

# SHKP announces 2023/24 interim results

## 集团公布2023/24年度中期业绩



Group top management, including Chairman & Managing Director Raymond Kwok (centre), host the results analyst briefing  
集团管理层包括集团主席兼董事总经理郭炳联(中)主持分析员简报会

The Group's underlying profit attributable to the Company's shareholders for the six months ended 31 December 2023, excluding the effect of fair-value changes on investment properties, amounted to HK\$8,906 million, down approximately 5.9% year on year. Underlying earnings per share were HK\$3.07. The directors declared an interim dividend of HK\$0.95 per share, a decrease of 24% from the same period last year.

截至2023年12月31日止六个月，集团在撇除投资物业公允价值变动的影响后，可拨归公司股东基础溢利为89.06亿港元，较去年同期减少约5.9%。每股基础溢利为3.07港元。董事局宣布派发中期股息每股0.95港元，较去年同期减少24%。

For the period under review, the Group's profit generated from property sales reached HK\$2,040 million, as compared to HK\$3,366 million during the corresponding period last year. All Hong Kong projects for sale scheduled for completion in the current financial year are planned to be completed in the second half. Contracted sales during the period totalled an approximate HK\$12,900 million in attributable terms. Driven by the increase in rental income of its portfolio on the mainland and retail portfolio in Hong Kong, the Group's gross rental income during the period, inclusive of contributions from joint ventures and associates, rose 4% year-on-year to HK\$12,454 million, while net rental income increased 5% year-on-year to HK\$9,326 million.

回顾期内，集团来自物业销售的溢利为20.40亿港元，去年同期为33.66亿港元。所有用作销售并拟于本财政年度竣工的香港项目均预计在下半年度落成。按所占权益计算，集团期内录得的合约销售总额约129亿港元。受惠于内地收租物业和香港零售物业的租金收入增加，集团期内的总租金收入，连同所占合营企业及联营公司的租金收入计算，按年上升4%至124.54亿港元，净租金收入按年上升5%至93.26亿港元。

Revenue from property sales (including share of joint ventures) in Hong Kong during the period under review increased by 25% year-on-year to HK\$3,612 million. Rental revenue of property investment in Hong Kong, including share of joint ventures and associates, increased by 2% to HK\$8,941 million. Net rental income increased by 3% to HK\$6,574 million. The increase in revenue was mainly driven by increased contribution from the retail and the serviced apartment segments.

回顾期内，香港物业销售收入(包括所占合营企业)较去年同期增加25%至36.12亿港元。香港物业投资包括所占合营企业和联营公司之租金收入增加2%至89.41亿港元。净租金收入增加3%至65.74亿港元。租金收入增加主要是由于零售物业分部及服务式住宅分部贡献之增加。

Rental revenue of the Mainland portfolio, including share of joint ventures, increased by 12% in Hong Kong dollar terms to HK\$3,139 million. In Renminbi ("RMB") terms, rental revenue increased by 16% to RMB2,896 million, driven mainly by rental growth from the retail portfolio and the absence of rental concession.

内地投资物业组合包括所占合营企业之租金收入以港币计算增加12%至31.39亿港元。以人民币计算，租金收入增加16%至28.96亿元，主要是由于零售物业组合之租金增长及并无提供租金宽减所致。

Amid a challenging macro environment, the Group places strong emphasis on cash flow management. The Group will continue to adhere to its prudent financial discipline, including the implementation of a strict control on capital expenditure and a highly selective approach in land bank replenishment. In addition to growing a robust stream of recurring income derived from its sizeable and quality property investment portfolio and non-property businesses, the Group will capitalize on its premium brand and strong reputation for delivering high-quality properties to achieve fast asset turnovers for its property development business.

集团非常重视现金流管理，以应对大环境的挑战，将继续恪守审慎的理财原则，包括严格控制资本支出，并以高度选择性的策略补充土地储备。集团拥有庞大的优质物业投资组合和多项非地产业务，为集团提供稳健的经常性收入。同时，集团凭藉发展高素质物业建立了优质品牌，信誉昭著。除了会进一步加强经常性收入来源外，集团亦将利用其品牌优势，加快物业发展业务的资产周转。