



Hong Kong Science & Technology Parks Corporation

Annual Report 2024-2025





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PROPELLING SUCCESS

The Hong Kong Science and Technology Parks Corporation (HKSTP) continued its mission to drive Hong Kong's innovation and technology (I&T) transformation by fostering a vibrant, globally competitive ecosystem. By the end of the reporting period, the HKSTP community comprised over 2,200 technology companies from 25 countries and regions, hosting more than 23,000 workforce, including 15,000+ R&D professionals, and 14 unicorns in the HKSTP community.

Throughout the year, HKSTP anchored its activities under the central theme "Keep Up", to drive Hong Kong's competitiveness amid accelerating global technological change. This campaign reached over 19 million people across more than 240 destinations. The Dawn of Visionaries event amplified its momentum, where HKSTP launched the I&T Powerhouse. This initiative convened 150 cross-sector participants to explore collaborative opportunities and establish a platform connecting startups and entrepreneurs directly with a broad base of corporate and investment partners, strengthening HKSTP's global network.

HKSTP expanded Hong Kong's global I&T footprint through its Global Mixer initiatives, fostering international collaboration across Europe, North America, the Middle East, Southeast Asia, and Mainland China. Engagements at major exhibitions like Mobile World Congress (MWC) and Consumer Electronics Show (CES), and targeted industry summits, enhancing visibility for Hong Kong ventures and unlocked new investments, contracts, and partnerships.

Locally, the flagship Elevator Pitch Competition (EPIC) 2024 showcased the strength of Hong Kong's startup ecosystem. With semi-finals in Hong Kong, Silicon Valley, Stuttgart, and Singapore, culminating in a Grand Finale at Sky100, EPIC provided a global platform that highlighted the city's entrepreneurial dynamism.





To fuel growth, HKSTP strengthened access to capital through its HKSTP Corporate Venture Fund and a network of over 1,000 investors. This fund operates on a co-investment model, partnering with angel investors and venture capital firms to provide targeted support for startups and scale-ups at various development stages. By deploying capital alongside private sector partners, the fund encourages greater investor



HKSTP's innovation support measures continued to play a pivotal role in nurturing startups and scaling innovation across all stages of development. The framework spans the entire lifecycle, including the Ideation, Incubation (including Incu-Bio), Acceleration, and Elite programmes. This year, these programmes produced a record 641 graduates from 23 economies.

participation and drives sustained growth across the ecosystem. Operating on a co-investment model with HKSTP's Corporate Venture Fund amount to HK\$1 billion, this approach has proven highly effective, with every HK\$1 invested by HKSTP attracting approximately HK\$17 in private capital. This significantly amplifies the impact of public capital, contributing to a vibrant and resilient startup environment. During the reporting year, funding activities supported a wide range of companies across biotechnology, green technology, and AI-driven solutions.



At the same time, HKSTP advanced key infrastructure projects to strengthen Hong Kong's technological capacity. Among these are the development of the Microelectronics Centre (MEC) at Yuen Long InnoPark and the Hong Kong Microelectronics Research and Development Institute (MRDI), a key tenant of MEC. Together, they will drive the advancement of third-generation semiconductor technologies—an essential foundation for future industrial innovation.

To address the growing demand for digital infrastructure, HKSTP enhanced its High-Performance Computing (HPC) capabilities at the Advanced Manufacturing Centre in Tseung Kwan O InnoPark. This enhanced platform provides secure and scalable computing power that supports advanced applications in artificial intelligence, data analytics, and smart city development.

HKSTP became the first statutory body in Hong Kong to have its science-based net-zero target validated by the Science Based Targets initiative (SBTi), marking a milestone in its sustainability journey. The target commits HKSTP to achieving net-zero greenhouse gas emissions from its operations by 2045, in line with international climate science. This commitment complements ongoing efforts to advance green innovation, including the development of the InnoCentre in Kowloon Tong into a GreenTech Hub. The hub currently hosts over 200 green tech companies and partners, serving as a platform for research, demonstration, and commercialisation of sustainable solutions in areas such as renewable energy, smart city infrastructure, green buildings, and green finance.

Talent development remained a strategic priority for HKSTP in strengthening Hong Kong's I&T ecosystem. Key programmes, such as the "Talent in Action" Summer Talent Fest and the Global Internship Programme, engaged students from leading local and international institutions. The Talent Foundry, developed in partnership with six local universities, provided structured pathways for engineering and computer science students to integrate into the Science Park community. The "AI in Action" Career Day connected jobseekers with park companies, facilitating recruitment in areas such as software development and data analytics. InnoCell continued to support talent retention with a consistent rate of over 90%, with plans to ensure operational sustainability. HKSTP also contributed to broader government-led talent strategies and youth initiatives, reinforcing long-term efforts to build a resilient and globally connected talent pipeline.

HKSTP continued to invest in infrastructure development as a foundational element in supporting long-term I&T growth. A key milestone was the commencement of the conceptual master planning study for the San Tin Technopole, 20-hectare of new I&T sites for the HKSTP's development and operation. Strategically located in Northern Metropolis, San Tin Technopole is poised to become a major I&T growth hub. It will integrate research, prototyping, pilot testing, and production, with focus areas including life sciences, AI, data science, new energy, and advanced manufacturing.

HKSTP will intensify its focus on strengthening three core areas: infrastructure development, talent cultivation, and enterprise support. With strong and sustained backing from the Government, HKSTP will continue to play a pivotal role in advancing Hong Kong's I&T agenda, while strategically aligning with key policy directions and national priorities. Through ongoing alignment with government initiatives, activation of stakeholder networks, and targeted support for emerging sectors, HKSTP is propelling Hong Kong's innovation journey forward while contributing meaningfully to national science and technology objectives.

ACHIEVEMENT AT A GLANCE

- Over 2,200 technology companies¹
- Over 23,000 working population²
- Over 15,000 R&D practitioners³
- 25 countries/regions of origin for Science Park companies
- 7 home-grown unicorns supported
- 7 overseas unicorns supported
- 17 park company IPO cases
- 4.49 million square feet at Science Park
- Over 705,500 utilised lab hours
- Over 1,000 incubatees graduated since inception of Incubation Programmes
- Over 1,300 startups supported
- Park companies raised HK\$17.8 billion of funding
- Over 500 private and public sector partnerships
- Over 13,800 Science Park SPARK members

¹ The figure includes companies in Science Park, InnoCentre, and InnoParks, including participants for Ideation Programme

² The figure includes the working population in Science Park and InnoCentre

³ The figure included the R&D practitioners in Science Park and InnoCentre

Achievements during 2024-25 unless otherwise stated.

GLOBAL MIXER

With an aim to strengthening ties across the global I&T landscape and supporting the growth and diversification of the local I&T community, international outreach initiatives were conducted throughout the year. Apart from participation at major industry exhibitions, collaborative exchanges with academic and business communities, and talent development programmes, the 'Global Mixer' fostered cross-border collaboration and broadened access to strategic markets.

North America: Showcasing Innovation

In April 2024, HKSTP co-organised the 2024 Biomedical Pitch Competition with the Boston Capital Investment Club, co-judging 14 finalists taking place in Boston with a live-streamed audience of over 15,000. Participating companies won outstanding results from their fundraising efforts, with park company Agilis Robotics completing a US\$10 million Series A+ funding round, while attracting a healthy pipeline of over 20 companies, three in advanced stages of securing investment.

In May 2024, the five startups participating in the Global Booster Programme, a six-month market expansion programme bringing Hong Kong tech ventures to Silicon Valley involving solutions in new vacuum-insulated glazing building materials, intelligent robotics, AI-driven building inspection platforms, biodegradable medical-grade materials, and next-generation digital advertising. The programme's tailored training efforts, business development support, and access to investor networks through partnerships with organisations such as Plug and Play. With over US\$15 million worth of contracts and investments secured altogether, the cohort concluded its success in September 2024, and planned a scaled-up second cohort in 2025.

In June 2024, HKSTP led a delegation of 16 biotech companies to the BIO International Convention in San Diego, set up a 1,000-square-foot Hong Kong Pavilion at the world's largest biotechnology partnering event, showcasing emerging therapeutics, translational research, and innovations in traditional Chinese medicine, while facilitating over 80 one-on-one partnering meetings, and concluded with a tour of key biotech institutions in Los Angeles to explore further collaboration opportunities.

In January 2025, HKSTP led 45 park companies out of a delegation of 51 exhibitors, to the Hong Kong Tech Pavilion at the Consumer Electronics Show (CES) 2025 in Las Vegas, in partnership with the Hong Kong Trade Development Council (HKTDC) and supported by the Hong Kong Electronics Industries Association (HKEIA). Among the showcased solutions in advanced electronics and robotics, sustainable technologies, life and health tech, AI, and digital solutions, several received recognition at the CES Innovation Awards 2025, including smart irrigation system Rocket 2.0 by Full Nature Farms, assistive wearable Seekr by Vidi Labs, and 3-axis Micro Gimbal Stabiliser developed by Vista InnoTech, as well as a mobile ankle-foot exoneuromusculoskeletal device jointly developed by The Hong Kong Polytechnic University and Thecon Technology, designed to support rehabilitation for stroke patients.

Europe: Expanding Cross-Regional Collaboration

In March 2025, HKSTP and the HKTDC led a delegation of 24 tech companies to participate in Mobile World Congress (MWC) 2025 in Barcelona, Spain. The Hong Kong Pavilion welcomed over 7,500 visitors, and facilitated over 1,000 potential business collaborations, as HKSTP signed a strategic partnership agreement with 22@Network Barcelona, an innovation district that encourages the growth of the Spanish I&T community, to foster cross-regional engagement and support long-term development of innovative technologies.

Middle East: Building Strategic Partnerships

In October 2024, HKSTP participated in the 8th Edition of the Future Investment Initiative in Riyadh, Saudi Arabia, alongside 25 tech ventures, as part of its regional engagement to explore new business and investment opportunities. During the event, HKSTP and seven of its park companies formed partnerships with regional organisations across sectors, including logistics and connectivity, AI and robotics, sustainability and green technology, as well as health and wellness, reflecting a shared interest in cross-regional cooperation and the advancement of technology-driven solutions while contributing to economic development.

Southeast Asia and Mainland China: Deepening Regional Ties

From May 2024, 60 park companies engaged in recruitment fairs in Shenzhen and Guangzhou, reaching out to more than 4,000 GBA talents offering opportunities to develop careers within the Hong Kong I&T ecosystem.

In August 2024, HKSTP collaborated with InvestHK and HKTDC in leading a delegation of 14 startups debuting at the Techsauce Global Summit 2024, showcasing solutions in AI, advanced electronics, digital transformation, and sustainability, demonstrating practical applications in areas such as AI-assisted services, blockchain, and environmental technologies, while exploring opportunities for collaborations with Thailand's National Innovation Agency, the Digital Economy Promotion Agency, and True Digital Park.

In September 2024, the International Built Environment Week (IBEW) in Singapore, saw 14 park companies showcasing construction robotics, AI-enabled safety systems, smart building solutions, and sustainable technologies, exhibiting at the HKSTP Pavilion and engaging with regional stakeholders, including policymakers and industry representatives, and explored opportunities for collaboration and the adoption of new technologies.

In November 2024, the 26th China High-Tech Fair (CHTF) included 13 tech companies from the Hong Kong Science Park Shenzhen Branch, showcasing at the Hong Kong Pavilion of AI & big data, life and health tech, new materials, and microelectronics solutions, utilising the platform to connect with potential partners and collaboration opportunities with the I&T community in mainland China.

In January 2025, the "Think Business, Think Hong Kong" event held in Jakarta, Indonesia, organised by the HKTDC, saw 10 park companies introducing solutions ranging from real-time environmental monitoring and 5G-enabled data analytics to AI-driven applications in retail and insurance, to an audience that included local business leaders, financial institutions, and academics, at the same time, engaged with Indonesian government officials and industry stakeholders to explore potential collaboration and market entry opportunities, contributing to a strengthened economic and technological ties between Hong Kong and Indonesia.

INNOVATION POWER

A diverse range of initiatives, collaborative programmes, and international engagements were conducted through partnerships with industry, academia, and government, to nurture next-generation innovators and develop a talent pool equipped for future I&T demands.

Building an Innovation-Ready Generation

In June 2024, Robocon 2024, hosted by HKSTP, attracted more than 200 students from eight local tertiary institutions to participate in the competition themed "Harvest Day", with the team from The Chinese University of Hong Kong winning the championship at the ABU Robocon 2024 in Vietnam, marking the third time a Hong Kong team has emerged victorious on the international stage, further demonstrating the city's growing prowess in robotics and AI education.

In July 2024, the 'Innopreneur Experience Journey', co-organised with the Federation of Hong Kong Industries, engaged over 80 secondary school students in one-month work placements at 32 partner companies, encouraged to participate in a variety of activities designed to expose students to actual industry operations, including a two-day job shadowing at various corporate settings, where outstanding participants also gained opportunities to gain direct experience within Vietnam's I&T ecosystem, reinforcing the programme's emphasis on cross-cultural learning.

In August 2024, the Youth Start-up Internship Programme, in partnership with the Home and Youth Affairs Bureau, targeting local and international tertiary students, provided 100 internship opportunities across various fields, including data analysis, software engineering, research and development, business development, and marketing, for three to six months, while offering guided visits to Science Park's Shenzhen branch, as well as interactions with tech giants and transformative enterprises across the GBA.

In August 2024, the "Talent in Action" Summer Talent Fest attracted a record-breaking 350 participants from both local and international universities, including globally recognised institutions such as Stanford University, the University of California, Berkeley, Tsinghua University, and the National University of Singapore. Visits to prominent GBA tech companies, such as Tencent, BYD, and UBTECH Robotics, were included in the educational experience as well. In 2024, HKSTP facilitated internship placements within park companies operating in strategic industrial areas such as biotechnology, artificial intelligence, data science, financial technology, advanced manufacturing, and new energy.

From Jan 2025, the 'Global Internship Programme', built on its success from the previous year, additional partnerships with prestigious global universities and colleges, were engaged in attracting over 3,000 internship applications at Science Park, to encourage next-generation innovators to contribute to Hong Kong's I&T sector.

In February 2025, 'AI in Action' Career Day connected over 3,000 participants, with more than 150 AI-focused companies offering over 1,000 job opportunities in advanced fields such as software development, data analytics, and machine learning. The event marked the first AI-themed recruitment drive, complemented by workshops on personal branding, and talks by industry leaders from NVIDIA and the Deloitte AI Institute, served as a comprehensive career platform that responded to the rising demand for AI talent. The launch of the 'Talent Foundry' initiative took place the same day, with six major local universities participating in this year's pilot, new pathways for students, particularly in engineering and computer science were introduced to engage directly with park companies and key industry players, fostering a deeper university-industry integration that equips students with practical skills and industry insights that are essential in today's competitive technology landscape.

In March 2025, HKSTP led a delegation on the European Innovation Mixer Tour, engaging over 1,000 I&T professionals and students across key European cities, through visits to leading UK universities and research centres, including Imperial College London, the University of Oxford, and the University of Cambridge, as well as knowledge-sharing sessions introducing career opportunities available at Science Park, and a seminar co-hosted with government and trade partners, highlighting collaboration and investment opportunities, reinforcing Hong Kong's role as a global I&T hub, and an ideal location for a future with endless possibilities.

COMPREHENSIVE SUPPORT: FROM CONCEPT TO IMPACT

A structured pipeline of programmes—Ideation, Incubation, Acceleration, and Elite—is designed to support startups at different stages of growth, with tailored resource planning, including funding, mentorship, and access to facilities, demonstrating commitment to delivering end-to-end support that addresses the evolving needs and challenges startups face as they progress.

The past year saw a total of 570 units graduated from the startup programmes with 508 units completing the Ideation Programme, drawn from 18 economies across North America, Europe, Africa, and APAC; 55 from the Incubation Programme and 7 from Incu-Bio, with a 62% retention rate of graduates continuing their innovation journey within the ecosystem; reflecting a growing appetite for innovation in Hong Kong and beyond.

Cultivating Innovative Ideas into Viable Ventures

The Ideation Programme continued to provide a structured pathway for early-stage entrepreneurs, offering support for business model development, technical validation, and seed funding access of up to HK\$100,000. Participants also received guidance through mentoring and were connected to a wide network of industry partners and stakeholders, helping many progress to the next phase of development.

In November 2024, Neurodysey Association Limited, at the Hong Kong ICT Awards 2024, received the ICT Startup Grand Award and the Gold Award for Software and Apps for its AI-based neurofeedback mapping system, reflecting the value of early-stage support in fostering research-based, application-driven innovation.

In January 2025, the Hong Kong Techathon+ 2025 saw over 1,800 participants from North America, Europe, and APAC forming 380 teams through collaboration between HKSTP and 13 local tertiary institutions. Winners of the early-stage startup & talent pipeline brought forth solutions of the 4 themes—Trusted AI & Data Science, Sustainability & ESG, Digital Economy, and Smart Cities, entered the Ideation Programme and access to seed funding, facilitating knowledge exchange between local and international I&T ecosystems.

Propelling Development and Commercialisation

The Incubation Programme is designed to support startups progressing beyond the concept phase to develop prototypes. At this stage, companies benefit from guidance, minimum viable product validation, go-to-market strategy development, and investor engagement for three years; or 4 years for biotech startups joining the Incu-Bio Programme, and receive comprehensive services, including funding, R&D support, mentorship, investor matching, and access to world-class equipment and facilities.

In April 2024, InnoEX 2024 and the Hong Kong Electronics Fair (Spring Edition), featured 25 park companies demonstrating innovative solutions in smart cities, AI-powered digital marketing, robotics, and the Internet of Things (IoT).

In May 2024, a joint initiative with the Hangzhou Innovation Incubation Centre was introduced to strengthen R&D and business connections between Hong Kong and the Zhejiang Province, the agreement aligns with HKSTP's broader strategy to promote regional collaboration and facilitate cross-border exchange of talent, capital, and research.

In September 2024, HKSTP and Google Hong Kong inaugurated the “Rocketing AI” Co-incubation Programme, where 7 AI-focused startups were selected to receive tools and guidance including substantial cloud credits, funding, mentorship, and networking opportunities, enabling early-stage companies to grow their capabilities and strengthen their presence in the global AI landscape.

Propelling High-Potential Ventures to Global Leadership

The Acceleration Programme continued to support high-potential startups with their business development and international expansion, fast-tracking growth by tapping into an extensive network of corporate partners and domain experts, and equipping them with tailored advisory services, outbound initiatives, and global market access, to achieve greater commercial readiness, international visibility, and ultimately, scale effectively.

In June 2024, a landmark partnership was enabled between fintech-focused park company FundPark, and HSBC closed an asset-backed securitization (ABS) facility worth up to US\$250 million, with the bank taking up to US\$200 million of it as a senior tranche, aimed to support small-to-medium-sized (SME) eCommerce enterprises in Hong Kong and the GBA, marking the beginning of a long-term public-private collaboration to establish an integrated cross-border fintech corridor, and reflecting growing confidence in fintech’s regional stance.

Empowering High-Growth Enterprises Towards Unicorn Status

The Elite Programme supports strong growth trajectories, particularly supporting regional and global expansion with up to HK\$21.5 million in funding and rental subsidy, alongside business development, investor readiness, and infrastructure support. Since its introduction in 2019, 42 companies have successfully explored growth opportunities, each pursuing opportunities outside Hong Kong, with several achieving unicorn status.

In November 2024, the Elite Global Inno Day brought an opportunity for over 200 investors and corporate partners to engage with the latest cohort of 24 Elite companies spanning their concentration across sectors including AI, robotics, healthtech, and digital commerce, with a collective valuation of US\$2.67 billion, in which notably, 11 Elite companies have achieved centaur status, reaching annual revenues of US\$100 million.

The global footprint of Elite companies now covers 16 international markets and continue in extending, while contributing to over 1,200 facilitated job opportunities within Hong Kong, as twelve of those companies are led by multinational teams, it reinforces HKSTP’s role in attracting and retaining top-tier talent for the local economic diversification and employment growth.

ADVANCING ALLIANCES AND INDUSTRY INTEGRATION

HKSTP is committed to catalysing collaboration and commercial growth by fostering partnerships and sectoral convergence across industries, including finance, property, mobility, life sciences, and sustainability.

Global Startup Engagement through EPIC

In April 2024, Elevator Pitch Competition (EPIC) 2024, 74 startups, 80% of which were based overseas, advanced from semi-finals held in Hong Kong, Silicon Valley, Stuttgart, and Singapore, and competed at the Grand Finale in Hong Kong across categories including FinTech, PropTech, and MobilityTech. The edition saw a total of 603 applications from 47 economies, demonstrating an eagerness for small businesses to engage in business matching opportunities, and gain exposure to an international audience.

In March 2025, EPIC 2025 was announced with two new tech tracks—Digital Health Tech and Green Tech—alongside FinTech, introduced to build on the momentum with doubled target investment funding of US\$100 million and a US\$240,000 cash prize, at the same time reflected a growing interest in solutions that address global challenges toward human longevity and environmental sustainability.

Cross-Sector Collaboration in Smart and Sustainable Innovations

In May 2024, the “Green in Prop+Con – Matching Day” brought 60 greentech ventures that emerged from 113 proposals from 13 countries and regions since inception, and over 40 corporate partners and supporting organisations to provide a platform for stakeholders across the building and real estate expertise spectrum, to explore through sessions consisting of panel discussions and approximately 200 business matching sessions, on potential partnerships in areas such as green building solutions, ESG data platforms, sustainable construction materials, energy efficiency applications, and nature-based innovations to achieve goals aligned with the Climate Action Plan 2050.

In June 2024, HKSTP formed a strategic alliance with BOCOM International and Taiping Financial Holdings, to expand financing access for I&T companies, support business development, and accelerate the commercialisation of research outputs, whereby the tripartite agreement entails joint knowledge-sharing events, direct investment facilitation, and ecosystem expansion, reflecting a commitment to deepening alignment between markets and innovations, and contributing to the broader goal of industrial upgrading and economic diversification in Hong Kong.

In September 2024, an alliance with MGI Tech Co. (MGI), a leading genetic sequencer that was named one of the Strategic Enterprises, focused on building a world-class life science innovation platform in Hong Kong as MGI announced partnerships with 6 research institutions and companies within the Science Park, including InnoHK research centres and private biotech firms, to foster collaborative research in areas such as neurodegenerative diseases, regenerative medicine, molecular diagnostics, and genomics. The launch of its AI-powered laboratory assistant, αLab Studio, further enhanced the capabilities of the research community by simplifying experiment design and management through automation and artificial intelligence.

In November 2024, HKSTP led 16 park companies to exhibit solutions at the Asian Logistics, Maritime, and Aviation Conference 2024 in warehouse and supply chain management, low-altitude economy, and green mobility, and engaging with industry stakeholders, showcasing practical applications such as AI-enabled logistics platforms, real-time freight monitoring systems, intelligent transport solutions, and electric aviation technologies.

DRIVING DIGITAL INNOVATION THROUGH STRATEGIC PARTNERSHIPS

As the digital world increasingly integrates with our world, understanding and utilising the development of the digital landscape has become critical and urgent, by cultivating strategic partnerships, engaging internationally, and fostering cross-disciplinary innovation, HKSTP continues to accelerate technology adoption and develop business expansion opportunities across key sectors.

Accentuating Hong Kong's Footing in AI Development

In July 2024, HKSTP led 7 tech companies to participate in the World Artificial Intelligence Conference 2024, held in Shanghai, showcasing a diverse range of AI applications — from robotics and metaverse platforms to AI systems deployed by the Hong Kong Fire Services Department (HKFSD) for life-saving operations, highlighting Hong Kong's growing presence in the global AI ecosystem and its active role in shaping international discussions on AI governance and best practices.

In the same month, Digital Domain, a pioneer in virtualising experiences, announced the establishment of a new R&D centre at Science Park, with plans to invest over HK\$200 million and expand its local team by more than 40 professionals by 2029 to research and develop AI-driven digital content creation, sectors that could benefit from the move include tourism, education, elderly care, and financial services.

Accelerating Fintech Transformation through Industry Co-Creation

In July 2024, the "Living Lab for the Branch of the Future" programme was announced, in partnership with Hang Seng Bank, a digital concierge system, developed by local startup Asiabots in collaboration with NCS, set up at Hang Seng's Tsim Sha Tsui branch leveraging natural language processing (NLP) and AI-powered speech to enhance customer experience, deemed a delivery of practical solutions that integrate emerging technologies into mainstream services.

In October 2024, the HKSTP Pavilion featured 41 startups at FinTech Week 2024, presenting solutions in digital compliance, AI-powered risk analytics, InsurTech, and data privacy, while more than 100 business matching sessions were held with over 30 corporate partners and investors, facilitating meaningful dialogue and potential collaborations, and bridging innovators, industry, and investors. The sentiment was echoed by the public sector, with the Hong Kong Monetary Authority (HKMA) introduced the Interbank Account Data Sharing (IADS) initiative, where 28 participating banks supported the launch of the IADS Developer Platform, the implementation was part of Hong Kong's fintech excellence and commitment to sustainability.

