

Group announces 2018/19 interim results 集团公布2018/19年度中期业绩



Group Chairman & Managing Director Raymond Kwok (fourth right) announcing 2018/19 interim results with top management

集团主席兼董事总经理郭炳联（右四）及管理团队公布2018/19中期业绩

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 2.32 million square metres (25 million square feet) by the end of 2023.

集团公布截至2018年12月31日止六个月，在撇除投资物业公允价值变动的影响后，可拨归公司股东基础溢利为137.33亿港元；每股基础溢利为4.74港元。董事局宣布派发中期股息每股1.25港元，较去年同期增加4%。

连同合作项目的收益，回顾期内财务报表录得的物业销售收益为146.77

亿港元。来自物业销售的溢利为66.94亿港元，去年同期为138.95亿港元，减少主要是由于采纳新的会计准则《香港财务报告准则第15号》确认入账。自2018年7月1日起，集团以物业拥有权转让完成予买方时确认香港物业销售收入，令香港物业销售确认入账的时间比以往较迟。预期在本下半财政年度将有更多物业销售收益确认入账。

回顾期内，连同合作项目租金收入计算，总租金收入按年上升7%至122.86亿港元，净租金收入按年上升7%至95.08亿港元。租金收入有满意的表现是由于香港及内地的新租及续租租金上升，以及新收租物业带来收益。

未来将可继续蓬勃发展

截至2019年2月中，按所占权益计算，合约销售总额已超越本财政年度全年目标470亿港元。集团有充裕的可销售货源，对本财政年度的物业销售表现充满信心。集团亦将继续在香港和内地一线城市购入土地，包括积极利用农地转换增加可发展的楼面，以配合长期发展需要。

随着新项目落成，物业投资组合的经常性收入将进一步提升。香港方面，V Walk、北角汇及帝逸酒店会在2019年开业。内地方面，预期物业投资组合将于2023年底前，逐步扩大至逾232万平方米（2,500万平方呎）。

New Non-Executive Director 新增非执行董事

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.

董事局委任郭基俊为公司的非执行董事，自2018年12月21日起生效。郭先生现参与管理集团在香港及内地的酒店及服务式住宅，将继续为集团长远业务发展做出贡献。

SUNeVision announces 2018/19 interim results

新意网公布2018/19年度中期业绩

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

111,500 square metres (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 260,100 square metres (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.

新意网集团有限公司在截至2018年12月31日止六个月，表现理想。公司股东应占溢利4.115亿港元，较去年同期上升5%。公司股东应占基础溢利（撇除其他收益的影响）为3.215亿港元，较去年同期上升8%。

在数据中心收入增长带动下，期内收入上升18%至7.6亿港元。该增长受惠于将军澳旗舰数据中心MEGA Plus收入上升、其他数据中心新增客户及现有客户续租。EBITDA则按年增长19%至4.89亿港元。

期内，新意网投得一幅位于将军澳的高端数据中心专属用地，可提供总楼面面积约111,500平方米（120万平方呎），邻近MEGA Plus，将与现有的业务营运产生协同效应。连同于2018年1月投得位于荃湾的用地，待这两个项目落成后，数据中心设施组合的楼面面积将扩展一倍至260,100平方米（280万平方呎），势将强化作为中立数据中心营运商的市场领导地位，提供不同价格的产品组合，以满足客户需求。新意网亦继续提升现有数据中心的设施及基建，MEGA-i 现正进行进一步的优化工程。

SmarTone announces 2018/19 interim results

数码通公布2018/19年度中期业绩

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.

数码通电讯集团有限公司公布截至2018年12月31日止六个月的业绩。于回顾期内，虽然市场竞争激烈及宏观经济环境波动，但业务表现依然平稳。数码通的客户人数增加12%至247万人，而月费计划的客户流失率则维持在1.0%，处业界低位。

在回顾期内，数码通采纳新的会计准则《香港财务报告准则》第15号。对净溢利的影响极少，净溢利为3.32亿港元，较去年同期增加1%。但由于手机月费计划的部分服务收入被重新调拨至手机及配件销售，服务收入下跌7%，而手机及配件销售则增长79%。由于计算EBITDA时，服务收入须先抵扣手机补贴摊销，EBITDA减少13%。

数码通将继续致力提供最优质的产品及服务，以契合客户所需。公司将进一步重整频谱，以扩展于港铁沿线范围内的网络表现。数码通于指定热点推出LAA技术及安装小型基站，亦已大幅提升网络表现，特别在网络数据流量需求上升期间的表现。此外，将网络转型至网络功能虚拟化架构，亦有助提升效率，并缩短引入产品及服务的时间。通过在近期频谱续期时额外投得的900MHz及1800MHz低频频谱，数码通将于2021年扩展频谱组合，进一步加强其优质室内覆盖及网络表现。