



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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主席的话

Message from Chairperson

蔡杰铭先生 太平绅士
Mr Kevin CHOI JP

港深创新及科技园有限公司董事会主席
创新科技及工业局常任秘书长
Chairperson of the Hong Kong-Shenzhen
Innovation and Technology Park Limited
Permanent Secretary for Innovation,
Technology and Industry



随着河套香港园区于2025年12月正式开幕营运，园区由建设阶段迈向营运阶段，港深创新及科技园有限公司（下称“河套香港园区公司”）发表首份年报。

作为河套香港园区公司主席，我谨以此报告，与大家分享园区的建设进度、营运状况与发展蓝图；与此同时，我亦以创新科技及工业局常任秘书长的身份，见证政策制订与园区实践如何一脉相连。这份双重角色，让我对河套香港园区作为“一国两制”下独特创科平台的战略价值，体会尤深。

河套香港园区的诞生，源于深圳河治理工程竣工后腾出的珍贵土地，地处深港边界的这片区域，自此迎来重大战略机遇。国家将河套深港科技创新合作区建设纳入国家战略层面，确立“一区两园”发展布局，同时为健全现代化产业体系、加快实现高水平科技自立自强，提供关键前沿支撑。

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.



在推动新质生产力发展的进程中，国家高度重视河套香港园区作为国际化科技创新平台的重要作用。园区充分发挥香港高度国际化的学术资源与人才网络优势，将与毗邻的新田科技城及北部都会区大学城紧密联动，协同数码港、香港科学园及河套香港园区组成的三大创科园区，并联手五大公营研发机构，聚力构建世界级产学研协同创新平台，推动前沿技术加快落地应用与产业化发展。

香港特区政府持续统筹指导河套香港园区公司，为园区规划建设与长远发展提供坚定有力的支撑。2025年12月的正式开幕，标志着园区发展踏上新的台阶。2026年，各项核心基建将持续推进，配合跨境流动的生命样本库、高效能运算设施等关键设施相继开展建设，并逐步落实与深圳园区制度衔接，让“一区两园”的有机协同从概念走向现实。

展望2027年，这一年既是香港特别行政区成立30周年，亦是国家实施“十五五”规划的关键节点。河套香港园区将紧扣国家“十五五”战略部署，同时对接首份香港五年规划，坚持质量优先、效益为本。我们将持续深化改革，完善企业治理架构，健全风险防控体系，为园区的可持续发展提供坚实保障。

在此，谨向内地相关部委的指导、深圳园区伙伴的协作、董事会成员的引领、全体员工及其他合作单位的付出致以诚挚谢意。我们将恪守核心使命，坚持前瞻布局，推动港深两园携手并进，加快培育壮大新质生产力。

蔡杰铭先生，太平绅士
主席
创新科技及工业局常任秘书长

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

行政总裁的话 Message from CEO

马惟善先生
Mr Vincent MA

港深创新及科技园有限公司行政总裁
Chief Executive Officer of the
Hong Kong-Shenzhen Innovation and
Technology Park Limited



2025/26财政年度，河套香港园区正式开园。作为国家“十四五”及“十五五”规划下粤港澳大湾区重大合作平台，园区充分发挥“一河两岸、一区两园”的独特优势，紧扣《香港创新科技发展蓝图》与《河套深港科技创新合作区香港园区发展纲要》（《“发展纲要”》）的战略指引。

过去一年，园区采取“边建设、边进驻”的高效策略，确保科研硬件建设与招商引资紧密衔接。第一期第一批次首三座大楼已落成启用；河套学研壹号（1号大楼）顺利平顶，其余四座大楼正按计划于2026年起陆续竣工投用。在配套方面，连接港铁落马洲站的直连路已顺利开通，有效畅通香港园区与周边科创节点。

园区的蓬勃生机，源于汇聚世界创科资源。截至2026年中，园区已成功吸引超过100间来自本地、内地及海外的创科企业与科研机构签约进驻，首两座湿实验室大楼基本上全数租出，河套学研壹号（1号大楼）预租反应热烈。进驻项目包括跨国科技巨擘的AI创新中心、全球储能龙头的新型工业化中试智能产线，以及国际知名生物医药研发项目，彰显园区作为“引进来、走出去”的重要双向平台价值。

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

河套香港园区公司不仅是园区的管理者，更是科研转化与企业成长的合作伙伴与加速器。在特区政府专款支持下，“港深创科园培育计划”已正式启动，为创科企业提供从概念验证到市场拓展的全周期支援。与此同时，深港协作持续深化。我们与河套深圳园区公司在科创生态、人才培育、协同规划及招商合作四个工作小组紧密联动。

连接两地园区的西面跨河连接桥工程已于2025年底启动，我们正配合特区政府与内地相关部委紧密协调，推进科研人员便捷通关登记名单机制，并为生物样本库建设与科研数据跨境流动积极开展试点筹备，携手深圳园区将河套合作区打造成为世界级科技创新平台。

在推展各项业务的同时，管理团队始终恪守专业透明的企业管治架构与审慎的财务管理原则，持续优化内部营运效能与资源配置。展望2026/27年度，园区发展迈入全面提速推进的关键阶段。我们将全力推进第一期第一批次余下大楼年内竣工并交付使用，妥善落实创科企业进驻运作；有序推展第一期余下地块的公私营合作招标；并深化与新田科技城等北部都会区板块的协同联动，完善上中下游创科生态。

在此，我谨代表管理团队，感谢董事会的指导，感谢各进驻企业与产学研伙伴的信任与支持，并对全体同仁的专业付出致以谢意。管理团队将继续以专业、稳健的执行力，全力落实各项发展目标，致力将河套香港园区建设成为联通内地与全球的世界级科技创新枢纽。

马惟善先生
行政总裁

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

董事会

Board of Directors



蔡杰铭先生 太平绅士

Mr Kevin CHOI JP

港深创新及科技园有限公司董事会主席

创新科技及工业局常任秘书长

Chairperson of Hong Kong-Shenzhen Innovation and Technology Park Limited

Permanent Secretary for Innovation, Technology and Industry

蔡杰铭先生为香港特别行政区政府创新科技及工业局常任秘书长，负责为香港创科及新型工业化制订清晰的发展路径，并缔造充满活力的生态系统，以引领香港实现国际创科中心的愿景。

蔡先生1997年加入特区政府，曾在多个决策局及部门担任要职，包括行政长官办公室、运输及物流局、医务卫生局、发展局、商务及经济发展局及民航处等。他负责推行的政策范畴广泛，包括拟订《施政报告》、制定医疗体系基建与基因组医学发展计划、草拟《香港2030+：跨越2030年的规划远景与策略》、筹备“Skytopia”机场城市发展蓝图，以及开展广深港高速铁路香港段营运等。

蔡先生为伦敦帝国学院电子电机工程学士、雪城大学麦斯威尔学院公共行政文学硕士、伦敦大学国际部法律硕士，以及史丹福大学商学院管理理学硕士。

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 银紫荆星章 太平绅士
Professor John CHAI Yat-chiu
SBS, JP

港深创新及科技园有限公司董事会
候补主席
中大校董会主席
福田科技有限公司资深顾问
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 荣誉勋章 太平绅士
Mr Humphrey CHOI
Chor-ching MH, JP

查教授现为中大校董会主席及福田科技有限公司资深顾问，曾任美国西北大学全职管理人员及大学教授，现为美国西北大学荣休教授。查教授在加入中大校董会前，曾任香港理工大学校董会成员（2010至2015年）及香港科技大学校董会副主席（2015至2021年）。查教授贡献社会不遗余力，他是香港特别行政区环境咨询委员会主席、港深创新及科技园有限公司董事会成员兼候补主席，曾任特区政府行政长官创新与战略发展顾问委员会成员及商界环保协会有限公司主席。查教授于2025年获香港特区政府颁发银紫荆星章，以表扬他对推动香港创科发展的杰出贡献。

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.

蔡楚清先生持有会计学学士学位，并为特许会计师，拥有40年专业经验。他是苏格兰特许会计师公会及香港会计师公会的会员。

蔡先生在审计、咨询及资本市场方面拥有丰富经验，专注于科技、资讯通信及媒体行业。他于1987年在苏格兰格拉斯哥一家顶尖专业会计师事务所开始其职业生涯，工作三年后转往杜拜工作两年，其后于1992年返回香港。他于1997年成为该会计师事务所的合伙人，及于2024年退休前为该会计师事务所副主席。

蔡先生现为香港微电子研发院有限公司及海洋公园公司之董事，亦曾服务于多个政府咨询委员会及法定机构。

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.

董事会 Board of Directors



丁海成先生
Mr DING Hai-cheng

深圳深港科技创新合作区发展有限公司
董事长
Chairman, Shenzhen-Hong Kong Science and
Technology Innovation Co-operation Zone
Development Co., Ltd

丁海成先生，现任深圳深港科技创新合作区发展有限公司董事长，全日制工学博士学位，高级工程师。1998年起加入政务体系，先后在多个政府部门任职，在工程建设、环保水务、基层治理、品质保障、安全生产、应急管理等领域具有丰富的管理经验。丁先生于2019年9月任深圳深港科技创新合作区发展有限公司总裁、2023年4月就任董事长。

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

深圳广播电影电视集团副总经理
深圳市天威视讯股份有限公司董事长
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资控股有限公司党支部书记、董事长，负责公司党企全面工作。季先生亦曾任深圳市燃气集团股份有限公司总裁办公室副总经理、深圳市投资控股有限公司战略研究部（董事会办公室）副部长等职务。

季彤先生现任深圳广播电影电视集团副总经理，深圳市天威视讯股份有限公司（股票代码002238）董事长。

季先生于1997年7月参加工作，2001年8月入党，拥有研究生（工商管理专业），工商管理硕士。

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 铜紫荆星章 太平绅士
MA (Cantab), MBA, FCA
Mr Brian David Li Man-bun
BBS, JP, MA (Cantab), MBA, FCA

东亚银行有限公司联席行政总裁
粤海投资有限公司及港华智慧能源有限公司独立非执行董事
Co-Chief Executive, The Bank of East Asia, Limited
Independent Non-executive Director,
Guangdong Investment Limited and Towngas
Smart Energy Company Limited



刘仁辰博士
Dr LIU Ren-chen

深圳清华大学研究院常务副院长
粤港澳大湾区国家技术创新中心国际总部主任
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年加入东亚银行有限公司，2014年8月获任命为东亚银行执行董事，并于2019年7月获任命为联席行政总裁，负责集团之整体运作及管理，主要领导中国内地及国际业务。李先生是东亚银行集团内若干公司董事会的主席或成员。

李先生现担任多项公职及荣誉职务，包括：中国人民政治协商会议全国委员会委员兼社会和法制委员会副主任、香港特别行政区政府特首顾问团成员、赈灾基金咨询委员会委员，以及圣雅各福群会执行委员会副主席。

此外，李先生为香港欧洲商务委员会委员及港日经济合作委员会委员。

李先生为香港会计师公会和英格兰及威尔士特许会计师协会资深会员，他亦为香港金融学院会员、香港银行学会荣誉银行专业会士及财资市场公会专业会员。李先生持有美国斯坦福大学工商管理硕士学位，和英国剑桥大学文学学士学位。

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.

刘仁辰博士，现任深圳清华大学研究院常务副院长，深圳市力合科创股份有限公司董事长，粤港澳大湾区国家技术创新中心国际总部主任，深圳河套学院兼职副院长，港深创新及科技园有限公司董事，政协深圳市委员会委员。

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.

董事会 Board of Directors



罗智泉教授
Professor Zhi-Quan (Tom) LUO

香港中文大学(深圳)副校长
深圳河套学院执行院长
Vice President (Academic), The Chinese
University of Hong Kong, Shenzhen
Executive Director, Shenzhen Loop Area
Institute

罗智泉教授是中国工程院外籍院士、加拿大皇家科学院院士、IEEE会士、SIAM会士，获得北京大学数学系学士学位及1989年获美国麻省理工学院运筹学博士学位。他于1989年至2003年期间于加拿大麦克马斯特大学担任教职，并担任资讯处理领域的首席加拿大研究主席。后来，他加入美国明尼苏达大学担任教授及数码科技的ADC讲席教授。

罗教授现任香港中文大学(深圳)副校长、深圳市大数据研究院院长及深圳河套学院执行院长。他于2014年成为加拿大皇家科学院院士及2021年成为中国工程院外籍院士。

罗教授曾获四个IEEE信号处理学会最佳论文奖、Farkas奖、Tseng纪念奖、王选应用数学奖(2022)、深圳市科技进步奖一等奖(2023)及首届华罗庚奖(2025)。他曾任IEEE Transactions on Signal Processing主编(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).



冼汉迪先生 荣誉勋章 太平绅士
Mr Hendrick SIN, MH, JP

国宏嘉信资本董事长
Chairman of China Prosperity Capital Fund

冼先生为国宏嘉信资本董事长，是一家专注于硬科技领域的风险投资机构。

他在香港特区政府担任多项咨询职务，包括：

- 人工智能资助计划委员会主席
- 香港人工智能研发院有限公司(人工智能研发院)董事局副主席
- 教育、科技和人才委员会顾问团非官方委员
- 创新科技及工业局创新科技与产业发展委员会非官方委员
- 大学教育资助委员会研究资助局委员
- 特首政策组专家组成员

冼先生于1996年毕业于卡内基梅隆大学，以四年时间获计算机科学/数学、经济学、工业管理三个学士学位，并荣誉毕业；后于1997年取得斯坦福大学工程经济及运筹学硕士学位。此外，他现担任斯坦福大学工程学院亚洲顾问委员会委员、卡内基梅隆大学计算机学院院长顾问委员会委员。

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 大紫荆勋章

金紫荆星章 太平绅士

Professor Lap-chee TSUI

GBM, GBS, JP

浙江大学求是客座教授
多伦多大学荣休大学教授
Qiushi Honorary Professor, Zhejiang University
Emeritus University Professor, University of Toronto

徐立之教授是港科院创院院长(2015-2022)。他现任中国浙江大学求是客座教授，担任国际校区书院顾问，及加拿大多伦多大学荣誉退休大学教授。

徐立之教授是香港大学第十四任校长；在此之前，他曾任加拿大多伦多儿童医院首席遗传学家和多伦多大学的教授。

徐教授于香港中文大学取得学士及硕士学位，亦于1979年在美国匹兹堡大学取得博士学位。徐教授在人类遗传学及疾病基因方面的研究，成就卓越。他于1989年在第7条染色体找出导致囊状纤维症的缺陷基因；其后，并对该染色体作了深入的基因研究，同时也找出其他多个遗传病基因。

徐博士发表了超过300篇经同行评审的科学论文及65篇受邀文章。他亦获得多个国家级和国际的荣衔，如加拿大皇家学会院士、伦敦皇家学会院士、台湾中央研究院院士、美国国家科学院外籍院士、中国科学院外籍院士、港科院的创院院长及加拿大医学殿堂榜的桂冠学人。徐教授得到的多项殊荣包括16个来自世界各地大学授予的荣誉博士学位、加拿大勋章、安省勋章、法国荣誉军团勋章。

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.



涂欢女士

Ms TU Huan

深圳湾实验室副主任
深圳医学科学院副院长
Deputy Director, Shenzhen Bay Laboratory
Vice President, Shenzhen Medical Academy of Research and Translation

涂欢女士，深圳湾实验室副主任、深圳医学科学院副院长。1990年华中科技大学应用化学学士，1996年获华中科技大学生物医学工程专业博士学位。1997年至2014年，在深圳科技主管部门工作，历任主任科员、处长等职，具体负责生物医药等领域科技规划、项目计划，以及高新技术企业管理、孔雀计划、科研载体建设等工作；2014年起任北京大学深圳研究生院副院长，分管科研、产学研和国内合作；2020年起任深圳湾实验室副主任，负责科研管理、成果转化、空间建设及运营支撑工作，2022年12月兼任深圳医学科学院副院长，负责科研和技术平台、财务、空间建设和采购等工作。

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.

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王鸣峰博士 SC 铜紫荆星章 太平绅士
Dr William WONG Ming-fung
SC, BBS, JP

德辅大律师事务所资深大律师
香港市政服务上诉委员会主席
香港上诉委员会(城市规划)副主席
Senior Counsel, Des Voeux Chambers
Chairman, Municipal Services Appeals Board
Deputy Chairman, Appeal Board Panel (Town Planning)

王鸣峰资深大律师自1998年起为香港特别行政区执业大律师，并于2013年被委任为资深大律师。现任全国人民代表大会常务委员会基本法委员会委员，香港选举委员会法律界选委，中国法学会港区理事。同时兼任香港高等法院特委法官。王资深大律师亦是香港城市大学特聘法学教授，香港中文大学法律学院金融规管及经济发展中心的杰出院士及上海财经大学法学院的兼职教授。

王资深大律师在商事诉讼和仲裁领域具有广泛的执业经验，在公司法、证券法和破产法领域的经验尤为丰富。王资深大律师是首位被百慕大法院授予特别出庭资格的香港资深大律师。他于2010年正式成为英属处女群岛的大律师，并于2023年正式成为大湾区律师。

在国际仲裁方面，王资深大律师是国际投资争端解决中心中国委任仲裁员，香港大律师公会仲裁委员会前主席，英国特许仲裁司学会院士。王资深大律师有着20多年的国际仲裁经验，处理了国际商事仲裁案件300余宗。

王资深大律师在学术方面亦成就斐然。他1994年毕业于香港中文大学商学院，并获该年度罗德学者奖学金。之后他远赴英国牛津大学瓦德汉学院进修法学，1996年毕业。王资深大律师2004年获得北京大学法学硕士学位，2012年获得北京大学博士学位，其论文探讨公司破产法。

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.



黄永灏先生 银紫荆星章 FICE
FHKIE FIHT FHKIHT RPE 太平绅士
Mr Billy WONG Wing-hoo
SBS, FICE, FHKIE, FIHT, FHKIHT, RPE, JP

恒基中国地产有限公司董事
恒基(中国)投资有限公司常务副总裁
恒基兆业地产有限公司建筑部总经理
Director, Henderson China Properties Ltd.
Senior Vice President, Henderson (China) Investment Co. Ltd.
General Manager, Construction Department, Henderson Land Development Co. Ltd.

黄永灏先生现任恒基中国地产有限公司董事、恒基(中国)投资有限公司常务副总裁，及恒基兆业地产有限公司建筑部总经理。

黄先生曾参与多项大型基建工程，包括东江水第3期工程、中区半山行人电梯工程、汀九桥设计与建造、赤鱲角机场跑道及停机坪工程、策略性排污第一期工程等。

黄先生为英国土木工程师学会、香港工程师学会、英国公路学会及香港公路学会之资深会员。彼亦为根据第409章工程师注册条例注册之香港注册工程师。黄先生于2005年获委任为太平绅士及2026年获香港特区政府颁授银紫荆星章。彼曾担任香港建造商会会长、建造业训练局主席、建造业训练委员会主席、香港科技园公司董事、香港机场管理局董事及香港医院管理局董事局成员，现为香港建造商会永远监督及香港科技大学董董会成员。

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.

关于河套香港园区 About the Loop Hong Kong Park



国家科技创新的战略支撑点

河套深港科技创新合作区（“河套合作区”）位处深圳河两侧，包括河套香港园区及河套深圳园区，是国家推进粤港澳大湾区建设的重大合作平台，亦是大湾区内唯一以科技创新为发展主题的重大合作区。2017年7月，在国家主席习近平的见证下，香港特区政府与国家发展和改革委员会、广东省政府及澳门特区政府共同签署《深化粤港澳合作推进大湾区建设框架协议》，明确支持重大合作平台建设。其后，国家在《粤港澳大湾区发展规划纲要》、“十四五”规划及“十五五”规划战略部署中，均坚定支持深港河套地区发展；国务院更于2023年8月发布《河套深港科技创新合作区深圳园区发展规划》，确立合作区作为深港科技创新开放合作先导区、国际先进科技创新规则试验区以及大湾区中试转化集聚区的“三大定位”，全力打造成为大湾区国际科技创新中心的重要极点 and 高质量发展的重大引擎。

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



合作区由香港园区与深圳园区以“一河两岸”、“一区两园”的理念共同构建，是国家唯一在地理上横跨两种社会制度、经济和司法体制，并以科技创新为主题的重大合作区。国家将河套香港园区的发展全面提升至国家层面，赋予其在国家科技创新战略全局中的重大使命。园区依托“一国两制”独特制度优势，积极引领香港更好融入国家发展大局；同时肩负落实国家高水平科技自立自强的时代重任，致力发展成为联通内地与国际的世界级科技创新枢纽，以及国家培育发展新质生产力的重要策源地，为国家建设科技强国、构建高质量开放创新科技产业体系贡献关键力量。

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.



