costs, and when capitalisation should commence and cease. Capitalisation commences when it is probable that future economic benefits will flow to the Company, the costs can be reliably measured, and the asset is under active development or construction. Costs capitalised to CIP typically include direct material costs, labour costs directly attributable to construction, and an appropriate allocation of indirect costs and borrowing costs incurred during the construction period. Management must exercise judgement in allocating indirect costs and determining the portion of general overheads that relate to construction activities. Capitalisation ceases when the asset is substantially complete and ready for its intended use, requiring management to estimate the stage of completion and assess whether the asset has reached the point where it is substantially ready for operational use. Any costs incurred after capitalisation has ceased are expensed as incurred. Additionally, management estimates the useful lives of capitalised CIP to determine appropriate depreciation periods once the assets are placed in service. Changes in circumstances, such as construction delays, design modifications, or changes in intended use, may require management to reassess the amounts capitalised and the timing of when depreciation should commence.

4. 租金收入

有關金額指出租位於落馬洲河套地區園區內物業所產生的租金收入。

4. RENTAL INCOME

The amount represented rental income from leasing of properties in the Park at the Lok Ma Chau Loop.

5. 除稅前(虧損)/盈餘

除稅前(虧損)/盈餘已扣除下列各項：

5. (LOSS)/PROFIT BEFORE TAXATION

(Loss)/profit before taxation is arrived at after charging:

		2026 港元 HK\$	2025 港元 HK\$
(a) 利息支出	(a) Interest expenses		
直接控股公司貸款利息	Interest on loans from immediate holding company	3,813,199	4,131,617
租賃負債利息(附註8(b))	Interest on lease liabilities (Note 8(b))	90,973	132,733
		3,904,172	4,264,350
(b) 其他項目	(b) Other items		
核數師酬金	Auditors' remuneration	75,000	132,649
僱員福利支出	Employee benefit expenses		
— 工資及薪金	— Wages and salaries	79,914,988	67,923,727
— 退休計劃供款	— Retirement scheme contribution	3,221,968	2,754,792
出售物業、廠房及設備的虧損	Loss on disposals of property, plant and equipment	40,191	34,545

6. 損益及其他全面收益表中的所得稅

(a) 由於本公司截至2026年3月31日止年度並無產生任何應課稅溢利，故財務報表並無就香港利得稅作出撥備（2025年：相同）。

(b) 按適用稅率計算的稅項支出與除稅前（虧損）／盈餘的對賬如下：

		2026 港元 HK\$	2025 港元 HK\$
除稅前（虧損）／盈餘	(Loss)/profit before taxation	(189,049,358)	83,919,236
按16.5%計算的稅項（2025年：16.5%）	Tax calculated at 16.5% (2025: 16.5%)	(31,193,144)	13,846,674
不可扣稅支出的稅務影響	Tax effect of non-deductible expenses	635,808	688,308
毋須課稅收入的稅務影響	Tax effect of non-taxable income	(22,263,580)	(33,934,231)
未確認暫時差額的稅務影響	Tax effect of temporary difference not recognised	2,109,874	256,167
未確認稅項虧損	Tax losses not recognised	50,711,042	19,143,082
		—	—

(c) 未確認的遞延所得稅資產

由於不大可能有未來應課稅溢利可供抵銷有關虧損，本公司並無就累計未使用稅項虧損722,168,596港元（2025年：414,828,944港元）確認遞延所得稅資產，有關稅項虧損須經稅務局同意。根據現行稅務法例，有關稅項虧損並無到期日。

6. INCOME TAX IN THE STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

(a) No provision for Hong Kong Profits Tax has been made in the financial statements as the Company did not generate any assessable profits during the year ended 31 March 2026 (2025: Same).

(b) Reconciliation between tax expense and (loss)/profit before taxation at an applicable tax rate:

(c) Deferred income tax assets not recognised

The Company has not recognised deferred income tax assets in respect of cumulative unused tax losses of HK\$722,168,596 (2025: HK\$414,828,944), subject to agreement by the Inland Revenue Department as it is not probable that future taxable profits against which the losses can be utilised will be available. The tax losses do not have expiry under current tax legislation.

7. 董事酬金

根據香港《公司條例》第383(1)條及《公司（披露董事利益資料）規例》第2部披露的董事酬金如下：

		2026 港元 HK\$	2025 港元 HK\$
董事袍金	Directors' fees	—	—
薪金、津貼及實物利益	Salaries, allowances and benefits in kind	—	—
酌情花紅	Discretionary bonuses	—	—
退休計劃供款	Retirement scheme contributions	—	—

根據本公司組織章程細則第22條，除非本公司以普通決議另有決定，否則董事無權就擔任董事而從本公司收取任何酬金。

7. DIRECTORS' EMOLUMENTS

Directors' emoluments disclosed pursuant to section 383(1) of the Hong Kong Companies Ordinance and Part 2 of the Companies (Disclosures of Information about Benefits of Directors) Regulation are as follows:

According to Article 22 of the Company's Articles of Association, a director is not entitled to receive any remuneration from the Company for serving as a director unless otherwise determined by an ordinary resolution of the Company.

(a) 就提供董事服務而向第三方提供的代價

截至2026年3月31日止年度，本公司並無就提供董事服務而向任何第三方支付代價（2025年：無）。

(a) Consideration provided to third parties for making available directors' services

During the year ended 31 March 2026, no consideration was paid by the Company to any third parties for making available directors' services (2025: Nil).

(b) 向董事、由董事控制的法人團體及與該等董事有關連的實體提供的貸款、準貸款及其他交易的資料

截至2026年3月31日止年度，概無以董事、由董事控制的法人團體及與該等董事有關連的實體為受益人的貸款、準貸款及其他交易安排（2025年：無）。

(b) Information about loans, quasi-loans and other dealings in favour of directors, controlled bodies corporate by and connected entities with such directors

During the year ended 31 March 2026, there were no loans, quasi-loans and other dealing arrangements in favour of directors, controlled bodies corporate by and connected entities with such directors (2025: Nil).

