

The Group announces 2021/22 interim results

集團公布2021/22年度中期業績



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

集團管理層包括集團主席兼董事總經理郭炳聯(中)主持網上分析員簡報會

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.

集團公布截至2021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148.18億港元，較去年同期減少約15%；每股基礎溢利為5.11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。

回顧期內，來自物業銷售的溢利為76.58億港元，較去年同期減少約38%；溢利減少主要是由於香港及內地住宅銷售項目交付數量較2020年同期減少所致。按所佔權益計算，集團在期內錄得的合約銷售額約230億港元。在六個月的回顧期內，總租金收入包括所佔合營企業和聯營公司的租金收入按年上升2%至126.28億港元，淨租金收入按年上升2%至97.28億港元，主要由內地出租物業組合增長所推動。

集團正積極發展多個在香港和內地具標誌性的項目：高鐵西九龍總站上蓋的大型項目正進行地庫工程；毗鄰廣州南站的廣州環球貿易廣場項目已於期內動工；杭州江河匯項目進展順利，已命名為杭州國際金融中心；而上海ITC一幢樓高220米的寫字樓將於今年上半年落成。長遠而言，這些項目將為集團的經常性收入帶來增長動力。

住宅物業銷售方面，集團保持「貨如輪轉」策略，項目準備就緒後便立即推出市場銷售。然而受疫情及社交距離措施影響，項目審批及推出時間存有不確定性。在業務發展的同時，集團積極響應國家實現碳中和的目標，持續提升在環境、社會及企業管治(ESG)方面的表現。

今年為香港回歸25周年，亦是集團在香港上市50週年，集團對內地和香港的前景充滿信心，堅信在「一國兩制」下，香港將繼續繁榮安定。近月香港疫情嚴峻，社交距離措施大幅收緊，加上外圍如主要中央銀行實施量化縮減等因素，預計2022年仍充滿挑戰。不過，集團會信守對香港的承諾，繼續肩負企業社會責任，秉持「以心建家」的信念，憑藉本身的優勢及不斷創新求進的精神，定可把握疫情過後的機遇，繼續與香港跨步前行。