

The Group announces 2022/23 interim results

集团公布2022/23年度中期业绩



Group top management including Chairman & Managing Director Raymond Kwok (centre) hosted the in-person results analyst briefing
集团管理层包括集团主席兼董事总经理郭炳联(中)主持实体业绩分析员简报会

The Group reported that underlying profit attributable to the Company's shareholders for the six months ended 31 December 2022, excluding the effect of fair-value changes on investment properties, amounted to HK\$9,465 million, down 36% year on year (YoY). Underlying earnings per share were HK\$3.27. 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\$3,366 million, down 56% YoY. The key reason for the substantial decrease was that all residential projects for sale in Hong Kong scheduled for completion in the current financial year will be completed in the second half. The Group's net rental income during the period, inclusive of contributions from joint ventures and associates, declined 9% YoY to HK\$8,887 million. The main reason for the decline was that performance of the rental portfolio on the mainland was negatively affected by the pandemic and Renminbi depreciation.

Following the full border reopening and normalization of economic activities, the Group will continue to put up new projects for sale when ready. Over the next 10 months, about 2.6 million and 2.0 million square feet of attributable gross floor area are planned to launch for sale in Hong Kong and on the mainland respectively. As at 31 December 2022, the Group's attributable residential land bank under development in Hong Kong exceeded 16 million square feet, which is adequate to meet the Group's development needs for the next five to six years.

The Group continued to expand its property investment portfolio in Hong Kong. The grade-A office buildings at The Millennity at 98 How Ming Street in Kowloon East was recently completed, and started to be handed over to tenants. The Group will also continue to develop integrated landmarks in first-tier and top second-tier cities on the mainland. On sustainability front, while aiming to obtain LEED Gold or Platinum ratings for its major commercial projects under development, the Group has leveraged innovative technologies to improve the sustainability of its existing properties, irrespective of their age, and meet the latest green building standards.

Under 'One Country, Two Systems', with strong support from the motherland and close connection with the world, further supported by our seasoned management team, strong financial position, well-trusted brand and time-tested business strategies, the Group has full confidence in the future and will continue to grasp all development opportunities with good potential and contribute to the long-term prosperity of Hong Kong and the country.

集团公布截至2022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94.65亿港元，较去年同期减少36%。每股基础溢利为3.27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33.66亿港元，较上年减少56%；跌幅显著的主要原因是所有预计在本财政年度完成并用作出售的香港住宅项目均会于本年度下半年落成。回顾期内，连同所占合营企业和联营公司的租金收入，集团净租金收入较上年下跌9%至88.87亿港元，主要是由于内地出租物业组合的表现受疫情影响和人民币贬值所致。

随着各个口岸全面开通和经济活动恢复，集团会继续在新项目就绪后推出市场发售。未来十个月，香港和内地分别约有24万平方米（260万平方呎）和18.6万平方米（200万平方呎）的所占楼面面积推出发售。截至2022年12月31日，按所占楼面面积计算，集团在香港兴建中的住宅土地储备超过148.6万平方米（1,600万平方呎），足够未来五至六年发展所需。

集团持续在香港扩大物业投资组合，近日落成位于九龙东巧明街98号的甲级写字楼The Millennity已陆续交付予租户。集团亦会继续在内地一线和主要二线城市发展多个地标综合项目。在可持续发展方面，集团力争为旗下发展中的主要商业项目取得LEED金级或铂金级认证，现有项目方面，无论物业楼龄，集团均运用创新科技，让物业具备更优质的可持续发展元素，并达至最新的绿色建筑标准。

在“一国两制”下“背靠祖国，联通世界”，集团对发展前景充满信心，凭借经验丰富的管理团队、雄厚的财务实力、具有信誉的品牌和行之有效的业务策略，将会一如以往，把握具有潜力的发展机遇，同时协助香港继续前行，在国际舞台上绽放光芒，为国家保持长期繁荣出一份力。