香港国际创科中心建设的新动能

承接国家战略赋予的重大使命，香港特区政府一直高度重视河套香港园区的建设与管理，并将其列为施政重点。为加强高层次督导与跨局跨部门协作，特区政府成立由行政长官主持的“河套区港深创新及科技园督导委员会”，统筹整体策略与布局；并设立由创新科技及工业局与园区公司共同领导的“河套香港园区跨部门审批专班”，全面提速工程建设与营运审批。2024年11月，特区政府发布《河套深港科技创新合作区香港园区发展纲要》，系统阐明园区的重点发展方向、策略与目标，引领园区以两个五年期为里程碑有序推进。

在香港整体发展格局上，河套香港园区紧扣《香港创新科技发展蓝图》与北部都会区规划，在“南金融、北创科”产业布局中担当创科核心引擎。园区充分发挥“一国两制”下高度国际化、普通法体系、自由港及低税制等优势，确立为“国内境外”的特殊区域，并恪守“自由开放、连通内外、便利流动”原则，成为招商引资、招才引智的重要平台。

河套香港园区充分发挥香港“超级联系人”和“超级增值人”的独特优势，以先行先试的制度创新打造政策试验田。园区高效联通内地与全球顶尖创科资源，提供高增值转化与专业服务，为香港建设国际创新科技中心注入全新动能，促进经济高质量发展。

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.

港深协同优势与独特定位

在园区层面，河套香港园区着力发挥港深两地优势互补，将香港雄厚的前沿基础科研实力，与深圳强大的先进制造及产业化能力紧密结合，推动创新科技产业链上中下游协同发展。园区聚焦六大支柱产业，分别为生命健康科技、人工智能与数据科学、新能源、新材料、微电子，以及机械人；并致力建设具国际竞争力的产业中试转化基地，打造成为世界级产学研平台，加快推动科研成果转化及产业化应用。

河套香港园区公司与深圳园区公司建立常态化协调对接机制，推动多项具体协同工作：

- **跨园落户与租户双向引导：**搭建跨园落户专业服务平台，为两地跨园企业提供资源对接。
- **协同推广与政策宣讲：**双方园区协同举办“深港共赢•助力出海”政策宣讲会等活动，向有意拓展业务的科技企业推广两地政策优势与发展机遇。
- **跨河桥梁衔接与环境协同：**连接港深两个园区的“西面跨河连接桥项目”已于2025年12月启动建设，该工程将打通河套合作区的交通网络，有效促进跨境人员流动。
- **联合招聘与人才培养：**合作参与招聘会，以“一河两岸、一区两园”为重点展开联合招聘；并推展实习生计划与标杆企业参访，共同培育科创人才。

透过港深两地园区的协同互补与紧密合作，河套香港园区全力构建跨境创新合作平台，打造大湾区国际科技创新中心的重要极点，引领区域创科高质量发展。

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.

关于河套香港园区 About the Loop Hong Kong Park

港深双方确认河套土地业权归属 Ownership of Land in the Loop Confirmed by Hong Kong and Shenzhen

整个深圳河治理工程分四期进行，第一期工程于1997年竣工，成功把落马洲河曲及料壘河曲拉直。

香港特区于1997年7月1日正式成立。根据同日公布的《中华人民共和国国务院令221号》中的中华人民共和国香港特别行政区行政区域界线文字表述，深圳河治理后，以新河中心线作为港深两地的区域界线。

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

发展规划提升至国家层面 Development Elevated to the National Level

《粤港澳大湾区发展规划纲要》支持发展香港园区和深圳园区，共同打造创新合作区，推动创科资源跨境流动。

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.

1997

1982

深圳河治理工程

The Shenzhen River Regulation Project

为解决深圳河两岸的水淹问题，港深双方决心整治深圳河，并于1982年成立深港联合治理深圳河工作小组，以专责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.

一月 January

建立深港创科平台 Establishment of the Shenzhen-Hong Kong Innovation Platform

港深两地政府签署了《关于港深推进落马洲河套地区共同发展的合作备忘录》，共同发展落马洲河套地区为港深创新及科技园。

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

组成共同发展机制 Formation of Joint Development Mechanism

由香港特别行政区政府与深圳市政府共同主持的联合专责小组成立，负责统筹两地园区的规划、政策支持及发展。

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

2021

二月 February

批准第一期发展拨款 Funding Approval for Phase One

香港特别行政区立法会审议通过专项拨款，支持港深创新科技园首期发展，推动兴建首批创科楼宇及配套基础设施。

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

跃升为国家战略平台 Elevated to a National Strategic Platform

国家公布“十四五”规划，首次将深港河套地区列为大湾区重大合作平台，并明确支持香港建设国际创新科技中心，大幅提升河套区的国家级战略地位。

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.

📅 八月 August

深圳园区发展规划 Development Plan for Shenzhen Park

河套合作区的《深圳园区规划》出台，进一步强化深港两地园区的协调联动，并巩固提升河套合作区作为大湾区重点创科平台的战略性定位。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

河套香港园区正式开园 The Loop Hong Kong Park Officially Commenced Operations

河套香港园区于2025年12月正式开园。园区第一期第一批首三座大楼，包括两座湿实验室及一座人才公寓，已全面落成并投入营运，为河套合作区由规划蓝图迈向实质营运奠定稳固基础。

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

成立督导委员会 Steering Committee Established

香港特区政府成立由行政长官主持的“河套区港深创新及科技园督导委员会”，加强策略性协调及加快发展香港园区。

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

发布《河套深港科技创新合作区香港园区发展纲要》 Promulgation of the Development Outline for Hong Kong Park of Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone (“Development Outline”)

香港特区政府发布《河套深港科技创新合作区香港园区发展纲要》，提纲挈领地阐述河套香港园区的愿景与使命、发展历史背景和依据、园区的重点发展方向、策略和目标，为园区订下清晰的发展方略。

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

“港深创科园 培育计划启动” HSITP Incubation Programme Launched

培育计划聚焦生命健康科技与人工智能领域，联动全球顶尖孵化平台，为初创提供从研发到商业化的全链条支援，加速成果转化。

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 亮点与成果

2025/26 Highlights & Achievements



正式开幕

站在香港创新格局的最前沿，河套香港园区于2025年12月正式开园，标志着港深两地创科合作的重要里程碑，亦是落实国家“十四五”规划及迈向“十五五”科技强国目标的关键节点。开园典礼于2025年12月22日举行，由香港特别行政区行政长官李家超先生、中央港澳工作办公室、国务院港澳事务办公室分管日常工作的副主任徐启方先生、中央人民政府驻香港特别行政区联络办公室主任周霁先生，联同中央及内地相关部门代表以及香港特区政府官员共同主持。超过250位来自政府机构及创科界的嘉宾出席活动，共同见证香港科技发展史上的重要时刻。

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.

项目交付

首批次发展进度

河套香港园区占地约87公顷，分两期发展。第一期总楼面面积约100万平方米，提供湿实验室、先进制造研发大楼、干实验室、办公室、产学研基地、人才公寓、访客住宿、商业和附属设施等。

报告期内，河套香港园区在第一期第一次发展项目建设上稳步推进。首三座大楼，即8、9及11号大楼已如期建成投用，提供湿实验室和人才住宿设施。截至2026年3月31日，两座湿实验室已吸引超过70家来自海外、中国内地及香港的企业和科研机构进驻，涵盖生命健康科技、人工智能与数据科学、微电子和新能源等关键产业，整体进驻率已超过80%，充分响应国家“十五五”规划中关于培育新质生产力、构建现代化产业体系的方向。这些大楼的交付标志着园区迎来首批租户和用家，为构建具规模及国际竞争力的创科生态圈奠定坚实基础。

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号及9号大楼
Buildings 8 and 9



11号大楼（人才公寓）
Building 11 (talent accommodation)

第一批次的其他工程同步推进。河套学研壹号(1号大楼)主体工程已于2026年3月平顶,预计2026年年底落成,将提供写字楼、干实验室及会议展览设施;第一批次余下四座大楼,即2、3、5及6号大楼的挖掘与侧向承托工程已完成,主体工程正在有序推进,预计于2026年年底落成。

跨部门审批专班提速河套园区建设

河套香港园区与政府部门及相关持份者紧密合作,协调推进第一期基建和公共设施配套工程。为提速提量加快园区建设,特区政府成立“河套香港园区跨部门审批专班”,促进各部门就园区工程事宜高效沟通与协作,从而压缩审批时间,提升整体效率。此举充分体现特区政府对河套合作区建设的高度重视与坚定支持,有助及时克服重大发展难题,确保园区各项建设营运工作高效有序推进。年内,我们完成了园区第一期基建及公共设施的技术可行性研究与经济影响评估,为下一阶段的具体设计与实施建立了重要基础。

平衡工程与可持续发展

河套香港园区在推进发展工程的同时,始终秉持可持续发展理念,积极回应国家“双碳”战略目标及“十五五”规划中关于绿色低碳发展的部署。我们于项目规划、建造及交付各环节中全面纳入智能和绿色建筑考量因素,以提升整体发展质量与可持续发展的绩效。相关工作已反映于整体的可持续发展设计特点和个别项目所获得的认可上。进一步详情,请参阅“可持续发展报告”部分中的“建筑及社区绿色设计”章节。

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”.

传讯及公共事务

于2025-26财政年度，河套香港园区成功举办多项标志性盛事，透过频密的媒体曝光，持续建立专业正面的企业形象，有效提升业界持份者及公众对河套香港园区建设的认知和认同，为园区长远稳定发展奠定坚实基础。

2025年12月22日，河套香港园区正式开园，开园典礼由香港特别行政区行政长官李家超先生、中央港澳工作办公室分管日常工作的副主任、国务院港澳事务办公室分管日常工作的副主任徐启方先生、中央人民政府驻香港特别行政区联络办公室主任周霁先生、深圳市人民政府副市长罗晁浩先生、财政司司长陈茂波先生、财政司副司长黄伟纶先生、创新科技及工业局局长孙东教授、发展局局长甯汉豪女士，以及创新科技及工业局常任秘书长暨河套香港园区公司主席蔡杰铭先生一同主持，并邀请到逾250位政府部门代表及创科业界嘉宾出席，共同见证香港创科发展的重要里程碑。

2026年3月30日，河套香港园区举行“港深创科技园培育计划启动礼暨科技日展览”，标志着园区首届培育计划正式启动。启动礼由香港特别行政区政府创新科技及工业局局长孙东教授、创新科技及工业局常任秘书长暨港深创科技园公司董事会主席蔡杰铭先生，及港深创科技园公司董事会成员担任主礼嘉宾，并邀请接近300名培育计划合作伙伴、科技企业及业界代表出席。同场设有科技日展览，展示超过50个来自园区创科生态圈一众创科企业的创新概念及商品，并促进初创企业、产业伙伴、投资者及专业服务机构对接交流。

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.

报告期内，园区共接待超过1,500人次，涵盖内地各省市代表团、国际创科企业、高等院校及各国使团等。足见河套香港园区备受国家及国际社会高度关注，其战略地位深获各界认同。全年共发布10份新闻稿，持续获得媒体广泛报道及公众关注，透过具一致性的品牌叙事，建立园区品牌公信力与影响力。

数码和社交媒体

本报告年度，企业传讯团队全面强化数码传讯布局，成效显著。年内开设“港深创科技园”微信企业服务号，精准对接内地业界持份者；同时持续发展LinkedIn专页，聚焦国际专业网络，两者形成互补的全球化数码传讯矩阵，搭建与国际及内地目标受众的直接沟通桥梁，有效传递园区最新发展资讯、得奖消息、园区企业动向等。

在报告期间，两个社交平台共录得超过100%的用户增长，反映园区所发布的内容成功触达目标受众，为未来的精准推广及品牌建立储备高质素潜在受众基础。

上述传讯及数码策略相辅相成，线下盛事及媒体活动提高园区品牌曝光率，线上社交媒体平台则扩大覆盖范围及互动效能，共同推动河套香港园区品牌价值与影响力的全面提升。

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.

参访摘要 Visit Highlights

3月Mar
2026

新加坡总理参访河套香港园区 Visit by the Prime Minister of Singapore to the Loop Hong Kong Park



(图片来源：政府新闻网)
(Photo source: news.gov.hk)

新加坡总理兼财政部长黄循财先生在特区政府政务司司长陈国基先生、财政司副司长黄伟纶先生、发展局局长甯汉豪女士、创新科技及工业局局长孙东教授和署理商务及经济发展局局长陈百里博士陪同下，到访河套香港园区。



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

中国驻欧盟使团团长蔡润莅临园区参访 Visit by Cai Run, Head of Mission of the PRC to the European Union, to the Loop Hong Kong Park

在特区政府创新科技及工业局常任秘书长暨河套香港园区公司主席蔡杰铭先生及河套香港园区公司行政总裁马惟善先生的陪同下，中国驻欧盟使团团长、特命全权大使蔡润先生及驻欧盟使团政治处副主任张亦良先生亲临园区访问，亲身了解最新发展建设与成果。



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

行政长官李家超先生出席河套香港园区开园典礼，并与进驻企业交流 Chief Executive Attends Opening Ceremony of the Loop Hong Kong Park and Meets with Tenants

行政长官李家超先生出席河套香港园区开园典礼，并与企业代表交流。同行有财政司司长陈茂波先生及财政司副司长黄伟纶先生。

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.



(图片来源：政府新闻网)
(Photo source: news.gov.hk)

11月 Nov
2025

中央宣讲团成员实地调研 Visit by Members of the Central Publicity Delegation to the Loop Hong Kong Park



来港宣讲中共二十届四中全会精神的中央宣讲团成员——中国科学院院长、党组书记侯建国先生，以及中央财经委员会办公室副主任、中央农村工作领导小组办公室副主任祝卫东先生，在特区政府财政司司长陈茂波先生陪同下到访河套香港园区，并与入驻园区的创科企业交流。特区政府财政司副司长黄伟纶先生和创新科技及工业局局长孙东教授亦有出席。



(图片来源：政府新闻网)
(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.

创科企业进驻

招商引资促进优质创科集群汇聚

报告期内，河套香港园区积极推进招商引资工作，配合国家“十五五”规划关于发展新质生产力及战略性新兴产业集群的方向，重点布局生命健康科技、人工智能与数据科学、微电子、新能源、新材料及机械人六大支柱产业，致力推进香港创科产业链的建设。

截至2026年3月31日，首批落成的两座湿实验室大楼出租率逾八成，累计吸引超过70家科技企业与机构签约进驻，为第一期第一批次后续大楼的招租工作奠下稳固基础。进驻企业的来源地分布多元，涵盖本地、内地及多个海外国家，当中不少更是首次在港设立业务据点，体现香港连通内地与国际市场的“超级联系人”平台优势，有力支援内地企业拓展国际市场，并协助海外企业开拓内地业务。租户组合亦涵盖不同发展阶段的企业，包括跨国与本地上市公司、具备上市潜力的企业以及高成长初创公司，形成多层次的产业群落。

在重点产业布局方面，各领域的产业集群逐步成形，并以人工智能与数据科学，以及生命健康科技为两大核心支柱。在人工智能与数据科学领域，园区吸引了跨国科技企业联想集团落户，共同推进人工智能生态发展；生命健康科技领域迎来跨国制药企业阿斯利康及高端手术机械人企业元化智能等相继落户，推动前沿医药医疗科技的转化与应用。此外，园区亦汇聚了新能源储能技术企业海辰储能，以及专注智能感测交互及微机电系统的歌尔微电子等，进一步丰富了新能源、微电子与先进制造的产业链。

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.

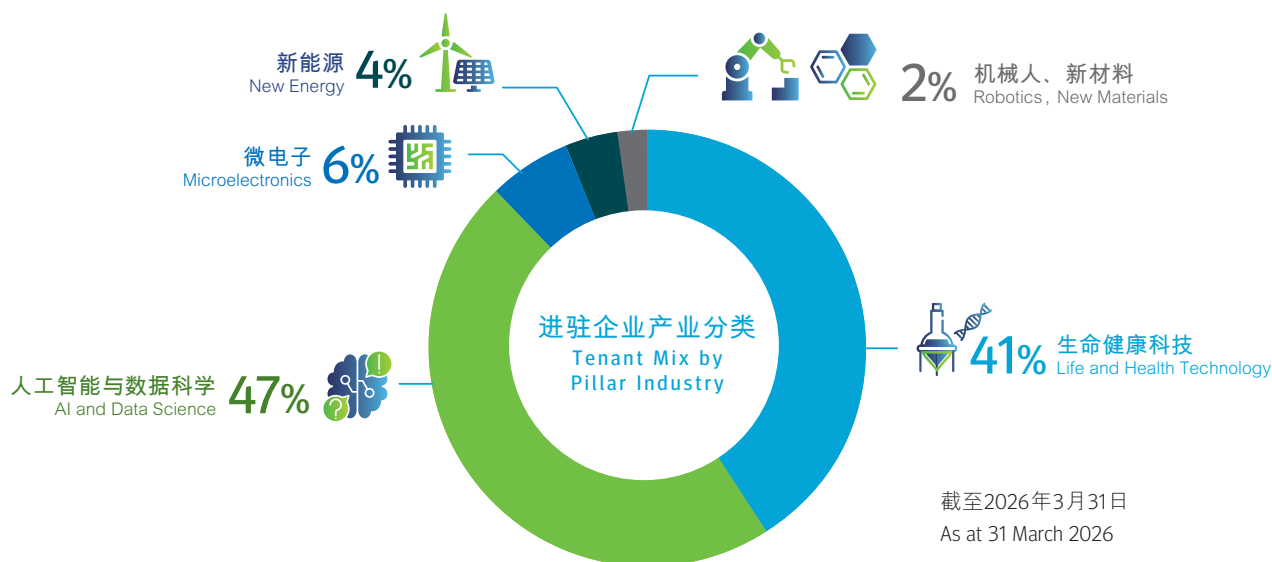
As at 31 March 2026, the first two wet laboratory buildings recorded an occupancy rate of over 80%, with more than 70 technology enterprises and organisations signing agreements to establish their presence, laying a solid foundation for the leasing of subsequent buildings in Batch 1 of Phase 1. The tenant 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 亮点与成果 2025/26 Highlights & Achievements

下图为按支柱产业划分的租户组合分类，清晰展示园区产业导向的策略性布局。

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



安谋科技 ARM TECHNOLOGY (HONG KONG) LIMITED

“河套香港园区连接内地与全球市场，汇聚科研人才、顶尖大学及成熟资本市场。安谋科技在园区设立国际研发中心，深化先进晶片架构、物理人工智能及机械人技术合作，携手伙伴建立并强化AI智能系统与前沿创新的算力基础，服务大湾区及全球市场。”

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.



陈锋 Feng Chen

安谋科技首席执行官 CEO of Arm China

安谋科技是中国领先的晶片IP设计与服务企业，公司以“AI Arm China”为战略发展方向，立足本土创新，坚持以自研业务技术创新与Arm技术授权相配合，为中国集成电路产业提供丰富的产品组合和解决方案，赋能中国AI计算“芯”生态。

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.

安谋科技
arm CHINA



微电子
Microelectronics

进驻企业
Tenant Company

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



河套香港园区在‘一区两园’下具备独特制度及区位优势。港深两地积极探索便利生物样本、科研数据及创新要素跨境流动的机制。我们期待‘绿色通道’及‘白名单’进一步连接内地与全球资源，提升前沿科研及临床试验效率，加速科研成果转化，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.