Advancing Digital Health through Multi-Lateral Collaborations

In October 2024, HKSTP expanded its digital health ecosystem through new agreements with 12 partners across the life sciences, rehabilitation, elderly care, and data application sectors. The collaborators include a leading life and health conglomerate from mainland China, high-potential startups in aquatic rehabilitation and senior care technologies, as well as key international organisations specialising in digital health management and data applications. Several of the partners plan to establish research bases or joint programmes within the Science Park, contributing to a growing community that now includes over 120 digital health companies. The alliance promotes research and development in aquatic rehabilitation, elderly care technologies, and integrated sports medicine while supporting talent attraction, investment inflow, and the commercialisation of innovations.

Building a Cross-Border Digital Infrastructure for Health and Data Exchange

In January 2025, the GBA Medical Data Space, a cross-border project co-developed with CUHK, CU Datahub, and the International Data Spaces Association, was launched as the first internationally standardised medical data space in the region, the platform was designed to enable secured data sharing for healthcare research, diagnostics, and operational efficiency, facilitating cross-boundary collaboration and underpinning a new model for data-driven scientific discovery and healthcare delivery, contributes to aligning with mainland China's Trusted Data Space Development Action Plan.

LIFE AND HEALTH TECHNOLOGY

HKSTP continues to provide structured support to biotech companies, with a focus on facilitating the commercialisation of scientific research and reinforcing Hong Kong's role as a connector between local innovation and international markets. Through targeted initiatives and partnerships, HKSTP has contributed to the ongoing development of a more integrated, sustainable, and globally engaged biotechnology ecosystem.

Fostering a Globally Connected Life Sciences Ecosystem

In May 2024, HKSTP Pavilion at the third International Healthcare Week showcased 33 park companies, featuring a range of advanced medical technologies and innovative healthcare solutions. Other than connecting with a global audience of investors and academics, one of the key features included the debut of the world's first non-invasive cervical cancer screening technology using urine DNA analysis, and a real-time cardiovascular monitoring wearable that made part in underscoring HKSTP's role in advancing cutting-edge medical technologies and its commitment to enhancing both the local and global healthcare landscape.

In July 2024, park company AusMed Global entered a strategic collaboration with Merck to bring its pioneering non-invasive diabetes management solution, KetoMetrics, to a wider international market, using photonic sensing technology to provide a painless alternative for breath ketone measurement to traditional blood-based testing designed to support point-of-care and lifestyle management, as the collaboration reflects how targeted support and industry engagement could help startups progress their commercialisation efforts.

In August 2024, Pantheon Lab, another graduate of HKSTP's incubation programme, celebrated its fifth anniversary by broadening the application of digital human and gen-AI technologies to include virtual medical professionals and healthcare support tools, as it transitioned from a digital human SaaS provider to developing broader digital human ecosystem architectures, while establishing new partnerships with organisations across APAC that are indicative of a growing interest in the application of digital health solutions with less regard for borders, and are part of a wider effort to integrate the company's technologies into various sectors including finance, tourism, and theme parks.

In the same month, HUTCHMED, specialising in oncology and immunology, established an international R&D centre at Science Park focusing on translational research and AI-driven drug discovery, further expanding capacity to Hong Kong's life sciences infrastructure and leveraging the Park's ecosystem of over 270 biotechnology companies, while enhancing the city's capacity to deliver novel therapies to global markets.

In November 2024, the Gerontech and Innovation Expo cum Summit 2024 provided visibility for 35 park companies to showcase solutions across areas including rehabilitation, cognitive care, and assistive robotics designed to support the aging community, while the event also served as a channel for public education and stakeholder engagement in the application of innovation to social care.

In the same month, Immuno Cure BioTech successfully concluded the Phase I clinical trial of its novel therapeutic HIV vaccine, ICVAX, supported by HKSTP's Clinical Translational Catalyst (CTC) programme, marking a significant advancement for its development towards enabling antiretroviral therapy (ART) free virological control, and potentially serving as a functional cure for HIV/AIDS, where a cross-border multi-center Phase II clinical trial was in planning to launch around mid-2025, in collaboration with institutions in Shenzhen and Guangzhou, expecting to see regulatory standards harmonized and accelerated among the cities.

In the same month, HKSTP organised the first CAR-T Continuing Professional Development (CPD) Training Course in Hong Kong, accredited by the Hong Kong Department of Health for Advanced Therapy Products, with Miltenyi Biotec, a global leader in clinical R&D, as co-organiser. Overseas tutors, including experts from Germany, were invited to provide a two-day practical training course to 20 professionals from the pharmaceutical and Advanced Therapy Products (ATP) fields, local hospitals, universities, and InnoHK's Centre for Regenerative Medicine and Health, Hong Kong Institute of Science & Innovation, Chinese Academy of Sciences (CRMH), representing a significant step towards developing a local talent pool in the field of life and health sciences.

In December 2024, Emerging Viral Diagnostics (HK) Limited (EVDL) developed an "Automated Multiplex Diagnostics System" capable of detecting over 40 pathogens, recognised by the World Health Organization and was included in its '2024 Compendium of Innovative Health Technologies'. On top of that, its partnerships with China Resources Research Institute of Science and Technology and GE Healthcare was formalised to support R&D commercialisation, which reflects the value of cross-sector engagement in accelerating practical applications of locally developed technologies.

In the same month, Arthrosi Therapeutics, Inc., supported by the HKSTP Venture Fund, made significant progress in developing a potentially leading, highly effective URAT1 inhibitor for gout treatment with plans to start a second Phase 3 study within 2025, aiming to meet the urgent need for a safer and more effective alternative that alleviate tophi and flares that is at the same time, FDA approved.

In January 2025, PanopticAI, a graduate from HKSTP's incubation programme specialising in medical technologies, became the first Hong Kong-based company to receive FDA 510(k) clearance for a Software as a Medical Device (SaMD). The application facilitates contactless pulse rate measurement using mobile device cameras, utilising advanced algorithms and AI, the technology was cleared to convert standard smartphones and tablets into devices capable of medical-grade vital sign monitoring, and adopted in practical healthcare settings, marking a significant regulatory milestone that demonstrates the accessibility and cost-effectiveness of medtech, as well as the potential for local companies to meet stringent international standards.

Advancing Global Impact Through Approvals and Investment

In June 2024, park company BioMap secured a strategic partnership with the Hong Kong Investment Corporation Limited (HKIC) a pioneer in large biological language models, its AI-generated protein platform supporting the design of novel proteins for diverse applications that highlights Hong Kong's potential as an international I&T hub.

In September 2024, park company GeneSense, a leader in next-generation sequencing (NGS) for genes, also received strategic investment from HKIC as part of its initiative to support core technology, biotechnology, and green innovation, as the company, at the same time, advances semiconductor-integrated diagnostic solutions to amplify access to genetic technologies for researchers and healthcare providers.

In October 2024, park company Insighta, received a US\$30 million strategic investment from Tencent, marking a key milestone for a pioneer in early cancer detection, contributing to increasing the value of the 50/50 joint venture between Prenetics and co-founders, including Professor Dennis Lo, to US\$200 million, to accelerate development of its proprietary FRAGMA technology, a genome-wide methylation profiling platform for detecting multiple cancers.

In November 2024, park company Nineno Technology, was another company HKIC invested in developing smart wearable devices for continuous health monitoring with lightweight titanium rings featuring precision biosensors and energy-efficient chips, the solution enables real-time tracking and data analysis of vital signs, helping users better understand and manage their overall wellness.

In December 2024, park company NeuDirection, a spinoff from InnoHK's Centre for Regenerative Medicine and Health, Hong Kong Institute of Science & Innovation, Chinese Academy of Sciences (CRMH), received IND approvals from U.S. Food and Drug Administration (FDA) for its Neu-001 treating amblyopia; while in August 2024, InnoHK Centre for Chinese Herbal Medicine Drug Development (CDD) received NMPA approval to carry out Phase II clinical trial for its CDD-2103 targeting ulcerative colitis.

In January 2025, park company Cornerstone Robotics, global innovator pioneering in surgical robotics, successfully raised over US\$70 million in a Series C financing round, advancing the commercialisation process, developing new surgical robotics products, conducting clinical trials, obtaining regulatory approvals, and promoting global adoption of advanced robotic surgical solutions.

In Spring 2025, park company InSilico Medicine completed a US\$123 million Series E financing round to further its AI-driven drug discovery platforms, where the round attracting strong support from both existing and new investors, enhancing InSilico's capacity to develop treatments for complex diseases such as cancer, fibrosis, and neurodegenerative disorders.

During the reporting period, several park companies of medical device achieved important regulatory milestones, collectively securing 67 approvals and clearances across key global markets, including 27 approvals in China, 9 in the United States, 6 within the European Union countries, 6 in Indonesia, 4 in Azerbaijan, 4 in Hong Kong, 2 each in Egypt and Mexico, and 1 each in Bangladesh, Colombia, Malaysia, Pakistan, Thailand, Ukraine, and Vietnam, by the following companies in alphabetical order: Add Care, b-ONE Ortho, Cornerstone Robotics, Eieling Technology, Enlight Medical, Eyebright Medical, Jenscare, OrbusNeich, OUR United, SiBio Technology, Telefield Medical Imaging, and Yuanhua Robotics. These accomplishments reinforced the competitiveness of Hong Kong's life sciences sector and its reputation on the rise as a major player in the fields of medical innovation on the global stage.

FUNDING TECHNOLOGICAL GROWTH

HKSTP provides not only infrastructure for startup success but also investment. With access to over 1,000 investors, park companies are able to connect with funding opportunities that align with their development stage and business needs. The HKSTP Venture Fund, our corporate venture capital arm, operates on a co-investment basis with private-sector investors, with assets under management (AUM) totalling HKD1.0 billion, the Fund operates on a co-investment model that channels capital into scale-ups, fostering an environment where investments attract further investment.

Corporate Venture Fund (CVF)

HKSTP Corporate Venture Fund co-invests with private funds in companies located in the Science Park, as well as those participating in incubation and acceleration programs. The Fund serves as a catalyst to attract co-investments from venture capitalists worldwide to help our partners secure capital and strategic support to explore new development potential. The Fund, established in 2015, has invested in 35 tech ventures to date, with cumulative investment of approximately HK\$447 million, successfully attracting approximately HK\$127 million of private investment in the same round of funding (at a ratio of 1:28).

Financing Cutting-Edge Technology

In May 2024, park company i2Cool secured nearly HK\$100 million in Series A funding, reflecting strong investor confidence in its passive cooling technologies. These included i2Coating, i2iFilm, and i2Cereamic, which are designed to reduce energy consumption by lowering surface temperatures in buildings, data centres, logistics supply chains, transportation, grain storage, and chemical storage. To date, these solutions have been deployed in over 500 commercial and infrastructure projects across more than 29 countries. The company also offers i2Textile, which provides personal thermal comfort. Backed by the HKSTP Incubation Programme and City University of Hong Kong's HK Tech 300 initiative, this marks i2Cool's fourth funding round in two years. The company now aims to integrate AI into its products and expand its presence in markets such as the Middle East and Southeast Asia.

In July 2024, Kodify, a member of the HKSTP Incubation Programme, secured US\$750,000 in its first external funding round, led by Laidlaw Scholars Ventures, to advance the development and commercialisation of its AI-powered infrastructure management solutions. Graduated from the incubation programme, its AI-driven tools—specialising in traffic management, pedestrian safety, driver assistance, and environmental monitoring—have been deployed across railways, airports, and highway infrastructure projects in Hong Kong and Southeast Asia, with plans to expand into the UK and US, as Kodify continues to refine its smart city technologies for the enhancement of infrastructure resilience and urban mobility efficiency.

In October 2024, park company Meridian Innovation, an incubatee from 2017 to 2020 and a part of the HKSTP Venture Fund, raised US\$12.5 million in its latest funding round to support the development of its second-gen thermal imaging sensors for global distribution. New strategic investors, including Moveon Technologies and existing shareholders, will bring the company's total funding to over US\$30 million, for scaled production, enhanced product innovation, and extended reach across consumer, automotive, and industrial markets, while also supporting the company's broader goal of making thermal imaging more accessible for global markets.

FROM VISION TO INNOFACTURING TOMORROW

Over the past year, HKSTP has continued to strengthen its role in supporting advancements in new industrialisation through collaborations and the development of cutting-edge facilities. These efforts contribute to reinforcing Hong Kong's I&T-driven manufacturing capabilities across both established and emerging industries, and align with the national strategic objectives, including 'New Quality Productive Forces'.

Enhancing the Microelectronics Ecosystem

In June 2024, the "HKSTP x Arrow Hardware Lab Innovation Day" attracted around 400 attendees from across industry and academia, spotlighted the potential of Hong Kong's microelectronics ecosystem featuring more than 20 tech showcases, demonstrating applications across smart living, smart construction, and smart home technologies, and marked the first anniversary of the Hardware Lab, a facility designed to support innovation in microelectronics through advanced prototyping capabilities and engineering expertise. Over the year, the lab supported more than 40 companies and hosted technical training for electronics engineering students, equipping emerging talent with practical skills for future careers in the sector.

Expanding Capacity in New Energy and Green Technology

In October 2024, adding to the city's growing base of research infrastructure in the green tech sector, Contemporary Amperex Technology Co., Limited (CATL) established its sixth international R&D facility at Hong Kong Science Park to recruit 200 research professionals and launch nearly 100 R&D projects in its initial phase. In addition to its research agenda, the institute is collaborating with local universities to support the integration of industry and academia, advancing the commercialisation of R&D outcomes, and contributing to developing the regional green tech value chain.

Propelling Smart Manufacturing

In June 2024, HKSTP co-organised a signing ceremony with 11 advanced manufacturing enterprises that will be establishing R&D centres and production facilities across Science Park and InnoParks, spanning key sectors, including biopharmaceuticals, AI & robotics, semiconductor equipment, and green energy. With a combined estimated investment of HK\$14 billion and the creation of over 2,200 jobs, the partnerships signal sustained interest from regional and international enterprises in Hong Kong's evolving innovation and industrial landscape.

In February 2025, the application of the "New Industrialisation Acceleration Scheme" (NIAS) submitted by Jean-Marie Pharmacal (JMP), a subsidiary of Jacobson Pharma is the first project supported by the "New Industrialisation Vetting Committee". Launched in September 2024, the HK\$10 billion NIAS aims to support enterprises engaging in industries of strategic importance to set up new smart production facilities in Hong Kong. Ten smart pharmaceutical production lines will be established at Tai Po InnoPark by JMP, incorporating AI, robotics, and data analytics to enhance operational efficiency and product quality, expected to generate around 200 jobs while aligning with the government's focus on strengthening life and health tech within Hong Kong's advanced manufacturing sector.

Advancing Microelectronics and Third-Generation Semiconductor Technology

In July 2024, HKSTP collaborated with MassPhoton Limited to host a launch ceremony for Hong Kong's first Ultra-High Vacuum 'Third-Generation Semiconductor Gallium Nitride (GaN) Epitaxial Wafer Pilot Line,' where MassPhoton's will set up its R&D centre at Science Park and its pilot production line at InnoPark with projected investment of at least HK\$200 million. The project forms part of a broader effort to establish a third-generation semiconductor value chain in Hong Kong, and contributes to strengthening upstream capacity in semiconductor manufacturing.

In March 2025, Laservall, a global enterprise focussing on precision laser technologies established an R&D centre at Science Park and announced a HK\$300 million investment for the expansion of its R&D efforts in Hong Kong over the span of five years, offering high-precision solutions and automation systems to serve major global clients across various sectors, including smartphones and electric vehicles (EV), integrating AI-driven automation and real-time troubleshooting capabilities, it aims to enhance efficiency and drive developments in advanced manufacturing, as Laservall plans to double its global R&D workforce by 2026 and expand it sixfold by 2028.

Fostering Material Development Through Nanotechnology

In August 2024, NANOshields celebrated the grand opening of its Nano Material Manufacturing Centre at the Advanced Manufacturing Centre (AMC) in Tseung Kwan O InnoPark, focusing on leveraging nanotechnology for applications in water filtration, medicine, and beauty, consolidating four nanofibre production lines, which will be equipped with smart monitoring systems to improve operational efficiency, while collaborations with local universities on sustainable materials and related research.

Continuously Supporting Hong Kong's New Industrialisation

In September 2024, Hong Kong's first commercial High-Performance Computing (HPC) service was officially launched at the Advanced Manufacturing Centre, aiming to provide a range of support to the application of AI, big data analytics, and smart city innovation to meet the growing demand for high-performance computing capabilities across various sectors, backed by a growing network of ecosystem partners in enhancing computational capacity locally.

The MEC at Yuen Long InnoPark is scheduled to begin operations later in the year, designed for supporting targeted industry sectors to establish pilot production lines related to the third-generation semiconductor materials, including gallium nitride (GaN) and silicon carbide (SiC). With an expected occupancy rate of around 80%, the centre is well-positioned to support the development of Hong Kong's microelectronics industry and strengthen the upstream and midstream segments of the value chain.

HKSTP will continue efforts to attract high-potential enterprises, nurturing talent, and facilitating the translation of research outcomes into practical applications, thereby contributing to the advancement of new industrialisation through the development of innoufacturing capabilities.

GREEN IS ACTION

The transition to a low-carbon future requires collective action and long-term investment. By maintaining sustained engagement with stakeholders and focusing on measurable outcomes, HKSTP remains committed to supporting innovation that contributes meaningfully to sustainability and economic resilience. Over the reporting period, infrastructure developments were initiated to strengthen Hong Kong's green tech ecosystem and its potential to be a centre for green tech and green finance.

In June 2024, the Net Zero Targets initiated by HKSTP were validated by the Science Based Targets initiative (SBTi), confirming that the commitment to decarbonise was grounded in climate science, and aligns with the Paris Agreement. First announced in the previous fiscal year, the initiative aims to achieve net-zero targets by 2045—five years ahead of Hong Kong's Climate Action Plan 2050—and is the first statutory body in Hong Kong to receive SBTi approval for this cause.

Achievements include a 12% reduction in Scope 1 and 2 emissions in 2024 compared to a 2020 baseline, driven by major energy efficiency upgrades to chillers, controls and lighting. Through the implementation of the Guidelines for Low-carbon Design and Construction for new developments, having 75% of tenants at Science Park adopting green leases, the rollout of smart food waste systems, and the expansion of on-site renewable energy with over 7,000 solar panels, as well as more than 750 operating EV charging points, sustainability within the premises of HKSTP has been reinforced.

Championing Sustainability in Tech

In March 2025, the GreenTech Hub was launched as part of the strategic development of InnoCentre in Kowloon Tong, a designated location aiming to form a community of over 200 green tech companies with a focused vision to advance green tech across four major areas: green building, new energy, green fintech, and smart city solutions. Backed by 16 partner organisations including academic institutions, financial entities, and business support networks, the GreenTech Hub aims to lead green tech development on a larger scale.

Advancing Sustainable Climate Innovation

In October 2024, 10 partner companies and incubatees participated in Eco Expo Asia 2024, alongside exhibitors from over 11 countries and regions, showcasing the latest solutions in green mobility, sustainable living, and clean energy, providing a platform for investors and buyers to access a greener future, and enabling innovators to enter the international market.

In March 2025, Hang Seng Bank was confirmed to be HKSTP's first banking industry Green Partner, continued the long-standing partnership between the organisations, launching two initiatives: the Business Community Engagement Programme and the GreenTech Acceleration Programme. Together, these programs enable the green transition of local enterprises through business matching, networking opportunities, and access to tailored banking and technology solutions, in response to growing demand for green financing and the importance of cross-sector collaboration in driving sustainable innovation.

TECH-CENTRIC PHILANTHROPY

HKSTP has recognised the evolving landscape of philanthropy in tandem with technological advancements in collaboration with partners and supporting tech-savvy donors, HKSTP has introduced the HKSTP Foundation Limited, a subsidiary of HKSTP that engages in philanthropic activities aimed at sparking success for the younger generation, promoting health and wellness through technology, building climate resilience, and supporting the development of the local I&T landscape. Leveraging HKSTP's expertise and programmes in I&T, the Foundation channels charitable donations to generate positive change for the wider community through various initiatives.

During the report period, our philanthropic initiatives have empowered over 2,300 young talents, supported 110 Park companies, and backed and trained 30 ideation teams.

Contributing the Community with Innovation and Collaboration

In May 2024, the Future Ecopreneur Programme was launched in co-development with Hang Seng Bank and Wofoo Social Enterprises, designed to nurture students and young graduates as future leaders and guide them toward sustainability. Over a period of two and a half years, the programme provides comprehensive training that focuses on enhancing participants' entrepreneurial skills and understanding of environmental issues, through activities including courses, bootcamps, community-based projects, and eco-tours in the GBA and overseas. The inaugural Demo Day in February 2025 attracted nearly 60 teams from 13 tertiary institutions across Hong Kong, the participants developed innovative solutions aimed at reducing municipal waste, promoting green building and technologies, conserving natural ecosystems, and enhancing ESG practices, nurturing over 100 future leaders in sustainability, with 19 proposals selected for entry into HKSTP's Ideation Programme.

In November 2024, the "China Booster," the "Global Talent Ignite" in March 2025, and the "Youth Internship" were initiated as part of the Beyond Dreams Programme, supported by China Resources Group, in nurturing I&T talents and entrepreneurs. Respectively, the "China Booster" fosters cross-border collaboration to help with commercialisation of innovative solutions from high-potential park companies, and ultimately enabling broader distribution across markets; the "Global Talent Ignite" encourages students and researchers coming from a background in Hong Kong and are now residing abroad, to return for career developments, with incentives including subsidies, to motivate the transition between cities and expertise; the Youth Internship offers hands-on experience within the I&T ecosystem, where more than 770 students engaged in internship opportunities at Science Park, as well as other learning activities.

SOWING THE SEEDS OF TECH SUCCESS

Guided by its "Work. Live. Play. Learn." philosophy, HKSTP implemented a range of initiatives throughout the year to construct an I&T ecosystem that integrates work, lifestyle, community, and education. These efforts supported the sustainable growth of the corporation, nurtured talents, and promoted public engagement through a series of inclusive programmes and events.

BLENDING INNOVATION AND FESTIVE FUN

In October 2024, HKSTP hosted the "Pumpkin Alien Explores Science Park" event to celebrate Halloween which features a five-metre-tall Giant Pumpkin Alien Spaceship and a variety of themed activities, including live performances, creative workshops, and interactive experiences that brought the festive atmosphere to general public, families and their pets, beyond our park community, reinforcing the Park's inclusive and family-friendly environment.

In December 2024, HKSTP hosted the "Exploring Egg'smas @ Science Park" event which features a five-metre-tall Giant Christmas Tree. Designated trees decorated with illumination powered by environmentally sustainable energy, including bicycles that convert kinetic energy into electricity, and solar panels that provide renewable power, with an aim to promote the adoption of green technologies.

INSPIRING INNOVATION AND INTERACTION THROUGH SPORT, ART AND SMART TECHNOLOGY

From July to August 2024, HKSTP hosted the "Golden Summer Fiesta" with a focus on sports and athletic-themed activities, including live broadcasts of major sporting events, creating a shared and spirited atmosphere that encouraged public participation in physical exercise while showing support for Hong Kong's athletes.

In October 2024, HKSTP introduced the “IF YOU KNOW, YOU KNOW (IYKYK)” pavilion at “InnoCarnival 2024” to showcase the achievements of over 20 “Made in Hong Kong” tech companies across green tech, biomedicine, AI and big data, and robotics, and the contentment of witnessing achievements of the 13 unicorn enterprises supported. A series of unicorn-themed artworks—‘uKnow-corns’ installations were commissioned and displayed throughout Science Park, blending appreciation of tech with everyday life.

In June 2024, HKSTP unveiled the revamped Experience Centre (EC) at Science Park to mark its third anniversary. Co-created with incubatees, the EC introduced an exclusive art tech exhibition under the theme of “House Warming”, featuring works by both international and local artists, inspired by migratory birds. The exhibition aims to guide visitors through a narrative of the relationship between sustainability and technology, and to deliberate on environmental conservation and impact of climate change. A standout piece, *Refuges*, is a drone video installation created by a renowned artist Francois Quevillon, reflecting on the challenges for animal habitat in the face of environmental change. More than 300 interactive tech elements featured across ten thematic zones showcased advancements driven by HKSTP and its partner companies.

MAINTAINING MOMENTUM AND STAYING AHEAD

Against the backdrop of a rapidly evolving regional and global economy, HKSTP continues to drive transformation for a resilient and forward-looking I&T landscape, as well as high-value economic model for Hong Kong and the GBA with strategic initiatives that are closely aligned with the national agenda on developing new quality productive forces, which emphasises innovation-driven growth, high-end industries and the transformation of traditional sectors.

