

## SHKP announces 2023/24 annual results 集团公布 2023/24 年度全年业绩



The Group's top management, including Chairman & Managing Director Raymond Kwok (fourth left), hosts 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(左四)主持业绩公布后的分析员简报会。

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，集团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217.39亿港元，每股基础溢利为7.50港元。董事局议决派发末期股息每股2.80港元，连同中期股息每股0.95港元，全年每股派息3.75港元，较去年减少24%。

回顾年内，来自物业销售的溢利为78.50亿港元。按所占权益计算，集团在年内录得合约销售额约375亿港元。连同所占合营企业及联营公司的租金收入计算，集团年内的总租金收入按年上升3%至249.91亿港元，净租金收入为190亿港元。

集团持续强化旗下物业投资组合，配合积极的租赁方针，整体出租率处于满意水平。回顾年内，集团在香港的总租金收入为179.42亿港元，其中零售物业组合的租金收入录得温和增长，平均出租率约为94%。多元化的写字楼物业组合不但具备高水平的绿色建筑标准，更符合租户在ESG方面的目标，同时兼具优良建筑品质和专业管理服务等多项优势，因而在业界中脱颖而出，平均出租率约为91%。高铁西九龙总站上盖的发展项目，其写字楼部分已命名为IGC (International Gateway Centre)，并获环球金融机构瑞银承租其中一座大楼作为其区域总部，预计于2026年初开始交付予租户，届时将为集团的经常性收入带来新贡献。

集团在内地的总租金收入按年上升12%至人民币58.22亿元，其中包括来自新落成项目的收益。南京国金中心商场总楼面面积约9.3万平方米(100万平方呎)，在2024年7月底正式开幕，出租率处于高水平，也标志著集团将其在上海的成功经验延展至南京。位于上海的ITC第三期余下部分，包括B座摩天办公大楼和旗舰商场ITC Maison，将会在2025年起分期竣工，并将为集团的经常性收入带来贡献。

展望未来，集团会继续贯彻审慎的财务守则，维持出租物业和非地产业务的庞大经常性收入，并善用其信誉品牌，致力加快物业发展业务的资产周转。