(c) 董事於交易、安排或合約中的重大權益

於2026年3月31日或截至2026年3月31日止年度任何時間，概無本公司作為訂約方且本公司董事直接或間接擁有重大權益的與本公司業務有關的重大交易、安排及合約存續（2025年：無）。

(c) Directors' material interests in transactions, arrangements or contracts

No significant transactions, arrangements and contracts in relation to the Company's business to which the Company was a party and in which a director of the Company had a material interest, whether directly or indirectly, subsisted at the end of 31 March 2026 or at any time during the year ended 31 March 2026 (2025: Nil).

8. 物業、廠房及設備
(a) 賬面值對賬

8. PROPERTY, PLANT AND EQUIPMENT
(a) Reconciliation of carrying amount

		使用權資產 (附註8(b)) Right-of-use assets (Note 8(b)) 港元 HK\$	樓宇 Buildings 港元 HK\$	土地 Land 港元 HK\$	租賃 物業裝修 Leasehold improvements 港元 HK\$	傢俬、裝置 及設備 Furniture, fittings and equipment 港元 HK\$	總計 Total 港元 HK\$
成本：	Cost:						
於2024年4月1日	At 1 April 2024	17,310,977	–	–	8,197,504	4,503,049	30,011,530
添置	Additions	5,475,066	–	1,900	3,431,848	1,896,033	10,804,847
出售	Disposals	(296,409)	–	–	–	(85,283)	(381,692)
於2025年3月31日及2025年4月1日	At 31 March 2025 and at 1 April 2025	22,489,634	–	1,900	11,629,352	6,313,799	40,434,685
添置	Additions	837,596	–	–	24,242,797	3,143,954	28,224,347
轉自在建工程(附註9)	Transfer from construction in progress (Note 9)	–	3,709,682,974	–	–	–	3,709,682,974
租賃屆滿／出售	Expiry of leases/disposals	(10,094,213)	–	–	(1,147,216)	(68,107)	(11,309,536)
於2026年3月31日	At 31 March 2026	13,233,017	3,709,682,974	1,900	34,724,933	9,389,646	3,767,032,470
累計折舊：	Accumulated depreciation:						
於2024年4月1日	At 1 April 2024	(12,300,645)	–	–	(5,946,533)	(2,428,559)	(20,675,737)
年內折舊	Charge for the year	(4,260,176)	–	(3)	(2,903,349)	(1,146,340)	(8,309,868)
出售時撥回	Written back on disposals	172,905	–	–	–	59,422	232,327
於2025年3月31日及2025年4月1日	At 31 March 2025 and at 1 April 2025	(16,387,916)	–	(3)	(8,849,882)	(3,515,477)	(28,753,278)
年內折舊	Charge for the year	(4,168,169)	(158,157,047)	(38)	(6,600,381)	(1,458,656)	(170,384,291)
租賃屆滿／出售時撥回	Written back on expiry of leases/disposals	10,094,213	–	–	1,111,305	63,827	11,269,345
於2026年3月31日	At 31 March 2026	(10,461,872)	(158,157,047)	(41)	(14,338,958)	(4,910,306)	(187,868,224)
賬面淨值：	Net book value:						
於2026年3月31日	At 31 March 2026	2,771,145	3,551,525,927	1,859	20,385,975	4,479,340	3,579,164,246
於2025年3月31日	At 31 March 2025	6,101,718	–	1,897	2,779,470	2,798,322	11,681,407

8. 物業、廠房及設備(續)

(b) 使用權資產

按相關資產類別劃分的使用權資產賬面淨值分析如下：

8. PROPERTY, PLANT AND EQUIPMENT (continued)

(b) Right-of-use assets

The analysis of the net book value of right-of-use assets by class of underlying asset is as follows:

		自用 租賃物業 Property leased for own use 港元 HK\$	汽車 Motor vehicle 港元 HK\$	辦公室設備 Office equipment 港元 HK\$	總計 Total 港元 HK\$
成本：	Cost:				
於2024年4月1日	At 1 April 2024	15,748,249	1,074,186	488,542	17,310,977
添置	Additions	5,022,123	352,625	100,318	5,475,066
出售	Disposals	–	(296,409)	–	(296,409)
於2025年3月31日及2025年4月1日	At 31 March 2025 and at 1 April 2025	20,770,372	1,130,402	588,860	22,489,634
添置	Additions	256,126	347,755	233,715	837,596
租賃屆滿	Expiry of leases	(9,316,436)	(777,777)	–	(10,094,213)
於2026年3月31日	At 31 March 2026	11,710,062	700,380	822,575	13,233,017
累計折舊：	Accumulated depreciation:				
於2024年4月1日	At 1 April 2024	(11,249,688)	(814,829)	(236,128)	(12,300,645)
年內折舊	Charge for the year	(3,949,096)	(179,932)	(131,148)	(4,260,176)
出售時撥回	Written back on disposals	–	172,905	–	172,905
於2025年3月31日及2025年4月1日	At 31 March 2025 and at 1 April 2025	(15,198,784)	(821,856)	(367,276)	(16,387,916)
年內折舊	Charge for the year	(3,737,868)	(263,251)	(167,050)	(4,168,169)
租賃屆滿時撥回	Written back on expiry of leases	9,316,436	777,777	–	10,094,213
於2026年3月31日	At 31 March 2026	(9,620,216)	(307,330)	(534,326)	(10,461,872)
賬面淨值：	Net book value:				
於2026年3月31日	At 31 March 2026	2,089,846	393,050	288,249	2,771,145
於2025年3月31日	At 31 March 2025	5,571,588	308,546	221,584	6,101,718

本公司訂有租賃合約，以取得用作辦公室的物業、汽車及營運所用辦公室設備的使用權。租賃通常初始為期一至五年，並無續租選擇權。租賃並不包括任何可變租賃付款（2025年：相同）。

The Company has lease contracts for the right to use properties as its office, motor vehicle and office equipment used in its operations. The leases typically run for an initial period of one to five years with no option to renew. The leases do not include any variable lease payments (2025: Same).