HKSTP San Tin Technopole Campus: A Strategic Catalyst for Growth

The Government announced in the 2024 Policy Address that about 20 hectares (“ha”) of new I&T sites at the San Tin Technopole of the Northern Metropolis will be delivered in phases, beginning in 2026-2027, for HKSTP’s development and operation. HKSTP is carrying out a master planning study for the site, tentatively termed the “HKSTP San Tin Technopole Campus” (the “San Tin Campus”), for completion in the third quarter of 2025. Meanwhile, HKSTP is conducting planning on the first parcel of land of about 2.5 ha for the financial and operational models, while in discussion with stakeholders, including enterprises, community representatives, and other industry groups on the direction of San Tin Campus developments and the market’s interest to participate.

Within the San Tin Technopole, the San Tin Campus stands out as a launchpad for startups and breakthroughs, being one of the movers ready to drive ideas into impact across the fields in AI and data science, life and health technology, new energy, microelectronics, gerontech, advanced manufacturing, and beyond.

Expanding Advanced Manufacturing Capacity

HKSTP is refurbishing some of the re-entered factory buildings alongside the planned development of new infrastructure, where the total floor area available for advanced manufacturing is expected to reach approximately 200,000 square metres by 2027. The first phase of the refurbishing old factory buildings near MEC at Yuen Long InnoPark is expected to provide an additional floor area of about 7,500 square metres by 2026. These facilities are designed to meet the needs of key sectors such as microelectronics and smart production in response to the growing demand for high-precision and innovation-led manufacturing, and to support the development of new industrialisation by working in closely with government departments, the New Industrialisation Development Office (NIDO) under Innovation, Technology and Industry Bureau and the Office for Attracting Strategic Enterprises (OASES), attracting top-tier I&T enterprises and professionals to Hong Kong.

Enabling Life and Health Innovation

With over 300 startups and enterprises specialising in life and health technologies, HKSTP is committed to advancing the commercialisation of scientific research, with efforts underway to meet industry demand for manufacturing facilities that comply with Good Manufacturing Practices (GMP). Such facilities enable local enterprises to conduct clinical trials for new drugs and healthcare innovations, while fostering cross-university and multidisciplinary collaboration.

Propelling a Microelectronics Ecosystem

HKSTP continues to invest in dedicated facilities and services through MEC in Yuen Long InnoPark. The Hong Kong Microelectronics Research and Development Institute (MRDI), established by the Government, further strengthens support for the microelectronics industry and is preparing the setup of two pilot lines at MEC to support product development and trial production. MEC is equipped with advanced resources such as the Hardware Lab and the Heterogeneous Integration Lab. These facilities provide comprehensive support across the entire product lifecycle, including research and development, prototyping, and commercialisation. MRDI strives to put the pilot lines into operations in 2026 after installation and tuning.

Exploring the Low-Altitude Economy

HKSTP is exploring the potential of the low-altitude economy, as the emerging sector, encompassing urban air mobility and drone logistics, presents significant opportunities for transportation, environmental monitoring, and smart city applications. Leveraging the substantial outdoor spaces available at Science Park, HKSTP will actively work with the Government in setting up the perimeters including flight routes, take-off, and landing points, laying the groundwork for a supportive low-altitude economy ecosystem, and at the same time, the necessary infrastructure, policy frameworks, and industry partnerships to support this evolving area of growth.

Strengthening Research through InnoHK Research Clusters

HKSTP welcomes the Government's support for the establishment of a third InnoHK research cluster, highlighted in 2024 Policy Address, HKSTP is presented with the opportunity to further its support to the initiative, and strengthen cross-institutional collaboration that translate research into practical applications across various fields, including sustainable development, energy, advanced manufacturing, and materials. It will also serve to consolidate Hong Kong's R&D capabilities and support the growth of associated technology sectors. By aligning research themes with broader national priorities, the new cluster will contribute to deeper integration with the country's innovation agenda while reinforcing Hong Kong's position as a centre for applied research and technology development.

Establishing GreenTech Hub

The GreenTech Hub (the "Hub"), launched in March 2025, allows HKSTP to leverage a platform to better support the development of Hong Kong's green tech and green finance sector. The Hub will serve as a base for over 200 green tech companies, facilitating collaboration in R&D, commercialisation, as well as the showcasing of sustainable solutions. Through this initiative, HKSTP aims to gather financial institutions, businesses, universities, and supporting organisations to provide business matching opportunities, application scenarios, and talent training. Committed to fostering cross-sector conversations and enabling the practical deployment of green technologies, HKSTP seeks to contribute to the development of a robust greentech ecosystem and reinforce Hong Kong's role in advancing global sustainability.

OUR FOOTPRINT

HONG KONG SCIENCE PARK

The Science Park, the largest R&D community in Hong Kong, offers about 410,000 square metres of gross floor area in 23 buildings, providing not only office space but also communal laboratories equipped with advanced infrastructure, software platforms, amenities and access to a network of innovators, academics and investors, and R&D professionals to support its developments. Building 18W, a new wet laboratory building under Stage 2 of the Science Park Expansion Programme, was completed in March 2025 and is expected to operate by the third quarter of 2025.

INNOPARKS

Tai Po, Tseung Kwan O and Yuen Long InnoParks are home to tech-driven facilities for large-scale production, with respective focuses: Tai Po InnoPark, including Precision Manufacturing Centre (PMC) and MARS Centre, primarily hosts companies in the areas of food manufacturing, media services, lifestyle goods and medical supplies; Tseung Kwan O InnoPark, including the Data Technology Hub (DT Hub) and Advanced Manufacturing Centre (AMC), specialises in heavy industry manufacturing, commercial manufacturing sector and services related to information technologies; while Yuen Long InnoPark caters to a wide range of industries, covering pharmaceuticals, biomedicine and microelectronics. With the Microelectronics Centre (MEC) established, the InnoParks contribute to a common goal of accelerating the development of innoufacturing.

INNOCELL

InnoCell is a shared space dedicated to inspiring innovative collaboration among I&T talents within the ecosystem. Designed to perfectly balance between the function and the aesthetics, InnoCell at Science Park, and the addition of InnoCell at Kowloon West in partnership with Weave Living, offer shared spaces that encourage greater interaction among likeminded talent that they can get inspired by one another, creating a genuine sense of community with technologies.

INNOCENTRE

InnoCentre, conveniently situated in Kowloon, is an integral part of our I&T ecosystem. With cutting edge amenities as an extension of GreenTech and FinTech-focused visions, the location offers the highest level of convenience and support for innovators and enterprises alike. In addition, InnoCentre made a shift to feature a dedicated Green Space to showcase innovative solutions in green tech and sustainability.

THE COMMUNITY LAB BY HYSAN DEVELOPMNET AND HKSTP (THE COMMUNITY LAB)

The Community Lab, as part of the collaboration between Hysan and HKSTP, was set to line up resources and business networks for startups to succeed, while in support of the Smart City Blueprint. The collaboration provides the groundwork for tech ventures to test their products and concepts at the heart of Hong Kong. The Community Lab has been proven to be a valuable platform for concept-to-commercialisation.

HKSTP@WHEELLOCK

The HKSTP@Wheelock is a joint initiative orchestrated by HKSTP and Wheelock Properties Limited (WPL) in providing a conducive environment for nurturing tech startups, with a 6,000 square foot space located in Admiralty. The Gallery is designed to stimulate interactions, innovations, and investment, as well as business opportunities through networking events and startup mentorship.

HONG KONG SCIENCE PARK SHENZHEN BRANCH

Hong Kong Science Park Shenzhen Branch, opened in 2023, leverages the distinct advantages of the two cities within the Shenzhen-Hong Kong Innovation and Technology Co-operation Zone (the Co-operation Zone) and navigates the growth of the I&T industry towards across the GBA. The 31,000 square metres of space provides office space, dry-lab space, wet-lab space, MICE (Meeting, Incentive, Convention and Exhibition) venues, and park amenities, as well as business and technical support.

HONG KONG-SHENZHEN INNOVATION AND TEHCNOLOGY PARK LIMITED (HSITPL)

Hong Kong-Shenzhen Innovation and Technology Park Limited (HSITPL), a wholly owned subsidiary of HKSTP, is responsible for the superstructure, operation, maintenance and management of the Hong Kong-Shenzhen Innovation and Technology Park, the Hong Kong Park in the Co-operation Zone. The park will be mainly made up of the "Life and Health Technology area", the "Artificial Intelligence and Data Science area" and the "New Technology and Advanced Manufacturing area", as well as talent accommodation areas, and commercial and ancillary facilities, providing unprecedented opportunities for the development of I&T in the GBA to attract top-tier R&D institutions, academia, and enterprises worldwide.

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CORPORATE INFORMATION

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PRINCIPAL BANKER

Standard Chartered Bank (Hong Kong) Limited

SOLICITORS

Deacons
King & Wood Mallesons
Johnson Stokes & Master
Morgan, Lewis & Bockius
Pang & Associates
Wilkinson & Grist
Zhong Lun Law Firm LLP

AUDITOR

BDO Limited

THE BOARD

The list of directors during the financial year and up to the date of this Annual Report was set out in page 43 of this Annual Report under the Directors' Report.

BOARD COMMITTEES

Business Development and Admission Committee (BDAC)

Dr. Sunny CHAI Ngai Chiu, SBS, BBS, JP (Chairman)
Professor Stephanie MA Kwai Yee (Vice-Chairperson)
Mr. Conrad CHAN Che Chung
Mr. Eugene CHAN Yu Ching
Ms. Jennifer CHAN Pui Kwan
Ms. Susanna HUI Hon Hing, MH
Mr. Timothy Leung Chi Pong
Hon Elizabeth QUAT, SBS, BBS, JP
Ms. Phoebe TSE Siu Ling
Permanent Secretary for Innovation, Technology and Industry

Finance and Administration Committee (FAC)

Ms. Angel NG Yin Yee (Chairperson)
Ms. Phoebe TSE Siu Ling (Vice-Chairperson)
Ms. Dilys CHAU Suet Fung, JP
Ir HON Chi Keung, GBS, JP
Mr. Timothy Leung Chi Pong
Mr. Daryl NG Win Kong, SBS, JP
Dr. Philip ZHAI Pu
Permanent Secretary for Innovation, Technology and Industry

PROJECTS AND FACILITIES COMMITTEE (PFC)

Ir. HON Chi Keung, GBS, JP (Chairman)
Mr. Eugene CHAN Yu Ching
Ms. Dilys CHAU Suet Fung, JP
Professor Stephanie MA Kwai Yee
Mr. Daryl NG Win Kong, SBS, JP
Dr. Samson TAM Wai Ho, JP
Hon Eunice YUNG Hoi Yan, JP
Permanent Secretary for Innovation, Technology and Industry

Investment Committee (IC)

Mr. Conrad CHAN Che Chung (Chairman)
Ms. Jennifer CHAN Pui Kwan
Ms. Susanna HUI Hon Hing, MH
Hon Elizabeth QUAT, SBS, BBS, JP
Dr. Samson TAM Wai Ho, JP
Dr. Philip ZHAI Pu
Permanent Secretary for Innovation and Technology

Audit Committee (AC)

Hon Eunice YUNG Hoi Yan, JP (Chairperson)
Mr. Conrad CHAN Che Chung
Mr. Eugene CHAN Yu Ching
Ms. Dilys CHAU Suet Fung, JP
Permanent Secretary for Innovation, Technology and Industry

Senior Staff Administration Committee (SSAC)

Dr. Sunny CHAI Ngai Chiu, SBS, BBS, JP (Chairman)
Mr. Conrad CHAN Che Chung
Ir. HON Chi Keung, GBS, JP
Ms. Susanna HUI Hon Hing, MH
Ms. Angel NG Yin Yee
Permanent Secretary for Innovation, Technology and Industry

Remarks:

Ms. Angel NG Yin Yee retired from FAC and SSAC on 30 June 2025.

Updates with effect from 1 July 2025:

Ms. Dilys CHAU Suet Fung be appointed as the Chairperson of the FAC.

Update with effect from 2 September 2025:

Ms. Dilys CHAU Suet Fung joined SSAC.

Update with effect from 11 September 2025:

The Honourable Duncan CHIU joined SSAC.

Update with effect from 26 September 2025:

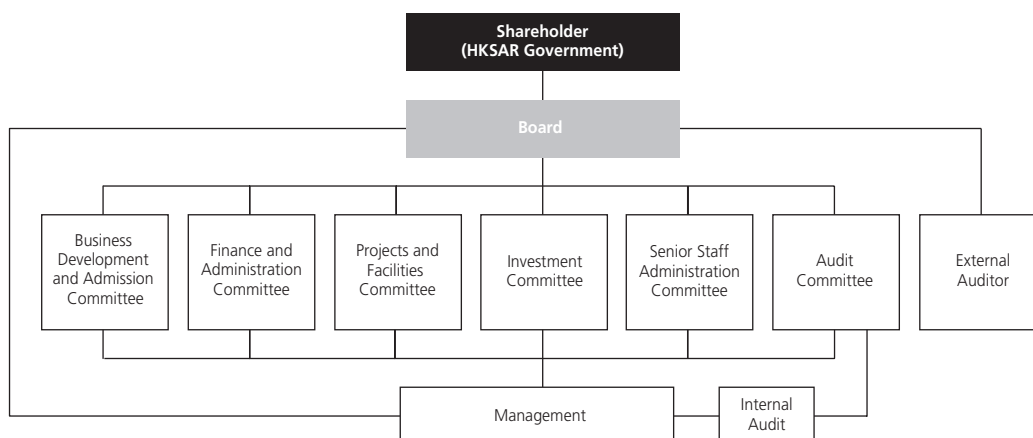
The Honourable Duncan CHIU joined PFC and AC.

CORPORATE GOVERNANCE REPORT

Hong Kong Science and Technology Parks Corporation (the "Corporation") is a statutory body incorporated under the Hong Kong Science and Technology Parks Corporation Ordinance, Chapter 565, laws of Hong Kong (the "HKSTPC Ordinance"). We strive to attain and maintain high standards of corporate governance best suited to the needs and interests of the

Corporation and its subsidiaries and conduct our business according to prudent commercial principles. The Corporation has made reference to the Corporate Governance Code contained in Appendix 14 to the Rules Governing the Listing of Securities of The Stock Exchange of Hong Kong Limited (the "CG Code") in so far as they are applicable in achieving the purposes as set out in the HKSTPC Ordinance. We believe transparency, accountability, fairness and ethics are the foundation on which we build trust and work with all our stakeholders for the benefits of Hong Kong.

CORPORATE GOVERNANCE STRUCTURE



THE BOARD

The Board is the governing body of the Corporation. It is responsible for formulating overall values, strategic directions and policies of the Corporation and overseeing management of the business to ensure that the purposes, values and strategies of the Corporation align with its culture.

The Board adopts an open and inclusive culture in the conduct of its affairs that is conducive to constructive views and healthy debate among Board Members and HKSTP's management team. The Board also upholds a strong sense of civic responsibility and public accountability over the manner in which funds are applied by HKSTP so as to ensure that they are properly expended for the ultimate goal of benefitting the I&T ecosystem of Hong Kong. The Board also places great emphasis on HKSTP taking a leading role in promoting and implementing environmentally sustainable practices with the ultimate goal of achieving net zero in the near future.

As at 31 March 2025, the Board comprised 17 non-executive directors including the Chairman and 16 Board Members, of which 8 Board seats were held by female. The Chairman is appointed by the Chief Executive of the HKSAR Government, and the Board Members are appointed by the Financial Secretary. All Board Members are appointed without honorarium, generally for a two-year term and subject to re-appointment upon expiry of their terms. Each Board Member has a duty to act in good faith in the best interests of the Corporation. Members are aware of their collective and individual responsibilities to the HKSAR Government, being the sole shareholder of the Corporation, for the manner in which affairs of the Corporation are managed, controlled and operated.

BOARD COMPOSITION

Board Members come from varied but relevant backgrounds with a wide range of skills, experiences and expertise, originating from Legislative Council Members, academia, industry, finance, investment, property and professional services provider. All Board Members are independent and non-executive directors which ensure that independent views and inputs are available to the Board. One of our Board Members, the Permanent Secretary for Innovation, Technology and Industry, is a public officer. Biographical details of the Board Members are contained on the website of the Corporation (<http://www.hkstp.org>).

CHAIRMAN AND CHIEF EXECUTIVE OFFICER

The roles and responsibilities of the Chairman of the Board and the Chief Executive Officer of the Corporation (“CEO”) are distinct and separate, enhancing independence and accountability.

The non-executive Chairman is responsible for leading the Board to formulate overall strategic directions and policies of the Corporation. While encouraging Board Members to make full and effective contribution to the discussions at Board meetings, he leads and facilitates the exchange of views on issues among Board Members in an effective manner.

The CEO is appointed by the Board as a remunerated full-time employee of the Corporation and is responsible for leading the management team and staff of the Corporation in day-to-day operations and implementing strategies as determined by the Board.

INDUCTION PROGRAMME

Newly appointed Board Members are invited to attend an induction programme which consists of a meeting with the CEO and the management team followed by a visit to major facilities of the Corporation to familiarise themselves with the objectives, business plan and operations of the Corporation.

Board Members are also provided with a Director’s Manual which consists of constitutional documents of the Corporation and its committees, key policies and guidelines of the Corporation. Members are made aware of their responsibilities in managing and monitoring the affairs of the Corporation, and the importance of always acting in good faith and in the best interests of the Corporation.

KEEPING MEMBERS UP TO DATE

To keep Members abreast of the updated knowledge and skills as to corporate governance, the Secretariat had engaged with the Independent Commission Against Corruption (“ICAC”) to provide Members with an online refresher course on Hong Kong’s anti-corruption principles on 27 March 2025, which includes common risks of corruption, anti-corruption laws and guidelines on managing conflict of interest and preventing misconduct in public office.

DECLARATION OF INTERESTS

Board Members are required to declare their proprietorships, partnerships and/or directorships of local and overseas public and/or private companies, as well as paid jobs, offices, trades, professions or vocations and interests in shareholdings in any public or private companies on an annual basis. They are also required to inform the Company Secretary within 14 days of any changes. A register of Board Members’ declarations of interest is made available for public inspection upon request.

CONFLICT OF INTEREST

The HKSTPC Ordinance under which the Corporation was incorporated requires Members to declare their direct or indirect interests in any contracts or proposals considered by the Board or its Committees. Those with any conflict of interest must withdraw from the approval process. Board Members are made aware that they should avoid entering into any business contract with the Corporation in their personal capacity as a matter of principle. Also, they should not be personally involved in the bidding process or in the supply of goods or paid services. Where it is unavoidable that a Member will bid for a contract with the Corporation in his or her personal capacity, he or she should adhere to the guidelines on managing possible conflict of interest stipulated in the Guide to Handle Corporate Governance Matters of the Corporation. To further enhance governance within the Corporation, guidelines on managing conflict of interest and preventing misconduct in public office issued by the ICAC was also shared with the Board.

WHAT THE BOARD DOES

The Board of Directors formulates strategic direction, oversees implementation of strategic plan and approves the annual budget, corporate key performance indicators, 10-year financial projection, as well as major development and redevelopment projects. It monitors the overall performance of the Corporation and ensures that effective controls are in place to manage potential risks. It also approves the appointment of external auditors and their remuneration during the period under review. It met five times during the year with an average attendance rate of 89%.

The Chairman maintains close contact with the Permanent Secretary for Innovation, Technology and Industry, the Commissioner for Innovation and Technology as representatives of the sole shareholder of the Corporation, and the Chairmen of the Board Committees, as well as meeting regularly with the CEO and the management team to review strategic issues, business plans and future development.

COMPANY SECRETARY AND PROFESSIONAL ADVICE

All Board Members have access to the advice and services of the Company Secretary who is appointed by the Board and reports to the Chairman and the CEO. The Company Secretary is accountable to the Board for ensuring that the Board procedures are followed and Board activities are efficiently and effectively conducted. To this end, the Company Secretary facilitates the Board and Management to adhere to Board processes as updated from time to time, as well as the provision of sufficient information to the Board by Management. In addition, procedures are in place to enable Directors to seek independent professional advice at the Corporation's expense on matters relating to their roles and responsibilities.

RESPONSIBILITY FOR ACCOUNTS

The Directors acknowledge their responsibility for ensuring that the preparation of the annual accounts of the Corporation is in accordance with statutory requirements and applicable accounting standards. The Directors are assisted by the Finance and Administration Committee and the Audit Committee in discharging their responsibilities for overseeing the Corporation's financial reporting process. The statement of the auditors of the Corporation about their reporting responsibilities is set out in the Independent Auditors' Report on page 45 of the Report of Directors and Financial Statements.

BOARD COMMITTEES

The Board oversees six standing Committees:

- Business Development and Admission Committee
- Finance and Administration Committee
- Projects and Facilities Committee
- Investment Committee
- Audit Committee
- Senior Staff Administration Committee

Terms of Reference of the Committees set out the functions, duties and membership of the Committees. These Committees are accountable to the Board for their recommendations and decisions. Mechanism is in place to report recommendations and decisions made by the Committees to the Board.

Attendance records of each individual member of the Board of Directors are shown on page 27 of this Report.

BUSINESS DEVELOPMENT AND ADMISSION COMMITTEE

The Business Development and Admission Committee ("BDAC"), chaired by Dr. Sunny Chai, provides advice and guidance to the Corporation on its overall business strategies in fulfilling the purposes of the Corporation under HKSTPC Ordinance.

FINANCE AND ADMINISTRATION COMMITTEE

The Finance and Administration Committee ("FAC"), chaired by Ms. Angel Ng (note: the FAC was chaired by Mr. Dennis Ho during the period of 1 April 2024 to 30 June 2024), monitors and oversees the finance and administrative aspects of the Corporation's operations and make appropriate recommendations to the Board. It mainly focuses on reviewing and providing advice and guidance and approving the finance and administrative aspect of the relevant business initiative being presented. This includes, but not limited to impact on the Corporation's budget, cash flow, long-term financial projection, headcount, information technology security and operational efficiency.

PROJECTS AND FACILITIES COMMITTEE

The Projects and Facilities Committee ("PFC"), chaired by Ir Hon Chi Keung (note: the PFC was chaired by Mr. Donlad Choi during the period of 1 April 2024 to 30 June 2024), oversees and monitors the capital works projects, policies and initiatives in respect of safety, health and environment and facilities management services. It approves or recommends to the Board on capital works related matters (including new development, re-development) to be undertaken by the Corporation and the modality for facilities management services, including but not limited to master development plan, programme and design, development budget, facilities provisions, procurement strategy and award of contracts for capital works, facilities management and related consultancy services.

INVESTMENT COMMITTEE

The Investment Committee ("IC"), chaired by Mr. Conrad Chan, oversees and monitors the investment policies and initiatives which possess or will potentially possess equity or equity-linked investment elements, as well as results and outcome of the same. It approves the annual key performance indicators in relation to the investment initiatives and recommends to the Board on the annual budget of the investment initiatives. It also approves the investment and investment exit strategies, terms of reference and implementation framework for the investment initiatives.

AUDIT COMMITTEE

The Audit Committee (“AC”), chaired by the Honourable Eunice Yung (note: the AC was chaired by the Honourable Jimmy Ng during the period of 1 April 2024 to 30 June 2024), oversees the internal audit function and considers the appointment, re-appointment and removal of the external auditor, the scope of service and the audit fee. It reviews findings set out in both the internal audit reports and external auditor’s management letters and Management’s responses to them, as well as monitoring the implementation of agreed actions. It also reviews the annual audited accounts, significant accounting policies, corporate governance practices, financial controls, internal controls and risk management systems to ensure compliance with recognised standards and achieving continuous improvement. It met with the external auditors and Senior Director, Internal Audit without Management’s presence and conducted a self-evaluation of its effectiveness and concluded that its performance was effective.

SENIOR STAFF ADMINISTRATION COMMITTEE

The Senior Staff Administration Committee (“SSAC”), chaired by Dr. Sunny Chai, oversees human resources related issues of executive level staff which includes CEO and Chief Officers of the Corporation. It is responsible for the selection, appointment, contract renewal and termination, annual performance and remuneration package review and disciplinary actions of the relevant staff. Another key function of SSAC is to provide recommendations on appointment, remuneration package, contract renewal and termination of CEO to the Board for review and approval. In addition, it considers appeals from all executive staff, Human Resources policy changes of other staff members; and any other topics as defined by the Board.

TASK FORCE FOR SPECIFIC PROJECTS

Various task forces are set up on a need basis to handle specific projects and initiatives, for example the task forces for projects development (such as the Sector-Specific Task Force for the Micro-electronics Centre). Experts in the related industries would be appointed as co-opted members to provide valuable experience and expertise to the task forces on a need basis.

