



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 announces 2020/21 annual results 集團公布2020/21年度全年業績

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.

集團公布截至2021年6月30日止年度，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298.73億港元；每股基礎溢利為10.31港元。董事局議決派發末期股息每股3.7港元，連同中期股息每股1.25港元，全年每股派息4.95港元，與上年度全年派息相同。

回顧年內，來自物業銷售的溢利為209.94億港元。按所佔權益計算，集團在年內錄得合約銷售額約290億港元。連同所佔合營企業及聯營公司的租金收入計算，集團年內的總租金收入按年上升2%至247.91億港元，淨租金收入按年上升3%至191.49億港元。年內，由其內地租金收入增加抵銷來自香港出租物業組合的影響。

### 展望

集團將持續加強其核心業務，於適當時機在香港及內地主要城市，選擇性購入土地作物業發展，更會一如以往，加快將在香港的農地轉換成可供發展用地。集團亦會繼續提供更多住宅單位，協助紓緩香港的住屋問題。集團將繼續興建多個大型綜合項目，以擴大其物業投資業務。另外，集團透過不同層面，應用和推動創新科技，提升產品質素和營運效率，為顧客、商戶和住戶提供更佳的用户體驗。

集團致力履行在環境、社會及企業管治方面的承諾。旗下住宅項目發展將提供多元化的生活設施，滿足不同年齡層在居住、工作、購物和康樂方面的需要，打造跨代共融的社區。集團亦會積極於寫字樓和商場物業注入綠色建築與健康環境元素，打造新時代工作與購物體驗。集團定下目標，力爭旗下所有新落成的投資物業均可獲取能源與環境設計先鋒評級(LEED)認證，尤其是集團在發展中的核心商業項目，均以獲得LEED金級或鉑金級認證為目標。