



CHINA'S LEADING OFFICE LANDLORD

2025 INTERIM RESULTS PRESENTATION
September 2025



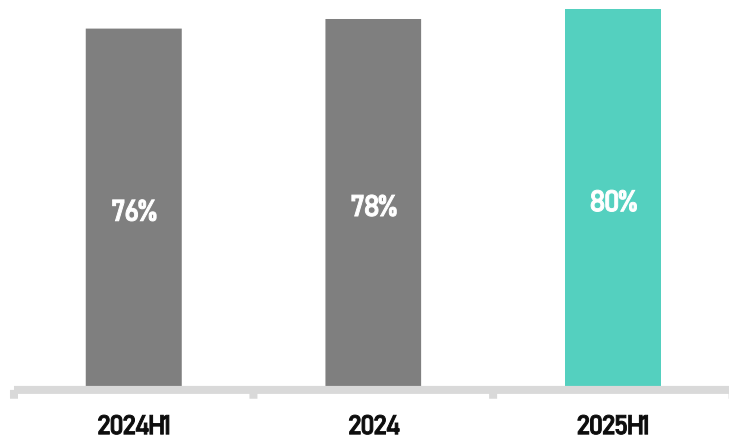
Interim Results Summary of 2025

- As affected by the increasingly challenging commercial property leasing markets under soft economic sentiment, revenue income was approximately RMB690 million for the Period.
- Gross profit margin from property leasing remained stable at approximately 80% for the Period.
- The Group's average occupancy rate stabilized at approximately 80% as at 30 June 2025.
- Underlying profit attributable to owners of the Company from operating activities (excluding fair value changes and one-off tax fees) was approximately RMB173 million for the Period.
- Loss attributable to owners of the Company was approximately RMB92 million for the Period.

Occupancy stabilized, Outstanding Value Protection

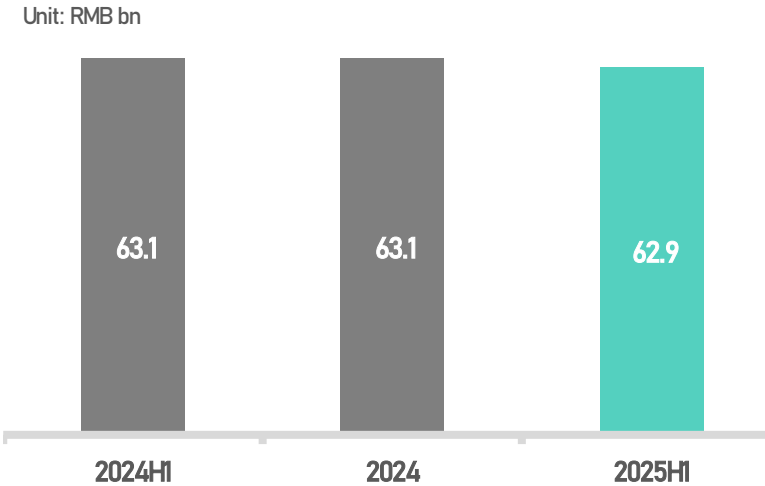
- Occupancy hit the bottom and stabilized, recovered to 80%
- As of September 2025, occupancy has recovered to 81%
- Projects completed and stabilized ,offers greater value protection with low uncertainty
- Investment properties demonstrate stable value and resilient anti-risk ability in the downward trend of the market

Average Occupancy^[1]



Note [1]: Occupancy rate for office and retail areas at the end of relevant year

Value of Investment Properties^[1]