SUB-COMMITTEES

Two sub-committees including the Corporate Venture Fund Investment Committee (“CVF-IC”) and the Equity Committee were established under the purview of IC. Meetings of these committees are held on a need basis. The CVF-IC, chaired by Dr. Samson Tam, approves Corporate Venture Fund (“CVF”) investments and divestments and oversees the operations of the CVF whereas the Equity Committee, chaired by the CEO, decides on all matters in relation to the issuance of any call options and any other financial instruments with respect to Acceleratee. During the year, eleven CVF-IC meetings had been held with an average attendance rate of 81% while the Equity Committee did not host any meeting.

MEETING PROCEDURES

The Board and Committees convene meetings on a regular basis, with special meetings held as and when necessary. The HKSTPC Ordinance provides that at a meeting of the Board, all questions shall be decided by a majority of votes of the Members present.

Management circulates agenda and papers seven days prior to meetings in accordance with the corporate governance guidelines (during the period from 1 April 2024 to 31 March 2025, 95% of the meeting papers and materials were circulated seven days prior to meetings). Board or Committee papers are not issued to Members who have conflict of interest in the matters to be discussed in the relevant meeting.

The Company Secretary records the major points of discussions, recommendations, decisions and action items arising from the meetings. Board and Committee decisions, as recorded on the meeting minutes, would be shared with the Members prior to the next meeting. Outstanding matters are followed up by the relevant divisions and progress updates are reported at subsequent meetings.

MEETING ATTENDANCE

The Board assumes the responsibility of ensuring each Member has spent sufficient time to engage in the affairs of the Corporation and make contributions to the Corporation that are commensurate with their role and Board responsibilities.

A summary of meeting attendance of Board Members in meetings of the Board and Committees for the financial year from 1 April 2024 to 31 March 2025 is provided in the following table.

BOARD MEMBERS	MEETINGS	Board of Directors	BDAC	FAC	PFC	IC	AC	SSAC
Dr. Sunny CHAI Ngai Chiu		5/5	6/7	–	–	–	–	11/11
Permanent Secretary for Innovation, Technology and Industry ¹ or his/her alternates		5/5	7/7	6/6	5/5	3/3	3/3	11/11
Mr. Conrad CHAN Che Chung (Joined BDAC on 13 January 2025) (Joined SSAC on 29 July 2024)		5/5	1/1	–	–	3/3	3/3	8/8
Mr. Eugene CHAN Yu Ching		5/5	6/7	–	5/5	–	3/3	–
Ms. Jennifer CHAN Pui Kwan		5/5	6/7	–	–	3/3	–	–
Ms. Dilys CHAU Suet Fung (Appointed on 1 July 2024) (Joined FAC and AC on 29 July 2024) (Joined PFC on 30 December 2024)		4/4	–	5/5	1/1	–	2/2	–
Mr. Herbert CHIA Pun Kok (Retired with effect from 30 June 2024)		1/1	0/1	–	–	–	0/1	–
Mr. Donald CHOI Wun Hing (Retired with effect from 30 June 2024)		1/1	–	0/1	1/1	–	–	1/2
Mr. Dennis HO Chiu Ping (Retired with effect from 30 June 2024)		1/1	–	1/1	–	–	1/1	2/2
Ir HON Chi Keung		5/5	–	4/6	5/5	–	–	11/11
Ms. Susanna HUI Hon Hing (Appointed on 1 July 2024) (Joined BDAC, IC and SSAC on 29 July 2024)		3/4	3/5	–	–	1/2	–	6/8
Mr. Timothy LEUNG Chi Pong (Appointed on 1 July 2024) (Joined BDAC and FAC on 29 July 2024)		3/4	5/5	4/5	–	–	–	–
Prof. Stephanie MA Kwai Yee		5/5	7/7	–	4/5	–	–	–
Mr. Daryl NG Win Kong		5/5	–	2/6	3/5	–	–	–
Ms. Angel NG Yin Yee (Retired from the BDAC with effect from 1 January 2025)		1/5	5/5	5/5	–	–	–	7/11
Hon Jimmy NG Wing Ka (Retired with effect from 30 June 2024)		1/1	–	–	–	–	1/1	–
Hon Elizabeth QUAT (Retired from the PFC with effect from 1 January 2025)		4/5	6/7	–	2/4	2/3	–	–
Dr. Samson TAM Wai Ho		5/5	–	–	5/5	3/3	–	–
Ms. Phoebe TSE Siu Ling		5/5	4/7	4/6	–	–	–	–
Hon Eunice YUNG Hoi Yan (Appointed on 1 July 2024) (Joined PFC and AC on 29 July 2024)		4/4	–	–	3/3	–	2/2	–
Dr. Philip ZHAI Pu		3/5	–	3/6	–	3/3	–	–
Average Attendance Rate		89%	85%	72%	87%	90%	94%	89%

¹ All the Committee meetings including BDAC, FAC, PFC, IC, AC and SSAC were attended by the alternates of Permanent Secretary for Innovation, Technology and Industry on his/her behalf.

MANAGEMENT AND STAFF

Under the leadership of the CEO, Management and staff are responsible for managing the Corporation's day-to-day operations and implementing strategies as determined by the Board. They must comply with the Corporation's Employee Code of Conduct and apply prudent commercial principles as required under the HKSTPC Ordinance.

ETHICAL BEHAVIOUR AND CULTURE

The ethical behaviour of the Corporation is well defined in the Employee Code of Conduct, which is reviewed on a regular basis. It covers issues such as prevention of bribery, acceptance of gifts and advantages, entertainment, conflict of interest, misconduct in public office, handling of confidential information and preservation of secrecy, outside engagement, financial, operational and administrative transactions, intellectual property, discrimination and harassment, and compliance with prevailing personal data privacy laws and guidelines. All new employees are requested to acknowledge their understanding of the Employee Code of Conduct upon their commencement of duty, while all existing staff members are reminded on the importance of the Employee Code of Conduct on an annual basis or as when required.

The Corporation regularly organizes relevant ethical training for employees. ICAC is invited to provide regular seminar on the prevention of bribery and conflict of interest to employees whilst Equal Opportunity Commission (EOC) is invited to conduct regular seminars on the Anti-discrimination Laws of HK. 3 ICAC sharing sessions on "Anti-Corruption Webinar were conducted in August to November 2024 for new and existing employees. 3 EOC sharing sessions "Managing with Equality: Best Practices in Anti-Discrimination" for Managerial Staff and 3 EOC sharing sessions "EOC Introduction to the Anti-Discrimination Laws of Hong Kong" for General Staff were conducted from July 2024 to January 2025. All staff are also required to complete "Act with Integrity" mandatory e-learning within probation period on compliance-related subjects.

INTERNAL CONTROL AND RISK MANAGEMENT

The Corporation maintains a high standard of corporate governance, transparency and accountability. The system of internal controls has been designed to provide reasonable assurance to the Board regarding the effectiveness and efficiency of operations, the reliability of financial reporting, and compliance with relevant laws and regulations.

Management has put in place a Whistleblowing Policy whereby employees and external parties may raise concerns, in strict confidence, about possible improprieties in financial reporting or other matters. Information on this policy can be found on the Corporation's website.

With the help of the internal audit function, Management performs an annual review of the Corporation's internal control system in accordance with the COSO (the Committee of Sponsoring Organizations of the Treadway Commission) framework as recommended by the Hong Kong Institute of Certified Public Accountants. The COSO framework comprises five main components: control environment, risk assessment, control activities, information and communication, and monitoring. The review is designed to assess, at a high level, the risks associated with the key processes and the effectiveness of the controls in mitigating those identified risks. Independent verification of the effectiveness of controls in details is performed by the internal audit function.

Risk management is an integral component of the Corporation's corporate governance. The Corporation has put in place a risk management framework. Details of the risk management framework, the key risks and the key mitigations are described in the Risk Management Report on pages 38 to 40.

During 2024/25, the Board, through the Audit Committee, has conducted a review and assessment of the effectiveness of the risk management and internal control systems of the Corporation and was satisfied with the effectiveness of the Corporation in managing risks based on the risk management report and the result of internal control review.

The Board acknowledges that it is responsible for the risk management and internal control systems and reviewing their effectiveness. Such systems are designed to manage rather than eliminate the risk of failure to achieve business objectives and can only provide reasonable and not absolute assurance against material misstatement or loss.

INTERNAL AUDIT

The internal audit function was established as part of the on-going commitment on the part of the Board and Management to improve the Corporation's corporate governance. The internal audit function reports directly to the Audit Committee. It plays an important role in monitoring the Corporation's internal governance and provides objective assurance to the Board that sound risk management and internal control systems are maintained and operated by Management.

Using risk-based methodology, internal audit function plans its work schedule in consultation with, but independent of Management; and the audit plan is submitted to the Audit Committee for approval.

Independent reviews of financial, business and functional operations and activities are conducted with audit resources focusing on the higher risk areas. Audit findings and recommendations arising from different assignments are reported to the respective heads of divisions for action, and internal audit function follows up with the implementation of the agreed actions. Significant issues are brought to the attention of the Audit Committee and the Board.

EXTERNAL AUDIT

The Board of Directors appointed BDO Limited ("BDO") as the external auditor of the Corporation and its subsidiaries (the "Group") for the financial years from 2020/21 to 2022/23 on 14 December 2020, succeeding KPMG after its 5-year tenure with the Group. On 22 March 2023, the Board of Directors reappointed BDO for another two years for the financial years from 2023/24 to 2024/25. The external auditor plays an important role in reviewing the truth and fairness of the financial statements as well as ensuring the financial statements are free from material misstatements. The external auditor meets with the Audit Committee at least twice a year to discuss the scope of the audit (prior to commencement of work) and to report findings. The Audit Committee reviews each year a statement from the auditors confirming their independence and objectivity and discusses with the auditor the scope and appropriate fees for any non-audit services requested by the Corporation. The Audit Committee and Management are responsible for ensuring that the external auditor is not engaged by the Corporation on any other assignments that may compromise the external auditor's independence.

For the year ended 31 March 2025, the auditor's remuneration in respect of audit services provided for the Corporation and its subsidiaries was HK\$1,723,478 and other audit service was HK\$80,000.

DELEGATION OF AUTHORITY

The authority of the Board and the levels of authority delegated to the Committees and the Management are clearly defined and documented in the Schedule of Delegated Authorities ("SDA"). Updates of the SDA on specific sections were conducted throughout the year to incorporate changes in the approval authorities that were made to reflect the matters approved by Board/Committees, with an aim to further enhance operational efficiency while maintaining appropriate control.

CORPORATE GOVERNANCE PRACTICES

Section 7 of the HKSTPC Ordinance provides that the Corporation shall conduct its business according to prudent commercial principles. Although the Corporation is not required

to comply with the CG Code, we have made reference to it and voluntarily complied with the code provisions in so far as they are applicable in conducting our business and achieving the purposes as set out in HKSTPC Ordinance, except those which are set out in table below.

Principles of Good Corporate Governance/Code provisions/ Mandatory Disclosure Requirements	Reason for deviation and corresponding measure
<p>Part 2 – C.1.4</p> <p>All directors should participate in continuous professional development to develop and refresh their knowledge and skills. This is to ensure that their contribution to the board remains informed and relevant. The issuer should be responsible for arranging and funding suitable training, placing an appropriate emphasis on the roles, functions and duties of a listed company director.</p> <p>Note: Directors should provide a record of the training they received to the issuer.</p>	<p>All directors of the Corporation are appointed by the Chief Executive/Financial Secretary of the HKSAR Government who are elite in their fields of profession and possess adequate and updated knowledge and skills. The Corporation provided relevant information or invited all directors to events and programmes which enriched their knowledge including governance in relation to public office, as well as updated corporate governance developments to facilitate the discharge of their Director's duties. Reading materials of the events and programmes were shared with directors. Please refer to the paragraphs "Keeping Members Up to Date" and "Conflict of Interest" on page 24 of this Report for details of relevant information provided by the Corporation, as well as events participated by the directors during 2024/25.</p>
<p>Part 1 – Section B</p> <p>To provide transparency, issuers must include the following information for the accounting period covered by the annual report and significant subsequent events for the period up to the date of publication of the annual report, to the extent possible:</p> <p>how each director, by name, complied with C.1.4.</p>	
<p>Part 2 – A.7.1</p> <p>For regular board meetings, and as far as practicable in all other cases, an agenda and accompanying board papers should be sent, in full, to all directors. These should be sent in a timely manner and at least 3 days before the intended date of a board or board committee meeting (or other agreed period).</p>	<p>For board and committee meetings held during 2024/25, 0.5% of the total number of meeting papers and materials was dispatched less than 3 days before the meetings. Management would abide by the timeliness of paper distribution as far as applicable to provide the Board with reasonable time to review papers prior to the meetings.</p>

TRANSPARENCY

The Corporation reports annually to the Permanent Secretary for Innovation, Technology and Industry the remuneration arrangements for the top two tiers of senior management, including the CEO and Chief Officers.

For purposes of full transparency, the annual emoluments of the Corporation's five highest paid employees are disclosed under note 9 to the financial statements on page 69 of the Report of the Directors and Financial Statements.

The attendance of Directors at meetings is reported on page 27 of this Report.

BRAND AND SIGNATURE EVENTS

HKSTP's Keep Up global campaign raises public awareness of Hong Kong's I&T breakthroughs by highlighting world-first innovations of international significance. Building on the global resonance of this campaign across more than 240 destinations, which engaged over 19 million people, HKSTP launched the I&T Powerhouse initiative at the Dawn of Visionaries event. This gathering convened thought leaders and renowned entrepreneurs, including Dr Allan Zeman and Ambassador George Hara, to catalyse cross-sector and cross-generational dialogue on innovation frontiers.

HKSTP sustained its global engagement through strategic messaging that showcased Hong Kong's innovation landscape to worldwide audiences. The Corporation leveraged premier international forums such as the World Artificial Intelligence Conference in Shanghai, BIO International Convention in San Diego, Think Business Think Hong Kong in Jakarta, and Consumer Electronics Show in Las Vegas. These platforms facilitated direct stakeholder dialogue while creating opportunities for Park companies to explore new markets and strengthen connections across Mainland China, Southeast Asia, and the United States.

Locally, the eighth edition of the Elevator Pitch Competition (EPIC), held in April 2024, drew over 600 applications from 47 economies, with a record 80% of contestants joining from outside Hong Kong. The Grand Finale, hosted at Sky100, brought together more than 900 participants, including government representatives as the Guest of Honour and industry stakeholders. EPIC's growing international profile reflected its emergence as a platform for early-stage innovation, drawing increased attention to investment opportunities and the vitality of Hong Kong's startup ecosystem. The event's global reach and flagship status further reinforced its role in positioning Hong Kong as a launchpad for startups targeting the Asia-Pacific region.

The IF YOU KNOW, YOU KNOW (IYKYK) event, held during InnoCarnival 2024, drew over 55,600 visitors to Science Park across nine days, reflecting growing public interest in innovation. Featuring interactive experiences such as a VR rollercoaster and a life-sized unicorn hunt, the campaign offered an imaginative take on how technology intersects with everyday life. By blending entertainment with discovery, IYKYK contributed to shaping Science Park as a space where innovation feels tangible, accessible, and relevant to a broader audience.

COMMUNICATION

HKSTP continued to advance its stewardship of Hong Kong's I&T ecosystem, driving stakeholder value through strategic communications and engagement. The Corporation actively positioned its senior leadership within key industry discussions, securing 225 executive speaking engagements to share perspectives on critical industry developments. Media engagement continued as a cornerstone of the Corporation's communications strategy. This included hosting a dedicated luncheon for 20 chief editors from key media, fostering dialogue on the evolution and future trajectory of the Innovation and Technology (I&T) ecosystem. To enhance message alignment and preparedness, media training sessions were also conducted with senior executives, strengthening their ability to represent HKSTP's vision and initiatives across communication platforms.

In support of public education and awareness, thematic media series were developed to highlight emerging sectors and success stories within the ecosystem. This included a biotech series featuring leading researchers and startups, alongside a unicorn-focused series that profiled high-growth enterprises. A five-episode television segment further explored key health topics such as cancer, stroke, neurodegenerative diseases, drug discovery, and precision engineering, featuring contributions from Park companies and medical experts. To ensure broad dissemination of news and insights, the Corporation issued 182 press releases. This comprehensive outreach generated an estimated media value of over HK\$161 million. These efforts, complemented by digital channels and campaign-driven outreach, supported consistent and purposeful stakeholder engagement throughout the year.

DIGITAL AND SOCIAL MEDIA

HKSTP continued to strengthen its digital presence by partnering with a diverse group of over 100 local and international artists and content creators under the HKSTP CREATOR initiative. Contributors included UK-based artist Paperboy, photographer Wing Shya, the World Series Organisation, and Hong Kong's SENZA A Cappella. Their creative interpretations offered fresh perspectives on innovation and helped convey Hong Kong's unique soft power to broader audiences.

The Keep Up brand campaign expanded its digital presence across various platforms during the reporting period. In May 2024, HKSTP launched a comprehensively redesigned corporate website. This transformation delivered an enhanced user experience through improved navigation and introduced Innovis, an AI-powered search engine with conversational capabilities that accelerates information discovery. By March 2025, the optimised digital platform had attracted over 1.8 million visits, demonstrating heightened audience engagement with HKSTP's innovation narrative.

To deepen community engagement, HKSTP launched a series of innovative social initiatives anchored by its distinctive orange innovation bottle. This iconic symbol became the centrepiece of a global photographic movement, travelling with Park companies and innovators to global destinations before being showcased across digital and campus channels. These shared visual narratives cultivated a powerful sense of connection throughout the ecosystem. Complementing this visual campaign, the Orange Bottle Talk series introduced a dynamic conversational dimension to HKSTP's social presence. Through informal interviews featuring diverse Park voices, the initiative successfully engaged younger demographics while celebrating the ecosystem's vibrant talent pool.

HKSTP's digital strategy progressed beyond traditional platforms, maintaining dynamic engagement through its corporate website, mobile application, and key social channels, including LinkedIn, YouTube, Facebook, and Instagram. These combined efforts garnered over 140 million impressions during the reporting period. Outreach was strategically expanded into Mainland China via platforms such as Rednotes, Douyin, and Bilibili. These channels extended the reach of signature events, showcased partner innovations and ecosystem narratives, and supported the Hong Kong Science Park Shenzhen Branch – collectively strengthening HKSTP's regional visibility and engagement footprint. Together, these initiatives strengthened Hong Kong's I&T ecosystem through global branding, signature events, stakeholder engagement and communication, positioning HKSTP as a catalyst for Hong Kong's role as a global innovation hub empowering innovators locally and internationally.

CARING COMPANY

Being a responsible corporate citizen, we are committed to embracing corporate social responsibility through giving, mentoring and caring for the employees and the environment. This is the sixteen consecutive years that the Corporation has been recognised as a caring organisation under the Hong Kong Council of Social Service Caring Company Scheme and is accredited to be one of the "15 Years Plus Caring Organization". The Corporation is dedicated to driving different kinds of social responsibility initiatives to build a sustainable society together. Throughout the 2024/25 period, over 60 HKSTP staff and family members contributed more than 200 volunteer hours to our CSR activities.

HUMAN RESOURCES DEVELOPMENT AND COLLABORATION

The Corporation recognises that our people is the foundation of our success and we are committed to helping our staff members develop their capabilities and competencies at the Corporation. The development objectives are to achieving operational excellence to stretching individual's ability to excel the leadership potentials for building the Hong Kong Innovation & Technology Ecosystem. The training programmes we have arranged included leadership and management skills training such as "Career & Growth", "Mastering DISC", "Lead with SPARK", "Business Etiquette for Executive", "Finance Intelligence for Business Decision". The second cohort of the Leadership Development Programme tailored for functional team leaders have been completed in February 2025. 7 regular knowledge sharing sessions "Lunch & Learn" were organised to expand the learning horizon in a more relaxing and interactive manner.

The Corporation also emphasizes staff communications and engagement as a means to keep the staff members moving towards the common objectives and work as a team collaboratively. Town Hall Meeting is arranged regularly to share the Corporation's directions, appreciate success and exchange interesting stories. "CEO Message to All Staff" is also sent on a monthly basis to cascade key messages from the Management. In addition, engagement activities such as festive celebrations, Core Values SPARK reinforcement activities and awards were organised to boost staff morale and team spirits. 6 sports teams/ interest groups were also established to promote a sense of unity and healthy life-style of employees.

As a key player in shaping the future of I&T, the Corporation continues to adapt proactively to market dynamics and initiate thematic career campaigns to address specific talent needs for the I&T ecosystem. The "AI in Action" Career Day, the first-ever AI-focused recruitment initiative, attracted over 3,000 talents and showcased more than 1,000 job vacancies from 150 AI-specialized companies in a hybrid format. In collaboration with engineering and computer science faculties from universities in Hong Kong, the "Talent Foundry" initiative was also launched to bridge student skills with job market demands by fostering closer ties between academia and the I&T industry.

To broaden the city's I&T talent pipeline, the Corporation launched the "Talent In Action" Summer Talent Fest, which was participated in by more than 350 local and non-local talents, with a series of immersive activities including Greater Bay Area (GBA) exploration tours, visits to world-class research centres and tech enterprises, and training workshops. The Global Internship Programme has been expanded through collaboration with more overseas universities, and over 30 interns from the global top 50 ranked prestigious institutions including Stanford University, University of California, Berkeley, Tsinghua University, the National University of Singapore, University College London, were selected from over 1,000 applications to work in park companies. We also actively partnered with organizations across multiple sectors to expand Hong Kong's I&T talent ecosystem. This includes collaboration with the Home and Youth Affairs Bureau on the "Youth Start-up Internship Programme 2025" which offers 3 to 6-month internships at HKSTP start-ups to over 100 university students, and partnership with China Resources Group to launch the "Beyond Dreams" Student Internship Programme, providing secondary and university students with hands-on training and work experience. The Corporation also partnered with the Federation of Hong Kong Industries and participated in the "Strive and Rise Programme" organized by the Social Welfare Department, planting the I&T seed among secondary school students.

To connect talent globally to establish Hong Kong as an international I&T hub, the Corporation visited ten top-tier universities in United State and United Kingdom, including Imperial College London, University of Oxford, University of Cambridge, Stanford University, University College London, University of California, Berkeley, King's College London and University of California San Diego, to discuss collaboration opportunities to nurture talents and startups and promote Hong Kong's I&T opportunities to over 500 local talents. The Corporation also led over 60 park companies to Shenzhen and Guangzhou for recruitment fairs, reaching more than 4,000 GBA talents, to attract them to the Hong Kong I&T ecosystem.

SAFETY, HEALTH AND ENVIRONMENT ("SHE")

Safety, health and environmental protection are of paramount importance to the Corporation. Management adopts a risk-based approach to identify potential health, safety and environmental risks and establish effective control measures to mitigate the consequences of the risks.

Occupational Health and Safety

To ensure health and safety compliance in our workplace, we continue to implement our safety inspection and audit programs. Totally 148 safety inspections were conducted in 2024/25 which covered workplaces of HKSTP offices, co-working spaces, service contractors, public areas of Science Park, InnoCell, InnoCentre, INNOPARKs and construction sites of new development projects. Scaffolding safety, fire safety, emergency preparedness and safe use of ladder were identified as the core areas for improvement. Moreover, SHE Handbook and major hazards register, which cover all HKSTP locations, were regularly reviewed and updated for continuous improvement in SHE management.

Every year an annual audit will be conducted to verify the SHE performances of the Corporation against ISO45001 and ISO14001 standards. In the 2024/25 audit, there were totally 74 low-risk level findings, and no non-compliance issue recorded. The audit results reflect a strong commitment to risk management and SHE awareness among staff. In addition, we completed 181 health risk assessments for prolonged computer users according to the Display Screen Equipment ("DSE") regulation. All follow-up actions for the health risk assessments have been completed to ensure the occupational health of colleagues.

To sustain a healthy work environment, we regularly conduct indoor air quality (IAQ) and drinking water quality monitoring in Buildings 5E 3/F – 5/F and 19W 8/F staff offices according to the IAQ Certification Scheme of EPD and HK Drinking Water Test Standards respectively.

Health and Safety Training and Promotion

To raise employees' SHE awareness, various types of training are provided constantly to HKSTP staff. In 2024/25, 91 colleagues completed Display Screen Equipment Health Training module on the e-learning platform to learn and understand healthy workstations and correct working posture. A face-to-face SHE Induction Training was delivered and 86 newly joined colleagues were attended to ensure they are familiar with occupational and health issues and their roles in maintaining health and safety in the Corporation. An online SHE Refresher Training Platform was developed in March 2025 and launched in April 2025. HKSTP members with three or more years of service were enrolled to update their understanding of safety, health, and environment. From August to September 2024, 10 colleagues from various divisions completed the "Standard First Aid" training provided by the Hong Kong Red Cross, qualifying them as first aiders capable of administering lifesaving techniques in case of an emergency.

