



## SHKP announces 2024/25 interim results 集團公布2024/25年度中期業績



Group top management, including Chairman & Managing Director Raymond Kwok (centre), host 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(中)主持業績公布後的分析員簡報會

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 Millennium 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104.63億港元，較去年同期上升約17.5%。每股基礎溢利為3.61港元。董事局宣布派發中期股息每股0.95港元，與去年同期相同。

回顧期內，集團來自物業銷售的溢利為25.06億港元，去年同期為20.40億港元。按所佔權益計算，集團期內錄得的合約銷售總額約255億港元。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，按年下跌1%至122.80億港元，淨租金收入為90.04億港元。

集團透過各項升級工程，以及高水平的綠色建築標準，積極提升物業投資組合的競爭力。集團的物業投資組合多元化，一直為集團帶來穩定的收入來源，隨著多個新項目於未來數年陸續落成，其規模將進一步擴大。香港方面，位於觀塘The Millennium的基座商場和毗鄰港鐵啟德站的天璽·天Mall計劃於2025年開業，而坐落高鐵西九龍總站上蓋的International Gateway Centre (IGC)寫字樓將於2026年開始交付租戶。上海方面，綜合項目ITC第三期將於2025年下半年全面竣工，其中包括B座摩天辦公大樓、旗艦商場ITC Maison和上海徐家匯中心安達仕酒店，將為集團的內地業務奠下另一重大里程碑。

物業發展方面，集團會繼續在香港和內地的新項目準備就緒後推出市場，亦會適時推售已落成的住宅單位。計劃推售的項目包括西沙住宅項目的第一期SIERRA SEA。而整個西沙項目將分期發展，預計分多年落成，集團除強化交通連接外，亦引入家庭和寵物友善元素，打造活力社區。

截至2024年12月31日，集團的負債比率進一步下降至17.8%。淨債項減少主要是由於期內物業銷售現金流入及建築開支減少所致。集團將恪守審慎的財務守則，有龐大的無抵押備用銀行信貸額，並保持充裕的流動資金。展望未來，集團將善用其品牌優勢，嚴格控制開支，加快物業發展業務的資產周轉，同時維持出租物業和非地產業務的龐大經常性收入。