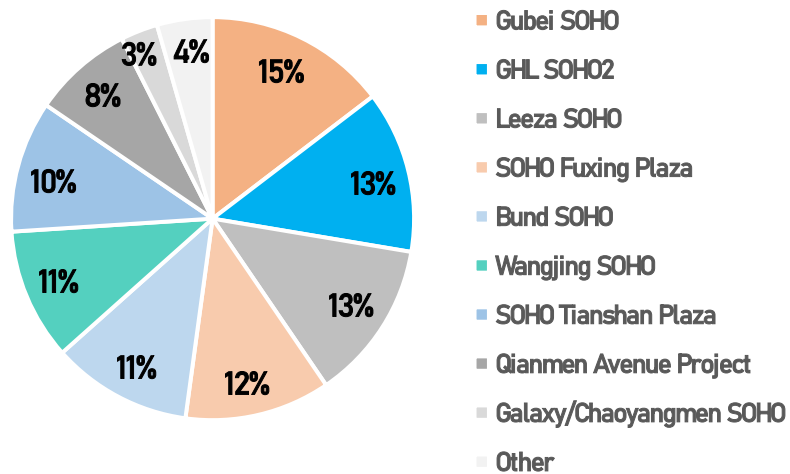


Note [1]: The fair value changes of sold properties have been excluded from the comparative data of previous years

Diverse tenant mix

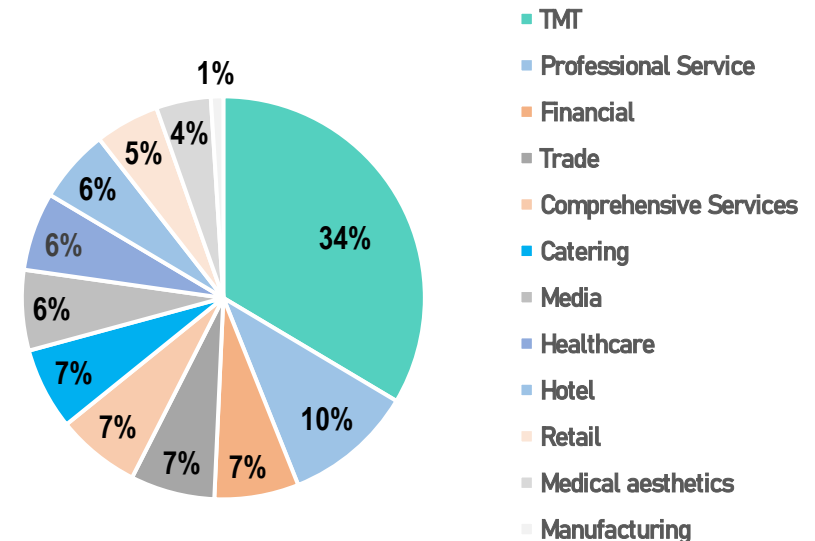
- Revenue from each single project accounts for less than 20% of total rental income
- Tenants are from diverse industries, Top sectors included TMT, Professional Services and Financial

Rental income by projects^[1]



Note [1] : as of 30 June 2025

Leased areas by tenant industries^[1]



Note [1] : as of 30 June 2025

Industry leaders becoming SOHO China's tenants

Diverse tenant mix includes multiple industry leaders

<p>TMT</p>	
<p>Financial & Professional services</p>	
<p>Food Retail</p>	
<p>Service & Manufacturing</p>	

Stable gearing ratio

- Net gearing ratio and average funding cost remained low and stable at 40% and 4.2% respectively

RMB mn	30 June 2025	31 December 2024
Cash and bank deposits	515	615
Interest-bearing debts	15,310	15,556
Equity attributable to Shareholders	36,038	36,144
<i>Net gearing ratio</i>	<i>40%</i>	<i>41%</i>

Creating Green and Healthy Spaces: *24 Projects Awarded WELL HSR Certification*

- 24 projects have received WELL HSR health and safety evaluation certification
- This certification covers 98.4% of SOHO China's managed area, with 100% coverage in commercial and office projects



Creating Green and Healthy Spaces: *100% Coverage in Commercial and Office Portfolio*

The eight projects in its portfolio showcase their WELL certification through elevator screens, translating their commitment to healthy workplaces into action while continuously enhancing client service quality.