8. 物業、廠房及設備（續）

(b) 使用權資產（續）

與租賃相關並於損益確認的支出項目
分析如下：

		2026 港元 HK\$	2025 港元 HK\$
使用權資產折舊	Depreciation charge of right-of-use assets	4,168,169	4,260,176
租賃負債利息（附註5(a)）	Interest on lease liabilities (Note 5(a))	90,973	132,733

租賃負債的到期情況分析及租賃現金流出總額的詳情分別載於附註15及17(b)。

8. PROPERTY, PLANT AND EQUIPMENT (continued)

(b) Right-of-use assets (continued)

The analysis of expense items in relation to leases recognised in profit or loss is as follows:

Details of the maturity analysis of lease liabilities and total cash outflow for leases are set out in notes 15 and 17(b) respectively.

9. 在建工程

9. CONSTRUCTION IN PROGRESS

		2026 港元 HK\$	2025 港元 HK\$
年初賬面值	Carrying amount at the beginning of the year	3,176,505,098	1,197,803,628
添置（附註）	Additions (Note)	2,127,148,031	1,978,701,470
轉撥至物業、廠房及設備（附註8(a)）	Transfer to property, plant and equipment (Note 8(a))	(3,709,682,974)	—
年末賬面值	Carrying amount at the end of the year	1,593,970,155	3,176,505,098

附註：

年內在建工程添置與園區第一批次發展有關。

Note:

Additions to construction in progress were related to the Batch 1 Development of the Park during the year.

10. 應收賬款、預付款項、按金及其他應收款項

10. ACCOUNTS RECEIVABLE, PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES

		2026 港元 HK\$	2025 港元 HK\$
應收賬款 (附註)	Accounts receivable (Note)	7,074,333	—
預付款項	Prepayments	5,088,008	3,649,188
按金及其他應收款項	Deposits and other receivables	3,931,012	2,487,650
預付款項、按金及其他應收款項	Prepayments, deposits and other receivables	9,019,020	6,136,838
		16,093,353	6,136,838

附註：

本公司與租戶或獲許可人的交易條款主要採用預收現金方式。

於接納任何新租戶或獲許可人前，本公司會在內部評估潛在租戶或獲許可人的信貸質素，並釐定適當的信貸限額。高級管理層定期審閱逾期結餘並定期跟進收款。

於2026年3月31日，應收賬款並無虧損撥備（2025年：無）。有關本公司信貸政策及應收賬款所產生信貸風險的進一步詳情載於附註18(b)。

Note:

The Company's trading terms with its tenants or licensees are mainly on a cash-in-advance basis.

Before accepting any new tenant or licensee, the Company internally assesses the credit quality of the potential tenant or licensee and defines appropriate credit limits. Overdue balances are regularly reviewed by senior management and collections are followed up regularly.

As at 31 March 2026, there is no loss allowance of accounts receivable (2025: Nil). Further details on the Company's credit policy and credit risk arising from accounts receivable are set out in note 18(b).

11. 原到期日超過三個月的銀行存款以及現金及等同現金項目

11. BANK DEPOSITS WITH ORIGINAL MATURITIES OF MORE THAN THREE MONTHS AND CASH AND CASH EQUIVALENTS

		2026 港元 HK\$	2025 港元 HK\$
原到期日超過三個月的銀行存款 (附註)	Bank deposits with original maturities of more than three months (Note)	1,491,570,658	2,432,716,475
現金及等同現金項目	Cash and cash equivalents	3,568,853,330	2,570,891,522
		5,060,423,988	5,003,607,997

附註：

於2026年3月31日，所有銀行存款的剩餘到期日均為一年內。該等銀行存款按平均年利率2.17% (2025年：3.83%) 計息。

原到期日超過三個月的銀行存款以及現金及等同現金項目的賬面值以下列貨幣計值：

Note:

As at 31 March 2026, all bank deposits had remaining maturities within one year. These bank deposits carried interest at the average interest rate of 2.17% (2025: 3.83%) per annum.

The carrying amounts of bank deposits with original maturities of more than three months and cash and cash equivalents are denominated in the following currency:

		2026 港元 HK\$	2025 港元 HK\$
— 港元	— HK\$	5,060,423,988	5,003,607,997

12. 應計費用、已收按金、預收租金及其他應付款項

12. ACCRUED CHARGES, DEPOSITS RECEIVED, RENTAL RECEIPTS IN ADVANCE AND OTHER PAYABLES

		2026 港元 HK\$	2025 港元 HK\$
應計費用	Accrued charges	188,817,051	217,506,200
已收按金	Deposits received	32,515,270	9,000
預收租金	Rental receipts in advance	6,345,216	1,818,935
其他應付款項	Other payables	36,705,656	1,848,532
		264,383,193	221,182,667

所有應計費用、預收租金及其他應付款項預期於一年內結算或確認為收入。

All accrued charges, rental receipts in advance, and other payables are expected to be settled or recognised as income within one year.

此外，已收按金指本公司持有的可退還保證金。倘租戶或獲許可人違約或終止合約，本公司擁有可依法強制執行的權利，可將有關按金用於抵銷逾期應收賬款。

In addition, deposits received represent refundable security deposits held by the Company. The Company maintains a legally enforceable right to apply these deposits to offset overdue accounts receivable in the event of a tenant or licensee default or contract termination.

