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TSIM SHA TSUI PROPERTIES LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 247)

CHAIRMAN'S STATEMENT

I am pleased to present my Interim Report to the shareholders.

INTERIM RESULTS

The Group's unaudited underlying profit attributable to shareholders, excluding the effect of fair-value changes on investment properties for the six months ended 31st December, 2021 ("Interim Period") was HK$2,395.4 million (2020: HK$1,161.7 million). Underlying earnings per share was HK$1.23 (2020: HK$0.61).

After taking into account the revaluation loss (net of deferred taxation) on investment properties of HK$71.8 million (2020: revaluation loss of HK$466.0 million), which is a non-cash item, the Group reported a net profit attributable to shareholders of HK$2,316.8 million for the Interim Period (2020: HK$692.5 million). Earnings per share for the Interim Period was HK$1.19 (2020: HK$0.36).

The unaudited results for the Interim Period have been reviewed by the Company's auditor, KPMG, and they reflect the adoption of all Hong Kong Financial Reporting Standards applicable to the Group that are effective for the accounting period.

DIVIDENDS

The Directors have declared an interim dividend of HK15 cents per share (2020: HK14 cents per share) payable on 12th April, 2022 to those shareholders whose names appear on the Register of Members of the Company on 8th March, 2022.

The interim dividend will be payable in cash, but shareholders will be given the option of electing to receive the interim dividend in the form of new shares in lieu of cash in respect of part or all of such dividend. The new shares to be issued pursuant to the scrip dividend scheme are subject to their listing being granted by the Listing Committee of The Stock Exchange of Hong Kong Limited.

A circular containing detail of the scrip dividend scheme will be dispatched to shareholders together with the form of election for scrip dividend on or about 14th March, 2022. It is expected that the interim dividend warrants and share certificates for the scrip dividend will be dispatched to shareholders on or about 12th April, 2022.

REVIEW OF OPERATIONS

The operations under Sino Land Company Limited ("Sino Land") represent a substantial portion of the operations of the Group as a whole. As at 31st December, 2021, Tsim Sha Tsui Properties Limited had 55.41% interest in Sino Land. Therefore, for discussion purposes, the focus here will be on the operations of Sino Land.

(1) Sales Activities

Total revenue from property sales for the Interim Period, including property sales of associates and joint ventures, attributable to Sino Land was HK$8,497.0 million (2020: HK$2,011.8 million).

Total revenue from property sales comprises mainly the sales of residential units and carparking spaces in the project completed during the Interim Period namely Mayfair By The Sea 8 in Pak Shek Kok, as well as the sales of remaining stocks of residential units and carparking spaces in projects completed in previous financial years including Grand Central in Kwun Tong, 133 Portofino in Sai Kung, and Dynasty Park Phase III in Zhangzhou.

During the Interim Period, Sino Land obtained pre-sale consent for two new residential projects in Hong Kong, namely La Marina in Wong Chuk Hang and ONE CENTRAL PLACE in Central. Certain units of La Marina, and remaining stocks of Grand Central in Kwun Tong (94.0% sold), Grand Victoria in South West Kowloon (48.4% sold), Mayfair By The Sea 8 in Pak Shek Kok (98.7% sold), Silversands in Ma On Shan (67.5% sold), St. George's Mansions at Kadoorie Avenue in Ho Man Tin (6.9% sold) and ONE SOHO in Mong Kok (58.4% sold), have been launched for sale during the Interim Period.

Looking ahead, Sino Land has an exciting pipeline of projects to be launched. In addition to ONE CENTRAL PLACE, Sino Land expects to obtain pre-sale consents for three other residential projects in calendar year 2022. These projects are Kam Sheung Road Station Package One Property Development in Yuen Long, LOHAS Park Package Eleven Property Development in Tseung Kwan O, and Wong Chuk Hang Station Package Four Property Development. The timing for launching these projects for sale will depend on when the pre-sale consents are received and the prevailing market conditions.