生命健康科技
Life and Health Technology

合作伙伴
Programme Partner

进驻企业
Tenant Company

吕强 Qiang Lyu

阿斯利康香港及澳门总经理兼阿斯利康中国企业事务高级顾问
General Manager, AstraZeneca Hong Kong and Macau
Senior Advisor, Corporate Affairs, AstraZeneca China

阿斯利康是一家以科学为本的全球生物制药企业，总部位于英国剑桥，专注研发及商业化创新药物，主要涵盖肿瘤、心血管、肾脏与代谢、呼吸与免疫及罕见病等领域。

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.



新材料
New Materials

进驻企业
Tenant Company

迅科光电有限公司
Fast Light Technology Limited



河套香港园区提供湿实验室、公用系统及安全配套，支援前沿新材料研发与中试。迅科光电建基于香港科技大学逾二十年科研成果，并透过‘产学研1+计划’迈向商业化。园区的国际环境有助吸引科研人才、连接政府资助及创投，加快香港原创科技走向产业应用。

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.

孙栳博 博士 Dr Sun Zhibo

首席技术官 Chief Technical Officer

迅科光电专注于新一代显示与光电子技术，致力于快速液晶材料及相关技术的研发，尤其聚焦铁电液晶场序彩色显示技术，推动未来便携式VR显示终端、3D显示等领域的创新发展。

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.

歌尔微电子科技研发香港有限公司
Goermicro Technology Development Company Limited

“

河套香港园区连接港深两地的人才、技术与产业。园区的国际化研发环境有助我们推进先进封装产品研发，同时对接大湾区精密制造供应链与工程能力，加快产品开发，支持我们拓展亚洲及全球市场。

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



微电子
Microelectronics

进驻企业
Tenant Company

潘宝梁 博士 Dr Kelvin Pun

高级副总裁，歌尔微电子大湾区负责人，先进封装部负责人
Senior Vice President, General Manager of Goermicro Greater Bay Area, Head of Advanced Packaging Division

歌尔微电子是中国领先的智能感测交互及微机电系统企业，业务涵盖材料、晶片、封装测试、算法及系统设计。公司在港研发机械人触觉传感器、光电共封装模组、CT探测器及生物传感器。

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.



HiTHIUM



新能源
New Energy

进驻企业
Tenant Company

厦门海辰储能科技股份有限公司
Xiamen Hithium Energy Storage Technology Co., Ltd.

“

河套香港园区汇聚天时、地利、人和，是先进制造与绿色能源创新的战略枢纽。在‘新型工业加速计划’支持下，海辰储能于园区建设‘国际长时储能创新中心’，打造香港首条储能中试及智能生产线。园区的专用设施可支援接近量产环境的技术验证，加快新一代储能技术产业化，助力新质生产力发展及全球能源转型。

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. ”

王鹏程 Jason Wang

联合创始人、行政总裁 Co-founder and CEO

海辰储能是一家专注于提供以储能电池和系统为核心、覆盖全场景一体化储能解决方案的全球领先新能源科技公司，连续四年入选全球新能源企业500强¹，2025年及2026年上半年位居全球储能电池出货量第二名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.

备注 1: 《中国能源报》与中国能源经济研究院联合发布之2023年、2024年、2025年及2026年上半年“全球新能源企业500强”榜单（转引自海辰储能官方网站）

2: 资料来源：海辰储能官方网站

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

联想(香港)有限公司
Lenovo (Hong Kong) Limited

“河套香港园区连接香港国际化营商环境与深圳创科产业链，为人工智能方案的研发、验证及商业化提供理想平台。联想透过园区的人工智能创新中心，发挥创新者、连接者与赋能者角色，携手科技伙伴及初创企业构建人工智能产业集群，协助香港创新走向全球。”

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



人工智能与数据科学
AI and Data Science

合作伙伴
Programme Partner

进驻企业
Tenant Company

郑咏灏 Tom Cheng

联想集团方案服务业务集团总经理(香港)
General Manager of Lenovo Solutions and Services Group (Hong Kong)

联想是成立于中国的全球科技企业，研发及制造个人电脑、智能设备、数据中心与智能基础设施，并提供人工智能、云端及行业解决方案，以完整的终端至云端产品与服务推动数码转型。

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.

YH TECH 元化



机械人
Robotics

进驻企业
Tenant Company

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

“河套香港园区连接大湾区研发制造实力与香港国际化优势，配合科研设施、创科生态及接轨国际的法规标准，为高端手术机械人验证及商业化提供理想平台。我们坚持核心技术自主研发及临床需求驱动创新，期望加快成果转化，让“香港制造”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

董事长 Chairman

元化智能是中国领先的高端手术机械人企业，融合人工智能、机械人技术与医学科学，研发精密骨科手术机械人。公司推出国内首个全骨科手术机械人，旗下手术机械人可支援髋、膝关节置换等多种骨科手术，已成功销往巴西、马来西亚等各国。

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.

创科生态圈

园区以打造具国际竞争力的创科生态圈为发展方向，主动对接中国内地与香港特别行政区政府在创科领域的策略性项目，充分发挥“一河两岸、一区两园”架构的独特优势。依托跨境协同联动机制，园区全面融入粤港澳大湾区创新发展布局，推动创科产业高质量发展，为构建具有全球影响力的国际科技创新枢纽贡献力量。

培育初创构建多元创科生态

“港深创科园培育计划”正式启动

2026年3月30日，河套香港园区举办“港深创科园培育计划启动礼暨科技日展览”，标志着园区首届培育计划正式启动，亦是推动产学研协同发展的重要里程碑。

在立法会批出的两亿港元拨款及园区公司的战略资源支持下，“港深创科园培育计划”（下称“培育计划”）聚焦生命健康科技，以及人工智能与数据科学两大重点领域，全面结合产业资源、技术平台、导师团队及全球市场与投融资网络，为初创企业提供从研发、概念验证到商业化落地的全流程支援。

培育计划由世界级孵化器和龙头企业驱动，凭借对商业挑战与市场趋势的独特见解，为入选初创企业提供专业知识、技术指导以及可带来重大改变的商业化机会，构建涵盖研发、概念验证至商业落地的一站式支援与投融资网络。其中，生命健康科技领域的培育计划合作伙伴包括阿斯利康香港有限公司、杭州科畅科技咨询有限公司及华大蓝色彩虹（香港）科技有限公司；人工智能与数据科学领域则有联想集团、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.

“港深创科园培育计划”合作伙伴
HSITP Incubation Programme Partners



培育计划涵盖初创企业由起步到加速拓展的不同阶段，提供具针对性的支援服务：

- **SPIN@HSITP启动计划**：提供为期一年的创业支援及资助，促进创新理念转化为实际商业成果。
- **IGNITE@HSITP企业跃进计划**：提供为期二至四年的资金援助及培育支援服务。
- **GAS@HSITP拓展加速资助计划**：提供为期三至四年的资金资助及加速服务。

首届培育计划市场反应热烈，接获超过700份申请，经甄选后录取108间极具潜力的初创企业。入选企业呈现高度多元性与国际化的格局，除来自香港、澳门及内地的优秀团队外，亦有来自东南亚及欧美等地；其中海外初创企业占比约16%，充分展现园区对全球创科人才与项目的吸引力。

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.

首届“港深创科技园培育计划”
The first HSITP Incubation Programme

接获超过
Received more than

700



份申请
applications

16%



入选企业来自海外
of the selected companies
are from overseas

在启动礼同日举行的科技日展览上，园区汇聚超过50家科技公司展示其顶尖技术，搭建起高效互动平台，促进初创企业、投资者、业界伙伴及专业服务供应商交流创新思维，共创合作机遇。

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.



拓展合作网络 强化生态协同

报告期内，河套香港园区积极拓展海内外创科网络，累计举办及合办逾20场线上线下路演，接触逾800位来自大湾区及海外多个主要市场的创科业界人士，强化园区与外界的协同联系。与此同时，园区于年内积极参与约60场本地、内地及海外的重点活动与创科展览，全面推广园区创科生态圈，涵盖韩国、英国及瑞士等全球主要创新枢纽，以及“亚洲医疗健康高峰论坛”、“一带一路高峰论坛”等旗舰盛事。

推动国际创科平台发展

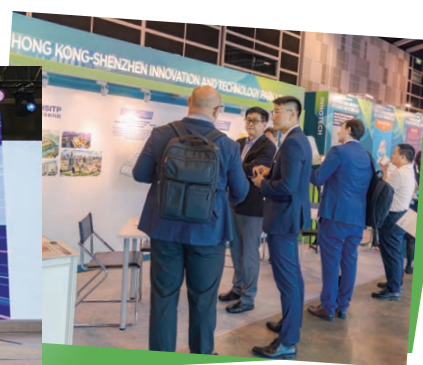
在深化产业合作方面，河套香港园区于2025年11月连续第二年与国家药品监督管理局药品审评检查大湾区分中心（“大湾区分中心”）合作，共同举办针对新药申报的“产学研成果技术转化培训”，吸引近120名来自香港、内地及海外的制药专家与业界代表参与。随后于同年12月，园区率领生命健康科技企业代表团实地走访大湾区分中心开展深入对接，共探合作机遇。上述举措促进本地、内地与海外创科协作，汇聚全球科研要素与高端人才，推进世界级产学研平台建设，巩固园区作为国际创科枢纽的策略性地位。

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.



为进一步深化国际合作，河套香港园区推出“体验计划”，接待来自芬兰和瑞典等北欧创科生态圈的代表团，以及清华大学和香港浸会大学等顶尖学术机构。该计划突破传统实地考察模式，融入深度知识交流环节，让合作伙伴深入了解园区的创科生态，以及香港在大湾区与国家发展格局中的战略定位与核心优势，助力海外创科力量开拓大湾区以至内地市场。

园区整体规划及第二、三批次市场发展意向

河套香港园区正全力推进第一期第二和第三批次地块的发展。园区以功能区块划分，主要设有“生命健康科技区”、“人工智能与数据科学区”及“新科技及先进制造区”，与《香港创新科技发展蓝图》提出要着重发展的三大策略性优势科技产业一脉相承。同时，园区规划设有产学研区、临床试验研究所，以及人才住宿区、小型都市生活及休闲区和中央大道等，为园区工作的人员提供生活所需的配备。

为引入市场力量提速提效，河套香港园区公司于2025年9月就第一期第二和第三批次选定地块征求市场发展意向。是次邀请共接获27份来自创科企业、传统地产发展商及非传统发展商的积极回复，市场反应正面。相关反馈为制定切实可行的公私营合作发展策略提供了重要依据，有力支持园区后续有序推出地块，加速发展，携手将河套香港园区打造成为世界级科技创新枢纽。

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.

未来发展策略重点

Strategic Focus for Future Development



对接国家发展战略与香港规划

未来五年是香港建设国际创新科技中心的关键期。河套香港园区将主动对接国家“十五五”规划战略部署与重大科技项目，聚焦关键核心技术研发，培育发展新质生产力；同时紧密衔接特区政府首份《香港五年规划（2026-2030）》的战略导向，全面配合特区政策落实，引领园区各项建设与产业发展。在特区政府的坚定支持下，园区公司正积极引入市场力量加快发展第一期余下地块，并持续完善重要基础设施、加强对初创企业的支援，以及筹建创投基金。园区将透过公私营合作模式善用市场力量加快释放土地资源；并全速配合生命健康研发院总院以“1+3”模式落户园区，对标国家实验室标准，聚焦“人工智能+生命健康”前沿领域，为国家实现高水平科技自立自强贡献香港力量。

建设产业中试转化基地与促进产业协同

在特区政府“南金融、北创科”的产业布局下，河套香港园区作为北部都会区的创科核心引擎，紧扣产业中试转化基地定位，重点引进生命健康科技、人工智能与数据科学、微电子以及新科技与先进制造等支柱产业。园区将深化与北部都会区周边重大创科载体的空间与功能协同，构建涵盖科研、中试以至量产的全链条创科生态系统：

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:

- **联动新田科技城：**作为河套香港园区的延伸，新田科技城约210公顷的新创科用地将为产业化提供规模化空间。河套聚焦上中游的研发、转化及中试，新田科技城则承接原型、中试及先进制造量产，共同构建完整的产业生态圈。
- **联动北都大学城：**园区将与牛潭尾及洪水桥的大学城板块紧密合作，依托大学城源源不绝的基础科研成果与高端人才，透过园区的产学研大楼与共享设施加速科研成果转化与应用。
- **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，将于2026年底落成的河套香港园区1号大楼会定位为北都大学城的起动旗舰，汇聚本地和海内外顶尖大学与机构的前沿科研力量，包括“InnoHK创新香港研发平台”及其他新项目，促进“大学+研发+产业”的互动衔接。配合其战略定位，大楼命名为“河套学研壹号”，实现以“学”为本、“研”为纲、“科技”为用的核心理念。

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“一区两园”协同发展与制度创新

实现深港两个园区之间创新要素的跨境便捷流动，是落实“一河两岸”、“一区两园”发展理念的关键所在。园区将持续深化与深圳园区的协同发展，推动两地在科研研发、产业协作及制度创新领域实现深度融合：

- **跨境通道与通关创新：**连接两地园区的西面跨河连接桥已于2025年12月启动工程，采用“一跨过河”设计，预计于2027年年中完工。园区将全力配合制定跨河桥特定人员名单及登记系统与“无感通关”模式，便利两地科研人员日常跨境往来。
- **关键基建与要素流通：**在特区政府基建拨款支持下，园区正全速推进第一期发展的重要基建及公用设施，包括道路、地下管廊，以及支援生物样本库、高效能运算设施等关键设施的建设。园区亦配合特区政府与国家相关部委推动人员、物资、资金及数据“四流”便捷流动，落实“绿色通道”与清单化管理，构建安全可控、高效运作的跨境创科环境。

汇聚全球创科资源与构建创新生态

河套香港园区将持续完善创科生态构建，充分发挥“超级联系人”及“超级增值人”的平台角色，促进本地、内地与全球市场之间的交流与合作。展望未来，园区将善用特区政府注资成立创投基金，加强对早期及高成长性科技企业的资本支持；同时深化与全球领先孵化器及加速器的合作，完善全周期的初创培育体系。园区将进一步发挥香港“背靠祖国、联通世界”的优势，加大全球推广与海外招商引资力度，积极引进海内外代表性科技企业、顶尖科研机构及领军人才落户；并全力协助内地创科企业利用香港平台“走出去”拓展国际市场，携手海内外伙伴共建开放包容、具国际影响力的创科生态圈。

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

善用市场力量加快园区发展

为加快河套香港园区的整体发展，园区公司积极推动“有为政府”与“有效市场”深度结合，去年已就第二和第三批次选定地块征求市场发展意向，获业界积极回应，反映市场对园区前景充满信心。

园区公司将因应市场反馈灵活制订推地策略，透过公开招标等方式持续有序释出地块。借着引入市场力量，前瞻规划并适时推出包括干实验室、湿实验室、商业配套及人才公寓等地块，贯彻“产业主导”原则，精准引进聚焦前沿及高端科技、具备落地转化能力并能推动园区长远发展的企业，打造具标志性项目，促进科研与产业的深度融合。

河套香港园区将集中聚焦上、中游的基础研发与成果中试转化，并紧密联动新田科技城以至北部都会区的广阔产业空间承接下游量产，携手带动上、中、下游产业链全面协同发展。未来，园区公司将紧扣《发展纲要》确立的“2030年第一期全面有序落成”战略里程碑，为园区长远高质量发展奠定坚实基础。

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.

企业管治报告

Corporate Governance Report



背景

港深创新及科技园有限公司（“港深创科技园公司”）是根据香港法例第622章《公司条例》于2017年10月6日注册成立的股份有限公司，由香港科技园公司（“科技园公司”）全资拥有，负责港深创新及科技园的上盖建设、营运、维护和管理。

企业管治安排

港深创科技园公司在制订企业管治架构时，已适当参考母公司科技园公司的企业管治守则，以及香港联合交易所有限公司证券上市规则附录C1《企业管治守则》，致力达致及切合最适合港深创科技园公司的需要及利益的高标准企业管治。

作为独立的法律个体，港深创科技园公司受其《章程细则》规管，其业务及事务均由港深创科技园公司董事会和管理层负责管理。

科技园公司与港深创科技园公司董事会于2022年年中就优化企业管治安排达成共识，并制订优化企业管治安排，并于2024年年中作出修订，以进一步加强公司之间的沟通，提升透明度，让两家公司董事会成员得以更有效督导港深创科技园公司的发展，同时履行董事的信托责任。港深创科技园公司一直按照相关安排向科技园公司提供所需资料，并由港深创科技园公司管理层出席科技园公司董事会及其委员会会议，以保持紧密沟通。如需对现行机制作出修订，管理层将适时向委员会或董事会汇报。

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.

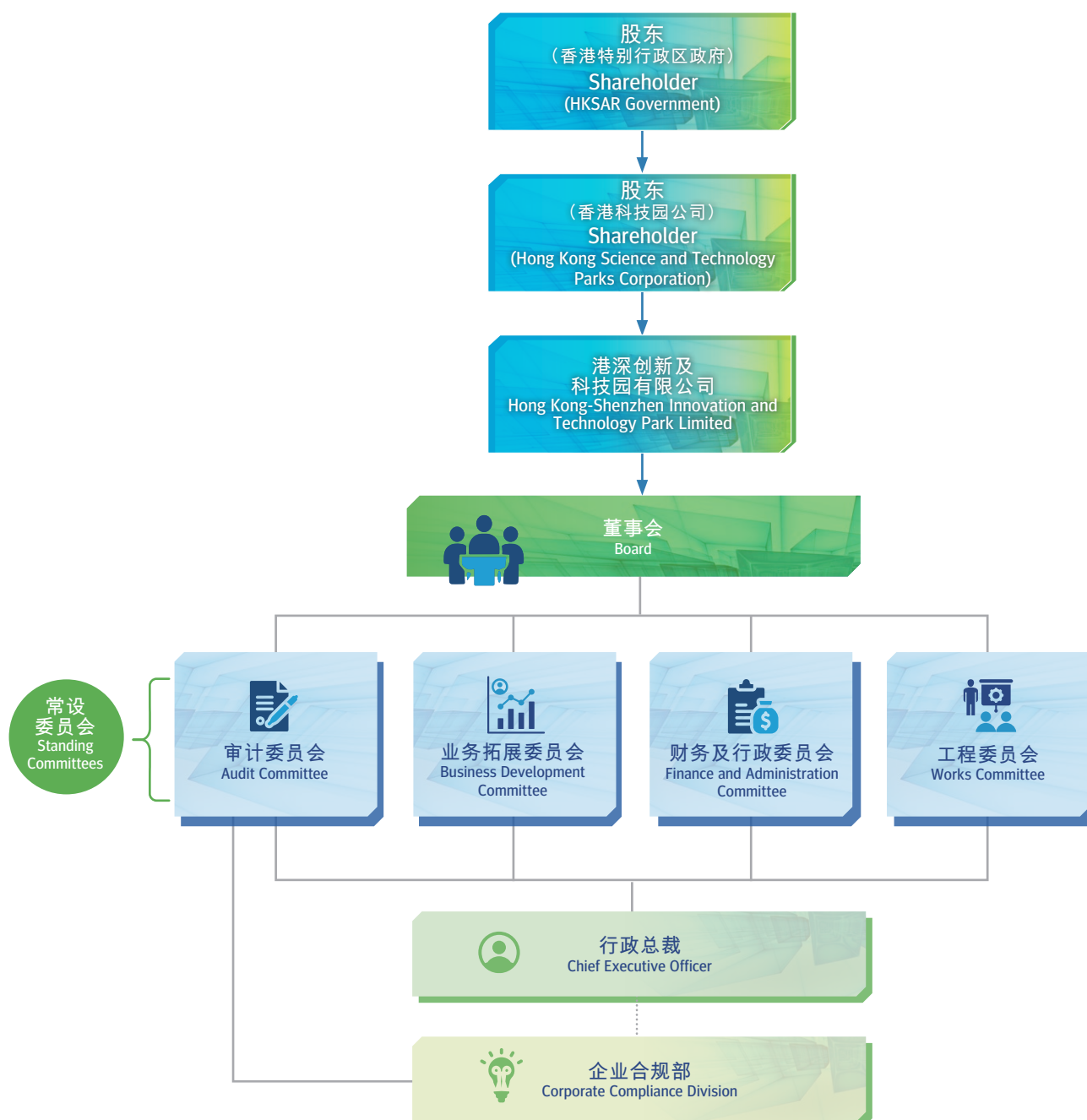
In mid-2022, the respective Board of Directors of HKSTP and HSITPL reached a consensus on enhancing corporate governance arrangements, which were thereafter formalised. These arrangements were subsequently revised in mid-2024 to strengthen inter-company communication and transparency, thereby facilitating 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.