13. 應付直接控股公司款項

13. AMOUNT DUE TO THE IMMEDIATE HOLDING COMPANY

應付直接控股公司款項為無抵押、免息及須按要求償還。

The amount due to the immediate holding company is unsecured, interest-free and repayable on demand.

14. 直接控股公司貸款

於2018年3月5日，直接控股公司向本公司授出80,000,000港元的貸款融資。本公司已全數動用該融資，分別於2018年5月25日及2018年12月24日提取25,000,000港元及55,000,000港元。

於2019年9月24日，本公司獲授另一筆100,000,000港元的貸款融資，並已全數動用該融資，分別於2019年9月30日及2020年7月29日提取50,000,000港元及50,000,000港元。

於2021年1月19日，本公司獲授額外200,000,000港元的貸款融資，並分別於2021年10月28日、2022年1月6日、2022年4月13日、2022年4月28日、2022年5月6日、2022年5月20日及2022年6月10日提取20,000,000港元、30,000,000港元、10,000,000港元、30,000,000港元、30,000,000港元、30,000,000港元及25,000,000港元。該貸款合共175,000,000港元已於2022年8月12日償還。

直接控股公司貸款為無抵押、須按要求償還，並按政府「無所損益」浮動利率計息。截至2026年3月31日止年度，年利率介乎1.795%至2.423%（2025年：2.170%至2.420%）。

14. LOANS FROM THE IMMEDIATE HOLDING COMPANY

On 5 March 2018, a loan facility of HK\$80,000,000 was granted to the Company from the immediate holding company. The facility was fully utilised by the Company that HK\$25,000,000 and HK\$55,000,000 were drawn on 25 May 2018 and 24 December 2018 respectively.

On 24 September 2019, another loan facility of HK\$100,000,000 was granted to the Company and was fully utilised that HK\$50,000,000 and HK\$50,000,000 were drawn on 30 September 2019 and 29 July 2020 respectively.

An additional loan facility of HK\$200,000,000 was granted to the Company on 19 January 2021 that HK\$20,000,000, HK\$30,000,000, HK\$10,000,000, HK\$30,000,000, HK\$30,000,000, HK\$30,000,000 and HK\$25,000,000 were drawn on 28 October 2021, 6 January 2022, 13 April 2022, 28 April 2022, 6 May 2022, 20 May 2022 and 10 June 2022 respectively. The total of the loan of HK\$175,000,000 of such loan was repaid on 12 August 2022.

The loans from the immediate holding company are unsecured, repayable on demand and bearing interest at the “no-gain-no-loss” floating interest rate of the Government. During the year ended 31 March 2026, the interest rates ranged from 1.795% to 2.423% per annum (2025: 2.170% to 2.420%).

15. 租賃負債

下表列示本公司租賃負債的剩餘合約到期情況：

		2026		2025	
		最低租賃 付款現值 Present value of minimum lease payments 港元 HK\$	最低租賃 付款總額 Total minimum lease payments 港元 HK\$	最低租賃 付款現值 Present value of minimum lease payments 港元 HK\$	最低租賃 付款總額 Total minimum lease payments 港元 HK\$
一年內	Within 1 year	2,451,759	2,475,176	3,906,474	3,993,880
一年後但兩年內	After 1 year but within 2 years	78,931	79,600	1,988,476	2,006,715
		2,530,690	2,554,776	5,894,950	6,000,595
減：未來利息支出總額	Less: total future interest expense		(24,086)		(105,645)
租賃負債現值	Present value of lease liabilities		2,530,690		5,894,950

15. LEASE LIABILITIES

The following table shows the remaining contractual maturities of the Company's lease liabilities:

16. 權益

(a) 本公司權益的組成部分

本公司各權益組成部分的期初及期末結餘以及該等結餘之間的對賬載於權益變動表。

(b) 已發行股本

16. EQUITY

(a) Components of the Company's equity

The opening and closing balances of each component of the Company's equity and a reconciliation between these balances are set out in the statement of changes in equity.

(b) Issued share capital

		2026		2025	
		股份數目 No. of shares	金額 Amount 港元 HK\$	股份數目 No. of shares	金額 Amount 港元 HK\$
已發行及繳足普通股：	Ordinary share, issued and fully paid:				
年初	At the beginning of the year	4	7,847,010,000	3	4,179,010,000
發行股份	Issuance of shares	1	2,200,000,000	1	3,668,000,000
年末	At the end of the year	5	10,047,010,000	4	7,847,010,000

16. 權益 (續)

(b) 已發行股本 (續)

於2025年9月，本公司向其控股公司配發及發行1股已繳足普通股，現金代價為2,200,000,000港元。

根據香港《公司條例》第135條，本公司的普通股並無面值。

根據本公司組織章程細則第36(1)條，本公司不得向任何股份持有人宣派或分派股息。本公司的任何盈餘均須保留於本公司，並用於董事認為適當的任何用途。

(c) 資本管理

本公司管理資本的首要目標為保障本公司持續經營的能力。由於本公司為香港科技園公司（「香港科技園公司」）的全資附屬公司，本公司額外資本的來源及分派剩餘資本的政策亦可能受到香港科技園公司資本管理目標的影響。

本公司將「資本」界定為包括權益的所有組成部分及直接控股公司貸款。

本公司定期檢討及管理其資本架構，並適當考慮香港科技園公司的資本管理慣例。在不抵觸董事對本公司的受信責任或香港《公司條例》的規定的前提下，香港科技園公司會按需要向本公司提供財務援助，以維持本公司的持續經營能力，並使本公司在可預見未來能夠於負債到期時償付有關負債。

本公司的資本管理慣例與上一期間相比並無改變，而本公司亦不受任何外界施加的資本規定所限。

16. EQUITY (continued)

(b) Issued share capital (continued)

In September 2025, the Company allotted and issued 1 ordinary share, fully paid, to its holding company for a cash consideration of HK\$2,200,000,000.

