

Group announces 2018/19 interim results 集團公布2018/19年度中期業績



Group Chairman & Managing Director Raymond Kwok (fourth right) announcing 2018/19 interim results with top management
集團主席兼董事總經理郭炳聯(右四)連同管理團隊公布2018/19中期業績

The Group reported underlying profit attributable to the Company's shareholders for the six months ended 31 December 2018, excluding the effect of fair-value changes on investment properties, of HK\$13,733 million. Underlying earnings per share were HK\$4.74. The directors have declared an interim dividend payment of HK\$1.25 per share, an increase of 4% from the corresponding period last year.

Revenue from property sales for the period under review as recorded in the financial statements, including revenue from joint-venture projects, was HK\$14,677 million. Profit generated from property sales was HK\$6,694 million, as compared to HK\$13,895 million for the corresponding period last year. The decrease was mainly due to the adoption of new accounting standard HKFRS 15 for revenue recognition. Effective from 1 July 2018, the Group recognizes revenue from property sales in Hong Kong upon the assignment of property ownership to the buyers, which leads to later recognition of revenue from property sales in Hong Kong. Higher property sales revenue will be recognized in the second half of the financial year.

Gross rental income, including contributions from joint-venture projects, rose 7% year-on-year to HK\$12,286 million and net rental income increased by 7% year-on-year to HK\$9,508 million during the period. The satisfactory performance was attributable to higher rents for new leases and renewals both in Hong Kong and on the mainland as well as contributions from new rental properties.

Prosperous outlook

Up to mid-February 2019, total contracted sales have met the financial year's full-year target of HK\$47,000 million in attributable terms. The Group has a strong pipeline of property for sale and is confident about the property sales performance in the financial year. The Group will continue to seek opportunities for land bank replenishment in Hong Kong and mainland first-tier cities, including active land use conversions of its agricultural land into buildable land, to fulfill its long-term development needs.

Recurrent income from the portfolio for property investment will be further elevated with the addition of new projects. In Hong Kong, V Walk, Harbour North and ALVA HOTEL BY ROYAL are scheduled to open in 2019. On the mainland, the portfolio for property investment is expected to expand gradually to over 25 million square feet by the end of 2023.

集團公布截至2018年12月31日止六個月，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137.33億港元；每股基礎溢利為4.74港元。董事局宣布派發中期股息每股1.25港元，較去年同期增加4%。

連同合作項目的收益，回顧期內財務報表錄得的物業銷售收益為146.77億港元。來自物業銷售的溢利為

66.94億港元，去年同期為138.95億港元，減少主要是由於採納新的會計準則《香港財務報告準則第15號》確認入賬。自2018年7月1日起，集團以物業擁有權轉讓完成予買方時確認香港物業銷售收入，令香港物業銷售確認入賬的時間比以往較遲。預期在本下半財政年度將有更多物業銷售收益確認入賬。

回顧期內，連同合作項目租金收入計算，總租金收入按年上升7%至122.86億港元，淨租金收入按年上升7%至95.08億港元。租金收入有滿意的表現是由於香港及內地的新租及續租租金上升，以及新收租物業帶來收益。

未來將可繼續蓬勃發展

截至2019年2月中，按所佔權益計算，合約銷售總額已超越本財政年度全年目標470億港元。集團有充裕的可銷售貨源，對本財政年度的物業銷售表現充滿信心。集團亦將繼續在香港和內地一線城市購入土地，包括積極利用農地轉換增加可發展的樓面，以配合長期發展需要。

隨著新項目落成，物業投資組合的經常性收入將進一步提升。香港方面，V Walk、北角匯及帝逸酒店會在2019年開業。內地方面，預期物業投資組合將於2023年底前，逐步擴大至逾2,500萬平方呎。

New Non-Executive Director 新增非執行董事

Geoffrey Kwok was appointed as a Non-Executive Director with effect from 21 December 2018. He participates in managing the hotels and serviced apartments of the Group in Hong Kong and on the mainland, and will continue to make contributions to the Group's long term development.

董事局委任郭基俊為公司的非執行董事，自2018年12月21日起生效。郭先生現參與管理集團在香港及內地的酒店及服務式住宅，將繼續為集團長遠業務發展作出貢獻。

SUNeVision announces 2018/19 interim results

新意網公布2018/19年度中期業績

SUNeVision Holdings Ltd. achieved satisfactory results for the six months ended 31 December 2018. Profit attributable to owners of the company amounted to HK\$411.5 million, an increase of 5% over the same period last year. The underlying profit attributable to owners of the company (excluding the effect of other gains) was HK\$321.5 million, an increase of 8% year-on-year.

