

The Group announces 2022/23 interim results

集團公布2022/23年度中期業績



Group top management including Chairman & Managing Director Raymond Kwok (centre) hosted the in-person results analyst briefing
集團管理層包括集團主席兼董事總經理郭炳聯(中)主持實體業績分析員簡報會

The Group reported that underlying profit attributable to the Company's shareholders for the six months ended 31 December 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.

集團公布截至2022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94.65億港元，較去年同期減少36%。每股基礎溢利為3.27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33.66億港元，按年減少56%；跌幅顯著的主要原因是所有預計在本財政年度完成並用作出售的香港住宅項目均會於本年度下半年落成。回顧期內，連同所佔合營企業和聯營公司的租金收入，集團淨租金收入按年下跌9%至88.87億港元，主要是由於內地出租物業組合的表現受疫情所影響和人民幣貶值所致。

隨著各個口岸全面開通和經濟活動恢復，集團會繼續在新項目就緒後推出市場發售。在未來十個月，香港和內地分別約有260萬和200萬平方呎的所佔樓面面積推出發售。截至2022年12月31日，按所佔樓面面積計算，集團在香港興建中的住宅土地儲備超過1,600萬平方呎，足夠未來五至六年發展所需。

集團持續在香港擴大物業投資組合，近日落成位於九龍東巧明街98號甲級寫字樓The Millennity已陸續交付予租戶。集團亦會繼續在內地一線和主要二線城市發展多個地標綜合項目。在可持續發展方面，集團力爭為旗下發展中的主要商業項目取得LEED金級或鉑金級別認證，現有項目方面，不論物業樓齡，集團均運用創新科技，讓物業具備更優質的可持續發展元素，並達至最新的綠色建築標準。

在「一國兩制」下「背靠祖國，聯通世界」，集團對發展前景充滿信心，憑藉經驗豐富的管理團隊、雄厚的財務實力、具信譽的品牌和行之有效的業務策略，將會一如以往，把握具潛力的發展機遇，同時協助香港繼續前行，在國際舞台上綻放光芒，並為國家保持長期繁榮出一分力。