In accordance with section 135 of the Hong Kong Companies Ordinance, the ordinary share of the Company does not have a par value.

Pursuant to Article 36(1) of the Company's Articles of Association, the Company shall not declare or distribute dividends to any holder of the shares. Any profits of the Company shall be retained in the Company and applied for any purposes as the directors deem fit.

(c) Capital management

The Company's primary objectives when managing capital are to safeguard the Company's ability to continue as a going concern. As the Company is a wholly-owned subsidiary of Hong Kong Science and Technology Parks Corporation ("HKSTP"), the Company's sources of additional capital and policies for distribution of excess capital may also be affected by HKSTP's capital management objectives.

The Company defines "capital" as including all components of equity and loans from immediate holding company.

The Company's capital structure is regularly reviewed and managed with due regard to the capital management practices of HKSTP. Financial assistance is provided by HKSTP as is necessary to maintain the Company as a going concern and to enable the Company to meet its liabilities as and when they fall due for the foreseeable future, to the extent that these do not conflict with the directors' fiduciary duties towards the Company or the requirements of the Hong Kong Companies Ordinance.

The Company's capital management practices were unchanged as comparing to prior period and the Company is not subject to any externally imposed capital requirements.

17. 現金流量表附註

(a) 融資活動所產生負債的對賬

下表詳列本公司融資活動所產生負債的變動，包括現金及非現金變動。融資活動所產生負債指其現金流量已經或未來現金流量將於現金流量表分類為融資活動產生的現金流量的負債。

17. NOTES TO THE STATEMENT OF CASH FLOWS

(a) Reconciliation of liabilities arising from financing activities

The table below details changes in the Company's liabilities from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are liabilities for which cash flows were, or future cash flows will be, classified in the statement of cash flows as cash flows from financing activities.

		租賃負債 (附註15)	直接控股 公司貸款 (附註14)	應付直接控股 公司利息 (附註)	總計
		Lease liabilities (Note 15)	Loans from the immediate holding company (Note 14)	Interest payable to the immediate holding company (Note)	Total
		港元	港元	港元	港元
		HK\$	HK\$	HK\$	HK\$
於2024年4月1日	At 1 April 2024	5,012,878	180,000,000	2,147,873	187,160,751
融資現金流量變動：	Changes from financing cash flows:				
已付融資租賃租金的資本部分	Capital element of finance lease rentals paid	(4,478,174)	—	—	(4,478,174)
已付融資租賃租金的利息部分	Interest element of finance lease rentals paid	(132,733)	—	—	(132,733)
已付利息	Interest paid	—	—	(5,787,453)	(5,787,453)
		(4,610,907)	—	(5,787,453)	(10,398,360)
其他變動：	Other change:				
利息支出 (附註5(a))	Interest expenses (Note 5(a))	132,733	—	4,131,617	4,264,350
年內訂立新租賃所導致租賃負債增加 (附註8(b))	Increase in lease liabilities from entering into new lease during the year (Note 8(b))	5,475,066	—	—	5,475,066
年內終止租賃所導致租賃負債減少	Decrease in lease liabilities from termination of lease during the year	(114,820)	—	—	(114,820)
		5,492,979	—	4,131,617	9,624,596
於2025年3月31日及2025年4月1日	At 31 March 2025 and 1 April 2025	5,894,950	180,000,000	492,037	186,386,987

17. 現金流量表附註(續)

(a) 融資活動所產生負債的對賬 (續)

17. NOTES TO THE STATEMENT OF CASH FLOWS (continued)

(a) Reconciliation of liabilities arising from financing activities (continued)

	租賃負債 (附註15)	直接控股 公司貸款 (附註14)	應付直接控股 公司利息 (附註)	總計
	Lease liabilities (Note 15)	Loans from the immediate holding company (Note 14)	Interest payable to the immediate holding company (Note)	Total
	港元	港元	港元	港元
	HK\$	HK\$	HK\$	HK\$
融資現金流量變動：				
已付融資租賃租金的資本部分	(4,201,856)	—	—	(4,201,856)
已付融資租賃租金的利息部分	(90,973)	—	—	(90,973)
已付利息	—	—	(3,865,103)	(3,865,103)
	(4,292,829)	—	(3,865,103)	(8,157,932)
其他變動：				
利息支出(附註5(a))	90,973	—	3,813,199	3,904,172
年內訂立新租賃所導致租賃負債 增加(附註8(b))	837,596	—	—	837,596
	928,569	—	3,813,199	4,741,768
於2026年3月31日	2,530,690	180,000,000	440,133	182,970,823
At 31 March 2026				

附註：應付直接控股公司利息計入應付直接
控股公司款項(附註13)。

Note: Interest payable to the immediate holding company is included under
amount due to the immediate holding company (Note 13).

17. 現金流量表附註(續)

(b) 租賃現金流出總額

	2026 港元 HK\$	2025 港元 HK\$
融資現金流量內	4,292,829	4,610,907
Within financing cash flows		

18. 財務風險管理及金融工具的公平值

本公司於日常業務過程中面臨利率風險、信貸風險及流動資金風險。下文說明本公司面對該等風險的程度，以及本公司用以管理該等風險的財務風險管理政策及慣例。

(a) 利率風險

現金流量利率風險主要與直接控股公司的浮息貸款有關。本公司目前並無利率對沖政策。然而，管理層會監察利率風險，並在有需要時考慮對沖重大利率風險。

敏感度分析

本公司對利率風險的敏感度乃根據於報告期末上述直接控股公司貸款及銀行結餘的利率風險釐定。該分析假設年內直接控股公司浮息貸款的金額於整個年度維持不變。

17. NOTES TO THE STATEMENT OF CASH FLOWS (continued)

(b) Total cash outflow for leases

18. FINANCIAL RISK MANAGEMENT AND FAIR VALUE OF FINANCIAL INSTRUMENTS

Exposure to interest rate risk, credit risk and liquidity risk arises in the normal course of the Company's business. The Company's exposure to these risks and the financial risk management policies and practices used by the Company to manage these risks are described below.

