

The Group announces 2021/22 interim results

集团公布2021/22年度中期业绩



Group top management including Chairman & Managing Director Raymond Kwok (centre) hosted the results analyst briefing webcast

集团管理层包括集团主席兼董事总经理郭炳联(中)主持网上分析员简报会

The Group reported that underlying profit attributable to the Company's shareholders for the six months ended 31 December 2021, excluding the effect of fair-value changes on investment properties, amounted to HK\$14,818 million, down approximately 15% year-on-year. Underlying earnings per share were HK\$5.11. The directors declared an interim dividend of HK\$1.25 per share, unchanged from the same period last year.

During the period under review, profit from property sales reached HK\$7,658 million, down approximately 38% from the same period last year. The decrease was attributable mainly to lower sales completions of residential projects in Hong Kong and the mainland compared to the same period in 2020. Contracted sales during the period totalled approximately HK\$23,000 million in attributable terms. Gross rental income, including contributions from joint ventures and associates, increased 2% year-on-year to HK\$12,628 million, and net rental income increased 2% year-on-year to HK\$9,728 million during the six-month period under review. The performance was driven mainly by growth in the mainland portfolio.

The Group is actively developing landmark projects in Hong Kong and on the mainland. The basement work in the large-scale development atop the High Speed Rail West Kowloon Terminus is ongoing; the International Commerce Centre project, adjacent to the Guangzhou South Railway Station, started

construction during the period; the Hangzhou's Jianghehui integrated development was named Hangzhou IFC and recorded good progress; and the 220-metre-tall office tower at ITC in Shanghai will be completed in the first half of this year. All these will help boost the Group's long-term recurrent income.

The Group continued to put its residential projects up for sale when ready, but the pandemic and related social-distancing measures caused uncertainty in the government's issuance of pre-sales approval and the timing of the sales launches. While developing its business, the Group has proactively supported the nation's goal of achieving carbon neutrality and continuously enhanced its Environmental, Social and Governance (ESG) performance.

This year marks the 25th anniversary of establishment of the HKSAR and the 50th anniversary of the Group's public listing in Hong Kong. With full confidence in the mainland and Hong Kong's future, the Group firmly believes that Hong Kong will continue to prosper under 'One Country, Two Systems'. 2022 will be challenging owing to the severity of the pandemic and more stringent social-distancing measures in Hong Kong, and macro factors, such as expected quantitative tapering by major central banks. However, the Group will keep its commitment to Hong Kong, and continue to shoulder its corporate social responsibility by upholding Building Homes with Heart. With its

strengths and continuous pursuit of innovation and excellence, the Group is well-positioned to capture the opportunities that will surely arise after the pandemic and continue its journey of success with Hong Kong.

集团公布截至2021年12月31日止六个月，在撇除投资物业公平值变动的影响后，可拨归公司股东基础溢利为148.18亿港元，较去年同期减少约15%；每股基础溢利为5.11港元。董事局宣布派发中期股息每股1.25港元，与去年同期相同。

回顾期内，来自物业销售的溢利为76.58亿港元，较去年同期减少约38%；溢利减少主要是由于香港及内地住宅销售项目交付数量较2020年同期减少所致。按所占权益计算，集团在期内录得的合约销售额约230亿港元。在六个月的回顾期内，总租金收入包括所占合营企业和联营公司的租金收入按年上升2%至126.28亿港元，净租金收入按年上升2%至97.28亿港元，主要由内地出租物业组合增长所推动。

集团正积极发展多个在香港和内地具标志性的项目：高铁西九龙总站上盖的大型项目正进行地库工程；毗邻广州南站的广州环球贸易广场项目已于期内动工；杭州江河汇项目进展顺利，已命名为杭州国际金融中心；而上海ITC一幢楼高220米的办公楼将于今年上半年落成。长远而言，这些项目将为集团的经常性收入带来增长动力。

住宅物业销售方面，集团保持“货如轮转”策略，项目准备就绪后便立即推出市场销售。然而受疫情及社交距离措施影响，项目审批及推出时间存有不确定性。在业务发展的同时，集团积极响应国家实现碳中和的目标，持续提升在环境、社会及企业管治(ESG)方面的表现。

今年为香港回归25周年，亦是集团在香港上市50周年，集团对内地和香港的前景充满信心，坚信在“一国两制”下，香港将继续繁荣安定。近月香港疫情严峻，社交距离措施大幅收紧，加上外围如主要中央银行实施量化缩减等因素，预计2022年仍充满挑战。不过，集团会信守对香港的承诺，继续肩负企业社会责任，秉持“以心建家”的信念，凭借本身的优势及不断创新求进的精神，定可把握疫情过后的机遇，继续与香港跨步前行。