企业管治架构

截至2026年3月31日，港深创科技园公司之企业管治架构如下：

Corporate Governance Structure

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



董事会

根据公司组织章程细则，董事的最高数目为十四名，由科技园公司委任，任期不多于三年（可于任期届满后再度获委任）。所有董事均不获酬金。此外，按深港两地政府于2017年签署的《关于港深推进落马洲河套地区共同发展的合作备忘录》内的安排，港深创科园公司的董事会由两地政府作出提名。于2026年3月31日，港深创科园公司董事会由13位成员组成，分别为主席蔡杰铭先生、候补主席查逸超教授、蔡楚清先生、丁海成先生、季彤先生、李民斌先生、刘仁辰先生、罗智泉教授、冼汉廸先生、徐立之教授、涂欢女士、王鸣峰博士及黄永灏先生。

董事会成员来自深港两地及与港深创科园公司业务相关的不同界别，包括学术界、公共服务及商界，具备丰富知识、经验及专业背景。董事会成员的履历载于港深创科园公司网站(<https://www.hsitp.org/tc>)。

董事会负责制定策略方向、监督策略性计划的推行，并审议年度预算、财务预测，以及审批主要的发展项目。同时，董事会亦监察公司的整体表现，确保有效的风险管理及内部控制得以实施。

各董事均有责任真诚地以港深创科园公司的最佳利益为前提行事，明白他们须就港深创科园公司管理、监控及营运事宜对科技园公司承担共同及个别的责任。

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.

董事会主席及行政总裁职责

董事会主席及行政总裁有各自的职能及责任。主席负责领导董事会制定整体策略方向及政策，及领导与促进董事会成员就讨论事项全面及有效地交流意见。董事会主席为蔡杰铭先生，而候补主席为查逸超教授。

行政总裁（现为马惟善先生）由董事会委任，是港深创科技园公司全职受薪雇员，负责领导管理层管理公司的运作，执行由董事会制定的策略建议，并就重大事项向董事会汇报。

董事手册

各董事于获委任时获发一份董事手册，当中包括港深创科技园公司及其辖下委员会的章程文件，以及公司的主要指引和计划文件。管理层亦会向新委任的董事讲解港深创科技园公司的状况，协助其更全面了解公司的运作及业务。

行为守则

为使港深创科技园公司的业务稳步向前，公司要求所有董事、委员会成员及公司全体员工在处理公司业务时应恪守诚信、遵守法规及秉持最高水平的行为操守。

港深创科技园公司参考了科技园公司的董事会及高级管理层行为守则和员工行为守则，并因应港深创科技园公司之实际情况制定了《董事会及委员会成员行为守则》和《员工行为守则》，为董事、委员会成员及公司全体员工提供清晰指引。

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.

所有董事和委员会成员在处理公司业务时须秉持公平公正原则，避免任何不当或贪污行为，影响港深创科园公司的声誉。《董事会及委员会成员行为守则》亦订明了个人行为准则，以及在公司运作当中接受利益和处理利益冲突的政策。

利益申报

《董事会及委员会成员行为守则》要求董事每年须申报于本地及海外公众及／或私人公司的所有权益、合伙业务及／或董事职务、受薪工作、公务、经营行业、专业职务或职业，以及所持股权。如有任何更改，董事需于十四日内通知公司秘书。所有董事已完成2025/26年度的申报。

利益冲突

在董事会或委员会考虑任何合约或建议时，倘若有成员涉及直接或间接和／或实际或潜在的利害关系，有关成员须根据《公司条例》、港深创科园公司《章程细则》及《董事会及委员会成员行为守则》申报。

公司秘书及专业建议

公司秘书由董事会委任并向主席及行政总裁汇报。公司秘书向董事会负责，确保董事会程序得以遵守，以及董事会事务能有效运作。为此，公司秘书协助董事会、委员会及管理层遵守程序，并协助管理层向董事会及委员会提供充足资料。

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.

董事会成员可取得公司秘书的专业意见和利用公司秘书提供的服务，如有需要，亦可就会务事宜寻求独立的专业意见以履行其作为董事会成员的职责，而有关费用（如适用）由港深创科园公司支付。寻求独立专业意见的要求可在董事会会议上提出，由董事会作出决定；或者向公司秘书提出，由公司秘书征询董事会主席是否接纳有关要求。

账目的审核

董事会须确保港深创科园公司的年度账目乃根据法定要求及适用的会计准则编制。公司的外聘核数师由科技园公司聘用，而聘用条款与费用则由港深创科园公司审计委员会审批。此外，外聘核数师会就其对公司账目的申报责任作出声明。

外部审计

科技园公司已委任罗兵咸永道会计师事务所(PricewaterhouseCoopers)为港深创科园公司2025/26年度之外聘核数师。

审计委员会每年均审阅外聘核数师确认其独立性及客观性之声明，并与其商讨由公司提出的任何非审计服务的范围及有关费用（如适用）。审计委员会及管理层会确保该外聘核数师不会受委聘进行其他可能影响其独立性之工作。港深创科园公司将委任2025/26年度之税务代表，并确保税务代表提供的税务服务并无影响罗兵咸永道会计师事务所的审计独立性。

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.

常设委员会

董事会已成立审计委员会、工程委员会、财务及行政委员会和业务拓展委员会，并界定其职权范围。

考虑到港深创科园公司未来业务将继续迅速增长而日益复杂，董事会会适时检视委员会的安排，以配合业务发展的需要。

委员会会按其职权范围，向董事会提出建议，并须就其建议及决定向董事会负责。

审计委员会

审计委员会主席为王鸣峰博士。委员会负责审阅港深创科园公司的审计账目，以及监督财务监控、内部监控、风险管理制度、执行《举报政策》等事宜。审计委员会与外聘核数师举行会议期间，所有公司职员须按需要避席。

工程委员会

工程委员会主席为黄永灝先生。委员会负责有效推展及监察港深创科园公司业务内与建造工程相关的事宜，包括工程项目的规划、设计、造价估算、招标等事宜；工程合约及顾问合约的采购和批授；以及监察各工程项目的进度等。

财务及行政委员会

财务及行政委员会主席为蔡楚清先生。委员会主要职责为审视、批准或向董事会建议港深创科园公司财务及行政方面的主要事宜，包括财务、采购、人力资源、行政事务等。

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.

业务拓展委员会

业务拓展委员会主席为查逸超教授。委员会主要职责为制定和审视租户及孵化企业的进驻指引、进驻条件及租务指引，向董事会提出整体行销策略和计划建议等。

会议程序

董事会采用《董事会及委员会议事规则》规管会议程序，《规则》以英文撰写及以其为准，附以中文翻译。

港深创科园公司《章程细则》及《董事会及委员会议事规则》规定，在董事会及委员会会议上，所有议案须由出席会议的董事以过半数票作出决定。当支持和反对票数相同时，会议主席有权投决定票。

公司秘书会记录会议之讨论重点、建议、决议及跟进事宜。部门主管需跟进相关事宜，进度报告会于下次相关会议呈上。各委员会亦会定期向董事会提交报告。

会议出席率

每位董事会成员均应投入充足时间参与公司事务。于2025/26年度，董事会共举行了五次会议，平均出席率为61%。各委员会会议的出席情况如下：

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:

委员会 Committee	会议次数 Number of meetings	平均出席率 Average attendance rate
审计委员会 Audit Committee	2	75%
工程委员会 Works Committee	5	60%
财务及行政委员会 Finance and Administration Committee	3	50%
业务拓展委员会 Business Development Committee	5	60%

内部监控及风险管理

审计委员会会检讨、审视和监察创科园公司的内部监控系统，并检视风险管理系统的有效性，以及审阅就内部监控事宜（包括举报个案）进行的审计调查结果及管理层的回应（如适用）。

企业合规部直接向审计委员会汇报，于监察港深创科园公司的内部管治上担当重要角色，协助管理层维持及执行有效的风险管理及内部监察制度，符合企业管治的要求，并向董事会就港深创科园公司的管治提供客观的意见。在风险管理框架中，部门负责协调识别、评估、管理及监察潜在的营运风险，并促使相应的风险管理措施得以落实。企业合规部按风险为本制定年度审核计划，并提交审计委员会审批。企业合规部对财务、营运和各业务单位的活动进行独立审计，再向有关部门主管汇报审计结果及提出建议，以便厘定相应的改善措施，并跟进该等措施的落实情况。企业合规部亦参与举报政策之执行并提供有关内部监控的意见以协助制定不同的业务流程。

于2025/26年度，董事会通过审计委员会对港深创科园公司的风险管理系统和内部监控系统的有效性进行了定期检讨及评估。根据企业合规部发出的风险管理报告及审计结果，董事会对港深创科园公司的风险管理及内部监控系统成效表示满意。

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.

授权范围

董事会已订立《一般商品及服务采购指引》、《工程相关合约采购指引》、《财务及会计政策与规章制度》及一系列与营运相关的政策，该等内部政策设有清晰审批权限，明确界定董事会的职权及其授予委员会及管理层的职权，以提高营运效率并同时维持适当的内部监控。

考虑到港深创科园公司规模将逐步扩大，未来的工作越趋多元化，而董事会肩负的工作将越趋繁重，董事会在审批一系列新政策时亦可作出适当授权，以确保港深创科园公司的有效管治及顺畅运作。

管理层及员工

由行政总裁领导的管理层及员工，负责管理港深创科园公司的日常运作及执行由董事会制定的策略，并必须遵守公司所订定之《员工行为守则》。

雇员道德操守及公司文化

港深创科园公司之职业道德行为于《员工行为守则》内详细界定。《员工行为守则》涵盖防止贿赂、利益冲突、收受馈赠及利益、处理机密资料及保密、职外业务或雇用、财务、营运及行政交易和知识产权等事宜。于2025/26年度，港深创科园公司已把《员工行为守则》纳入新入职员工培训，提醒员工必须遵守有关守则。

企业事务发展

在企业事务发展方面，本年度重点推动河套学研壹号(1号大楼)新建办公环境之规划、实施与未来营运管理方案。透过系统化设计与管理，项目将交付一个兼具功能性、启发性与安全性，并全面符合法规要求的现代化工作空间。此举不仅满足当前办公需求，更是支持公司长远发展、提升组织韧性与企业价值的重大战略投资。

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.

可持续发展报告 Sustainability Report



可持续发展报告

可持续发展披露准则

港深创科园初步依据国际可持续发展准则理事会 (“ISSB”) 发布的《国际财务报告准则S1号 — 可持续相关财务信息披露一般要求》(“IFRS S1”) 和《国际财务报告准则S2号 — 气候相关披露》(“IFRS S2”), 及CDP所要求的披露标准, 建构可持续发展披露框架。我们正强化内部程序、数据管理系统及管治架构, 以支持更严谨及完整的可持续及气候相关披露。我们将持续加强及对齐IFRS S1和IFRS S2, 并逐步达致CDP的披露要求, 以支持我们加强气候韧性及推进减碳策略的长远目标。

可持续发展管治

港深创科园将可持续发展管治融入组织内的不同层级, 涵盖董事会层面的监督、管理层层面的统筹, 以至跨部门的执行等。此架构有助管理有关可持续发展的风险与机遇, 并加强执行港深创科园的净零碳策略。

2024年8月, 董事会批准在业务拓展委员会下设立港深创科园的可持续发展架构。业务拓展委员会负责监督主要的可持续发展事务, 就港深创科园的净零碳策略和更广泛的可持续发展重点所附带的气候相关风险与机遇提供指导。

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.



港深创科园管理层已成立跨部门的可持续发展行政指导小组，负责监督关键里程碑和引领净零碳策略的执行工作。该小组由行政总裁担任主席，首席项目发展总监担任副主席，并设有至少三位由主席委任的总监，每年至少召开四次会议。

可持续发展行政指导小组就港深创科园的净零碳实施计划向业务拓展委员会提供意见，包括在2045年实现净零排放的长远目标。小组亦监督由设计、建筑到营运方面的减碳举措，并检讨气候相关风险。

为支持落实工作，可持续发展行政指导小组下设两个工作小组，分别是减碳工作小组及ESG管理系统工作小组，以推动跨部门工作。

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.

我们的可持续发展方针

可持续发展概览

随着河套香港园区按《河套深港科技创新合作区香港园区发展纲要》推进规划及发展，环境、社会及管治因素正逐步纳入园区的规划、建设及未来营运管理。港深创科园致力于建设一个鼓励负责任发展、科技进步，以及产业、学术界与科研界协作的创新生态圈，为香港的创科事业长期稳健发展提供支撑。报告期内，我们的总体方针以实现净零排放目标为中心，围绕气候行动、资源管理和持份者沟通，包括启动《绿色约章》租户参与计划等重点领域，持续完善可持续发展管理的基础。

为实现成为世界级创科枢纽的愿景，园区正建立支援长期发展所需的体系、能力和管治架构，并通过完善基础设施建设、深化合作机制等方式，支持园区长期稳健与可持续发展。

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.

识别及优先处理重要可持续发展议题

为识别对园区发展及持份者具有实质影响的可持续发展议题，港深创科技园在报告期内已展开重要性评估流程的建设工作。基于初步内部评估及行业相关考虑，港深创科技园围绕园区发展和营运相关议题进行梳理，形成初步清单，作为未来持份者参与工作的基础。已识别的重要议题概述如下：

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:



作为首阶段工作，港深创科园已展开持份者参与调查，为环境、社会及管治议题排序建立初步基础。在后续阶段，港深创科园计划透过持份者访谈及焦点小组讨论等，进一步优化及与管理层验证评估结果，以确保评估结果能适当地反映持份者的预期及港深创科园的策略性重点，以及环境、社会及管治议题带来的内部和外部影响。预计重要性评估将于2026年第4季完成，并据此制定未来的可持续发展优先处理议题。未来，港深创科园将随园区发展持续推进持份者参与工作，继续深化对外部趋势、新兴议题及持份者期望的理解。

气候变化及净零能源转型

我们的净零承诺

随着气候变化持续影响城市、基础设施和创科生态圈的营运环境，港深创科园意识到将低碳转型纳入园区长期发展计划的重要性。为支持《香港气候行动蓝图2050》的愿景，2024年9月，港深创科园签署科学基础减碳目标倡议（“Science Based Targets initiative (SBTi)”）的净零碳承诺书，正式启动工作计划，旨在建立碳排放量基准、制定减排目标，以及提交经核实的净零排放转型计划以供审批。相关目标的核实工作预计将于2026/27财政年度完成。

报告期内，港深创科园加入商界环保协会的《零碳约章》，进一步加强外部协作和气候行动，与超过80个机构共同支持香港于2050年实现碳中和，并透过年度进展汇报、能力建设及业界协作推动相关进程。

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

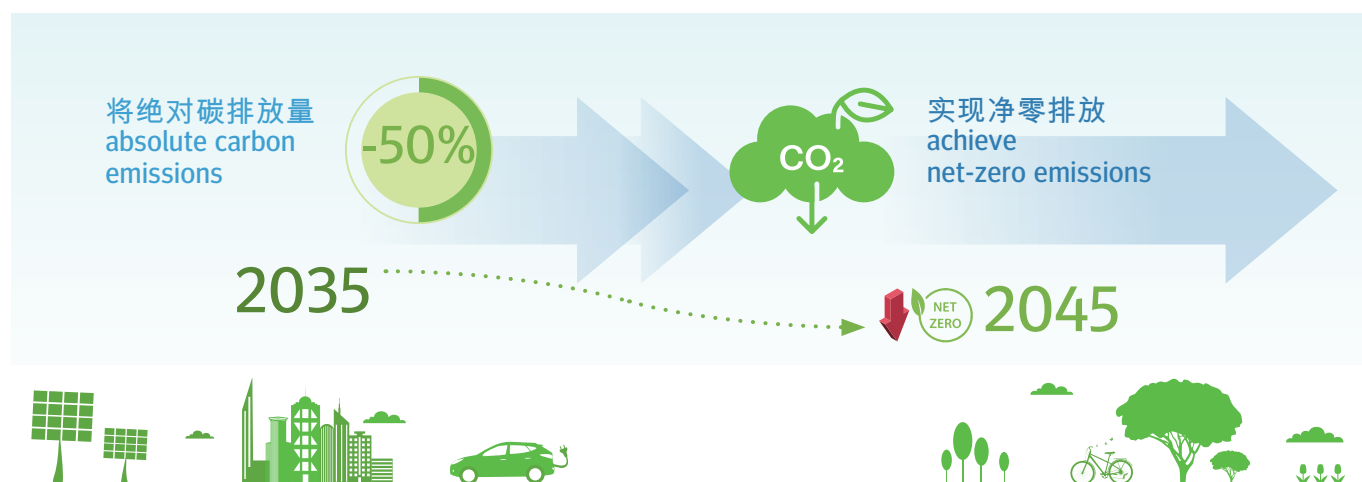
As climate change continues to shape the operating environment for cities, infrastructure and innovation ecosystems, the Loop Hong Kong Park recognises the importance of embedding decarbonisation into the long-term development of the Park. To support Hong Kong's Climate Action Plan 2050, in September 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.

在此基础上，港深创科园制定了气候目标，以2025/26年度为基准年，力争于2035年将绝对碳排放量减少50%，并于2045年实现净零排放。港深创科园正在制定一份全面低碳转型的路线图及可行的减排行动。该路线图识别主要排放来源，并将制定行动方案。

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年度为基准年 FY2025/26 as the baseline year



过去三年（2023年至2025年）为香港有史以来最温暖的三年。持续的气候变化趋势，包括全球气温及海平面上升，导致极端天气事件的频率和强度增加。为此，园区的早期规划阶段已纳入了缓解措施以应对预期的气候风险，包括提高地盘平整水平和尽早实施雨水排放规划，以显著降低未来的水浸风险，并增强项目的整体韧性。

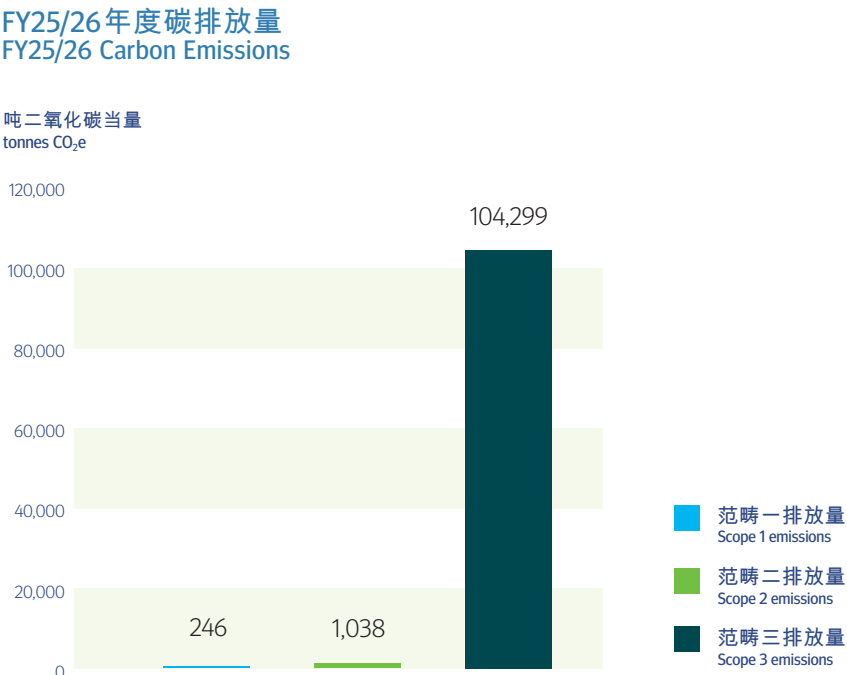
The past three years (2023 to 2025) have been the warmest on record in Hong Kong. Ongoing climate change trends, including rising global temperatures and sea levels, have led to an increase in the frequency and intensity of extreme weather events. In response to the anticipated climate risks, mitigation 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.