(a) Interest rate risk

The cash flow interest rate risk relates primarily to the variable-rate loans from immediate holding company. The Company currently does not have an interest rate hedging policy. However, management monitors interest rate exposure and will consider hedging significant interest rate exposure should the need arise.

Sensitivity analysis

The Company's sensitivity to interest rate risk has been determined based on the exposure to interest rates for the above-mentioned loans from immediate holding company and bank balances at the end of the reporting period. The analysis is prepared assuming the amount of variable-rate loan from immediate holding company during the year was the amount for the whole year.

18. 財務風險管理及金融工具的公平值 (續)

(a) 利率風險 (續)

敏感度分析 (續)

截至2026年3月31日止年度，倘利率上升／下降100個基點（2025年：100個基點），而所有其他變數維持不變，本公司的虧損及全面虧損總額將減少／增加3,210,000港元（2025年：盈餘及全面收益總額將增加／減少7,300,000港元）。

(b) 信貸風險

信貸風險指交易對手未能履行其合約責任，導致本公司蒙受財務損失的風險。本公司的信貸風險主要來自銀行現金、銀行存款、應收賬款、其他應收款項及按金。

由於交易對手均為具有良好信貸評級的主要金融機構，本公司認為其信貸風險較低，因此本公司因銀行現金及銀行存款而面臨的信貸風險有限。

本公司的信貸風險亦來自應收租戶或獲許可人的賬款。本公司採用香港財務報告準則第9號的簡化方法計量預期信貸虧損，即就所有應收賬款使用全期預期虧損撥備。為盡量降低信貸風險，本公司維持嚴格的信貸評估政策，並通常要求租戶或獲許可人預先支付相當於1至6個月租金的保證金作抵押。倘租戶或獲許可人違約，本公司擁有合約權利，可扣劃或抵銷租賃按金以抵銷任何未償還應收賬款。因此，管理層認為有關抵押品大幅降低本公司的信貸風險。因此，應收賬款的預期虧損率評估為接近零，而於2026年3月31日並無預期信貸虧損撥備（2025年：相同）。

18. FINANCIAL RISK MANAGEMENT AND FAIR VALUE OF FINANCIAL INSTRUMENTS (continued)

(a) Interest rate risk (continued)

Sensitivity analysis (continued)

For the year ended 31 March 2026, if interest rate had been 100 basis (2025: 100 basis) points higher/lower with all other variables held constant, the Company's loss and total comprehensive loss would decrease/increase by HK\$3,210,000 (2025: profit and total comprehensive income would increase/decrease by HK\$7,300,000).

(b) Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in a financial loss to the Company. The Company's credit risk is primarily attributable to cash at bank, bank deposits, accounts and other receivables and deposits.

The Company's exposure to credit risk arising from cash at bank and bank deposits is limited because the counterparties are major financial institutions with sound credit rating, for which the Company considers having low credit risk.

The Company's credit risk is also attributable to its accounts receivable from tenants or licensees. The Company applies the HKFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all accounts receivable. In order to minimise credit risk, the Company maintains a stringent credit evaluation policy and normally requires tenants or licensees to pay a security deposit equal to 1 to 6 months of rent in advance as collateral. The Company has the contractual right to seize or offset the rental deposits against any outstanding accounts receivable when a tenant or licensee defaults. Accordingly, management considers that the Company's credit risk exposure is significantly mitigated by such collateral. Therefore, expected loss rate of accounts receivable is assessed to be close to zero and there is no expected credit loss allowance as at 31 March 2026 (2025: Same).

18. 財務風險管理及金融工具的公平值(續)

(b) 信貸風險(續)

就按攤銷成本計量的其他金融資產(包括其他應收款項及按金)而言,本公司已參考相應交易對手的歷史違約率資料及未來向該等交易對手收款的前景評估該等金融資產的信貸質素。計及前瞻性資料後,預期不會產生重大信貸虧損。

(c) 流動資金風險

本公司的政策為定期監察目前及預期流動資金需求,以確保維持充足現金儲備及從直接控股公司取得足夠資金,以應付短期及較長期的流動資金需求。

下表詳列本公司金融負債的剩餘合約到期情況。該表乃根據本公司可能被要求付款的最早日期,以金融負債的未折現現金流量編製。

18. FINANCIAL RISK MANAGEMENT AND FAIR VALUE OF FINANCIAL INSTRUMENTS (continued)

(b) Credit risk (continued)

In respect of other financial assets at amortised cost including other receivables and deposits, the credit quality of these financial assets has been assessed with reference to the historical information of corresponding counterparties' default rates and future prospect of receipts from these counterparties. No significant credit losses are expected after incorporating forward looking information.

(c) Liquidity risk

The Company's policy is to regularly monitor its current and expected liquidity requirements to ensure that it maintains sufficient reserves of cash and obtains adequate funding from its immediate holding company to meet its liquidity requirements in the short and longer term.

The following table details the Company's remaining contractual maturities for its financial liabilities. The table has been drawn up to reflect the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay.