Leading Green Transition: *Renewable Energy Application*

- From January to June 2025, a cumulative total of 61,828,723 kWh of green electricity was purchased
- From January to June 2025, the rooftop photovoltaic power generation system at Sky SOHO accumulated a total power generation of 165,023 kWh



Advocating Green Leasing: *Delivering 45,308 m² of Green and Fully Furnished Spaces,
Embarking on a Green Journey Together with Tenants*



Advocating Green Leasing: *Accumulating 1,679 Green Leasing Contracts, Building a Green Future Together with Tenants*



Improving Health and Well-being: *Fire Safety Drills, and Fire Exercises Conducted in the First Half of 2025*

In May 2025, all managed properties launched fire safety drills using a four-part model—"theory + evacuation + firefighting + interactive learning"—to boost tenant awareness, improve emergency response, and strengthen overall safety preparedness.



Connecting with the Community. *"Reborn Bottles" Environmental Initiative Launched in Earth Day*

Shanghai properties jointly launched a plastic bottle recycling and reward initiative, offering incentives to promote green office practices among employees and tenants. Through interactive activities, the initiative raises environmental awareness and fosters a low-carbon, sustainable office ecosystem.



给个好瓶
WORLD EARTH DAY
2025

世界地球日·空瓶新生计划

古北SOHO大堂 手快有手慢无!

4.22 11:30-13:00
投瓶晒照领限量环保袋

4.23-4.25 10:00-18:00
自助投瓶换随机好礼

喝完别丢! 小瓶子也有大使命。
带着你的「绿色战绩」来认领惊喜吧!

SOHO



给个好瓶
WORLD EARTH DAY
2025

世界地球日·空瓶新生计划

外滩SOHO C座大堂 手快有手慢无!

4.22 11:30-13:00
投瓶晒照领限量环保袋

4.23-4.25 10:00-18:00
自助投瓶换随机好礼

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SOHO



给个好瓶
WORLD EARTH DAY
2025

世界地球日·空瓶新生计划

SOHO天山广场T2大堂 手快有手慢无!

4.22 11:30-13:00
投瓶晒照领限量环保袋

4.23-4.25 10:00-18:00
自助投瓶换随机好礼

喝完别丢! 小瓶子也有大使命。
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SOHO天山广场



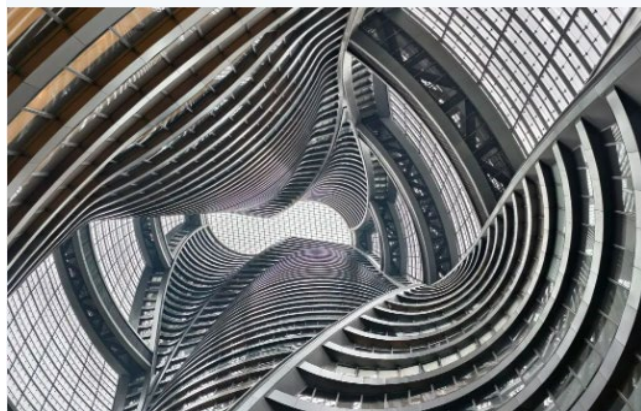
Connecting with the Community. *Smoke-Free Spaces: Building a High-Quality, Healthy Workplace*

In 2025, SOHO properties in Beijing and Shanghai promoted smoking control. Chaoyang volunteers inspected Wangjing SOHO, while Leeza SOHO launched a "Smoke-Free Pact". Other properties also have issued smoking bans.



在钢筋水泥构筑的都市森林里
丽泽SOHO®不仅是商务精英逐梦的舞台
更是我们共同的“绿色家园”

5月31日，世界无烟日即将到来
让我们以行动为笔，书写健康办公新篇章
守护这片天空下的清新与安宁



SOHOT CHINA

SOHO 东海广场 “大厦内禁烟”事宜

各业主/租户 敬启者：

近日物业服务中心工作人员日常巡检大楼时，发现楼层公共区域（卫生间、走道及消防通道）以及业、租单元内有吸烟现象。物业服务中心物业再次提示 SOHO 东海广场为无烟大楼，产权人、使用人及访客如有吸烟需求，请至 1 楼室外指定吸烟点（附件一），烟蒂也请扔进烟蒂垃圾桶内。请各业户做好内部员工的宣传工作，同时也请支持我们的工作并相互监督，共同创造健康舒适的办公环境。