为掌握园区的营运碳足迹及为未来优先减碳策略提供参考，港深创科园持续进行碳排放的量度和预测。考虑到港深创科园目前的发展阶段，现时工作重点为建立迈向净零排放目标的基准，并逐步识别可在不同时段推动的减排机遇。港深创科园2025/26财政年度的碳排放量已由第三方机构按照《温室气体核算体系》进行核算，年度总碳排放量为105,583吨二氧化

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

碳当量。于本年度内，多家本地及国际创科公司陆续进驻园区并开展营运，有关活动亦反映于本年度的排放数据之中，与园区营运相关的范畴一¹、范畴二²及范畴三类别一³的碳排放均开始增长。同时，创科技园公司持续加快推进园区第一期发展工程，因此大部分的碳排放来自与建筑活动相关的范畴三类别二排放⁴。范畴一、二及三的碳排放盘查结果如下：

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:



1 — 范畴一排放指直接碳排放
2 — 范畴二排放指因外购电力及热能所产生的间接碳排放
3 — 范畴三类别一排放指于价值链中，由外购商品及服务所产生的间接碳排放
4 — 范畴三类别二排放指于价值链中，由资本商品所产生的间接碳排放

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

净零能源转型

在国家“十五五”规划、“双碳”目标以及耗能需求持续增长的背景下，长期的低碳转型将取决于能源结构优化。可再生能源及其他低碳能源解决方案有助于减少对高碳排放电力的依赖，推动园区能源供应向洁净化、多元化发展。

港深创科园着重平衡增长与能源使用的可持续性，并着力营造有利条件，支持与能源转型相关的研究、合作及技术发展。在此方针下，第一批次发展的建筑均安装了光伏系统并连接至电网。除了一般高效能光伏板外，11号大楼的户外花园亦安装了光伏地砖，结合美化景观及实用功能，为未来提升园区可再生能源使用比例做好准备。

水资源管理

港深创科园已将节水措施融入其建筑环境和营运规划中，作为园区整体可持续发展策略的一部分。该等措施旨在减少用水量，并提高用水效益。

港深创科园的建筑设计旨在实现高水平的节水绩效，并以在既定基准降低30%用水量为目标。

用水效率的考量延伸至景观管理范畴。园区采用了自动灌溉系统，以便更精准地按需要浇灌绿化空间，从而减少传统喷灌系统造成的不必要浪费。透过更精准的控制系统，预计灌溉用水量可减少约50%，大幅提升用水效益。于2025/26年度，园区首个营运年度的用水量为19,144立方米。随着园区持续发展及更多租户进驻，港深创科园将持续监察用水趋势及营运需求，并适时评估用水管理策略，以支持园区的长远可持续发展。

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.

建筑及社区绿色设计

港深创科园将可持续发展概念融入整体建筑设计及园区发展，并深明项目初期阶段的决策可对长期的环境绩效产生深远影响。

智能建筑科技与能源效益

港深创科园自规划和设计初期便已将能源效益纳入整体发展考量，致力减少不必要的能源需求、提高营运效率，并为长期低碳转型建立坚实基础。

相关措施包括采用高性能空调系统，以及高效的照明与升降机系统，从而优化主要建筑服务的能源使用，提升整体营运效率，并支持创建更节约资源的建筑环境。根据能源模拟结果，相关设计措施预计可使年度能源消耗量减少约19.4%，高峰电力需求减少约23.5%。相关早期设计优化措施有助提升建筑的被动式环境性能，增强对热量和光线的调节，长远减少港深创科园及租户的能源需求。

港深创科园在第一批次发展中引入多项智能技术，以加强能源管理并提升建筑环境的质量。智能计量系统提供准确的即时能源使用数据，使设施管理人员更能了解能源消耗模式，并有助识别提升能源绩效和优化营运成本的机会。于2025/26年度，园区的能源消耗量为3,054,007千瓦时。作为首年度营运的能源表现数据，该指标为港深创科园建立了能源使用基准，为未来识别节能机会、制定更具针对性的能源管理策略及追踪减碳进展提供重要依据。

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

此策略的一项关键重点，是于项目早期阶段推动设计优化。港深创科技园在设计阶段运用先进的模拟工具，包括日照路径分析和微气候研究，改善建筑外墙设计。港深创科技园进行了项目全生命周期碳排放分析，从而更深入地了解和管理重点开发项目中的隐含碳排放。评估结果显示，上盖建设的碳排放强度显著优于基准水平，反映园区在项目初期已纳入低碳建筑策略，并取得相应成效。

上述表现部分源于广泛采用场外制造和预制建造技术，从而提高施工效率及减少对环境的影响。例如，11号大楼超过一半的楼层面积采用模组化整合建造(MiC)，而8号及9号大楼约65%的结构构件采用装配式设计(DfMA)，主要机电设备间亦广泛采用了机电装备合成法(MiMEP)。相关措施成功将现场建筑废弃物减少约50%，同时亦提高现场安全性和施工效率。

绿色建筑认可

港深创科技园在可持续建筑发展方面采取整体方针，并于设计及施工各阶段兼顾环境表现。园区在可持续建筑方面的进展亦已获多项绿色建筑认证及奖项肯定。

此外，建设中的2、3、5及6号大楼亦积极采用多项可持续发展策略与设计，致力在绿建环评、LEED绿色建筑认证及WELL健康建筑标准下取得卓越成果。

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.

绿色建筑认证
Green Building Accreditations



绿建环评社区1.0版最终铂金级
BEAM Plus Neighbourhood V1.0 Final Platinum

河套学研壹号(1号大楼) 2号、3号、5号、6号、8号、9号及11号
Loop Academy One (Building 1) Buildings 2, 3, 5, 6, 8, 9 & 11



绿建环评新建建筑2.0版暂定铂金级
BEAM Plus New Buildings v2.0 Provisional Platinum

河套学研壹号(1号大楼) 8号及9号大楼 11号大楼
Loop Academy One (Building 1) Buildings 8 & 9 Building 11



WELL健康建筑标准™ — 中期认证™
WELL Building Standard™ – WELL Precertified™

河套学研壹号(1号大楼) 8号及9号大楼
Loop Academy One (Building 1) Buildings 8 & 9



Fitwel – 3 星级
Fitwel – 3 Star

11号大楼
Building 11



能源与环境设计先锋评级 — 楼宇设计与建筑 — 铂金级预认证
LEED Building Design + Construction Pre-Certification Platinum

河套学研壹号(1号大楼)
Loop Academy One (Building 1)



This project has achieved pre-certification under the LEED® green building program.

能源与环境设计先锋评级 — 楼宇设计与建筑 — 金级预认证 LEED Building Design + Construction Pre-Certification Gold

8号及9号大楼
Buildings 8 & 9



SmartScore
PLATINUM

SmartScore Neighborhood 铂金级认证 SmartScore Neighborhood Platinum

河套学研壹号(1号大楼)、2号、3号、5号、6号、8号、9号及11号大楼
Loop Academy One (Building 1), Buildings 2, 3, 5, 6, 8, 9 & 11



WiredScore
PLATINUM

WiredScore Neighborhood 铂金级认证 WiredScore Neighborhood Platinum

河套学研壹号(1号大楼)、2号、3号、5号、6号、8号、9号及11号大楼
Loop Academy One (Building 1), Buildings 2, 3, 5, 6, 8, 9 & 11



生态韧性及生物多样性

河套香港园区周边环境环绕着具生态价值的湿地、鱼塘及位于后海湾内湾及深圳河的重点鸟类栖息地。在整体规划及发展过程中，园区始终贯彻“人与自然和谐共生”的发展理念，致力在推动创新科技与经济高质量发展的同时，妥善保护自然资源及生态系统，为区域可持续发展奠定长远基础。

在项目规划过程中，园区特别重视河套地区邻近的林木与湿地生态系统。河套地区东南已划出面积约12.8公顷的生态区，以保存或补偿具保育价值的生态环境，如种植芦苇丛、水生植物及其他原生植物等。当中淡水沼泽区设有小岛，提供多元化生态环境以支持包括雀鸟、欧亚水獭等动物栖息和繁殖。生态区亦为现有的雀鸟飞行廊道保留空间，并与旧深圳河河曲及鱼塘融合相连，形成连贯湿地，以维持园区邻近的生态完整性。港深创科园在建筑设计中融入了对护鸟友善理念，以保护野生鸟类免受伤害并减轻来自都市环境的危害。

减少废物及回收

河套香港园区正建立一套管理架构，以加强园区内资源及废物的整体管理。港深创科园以循环经济为指导原则，旨在透过与本地回收业、科技公司、非政府组织以及相关政府机构合作，实现高效的资源利用。

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.

在日常营运方面，河套香港园区正采取措施减少营运中产生废物，包括持续推进数码化和自动化流程，以简化运作并减少纸张使用。同时，园区亦推动资源重用，例如在搬迁过程中重用办公家具，并引入电子名片供雇员使用，以减少纸张消耗，并鼓励以更可持续的方式与持份者沟通。整体上，河套香港园区持续探索可在园区内推广的创新解决方案，借以提高资源利用效率和营运效益。

施工阶段亦实施了废物管理措施。承建商需为其项目制定废物管理计划，遵循减少、重用和循环再造的原则，并确保有效实施对施工活动中产生的废物的分类，促进更有效率的资源回收，从而减少废物弃置。

启用“绿点•自助回收站”

为促进减少废物和鼓励源头分类，河套香港园区设有专门的回收设施点——“绿点•自助回收站”，用于收集常见的可回收物料。该设施同时作为重要平台，用以推动及加深持份者对回收及源头分类的认识与参与。

厨余管理

厨余是香港最大的城市固体废物之一，管理园区内餐厅产生的厨余，为从源头减少废物提供了一个重要机会，同时亦可促进租户参与循环经济相关措施。

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.

为了支持有关工作，11号大楼已配备一套日处理能力为150公斤的现场厨余预先处理装置。该装置采用基于高温快速微生物分解的环保技术，并结合节能特性，能快速且卫生地处理厨余。透过此项过程，厨余的体积可减少90%以上。此举有助减少厨余堆填量，加工而成的有机肥料亦支持有机资源循环利用，包括用于景观美化和其他绿化用途。该项目自2026年1月起在园区餐厅试行，并获得参与租户的广泛关注和支持。

污水及废水管理

河套香港园区设有污水处理设施，以减低营运过程中产生的污水对环境的影响。第一批兴建的临时污水处理厂配备了先进的污水生物处理模组，足够接收和处理八座建筑物产生的废水。另外，透过为实验室大楼租户活动所产生的排放进行预处理，临时污水处理厂的整体处理能力亦得以提升。

绿色运输

作为将可持续发展融入日常营运的一部分，河套香港园区已推动企业乘用车队由传统燃油车转型为电动车，并于园区停车场设置电动车充电设施。此项计划体现港深创科技园在具备技术及营运可行性范畴内，优先采用低排放替代方案，以支持低碳转型的务实方针。

企业车队电气化有效地排除了运输营运中的直接废气排放，并显著减少了与车辆燃料消耗相关的碳排放。随着园区持续发展，加强与公共运输连接、推广清洁技术及优化营运安排，将成为推进低碳转型路线重要举措。

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.

社会

河套香港园区坚信，稳定、专业的人才队伍是支撑长期发展的重要基础，园区持续营造以人为本、鼓励成长的工作环境。通过提供公平机会和充分支持，激发每一位雇员的潜能。同时，园区积极构建蓬勃且负责任的价值链，透过积极与持份者沟通和负责任的管理举措，与租户、合作伙伴和供应商共建长期互信的关系。

人才与组织

为巩固河套香港园区在创新科技领域的独特优势，并推动产业策略性对接，人力资源部与领导团队携手合作，透过举办季度员工大会、员工活动及工作坊，培育具前瞻思维的组织文化、价值观与心态。港深创科技园已成功重塑其组织文化与精神面貌。我们坚信，人才自发追求卓越，并为河套创造持久价值，贡献力量。同时，园区系统性地建构核心组织能力及提升员工敬业度，以支撑卓越营运，并推动实现“一河两岸、一区两园”创新生态系统的战略目标。

我们的文化及精神气质：主动担当

在河套香港园区，我们秉持一个独特且明确的信念：人才并非受外在驱使，而是基于内在动力自愿奉献。此理念是我们于过去财政年度推动文化转型的基石。透过个人抱负与国家使命相结合，将宏大的愿景转化为集体实践。借由营造一个“主动担当”的环境，我们成功重塑了组织的基因，建立一支怀抱使命感、追求卓越，并致力为香港及我们所服务的社群创造持久价值的工作团队。

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.

为进一步扩充本地创科人才库，园区积极拓展与本地及国际知名高等学府的合作网络，筹备推展“大学生实习计划”，并与包括史丹佛大学、香港大学及香港科技大学在内的顶尖院校展开深入交流与对接。计划将为学生提供“一区两园”的跨域学习体验，同时为园区引入年轻世代与学术界的新思维与新方法，推动园区创新与持续成长。河套香港园区公司期望借此培育富有创新热情与活力的河套文化，共同构建面向未来的协作团队。

为实现将河套地区打造成为高端人才聚居地及首选雇主品牌的愿景，河套香港园区公司将以“一河两岸、一区两园”为发展焦点，参与“香港高才通人才服务协会”的招聘会，并合作开展联合招聘活动。

雇佣常规

我们遵守所在的司法管辖区的所有适用法律法规要求，包括香港《雇佣条例》及《职业安全及健康条例》等。我们通过《员工手册》和《员工行为守则》明确界定我们对雇员职业道德行为的期望和标准，《员工行为守则》涵盖防止贿赂、利益冲突、收受馈赠及利益、处理机密资料及保密、知识产权、职外业务或雇用、财务、营运及行政交易等事宜。员工必须遵守有关守则。同时，我们的《培训和发展政策》支持雇员培养持续成长所需的技能。

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.

雇佣概况

河套香港园区拥有持续壮大的雇员团队且拥有清晰的组织架构，为长远发展提供坚实支撑。

强化人才及文化策略

人才是推动创新与科技前进的决定性力量。在河套香港园区公司，我们坚信，未来并非等待而来，而是主动创造。为实现我们作为一个多元、全球连接且具国际视野的创新科技平台的愿景，我们招揽、培育与赋能高素质人才，共同推动创新，开创未来。透过投资于敢于突破界线的人才，我们正塑造一个不仅能够在世界舞台上竞争，更能定义世界舞台的创新生态系统——为香港、为国家，亦为世代相传的未来，创造深远而持久的影响。

配合园区聚焦生命健康科技、人工智能及数据科学等前沿领域，我们确立务实高效的人才与组织策略，涵盖前瞻性人员规划、弹性组织架构、精准人才招聘与管理、系统化人才培育与转型、创新型未来工作模式设计，以及多元化共融文化建设，持续强化人才核心支撑与组织发展韧性。

广纳人才

作为国家级战略平台，河套香港园区凭借多元渠道拓展人才来源，并通过参与及推行不同人才项目吸纳及培育人才，打造具备全球竞争力与跨界协作力的专业团队。

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.

两地园区成立“河套联合人才小组”

为充分发挥河套深港科技创新合作区在人才发展方面的制度与区位优势，我们与河套深圳园区成立“河套联合人才小组”，共同推动跨园区人才发展。小组紧扣人才发展需求，统筹策划各类培训活动，提升“一河两岸、一区两园”的“软实力”和“创新文化”。小组组建了专业培训师团队，推动认证课程及活动，使软性能力与专业技术能力相辅相成。

通过联合人才活动，港深两地人才在相同的学习历程中建立连结，进一步巩固跨境合作的坚实伙伴关系。

年内，河套香港园区与深圳园区进行了多次实地考察及互访，包括于2025年7月，我们前往深港科创“河套壹号”考察，并就项目设计、工程建设等事宜开展深入研讨。同年10月，深港科创代表团走进港深科创园参观跃进空间及湿实验室，深入了解科创生态圈的发展等。

员工福祉

我们为雇员提供贴心且具竞争力的福利，以吸引和留住人才。薪酬水平参照市场标准，并符合香港最低工资要求，确保相关制度不仅符合监管规定，且高于该等规定。为表扬卓越的工作表现，我们加强了绩效管理和奖励机制，确保员工拥有清晰的职业晋升路径。全职雇员可享有全面的福利保障，包括医疗保险、各种假期以及退休福利。

“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.



园区设计秉承“以人为本”的理念，专注为所有园区持份者，包括港深创科技园员工及进驻企业所引进的人才打造舒适、便捷、健康且可持续的生活与工作环境。我们致力打造世界的健康工作空间，如使用自然采光来优化整体照明的设计、智能监控室内污染物及融合多项动态设计以鼓励身心活动等，使建筑环境对人体健康、心理福祉及生活品质带来正面影响。今年落成的8号及9号大楼，已成功取得WELL预认证，而河套学研壹号(1号大楼)，作为河套香港园区的总部，亦计划取得WELL的认证，标志着园区在“以人为本”的健康环境建设上的重要里程碑。

园区融合自然与人居，打造绿色健康生活空间。沿生态区边界设有缓跑径，与自然无缝衔接，提供舒适的步行与运动体验。11号大楼周边经优化设计，绿化覆盖率逾30%，树木覆盖率超20%，有效提升热舒适度，营造凉爽、宁静且富有生命力的公共空间。园区推行单车友善设计，设有专用路径与停车设施，并连结新界单车网络，鼓励低碳出行，便利通往周边自然与文化景点。随着第二及第三批次扩建推进，此单车友善设计有望进一步缓解内部交通压力，深化可持续发展与健康生活理念的实践。

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.

员工发展

我们高度重视雇员培育，并视之为人才发展策略的核心，我们的《培训与发展政策》为此提供支持。人力资源发展组积极推进一系列前瞻性培育计划，旨在深化员工的创新思维与科技视野，系统性建立并提升组织的核心才能与能力。

凭借港深两地的互补优势，河套香港园区受惠于“一区两园”架构带来的战略优势。河套合作区联合人才计划让员工对两地的大型创科企业进行五次实地考察，从而深入了解整个行业的运作实务和新兴发展趋势。各种沉浸式的交流活动确保我们的团队能紧跟创科发展大局，把握不断涌现的新机遇。

于2025/26年度，港深创科园公司举办多项培训，包括DiSC团队协作行为风格工作坊、生物制药领域座谈会及深港园区租赁合同合规实务讲座。此外，港深创科园公司亦组织标杆企业参访，实地借鉴前沿实战经验，到访例如比亚迪、香港飞机工程有限公司及香港国际航空学院等企业。透过实地交流，团队深入了解标杆企业在推动数码转型与科技应用方面的宝贵经验与应对挑战之道，有效拓展员工的创新视野与思维格局。相关活动获两地员工正面反馈，并对公司的安排表示肯定。

为持续强化内部可持续发展的知识，我们定期在各工作小组之间分享可持续发展趋势和最佳实践。年内，我们围绕关键可持续发展议题组织网络研讨会，确保雇员及时了解前沿信息，并能够将负责任理念融入日常工作中。为了进一步加深对气候相关议题的理解，我们在2026年3月举办气候研讨会。研讨会以互动协作的方式，引导参与者探讨气候挑战，理解系统间相互依存的关系，并反思个人行为如何能推动有意义的改变。

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.