18. 財務風險管理及金融工具的公平值 (續)

(c) 流動資金風險 (續)

於2026年3月31日

18. FINANCIAL RISK MANAGEMENT AND FAIR VALUE OF FINANCIAL INSTRUMENTS (continued)

(c) Liquidity risk (continued)

At 31 March 2026

		合約未折現現金流出				
		Contractual undiscounted cash outflow				
		一年內或 按要求	一年以上 但少於兩年	兩年以上 但少於五年	總計	賬面值
		Within 1 year or on demand	More than 1 year but less than 2 years	More than 2 years but less than 5 years	Total	Carrying amount
		港元	港元	港元	港元	港元
		HK\$	HK\$	HK\$	HK\$	HK\$
應計費用、按金、預收租金及 其他應付款項	Accrued charges, deposits and rental received in advance and other payables	264,383,193	–	–	264,383,193	264,383,193
應付直接控股公司款項	Amount due to the immediate holding company	4,531,576	–	–	4,531,576	4,531,576
租賃負債	Lease liabilities	2,475,176	79,600	–	2,554,776	2,530,690
直接控股公司貸款	Loans from the immediate holding company	180,000,000	–	–	180,000,000	180,000,000
		451,389,945	79,600	–	451,469,545	451,445,459

於2025年3月31日

At 31 March 2025

		合約未折現現金流出				
		Contractual undiscounted cash outflow				
		一年內或 按要求	一年以上 但少於兩年	兩年以上 但少於五年	總計	賬面值
		Within 1 year or on demand	More than 1 year but less than 2 years	More than 2 years but less than 5 years	Total	Carrying amount
		港元	港元	港元	港元	港元
		HK\$	HK\$	HK\$	HK\$	HK\$
應計費用、預收款項及 其他應付款項	Accrued charges, receipts in advance and other payables	221,182,667	—	—	221,182,667	221,182,667
應付直接控股公司款項	Amount due to the immediate holding company	4,408,082	—	—	4,408,082	4,408,082
租賃負債	Lease liabilities	3,993,880	2,006,715	—	6,000,595	5,894,950
直接控股公司貸款	Loans from the immediate holding company	180,000,000	—	—	180,000,000	180,000,000
		409,584,629	2,006,715	—	411,591,344	411,485,699

18. 財務風險管理及金融工具的公平值 (續)

(d) 公平值計量

於2026年3月31日，本公司按成本或攤銷成本列賬的金融工具的賬面值與其公平值並無重大差異(2025年：相同)。

19. 經營租賃安排 作為出租人

本公司根據經營租賃安排出租其物業，經磋商的初始租期為三年。租賃條款通常要求租戶支付保證金。

於報告日期已存在的不可撤銷經營租賃項下未折現租賃付款將由本公司於未來期間收取如下：

18. FINANCIAL RISK MANAGEMENT AND FAIR VALUE OF FINANCIAL INSTRUMENTS (continued)

(d) Fair value measurement

The carrying amounts of the Company's financial instruments carried at cost or amortised cost are not materially different from their fair values as at 31 March 2026 (2025: Same).

19. OPERATING LEASE ARRANGEMENTS As lessor

The Company leases its properties under operating lease arrangement, with leases negotiated for initial terms of three years. The terms of the leases generally require tenants to pay security deposits.

Undiscounted lease payments under non-cancellable operating leases in place at the reporting date will be receivable by the Company in future periods as follows:

		2026 港元 HK\$	2025 港元 HK\$
一年內	Within one year	42,922,617	—
一年後但兩年內	After 1 year but within 2 years	49,110,064	—
兩年後但三年內	After 2 years but within 3 years	37,991,852	—
		130,024,533	—

20. 承擔

於2026年3月31日，本公司於報告期末有以下資本承擔：

20. COMMITMENTS

At 31 March 2026, the Company had the following capital commitments at the end of reporting period:

		2026 港元 HK\$	2025 港元 HK\$
資本承擔：	Capital commitments:		
已授權但尚未訂約	Authorised but not contracted for	6,179,948,676	9,966,394,506
已訂約但尚未撥備	Contracted but not provided for	5,934,708,445	4,115,558,319
		12,114,657,121	14,081,952,825

資本承擔與園區第一批次發展有關。

Capital commitments are related to Batch 1 Development of the Park.

21. 重大關聯方交易

除財務報表附註13、14及17(a)所披露的結餘外，本公司於年內曾進行以下重大關聯方交易：

21. MATERIAL RELATED PARTY TRANSACTIONS

In addition to the balances disclosed in notes 13, 14 and 17(a) to the financial statements, the Company had entered into the following material related party transactions during the year:

		2026 港元 HK\$	2025 港元 HK\$
直接控股公司收取的管理費及公司間接費用	Management fees and corporate overheads charged by the immediate holding company	5,139,924	3,992,738
直接控股公司收取的租賃付款及租賃相關服務費	Lease payments and service charges related to the lease charged by the immediate holding company	5,028,439	5,652,379
直接控股公司收取的利息支出	Interest expenses charged by the immediate holding company	3,813,199	4,131,617
		13,981,562	13,776,734

22. 母公司及最終控股方

於2026年3月31日，董事認為本公司的最終控股方為政府（透過財政司司長法團），而本公司的母公司為於香港註冊成立的香港科技園公司。香港科技園公司編製可供公眾使用的綜合財務報表（2025年：相同）。

23. 已頒佈但尚未生效的新訂或經修訂香港財務報告準則會計準則及詮釋

以下新訂或經修訂香港財務報告準則會計準則及詮釋已頒佈，但於編製該等財務報表的財政年度尚未生效：

香港財務報告準則第9號及香港財務報告準則第7號修訂本
金融工具分類及計量的修訂¹

香港財務報告準則第9號及香港財務報告準則第7號修訂本
涉及依賴自然條件電力的合約的修訂¹

香港財務報告準則第1號、香港財務報告準則第7號、香港財務報告準則第9號、香港財務報告準則第10號及香港會計準則第7號修訂本

香港財務報告準則會計準則年度改進 – 第11卷¹
香港財務報告準則第18號
財務報表的呈列及披露²

香港財務報告準則第19號及香港財務報告準則第19號修訂本

不具公眾問責性的附屬公司：披露²

香港詮釋第5號（經修訂）修訂本

財務報表的呈列 – 借款人對包含按要求償還條款的定期貸款的分類²

香港財務報告準則第10號及香港會計準則第28號修訂本

投資者與其聯營公司或合營企業之間的資產出售或注資³

附註：

1 於2026年1月1日或之後開始的年度期間生效

2 於2027年1月1日或之後開始的年度期間生效

3 生效日期待定

22. PARENT AND ULTIMATE CONTROLLING PARTY

At 31 March 2026, the directors considered the ultimate controlling party of the Company to be the Government via Financial Secretary Incorporated and the parent company of the Company to be HKSTP, which is incorporated in Hong Kong. HKSTP produces consolidated financial statements available for public use (2025: Same).