(2) Land Bank

As at 31st December, 2021, Sino Land has a land bank of approximately 20.3 million square feet of attributable floor area in Hong Kong, Mainland China, Singapore and Sydney which comprises a balanced portfolio of properties of which 44.0% is commercial; 30.9% residential; 11.5% industrial; 7.7% car parks and 5.9% hotels. In terms of breakdown of the land bank by status, 7.5 million square feet were properties under development, 11.9 million square feet of properties for investment and hotels, together with 0.9 million square feet of properties held for sale. This land bank should be sufficient to meet Sino Land's development needs over the next few years. Sino Land will continue to be selective in replenishing its land bank to optimise its earnings potential.

During the Interim Period, Sino Land acquired 20% interest in a commercial and residential site located in Jalan Anak Bukit, Singapore with a total gross floor area of approximately 985,498 square feet. The development to be built on top of the site will have a dynamic mix of uses including residential, serviced residences, retail, food and beverage outlets and offices, integrated with a variety of community uses including childcare services. A new bus interchange and an underground pedestrian link to Beauty World MRT Station will also be integrated within the development, providing convenience for commuters and residents. Details of the project are as follows:

Location	**Usage**	**Group's Interest**	**Attributable Floor Area** *(Square feet)*
Land Parcel 950 Lot 2852K Mukim 16, Jalan Anak Bukit, Singapore	Residential/ Commercial	20%	197,100

During the Interim Period, Sino Land also acquired an additional 6.75% interest in Grand Victoria, an existing residential project located in South West Kowloon, from a joint venture partner. Sino Land's interest in the project has increased to 29.25% from 22.50%. Details of the project are as follows:

Location	**Usage**	**Group's Interest**	**Attributable Floor Area** *(Square feet)*
Grand Victoria 6 Lai Ying Street and 8 Lai Ying Street, South West Kowloon, Hong Kong	Residential	29.25%	288,935

(3) Property Development

During the Interim Period, Sino Land obtained Certificate of Compliance for the following project in Hong Kong. Details of the project are as follows:

Location	Usage	Group's Interest	Attributable Floor Area *(Square feet)*
Mayfair By The Sea 8 1 Fo Yin Road, Pak Shek Kok (East), New Territories, Hong Kong	Residential	100%	412,530

In Mainland China, Sino Land completed Block 7 of Dynasty Park Phase III in Zhangzhou during the Interim Period. Details of the project are as follows:

Location	Usage	Group's Interest	Attributable Floor Area *(Square feet)*
Dynasty Park Phase III Block 7 No. 298 Tengfei Road, Xiangcheng District, Zhangzhou, Fuijian Province, People's Republic of China	Residential/ Commercial	100%	240,210

(4) Rental Activities

For the Interim Period, Sino Land's attributable gross rental revenue, including share from associates and joint ventures, was HK$1,797.9 million (2020: HK$1,842.9 million), representing a decrease of 2.4% year-on-year. The decline in rental income was mainly due to negative rental reversion, while overall occupancy rate remains stable at approximately 90.3% (2020: 90.3%) for the Interim Period. Despite the lower rental revenue, the level of marketing and promotion expenses were increased to help drive footfall and boost tenants' sales, and this resulted in a slightly higher decline in the net rental income. The net rental income for the Interim Period was HK$1,557.8 million (2020: HK$1,629.8 million), representing a decrease of 4.4% year-on-year.

