



## SHKP announces 2024/25 interim results 集团公布 2024/25 年度中期业绩



Group top management, including Chairman & Managing Director Raymond Kwok (centre), host the post-results-announcement analyst briefing  
集团管理层包括集团主席兼董事总经理郭炳联(中)主持业绩公布后的分析师简报会

The Group's underlying profit attributable to the Company's shareholders for the six months ended 31 December 2024, excluding the effect of fair-value changes on investment properties, amounted to HK\$10,463 million, an increase of approximately 17.5% year-on-year. Underlying earnings per share were HK\$3.61. The directors declared an interim dividend of HK\$0.95 per share, the same as the corresponding period last year.

For the period under review, the Group's profit generated from property sales reached HK\$2,506 million, as compared to HK\$2,040 million during the corresponding period last year. Contracted sales during the period totalled an approximate

HK\$25,500 million in attributable terms. The Group's gross rental income during the period, inclusive of contributions from joint ventures and associates, decreased by 1% year-on-year to HK\$12,280 million, while net rental income amounted to HK\$9,004 million.

The Group proactively strengthens the competitive edge of its property investment portfolio by ongoing asset enhancements and meeting high green building standards. The diversified portfolio offers the Group a stable income stream, and will expand further with

the completion of several projects in the coming few years. In Hong Kong, the mall beneath The Millennity in Kwun Tong and Cullinan Sky Mall next to MTR Kai Tak Station are scheduled to open in 2025. International Gateway Centre (IGC), the offices atop the High Speed Rail West Kowloon Terminus, will be ready for handover starting in 2026. In Shanghai, the remaining portion of the integrated project Three ITC – comprising an office skyscraper Tower B, a flagship mall ITC Maison and the Andaz Shanghai ITC hotel – will be completed in the second half of 2025, marking a significant milestone for the Group's mainland business.

On property development, the Group will continue to launch new projects in Hong Kong and on the mainland when ready and put completed residential units on the market where appropriate. One of the upcoming projects is SIERRA SEA, the first phase of the Sai Sha residential development. The entire Sai Sha project is scheduled for completion in phases over a number of years. In addition to strengthening transport connectivity and infrastructure, the Group has incorporated innovative, family- and pet-friendly development concepts to create a vibrant community.

As at 31 December 2024, the Group's gearing ratio further decreased to 17.8%. The decrease in net debt was primarily driven by cash inflows from property sales and lower construction spending during the period. The Group will uphold prudent financial management practices to ensure abundant liquidity with ample unsecured banking facilities on standby. Going forward, the Group will capitalize on its premium brand and exercise stringent cost control to achieve high asset turnover in property development, as well as maintain a substantial recurring income from its rental portfolio and non-property businesses.

截至2024年12月31日止六个月，集团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104.63亿港元，较去年同期上升约17.5%。每股基础溢利为3.61港元。董事局宣布派发中期股息每股0.95港元，与去年同期相同。

回顾期内，集团来自物业销售的溢利为25.06亿港元，去年同期为20.40亿港元。按所占权益计算，集团期内录得的合约销售总额约255亿港元。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，按年下跌1%至122.80亿港元，净租金收入为90.04亿港元。

集团透过各项升级工程，以及高水平的绿色建筑标准，积极提升物业投资组合的竞争力。集团的物业投资组合多元化，一直为集团带来稳定的收入来源，随著多个新项目于未来数年陆续落成，其规模将进一步扩大。香港方面，位于观塘The Millennity的基座商场和毗邻港铁启德站的天玺•天Mall计划于2025年开业，而坐落高铁西九龙总站上盖的International Gateway Centre (IGC)写字楼将于2026年开始交付租户。上海方面，综合项目ITC第三期将于2025年下半年全面竣工，其中包括B座摩天办公大楼、旗舰商场ITC Maison和上海徐家汇中心安达仕酒店，将为集团的内地业务奠下另一重大里程碑。

物业发展方面，集团会继续在香港和内地的新项目准备就绪后推出市场，亦会适时推售已落成的住宅单位。计划推售的项目包括西沙住宅项目的第一期SIERRA SEA。而整个西沙项目将分期发展，预计分多年落成，集团除强化交通连接外，亦引入家庭和宠物友善元素，打造活力社区。

截至2024年12月31日，集团的负债比率进一步下降至17.8%。净债项减少主要是由于期内物业销售现金流入及建筑开支减少所致。集团将恪守审慎的财务守则，有庞大的无抵押备用银行信贷额，并保持充裕的流动资金。展望未来，集团将善用其品牌优势，严格控制开支，加快物业发展业务的资产周转，同时维持出租物业和非地产业务的庞大经常性收入。