23. NEW OR REVISED HKFRS ACCOUNTING STANDARDS AND INTERPRETATION THAT HAVE BEEN ISSUED BUT ARE NOT YET EFFECTIVE

The following new or revised HKFRS Accounting Standards and interpretation have been issued but are not yet effective in the financial year of which the financial statements were prepared:

Amendments to HKFRS 9 and HKFRS 7

Amendments to the Classification and Measurement of Financial Instruments¹

Amendments to HKFRS 9 and HKFRS 7

Amendments to the Contracts Referencing Nature – dependent Electricity¹

Amendments to HKFRS 1, HKFRS 7, HKFRS 9, HKFRS 10 and HKAS 7

Annual Improvements to HKFRS Accounting Standards – Volume 11¹
HKFRS 18

Presentation and Disclosure in Financial Statements²
HKFRS 19 and amendments to HKFRS 19

Subsidiaries without Public Accountability: Disclosures²

Amendments to Hong Kong Interpretation 5 (Revised)

Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause²

Amendments to HKFRS 10 and HKAS 28

Sale or Contribution of Assets between an Investor and its Associate or Joint Venture³

Notes:

1 Effective for annual periods beginning on or after 1 January 2026

2 Effective for annual periods beginning on or after 1 January 2027

3 Effective date to be determined

23. 已頒佈但尚未生效的新訂或經修訂香港財務報告準則會計準則及詮釋（續）

本公司正在評估該等新訂或經修訂香港財務報告準則會計準則及詮釋對本公司財務狀況及表現的影響，惟董事預期香港財務報告準則第18號將影響損益及其他全面收益表的呈列。本公司預期於該等新訂或經修訂香港財務報告準則會計準則及詮釋生效時予以採納。

香港財務報告準則第18號就損益及其他全面收益表內的呈列引入新規定，包括指定的總額及小計。此外，實體須將損益及其他全面收益表內的所有收入及支出分類至五個類別之一，即經營、投資、融資、所得稅及已終止經營業務，其中首三個類別為新設類別。該準則亦要求披露新界定的管理層界定的績效計量、收入及支出小計，並根據主要財務報表及附註所識別的「角色」，就財務資料的匯總及分拆引入新規定。此外，香港會計準則第7號《現金流量表》亦作出範圍較窄的修訂，包括將以間接法釐定經營活動現金流量的起點由「損益」改為「經營損益」，並取消有關股息及利息現金流量分類的選擇權。若干其他準則亦作出相應修訂。香港財務報告準則第18號及其他準則的修訂於2027年1月1日或之後開始的報告期間生效，但允許提早應用，並須披露有關提早應用。香港財務報告準則第18號將追溯應用。新規定預期將影響本公司損益及其他全面收益表的呈列以及本公司財務表現的披露。截至目前，本公司認為採納香港財務報告準則第18號不大可能對本公司的經營業績及財務狀況產生重大影響。

23. NEW OR REVISED HKFRS ACCOUNTING STANDARDS AND INTERPRETATION THAT HAVE BEEN ISSUED BUT ARE NOT YET EFFECTIVE (continued)

The Company is in the process of assessing the impact of these new or revised HKFRS Accounting Standards and interpretation to the financial position and performance of the Company, except for HKFRS 18 that the directors anticipate will impact the presentation of statement of profit or loss and other comprehensive income. The Company is expected to adopt these new or revised HKFRS Accounting Standards and interpretation when they become effective.

HKFRS 18 introduces new requirements for presentation within the statement of profit or loss and other comprehensive income, including specified totals and subtotals. Furthermore, entities are required to classify all income and expenses within the statement of profit or loss and other comprehensive income into one of five categories: operating, investing, financing, income taxes and discontinued operations, whereof the first three are new. It also requires disclosure of newly defined management-defined performance measures, subtotals of income and expenses, and includes new requirements for aggregation and disaggregation of financial information based on the identified 'roles' of the primary financial statements and the notes. In addition, narrow-scope amendments have been made to HKAS 7 Statement of Cash Flows, which include changing the starting point for determining cash flows from operations under the indirect method, from 'profit or loss' to 'operating profit or loss' and removing the optionality around classification of cash flows from dividends and interest. There are also consequential amendments to several other standards. HKFRS 18, and the amendments to the other standards, is effective for reporting periods beginning on or after 1 January 2027, but earlier application is permitted and must be disclosed. HKFRS 18 will apply retrospectively. The new requirements are expected to impact the Company's presentation of the statement of profit or loss and other comprehensive income and disclosures of the Company's financial performance. So far, the Company considers that the adoption of HKFRS 18 is unlikely to have a significant impact on the Company's results of operations and financial position.

24. 報告期後事項

於2026年4月27日，本公司就落馬洲河套地區園區第一批次發展收到直接控股公司香港科技園公司注資1,846,000,000港元。本公司的法定股本由10,047,010,000港元增加至11,893,010,000港元，並相應向直接控股公司發行1股金額為1,846,000,000港元的股份。

24. EVENT AFTER THE REPORTING PERIOD

On 27 April 2026, the Company received a capital injection of HK\$1,846,000,000 from HKSTP, the immediate holding company, for the Batch 1 Development of the Park at the Lok Ma Chau Loop. The authorised share capital of the Company increased from HK\$10,047,010,000 to HK\$11,893,010,000, and the 1 share of HK\$1,846,000,000 was issued to the immediate holding company accordingly.