我们将继续致力透过针对性的培训和专项支持措施，促进员工持续发展。员工可申请津贴以参加外界的学习机会，包括短期课程、研讨会，以及学士和硕士学位课程；主管亦将获得导师指导和个性化辅导，以增强领导能力。此外，我们亦投入额外资源用于促进知识共享、加强内部凝聚力的团队培训课程。

健康与安全

我们致力为所有雇员和租户营造安全、舒适、智能的工作环境。虽然我们大部分雇员在办公室工作，但亦有相当比例的雇员在实验室作业。因此，实验室和研究安全，包括消防安全、电气安全、化学品安全和废弃物管理安全，一直是我们管理工作的核心重点。

为了保障不同工作场所人员的安全，我们实施了一套结构化的管理体系，专注三大核心范畴：风险预防、应急管理和安全培训。相关实践严格遵守相关法律法规，并定期更新，以符合行业最佳实践与不断变化的监管规定。

我们采用一系列工具和方法加强风险识别和监控。已识别的风险会透过风险审计、内部工作场所检查和纠正措施追踪等系统机制进行跟进。一旦发现缺陷或潜在隐患，将启动针对性的改进计划，确保及时有效地进行整改。园区内，我们定期开展应急演练，评估指定人员在各种情况下是否能够有效响应。演练内容充分考虑角色分配、相关风险等级以及潜在紧急情况的性质。

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.

为了进一步保障雇员安全，防范突发事件，我们不断透过人力配置和设施升级持续提升响应能力。园区主要的安全设施包括消防设备和自动心脏除颤器(AED)。此外，我们还对所有建筑物内实施持续的室内空气质素(IAQ)监测，从而创造更健康、更安全的工作环境。

为增强安全意识、提升响应能力，我们组织了一系列安全培训活动，旨在使雇员掌握风险预防、安全操作和应急响应的实用知识，从而在办公室和实验室环境中培育出安全第一的文化。

租户与合作伙伴

我们致力透过积极主动的沟通和高效响应的服务管理，与租户和合作伙伴建立长期互惠的关系。我们定期收集反馈意见，以深入了解租户不断变化的需求，并持续改善服务水平。我们透过多种渠道保持开放沟通，并制定正式的《处理投诉政策及程序》，确保迅速有效地解决各类问题。

为深化在可持续发展领域的合作，我们推出《绿色约章》计划，旨在支持租户将低碳实践纳入日常营运。该计划结合包括零碳排放入驻研讨会等的能力建构活动与实用的装修建议及技术指导。透过此计划，可持续发展从租赁初期即被纳入考量，为负责的环保营运奠定共同基础。《绿色约章》计划亦使租户的努力与河套香港园区2045年净零排放的愿景保持一致。截至2026年3月31日，全数租户加入该约章，反映各方对气候行动日益增强的集体承诺，进一步巩固了园区成为可持续发展创科领导者的决心。

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.



我们的租户服务文化根植于理解租户需求，并在其创科旅程中提供支持。我们提供的知识产权支持、概念验证环境，以及专业实验室协助等服务，有助提升租户实力，同时充分利用园区内更广泛的生态圈资源。

供应链管理

我们深知负责任的供应商管理对支持我们的可持续发展目标方面发挥关键作用。为维持一贯的高标准，我们制定以《采购订单条款》为指引的标准程序。该文件概述供应商须满足我们对其环境、社会及管治期望，包括与环境保护、反贿赂和反合谋相关的要求。

我们基于公平透明的原则管理供应商。结构性的评估体系使我们能评估供应商是否符合我们的可持续发展标准，并在整个筛选和审核过程中保持公正。表现优异且合规记录良好的供应商将有机会被优先考虑，从而强化持续改进的企业文化。

为保障建筑环境的健康与安全，我们对可能影响室内环境质素的建筑材料和家具亦提出严格要求。此类产品必须获得权威认证，从而确保符合我们严格的环境和健康标准。透过该等措施，我们旨在构建一条支持安全营运、负责任和长期可持续发展的供应链。

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.

资讯科技

为确保合乎道德和负责任的资讯处理，港深创科园公司《资讯科技安全政策》确立一套核心程序，用以指引对园区系统和数据的保护。该等政策程序涵盖管理存取权限、正确处理系统变更、应对资讯安全事件，以及确保外界服务提供者保护本公司资讯等基本实务。为配合该等措施，《机密资料分类政策》从创建和使用到储存、传输和处置就适当处理不同类型的数据提供明确的指引，有助确保资讯管理方式的一致性和合规性。

创新理念亦融入园区的日常运作。园区内运营由人工智能、物联网和自动定价等先进技术驱动的自助商店，旨在提升用户体验，展示智能零售的实际应用。园区亦在各项营运环节部署了配备传感器的灵活机械人设备。我们运用四足机械人（机械狗）作巡逻和监察，而清洁机械人和消毒机械人则以高精确度和高效率协助维持园区环境卫生。

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

港深創新及科技园有限公司（“本公司”）為一家于香港注册成立并以香港為注册地的公司，其注册办事处及主要營業地点位于香港科学园科技大道西8号尚湖楼7楼710室。

主要業務

本公司的主要業務為于落马洲河套地区設立及发展港深創新及科技园（“园区”）；促进香港制造业及服务業的技术研发及应用；支持新科技或先进科技在香港的发展、转移及使用；設立或发展任何进行或拟进行与上述目的有关活动的处所，以及管理及控制该等处所所包含的土地及其他设施。

業績及分配

本公司截至2026年3月31日止年度的業績載于財務報表第88页。

股本

于2025年9月，本公司向其直接控股公司配发及发行1股已缴足普通股，现金代价为2,200,000,000港元。

本公司年内股本变动的详情載于財務報表附注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

于年内及截至本报告日期任职的董事如下：

蔡杰铭	主席，自2025年10月27日起获委任为董事
查逸超	候补主席
蔡楚清	
丁海成	
季彤	
李民斌	
罗智泉	
徐立之	
涂欢	
王鸣峰	
黄永灝	
冼汉迪	自2025年10月6日起获委任为董事
刘仁辰	自2025年10月6日起获委任为董事
刘陈立	自2025年10月6日起辞任董事
麦德伟	自2025年9月26日起辞任董事
郑嘉慧	于2025年9月26日获委任并于2025年10月27日辞任

由于本公司的组织章程细则并无有关轮值退任的条文，所有现任董事均继续留任。

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.

董事购买股份或债券的权利

于年内任何时间，本公司或其任何控股公司或同系附属公司概无订立任何安排，而该安排的目的或其中一项目的为使本公司董事可借此购入本公司或任何其他法人团体的股份或债券而获得利益。

董事于交易、安排或合约中的权益

于年末或年内任何时间，概无本公司或其任何控股公司或同系附属公司为订约方且本公司董事于当中拥有重大权益的重大合约存续。

业务回顾

由于本公司于本财政年度为另一法人团体的全资附属公司，故获豁免编制香港《公司条例》附表5所规定的业务回顾。

管理合约

除与直接控股公司之间一项并无书面协议的管理服务安排外，截至2026年3月31日止年度，本公司并无订立或存在任何涉及本公司全部或任何重大部分业务的管理及行政工作的合约。任何一方均可随时终止该安排，而相关费用乃按实际成本回收基准定期收取。

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.

董事弥偿

目前已有以本公司董事为受益人的获准许弥偿条文（定义见香港《公司条例》第469条）生效，且该条文于整个年度内一直生效。

核数师

罗兵咸永道会计师事务所于2025年12月19日获成员委任为本公司2025/26财政年度的独立核数师，任期直至本公司下届股东周年大会结束为止。

截至2026年3月31日止年度的财务报表已由罗兵咸永道会计师事务所审核，其符合资格并愿意膺选连任。

代表董事会

蔡杰铭
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

独立核数师报告

Independent Auditor's Report

致港深创新及科技园有限公司成员

(于香港注册成立的有限公司)

意见

我们已审核的内容

港深创新及科技园有限公司(“贵公司”)载于第88至132页的财务报表包括：

- 于2026年3月31日的财务状况表；
- 截至该日止年度的损益及其他全面收益表；
- 截至该日止年度的权益变动表；
- 截至该日止年度的现金流量表；及
- 财务报表附注，包括重大会计政策资料及其他解释资料。

我们的意见

我们认为，该等财务报表已根据香港会计师公会(“香港会计师公会”)颁布的香港财务报告准则会计准则真实而中肯地反映 贵公司于2026年3月31日的财务状况以及截至该日止年度的财务表现及现金流量，并已按照香港《公司条例》妥为编制。

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.

意见的基础

我们已根据香港会计师公会颁布的香港审计准则（“香港审计准则”）进行审核。我们在该等准则下承担的责任在本报告“核数师就审核财务报表承担的责任”一节中作进一步阐述。

我们相信，我们所获得的审核凭证能充足及适当地为我们的意见提供基础。

独立性

根据香港会计师公会适用于公众利益实体财务报表审核的《专业会计师道德守则》（“守则”），我们独立于贵公司。我们亦已根据守则履行其他道德责任。

其他资料

董事须对其他资料负责。其他资料包括2025/26年报所载资料，但不包括财务报表及我们就此发出的核数师报告。

我们对财务报表的意见并不涵盖其他资料，我们亦不对该等其他资料发表任何形式的鉴证结论。

就我们对财务报表的审核而言，我们的责任是阅读其他资料，并在此过程中考虑其他资料是否与财务报表或我们在审核过程中所了解的情况存在重大不一致，或似乎存在重大错误陈述。

倘根据我们已进行的工作，我们认为该等其他资料存在重大错误陈述，我们须报告该事实。在此方面，我们并无任何事项须予报告。

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.

董事及审核委员会就财务报表承担的责任

董事须负责根据香港会计师公会颁布的香港财务报告准则会计准则及香港《公司条例》编制真实而中肯的财务报表，以及董事认为使财务报表的编制不存在由欺诈或错误导致的重大错误陈述所需的内部控制。

在编制财务报表时，董事须负责评估 贵公司持续经营的能力，并在适用情况下披露与持续经营有关的事项，以及采用持续经营会计基准，除非董事拟将 贵公司清盘或停止经营，或除此以外并无其他实际可行的替代方案。

审核委员会须负责监督 贵公司的财务报告流程。

核数师就审核财务报表承担的责任

我们的目标，是对财务报表整体是否不存在由欺诈或错误导致的重大错误陈述取得合理保证，并出具载有我们意见的核数师报告。我们仅按照香港《公司条例》第405条向 阁下（作为整体）报告我们的意见，除此以外，本报告概不可用作其他用途。我们概不就本报告的内容对任何其他人士负责或承担任何责任。合理保证属高水平的保证，但不能保证根据香港审计准则进行的审核总能发现存在的重大错误陈述。错误陈述可源于欺诈或错误，倘合理预期错误陈述个别或汇总起来可能影响财务报表使用者据此作出的经济决定，则有关错误陈述可被视作重大。

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.

独立核数师报告 Independent Auditor's Report

在根据香港审计准则进行审核的过程中，我们运用专业判断，并在整个审核过程中保持专业怀疑态度。我们亦：

- 识别及评估财务报表由欺诈或错误导致重大错误陈述的风险，设计及执行应对该等风险的审核程序，并获取充足及适当的审核凭证，作为我们意见的基础。由于欺诈可能涉及串谋、伪造、蓄意遗漏、虚假陈述或凌驾内部控制，因此未能发现由欺诈导致重大错误陈述的风险高于未能发现由错误导致重大错误陈述的风险。
- 了解与审核相关的内部控制，以设计适当的审核程序，但目的并非对 贵公司内部控制的有效性发表意见。
- 评价董事所采用会计政策的恰当性以及所作出会计估计及相关披露的合理性。
- 对董事采用持续经营会计基准的恰当性作出结论。根据所获取的审核凭证，确定是否存在与可能对 贵公司持续经营能力构成重大疑虑的事件或情况有关的重大不确定因素。倘我们认为存在重大不确定因素，则须在核数师报告中提请使用者注意财务报表中的相关披露；倘有关披露不足，则须修改我们的意见。我们的结论乃基于截至核数师报告日期止所获得的审核凭证。然而，未来事件或情况可能导致 贵公司不再具有持续经营的能力。

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.

- 评价财务报表的整体呈列方式、结构及内容（包括披露），以及财务报表是否公平呈列相关交易及事项。

除其他事项外，我们与审核委员会沟通审核工作的计划范围及时间以及重大审核发现，包括我们在审核过程中识别的任何重大内部控制缺陷。

出具本独立核数师报告的审计项目合伙人为陈锦钊（执业证书编号：P04992）。

罗兵咸永道会计师事务所
执业会计师
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

损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

		附注 Notes	2026 港元 HK\$	2025 港元 HK\$
收入	Income			
租金收入	Rental income	4	12,874,150	—
跃进空间及住宿设施收入	Income from incubation centre and accommodation facilities		1,361,253	—
物业管理费及其他设施管理收入	Property management fee and other facilities management income		5,074,236	—
杂项收入	Miscellaneous income		792,892	—
			20,102,531	—
支出	Expenditure			
行政支出	Administrative expenses		(141,600,820)	(107,216,732)
设施管理支出	Expenses for facilities management		(26,236,683)	(1,951,822)
培育计划支出	Incubation expenses		(1,956,711)	—
未计利息及折旧前经营亏损	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)
未计折旧前(亏损)/盈余	(Loss)/profit before depreciation		(18,665,067)	92,229,104
折旧	Depreciation	8(a)	(170,384,291)	(8,309,868)
除税前(亏损)/盈余	(Loss)/profit before taxation	5	(189,049,358)	83,919,236
所得税	Income tax	6(a)	—	—
年度(亏损)/盈余及全面(亏损)/收益总额	(Loss)/profit and total comprehensive (loss)/income for the year		(189,049,358)	83,919,236

第94至132页的附注构成该等财务报表的一部分。

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

财务状况表

Statement of Financial Position

于2026年3月31日 At 31 March 2026

		附注 Notes	2026 港元 HK\$	2025 港元 HK\$
非流动资产	Non-current assets			
物业、厂房及设备	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
流动资产	Current assets			
应收账款	Accounts receivable	10	7,074,333	—
预付款项、按金及其他应收款项	Prepayments, deposits and other receivables	10	9,019,020	6,136,838
原到期日超过三个月的银行存款	Bank deposits with original maturities of more than three months	11	1,491,570,658	2,432,716,475
现金及等同现金项目	Cash and cash equivalents	11	3,568,853,330	2,570,891,522
			5,076,517,341	5,009,744,835
流动负债	Current liabilities			
应计费用、已收按金、预收租金及其他应付款项	Accrued charges, deposits received, rental receipts in advance and other payables	12	(264,383,193)	(221,182,667)
应付直接控股公司款项	Amount due to the immediate holding company	13	(4,531,576)	(4,408,082)
直接控股公司贷款	Loans from the immediate holding company	14	(180,000,000)	(180,000,000)
租赁负债	Lease liabilities	15	(2,451,759)	(3,906,474)
还原成本拨备	Provision for reinstatement costs		(2,240,000)	—
			(453,606,528)	(409,497,223)
流动资产净值	Net current assets		4,622,910,813	4,600,247,612
资产总值减流动负债	Total assets less current liabilities		9,796,045,214	7,788,434,117
非流动负债	Non-current liabilities			
租赁负债	Lease liabilities	15	(78,931)	(1,988,476)
还原成本拨备	Provision for reinstatement costs		—	(1,430,000)
			(78,931)	(3,418,476)
资产净值	NET ASSETS		9,795,966,283	7,785,015,641

财务状况表
Statement of Financial Position
 于2026年3月31日 At 31 March 2026

		附注 Notes	2026 港元 HK\$	2025 港元 HK\$
权益	EQUITY			
股本	Share capital	16(b)	10,047,010,000	7,847,010,000
累计亏损	Accumulated losses		(251,043,717)	(61,994,359)
权益总额	TOTAL EQUITY		9,795,966,283	7,785,015,641

董事会于2026年9月2日批准及授权刊发。

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

蔡杰铭
 Kevin Choi
 董事
 Director

王鸣峰
 Wong Ming Fung
 董事
 Director

第94至132页的附注构成该等财务报表的一部分。

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

权益变动表

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\$	累计亏损 Accumulated losses 港元 HK\$	总计 Total 港元 HK\$
于2024年4月1日的结余	Balance at 1 April 2024	4,179,010,000	(145,913,595)	4,033,096,405
发行股份(附注16(b))	Issuance of share (Note 16(b))	3,668,000,000	–	3,668,000,000
年度盈余及全面收益总额	Profit and total comprehensive income for the year	–	83,919,236	83,919,236
于2025年3月31日及 2025年4月1日的结余	Balance at 31 March 2025 and 1 April 2025	7,847,010,000	(61,994,359)	7,785,015,641
发行股份(附注16(b))	Issuance of share (Note 16(b))	2,200,000,000	–	2,200,000,000
年度亏损及全面亏损总额	Loss and total comprehensive loss for the year	–	(189,049,358)	(189,049,358)
于2026年3月31日的结余	Balance at 31 March 2026	10,047,010,000	(251,043,717)	9,795,966,283

第94至132页的附注构成该等财务报表的一部分。

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

现金流量表

Statement of Cash Flows

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

	附注 Notes	2026 港元 HK\$	2025 港元 HK\$
经营活动产生的现金流量	Cash flows from operating activities		
除税前(亏损)/盈余	(Loss)/profit before taxation	(189,049,358)	83,919,236
调整：	Adjustments for:		
折旧	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)
出售物业、厂房及设备的亏损	Loss on disposals of property, plant and equipment	40,191	34,545
营运资金变动前的经营亏损	Operating loss before changes in working capital	(149,651,492)	(109,134,009)
营运资金变动：	Change in working capital:		
应收账款	Accounts receivable	(7,074,333)	—
预付款项、按金及其他应收款项	Prepayments, deposits and other receivables	(3,391,262)	(3,383,358)
应计费用、已收按金、预收租金及其他应付款项	Accrued charges, deposits received, rental receipts in advance and other payables	52,695,781	4,579,618
应付直接控股公司款项	Amount due to the immediate holding company	175,398	1,150,989
经营活动现金流出净额	Net cash outflow from operating activities	(107,245,908)	(106,786,760)
投资活动产生的现金流量	Cash flows from investing activities		
购买物业、厂房及设备	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)
提取原到期日超过三个月的银行存款	Withdrawal of bank deposits with original maturities of more than three months	5,400,000,000	3,400,000,000
存放原到期日超过三个月的银行存款	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
投资活动现金流出净额	Net cash outflow from investing activities	(1,086,634,352)	(3,890,782,464)

		附注 Notes	2026 港元 HK\$	2025 港元 HK\$
融资活动产生的现金流量	Cash flows from financing activities			
直接控股公司注资	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)
已付租赁租金的资本部分	Capital element of lease rentals paid	17(a)	(4,201,856)	(4,478,174)
已付租赁租金的利息部分	Interest element of lease rentals paid	17(a)	(90,973)	(132,733)
融资活动现金流入净额	Net cash inflow from financing activities		2,191,842,068	3,657,601,640
现金及等同现金项目 增加／(减少) 净额	Net increase/(decrease) in cash and cash equivalents		997,961,808	(339,967,584)
年初现金及等同现金项目	Cash and cash equivalents at the beginning of the year		2,570,891,522	2,910,859,106
年末现金及等同现金项目	Cash and cash equivalents at the end of the year		3,568,853,330	2,570,891,522

第94至132页的附注构成该等财务报表的一部分。

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

财务报表附注

Notes to the Financial Statements

2026年3月31日 31 March 2026

1. 一般资料

港深创新及科技园有限公司（“本公司”）为一家于香港注册成立并以香港为注册地的公司，其注册办事处及主要营业地点位于香港科学园科技大道西8号尚湖楼7楼710室。

本公司的主要业务为于落马洲河套地区设立及发展港深创新及科技园（“园区”）；促进香港制造业及服务的技术研发及应用；支持新技术或先进技术在香港的发展、转移及使用；设立或发展任何进行或拟进行与上述目的有关活动的处所，以及管理及控制该等处所包含的土地及其他设施。