《上海市公共场所控制吸烟条例》修正案于 2022 年 10 月 28 日起正式施行，电子烟被纳入公共场所禁烟范围。根据《上海市公共场所控制吸烟条例》规定全市室内公共场所、室内工作场所禁止吸烟（包括电子烟）。

感谢您长期以来对我们物业服务工作的支持与理解，如有任何意见和建议欢迎致电物业服务中心：021-33607666-0，或拨打 24 小时值班经理手机：15821680593。



Connecting with the Community. *Red Cross Event at SOHO Fuxing Plaza: Building a Health-Conscious Community*

On May 9, to mark the 78th World Red Cross Day, the Huangpu Red Cross hosted a stair-climbing and emergency rescue event at SOHO Fuxing Plaza with local partners. Activities included fitness climbing, health quizzes, and bandaging challenges, allowing hands-on first aid practice. Certified instructors demonstrated CPR to improve emergency response skills. Employees from companies like Xiaohongshu actively joined.



Appendix

Financial Summary – Income Statement

RMB million	2025H1	2024H1
Revenue	690	799
- Rental income	688	796
- Sales of property units	2	3
Gross profit	549	648
<i>Gross profit margin</i>	<i>80%</i>	<i>81%</i>

Financial Summary – Balance Sheet

RMB million	30 June 2025	31 December 2024
Investment properties	62,935	63,079
Total cash and bank deposits	515	615
Total interest-bearing debts	15,310	15,556
Total assets	68,092	68,131
Equity attributable to shareholders	36,038	36,143
<i>Net gearing ratio</i>	<i>40%</i>	<i>41%</i>



Qianmen Avenue

Location	Qianmen, Tiananmen South, Beijing
Transportation	Subway lines 1 & 2 & 8
Total GFA	Retail 51,889 sqm
Leasable GFA	Retail 51,889 sqm
Design Firm	Fei Chang Jian Zhu



Wangjing SOHO Tower 3

Location	Wangjing, Beijing
Transportation	Subway lines 13 & 14 & 15; Airport Express
Total GFA	157,318 sqm
Leasable GFA	133,766 sqm
Office	123,568 sqm
Retail	10,198 sqm
Completion Date	Sep 2014
Design Firm	Zaha Hadid Architects



Guanghualu SOHO II

Location	Central Business District, Beijing
Transportation	Subway lines 1 & 6 & 10
Total GFA	117,179 sqm
Leasable GFA	94,279 sqm
Office	63,308 sqm
Retail	30,971 sqm
Completion Date	Nov 2014
Design Firm	GMP



Leeza SOHO

Location	Between Southwest 2 nd & 3 rd Ring Road, Beijing
Transportation	Subway lines 11(construction in progress), 14(completed) & 16(completed) ; New Airport line; Lize Business District Financial Street connection line
Total GFA	156,485 sqm
Leasable GFA	135,637 sqm
Completion Date	Dec 2019
Design Firm	Zaha Hadid Architects



SOHO Fuxing Plaza

Location	Near Xintiandi, Puxi, Shanghai
Transportation	Subway lines 10 & 13
Total GFA	124,068 sqm
Leasable GFA	88,234 sqm
Office	46,344 sqm
Retail	41,890 sqm
Completion Date	Sep 2014
Design Firm	GMP



Bund SOHO

Location	Bund, Shanghai
Transportation	Bund's transportation hub
Total GFA	104,122 sqm
Leasable GFA	72,006 sqm
Office	50,347 sqm
Retail	21,659 sqm
Completion Date	Aug 2015
Design Firm	GMP



SOHO Tianshan Plaza

Location	Hongqiao Foreign Trade Center, Shanghai
Transportation	Subway line 2
Total GFA	155,827 sqm
Leasable GFA	97,751 sqm
Office	74,498 sqm
Retail	23,253 sqm
Completion Time	Dec 2016
Design Firm	KPF



Gubei SOHO

Location	Hongqiao Foreign Trade Center, Shanghai
Transportation	Subway line 10
Total GFA	146,692 sqm
Leasable GFA	112,541 sqm
Completion Time	Jan 2019
Design Firm	KPF

THANK YOU