Retail market sentiment in Hong Kong was improving throughout much of the Interim Period until concerns over the recent outbreak of the Omicron and Delta variants of COVID-19. During the Interim Period, in tandem with the Government's Consumption Vouchers Scheme ("Consumption Vouchers"), Sino Land has rolled out a series of initiatives to drive consumption in its retail properties. Apart from partnering with major payment gateways, business partners and tenants to incentivise consumers to use their Consumption Vouchers in our shopping malls, Sino Land organised a series of events in flagship shopping malls including Olympian City 2 and Tuen Mun Town Plaza to celebrate the 2021 Tokyo Olympic Games, which were well attended by celebrities and many of their supporters. Meanwhile, management continued to optimise tenant mix and leverage its ‘S^+ REWARDS’ digital loyalty programme to enhance customers’ shopping experience. Overall, footfall and tenant sales at our flagship malls have improved from the low of the pandemic. Sino Land’s retail portfolio recorded a slight improvement in average occupancy rate to approximately 91.9% (2020: 90.6%).

Performance of the office sector remained challenging. Sino Land’s office portfolio recorded an average occupancy of 89.8% (2020: 91.7%) for the Interim Period. Uncertainties surrounding the pandemic have continued to impact the office market. With an increase in available office space and slower demand, occupancy and rental remain under pressure. However, Hong Kong is poised to benefit from Central Government’s support to deepen its economic integration with the country, and to enhance its status as an international financial, transportation and trade centre. These initiatives shall invigorate Hong Kong competitiveness and provide new impetus to the economy. Meanwhile, it is hopeful that the pandemic would remain well contained in order to facilitate a broader reopening of the border with Mainland China. When business travel between Hong Kong and Mainland China normalised, it is expected to bring back additional leasing demand from Mainland Chinese corporates in the longer-term.

As at 31st December, 2021, Sino Land has approximately 11.9 million square feet of attributable floor area of investment properties and hotels in Mainland China, Hong Kong, Singapore and Sydney. Of this portfolio, commercial developments (retail and office) account for 61.8%, industrial 14.6%, car parks 13.2%, hotels 7.6%, and residential 2.8%.

(5) Hotels

The hospitality industry continued to be negatively impacted by COVID-19. Due to fewer cross-border leisure and business travels, the trading condition for Sino Land’s hotels remains challenging. A meaningful recovery will be dependent on the easing of travel restrictions and resumption of international travel.

Sino Land is taking all practicable measures to cope with the challenges. To drive sales, management has been targeting the domestic customers for staycation and long-staying businesses, as well as introducing a variety of promotional programmes for food and beverages sales. Meanwhile, Sino Land remained vigilant on cost control and focused on making efficiency improvements as well as improving the quality of hotel services to ensure our discerning guests have enjoyable experiences during their stay in the hotels. Notwithstanding the difficulties faced during the Interim Period, the overall performance of our hotels has showed some signs of year-on-year improvement.

During the Interim Period, Sino Land’s hotels revenue, including attributable share from associates and joint ventures, was HK$247.7 million (2020: HK$163.5 million) and the corresponding gross operating profit was HK$12.6 million (2020: gross operating loss of HK$52.9 million).

As at 31st December, 2021, Sino Land's portfolio of hotels comprises The Fullerton Hotel Singapore, The Fullerton Bay Hotel Singapore, Conrad Hong Kong, The Fullerton Hotel Sydney and The Olympian Hong Kong. The Fullerton Ocean Park Hotel Hong Kong is expected to be completed in the first half of 2022. The Fullerton Ocean Park Hotel Hong Kong is an oceanfront luxury resort offering 425 guest rooms, each with ocean views overlooking the South China Sea. The resort will also feature several dining destinations, an infinity pool, a kids' lagoon, an indoor kids' zone, a gym and a luxury spa.

(6) Mainland China Business

Over the Interim Period, a series of regulatory and credit measures have been rolled out by the Central Government to maintain healthy land and housing markets in Mainland China. These measures are intended to encourage deleveraging of the real estate sector which will be beneficial to the long-term development of the property market in Mainland China.

As at 31st December, 2021, Sino Land has approximately 4.6 million attributable square feet of land bank in Mainland China. Of the total, approximately 3.5 million square feet are projects under development and the remaining are mainly investment properties. There are four key projects under development, out of which two are in Qianhai in the Greater Bay Area, including a 50% interest in a serviced apartment project and 30% interest in a commercial development site. The other two projects are the 100% interest in Dynasty Park Phase III and IV in Zhangzhou, and 20% interest in The Palazzo in Chengdu.

