



Group Chairman & Managing Director Raymond Kwok (centre) and top management respond to questions from analysts  
集团主席兼董事总经理郭炳联(中)连同管理团队解答分析员提问

## The Group announces 2020/21 annual results

### 集团公布2020/21年度全年业绩

The Group's underlying profit attributable to the company's shareholders for the year ended 30 June 2021, excluding the effect of fair-value changes on investment properties, amounted to HK\$29,873 million. Underlying earnings per share were HK\$10.31. The directors have recommended the payment of a final dividend of HK\$3.70 per share. Together with the interim dividend of HK\$1.25 per share, the dividend for the full year will be HK\$4.95 per share, the same as last year.

During the year under review, profit generated from property sales was HK\$20,994 million. The Group achieved contracted sales of about HK\$29,000 million for the year in attributable terms. During the year, the Group's gross rental income, including contributions from joint-ventures and associates, rose 2% year-on-year to HK\$24,791 million, and net rental income increased by 3% year-on-year to HK\$19,149 million. Rental income growth from the mainland more than offset the negative impact from its Hong Kong rental portfolio.

#### Prospects

The Group will continue to strengthen its core businesses by acquiring land selectively for development both in Hong Kong and major cities on the mainland when opportunities arise. In particular, the Group will speed up the conversions of agricultural land into buildable sites in Hong Kong as always. It will also continue to provide more housing units and help alleviate the housing problem in Hong Kong. The Group

will continue to build large-scale integrated projects in a bid to strengthen its property investment business. Additionally, the Group promotes and adopts the latest technologies in different businesses to enhance the quality of its products, boost operating efficiency and provide a better experience to customers, tenants and residents.

The Group also works hard to fulfil its Environmental, Social and Governance commitments. Its residential projects will be developed into cross-generational communities with a wide range of facilities to meet different age groups' needs for living, work, shopping and recreation. It also makes every effort to integrate the concepts of green building and wellness into its office buildings and retail premises, offering unique work and shopping experience in tune with the new era. The Group aims to achieve Leadership in Energy and Environmental Design (LEED) certification for all its new investment properties. In particular, the Group has targeted to obtain LEED Gold or Platinum ratings for its core commercial projects under development.

集团公布截至2021年6月30日止财年，在剔除投资物业公允价值变动的影响后，可归属公司股东基础利润为298.73亿港元；每股基础利润为10.31港元。董事局议决派发末期股息每股3.7港元，连同中期股息每股1.25港元，全年每股派息4.95港元，与上年度全年派息相同。

回顾年内，来自物业销售的利润为209.94亿港元。按所占权益计算，集团在年内录得合约销售额约290亿港元。连同所占合资公司及合伙企业的租金收入计算，集团年内的总租金收入较去年上升2%至247.91亿港元，净租金收入较去年上升3%至191.49亿港元。年内，由其内地租金收入增加抵销来自香港出租物业组合的影响。

#### 展望

集团将持续加强其核心业务，于适当时机在香港及内地主要城市，选择性购入土地作物业发展，更会一如既往，加快将在香港的农地转换成可供发展用地。集团还会继续提供更多住房，协助宽缓香港的住屋问题。集团将继续兴建多个大型综合项目，以扩大其物业投资业务。另外，集团通过不同层面，应用和推动创新科技，提升产品品质和运营效率，为顾客、商户和住户提供更佳的用户体验。

集团致力履行在环境、社会及企业管治方面的承诺。旗下住宅项目发展将提供多元化的生活设施，满足不同年龄层在居住、工作、购物和康乐方面的需要，打造跨代共融的社区。集团还会积极于写字楼和商场物业注入绿色建筑与健康环境元素，打造新时代工作与购物体验。集团定下目标，力争旗下所有新落成的投资物业均可获取能源与环境设计先锋评级(LEED)认证，尤其是集团在发展中的核心商业项目，均以获得LEED金级或铂金级认证为目标。