Revenue for the period increased 18% to HK\$760 million, mainly due to revenue growth from its data centre operations. This increase was attributable to revenue growth from the flagship facility MEGA Plus in Tseung Kwan O, as well as new customers and rental reversions of existing customers at other data centres. EBITDA increased 19% year-on-year to HK\$489 million.

During the period, SUNeVision acquired a parcel of land in Tseung Kwan O designated for high-tier data centre use, which can provide approximately

1.2 million square feet of gross floor area space. This site is adjacent to MEGA Plus with synergies in business operations expected. Together with the Tsuen Wan site acquired in January 2018, the data centre facility portfolio will be doubled to 2.8 million square feet upon completion of the two sites. The objective is to strengthen SUNeVision's market leading position as a carrier-neutral provider with a portfolio of offerings for different needs and price points. Continuous facilities and infrastructure improvements have also been made at existing data centres. Further optimization work at MEGA-i is now underway.

新意網集團有限公司在截至2018年12月31日止六個月，表現理想。公司股東應佔溢利4.115億港元，較去年同期上升5%。公司股東應佔基礎溢利（撇除其他收益的影響）為3.215億港元，較去年同期上升8%。

在數據中心收入增長帶動下，期內收入上升18%至7.6億港元。該增長受惠於將軍澳旗艦數據中心MEGA Plus收入上升、其他數據中心新增客戶及現有客戶續租。EBITDA則按年增長19%至4.89億港元。

期內，新意網投得一幅位於將軍澳的高端數據中心專屬用地，可提供總樓面面積約120萬平方呎，鄰近MEGA Plus，將與現有的業務營運產生協同效應。連同於2018年1月投得位於荃灣的用地，待這兩個項目落成後，數據中心設施組合的樓面面積將擴展一倍至280萬平方呎，勢將強化作為中立數據中心營運商的市場領導地位，提供不同價格的產品組合，以滿足客戶需求。新意網亦繼續提升現有數據中心的設施及基建，MEGA-i現正進行進一步的優化工程。

SmarTone announces 2018/19 interim results

數碼通公布2018/19年度中期業績

SmarTone Telecommunications Holdings Limited announced its results for the six months ended 31 December 2018. During the period under review, a stable performance was achieved despite keen competition and a volatile macroeconomic environment. SmarTone's customer base increased 12% to 2.47 million while postpaid churn rate remained at an industry low of 1.0%.

During the period under review, SmarTone adopted the new accounting standard HKFRS 15. The impact on net profit was minimal with net profit at HK\$332 million, showing an increase of 1% compared to the same period last year. However, due to the reallocation of a portion of service revenue for handset-bundled plans to handset and accessory sales, reported service revenue was 7% lower while handset and accessory sales increased 79%. EBITDA was lower by 13% as handset subsidy amortization was netted off against service revenue above EBITDA.

SmarTone will continue delivering the best products and services that cater to customer

needs. The company has further refarmed spectrum to extend its network performance along MTR lines. The implementation of LAA and small cells at selected hotspots has also significantly improved network performance, especially during periods of high traffic flows. In addition, the transition of the network to a NFV architecture has increased efficiency and reduced service and product introduction times. With the acquisition of additional low frequency 900MHz & 1800MHz in the recent spectrum renewal, SmarTone's spectrum portfolio will expand in 2021, further enhancing its high quality in-building coverage and network performance.

數碼通電訊集團有限公司公布截至2018年12月31日止六個月的業績。於回顧期內，雖然市場競爭激烈及宏觀經濟環境波動，但業務表現依然平穩。數碼通的客戶人數增加12%至247萬人，而月費計劃的客戶流失率則維持在1.0%，處業界低位。

在回顧期內，數碼通採納新的會計準則《香港財務報告準則》第15號。對淨溢利的影響極少，淨溢利為3.32億港元，較去年同期增加1%。但由於手機月費計劃的部分服務收入被重新調撥至手機及配件銷售，服務收入下跌7%，而手機及配件銷售則增長79%。由於計算EBITDA時，服務收入須先抵扣手機補貼攤銷，EBITDA減少13%。

數碼通將繼續致力提供最優質的產品及服務，以切合客戶所需。公司將進一步重整頻譜，以擴展於港鐵沿線範圍內的網絡表現。數碼通於指定熱點推出LAA技術及安裝小型基站，亦已大幅提升網絡表現，特別在網絡數據流量需求上升期間的表現。此外，將網絡轉型至網絡功能虛擬化架構，亦有助提升效率，並縮短引入服務及產品的時間。透過在近期頻譜續期時額外投得的900MHz及1800MHz低頻頻譜，數碼通將於2021年擴展頻譜組合，進一步加強其優質室內覆蓋及網絡表現。