A total of 343 participants registered for our 4 online quizzes on various safety and health topics in 2024/25, including "Musculoskeletal Disorders," "Automated External Defibrillator," "Manual Handling Operations," and "Prevention of Slips and Trips." Additionally, we organized four health and environmental seminars in Science Park, namely "Hepatitis and Liver Cancer", "Walking for Good Health", "Seasonal Influenza" and "Turning Waste into Wealth" as well as delivered two SHE webinars "Hong Kong Waste Management" and "Applying Generative AI in OSH", totally attracted 670 participants in these events.

In 2024/25, we organized two SHE Visits to promote awareness and culture through learning from the prominent organizations. The EMSD Headquarters was visited in July 2024, followed by the Swire Coca-Cola Shatin Plant in February 2025. A total of 60 HKSTP colleagues participated in these SHE visits.

To deliver video safety briefings to contractors and workers involved in maintenance, renovation, or installation tasks within HKSTP-administered premises, we produced four Contractor Safety Videos covering the topics of "General Safety of Minor Works", "Work-at-Height Safety", "Electrical Works Safety", and "Confined Space Safety". These videos are distributed to the target audience during the permit-to-work application process.

To cater for safe operational needs from INNOPARKs tenants, three induction training videos 'Tenants Safety & Responsibility', 'Common Area Safety' and 'Safety Management System' were also published for INNOPARKs tenants to learn and understand the importance of safety compliance.

Laboratory and Research Safety

In 2024/25, the Laboratory and Research Safety (LRS) Team conducted a total of 202 laboratory inspections at Science Park. At the same time, the LRS team has conducted a total 338 safety assessments for R&D activities to be commenced in Science Park Co-working Facilities and park company laboratories.

Safety training and promotion are the most essential means of enhancing laboratory safety awareness within the company and also across the Science Park community. In 2024/25, the LRS team has conducted a series of trainings/user engagement activities on laboratory safety, including "Linde Gas Plant Visits (TKO InnoPark)", "Best Practices for biosafety cabinet", "Holiday Lab Safety Engagement" and "Emergency Kit Training". While LRS team continues to publish safety tips and reminders on specific lab safety topics, a 35-min Lab Safety 101 video was produced in July 2024 and the video is now available via SHE website.

In December 2024, The Hong Kong Fire Safety Services (HKFSD) updated "A Guide to Application for Storage and Use License of Special Gases in the Microelectronics Industry". To support the future MEC DG operations and also to fulfil the new requirements listed in this updated guideline, Dangerous Goods Inventory Management System (DGIMS) will be further revamped.

SUSTAINABILITY REPORT

Climate change and the increasing significance of sustainability have had profound and visible effects on governments, corporations, investors, and tech ventures globally. At HKSTP, we recognise the crucial role of environmental stewardship and thought leadership in shaping sustainable practices. Our vibrant ecosystem for innovation and technology (I&T) uniquely positions us to accelerate the low-carbon transition and green technology (“green tech”) development. Recognising the interplay between technology and sustainability, HKSTP is dedicated to building a green tech ecosystem, advocating climate solutions, and empowering innovators and the younger generation to become climate leaders.

HKSTP collaborates with its green tech ventures and partners to build a vibrant green tech ecosystem that drives sustainable I&T development, paving the way for Hong Kong to become a leading green tech and green finance centre.

OUR COMMITMENT TO NET-ZERO

Climate change is a global issue that demands long-term and decisive action. Our country has set a target to achieve carbon neutrality by 2060, while the HKSAR Government has outlined its ambition to achieve carbon neutrality before 2050. HKSTP is committed to achieving net-zero by 2045, setting a goal that is five years ahead of Hong Kong’s Climate Action Plan 2050 carbon neutrality target. This ambition supports establishing a paradigm for adopting green solutions.

HKSTP’s commitment to net-zero by 2045 marks a significant milestone for our organisation and aligns with the sustainability goals of corporations locally and globally. We aim to inspire other organisations to take urgent climate action. As a pioneer and key catalyst in decarbonisation through I&T, our efforts to achieve operational excellence in climate and sustainability set a precedent for green tech innovation and adoption.

This ambitious goal aligns with the standards set by the Science Based Targets initiative (“SBTi”)’s Corporate Net-Zero Standard, which aims to limit global temperature rise within 1.5°C. In March 2023, HKSTP committed to achieving net-zero for Scope 1, 2 and 3 carbon emissions. In June 2024, HKSTP’s net-zero targets were validated by the Science Based Targets initiative (SBTi), underscoring its commitment to sustainability and leadership in decarbonisation and green innovation.

2024 was the hottest year ever recorded globally, highlighting the growing urgency for decisive climate action. Against this challenging backdrop, HKSTP accelerated its sustainability efforts, demonstrating resilience and leadership across our operations. Through a comprehensive approach grounded in innovation, collaboration, and continuous improvement, we have continued to make significant progress on our decarbonisation pathway. As of 2024, we achieved a 12% reduction in Scope 1 and 2 carbon emissions compared to our 2020 baseline. This achievement, despite increased cooling demand during an exceptionally hot year, reflects the effectiveness of our energy and resource management strategies. We remain firmly on course to meet our 2030 interim targets and ultimately realise our net-zero vision by 2045. To build on this momentum, we are implementing a range of targeted initiatives to further accelerate our journey towards net-zero.

Advanced Energy Efficiency

HKSTP made significant advancements in energy efficiency across its facilities. We enhanced chilled water system control for optimal energy use through energy valve replacement, and upgraded to high-efficiency chillers that utilise ultra-low global warming potential refrigerants as part of our chiller replacement programme. Additionally, we improved air handling units by installing energy-efficient EC plug fans and adopted a high efficiency lighting system, further reducing electricity consumption. These targeted improvements, together with ongoing energy-saving measures, deliver significant energy savings and support our commitment to a near-zero target.

Guideline for Low Carbon Design and Construction

Issued in November 2024, our comprehensive guideline sets a new benchmark for sustainable construction at HKSTP. The guideline ensures that all new developments integrate low-carbon principles throughout every stage—from planning and design to construction and operations. By establishing rigorous standards for low embodied carbon materials and significant operational energy reductions, we are fostering a culture of innovation and accountability. This commitment not only supports our long-term decarbonisation goals but also positions us as a leader in driving sustainable urban development for the region.

Green Leases

By Q1 2025, 75% of Science Park tenants adopted green leases, embedding sustainability requirements directly into tenancy agreements. This collaborative approach not only drives shared environmental targets but also cultivates a culture of continuous improvement and accountability among our community.

Food Waste Management

In partnership with over 30 restaurants, we have taken a proactive approach to tackling food waste by deploying advanced smart systems such as ‘Food TranSmarter’ —an innovative solution developed within the HKSTP green tech ecosystem. By leveraging real-time data analytics and seamless integration with daily operations, this initiative empowers restaurant partners to monitor, measure, and reduce waste at its source. It is estimated that these collective efforts divert more than 100 tonnes of food waste from landfill annually, significantly reducing greenhouse gas emissions and supporting a circular economy. Through ongoing collaboration and data-driven insights, we are fostering a culture of sustainability and equipping stakeholders with the tools needed for lasting, positive environmental impact.

Maximising Renewable Energy

Our commitment to sustainable energy reached new heights, with on-site renewable energy output surpassing 1.5 million kWh—powered by over 7,000 solar panels across our facilities in 2024, this initiative demonstrates our leadership in advancing low-carbon operations within the innovation ecosystem. By expanding our renewable infrastructure and integrating smart energy management systems, we are accelerating our journey towards a cleaner, more resilient future for HKSTP and the wider community.

Green Mobility and Transport

HKSTP is committed to pioneering clean mobility solutions across its campuses, driving the transition towards a more sustainable urban environment. By providing over 750 EV chargers across Science Park and InnoPark multi-tenant buildings, we have established one of Hong Kong’s largest electric vehicle charging networks within a single innovation community. This extensive infrastructure not only supports the growing adoption of electric vehicles among tenants, visitors, and service providers, but also reduces transport-related carbon emissions and air pollutants.

Green Christmas and Sustainable Events

HKSTP set a new benchmark for sustainable celebrations by ensuring all major festival decorations—including the 2024 Green Christmas event—were fully powered by renewable energy by PV panels and kinetic bicycle generators. These initiatives actively engaged tenants, staff, and the broader community, raising awareness and inspiring action around low-carbon lifestyles. By integrating sustainability into every aspect of our public celebrations, we are not only reducing our environmental footprint but also leading the way for greener, more responsible events across Hong Kong.

Fostering Innovation

HKSTP remains at the forefront of advancing sustainability by piloting and supporting breakthrough green technologies across our campuses in collaboration with park companies and industry partners. Initiatives such as the deployment of food waste recyclers, heat-reflective cooling solar films, advanced energy efficiency air filters, and innovative FCU (Fan Coil Unit) solutions are not only reducing our own environmental footprint, while serving as real-world testbeds for emerging green tech. By nurturing a vibrant ecosystem of start-ups and established companies, fostering cross-sector collaboration, and providing a platform for scalable innovation, we are accelerating the development and adoption of impactful solutions that address Hong Kong’s—and the world’s—most pressing environmental challenges. Through these efforts, HKSTP continues to empower visionary entrepreneurs and set new standards for sustainable urban innovation.

ACCELERATING HONG KONG TRANSFORMATION TO A LEADING GREENTECH HUB

The Hong Kong Budget 2023-24 set out a clear goal to develop Hong Kong into an international centre for green tech and finance, while the Hong Kong Budget 2024-25 stated the vision to build a leading green tech hub. In addition, the Hong Kong Budget 2025-26 articulated that HKSTP would develop the InnoCentre in Kowloon Tong into a leading green technology hub – “GreenTech Hub”, pooling more than 200 green tech companies.

Enhancing the GreenTech Ecosystem Structure

Within the green tech ecosystem at HKSTP, there are four green tech categories, namely, Green & Sustainability Buildings, New Energy and Energy Efficiency, Green Fintech & Data Analytics, and Green & Smart-City Solutions and Services. As green tech park companies are developing and offering green solutions across diverse areas, including climate risk assessment, data analytics, new energy, and energy battery storage, mapping has been conducted to facilitate communication with their potential users.

Attracting Overseas GreenTech Innovators

HKSTP played a key role in supporting the Hong Kong Green Tech Challenge – Green Building Edition by inviting some of the top-notch global green tech innovators to engage in commercial opportunities to accelerate decarbonisation in Hong Kong. Through the Hong Kong Green Tech Challenge, more than 100 global green tech innovators applied. After a series of screenings and reviews, eight selected companies participated in a weeklong road show in Hong Kong to meet corporate users.

Collaborating with Next-Generation Green Advocates

Collaborating with like-minded partners can accelerate the development of green tech ecosystem. Supported by Hang Seng Bank, HKSTP has launched the Future Ecopreneur Programme in partnership with a local social enterprise. The initiative aims to cultivate local students and young graduates as future leaders in sustainability and green tech through various initiatives such as Ecopreneurship Bootcamp and Sustainability Masterclasses.

RISK MANAGEMENT REPORT

Successful management of existing and emerging risks is critical to the long-term success of our Corporation. In order to achieve our strategic objectives and leverage the potential for success, risk must be accepted to a reasonable degree. Risk management is therefore an integral component of our Corporation's corporate governance.

RISK GOVERNANCE FRAMEWORK

Strategic Direction and Risk Appetite

The Management, with oversight by the Board, determines the strategic direction of the Corporation and agrees on the nature and extent of the risks it is willing to take to achieve its strategic objectives.

Management is responsible for ensuring that the risk management system is effective. Having determined and communicated the appropriate level of risk for the business, the Management has established and maintains a risk management system to identify, assess, manage, and monitor risks that could threaten the existence of the Corporation or have a significant impact on the achievement of its strategic objectives. This risk management system includes a risk management policy and procedures which help reinforce the tone set from the top on risk, by instilling an appropriate risk culture in the Corporation whereby employees are expected to be risk-aware, control minded, and "do the right thing". Each risk has been assigned to a responsible staff and the CEO acts as the overall risk sponsor to ensure that there is clarity of responsibility.

The Management reports to the Audit Committee on the overall risk position of the Corporation, on the individual risks and their management, and on the performance and effectiveness of the risk management system as a whole on a bi-annual basis.

Risk Management Process

The Management applies a consistent risk methodology across all key areas of the business. This is underpinned by a risk and control register which reinforces the visibility of risks, controls, actions, and accountability of ownership. The process of risk identification, assessment, and response is continuous and embedded within the day-to-day operations of the business units. The risk register is reviewed by senior management at least on a bi-annual basis.

Effectiveness of Risk Management System

The Management reports to the Audit Committee on a bi-annual basis on the performance and effectiveness of the risk management system. Additionally, the Audit Committee receives assurance from Internal Audit Division that the risk management has functioned effectively. For the year ended 31 March 2025, the Audit Committee, with delegated authority from the Board, evaluated the effectiveness and adequacy of the risk management and concluded that it was effective and adequate.

PRINCIPAL RISKS

There are some principal risks that are inherent to the Corporation. For these inherent risks, we have controls, processes, and procedures in place to mitigate each risk by either minimising the likelihood of the event occurring and/or

reducing the impact if it does occur. The risks listed below are, to our best knowledge, the principal risks of various types to which we are exposed. They will necessarily evolve over time due to the dynamic nature of our business.

Principal Risks	Description	Key Mitigations
Strategic Risk	The risk of not being able to strengthen Hong Kong's position as the hub for innovation and technology	<ul style="list-style-type: none"> Proactively engage key stakeholders at different levels to solicit support in the areas concerning policy, market adoption, investment, education, and training Actively conduct promotional activities locally and globally, as well as in the Mainland markets to attract quality research and development ("R&D") companies Plan and execute funding and resources to attract and support R&D companies, in view of developing a core of high-quality R&D companies to strengthen the innovation & technology ecosystem and attract talents Define and execute stricter focuses with specific sub-sectors and a list of targeted companies to build a stronger portfolio
Occupational Health and Safety Risk	The risk of not covering all potential hazards for mitigation in all workplaces including office, laboratories, and construction sites	<ul style="list-style-type: none"> Health and Safety policies and governance structures are reviewed regularly Safety audit and inspection programmes are in place to cover high-risk workplaces such as laboratories operated by HKSTP, tenants, or contractors Safety training and promotional activities are conducted for staff, tenants, and contractors. For research safety, safety assessment for research space is in place to identify potential health and safety hazards associated with research activities prior to operation to ensure mitigation measures are planned accordingly

Principal Risks	Description	Key Mitigations
Information Security Risk	Inadequate processes and procedures leading to security breaches and loss of critical data	<ul style="list-style-type: none"> • Procedures and measures are in place to prevent security breaches • Constantly alert new cyber threats and take immediate measures to address them • Conduct mandatory information security awareness training for staff members to raise their awareness of common security breach tactics and safe computing practices on a regular basis • Conduct simulated phishing email tests regularly to test users' vigilance against phishing emails • Appoint professional security consultants to assess system vulnerability and implement recommended solutions to address any potential security issues
Operational Risk	Inadequate or failed internal processes which pose a material impact on the reputation and operation of HKSTP	<ul style="list-style-type: none"> • Policies and procedures, and monitoring programmes are in place to address various operational and fraud risks • Compliance audits are conducted
Reputational Risk	Negative publicity due to allegations/ negative articles in the press or social media	<ul style="list-style-type: none"> • Maintain close working relationships with the press and media • Effective communication with the public when handling negative publicity • Regular reviews and improvement for issue/crisis communications
Legal and Regulatory Risk	Incurring liabilities resulting from breach of or non-compliance with applicable laws, regulations, or contractual obligations	<ul style="list-style-type: none"> • Legal advice sought prior to embarking on business activities and new initiatives • Compliance audits are conducted
Financial Risk	The risk of not being able to achieve financial self-sustainability with the current business model	<ul style="list-style-type: none"> • Develop budget and long-term financial projection with the aim of achieving financial self-sustainability • Use a rolling forecast to monitor the financial result and manage any potential financial exposure • Undertake an annual rental review and align the headline rate with market conditions • Implement stringent control on expenditure • Assess regularly the minimum cash requirement level for the Corporation to operate without disruption under adverse economic condition

**REPORT OF
THE DIRECTORS AND
FINANCIAL STATEMENTS**

DIRECTORS' REPORT

The directors present their report together with the audited financial statements for the year ended 31 March 2025.

PRINCIPAL ACTIVITIES

The principal activities of Hong Kong Science and Technology Parks Corporation (the "Corporation") are 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; and 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 in such premises. Details of the principal activities of the Corporation's principal subsidiaries are set out in note 32 to the financial statements.

RESULTS

The results of the Corporation and its subsidiaries (the "Group") for the year ended 31 March 2025 and the financial position of the Group as at that date are set out in the financial statements on pages 49 to 90.

Property, plant and equipment

Details of movements in the property, plant and equipment of the Group during the year are set out in note 11 to the financial statements.

Construction in progress

Details of movements in the construction in progress of the Group during the year are set out in note 12 to the financial statements.

InnoParks

Details of movements in the InnoParks of the Group during the year are set out in note 13 to the financial statements.

SHARE CAPITAL

Details of the share capital of the Corporation are set out in note 26 to the financial statements.

DIRECTORS

All directors were appointed and re-appointed in accordance with sections 1(1), 1(2) and 1(3) of Schedule 2 to the Hong Kong Science and Technology Parks Corporation Ordinance (the "Ordinance").

DIRECTORS' REPORT

DIRECTORS (CONTINUED)

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

Name	First appointed in July for a term of 2 years	Re-appointed in July for a term of 2 years	Further re-appointed in July for a term of 2 years	Further re-appointed in July for a term of 2 years
Chairperson				
Dr. Sunny CHAI Ngai Chiu, SBS, JP*	2018*	2020	2022	2024
Government Member#				
Permanent Secretary for Innovation, Technology and Industry <i>(with Commissioner for Innovation and Technology, Deputy Commissioner for Innovation and Technology or Assistant Commissioner for Innovation and Technology as alternate member)</i>				
<i>Incumbent:</i>				
Mr. Eddie MAK Tak Wai, JP	–	–	–	
Members				
Mr. Conrad CHAN Che Chung	2022	2024		
Mr. Eugene CHAN Yu Ching	2023	2025		
Ms. Jennifer CHAN Pui Kwan	2023	2025		
Ms. Dilys CHAU Suet Fung, JP	2024			
The Honourable Duncan CHIU	2025			
Ir HON Chi Keung, GBS, JP	2023	2025		
Ms Susanna HUI Hon Hing, MH	2024			
Mr. Timothy LEUNG Chi Pong	2024			
Prof. Stephanie MA Kwai Yee	2020	2022	2024	
Ms. Angel NG Yin Yee <i>(Retired on 30 June 2025)</i>	2019	2021	2023	
Mr. Daryl NG Win Kong, SBS, JP	2020	2022	2024	
The Honourable Elizabeth QUAT, SBS, JP	2021	2023	2025	
Dr. Samson TAM Wai Ho, JP	2022	2024		
Ms. Phoebe TSE Siu Ling	2022	2024		
The Honourable Eunice YUNG Hoi Yan, JP	2024			
Dr. Philip ZHAI Pu	2023	2025		

Remarks:

* Prior to commencement of chairpersonship in July 2018, Dr. Sunny Chai was appointed as a director for the period from 1 July 2014 to 30 June 2018.

The Government Member was appointed by the Financial Secretary of the Government of the Hong Kong Special Administrative Region on an ex-officio basis in accordance with sections 1(1)(b) and (2) of Schedule 2 of the Ordinance.

DIRECTORS' REPORT

DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES

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

DIRECTORS' INTERESTS IN CONTRACTS

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

AUDITORS

The re-appointment of BDO Limited as auditors of the Corporation for a term of 2 years was approved by the Board of Directors on 22 March 2023. The consolidated financial statements for the year ended 31 March 2025 have been audited by BDO Limited.

On behalf of the board

Dr. Sunny CHAI Ngai Chiu, SBS, JP
Chairman

Hong Kong, 26th September 2025

INDEPENDENT AUDITOR'S REPORT



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OPINION

We have audited the consolidated financial statements of Hong Kong Science and Technology Parks Corporation (the "Corporation") and its subsidiaries (together the "Group") set out on pages 49 to 90, which comprise the consolidated statement of financial position as at 31 March 2025, the consolidated income statement and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 March 2025 and of its consolidated financial performance and its consolidated 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").

BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSAs") issued by the HKICPA. Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Consolidated Financial Statements" section of our report. We are independent of the Group in accordance with the HKICPA's Code of Ethics for Professional Accountants (the "Code") and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Assessing recoverability of the carrying value of property, plant and equipment, construction in progress and InnoParks attributable to each relevant cash generating unit in Science Park segment ("SPCGU") and InnoParks segment ("IPCGU")

Refer to accounting policy 2.4(d), 2.4(e), 2.4(f), 2.4(h)(ii) and notes 11, 12 and 13 to the consolidated financial statements

As at 31 March 2025, the Group held property, plant and equipment, construction in progress and InnoParks attributable to SPCGU and IPCGU with carrying amounts totalling HK\$16,574 million, HK\$3,938 million and HK\$555 million respectively, which represented 60% of the Group's total assets at that date.

The SPCGU and IPCGU of the Group sustained a deficit for the year ended 31 March 2025, which management considered to be an indication that the carrying value of property, plant and equipment, construction in progress and InnoParks attributable to those segments may be impaired. Consequently, the recoverable amounts of property, plant and equipment, construction in progress and InnoParks attributable to SPCGU and IPCGU were estimated by management and compared with their carrying amounts.

The recoverable amounts of property, plant and equipment and construction in progress and InnoParks were assessed by management based on the value in use which is the net present value of the forecast cash flows. The assessment of the recoverable amounts is inherently subjective as it involves the exercise of significant management judgement and estimation, particularly in determining future occupancy rates, rental growth rates and the discount rate applied.

We identified the assessment of the recoverability of the carrying value of property, plant and equipment, construction in progress and InnoParks as a key audit matter because management's assessment of the recoverable amounts involved significant judgement and estimation which could be subject to management bias.

INDEPENDENT AUDITOR'S REPORT

KEY AUDIT MATTERS (CONTINUED)

Assessing recoverability of the carrying value of property, plant and equipment, construction in progress and InnoParks attributable to each relevant cash generating unit in Science Park segment ("SPCGU") and InnoParks segment ("IPCGU") (Continued)

Our response:

Our procedures in relation to assessing the recoverability of the carrying value of property, plant and equipment, construction in progress and InnoParks included:

- evaluating the methodology adopted by management in the discounted cash flow forecast, the identification of cash generating units and the allocation of assets to the relevant cash generating units with reference to the guidance in the prevailing accounting standards;
- evaluating the key estimates and assumptions adopted in the discounted cash flow forecast, including future occupancy rates, rental growth rates and the discount rate applied, by comparing these against historical results and publicly available market information;
- comparing the actual operating results for the current year with management's forecast operating results in its recoverability assessment made in the previous year in order to assess the historical accuracy of management's forecasting process, discussing with management significant variances identified and considering the impact of these variances on the discounted cash flow forecast for the current year; and
- performing sensitivity analyses by making adjustments to the future occupancy rates and rental growth rates to assess the impact on the conclusions reached by management in its recoverability assessment and considering the risk of possible management bias in the recoverability assessment exercise.

OTHER INFORMATION IN THE ANNUAL REPORT

The directors are responsible for the other information. The other information comprises the information included in the Corporation's annual report but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated 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 consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated 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.

DIRECTORS' RESPONSIBILITIES FOR THE CONSOLIDATED FINANCIAL STATEMENTS

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

In preparing the consolidated financial statements, the directors are responsible for assessing the Group'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 Group or to cease operations, or have no realistic alternative but to do so.

The directors are also responsible for overseeing the Group's financial reporting process. The Audit Committee assists the directors in discharging their responsibility in this regard.

INDEPENDENT AUDITOR'S REPORT

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the consolidated 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. This report is made solely to you, as a body, in accordance with the terms of engagement 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 HKSA's 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 consolidated financial statements.

As part of an audit in accordance with HKSA's, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the consolidated 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 Group'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 Group'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 consolidated 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 Group to cease to continue as a going concern.
- evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

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.

We also provide the Audit Committee with a statement that we have complied with relevant ethical requirements regarding independence and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence and, where applicable, actions taken to eliminate threats or safeguards applied.