2. 会计政策

(a) 合规声明

该等财务报表乃根据香港会计师公会（“香港会计师公会”）颁布的香港财务报告准则会计准则及香港《公司条例》编制。除另有说明外，本公司所采用的会计政策已于所呈列的所有年度贯彻应用。

香港会计师公会已颁布若干于本公司当前会计期间首次生效的经修订香港财务报告准则会计准则。附注2(c)载列首次应用该等发展所导致的任何会计政策变动的资料，惟以其与该等财务报表所反映的本公司当前及过往会计期间相关者为限。

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. 会计政策(续)

(b) 财务报表的编制基准

财务报表以港元(“港元”)呈列, 而港元亦为本公司的功能货币。编制财务报表所采用的计量基准为历史成本惯例。

编制符合香港财务报告准则会计准则的财务报表要求管理层作出影响政策应用以及资产、负债、收入及支出呈报金额的判断、估计及假设。该等估计及相关假设乃基于过往经验及在有关情况下被认为合理的各项其他因素作出, 其结果构成对无法从其他来源即时确定其账面值的资产及负债作出判断的基础。实际结果可能有别于该等估计。涉及较高度判断或较为复杂的范畴, 或假设及估计对财务报表属重大的范畴, 载于附注3。

估计及相关假设会持续检讨。倘会计估计的修订仅影响作出修订的期间, 则于该期间确认有关修订; 倘修订同时影响当前及未来期间, 则于作出修订的期间及未来期间确认有关修订。

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. 会计政策(续)

(c) 采纳经修订香港财务报告准则会计准则 – 自2025年4月1日起生效

本公司已采纳香港会计师公会颁布、与其营运相关且于2025年4月1日或之后开始的年度期间生效的下列经修订香港财务报告准则会计准则：

香港会计准则第21号修订本
缺乏可兑换性

自2025年4月1日起生效的经修订香港财务报告准则会计准则对本公司的会计政策并无任何影响。

香港会计准则第21号修订本，缺乏可兑换性

香港会计准则第21号的修订本澄清如何评估货币的可兑换性，以及在缺乏可兑换性时如何厘定即期汇率。倘某货币不可兑换，实体须根据现行状况下的有序市场交易估计汇率。

2.1 重大会计政策

(a) 物业、厂房及设备以及折旧

除在建工程外，物业、厂房及设备（包括因租赁相关资产而产生的使用权资产（见附注2.1(c)））按成本减累计折旧及减值亏损列账。

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. 会计政策 (续)

2.1 重大会计政策 (续)

(a) 物业、厂房及设备以及折旧 (续)

物业、厂房及设备项目的成本扣除其估计剩余价值 (如有) 后, 采用直线法按以下年率计提折旧:

— 楼宇

按未届满租期或6 $\frac{2}{3}$ %*

— 土地

按租期

— 使用权资产

按租期

— 租赁物业装修

按租期或33 $\frac{1}{3}$ % (以较短者为准)

— 家私、装置及设备

20%至33 $\frac{1}{3}$ %

* 楼宇内若干重大机电设备采用6 $\frac{2}{3}$ %的折旧率。

本公司于各报告期末检讨物业、厂房及设备的账面值, 以确定是否存在减值迹象。倘资产或其所属现金产生单位的账面值超过其可收回金额, 则于损益确认减值亏损。资产或其所属现金产生单位的可收回金额为其公平值减出售成本与使用价值两者中的较高者。评估使用价值时, 估计未来现金流量乃采用反映目前市场对货币时间价值及资产特定风险评估的税前折现率折现至其现值。倘用以厘定可收回金额的估计出现有利变动, 则拨回减值亏损。

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. 会计政策 (续)

2.1 重大会计政策 (续)

(a) 物业、厂房及设备以及折旧 (续)

倘物业、厂房及设备项目的各部分具有不同可使用年期，则该项目的成本按合理基准分配至各部分，而各部分分别计提折旧。资产的可使用年期及剩余价值（如有）均每年进行检讨。

(b) 在建工程

在建工程按成本减减值亏损列账。成本包括直接建造成本及于建造及安装期间资本化的借款成本。当为使资产达致其拟定用途所需的绝大部分活动完成时，有关成本停止资本化，而在建工程转拨至适当类别的物业、厂房及设备。在建工程于竣工并可供其拟定用途前不计提折旧。

(c) 租赁资产

本公司于合约开始时评估合约是否属于或包含租赁。倘合约为换取代价而赋予在一段时间内控制已识别资产使用的权利，则该合约属于或包含租赁。倘客户同时有权主导已识别资产的使用及取得使用该资产所产生的绝大部分经济利益，即表示控制权已转移。

于租赁开始日期，本公司确认使用权资产及租赁负债，惟租期为12个月或以下的短期租赁及低价值资产租赁除外。当本公司就低价值资产订立租赁时，本公司按每项租赁基准决定是否将有关租赁资本化。与未资本化租赁相关的租赁付款于租期内按系统化基准确认为支出。

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. 会计政策 (续)

2.1 重大会计政策 (续)

(c) 租赁资产 (续)

倘租赁予以资本化，租赁负债初步按租期内应付租赁付款的现值确认，并采用租赁内含利率折现；倘无法即时厘定该利率，则采用相关增量借款利率折现。初始确认后，租赁负债采用实际利率法按摊销成本计量，并计算利息支出。不取决于指数或利率的可变租赁付款不计入租赁负债的计量，因此于产生的会计期间计入损益。

租赁资本化时确认的使用权资产初步按成本计量，包括租赁负债的初始金额，加上于开始日期或之前支付的任何租赁付款及产生的任何初始直接成本。在适用情况下，使用权资产的成本亦包括拆除及移除相关资产或还原相关资产或其所在场地的估计成本（折现至其现值），并扣除任何已收租赁优惠。其后，使用权资产按成本减累计折旧及减值亏损列账（见附注2.1(a)）。

于财务状况表中，本公司将使用权资产列入“物业、厂房及设备”，并将租赁负债单独呈列。

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. 会计政策 (续)

2.1 重大会计政策 (续)

(d) 计息借款

计息借款初步按公允价值减交易成本计量。初始确认后，计息借款采用实际利率法按摊销成本列账。利息支出按照本公司有关借款成本的会计政策确认（见附注2.1(e)）。

(e) 借款成本

直接归属于收购、建造或生产需要相当长时间方可达致其拟定用途或可供出售状态的资产的借款成本，资本化为该资产成本的一部分。其他借款成本于产生期间列作支出。

当合格资产已产生支出、已产生借款成本，以及使资产达致其拟定用途或可供出售状态所需的的活动正在进行时，借款成本开始资本化为合格资产成本的一部分。当使合格资产达致其拟定用途或可供出售状态所需的绝大部分活动中断或完成时，借款成本暂停或停止资本化。

(f) 关联方

(a) 倘某人士符合以下条件，则该人士或其近亲家庭成员与本公司有关联：

- (i) 对本公司拥有控制权或共同控制权；
- (ii) 对本公司具有重大影响；或
- (iii) 为本公司或本公司母公司的主要管理人员。

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. 会计政策 (续)

2.1 重大会计政策 (续)

(f) 关联方 (续)

(b) 倘符合下列任何条件，则某实体与本公司有关联：

- (i) 该实体与本公司为同一集团的成员公司（即各母公司、附属公司及同系附属公司彼此有关联）；
- (ii) 一个实体为另一实体的联营公司或合营企业（或为另一实体所属集团成员公司的联营公司或合营企业）；
- (iii) 两个实体均为同一第三方的合营企业；
- (iv) 一个实体为第三方实体的合营企业，而另一实体为该第三方实体的联营公司；
- (v) 该实体为本公司或与本公司有关联的实体为其雇员福利而设立的离职后福利计划；
- (vi) 该实体受(a)项所识别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. 会计政策 (续)

2.1 重大会计政策 (续)

(f) 关联方 (续)

- (b) 倘符合下列任何条件，则某实体与本公司有关联：
(续)

(vii) (a)(i)项所识别人士对该实体具有重大影响，或为该实体（或该实体母公司）的主要管理人员；

(viii) 该实体或其所属集团的任何成员公司向本公司或本公司母公司提供主要管理人员服务。

某人士的近亲家庭成员指预期可在该人士与实体进行交易时影响该人士或受该人士影响的家庭成员。

(g) 收益及其他收入

当收入来自在本公司日常业务过程中提供服务或其他人士根据租赁使用本公司资产时，本公司将有关收入确认为收益。

收益于提供服务或承租人取得使用资产的权利时，按本公司预期有权收取的承诺代价金额确认，不包括代表第三方收取的金额。

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. 会计政策 (续)

2.1 重大会计政策 (续)

(g) 收益及其他收入 (续)

本公司收益及其他收入确认政策的进一步详情如下：

- (i) 租金收入于租期内以等额分期方式于损益及其他全面收益表确认，惟倘其他基准更能反映使用租赁资产所得利益的模式则除外。所授出的租赁优惠作为应收租赁付款净额总额的一部分于损益及其他全面收益表确认。于相关指定租期前向租户预收的租金确认为流动负债项下的预收款项，并于租赁期内有系统地于损益及其他全面收益表确认；
- (ii) 本公司根据许可协议授予获许可人占用及使用其跃进空间及住宿设施的权利。跃进空间及住宿设施收入于提供相关服务时确认。由于获许可人在本公司提供服务的同时取得及消耗该等服务的利益，收入于许可协议期限内按直线法随时间确认。于入住月份前预收的获许可人费用属合约负债，并于获许可人消耗本公司就跃进空间及住宿设施所提供相关服务的期间于损益及其他全面收益表确认；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. 会计政策 (续)

2.1 重大会计政策 (续)

(g) 收益及其他收入 (续)

- (iii) 物业管理费及其他设施管理收入于向租户提供服务时确认。

2.2 其他会计政策

(a) 现金及等同现金项目

现金及等同现金项目包括银行及手头现金，以及可随时转换为已知金额现金且价值变动风险不大的银行活期存款，而有关存款于取得时的到期日为三个月内。

(b) 应收款项

当本公司拥有无条件收取代价的权利时确认应收款项。倘代价到期付款前仅须随时间推移，则收取代价的权利属无条件。

应收款项采用实际利率法按摊销成本减按下文厘定的信贷亏损拨备列账：

预期信贷亏损（“预期信贷亏损”）的计量

贸易应收款项的亏损拨备按相等于是全期预期信贷亏损的金额计量，即预期于贸易应收款项的预计存续期内产生的亏损。亏损拨备采用拨备矩阵估计，该矩阵以本公司的过往信贷亏损经验为基础，并就债务人的特定因素以及对报告日期当前及预测整体经济状况的评估作出调整。

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. 会计政策 (续)

2.2 其他会计政策 (续)

(b) 应收款项 (续)

就所有其他金融工具而言，本公司确认相等于12个月预期信贷亏损的亏损拨备，除非金融工具自初始确认后的信贷风险显著增加，在此情况下，亏损拨备按相等于全期预期信贷亏损的金额计量。

预期信贷亏损于各报告日期重新计量，任何变动均于损益确认为减值收益或亏损。本公司确认减值收益或亏损，并透过亏损拨备账对应收账款及其他应收款项的账面值作出相应调整。

倘并无实际可行的收回前景，则应收账款或其他应收款项的账面总值会按无法收回的程度部分或全部撤销。一般而言，当本公司确定债务人并无可产生足够现金流量以偿还须撤销款项的资产或收入来源时，即属此情况。

(c) 应付款项 (包括应付直接控股公司款项)

应付款项初步按公平值确认，其后按摊销成本列账，惟倘折现影响并不重大，则按成本列账。

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. 会计政策 (续)

2.2 其他会计政策 (续)

(d) 雇员福利

薪金、年度花红、有薪年假及非货币福利成本于雇员提供相关服务的年度内累计。倘付款或结算递延且影响重大，则有关金额按其现值列账。

本公司根据《强制性公积金计划条例》为所有雇员设立定额供款强制性公积金退休福利计划(“强积金计划”)。供款按雇员基本薪金的某一百分比计算，并于根据强积金计划规则应付时于损益及其他全面收益表扣除。强积金计划的资产与本公司的资产分开存放于独立管理的基金内。本公司的雇主供款于向强积金计划作出供款时全数归属于雇员。

本公司按以下比率为所有合资格雇员向强积金计划作出雇主供款：

- 1至5年
基本薪金的5%
- 6至10年
基本薪金的10%
- 超过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. 会计政策 (续)

2.2 其他会计政策 (续)

(e) 所得税

年度所得税包括即期税项及递延税项资产与负债的变动。即期税项及递延税项资产与负债的变动于损益确认，惟与于其他全面收益或直接于权益确认的项目有关者除外，在此情况下，相关税项金额分别于其他全面收益或直接于权益确认。

即期所得税为按报告期末已颁布或实质颁布的税率，就年度应课税收入预期应付的税项，以及就过往年度应付税项作出的任何调整。

递延所得税资产及负债分别由可扣减及应课税暂时差额产生，即就财务报告而言资产及负债的账面值与其税基之间的差额。递延所得税资产亦由未使用税项亏损及未使用税项抵免产生。除资产及负债初始确认时产生的差额外，所有递延所得税负债均予确认，而递延所得税资产则于很可能有未来应课税溢利可供使用有关资产时予以确认。

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. 会计政策 (续)

2.2 其他会计政策 (续)

(e) 所得税 (续)

已确认的递延所得税金额乃根据预期变现或结算资产及负债账面值的方式，采用报告期末已颁布或实质颁布的税率计量。递延所得税资产及负债不予折现。

递延所得税资产的账面值于各报告期末检讨，并于不再可能有足够应课税溢利可供使用相关税务利益时予以扣减。倘其后很可能有足够应课税溢利可供使用，则拨回有关扣减。

3. 重大会计判断及估计

于应用本公司会计政策的过程中，管理层已作出以下会计判断及估计：

物业、厂房及设备以及在建工程的减值

当事件或情况变动显示物业、厂房及设备以及在建工程的相关账面值可能无法收回时，本公司会对其进行减值检讨。厘定是否出现减值通常需要作出多项估计及假设，包括厘定哪些现金流量与可能减值的资产直接相关、现金流量产生的可使用年期、现金流量金额以及资产的剩余价值（如有）。而计量减值亏损则须厘定可收回金额，有关金额以管理层根据可取得的最佳资料所作估计为基础。本公司根据过往经验及内部发展计划得出所需现金流量估计。于厘定可收回金额时，本公司视情况采用按适当折现率折现的现金流量估计、可取得的市场报价及独立估值。

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. 重大会计判断及估计(续)

在建工程资本化

本公司将物业、厂房及设备建造及发展阶段产生的成本资本化为在建工程。管理层须运用重大判断，以厘定哪些成本符合资本化资格、直接及间接成本的适当分配，以及何时开始及停止资本化。当未来经济利益很可能流入本公司、成本能够可靠计量，且资产正处于积极发展或建造过程中时，即开始资本化。资本化为在建工程(CIP)的成本通常包括直接材料成本、建造直接应占的人工成本，以及建造期间产生的间接成本及借款成本的适当分配。管理层须就分配间接成本及厘定一般间接费用中与建造活动有关的部分作出判断。当资产大致竣工并可供其拟定用途时，即停止资本化，而管理层须估计完工程度并评估资产是否已达致基本可供营运使用的状态。停止资本化后产生的任何成本于产生时列作支出。此外，管理层估计已资本化在建工程的可使用年期，以于资产投入使用后厘定适当的折旧期间。倘情况出现变动，例如工程延误、设计修改或拟定用途改变，管理层可能须重新评估已资本化金额及开始计提折旧的时间。

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

有关金额指出租位于落马洲河套地区园区内物业所产生的租金收入。

4. RENTAL INCOME

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

5. 除税前(亏损)/盈余

除税前(亏损)/盈余已扣除下列各项：

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		
直接控股公司贷款利息	Interest on loans from immediate holding company	3,813,199	4,131,617
租赁负债利息(附注8(b))	Interest on lease liabilities (Note 8(b))	90,973	132,733
		3,904,172	4,264,350
(b) 其他项目	(b) Other items		
核数师酬金	Auditors' remuneration	75,000	132,649
雇员福利支出	Employee benefit expenses		
— 工资及薪金	– Wages and salaries	79,914,988	67,923,727
— 退休计划供款	– Retirement scheme contribution	3,221,968	2,754,792
出售物业、厂房及设备的亏损	Loss on disposals of property, plant and equipment	40,191	34,545

6. 损益及其他全面收益表中的所得税

(a) 由于本公司截至2026年3月31日止年度并无产生任何应课税溢利，故财务报表并无就香港利得税作出拨备（2025年：相同）。

(b) 按适用税率计算的税项支出与除税前（亏损）／盈余的对账如下：

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:

		2026 港元 HK\$	2025 港元 HK\$
除税前（亏损）／盈余	(Loss)/profit before taxation	(189,049,358)	83,919,236
按16.5%计算的税项（2025年：16.5%）	Tax calculated at 16.5% (2025: 16.5%)	(31,193,144)	13,846,674
不可扣税支出的税务影响	Tax effect of non-deductible expenses	635,808	688,308
毋须课税收入的税务影响	Tax effect of non-taxable income	(22,263,580)	(33,934,231)
未确认暂时差额的税务影响	Tax effect of temporary difference not recognised	2,109,874	256,167
未确认税项亏损	Tax losses not recognised	50,711,042	19,143,082
		—	—

(c) 未确认的递延所得税资产

由于不大可能有未来应课税溢利可供抵销有关亏损，本公司并无就累计未使用税项亏损722,168,596港元（2025年：414,828,944港元）确认递延所得税资产，有关税项亏损须经税务局同意。根据现行税务法例，有关税项亏损并无到期日。

(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

根据香港《公司条例》第383(1)条及《公司（披露董事利益资料）规例》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、津贴及实物利益	Salaries, allowances and benefits in kind	—	—
酌情花红	Discretionary bonuses	—	—
退休计划供款	Retirement scheme contributions	—	—

根据本公司组织章程细则第22条，除非本公司以普通决议另有决定，否则董事无权就担任董事而从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) 就提供董事服务而向第三方提供的代价

截至2026年3月31日止年度，本公司并无就提供董事服务而向任何第三方支付代价（2025年：无）。

(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、由董事控制的法人团体及与该等董事有关连的实体提供的贷款、准贷款及其他交易的资料

截至2026年3月31日止年度，概无以董事、由董事控制的法人团体及与该等董事有关连的实体为受益人的贷款、准贷款及其他交易安排（2025年：无）。

(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) 董事于交易、安排或合约中的重大权益

于2026年3月31日或截至2026年3月31日止年度任何时间，概无本公司作为订约方且本公司董事直接或间接拥有重大权益的与本公司业务有关的重大交易、安排及合约存续（2025年：无）。

(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. 物业、厂房及设备

(a) 账面值对账

8. PROPERTY, PLANT AND EQUIPMENT

(a) Reconciliation of carrying amount

		使用权资产 (附注8(b)) Right-of-use assets (Note 8(b)) 港元 HK\$	楼宇 Buildings 港元 HK\$	土地 Land 港元 HK\$	租赁 物业装修 Leasehold improvements 港元 HK\$	家具、装置 及设备 Furniture, fittings and equipment 港元 HK\$	总计 Total 港元 HK\$
成本：	Cost:						
于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)
于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
转自在建工程(附注9)	Transfer from construction in progress (Note 9)	–	3,709,682,974	–	–	–	3,709,682,974
租赁届满／出售	Expiry of leases/disposals	(10,094,213)	–	–	(1,147,216)	(68,107)	(11,309,536)
于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
累计折旧：	Accumulated depreciation:						
于2024年4月1日	At 1 April 2024	(12,300,645)	–	–	(5,946,533)	(2,428,559)	(20,675,737)
年内折旧	Charge for the year	(4,260,176)	–	(3)	(2,903,349)	(1,146,340)	(8,309,868)
出售时拨回	Written back on disposals	172,905	–	–	–	59,422	232,327
于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)
年内折旧	Charge for the year	(4,168,169)	(158,157,047)	(38)	(6,600,381)	(1,458,656)	(170,384,291)
租赁届满／出售时拨回	Written back on expiry of leases/disposals	10,094,213	–	–	1,111,305	63,827	11,269,345
于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)
账面净值：	Net book value:						
于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
于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. 物业、厂房及设备(续)

