

SHKP announces 2023/24 interim results

集團公布2023/24年度中期業績



Group top management, including Chairman & Managing Director Raymond Kwok (centre), host the results analyst briefing
集團管理層包括集團主席兼董事總經理郭炳聯(中)主持分析員簡報會

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.

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.

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.

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.

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.

截至2023年12月31日止六個月，集團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89.06億港元，較去年同期減少約5.9%。每股基礎溢利為3.07港元。董事局宣布派發中期股息每股0.95港元，較去年同期減少24%。

回顧期內，集團來自物業銷售的溢利為20.40億港元，去年同期為33.66億港元。所有用作銷售並擬於本財政年度竣工的香港項目均預計在下半年度落成。按所佔權益計算，集團期內錄得的合約銷售總額約129億港元。受惠於內地收租物業和香港零售物業的租金收入增加，集團期內的總租金收入，連同所佔合營企業及聯營公司的租金收入計算，按年上升4%至124.54億港元，淨租金收入按年上升5%至93.26億港元。

回顧期內，香港物業銷售收入（包括所佔合營企業）較去年同期增加25%至36.12億港元。香港物業投資包括所佔合營企業和聯營公司之租金收入增加2%至89.41億港元。淨租金收入增加3%至65.74億港元。租金收入增加主要是由於零售物業分部及服務式住宅分部貢獻之增加。

內地投資物業組合包括所佔合營企業之租金收入以港幣計算增加12%至31.39億港元。以人民幣計算，租金收入增加16%至28.96億元，主要是由於零售物業組合之租金增長及並無提供租金寬減所致。

集團非常重視現金流管理，以應對大環境的挑戰，將繼續恪守審慎的理財原則，包括嚴格控制資本支出，並以高度選擇性的策略補充土地儲備。集團擁有龐大的優質物業投資組合和多项非地產業務，為集團提供穩健的經常性收入。同時，集團憑藉發展高質素物業建立了優質品牌，信譽昭著。除了會進一步加強經常性收入來源外，集團亦將利用其品牌優勢，加快物業發展業務的資產周轉。