INDEPENDENT AUDITOR'S REPORT

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

From the matters communicated with the Audit Committee, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

BDO Limited

Certified Public Accountants

Lam Pik Wah

Practising Certificate Number P05325

Hong Kong, 26th September 2025

CONSOLIDATED INCOME STATEMENT AND OTHER COMPREHENSIVE INCOME

For the year ended 31 March 2025
(Expressed in Hong Kong dollars)

	Notes	2025 HK\$'000	2024 HK\$'000
Income			
Gross rental income	5(a)	1,207,214	1,144,580
Income from InnoParks	5(b)	172,474	973,398
Property management fee, air-conditioning and support facility income		364,972	341,141
Increase in fair value of financial assets at fair value through profit or loss		58,736	122,725
Income from technology support centres and communal facilities		37,265	12,331
Miscellaneous income		22,387	11,446
		1,863,048	2,605,621
Expenditure			
Operating and administrative expenses		(855,803)	(753,894)
Expenses for property management, technology support centres and communal facilities	6(a)	(657,815)	(637,661)
Incubation and tenant support expenses		(415,181)	(296,009)
Marketing and promotion expenses		(96,535)	(110,284)
		(2,025,334)	(1,797,848)
Operating (deficit)/surplus before interest and depreciation		(162,286)	807,773
Interest income	5(c)	439,361	364,399
Interest expenses	6(b)	(1,189)	(909)
Surplus before depreciation		275,886	1,171,263
Depreciation	11	(1,304,935)	(1,159,272)
Deferred income		56,167	56,168
(Deficit)/surplus before taxation		(972,882)	68,159
Taxation	10	836	144
(Deficit)/surplus for the year	7	(972,046)	68,303
Other comprehensive income for the year			
<i>Item that will not be reclassified to profit or loss:</i>			
Equity investments at fair value through other comprehensive income: change in fair value recognised during the year		24,973	(46,212)
(Deficit)/surplus and total comprehensive income for the year		(947,073)	22,091

The notes on pages 55 to 90 form part of these financial statements.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 31 March 2025
(Expressed in Hong Kong dollars)

	Notes	2025 HK\$'000	2024 HK\$'000
Non-current assets			
Property, plant and equipment	11	16,703,137	16,715,485
Construction in progress	12	7,114,130	4,731,300
InnoParks	13	554,820	595,771
Other financial assets	14, 30(e)	397,717	339,006
Financial assets at fair value through profit or loss	30(e)	402,076	343,547
Deferred tax assets	15	980	144
Total non-current assets		25,172,860	22,725,253
Current assets			
Accounts receivable, prepayments, deposits and other receivables	16	288,549	308,992
Finance lease receivable	17	73,244	54,790
Bank deposits with original maturities of more than three months	18	2,934,947	2,984,660
Cash and cash equivalents	19(a)	6,698,370	7,070,474
Total current assets		9,995,110	10,418,916
Current liabilities			
Accrued charges and other payables	20	1,674,346	1,460,028
Deposits and rental received in advance	21	602,995	577,605
Lease liabilities	25	36,267	36,586
Government loans	22	1,595,724	1,555,000
Medium term notes	23	–	851,985
Total current liabilities		3,909,332	4,481,204
Net current assets		6,085,778	5,937,712

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

At 31 March 2025
(Expressed in Hong Kong dollars)

	Notes	2025 HK\$'000	2024 HK\$'000
Total assets less current liabilities		31,258,638	28,662,965
Non-current liabilities			
Deferred income	24	1,481,466	1,546,360
Government loans	22	513,155	545,152
Lease liabilities	25	10,198	38,561
Total non-current liabilities		2,004,819	2,130,073
NET ASSETS		29,253,819	26,532,892
EQUITY			
Issued capital	26	30,617,398	26,949,398
Reserves		(1,363,579)	(416,506)
TOTAL EQUITY		29,253,819	26,532,892

Approved and authorised for issue by the board of directors on 26th September 2025.

Dr. Sunny CHAI Ngai Chiu, SBS, JP
Chairperson

Hon Eunice YUNG Hoi Yan, JP
Director

The notes on pages 55 to 90 form part of these financial statements.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 March 2025
(Expressed in Hong Kong dollars)

	Issued capital	Accumulated deficit	Fair value reserve (non-recycling)	Total equity
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
At 1 April 2023	26,949,398	(464,456)	25,859	26,510,801
Changes in equity for 2024:				
Surplus for the year	–	68,303	–	68,303
Other comprehensive income				
Changes in fair value recognised during the year	–	–	(46,212)	(46,212)
Total comprehensive income for the year	–	68,303	(46,212)	22,091
Transfer within equity upon disposal of other financial assets	–	(2,544)	2,544	–
At 31 March 2024 and 1 April 2024	26,949,398	(398,697)	(17,809)	26,532,892
Changes in equity for 2025:				
Issuance of shares (note 26)	3,668,000	–	–	3,668,000
Deficit for the year	–	(972,046)	–	(972,046)
Other comprehensive income				
Changes in fair value recognised during the year	–	–	24,973	24,973
Total comprehensive income for the year	–	(972,046)	24,973	(947,073)
Transfer within equity upon disposal of other financial assets	–	(26,835)	26,835	–
At 31 March 2025	30,617,398	(1,397,578)	33,999	29,253,819

The notes on pages 55 to 90 form part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 March 2025
(Expressed in Hong Kong dollars)

	Notes	2025 HK\$'000	2024 HK\$'000
Cash flows from operating activities			
(Deficit)/Surplus before taxation		(972,882)	68,159
Adjustments for:			
Depreciation	11	1,304,935	1,159,272
Interest expenses	6(b)	1,189	909
Net income on land in InnoParks leased	5(b)	(162,249)	(954,536)
Interest income	5(c)	(439,361)	(364,399)
Increase in fair value of financial assets at fair value through profit or loss		(58,736)	(122,725)
Other deferred income recognised		(56,167)	(56,168)
Impairment loss of account receivable	7	(46,680)	(8,255)
Gain on disposal of items of property, plant and equipment	7	(131)	(75)
		(430,082)	(277,818)
<i>Changes in operating assets and liabilities:</i>			
Decrease in accounts receivable, prepayments, deposits and other receivables		67,123	23,334
Decrease in finance lease receivables		5,525	–
Decrease in accrued charges and other payables		(95,917)	(117,259)
Increase in deposits and rental received in advance		25,390	23,685
Net cash used in operating activities		(427,961)	(348,058)
Cash flows from investing activities			
Withdrawal of bank deposits with original maturities of more than three months when acquired		9,109,205	8,975,652
Placement of bank deposits with original maturities of more than three months when acquired		(9,032,000)	(3,144,660)
Gross proceed from land in InnoParks leased		179,221	919,210
Interest received		411,869	420,713
Proceed from disposal of other financial assets		24,655	1,126
Proceed from disposal of items of property, plant and equipment		2,469	80
Proceed from disposal of financial assets at fair value through profit or loss		207	7,520
Payment for construction in progress		(3,048,681)	(1,687,580)
Payment for repossessed lands in InnoParks		–	(44,722)
Payment for purchase of items of property, plant and equipment		(298,100)	(618,077)
Payment for purchase of other financial assets		(58,306)	(32,153)
Net cash (used in)/generated from investing activities		(2,709,461)	4,797,109

CONSOLIDATED STATEMENT OF CASH FLOWS (CONTINUED)

For the year ended 31 March 2025
(Expressed in Hong Kong dollars)

	Notes	2025 HK\$'000	2024 HK\$'000
Cash flows from financing activities			
Proceeds from government loans	19(b)	–	1,555,000
Interest paid	19(b)	(13,813)	(27,211)
Capital element of lease rentals paid	19(b)	(35,695)	(16,213)
Interest element of lease rentals paid	19(b)	(1,189)	(909)
Repayment of medium term notes	19(b)	(851,985)	–
Proceeds from issuance of new shares	26	3,668,000	–
Net cash generated from financing activities		2,765,318	1,510,667
Net (decrease)/increase in cash and cash equivalents		(372,104)	5,959,718
Cash and cash equivalents at the beginning of the year		7,070,474	1,110,756
Cash and cash equivalents at the end of the year	19(a)	6,698,370	7,070,474

The notes on pages 55 to 90 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

1. GENERAL INFORMATION

The Hong Kong Science and Technology Parks Corporation (the "Corporation") was incorporated under the Hong Kong Science and Technology Parks Corporation Ordinance (the "Ordinance"). The Corporation was incorporated on 7 May 2001 by vesting of all rights, obligations, assets and liabilities of Provisional Hong Kong Science Park Company Limited, Hong Kong Industrial Estates Corporation and Hong Kong Industrial Technology Centre Corporation. The address of the principal place of business of the Corporation is 5/F, Building 5E, 5 Science Park East Avenue, Hong Kong Science Park, Pak Shek Kok, New Territories, Hong Kong.

The purposes of the Corporation and its subsidiaries (the "Group") are 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; and 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 in such premises.

The entire issued capital of the Corporation was registered under The Financial Secretary Incorporated, a corporation solely established under the Financial Secretary Incorporation Ordinance (Chapter 1015 of the Laws of Hong Kong) which is wholly owned by the Government of the Hong Kong Special Administrative Region (the "Government").

2.1. STATEMENT OF COMPLIANCE

These financial statements have been prepared in accordance with HKFRS Accounting Standards, which collective term includes all applicable individual Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards ("HKASs") and Interpretations issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and accounting principles generally accepted in Hong Kong. Significant accounting policies adopted by the Group are disclosed below.

The HKICPA has issued certain new and amendments to HKFRS Accounting Standards that are first effective or available for early adoption for the current accounting period of the Group and the Corporation. Note 2.3 provides information on any changes in accounting policies resulting from initial application of these developments to the extent that they are relevant to the Group for the current and prior accounting periods reflected in these financial statements.

2.2. BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS

The consolidated financial statements for the year ended 31 March 2025 comprise the Corporation and its subsidiaries.

The measurement basis used in the preparation of the financial statements is the historical cost basis except that the following assets are stated at their fair value as explained in the accounting policies set out below:

- Other financial assets (see note 2.4(c)); and
- financial assets at fair value through profit or loss (see note 2.4(q)).

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 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.

Judgements made by management in the application of HKFRS Accounting Standards that have significant effect on the financial statements and major sources of estimation uncertainty are discussed in note 3.

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

2.3. ADOPTION OF NEW OR AMENDMENTS TO HKFRS ACCOUNTING STANDARDS – EFFECTIVE 1 APRIL 2024

The Group has adopted the following new or amendments to HKFRS Accounting Standards as issued by the HKICPA that are effective for annual periods beginning on or after 1 April 2024.

Amendments to HKAS 1	Classification of Liabilities as Current or Non-current
Amendments to HKAS 1	Non-current Liabilities with Covenants
Amendments to HKFRS 16	Lease Liability in a Sale and Leaseback
Amendments to HKAS 7 and HKFRS 7	Supplier Finance Arrangements

Other than the Amendments to HKAS 1, the amended HKFRS Accounting Standards that are effective from 1 April 2024 did not have any impact on the Group's accounting policies.

Amendments to HKAS 1, Classification of Liabilities as Current or Non-current

The amendments clarify the requirements on classifying liabilities as current or non-current. The 2020 Amendments provide clarification that if an entity's right to defer settlement of a liability is subject to compliance with future covenants, the entity has a right to defer settlement of the liability even if it does not comply with those covenants at the end of the reporting period. Classification of a liability is unaffected by the likelihood that the entity will exercise its right to defer settlement of the liability. The 2020 Amendments also clarify the situations that are considered as a settlement of a liability.

Amendments to HKAS 1, Non-current Liabilities with Covenants

The amendments clarify how to treat liabilities that are subject to covenants to be complied with, at a date subsequent to the reporting period. The 2022 Amendments improve the information an entity provides when its right to defer settlement of a liability for at least twelve months is subject to compliance with covenants. The 2022 Amendments clarify that only covenants with which an entity must comply on or before the reporting date will affect a liability's classification as current or non-current.

2.4. ACCOUNTING POLICIES

(a) Segment reporting

Operating segments, and the amounts of each segment item reported in the financial statements, are identified from the financial information provided regularly to the Group's most senior executive management for the purposes of allocating resources to, and assessing the performance of, the Group's various lines of business and geographical locations.

Individually material operating segments are not aggregated for financial reporting purposes unless the segments have similar economic characteristics and are similar in respect of the nature of products and services, the nature of production processes, the type or class of customers, the methods used to distribute the products or provide the services, and the nature of the regulatory environment. Operating segments which are not individually material may be aggregated if they share a majority of these criteria.

No geographical segment information has been prepared as the Group's operations are primarily located within Hong Kong for the years presented.

(b) Subsidiaries

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. When assessing whether the Group has power, only substantive rights (held by the Group and other parties) are considered.

An investment in a subsidiary is consolidated into the consolidated financial statements from the date that control commences until the date that control ceases. Intra-group balances, transactions and cash flows and any unrealised profits arising from intra-group transactions are eliminated in full in preparing the consolidated financial statements. Unrealised losses resulting from intra-group transactions are eliminated in the same way as unrealised gains but only to the extent that there is no evidence of impairment.

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

2.4. ACCOUNTING POLICIES (CONTINUED)

(c) Other financial assets

Investments in equity securities are recognised/derecognised on the date the Group commits to purchase/sell the investment. The investments are initially stated at fair value plus directly attributable transaction costs, except for those investments measured at fair value through profit or loss ("FVPL") for which transaction costs are recognised directly in income statement. For an explanation of how the Group determines fair value of financial instruments, see note 30(e).

An investment in equity securities is classified as FVPL unless the equity investment is not held for trading purposes and on initial recognition of the investment the Group makes an irrevocable election to designate the investment at fair value through other comprehensive income ("FVOCI") (non-recycling) such that subsequent changes in fair value are recognised in other comprehensive income. Such elections are made on an instrument-by-instrument basis, but may only be made if the investment meets the definition of equity from the issuer's perspective. Where such an election is made, the amount accumulated in other comprehensive income remains in the fair value reserve (non-recycling) until the investment is disposed of. At the time of disposal, the amount accumulated in the fair value reserve (non-recycling) is transferred to accumulated surplus or deficit. It is not recycled through income statement.

(d) Property, plant and equipment and depreciation

Property, plant and equipment, other than construction in progress, are stated at cost less accumulated depreciation and impairment losses (see note 2.4(h)(ii)).

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:

– Science Park	Over the shorter of unexpired terms of the leases or 2% to 6 $\frac{2}{3}$ % *
– InnoCentre	Over the unexpired terms of the leases
– InnoParks buildings	Over the shorter of unexpired terms of the leases or 2% to 6 $\frac{2}{3}$ % *
– Other properties leased for own use	Over the unexpired terms of the leases
– Estate centre building	Over the unexpired terms of the leases
– Laboratories equipment and facilities	Over the shorter of lease term or 8 $\frac{1}{3}$ % to 33 $\frac{1}{3}$ %
– Leasehold improvements	Over the shorter of lease term or 8 $\frac{1}{3}$ % to 33 $\frac{1}{3}$ %
– Furniture, fittings and equipment	5% to 33 $\frac{1}{3}$ %
– Motor vehicles	25%

* Depreciation rate of 6 $\frac{2}{3}$ % is applied to certain significant electrical and mechanical equipment inside the Science Park and InnoParks buildings. The remaining premises and others are depreciated over the unexpired terms of the leases.

Science Park

The Science Park is developed for the purpose of leasing for rental and providing infrastructure to tenants for innovation and technology development. The Science Park is shown at actual cost which includes all direct costs together with direct and indirect overheads applicable to the construction, less accumulated depreciation and accumulated impairment losses (see note 2.4(h)(ii)).

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

2.4. ACCOUNTING POLICIES (CONTINUED)

(d) Property, plant and equipment and depreciation (Continued)

InnoCentre

The InnoCentre is developed for the purpose of supporting development for financial and green technology by providing infrastructure and facilities and leasing office space for tenants engaged in such activities. The property is shown at actual cost which includes all direct costs together with direct and indirect overheads applicable to the construction, less accumulated depreciation and accumulated impairment losses (see note 2.4(h)(ii)).

InnoParks buildings

InnoParks buildings are developed at the three InnoParks in Tai Po, Tseung Kwan O and Yuen Long for innovation and technology-driven industrial production. They are held to earn rental income and provide ancillary services for tenants in the ordinary course of business. The properties are shown at actual cost which includes all direct costs together with direct and indirect overheads applicable to the construction, less accumulated depreciation and accumulated impairment losses (see note 2.4(h)(ii)).

Estate centre building

The estate centre building is used for administrative purposes. The property is shown at actual cost which includes all direct costs together with direct and indirect overheads applicable to the construction, less accumulated depreciation and accumulated impairment losses (see note 2.4(h)(ii)).

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.

(e) Construction in progress

Construction in progress is being constructed for the purpose of leasing for rental and providing infrastructure to tenants for innovation and technology development. Construction in progress is shown at actual cost which includes all direct costs, borrowing costs capitalised, together with direct and indirect overheads applicable to the construction, less accumulated impairment losses (see note 2.4(h)(ii)).

No depreciation is provided in respect of construction in progress until it is completed and is ready for its intended use. On completion, the amounts are reclassified to appropriate categories of assets within property, plant and equipment.

(f) InnoParks

InnoParks, represent the pieces of land in each of the InnoParks and are shown at actual cost which includes all direct costs together with direct and indirect overheads applicable to the construction, less accumulated impairment losses (see note 2.4(h)(ii)). Included in the cost of each InnoPark is the cost of land and cost to repossess certain premises. The construction cost of the InnoParks buildings and estate centre building has been excluded from the cost of the InnoParks and is shown separately in note 2.4(d) as above described.

(g) Leased assets

At inception of a contract, the Group 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.

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

2.4. ACCOUNTING POLICIES (CONTINUED)

(g) Leased assets (Continued)

Group as a lessee

At the lease commencement date, the Group 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 Group enters into a lease in respect of a low-value asset, the Group 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.

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 income statement 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 2.4(h)(ii)).

In the consolidated statement of financial position, the Group presents right-of-use assets of leased properties within "property, plant and equipment" and right-of-use assets of pieces of land under "InnoParks" and presents all lease liabilities separately.

Group as a lessor

Leases that transfer substantially all the risks and rewards incidental to ownership of an underlying asset to the lessee are accounted for as finance leases.

At the commencement date, the cost of the leased asset is capitalised at the present value of the lease payments and related payments (including the initial direct costs), and presented as a receivable at an amount equal to the net investment in the lease. The finance income on the net investment in the lease is recognised in the consolidated income statement so as to provide a constant periodic rate of return over the lease terms.

(h) Credit losses and impairment of assets

(i) *Credit losses from financial instruments*

The Group recognises a loss allowance for expected credit loss ("ECLs") on the financial assets measured at amortised cost (including cash and bank balances, accounts and other receivables and finance lease receivable).

Financial assets measured at fair value, including financial assets at FVPL and equity securities designated at FVOCI (non-recycling), are not subject to the ECL assessment.

Measurement of 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 Group'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.

For all other financial instruments, the Group 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.

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

2.4. ACCOUNTING POLICIES (CONTINUED)

(h) Credit losses and impairment of assets (Continued)

(i) *Credit losses from financial instruments (Continued)*

Measurement of ECLs (Continued)

ECLs are remeasured at each reporting date with any changes recognised as an impairment gain or loss in income statement.

The Group 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 a trade debtor 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 Group 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.

(ii) *Impairment of other assets*

Internal and external sources of information are reviewed at the end of each reporting period to identify indications that the following assets may be impaired or an impairment loss previously recognised no longer exists or may have decreased:

- property, plant and equipment;
- construction in progress; and
- InnoParks.

If any such indication exists, the asset's recoverable amount is estimated.

- Calculation of recoverable amount

The recoverable amount of an asset 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 time value of money and the risks specific to the asset. Where an asset does not generate cash inflows largely independent of those from other assets, the recoverable amount is determined for the smallest group of assets that generates cash inflows independently (i.e. a cash-generating unit).

- Recognition of impairment losses

An impairment loss is recognised in income statement whenever the carrying amount of an asset, or the cash-generating unit to which it belongs, exceeds its recoverable amount. Impairment losses recognised in respect of cash-generating units are allocated to reduce the carrying amount of the assets in the unit (or group of units) on a pro rata basis, except that the carrying value of an asset will not be reduced below its individual fair value less costs of disposal (if measurable) or value in use (if determinable).

- Reversals of impairment losses

An impairment loss is reversed if there has been a favourable change in the estimates used to determine the recoverable amount.

A reversal of impairment losses is limited to the asset's carrying amount that would have been determined had no impairment loss been recognised in prior years. Reversals of impairment losses are credited to income statement in the year in which the reversals are recognised.

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

2.4. ACCOUNTING POLICIES (CONTINUED)

(i) Accounts receivable

A receivable is recognised when the Group 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. If revenue has been recognised before the Group has an unconditional right to receive consideration, the amount is presented as a contract asset.

Receivables are stated at amortised cost using the effective interest method less allowance for ECLs (see note 2.4(h)(i)).

(j) 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 Group's accounting policy for borrowing costs (see note 2.4(p)).

(k) Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other financial institutions, and short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value, having been within three months of maturity at acquisition. Cash and cash equivalents are assessed for ECLs in accordance with the policy set out in note 2.4(h)(i).

(l) Employee benefits

Salaries, annual bonuses, paid annual leave and the cost of non-monetary benefits are accrued in the year in which the corresponding services are rendered by employees. In instances where payment or settlement is deferred and the impact is deemed material, these amounts are stated at their present values.

The Group maintains a defined contribution Mandatory Provident Fund (MPF) retirement benefit scheme for all employees, in compliance with the Mandatory Provident Fund Schemes Ordinance. Employers' contributions are charged to the income statement as they become payable in accordance with the MPF Scheme rules and regulations. The assets of the MPF Scheme are held by qualified custodians and kept separately from those of the Group.

Mandatory contributions ("MC") are made based on a percentage of the employees' monthly relevant income. MC made by the Group for employees are fully and immediately vested in the employees once they are paid into his/her MPF account. In addition, the Group provides voluntary contribution to the MPF Scheme for eligible group of employees at the following rates:

– Less than 5 years of service	5% of basic salary paid minus MC from Employer
– 5 to less than 10 years of service	10% of basic salary paid minus MC from Employer
– 10 years of service and above	15% of basic salary paid minus MC from Employer

(m) Government grants

Government grants are recognised where there is reasonable assurance that the grant will be received and all attaching conditions will be complied with. When the grant relates to an expense item, it is recognised as income on a systematic basis over the periods that the costs, which it is intended to compensate, are expensed.

Where the grant relates to an asset, the fair value is credited to a deferred income account and is released to income statement over the expected useful life of the relevant asset to match with the depreciation of the relevant asset.

Where the Group receives grants of non-monetary assets, the grants are recorded at the fair value of the non-monetary assets and released to income statement over the expected useful lives of the relevant assets to match with the depreciation of the relevant assets.

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

2.4. ACCOUNTING POLICIES (CONTINUED)

(m) Government grants (Continued)

Where the Group receives government loans granted with no or at a below-market rate of interest, the initial carrying amount of the government loans is determined using the effective interest method. The benefit of the government loans granted with no or at a below-market rate of interest, which is the difference between the initial carrying value of the loans and the proceeds received, is treated as a government grant and released to income statement over the loan period to match with the interest expenses of the relevant loans.

(n) Provisions and contingent liabilities

Provisions are recognised for liabilities of uncertain timing or amount when the Group has a legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Where the time value of money is material, provisions are stated at the present value of the expenditure expected to settle the obligation.

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more uncertain future events are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote.

(o) Revenue and other income

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

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

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

- (i) rental income receivable under operating leases is recognised in income statement in equal instalments over the periods covered by 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 income statement as an integral part of the aggregate net lease payments receivable. Variable lease payments that do not depend on an index or a rate are recognised as income in the accounting period in which they are earned;
- (ii) InnoParks income in relation to the premises or change of uses of the premises of InnoParks leased to the lessees is recognised when the Group make InnoParks available for use to lessees;
- (iii) property management fee, air-conditioning and support facility income is recognised when the services are rendered to the tenants;
- (iv) income from technology support centres and communal facilities including (i) equipment leasing and service fee income which is recognised when the services are rendered to the tenants; (ii) procurement sales income which is recognised when the laboratories materials are delivered to and accepted by the tenants; and (iii) rental income from leasing communal office or laboratory is recognised in equal instalments over the periods covered by lease terms; and
- (v) deferred income arising from assets granted by the Government is recognised over the unexpired terms of the leases of the related assets in accordance with the depreciation policies of the related assets.

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

2.4. ACCOUNTING POLICIES (CONTINUED)

(p) Borrowing costs

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.

(q) Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss are recognised initially at fair value. At the end of each reporting period the fair value is remeasured. The gain or loss on remeasurement to fair value is recognised immediately in income statement.

(r) Related parties

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

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

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

- (i) The entity and the Group 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 Group or an entity related to the Group;
- (vi) The entity is controlled or jointly controlled by a person identified in (a);
- (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 Group or to the Group'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.

