

Group announces 2019/20 interim results 集團公布2019/20年度中期業績



Group Chairman & Managing Director Raymond Kwok (centre) and top management respond to questions from analysts

集團主席兼董事總經理郭炳聯(中)連同管理團隊解答分析員提問

The Group reported underlying profit attributable to the Company's shareholders for the six months ended 31 December 2019, excluding the effect of fair-value changes on investment properties, amounted to HK\$13,422 million. Underlying earnings per share were HK\$4.63. The directors have declared an interim dividend payment of HK\$1.25 per share, the same as the corresponding period last year.

Revenue from property sales for the period under review as recorded in the financial statements, including revenue from joint-venture projects, was HK\$16,208 million. Profit generated from property sales was HK\$6,850 million, as compared to HK\$6,694 million for the corresponding period last year. Contracted sales during the period reached an approximate HK\$21,600 million in attributable terms.

Gross rental income, including contributions from joint-venture projects, registered an increase of 3% year-on-year to HK\$12,713 million and net rental income increased by 2% year-on-year to HK\$9,669 million during the period under review. The increase was mainly driven by new rental properties, both in Hong Kong and on the mainland.

However, the operating environment in Hong Kong, in particular retail leasing and hotel operations, has weakened since mid 2019 impacted by local social incidents. In the short term, it will be further hit by the outbreak of a novel coronavirus early this year.

In late 2019, the Group successfully acquired through a government tender a large-scale commercial site on and adjoining the High Speed Rail West Kowloon Terminus with a developable gross floor area of 3.16 million square feet. The site will be developed into an office-cum-retail landmark of international standards. Upon completion, this mega landmark project, together with the neighbouring ICC, will raise West Kowloon's status as a major office and commercial hub while bolstering the Group's leading position in the leasing markets in Hong Kong. During the period under review, the Group also added a joint-venture project in Qianjiang New City CBD in Hangzhou. The project will be developed into an integrated landmark, providing premium offices and retail areas as well as residential and hotel space.

External economic uncertainties, coupled with the latest epidemic outbreak and local social incidents, will pose greater downside risks to the territory's economy, particularly retail leasing and hotel operations. Despite this, as in the past, the Group is dedicated to supporting Hong Kong by developing landmark projects in difficult times. This can be exemplified by the commitment and development of Two IFC during the Asian financial crisis and the ICC project following the tech bubble burst in 2000. With a commitment to the long-term development of Hong Kong and a firm belief that the city will eventually get back on track, the Group will continue to invest in Hong Kong and on the mainland.

集團公布截至2019年12月31日止六個月，在撇除投資物業公平值變動的影響後，可撥歸公司股東基礎溢利為134.22億港元；每股基礎溢利為4.63港元。董事局宣布派發中期股息每股1.25港元，與去年同期相同。

連同合作項目的收益，回顧期內財務報表錄得的物業銷售收益為162.08億港元。來自物業銷售的溢利為68.5億港元，去年同期為66.94億港元。按所佔權益計算，集團在期內錄得的合約銷售額約216億港元。

回顧期內，連同合作項目租金收入計算，總租金收入按年上升3%至127.13億港元，淨租金收入按年上升2%至96.69億港元。租金收入增長主要來自香港及內地的新收租物業。

然而，自2019年中起，本地社會事件導致香港經營環境轉差，特別是在零售租務及酒店業務，而今年初新冠病毒出現亦令短期市況進一步受打擊。

於2019年底，集團透過政府招標成功購入坐落及毗鄰高鐵西九龍總站的大型商業用地，其可發展的總樓面面積達316萬平方呎，將發展為國際級寫字樓兼零售地標。項目落成後，連同毗鄰的環球貿易廣場，將提升西九龍作為主要辦公及商業樞紐的地位，同時亦鞏固集團在香港租務市場的領導地位。回顧期內，集團亦新增了一個位於杭州錢江新城中央商務區的合作發展項目。該項目將發展為一個綜合地標，提供優質寫字樓、商場、住宅和酒店。

雖然外圍經濟仍存有不少隱憂，加上最近疫情持續及本地社會事件，令香港經濟面對更大的下行風險，特別是在零售租務及酒店業務。不過集團會一如過往，在艱難時期透過發展地標項目以支持香港，正如集團在亞洲金融風暴時承諾並發展國際金融中心二期，以及於2000年科技泡沫爆破後發展環球貿易廣場。集團對香港的長遠發展有承擔，並確信香港最終能重回正軌，將繼續在香港和內地投資。

SUNeVision announces 2019/20 interim results

新意網公布2019/20年度中期業績

SUNeVision Holdings Ltd. achieved successful results for the six months ended 31 December 2019, with growth in revenue, EBITDA and underlying profit.

Revenue for the period increased 12% to HK\$818.6 million, driven mainly by revenue growth from the data centre operations. The revenue increase was mainly attributable to new customer contracts as well as revenue growth from existing customers. EBITDA increased to HK\$565.2 million. Excluding the impact on the adoption of HKFRS 16 "Leases", EBITDA increased 16% to HK\$537.3 million. Underlying profit attributable to owners of the company increased to HK\$335.5 million.