(b) 使用权资产

按相关资产类别划分的使用权资产账面净值分析如下：

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 租赁物业 Property leased for own use 港元 HK\$	汽车 Motor vehicle 港元 HK\$	办公设备 Office equipment 港元 HK\$	总计 Total 港元 HK\$
成本：	Cost:				
于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)
于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
租赁届满	Expiry of leases	(9,316,436)	(777,777)	–	(10,094,213)
于2026年3月31日	At 31 March 2026	11,710,062	700,380	822,575	13,233,017
累计折旧：	Accumulated depreciation:				
于2024年4月1日	At 1 April 2024	(11,249,688)	(814,829)	(236,128)	(12,300,645)
年内折旧	Charge for the year	(3,949,096)	(179,932)	(131,148)	(4,260,176)
出售时拨回	Written back on disposals	–	172,905	–	172,905
于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)
年内折旧	Charge for the year	(3,737,868)	(263,251)	(167,050)	(4,168,169)
租赁届满时拨回	Written back on expiry of leases	9,316,436	777,777	–	10,094,213
于2026年3月31日	At 31 March 2026	(9,620,216)	(307,330)	(534,326)	(10,461,872)
账面净值：	Net book value:				
于2026年3月31日	At 31 March 2026	2,089,846	393,050	288,249	2,771,145
于2025年3月31日	At 31 March 2025	5,571,588	308,546	221,584	6,101,718

本公司订有租赁合同，以取得用作办公室的物业、汽车及营运所用办公室设备的使用权。租赁通常初始为期一至五年，并无续租选择权。租赁并不包括任何可变租赁付款（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. 物业、厂房及设备（续）

(b) 使用权资产（续）

与租赁相关并于损益确认的支出项目
分析如下：

		2026 港元 HK\$	2025 港元 HK\$
使用权资产折旧	Depreciation charge of right-of-use assets	4,168,169	4,260,176
租赁负债利息（附注5(a)）	Interest on lease liabilities (Note 5(a))	90,973	132,733

租赁负债的到期情况分析以及租赁现金流总额详情分别载于附注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\$
年初账面值	Carrying amount at the beginning of the year	3,176,505,098	1,197,803,628
添置（附注）	Additions (Note)	2,127,148,031	1,978,701,470
转拨至物业、厂房及设备（附注8(a)）	Transfer to property, plant and equipment (Note 8(a))	(3,709,682,974)	—
年末账面值	Carrying amount at the end of the year	1,593,970,155	3,176,505,098

附注：

年内在建工程添置与园区第一批次发展有关。

Note:

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

10. 应收账款、预付款项、按金及其他应收款项

10. ACCOUNTS RECEIVABLE, PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES

		2026 港元 HK\$	2025 港元 HK\$
应收账款 (附注)	Accounts receivable (Note)	7,074,333	—
预付款项	Prepayments	5,088,008	3,649,188
按金及其他应收款项	Deposits and other receivables	3,931,012	2,487,650
预付款项、按金及其他应收款项	Prepayments, deposits and other receivables	9,019,020	6,136,838
		16,093,353	6,136,838

附注：

本公司与租户或获许可人的交易条款主要采用预收现金方式。

于接纳任何新租户或获许可人前，本公司会在内部评估潜在租户或获许可人的信贷质素，并厘定适当的信贷限额。高级管理层定期审阅逾期结余并定期跟进收款。

于2026年3月31日，应收账款并无亏损拨备（2025年：无）。有关本公司信贷政策及应收账款所产生信贷风险的进一步详情载于附注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. 原到期日超过三个月的银行存款以及现金及等同现金项目

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

		2026 港元 HK\$	2025 港元 HK\$
原到期日超过三个月的银行存款 (附注)	Bank deposits with original maturities of more than three months (Note)	1,491,570,658	2,432,716,475
现金及等同现金项目	Cash and cash equivalents	3,568,853,330	2,570,891,522
		5,060,423,988	5,003,607,997

附注：

于2026年3月31日，所有银行存款的剩余到期日均为一年内。该等银行存款按平均年利率2.17% (2025年：3.83%) 计息。

原到期日超过三个月的银行存款以及现金及等同现金项目的账面值以下列货币计值：

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. 应计费用、已收按金、预收租金及其他应付款项

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

		2026 港元 HK\$	2025 港元 HK\$
应计费用	Accrued charges	188,817,051	217,506,200
已收按金	Deposits received	32,515,270	9,000
预收租金	Rental receipts in advance	6,345,216	1,818,935
其他应付款项	Other payables	36,705,656	1,848,532
		264,383,193	221,182,667

所有应计费用、预收租金及其他应付款项预期于一年内结算或确认为收入。

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还保证金。倘租户或获许可人违约或终止合约，本公司拥有可依法强制执行的权利，可将有关按金用于抵销逾期应收账款。

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. 应付直接控股公司款项

13. AMOUNT DUE TO THE IMMEDIATE HOLDING COMPANY

应付直接控股公司款项为无抵押、免息及须按要求偿还。

The amount due to the immediate holding company is unsecured, interest-free and repayable on demand.

14. 直接控股公司贷款

于2018年3月5日，直接控股公司向本公司授出80,000,000港元的贷款融资。本公司已全数动用该融资，分别于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。

于2019年9月24日，本公司获授另一笔100,000,000港元的贷款融资，并已全数动用该融资，分别于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。

于2021年1月19日，本公司获授额外200,000,000港元的贷款融资，并分别于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。该贷款合共175,000,000港元已于2022年8月12日偿还。

直接控股公司贷款为无抵押、须按要求偿还，并按政府“无所损益”浮动利率计息。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. 租赁负债

下表列示本公司租赁负债的剩余合约到期情况：

15. LEASE LIABILITIES

The following table shows the remaining contractual maturities of the Company's lease liabilities:

		2026		2025	
		最低租赁 付款现值 Present value of minimum lease payments 港元 HK\$	最低租赁 付款总额 Total minimum lease payments 港元 HK\$	最低租赁 付款现值 Present value of minimum lease payments 港元 HK\$	最低租赁 付款总额 Total minimum lease payments 港元 HK\$
一年内	Within 1 year	2,451,759	2,475,176	3,906,474	3,993,880
一年后但两年内	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
减：未来利息支出总额	Less: total future interest expense		(24,086)		(105,645)
租赁负债现值	Present value of lease liabilities		2,530,690		5,894,950

16. 权益

(a) 本公司权益的组成部分

本公司各权益组成部分的期初及期末结余以及该等结余之间的对账载于权益变动表。

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) 已发行股本

(b) Issued share capital

		2026		2025	
		股份数目 No. of shares	金额 Amount 港元 HK\$	股份数目 No. of shares	金额 Amount 港元 HK\$
已发行及缴足普通股：	Ordinary share, issued and fully paid:				
年初	At the beginning of the year	4	7,847,010,000	3	4,179,010,000
发行股份	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. 权益 (续)

(b) 已发行股本 (续)

于2025年9月，本公司向其控股公司配发及发行1股已缴足普通股，现金代价为2,200,000,000港元。

根据香港《公司条例》第135条，本公司的普通股并无面值。

根据本公司组织章程细则第36(1)条，本公司不得向任何股份持有人宣派或分派股息。本公司的任何盈余均须保留于本公司，并用于董事认为适当的任何用途。

(c) 资本管理

本公司管理资本的首要目标为保障本公司持续经营的能力。由于本公司为香港科技园公司（“香港科技园公司”）的全资附属公司，本公司额外资本的来源及分派剩余资本的政策亦可能受到香港科技园公司资本管理目标的影响。

本公司将“资本”界定为包括权益的所有组成部分及直接控股公司贷款。

本公司定期检讨及管理其资本架构，并适当考虑香港科技园公司的资本管理惯例。在不抵触董事对本公司的受信责任或香港《公司条例》的规定的的前提下，香港科技园公司会按需要向本公司提供财务援助，以维持本公司的持续经营能力，并使本公司在可预见未来能够于负债到期时偿付有关负债。

本公司的资本管理惯例与上一期间相比并无改变，而本公司亦不受任何外界施加的资本规定所限。

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. 现金流量表附注

(a) 融资活动所产生负债的对账

下表详列本公司融资活动所产生负债的变动，包括现金及非现金变动。融资活动所产生负债指其现金流量已经或未来现金流量将于现金流量表分类为融资活动产生的现金流量的负债。

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.

		租赁负债 (附注15) Lease liabilities (Note 15) 港元 HK\$	直接控股 公司贷款 (附注14) Loans from the immediate holding company (Note 14) 港元 HK\$	应付直接控股 公司利息 (附注) Interest payable to the immediate holding company (Note) 港元 HK\$	总计 Total 港元 HK\$
于2024年4月1日	At 1 April 2024	5,012,878	180,000,000	2,147,873	187,160,751
融资现金流量变动：	Changes from financing cash flows:				
已付融资租赁租金的资本部分	Capital element of finance lease rentals paid	(4,478,174)	–	–	(4,478,174)
已付融资租赁租金的利息部分	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)
其他变动：	Other change:				
利息支出（附注5(a)）	Interest expenses (Note 5(a))	132,733	–	4,131,617	4,264,350
年内订立新租赁所导致租赁负债增加（附注8(b)）	Increase in lease liabilities from entering into new lease during the year (Note 8(b))	5,475,066	–	–	5,475,066
年内终止租赁所导致租赁负债减少	Decrease in lease liabilities from termination of lease during the year	(114,820)	–	–	(114,820)
		5,492,979	–	4,131,617	9,624,596
于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. 现金流量表附注(续)

(a) 融资活动所产生负债的对账 (续)

17. NOTES TO THE STATEMENT OF CASH FLOWS (continued)

(a) Reconciliation of liabilities arising from financing activities (continued)

	租赁负债 (附注15)	直接控股 公司贷款 (附注14)	应付直接控股 公司利息 (附注)	总计
	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\$
融资现金流量变动：	Changes from financing cash flows:			
已付融资租赁租金的资本部分	(4,201,856)	—	—	(4,201,856)
已付融资租赁租金的利息部分	(90,973)	—	—	(90,973)
已付利息	—	—	(3,865,103)	(3,865,103)
	(4,292,829)	—	(3,865,103)	(8,157,932)
其他变动：	Other change:			
利息支出(附注5(a))	90,973	—	3,813,199	3,904,172
年内订立新租赁所导致租赁负债 增加(附注8(b))	837,596	—	—	837,596
	928,569	—	3,813,199	4,741,768
于2026年3月31日	2,530,690	180,000,000	440,133	182,970,823
At 31 March 2026				

附注：应付直接控股公司利息计入应付直接
控股公司款项(附注13)。

Note: Interest payable to the immediate holding company is included under
amount due to the immediate holding company (Note 13).

17. 现金流量表附注(续)

(b) 租赁现金流出总额

	2026 港元 HK\$	2025 港元 HK\$
融资现金流量内	4,292,829	4,610,907
Within financing cash flows		

18. 财务风险管理及金融工具的公平值

本公司于日常业务过程中面临利率风险、信贷风险及流动资金风险。下文说明本公司面对该等风险的程度，以及本公司用以管理该等风险的财务风险管理政策及惯例。

(a) 利率风险

现金流量利率风险主要与直接控股公司的浮息贷款有关。本公司目前并无利率对冲政策。然而，管理层会监察利率风险，并在有需要时考虑对冲重大利率风险。

敏感度分析

本公司对利率风险的敏感度乃根据于报告期末上述直接控股公司贷款及银行结余的利率风险厘定。该分析假设年内直接控股公司浮息贷款的金额于整个年度维持不变。

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. 财务风险管理及金融工具的公平值(续)

(a) 利率风险(续)

敏感度分析(续)

截至2026年3月31日止年度，倘利率上升／下降100个基点(2025年：100个基点)，而所有其他变数维持不变，本公司的亏损及全面亏损总额将减少／增加3,210,000港元(2025年：盈余及全面收益总额将增加／减少7,300,000港元)。

(b) 信贷风险

信贷风险指交易对手未能履行其合约责任，导致本公司蒙受财务损失的风险。本公司的信贷风险主要来自银行现金、银行存款、应收账款、其他应收款项及按金。

由于交易对手均为具有良好信贷评级的主要金融机构，本公司认为其信贷风险较低，因此本公司因银行现金及银行存款而面临的信贷风险有限。

本公司的信贷风险亦来自应收租户或获许可人的账款。本公司采用香港财务报告准则第9号的简化方法计量预期信贷亏损，即就所有应收账款使用全期预期亏损拨备。为尽量降低信贷风险，本公司维持严格的信贷评估政策，并通常要求租户或获许可人预先支付相当于1至6个月租金的保证金作抵押。倘租户或获许可人违约，本公司拥有合约权利，可扣划或抵销租赁按金以抵销任何未偿还应收账款。因此，管理层认为有关抵押品大幅降低本公司的信贷风险。因此，应收账款的预期亏损率评估为接近零，而于2026年3月31日并无预期信贷亏损拨备(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. 财务风险管理及金融工具的公允价值(续)

(b) 信贷风险(续)

就按摊销成本计量的其他金融资产(包括其他应收款项及按金)而言,本公司已参考相应交易对手的历史违约率资料及未来向该等交易对手收款的前景评估该等金融资产的信贷质素。计及前瞻性资料后,预期不会产生重大信贷亏损。

(c) 流动资金风险

本公司的政策为定期监察目前及预期流动资金需求,以确保维持充足现金储备及从直接控股公司取得足够资金,以应付短期及较长期的流动资金需求。

下表详列本公司金融负债的剩余合约到期情况。该表乃根据本公司可能被要求付款的最早日期,以金融负债的未折现现金流量编制。

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. 财务风险管理及金融工具的公平值 (续)

(c) 流动资金风险 (续)

于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

		合约未折现现金流出				账面值
		Contractual undiscounted cash outflow			总 计	
		一年内或	一年以上	两年以上		
		按要求	但少于两年	但少于五年		
		Within	More than	More than		
		1 year or	1 year but	2 years		
		on demand	less than	but less	Total	Carrying amount
		2 years	than 5 years			
		港元	港元	港元		
		HK\$	HK\$	HK\$	HK\$	HK\$
应计费用、按金、预收租金及 其他应付款项	Accrued charges, deposits and rental received in advance and other payables	264,383,193	—	—	264,383,193	264,383,193
应付直接控股公司款项	Amount due to the immediate holding company	4,531,576	—	—	4,531,576	4,531,576
租赁负债	Lease liabilities	2,475,176	79,600	—	2,554,776	2,530,690
直接控股公司贷款	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

于2025年3月31日

At 31 March 2025

		合约未折现现金流出				
		Contractual undiscounted cash outflow				
		一年内或 按要求	一年以上 但少于两年	两年以上 但少于五年	总 计	账面值
		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\$
应计费用、预收款项及 其他应付款项	Accrued charges, receipts in advance and other payables	221,182,667	—	—	221,182,667	221,182,667
应付直接控股公司款项	Amount due to the immediate holding company	4,408,082	—	—	4,408,082	4,408,082
租赁负债	Lease liabilities	3,993,880	2,006,715	—	6,000,595	5,894,950
直接控股公司贷款	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. 财务风险管理及金融工具的公
 平值 (续)

(d) 公平值计量

于2026年3月31日，本公司按成本或摊
 销成本列账的金融工具的账面值与其
 公平值并无重大差异(2025年：相同)。

19. 经营租赁安排

作为出租人

本公司根据经营租赁安排出租其物业，经
 磋商的初始租期为三年。租赁条款通常要
 求租户支付保证金。

于报告日期已存在的不可撤销经营租赁项
 下未折现租赁付款将由本公司于未来期间
 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\$
一年内	Within one year	42,922,617	—
一年后但两年内	After 1 year but within 2 years	49,110,064	—
两年后但三年内	After 2 years but within 3 years	37,991,852	—
		130,024,533	—

20. 承担

于2026年3月31日，本公司于报告期末有以下资本承担：

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\$
资本承担：	Capital commitments:		
已授权但尚未订约	Authorised but not contracted for	6,179,948,676	9,966,394,506
已订约但尚未拨备	Contracted but not provided for	5,934,708,445	4,115,558,319
		12,114,657,121	14,081,952,825

资本承担与园区第一批次发展有关。

Capital commitments are related to Batch 1 Development of the Park.

21. 重大关联方交易

除财务报表附注13、14及17(a)所披露的结余外，本公司于年内曾进行以下重大关联方交易：

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费及公司间接费用	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赁付款及租赁相关服务费	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. 母公司及最终控股方

于2026年3月31日，董事认为本公司的最终控股方为政府（透过财政司司长法团），而本公司的母公司为于香港注册成立的香港科技园公司。香港科技园公司编制可供公众使用的综合财务报表（2025年：相同）。

23. 已颁布但尚未生效的新订或经修订香港财务报告准则会计准则及诠释

以下新订或经修订香港财务报告准则会计准则及诠释已颁布，但于编制该等财务报表的财政年度尚未生效：

香港财务报告准则第9号及香港财务报告准则第7号修订本

金融工具分类及计量的修订¹

香港财务报告准则第9号及香港财务报告准则第7号修订本

涉及依赖自然条件电力的合约的修订¹

香港财务报告准则第1号、香港财务报告准则第7号、香港财务报告准则第9号、香港财务报告准则第10号及香港会计准则第7号修订本

香港财务报告准则会计准则年度改进 – 第11卷¹
香港财务报告准则第18号

财务报表的呈列及披露²

香港财务报告准则第19号及香港财务报告准则第19号修订本

不具公众问责性的附属公司：披露²

香港诠释第5号（经修订）修订本

财务报表的呈列 – 借款人对包含按要求偿还条款的定期贷款的分类²

香港财务报告准则第10号及香港会计准则第28号修订本

投资者与其联营公司或合营企业之间的资产出售或注资³

附注：

1 于2026年1月1日或之后开始的年度期间生效

2 于2027年1月1日或之后开始的年度期间生效

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. 已颁布但尚未生效的新订或经修订香港财务报告准则会计准则及诠释(续)

本公司正在评估该等新订或经修订香港财务报告准则会计准则及诠释对本公司财务状况及表现的影响，惟董事预期香港财务报告准则第18号将影响损益及其他全面收益表的呈列。本公司预期于该等新订或经修订香港财务报告准则会计准则及诠释生效时予以采纳。

香港财务报告准则第18号就损益及其他全面收益表内的呈列引入新规定，包括指定的总额及小计。此外，实体须将损益及其他全面收益表内的所有收入及支出分类至五个类别之一，即经营、投资、融资、所得税及已终止经营业务，其中首三个类别为新设类别。该准则亦要求披露新界定的管理层界定的绩效计量、收入及支出小计，并根据主要财务报表及附注所识别的“角色”，就财务资料的汇总及分拆引入新规定。此外，香港会计准则第7号《现金流量表》亦作出范围较窄的修订，包括将以间接法厘定经营活动现金流量的起点由“损益”改为“经营损益”，并取消有关股息及利息现金流量分类的选择权。若干其他准则亦作出相应修订。香港财务报告准则第18号及其他准则的修订于2027年1月1日或之后开始的报告期间生效，但允许提早应用，并须披露有关提早应用。香港财务报告准则第18号将追溯应用。新规定预期将影响本公司损益及其他全面收益表的呈列以及本公司财务表现的披露。截至目前，本公司认为采纳香港财务报告准则第18号不大可能对本公司的经营业绩及财务状况产生重大影响。

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. 报告期后事项

于2026年4月27日，本公司就落马洲河套地区园区第一批次发展收到直接控股公司香港科技园公司注资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，并相应向直接控股公司发行1股金额为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.