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES

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

Impairment of property, plant and equipment, construction in progress and InnoParks

The Group determines whether the property, plant and equipment, construction in progress and InnoParks are impaired, particularly in assessing whether an event has occurred that may affect the asset value, an estimation of the value in use is required. The value in use calculation requires the Group to estimate the future cash flows expected to arise from its use. Where the actual future cash flows are less than expected, material impairment provision may arise. As at 31 March 2025, the net carrying amount of the property, plant and equipment, construction in progress and InnoParks were HK\$16,703,137,000 (2024: HK\$16,715,485,000) (after taking into account the accumulated impairment provision of HK\$105,813,000 (2024: HK\$105,813,000) made in previous year in respect of certain property, plant and equipment), HK\$7,114,130,000 (2024: HK\$4,731,300,000) and HK\$554,820,000 (2024: HK\$595,771,000) respectively.

To assess the value in use of the above-mentioned assets, the recoverable amount of cash generating units can be separated into Science Park segment and InnoParks segment.

The cash generating unit in Science Park segment ("SPCGU") includes the carrying amount of property, plant and equipment of HK\$10,027 million and construction in progress of HK\$1,582 million. The recoverable amount of SPCGU exceeds its net carrying amount after deduction of deferred income including by approximately HK\$2,381 million. Management believes that any reasonable possible change in any of those assumptions would not result in impairment. One of the key assumptions in this value-in-use calculation is the occupancy rate. If the average occupancy rate decreases by approximately 5 percentage points, the carrying amount of SPCGU would equal its recoverable amount. Another key assumption in this value in use calculation is the rental growth rate. If the rental growth rate decreases by approximately 0.9 percentage points, the carrying amount of SPCGU would equal its recoverable amount.

The cash generating unit in InnoParks segment ("IPCGU") includes the carrying amount of property, plant and equipment of HK\$6,547 million, construction in progress of HK\$2,356 million and InnoParks of HK\$555 million. The recoverable amount of IPCGU exceeds its net carrying amount by approximately HK\$4,465 million. Management believes that any reasonable possible change in any of those assumptions would not result in impairment. One of the key assumptions in this value-in-use calculation is the occupancy rate. If the average occupancy rate decreases by approximately 20 percentage points, the carrying amount of IPCGU would equal its recoverable amount. Another key assumption in this value-in-use calculation is the rental growth rate. If the rental growth rate decreases by approximately 3 percentage points, the carrying amount of IPCGU would equal its recoverable amount.

Provision for ECLs on account receivables

The Group uses a provision matrix to calculate ECLs for account receivables. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns with forward looking information.

The provision matrix is initially based on the Group's historical observed default rates. The Group will calibrate the matrix to adjust the historical credit loss experience with forward-looking information. At each reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

The assessment of the correlation among historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and forecast economic conditions. The Group's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future. The information about the ECLs on the Group's account receivables is disclosed in notes 16 and 30(b) to the consolidated financial statements.

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

4. OPERATING SEGMENT INFORMATION

Management monitors the results of the Group's operating segments separately for the purpose of making decisions about resources allocation and performance assessment. Segment performance is evaluated based on reportable segment results. For management purposes, the Group is organised into business units based on its services and has four reportable operating segments as follows:

(a) Science Park

The Science Park segment refers to Hong Kong Science Park in Pak Shek Kok together with a branch in Futian, Shenzhen, and InnoCentre which provides all services in connection with development of Hong Kong into a regional hub for innovation and technology and also covers value added services and comprehensive incubation programmes for technology start-ups to accelerate their growth.

In view of the relatively small scale of operation of InnoCentre and similar economic characteristics to Science Park, starting from this financial year, the operating performance of InnoCentre was disclosed under Science Park segment. The related comparative figures have been represented to conform to the current year's presentation.

(b) InnoParks

The InnoParks segment refers to the three InnoParks in Tai Po, Yuen Long and Tseung Kwan O. With the repositioning from Industrial Estates to InnoParks in 2021, InnoParks aim at driving "innofacturing" with the focuses on new innovation and technology industries and emphasis on innovative product technology, advanced manufacturing processes, high-skill employment, efforts in research and development, supporting local consumptions, environmental and business sustainability, as well as the companies' output and investment in capital expenditure.

(c) Lok Ma Chau Loop

The Lok Ma Chau Loop (the "Loop") segment refers to establishment and development of the Hong Kong-Shenzhen Innovation and Technology Park in the Loop and to provide all services in connection with development of Hong Kong into a regional hub for innovation and technology.

To reconcile the Group's financial results, certain items are not reported under an individual segment but are classified under Government Funded Initiatives. Government Funded Initiatives refer to a range of facilities to foster the research work in healthcare and artificial intelligence and robotics technologies, and support measures and incentives to the Corporation's tenants and incubatees. They are funded by the Government through equity injected to the Corporation. Cost of facilities is accounted for in property, plant and equipment and construction in progress. Support measures and incentives including funding support, rental concession, related facilities' operating expenses and corporate overheads are accounted for in the income statement.

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

4. OPERATING SEGMENT INFORMATION (CONTINUED)

No measure of segment assets and liabilities are reported to or used by the directors, who are the chief operating decision makers. Therefore, no segment assets and liabilities information is disclosed.

	2025			Total HK\$'000
	Science Park HK\$'000	InnoParks HK\$'000	Loop HK\$'000	
Items excluding Government Funded Initiatives				
Income	1,494,179	418,033	–	1,912,212
Expenditure	(1,179,081)	(217,393)	(107,760)	(1,504,234)
Operating surplus/(deficit) before interest and depreciation	315,098	200,640	(107,760)	407,978
Depreciation, net of deferred income	(918,426)	(326,222)	(4,120)	(1,248,768)
Tax credit	836	–	–	836
Reportable segment deficit for the year	(602,492)	(125,582)	(111,880)	(839,954)
Net interest income				438,172
Government Funded Initiatives				
– Rental income concession				(49,164)
– Total expenses				(521,100)
Deficit for the year				(972,046)

Total cost of facilities under Government Funded Initiatives as at 31 March 2025 was approximately HK\$1,839 million (2024: approximately HK\$1,647 million).

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

4. OPERATING SEGMENT INFORMATION (CONTINUED)

	2024 (Re-presented*)			Total HK\$'000
	Science Park HK\$'000	InnoParks HK\$'000	Loop HK\$'000	
Items excluding Government Funded Initiatives				
Income	1,447,780	1,222,313	–	2,670,093
Expenditure	(1,161,636)	(133,331)	(79,993)	(1,374,960)
Operating surplus/(deficit) before interest and depreciation				
	286,144	1,088,982	(79,993)	1,295,133
Depreciation, net of deferred income	(795,368)	(305,234)	(2,502)	(1,103,104)
Tax credit	144	–	–	144
Reportable segment (deficit)/surplus for the year				
	(509,080)	783,748	(82,495)	192,173
Net interest income				363,490
Government Funded Initiatives				
– Rental income concession				(64,472)
– Total expenses				(422,888)
Surplus for the year				68,303

* Following the change of the reportable operating segments in current year, certain comparative figures on the presentation of the operating segment have been represented to conform to the current year's presentation.

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

5. GROSS RENTAL INCOME, INCOME FROM INNOPARKS AND INTEREST INCOME

(a) Gross rental income

The amount represented gross rental income in respect of Science Park, a branch in Futian Shenzhen, InnoCentre and properties situated in InnoParks.

(b) Income from InnoParks

	2025 HK\$'000	2024 HK\$'000
Proceeds from lands and/or premises leased net of any related cost	162,249	954,536
Other income	10,225	18,862
Total	172,474	973,398

(c) Interest income

	2025 HK\$'000	2024 HK\$'000
Interest income on bank deposits	439,361	364,399

6. EXPENSES FOR PROPERTY MANAGEMENT, TECHNOLOGY SUPPORT CENTRES AND COMMUNAL FACILITIES AND INTEREST EXPENSES

(a) Expenses for property management, technology support centres and communal facilities

Amount included expenses for property management of HK\$600,174,000 (2024: HK\$577,551,000) and expenses for technology support centres and communal facilities of HK\$57,641,000 (2024: HK\$60,110,000). Included in expenses for property management were salaries and other benefits of HK\$160,877,000 (2024: HK\$145,720,000) and contribution to defined contribution retirement scheme of HK\$7,061,000 (2024: HK\$6,378,000) that the property management companies paid to their staff.

(b) Interest expenses

	2025 HK\$'000	2024 HK\$'000
Interest expenses on medium term notes	7,619	27,339
Interest expenses on government loans	51,095	13,285
Interest expenses on lease liabilities	1,189	909
	59,903	41,533
Less: interest expenses capitalised into construction in progress (Note)	(58,714)	(40,624)
	1,189	909

Note: The borrowing costs were capitalised at rates of 2.2% to 3.2% (2024: 1.4% to 3.2%) per annum.

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

7. (DEFICIT)/SURPLUS FOR THE YEAR

The Group's (deficit)/surplus for the year is arrived at after charging/(crediting):

	2025 HK\$'000	2024 HK\$'000
Employee benefit expenses (excluding staff costs of property management companies, as set out in note 6(a)):		
– Wages and salaries	518,914	496,223
– Retirement benefit scheme contributions	22,956	21,722
Audit fee payable to auditors	1,723	1,701
Impairment loss of account receivables	46,680	8,255
Gain on disposal of items of property, plant and equipment	(131)	(75)

8. DIRECTORS' EMOLUMENTS

No directors received any fees or emoluments in respect of their services rendered to the Group during the year (2024: Nil).

9. FIVE HIGHEST PAID EMPLOYEES

Details of the remuneration of the five non-directors and highest paid employees, including the remuneration to the Chief Executive Officer ("CEO") of the Corporation, for the year are set out as follows:

	2025 HK\$'000	2024 HK\$'000
Salaries and other benefits	17,047	16,084
Performance related incentive payments	3,961	3,664
Retirement benefit scheme contributions	1,050	884
	22,058	20,632

The remuneration of the CEO for the year was HK\$5,883,000 (salary and other benefits: HK\$4,358,000; performance related incentive payments: HK\$1,089,000; retirement benefit scheme contributions: HK\$436,000) (2024: HK\$5,667,000 (salary and other benefits: HK\$4,360,000; performance related incentive payments: HK\$871,000; retirement benefit scheme contributions: HK\$436,000)).

The number of non-directors and highest paid employees whose remuneration is within the following bands is as follows:

	2025	2024
HK\$3,000,001 to HK\$3,500,000	–	2
HK\$3,500,001 to HK\$4,000,000	3	1
HK\$4,500,001 to HK\$5,000,000	1	1
HK\$5,500,001 to HK\$6,000,000	1	1
	5	5

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

10. TAXATION

	2025	2024
	HK\$'000	HK\$'000
Deferred tax credit (note 15)	836	144

The deferred tax credit represents changes in net deferred tax assets and liabilities arising from the temporary differences associated with lease liabilities and right to use the leased property which are set out in note 15 to the financial statements.

No provision for Hong Kong Profits Tax has been made as the Corporation is exempt from taxation in Hong Kong in accordance with section 25 of the Ordinance and the subsidiaries within the Group did not earn any assessable profits for both 2025 and 2024.

No provision for PRC corporate income tax has been made as the Corporation and its subsidiaries did not generate any assessable profits in the Mainland China for both 2025 and 2024.

The Group has not recognised deferred tax assets in respect of subsidiaries' cumulative unused tax losses of approximately HK\$414,821,000 (2024: HK\$300,683,000) as it is not probable that future taxable profits against which the losses can be utilised will be available. The tax losses do not expire under current tax legislation.

NOTES TO THE FINANCIAL STATEMENTS

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11. PROPERTY, PLANT AND EQUIPMENT

	Properties*									Total
	Science Park	InnoCentre	InnoParks buildings	Other leased properties	Estate centre building	Laboratories equipment and facilities	Leasehold improvements	Furniture, fittings and equipment	Motor vehicles	
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Cost:										
At 1 April 2023	14,567,183	204,970	6,407,179	14,525	938	405,572	1,619,447	310,688	4,046	23,534,548
Additions	-	-	-	87,779	-	29,355	169,882	406,067	382	693,465
Disposals	-	-	-	-	-	(15)	-	(2,985)	(476)	(3,476)
Transfer from construction in progress	83,382	-	218,863	-	-	56,458	145,611	25,107	-	529,421
At 31 March 2024 and 1 April 2024	14,650,565	204,970	6,626,042	102,304	938	491,370	1,934,940	738,877	3,952	24,753,958
Additions	184	-	110,755	7,013	-	39,126	69,355	79,532	-	305,965
Disposals	-	-	-	(296)	(938)	(10,295)	-	(6,383)	(572)	(18,484)
Transfer from construction in progress	140,068	-	638,844	-	-	6,419	193,754	9,875	-	988,960
At 31 March 2025	14,790,817	204,970	7,375,641	109,021	-	526,620	2,198,049	821,901	3,380	26,030,399
Accumulated depreciation and impairment provision:										
At 1 April 2023	4,341,772	102,226	470,924	10,520	554	332,346	1,364,317	256,593	3,420	6,882,672
Charge for the year	419,528	4,670	305,408	24,688	25	27,495	240,327	136,912	219	1,159,272
Written back on disposals	-	-	-	-	-	(15)	-	(2,980)	(476)	(3,471)
At 31 March 2024 and 1 April 2024	4,761,300	106,896	776,332	35,208	579	359,826	1,604,644	390,525	3,163	8,038,473
Charge for the year	426,833	4,670	326,647	37,549	15	38,214	284,630	186,078	299	1,304,935
Written back on disposals	-	-	-	(173)	(594)	(10,295)	-	(4,512)	(572)	(16,146)
At 31 March 2025	5,188,133	111,566	1,102,979	72,584	-	387,745	1,889,274	572,091	2,890	9,327,262
Net book value:										
At 31 March 2025	9,602,684	93,404	6,272,662	36,437	-	138,875	308,775	249,810	490	16,703,137
At 31 March 2024	9,889,265	98,074	5,849,710	67,096	359	131,544	330,296	348,352	789	16,715,485

* These properties are held for rental and own use

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

11. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

Right-of-use assets

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

	2025 HK\$'000	2024 HK\$'000
Ownership interests in leasehold land and properties held for rental and own use with remaining lease term of:		
– within 50 years	15,968,750	15,837,408
Other leased properties with remaining lease term of:		
– within 3 years	36,437	67,096
	16,005,187	15,904,504

The Group has obtained the right to use certain land lots for the development of premises relating to the Group's principal activities. The Group has also obtained the right to use certain properties for supporting the new or advanced technologies in Hong Kong and the Mainland China through tenancy agreements. The leases do not include any variable lease payments.

The analysis of expense items in relation to leases recognised in income statement is as follows:

	2025 HK\$'000	2024 HK\$'000
Depreciation charge of right-of-use assets:		
– Ownership interests in leasehold land and properties	758,165	729,631
– Other leased properties	37,549	24,688
Interest on lease liabilities (note 6(b))	1,189	909

12. CONSTRUCTION IN PROGRESS

	2025 HK\$'000	2024 HK\$'000
Carrying amount at the beginning of the year	4,731,300	3,394,781
Additions	3,313,076	1,825,316
Capitalised interest (note 6(b))	58,714	40,624
Transfer to property, plant and equipment	(988,960)	(529,421)
Carrying amount at the end of the year	7,114,130	4,731,300

As at 31 March 2025, construction in progress, including Micro-Electronics Centre, Batch 1 Development of the Hong Kong-Shenzhen Innovation and Technology Park at the Lok Ma Chau Loop and Science Park Building 18W, are projects for the purpose of leasing and providing tenants with infrastructure to drive innovation and technology development.

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13. INNOPARKS

	2025 HK\$'000	2024 HK\$'000
Carrying amount at the beginning of the year	595,771	570,513
Additions	–	44,722
Cost of land derecognised upon land leased	(40,951)	(19,464)
Carrying amount at the end of the year	554,820	595,771

14. OTHER FINANCIAL ASSETS

	Notes	2025 HK\$'000	2024 HK\$'000
Equity securities designated at FVOCI (non-recycling):			
– Unlisted	(i)	397,717	330,983
– Listed	(ii)	–	8,023
		397,717	339,006

Notes:

- (i) The unlisted equity securities represent investments in start-up companies. Those companies are engaged in various industries mainly including software and application, biotech, healthcare technology, artificial intelligence solution, logistics and computing services. The Group designated the investments in unlisted equity securities at FVOCI (non-recycling) as those investments are held for strategic purposes. No dividends were received on those investments during the year (2024: Nil).
- (ii) In 2024, the listed equity securities represented investments listed in Hong Kong Stock Exchange and Nasdaq. The Group designated the investments in listed equity securities at FVOCI (non-recycling) as those investments were held for strategic purposes. No dividends were received on those investments during the year (2024: Nil).

15. DEFERRED TAX ASSETS/(LIABILITIES)

Deferred taxation is calculated in full on temporary differences arisen from an operating lease related to the branch in Futian, Shenzhen under the balance sheet liability method using the principal tax rate of 25% adopted in the Mainland China.

The principal components of the deferred tax assets/(liabilities) are as follows:

	Lease liabilities HK\$'000	Other leased property HK\$'000	Total HK\$'000
At 1 April 2023	–	–	–
Recognised in income statement (note 10)	8,960	(8,816)	144
At 31 March 2024 and 1 April 2024	8,960	(8,816)	144
Recognised in income statement (note 10)	(3,000)	3,836	836
At 31 March 2025	5,960	(4,980)	980

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(Expressed in Hong Kong dollars unless otherwise indicated)

15. DEFERRED TAX ASSETS/(LIABILITIES) (CONTINUED)

	2025 HK\$'000	2024 HK\$'000
Deferred tax assets	980	144
Deferred tax liabilities	–	–
	980	144

16. ACCOUNTS RECEIVABLE, PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES

	2025 HK\$'000	2024 HK\$'000
Accounts receivable, net of loss allowance	73,276	59,795
Prepayments	20,936	34,327
Deposits and other receivables	194,337	214,870
	288,549	308,992

The Group allows an average credit period of 14 to 30 days to its tenants. Before accepting any new tenant, the Group internally assesses the credit quality of the potential tenant and defines appropriate credit limits. Overdue balances are regularly reviewed by senior management and collections are followed up regularly.

For receivables due from lessees of InnoParks, the Group may reclaim the premises leased to the lessees in default of payments and the directors consider there are no significant credit risks. As at 31 March 2025, the balance of accounts receivable covered by collateral amounted to HK\$392,000 (2024: HK\$1,234,000). Except for receivables from InnoParks' lessees and tenants, the Group does not hold any collateral or other credit enhancements over these balances.

As at 31 March 2025, the loss allowance of accounts receivable was HK\$57,725,000 (2024: HK\$11,045,000). Further details on the Group's credit policy and credit risk arising from account receivables are set out in note 30(b).

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

17. FINANCE LEASE RECEIVABLE

The following table shows the remaining contractual maturities of the Group's finance lease receivable:

	2025		2024	
	Present value of future lease receivables	Total future lease receivables	Present value of future lease receivables	Total future lease receivables
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Within 1 year	7,943	12,587	5,525	9,110
After 1 year but within 2 years	7,943	12,056	5,525	8,739
After 2 years but within 3 years	7,943	11,532	5,525	8,359
After 3 years but within 4 years	7,943	10,987	5,525	7,984
After 4 years but within 5 years	7,943	10,463	5,525	7,595
After 5 years	33,529	38,369	27,165	31,840
	65,301	83,407	49,265	64,517
	73,244	95,994	54,790	73,627
Less: unearned finance lease income		(22,750)		(18,837)
Present value of lease receivable		73,244		54,790

The Group entered into finance lease arrangements as a lessor in respect of premises in InnoPark. The receivable represents the outstanding instalments as at year end. The term of the finance lease is till through year 2047.

18. BANK DEPOSITS WITH ORIGINAL MATURITIES OF MORE THAN THREE MONTHS

As at 31 March 2025 and 2024, all bank deposits had remaining maturities within one year. These bank deposits carried interest at the average interest rate of 3.81% (2024: 4.64%) per annum.

19. CASH AND CASH EQUIVALENTS AND OTHER CASH FLOW INFORMATION

(a) The balance represents cash at banks and on hand

Cash at banks earns interest at floating rates based on daily bank deposit rates. The bank balances are deposited with creditworthy banks with no recent history of default.

As at 31 March 2025, the Group had cash at banks denominated in Renminbi ("RMB") amounting to approximately HK\$7,288,000 (2024: HK\$76,139,000), which were deposits with banks in Mainland China or held in hand. RMB is not a freely convertible currency. Under the Mainland China's Foreign Exchange Control Regulations and Administration of Settlement and Sales and Payment of Foreign Exchange Regulations, the Group is permitted to exchange RMB for foreign currencies through banks that are authorised to conduct foreign exchange business.

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

19. CASH AND CASH EQUIVALENTS AND OTHER CASH FLOW INFORMATION (CONTINUED)

(b) Reconciliation of liabilities arising from financing activities

The table below details changes in the Group's liabilities arising 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 consolidated statement of cash flows as cash flows from financing activities.

	Medium term notes	Government loans	Interest payable	Lease liabilities	Total
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
As at 1 April 2024	851,985	2,100,152	56,926	75,147	3,084,210
Changes from financing cash flows:					
Repayment of medium term notes	(851,985)	–	–	–	(851,985)
Capital element of lease rentals paid	–	–	–	(35,695)	(35,695)
Interest element of lease rentals paid	–	–	–	(1,189)	(1,189)
Interest paid	–	–	(13,813)	–	(13,813)
Total changes from financing cash flows	(851,985)	–	(13,813)	(36,884)	(902,682)
Other changes:					
Amortisation of deferred income	–	8,727	–	–	8,727
New lease contracts	–	–	–	7,013	7,013
Interest expenses (note 6(b))	–	–	–	1,189	1,189
Interest expense capitalised (note 6(b))	–	–	58,714	–	58,714
Total other changes	–	8,727	58,714	8,202	75,643
As at 31 March 2025	–	2,108,879	101,827	46,465	2,257,171

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

19. CASH AND CASH EQUIVALENTS AND OTHER CASH FLOW INFORMATION (CONTINUED)

(b) Reconciliation of liabilities arising from financing activities (Continued)

	Medium term notes	Government loans	Interest payable	Lease liabilities	Total
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
As at 1 April 2023	851,932	536,426	43,566	3,581	1,435,505
Changes from financing cash flows:					
Proceeds from government loans	–	1,555,000	–	–	1,555,000
Capital element of lease rentals paid	–	–	–	(16,213)	(16,213)
Interest element of lease rentals paid	–	–	–	(909)	(909)
Interest paid	–	–	(27,211)	–	(27,211)
Total changes from financing cash flows	–	1,555,000	(27,211)	(17,122)	1,510,667
Other changes:					
Amortisation of deferred income	–	8,726	–	–	8,726
New lease contracts	–	–	–	87,779	87,779
Interest expenses (note 6(b))	–	–	–	909	909
Interest expense capitalised (note 6(b))	53	–	40,571	–	40,624
Total other changes	53	8,726	40,571	88,688	138,038
As at 31 March 2024	851,985	2,100,152	56,926	75,147	3,084,210

(c) Total cash outflow for leases

	2025 HK\$'000	2024 HK\$'000
Within financing cash flows and relating to lease rentals paid	36,884	17,122

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(Expressed in Hong Kong dollars unless otherwise indicated)

20. ACCRUED CHARGES AND OTHER PAYABLES

	2025 HK\$'000	2024 HK\$'000
Accrued charges (note a)	1,598,150	1,368,811
Other payables (note b)	76,196	91,217
	1,674,346	1,460,028

Notes:

- (a) Included in accrued charges is interest payable of HK\$101,827,000 (2024: HK\$56,926,000).
- (b) Other payables are non-interest-bearing and are normally settled on 30-day terms.

21. DEPOSITS AND RENTAL RECEIVED IN ADVANCE

Deposits received from tenants of HK\$106,189,000 (2024: HK\$109,890,000) are expected to be settled after one year. The remaining balances are expected to be settled within one year.

22. GOVERNMENT LOANS

Government loans are repayable as follows:

	2025 HK\$'000	2024 HK\$'000
Current		
Amount due within one year		
Loan from the Government in 2018 (i)	40,724	–
Loan from the Government in 2024(ii)	1,555,000	1,555,000
	1,595,724	1,555,000
Non-current		
Amount due over one year		
Loan from the Government in 2018 (i)	513,155	545,152

The balance can be further analysed as follows:

	2025 HK\$'000	2024 HK\$'000
Balance at effective interest rate	2,108,879	2,100,152
Unamortised deferred income	46,121	54,848
Total outstanding balance with the Government	2,155,000	2,155,000

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(Expressed in Hong Kong dollars unless otherwise indicated)

22. GOVERNMENT LOANS (CONTINUED)

- (i) The loan was drawn from the Government in 2018 for the construction of Hong Kong Science Park Phase 3 and is repayable to the Government by 6 annual instalments starting from July 2025.
- (ii) The loan was drawn from the Government in 2024 for financing the final settlement of the development costs of Advanced Manufacturing Centre and Data Technology Hub. It is repayable to the Government by 15 annual instalments starting from March 2026. However, it is classified under current liabilities as, according to the term set out in the loan agreement between the Government and the Group, the loan will become immediate repayable by serving a written notice from the Government to the Group of not less than 6 months.
- (iii) Both of the above-mentioned loans are unsecured and bearing interest at the "no-gain-no-loss" floating interest rate of the Government which ranged from 1.795% to 2.42% (2024: from 1.40% to 2.42%) per annum during the year.