During the period, SUNeVision acquired the MEGA Two facility, which will improve operations support flexibility for high-growth customers. The commissioning of major new customers continued at its flagship data centre in Tseung Kwan O,

MEGA Plus, whilst good progress was achieved on the development of the two new sites. TWTL 428, the new site in Tsuen Wan, has its foundation piling work underway. TKOTL 131, the new site adjacent to MEGA Plus in Tseung Kwan O, is in the final stages of design and the preliminary construction works have begun. Both projects will be opened by phases starting in 2022. The two sites will add approximately 1.4 million square feet of gross floor area space to the data centre portfolio upon project completion. In addition, infrastructure facility improvements have been continuing in the existing data centres. The revitalization work at MEGA-i is scheduled for completion before the end of 2020. This upgrade will increase power capacity, by up to 40%, to the whole building.

新意網集團有限公司在截至2019年12月31日止六個月，表現優異，收入、EBITDA及基礎溢利均獲得增長。

期內收入上升12%至8.186億港元，主要受惠於數據中心業務的收入增長，收入增加主

要由新客戶合約和現有客戶的收入增長所帶動。EBITDA上升至5.652億港元，撇除應用香港財務報告準則第16號「租賃」所產生的影響，EBITDA上升16%至5.373億港元。公司股東應佔基礎溢利則上升至3.355億港元。

期內，新意網購入數據中心設施MEGA Two，有助為高增長客戶提供更為靈活的營運支援。將軍澳旗艦數據中心MEGA Plus持續有新客戶進駐，而兩個新用地項目亦進展良好。荃灣TWTL 428項目正進行地基工程；毗鄰MEGA Plus的將軍澳TKOTL 131項目則處於最後設計階段，前期建築工程亦已展開。該兩個項目將於2022年起分階段落成，屆時將為數據中心組合增加約140萬平方呎的樓面面積。此外，新意網亦不斷改進現有數據中心的基礎設施。MEGA-i的優化工程預期可於2020年底前完成，屆時將可提升整座樓宇的電力容量多達40%。

SmarTone announces 2019/20 interim results

數碼通公布2019/20年度中期業績

SmarTone Telecommunications Holdings Limited announced its results for the six months ended 31 December 2019. During the period under review, business environment for mobile continued to be competitive and challenging. However, SmarTone's customer numbers grew 7% to 2.64 million, and churn rate improved further to an industry low of 0.8%.

Under HKFRS 16, SmarTone's service revenue grew 3% to HK\$2,412 million. However, due to lower profitability in the handset business, a substantial decline in inbound roaming due to the significant fall in visitors, and higher depreciation resulting from investments in mobile infrastructure and IT systems in the prior period, SmarTone's net profit was 20% lower at HK\$265 million. EBITDA was 36% higher at HK\$1,274 million, as rental costs were capitalized and depreciated rather than recognized as operating expenses.

SmarTone will focus on the core local business by delivering outstanding network performance and superior customer experience. In the recent 5G spectrum auctions, SmarTone successfully acquired a strong portfolio of spectrums. On a per subscriber basis, the company acquired the most spectrum amongst all operators in the critical 3.5GHz band. SmarTone targets to launch 5G service by mid-2020, offering a richer customer experience and enabling new applications for enterprise and Smart City initiatives. Meanwhile, SmarTone will also maintain vigilant control on investments and costs, with productivity measures to alleviate short-term negative impact and enhance long-term profitability.

數碼通電訊集團有限公司公布截至2019年12月31日止六個月的業績。於回顧期內，流動通訊業務的營商環境仍然充滿競爭和挑戰。然而，數碼通客戶人數上升7%至264萬人，客戶流失率回落至業界低位的0.8%。

根據《香港財務報告準則》第16號，數碼通服務收入上升3%至24.12億港元。然而，由於手機業務盈利能力下降、到港旅客人數大減以致境內漫遊業務顯著下跌，以及於過往期間的流動通訊基礎設施和資訊科技系統投資導致折舊增加，數碼通淨溢利下降20%至2.65億港元。EBITDA上升36%至12.74億港元，是由於租金成本已資本化並進行折舊，而非確認為經營開支。

數碼通將會專注拓展本地核心業務，提供超卓網絡表現及優質客戶體驗。於近期的5G頻譜拍賣中，數碼通成功投得強勁的頻譜組合。按每位用戶計算，數碼通在關鍵的3.5GHz頻段中所投得的頻譜為所有網絡營運商之冠。數碼通計劃在2020年中前推出5G服務，提供更精彩的客戶體驗，並為企業及智慧城市發展提供全新的應用方案。此外，數碼通亦會審慎控制投資及成本，採取一系列提升生產力的措施，以舒緩短期不利影響及提升長遠盈利能力。