

## Disclosure Statement at 30 June 2025

This disclosure statement is prepared in accordance with the requirements under the Insurance (Valuation and Capital) Rules and the Circular on Public Disclosure Requirements for the First Financial Year Adopting Risk-based Capital Regime issued by the Hong Kong Insurance Authority dated 8 August 2025.

### 1 Company profile

(a) Authorized insurer's name

Sun Hung Kai Properties Insurance Limited
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### 2 Financial position

(a) Balance sheet determined under the Insurance (Valuation and Capital) Rules

(Unit: in HKD thousands)	As at 30 June 2025
	<b>Total</b>
<b>Total assets</b>	3,697,577
Cash and deposits	1,575,073
Debt securities	354,221
Equities (including portfolio investments)	157,825
Derivative financial instruments	1,112
Properties	363,000
Loans and advances	46,073
Reverse repurchase agreement	-
Other financial assets	-
Policyholder's account assets in respect of unit linked products or retirement scheme	-
Reinsurance assets	746,314
Tax assets	-
Other assets	453,959
<b>Total liabilities</b>	2,590,388
Insurance liabilities	2,035,140
Reinsurance liabilities	-
Repurchase agreement	-
Derivative financial instruments	-
Other financial liabilities	-
Tax liabilities	40,082
Other liabilities	515,166
<b>Net assets</b>	1,107,189

### 3 Insurance liabilities

(a) Total insurance liabilities determined under the Insurance (Valuation and Capital) Rules

#### Insurance Liabilities of General Business

(Unit: in HKD thousands)	As at 30 June 2025									
	Direct insurance							Reinsurance		Total general business
	Accident and health	Motor vehicle	Marine, aviation, and transport	Property damage	Employees' compensation	General liability	Pecuniary loss	Proportional	Non-proportional	
<b>Total general insurance liabilities (gross of reinsurance)</b>	11,357	43,620	33	192,348	1,532,142	231,786	11,137	12,717	-	2,035,140
<b>Total general insurance liabilities excluding other general insurance liabilities (gross of reinsurance)</b>	11,357	43,620	33	192,348	1,532,142	209,350	11,137	12,717	-	2,012,703
Outstanding claims liabilities	4,864	38,509	32	144,365	1,039,425	167,398	9,623	12,454	-	1,416,670
Premium liabilities	5,136	5,093	1	47,683	382,716	28,767	1,442	206	-	471,043
Margin over current estimate for outstanding claims liabilities	508	-	-	84	83,175	11,263	52	47	-	95,128
Margin over current estimate for premium liabilities	849	18	-	216	26,826	1,923	20	10	-	29,862
<b>Total general insurance liabilities excluding other general insurance liabilities (net of reinsurance)</b>	9,850	210	1	4,264	1,154,406	103,803	568	595	-	1,273,696

#### 4 Capital adequacy

- (a) Prescribed capital amount at total level and risk capital amount (“RCA”) by sub-risk, determined in accordance with the Insurance (Valuation and Capital) Rules (without applying the transitional arrangement under Part 7 of the Insurance (Valuation and Capital) Rules)

##### Prescribed Capital Amount

(Unit: in HKD thousands)	As at 30 June 2025
<b>Market risk (diversified RCA)</b>	184,380
Interest rate risk RCA	23,206
Credit spread risk RCA	9,871
Equity risk RCA	69,609
Property risk RCA	90,750
Currency risk RCA	58,770
Diversification benefits within market risk	(67,826)
<b>Life Insurance Risk (diversified RCA)</b>	-
Mortality risk RCA	-
Longevity risk RCA	-
Life catastrophe risk RCA	-
Morbidity risk RCA	-
Expense risk RCA	-
Lapse risk RCA	-
Diversification benefits within life insurance risk	-
<b>General Insurance Risks (diversified RCA)</b>	366,130
Reserve and premium risk RCA	288,175
Natural catastrophe risk RCA	26,001
Man-made non-systemic catastrophe risk RCA	162,953
Man-made systemic catastrophe risk RCA	-
Mortgage insurance risk RCA	-
Diversification benefits within general insurance risk	(110,999)
<b>Counterparty default and other risk RCA</b>	82,939
Diversification benefits among risk modules	(152,296)
<b>Operational risk RCA</b>	51,912
Adjustment for loss absorbing capacity cap	-
Adjustment for tax effect	(52,466)
Any other items which the IA may specify to adjust	-
<b>Prescribed capital amount</b>	480,599

- (b) Composition of capital base determined in accordance with the Insurance (Valuation and Capital) Rules

##### Capital Base

(Unit: in HKD thousands)	As at 30 June 2025
Unlimited Tier 1 capital	1,107,189
Limited Tier 1 capital	-
Tier 2 capital	-
Capital base	1,107,189

- (c) Ratio of capital base to prescribed capital amount

	As at 30 June 2025
<b>Ratio of capital base to prescribed capital amount</b>	230%

## 5 Statement of Compliance

- (i) I am satisfied with the completeness, accuracy and consistency of the information disclosed in this disclosure statement in respect of Sun Hung Kai Properties Insurance Limited;
- (ii) I am satisfied that the information in this disclosure statement is prepared in accordance with the Insurance (Valuation and Capital) Rules and the Circular on Public Disclosure Requirements for the First Financial Year Adopting Risk-based Capital Regime issued by the Hong Kong Insurance Authority dated 8 August 2025 (subject to any applicable variation or relaxation);
- (iii) The information disclosed in this disclosure statement can be reconciled with the audited specified annual forms of Sun Hung Kai Properties Insurance Limited's annual returns for the financial year to which this disclosure statement relates, as submitted under rule 4 of the Insurance (Submission of Statements, Reports and Information) Rules; and
- (iv) I am satisfied that Sun Hung Kai Properties Insurance Limited has complied with all capital requirements that apply to it under the Insurance (Valuation and Capital) Rules, during the financial year to which this disclosure statement relates.

Name:	Lau Hong Wai
Position:	CEO
Company Name:	Sun Hung Kai Properties Insurance Limited