23. MEDIUM TERM NOTES

	2025	2024
	HK\$'000	HK\$'000
Current		
Amount due within one year	–	851,985

10-year medium term notes ("MTN") of HK\$852,000,000 were issued in July 2014 for the construction of Hong Kong Science Park Phase 3, with direct transaction costs of HK\$467,000.

The 10-year MTN bore interest at the fixed rate of 3.20% per annum and was fully repaid on 11 July 2024. The MTN were guaranteed by the Government.

24. DEFERRED INCOME

The balance mainly represents the value of assets granted by the Government in respect of the set-up of Hong Kong Science Park with the corresponding assets capitalised as property, plant and equipment at the date of grant. Such deferred income is recognised as income in the income statement to offset against the charges of depreciation of the relevant assets granted.

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

25. LEASE LIABILITIES

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

	2025		2024	
	Present value of future lease payments HK\$'000	Total future lease payments HK\$'000	Present value of future lease payments HK\$'000	Total future lease payments HK\$'000
Within 1 year	36,267	36,717	36,586	37,713
After 1 year but within 2 years	10,128	10,204	30,364	30,713
After 2 years but within 5 years	70	71	8,197	8,246
	10,198	10,275	38,561	38,959
	46,465	46,992	75,147	76,672
Less: total future interest expense		(527)		(1,525)
Present value of lease liabilities		46,465		75,147

26. ISSUED CAPITAL

	2025		2024	
	No. of shares ('000)	HK\$'000	No. of shares ('000)	HK\$'000
Authorised, issued and fully paid:				
At the beginning of the year	26,949,398	26,949,398	26,949,398	26,949,398
Issuance of new shares	3,668,000	3,668,000	–	–
At the end of the year	30,617,398	30,617,398	26,949,398	26,949,398

The Corporation was incorporated on 7 May 2001 by vesting all rights, obligations, assets and liabilities of Provisional Hong Kong Science Park Company Limited, Hong Kong Industrial Estates Corporation and Hong Kong Industrial Technology Centre Corporation.

The Corporation's initial capital of HK\$1,836,397,594 represented the net assets of the three entities vested in the Corporation on that day in accordance with section 17 of the Ordinance. Subsequently, over the prior years, additional 20,934,000,000 ordinary shares of HK\$1 each were issued at par to the Government for cash.

On 5 February 2021, Finance Committee of the Legislative Council approved the injection of HK\$18,135,000,000 as equity to the Corporation to support Hong Kong – Shenzhen Innovation and Technology Park Limited ("HSITP"), a subsidiary of the Corporation, to commence its park development in the Loop. The equity injection from the Government is effected in tranches. The first, second and third tranches of equity injection of HK\$1,586,000,000, HK\$2,593,000,000 and HK\$3,668,000,000 were made on 30 June 2022, 10 March 2023 and 5 July 2024 respectively. The authorised share capital was increased by a total of 7,847,000,000 shares which were issued at par value of HK\$1 each accordingly.

At the end of the reporting period, the entire amount of 30,617,397,594 shares of HK\$1 each of the Corporation was registered under The Financial Secretary Incorporated, a corporation solely established under the Financial Secretary Incorporation Ordinance (Chapter 1015 of the Laws of Hong Kong) which is wholly owned by the Government.

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

27. OPERATING LEASE ARRANGEMENTS

As lessor

The Group leases its properties under operating lease arrangement, with leases negotiated for initial terms ranging from one to six years. The terms of the leases generally require tenants to pay security deposits and provide for periodic rent adjustments according to the then prevailing market conditions.

Undiscounted lease payments under non-cancellable operating leases in place at the reporting date will be receivable by the Group in future periods as follows:

	2025	2024
	HK\$'000	HK\$'000
Within one year	1,110,046	1,318,619
After 1 year but within 2 years	647,801	840,234
After 2 years but within 3 years	290,523	409,726
After 3 years but within 4 years	74,346	148,015
After 4 years but within 5 years	49,008	63,476
After 5 years	168,881	187,108
	2,340,605	2,967,178

28. COMMITMENTS

At 31 March 2025, the Group had the following capital commitments at the end of the reporting period:

	2025	2024
	HK\$'000	HK\$'000
Authorised, but not contracted for:		
– construction of the Science Park, the Loop and their ancillary facilities	10,488,781	13,064,611
– development projects in InnoParks	1,176,895	876,442
	11,665,676	13,941,053
Contracted, but not provided for:		
– construction of the Science Park, the Loop and their ancillary facilities	5,519,672	5,892,860
– development projects in InnoParks	1,843,993	1,681,954
	7,363,665	7,574,814

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

29. MATERIAL RELATED PARTY TRANSACTIONS

The Corporation is wholly owned by the Government. Transactions between the Group and Government departments, agencies or Government controlled entities are considered to be related party transactions and identified separately in these financial statements.

- (a) In addition to the balances and transactions disclosed elsewhere in these financial statements, the Group had the following material transactions with related parties during the year:

	Notes	2025 HK\$'000	2024 HK\$'000
With the Government:			
Financial guarantee received on MTN issued	23	–	852,000
Interest expenses on government loans	6(b)	51,095	13,285
With the Government's controlled-entities:			
Rental income	(i)	195,802	185,472
Property management fee and air-conditioning income	(i)	64,798	58,727
Equipment rental and procurement sales income	(i)	9,663	5,240

Note:

- (i) All these income from the Government's controlled entities were determined according to terms similar to those offered to the Group's third party tenants.
- (b) The Government granted loans of HK\$600,000,000 and HK\$1,555,000,000 to the Group to be repaid by annual instalments according to the repayment schedules issued by the Government. The loans bear interest at the Government's 'no-gain-no-loss' interest rate (note 22).
- (c) No directors received any remunerations in respect of their services rendered to the Group during the year (2024: Nil).

Details of the remuneration of the five non-directors and highest paid employees, including the CEO of the Corporation are disclosed in note 9 to the financial statements.

30. FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS

The Group's exposure to interest rate risk, credit risk and liquidity risk arises in the normal course of its operations. These risks are managed based on the Group's financial management policies and practices described below:

(a) Interest rate risk

The cash flow interest rate risk relates primarily to the Group's variable-rate government loans. The Group 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 Group's sensitivity to interest rate risk has been determined based on the exposure to interest rates for the above-mentioned financial instruments at the end of the reporting period. The analysis is prepared assuming the amount of variable-rate government loans during the year was the amount for the whole year.

If interest rate had been 100 basis points higher/lower and all other variables were held constant, the Group's deficit for the year ended 31 March 2025 would increase/decrease by HK\$21,550,000 (2024: surplus for the year would decrease/increase by HK\$21,550,000).

NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Hong Kong dollars unless otherwise indicated)

30. FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS (CONTINUED)

(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 Group. The Group's credit risk is primarily attributable to accounts and other receivables and finance lease receivable. The Group's exposure to credit risk arising from cash and cash equivalents and bank deposits is limited because the counterparties are major financial institutions in Hong Kong and PRC, for which the Group considers to have low credit risk.

In respect of accounts receivable, the Group maintains a defined credit policy, including credit evaluation on tenants and payment of a rental deposit is required. These evaluations focus on the tenant's past history of making payments when due and current ability to pay, and take into account information specific to the tenant as well as pertaining to the economic environment in which the tenant operates.

Strict procedures are in place to manage rent and charge arrears. These include issuing overdue notices and legal demand letters and actively contacting tenants and debtors for follow-up. In cases of non-payment, necessary legal actions are pursued to recover the outstanding amounts and repossess the related properties to minimise financial losses.

The Group measures loss allowances for accounts receivable at an amount equal to lifetime ECLs, which is calculated using a provision matrix. As the Group's historical credit loss experience does not indicate significantly different loss patterns for different customer segments, the loss allowance based on past due status is not further distinguished between the Group's different customer bases.

As at 31 March 2025, in respect of the gross carrying amount of accounts receivables not past due amounted HK\$5,758,000 (2024: HK\$808,000), not more than 3 months past due amounted HK\$23,373,000 (2024: HK\$45,634,000) and more than 3 months past due amounted HK\$101,870,000 (2024: HK\$24,398,000), the Group recognised loss allowance of nil, HK\$5,524,000 and HK\$52,201,000 (2024: nil, HK\$2,768,000 and HK\$8,277,000) respectively associated with the expected loss rate of 0%, 24% and 51% (2024: 0%, 6% and 34%) respectively.

Expected loss rate is based on actual loss experience. This rate is adjusted to reflect differences between economic conditions during the period over which the historical data has been collected, current conditions and the Group's view of economic conditions over the expected lives of the receivables.

NOTES TO THE FINANCIAL STATEMENTS

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30. FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS (CONTINUED)

(b) Credit risk (Continued)

Movement in the loss allowance account in respect of account receivables during the year was as follows:

	2025 HK\$'000	2024 HK\$'000
Balance at 1 April	11,045	2,790
Impairment losses recognised during the year	46,680	8,255
Balance at 31 March	57,725	11,045

In respect of finance lease receivable, there is no significant increase in credit risk since initial recognition, the loss allowance recognised during the year was therefore limited to 12-months expected credit losses. Management considers the probability of default is low, since the counterparty is in good credit quality.

(c) Liquidity risk

Liquidity risk related to the risk that the Group will not be able to meet its obligation associated with its financial liabilities. In managing the liquidity risk, the Group monitors its liquidity requirements to ensure it maintains a level of cash and cash equivalents deemed adequate by management and adequate level of available loan facilities to finance the Group's operations and mitigate the effects of fluctuations in cash flows.

The following table details the Group'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 Group can be required to pay. Specifically, government loans together with interest payable of HK\$1,591,159,000 (2024: HK\$1,578,342,000) with a repayment on demand clause are included in within 4 -12 months time band regardless of the probability of the Government choosing to exercise such right.

	2025					Carrying amount HK\$'000
	On demand or less than 3 months HK\$'000	Within 4 – 12 months HK\$'000	2 – 5 years HK\$'000	Over 5 years HK\$'000	Total undiscounted cash flows HK\$'000	
	Accrued charges and other payables	1,674,346	–	–	–	
Deposits	357,972	37,203	101,398	4,791	501,364	501,364
Government loans	–	1,710,065	594,532	–	2,304,597	2,108,879
Lease liabilities	16,505	20,212	10,275	–	46,992	46,465
	2,048,823	1,767,480	706,205	4,791	4,527,299	4,331,054

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(Expressed in Hong Kong dollars unless otherwise indicated)

30. FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS (CONTINUED)

(c) Liquidity risk (Continued)

	2024					Carrying amount HK\$'000
	On demand or less than 3 months	Within 4 – 12 months	2 – 5 years	Over 5 years	Total undiscounted cash flows	
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	
Accrued charges and other payables	1,460,028	–	–	–	1,460,028	1,460,028
Deposits	348,274	20,529	96,386	13,504	478,693	478,693
Government loans	–	1,578,342	489,272	244,636	2,312,250	2,100,152
Medium term notes	–	865,595	–	–	865,595	851,985
Lease liabilities	10,707	27,006	38,959	–	76,672	75,147
	1,819,009	2,491,472	624,617	258,140	5,193,238	4,966,005

Despite the fact that the Government loan with a repayment on demand clause is included in “within 4 -12 months” time band in the above maturity analysis, taking into account the Group’s financial position, management believes that it is unlikely the Government will exercise its discretionary right to demand earlier payment and such government loan with carrying amount of HK\$1,555,000,000 (2024: HK\$1,555,000,000) will be repayable, together with interest, in accordance with the scheduled repayment dates set forth in the loan agreement as follows:

	On demand or less than 3 months	Within 4 – 12 months	2 – 5 years	Over 5 years	Total undiscounted cash flows	Carrying amount
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
31 March 2025	–	124,324	492,044	1,237,463	1,853,831	1,555,000
31 March 2024	–	–	650,359	1,303,589	1,953,948	1,555,000

(d) Capital management

The primary objectives of the Group’s capital management are to safeguard the Group’s ability to continue as a going concern and to maintain healthy capital ratios in order to support its operations and maximise stakeholders’ value.

The Group manages its capital structure and makes adjustments to it, in light of changes in economic conditions. To maintain or adjust the capital structure, the Group may issue new shares or raising additional debt. No changes were made in the objectives, policies or processes for managing capital during the years ended 31 March 2025 and 2024.

The Group monitors capital by the use of funding from the Government. Accordingly, in the opinion of the directors, the presentation of the quantitative capital management analysis of the Group would provide no additional useful information to the users of the financial statements.

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(Expressed in Hong Kong dollars unless otherwise indicated)

30. FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS (CONTINUED)

(e) Fair value measurement

Financial assets measured at fair value

Fair value hierarchy

The following table presents the fair value of the Group's financial instruments measured at fair value at the end of the reporting period categorised into the three-level fair value hierarchy as defined in HKFRS 13, Fair Value Measurement. The level into which a fair value measurement is classified is determined with reference to the observability and significance of the inputs used in the valuation technique as follows:

- Level 1 valuations: Fair value measured using only Level 1 inputs i.e. unadjusted quoted prices in active markets for identical assets or liabilities at the measurement date.
- Level 2 valuations: Fair value measured using Level 2 inputs i.e. observable inputs which fail to meet Level 1, and not using significant unobservable inputs. Unobservable inputs are inputs for which market data are not available.
- Level 3 valuations: Fair value measured using significant unobservable inputs.

2025				
	Level 1	Level 2	Level 3	Total
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Other financial assets				
– Unlisted	–	194,428	203,289	397,717
Financial assets at FVPL				
– Unlisted	–	153,882	248,194	402,076
	–	348,310	451,483	799,793
2024				
	Level 1	Level 2	Level 3	Total
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Other financial assets				
– Listed	8,023	–	–	8,023
– Unlisted	–	170,189	160,794	330,983
Financial assets at FVPL				
– Unlisted	–	35,038	308,509	343,547
	8,023	205,227	469,303	682,553

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30. FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS (CONTINUED)

(e) Fair value measurement (Continued)

Financial assets measured at fair value (Continued)

Fair value hierarchy (Continued)

Some other financial assets and financial assets at FVPL of HK\$40,224,000 (2024: HK\$161,903,000) and HK\$17,868,000 (2024: HK\$12,763,000) were transferred from Level 2 to Level 3 of the fair value hierarchy respectively at 31 March 2025 because information previously used was no longer available. Another other financial assets and financial assets at FVPL of Nil (2024: HK\$35,441,000) and HK\$95,917,000 (2024: HK\$9,984,000) were transferred from Level 3 to Level 2 of the fair value hierarchy respectively at 31 March 2025 because new information became available.

Valuation techniques

Investments whose values are based on quoted market prices in active markets, and therefore classified within Level 1, include active listed equities.

Financial instruments that trade in markets that are not considered to be active but are valued based on quoted market prices, dealer quotations or alternative pricing sources supported by observable inputs are classified within Level 2. These includes recent financing made by investors. As Level 2 investments include positions that are not traded in active markets and/or are subject to transfer restrictions, valuations may be adjusted to reflect illiquidity and/or non-transferability, which are generally based on available market information.

The Level 3 includes financial instruments of which their values are based on unobservable inputs. These are call options with zero strike price and certain investments through simple agreement for future equity. Their values are calculated by adjusted net asset value approach, adjusted recent financing approach, market comparable companies method, trending method, adopted value in prior year, binomial model or scenario probability weighted method.

31. POSSIBLE IMPACT OF AMENDMENTS, NEW STANDARDS AND INTERPRETATIONS ISSUED BUT NOT YET EFFECTIVE FOR THE YEAR ENDED 31 MARCH 2025

Up to the date of issue of these financial statements, the HKICPA has issued a number of amendments and new standards, which are not yet effective for the year ended 31 March 2025 and which have not been adopted in these financial statements. These include the following which may be relevant to the Group.

Amendments to HKAS 21 and HKFRS 1	Lack of Exchangeability ¹
Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments ²
Amendments to HKFRS 1, HKFRS 7, HKFRS 9, HKFRS 10 and HKAS 7	Annual Improvements to HKFRS Accounting Standards – Volume 11 ²
HKFRS 18	Presentation and Disclosure in Financial Statements ³
HKFRS 19	Subsidiaries without Public Accountability: Disclosures ³
Amendments to Hong Kong Interpretation 5	Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause ³

Notes:

¹ Effective for annual periods beginning on or after 1 January 2025

² Effective for annual periods beginning on or after 1 January 2026

³ Effective for annual periods beginning on or after 1 January 2027

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(Expressed in Hong Kong dollars unless otherwise indicated)

31. POSSIBLE IMPACT OF AMENDMENTS, NEW STANDARDS AND INTERPRETATIONS ISSUED BUT NOT YET EFFECTIVE FOR THE YEAR ENDED 31 MARCH 2025 (CONTINUED)

The Group is in the process of making an assessment of what the impact of these developments is expected to be in the period of initial application. It has concluded that the adoption of the above-mentioned amendments and new standards in the future is not expected to have significant impact on the Group's consolidated financial statements except for the following:

- (i) The directors anticipate that the adoption of HKFRS18 may change the presentation of consolidated income statement and more disclosures would be made.
- (ii) The directors expect that amendments to HKFRS 9 and HKFRS 7 may have potential impact on the classification and measurement of financial instruments that would have on the Group's consolidated financial statements.

32. LIST OF PRINCIPAL SUBSIDIARIES

At 31 March 2025, the particulars of the Corporation's principal subsidiaries are as follows:

Name of subsidiary	Place of incorporation and operations	Particulars of issued and paid up capital	Group's effective interest	Principal activity
DP (Data Platform) Limited	Hong Kong	HK\$10,000	100%	To provide commercial advisory services
HKSTP Strategic Partnerships Limited	Hong Kong	HK\$10,000	100%	Co-incubation
STP Asset Holding Limited	Hong Kong	HK\$10,000	100%	Investment holding
STP Asset (Elite) Holding Limited	Hong Kong	HK\$10,000	100%	Investment holding
STP Corporate Venture Limited	Hong Kong	HK\$10,000	100%	Investment holding
STP Platform Limited	Hong Kong	HK\$10,000	100%	Digital services
Hong Kong – Shenzhen Innovation and Technology Park Limited	Hong Kong	HK\$7,847,010,000 (2024: HK\$4,179,010,000)	100%	To establish and develop an Innovation and Technology Park at the Lok Ma Chau Loop
香港科技园(深圳)有限公司	PRC	HK\$104,257,855	100%	To establish and develop an Innovation and Technology Park in Shenzhen
STP Investment Holding Limited	Hong Kong	HK\$10,000	100%	Investment holding
STP China Holding Limited	Hong Kong	HK\$1,000	100%	Investment holding
CVF THREE Limited	Hong Kong	HK\$1,000	100%	Investment holding
CVF FIVE Limited	Hong Kong	HK\$1,000	100%	Investment holding
CVF SIX Limited	Hong Kong	HK\$1,000	100%	Investment holding
CVF EIGHT Limited	Hong Kong	HK\$1,000	100%	Investment holding
CVF NINE Limited	Hong Kong	HK\$1,000	100%	Investment holding
CVF TEN Limited	Hong Kong	HK\$1,000	100%	Investment holding

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(Expressed in Hong Kong dollars unless otherwise indicated)

32. LIST OF PRINCIPAL SUBSIDIARIES (CONTINUED)

At 31 March 2025, the particulars of the Corporation's principal subsidiaries are as follows: (Continued)

Name of subsidiary	Place of incorporation and operations	Particulars of issued and paid up capital	Group's effective interest	Principal activity
CVF ELEVEN Limited	Hong Kong	HK\$1,000	100%	Investment holding
CVF TWELVE Limited	Hong Kong	HK\$1,000	100%	Investment holding
CVF FOURTEEN Limited	Hong Kong	HK\$1,000	100%	Investment holding
STP Beryllium Limited	Hong Kong	HK\$1,000	100%	Investment holding
STP Boron Limited	Hong Kong	HK\$1,000	100%	Investment holding
STP Carbon Limited	Hong Kong	HK\$1,000	100%	Investment holding
STP Hydrogen Limited	Hong Kong	HK\$1,000	100%	Investment holding
STP Helium Limited	Hong Kong	HK\$1,000	100%	Investment holding
STP Lithium Limited	Hong Kong	HK\$1,000	100%	Investment holding
STP Nitrogen Limited	Hong Kong	HK\$1,000	100%	Investment holding
STP Corporate Venture III Limited	Hong Kong	HK\$1,000	100%	Investment holding
Primus Alfven Limited	Hong Kong	HK\$1,000	100%	Investment holding
Primus Braginskii Limited	Hong Kong	HK\$1,000	100%	Investment holding
Primus Cabibbo Limited	Hong Kong	HK\$1,000	100%	Investment holding
Primus Dalembert Limited	Hong Kong	HK\$1,000	100%	Investment holding
Primus Elsasser Limited	Hong Kong	HK\$1,000	100%	Investment holding
Primus Fraunhofer Limited	Hong Kong	HK\$1,000	100%	Investment holding
Primus Ginzburg Limited	Hong Kong	HK\$1,000	100%	Investment holding
Primus Hadamard Limited	Hong Kong	HK\$1,000	100%	Investment holding
Primus Isometry Limited	Hong Kong	HK\$1,000	100%	Investment holding
Primus Jacobian Limited	Hong Kong	HK\$1,000	100%	Investment holding
Primus Klimontovich Limited	Hong Kong	HK\$1,000	100%	Investment holding
Primus Langevin Limited	Hong Kong	HK\$1,000	100%	Investment holding
Primus Majorana Limited	Hong Kong	HK\$1,000	100%	Investment holding
Primus Noether Limited	Hong Kong	HK\$1,000	100%	Investment holding
Primus Onsager Limited	Hong Kong	HK\$1,000	100%	Investment holding
Primus Polyakov Limited	Hong Kong	HK\$1,000	100%	Investment holding
Primus Quasineutrality Limited	Hong Kong	HK\$1,000	100%	Investment holding
Primus Riesz Limited	Hong Kong	HK\$1,000	100%	Investment holding
Primus Shubnikov Limited	Hong Kong	HK\$1,000	100%	Investment holding
Primus Tonks Limited	Hong Kong	HK\$1,000	100%	Investment holding
Primus Uhlenbeck Limited	Hong Kong	HK\$1,000	100%	Investment holding
HKSTP IEC Limited	Hong Kong	HK\$10,000	100%	Advisory

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32. LIST OF PRINCIPAL SUBSIDIARIES (CONTINUED)

At 31 March 2025, the particulars of the Corporation's principal subsidiaries are as follows: (Continued)

Name of subsidiary	Place of incorporation and operations	Particulars of issued and paid up capital	Group's effective interest	Principal activity
Hong Kong Science and Technology Parks Corporation (Talent Services) Limited	Hong Kong	HK\$10,000	100%	Recruitment Agency
STP Oxygen Limited	Hong Kong	HK\$1,000	100%	Investment holding
STP Fluorine Limited	Hong Kong	HK\$1,000	100%	Investment holding
STP Sodium Limited	Hong Kong	HK\$1,000	100%	Investment holding
STP Magnesium Limited	Hong Kong	HK\$1,000	100%	Investment holding
HKSTP Co Acceleration Holdings Limited	Hong Kong	HK\$1,000	100%	Investment holding
HKSTP Co Acceleration Management Limited	Hong Kong	HK\$3,130,000	100%	Commercial advisory service
HKSTP Foundation Limited	Hong Kong	Nil	100%	Charity

33. NON-ADJUSTING EVENT AFTER THE REPORTING PERIOD

The fourth tranche of equity injection of HK\$2,200,000,000 to support Hong Kong – Shenzhen Innovation and Technology Park Limited, a subsidiary of the Corporation, to continue its park development in the Loop was approved by the Board of Directors on 26 June 2025.

The authorised share capital was increased from HK\$30,617,397,594 to HK\$32,817,397,594 with the issuance of 2,200,000,000 shares at par value of HK\$1 each accordingly.

34. CONTINGENT LIABILITY

On 22 January 2025, the Corporation was named as defendant in monetary claim and misrepresentation filed in the High Court of Hong Kong by an independent third party. The nature of the legal proceedings initiated against the Corporation is claims for compensation. Based on the legal advice and current available evidence, Management believes that the claim will not be successful and there was no financial impact to the Group arising from such claim as at 31 March 2025.