

SHKP announces 2023/24 annual results 集團公布 2023/24 年度全年業績



FY2023/24 Annual Results



The Group's top management, including Chairman & Managing Director Raymond Kwok (fourth left), hosts the post-results-announcement analyst briefing. 集團管理層包括集團主席兼董事總經理郭炳聯(左四)主持業績公佈後的分析員簡報會。

The Group's underlying profit attributable to the Company's shareholders for the year ended 30 June 2024, excluding the effect of fair-value changes on investment properties, totalled HK\$21,739 million. Underlying earnings per share were HK\$7.50. The directors recommended a final dividend of HK\$2.80 per share. Together with the interim dividend of HK\$0.95 per share, the dividend for the full year will be HK\$3.75 per share, a decrease of 24% compared to the previous year.

During the year under review, profit generated from property sales totalled HK\$7,850 million and contracted sales reached about HK\$37,500 million in attributable terms. The Group's gross rental income, including contributions from joint ventures and associates,

increased 3% year-on-year to HK\$24,991 million. Net rental income amounted to HK\$19,000 million.

Continuous efforts were made to strengthen the competitive edge of the Group's property investment portfolio, which together with its proactive leasing approach contributed to a satisfactory overall occupancy rate. During the year, the Group's gross rental income in Hong Kong reached HK\$17,942 million, which included a moderate increase in income from the retail portfolio with an average occupancy rate of about 94%. The diversified office portfolio differentiated itself with high green-building standards that align with tenants'

ESG goals, premium building quality and professional property management services, achieving an average occupancy of about 91%. The office portion of the Group's project atop the High Speed Rail West Kowloon Terminus, named the International Gateway Centre (IGC), has secured global financial institution UBS as a tenant of an entire block to house its regional headquarters. Ready for handover starting from early 2026, IGC will become a new contributor to the Group's recurring income base.

The Group's gross rental income on the mainland, including contributions from new projects, increased by 12% year-on-year to RMB5,822 million. Extending the Group's success from Shanghai to Nanjing, the one-million-square-foot Nanjing IFC Mall held its grand opening in late July 2024 and has achieved high occupancy. The remaining portion of Three ITC in Shanghai, comprising an office skyscraper Tower B and a flagship mall ITC Maison, are scheduled for completion in phases from 2025 and will contribute to the Group's recurring income.

Going forward, the Group will uphold its prudent financial discipline, maintain its substantial recurring income from its rental portfolio and non-property businesses, and leverage its strong brand to achieve high asset turnover in its property development business.

截至2024年6月30日止的年度，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217.39億港元，每股基礎溢利為7.50港元。董事局議決派發末期股息每股2.80港元，連同中期股息每股0.95港元，全年每股派息3.75港元，較去年減少24%。

回顧年內，來自物業銷售的溢利為78.50億港元。按所佔權益計算，集團在年內錄得合約銷售額約375億港元。連同所佔合營企業及聯營公司的租金收入計算，集團年內的總租金收入按年上升3%至249.91億港元，淨租金收入為190億港元。

集團持續強化旗下物業投資組合，配合積極的租賃方針，整體出租率處於滿意水平。回顧年內，集團在香港的總租金收入為179.42億港元，當中零售物業組合的租金收入錄得溫和增長，平均出租率約為94%。多元化的寫字樓物業組合不但具備高水平的綠色建築標準，更符合租戶在ESG方面的目標，同時兼具優良建築質素和專業管理服務等多項優勢，因而在業界中脫穎而出，平均出租率約為91%。高鐵西九龍總站上蓋的發展項目，其寫字樓部分已命名為IGC (International Gateway Centre)，並獲環球金融機構瑞銀承租其中一座大樓作為其區域總部，預計於2026年初開始交付予租戶，屆時將為集團的經常性收入帶來新貢獻。

集團在內地的總租金收入按年上升12%至人民幣58.22億元，當中包括來自新落成項目的收益。南京國金中心商場總樓面積約一百萬平方呎，在2024年7月底正式開幕，出租率處於高水平，亦標誌著集團將其在上海的成功經驗延展至南京。位於上海的ITC第三期餘下部分，包括B座摩天辦公大樓和旗艦商場ITC Maison，將會在2025年起分期竣工，並將為集團的經常性收入帶來貢獻。

展望未來，集團會繼續貫徹審慎的財務守則，維持出租物業和非地產業務的龐大經常性收入，並善用其信譽品牌，致力加快物業發展業務的資產周轉。