Other than the matters mentioned above, there has been no material change from the information published in the report and accounts for the year ended 30th June, 2021.

FINANCE

The Group's financial position remains strong. As at 31st December, 2021, the Group had cash and bank deposits of HK$42,921.1 million. After netting off total borrowings of HK$3,962.3 million, the Group had net cash of HK$38,958.8 million as at 31st December, 2021. The Group is in net cash position, therefore gearing ratio, calculated on the basis of net debt to equity attributable to the Company's shareholders, is not applicable. Of the total borrowings, 21% repayable within one year, 53% repayable between one and two years and the remaining between three and five years. Majority of the Group's borrowings are subject to floating interest rates. Total assets and shareholders' funds of the Group were HK$180,416.1 million and HK$87,626.0 million, respectively. Net book value of the Group attributable to shareholders was HK$43.97 per share as at 31st December, 2021 (HK$43.95 per share as at 30th June, 2021).

As at 31st December, 2021, the majority of the Group's debts are denominated in Hong Kong dollars. Other than the above-mentioned, there was no material change in foreign currency borrowings and the capital structure of the Group for the Interim Period. The majority of the Group's cash are denominated in Hong Kong dollars with a portion in Renminbi, Australian dollars and US dollars. The Group has maintained a sound financial management policy and foreign exchange exposure has been prudently kept at a minimal level.

CORPORATE GOVERNANCE

The Group places great importance on corporate integrity, business ethics and good governance. With the objective of practising good corporate governance, the Group has formed Audit, Compliance, Remuneration and Nomination Committees. The Group is committed to maintaining corporate transparency and disseminates information about new developments through various channels, including press releases, its corporate website, results briefings, non-deal roadshows, site visits and participation in investor conferences.

CUSTOMER SERVICE

The Group is committed to building quality projects. In keeping with its mission to enhance customer satisfaction, the Group will, wherever possible, ensure that attractive design concepts and features are also environmentally-friendly for its developments. Management conducts regular reviews of the Group's properties and service so that improvements can be made on a continuous basis.

SUSTAINABILITY

The Group is committed to 'Creating Better Lifescapes' and strives to integrate sustainability into every aspect of its operations through three interconnected areas, namely Green Living, Innovative Design and Community Spirit. The Group also takes corporate governance, integrity and business ethics to heart, as they are the cornerstones of our efforts to create long-term value for stakeholders.

In December 2021, Sino Land was named the winner of Awards of Excellence in ESG – Category 2 Hang Seng Composite Index Constituent Companies, at the Hong Kong Corporate Governance and ESG Excellence Awards 2021, jointly organised by the Chamber of Hong Kong Listed Companies and the Centre for Corporate Governance and Financial Policy of the Hong Kong Baptist University and the Hong Kong Sustainability Award (Large-sized Organisations Category) at the HKMA Hong Kong Sustainability Award 2020/21. During the Interim Period, Sino Land was also awarded four accolades at the Hong Kong ESG Reporting Awards 2021 and three accolades at the ESG Leading Enterprise Awards 2021. The Group continues to improve at various local and international sustainability indices. Sino Land received AA rating in Hang Seng Corporate Sustainability Index and has been included in Hang Seng Corporate Sustainability Index since 2012. It also ranked Top 10 in the Hong Kong Business Sustainability Index and the Greater Bay Area Business Sustainability Index. In addition, Sino Land received B rating in the Climate Change Assessment under CDP. These recognitions are a testament to the Group's commitment to upholding corporate governance and promoting ESG and sustainability.

During the Interim Period, Sino Land published the stand-alone sustainability report, which is independently verified by Hong Kong Quality Assurance Agency and prepared in accordance with GRI Standards (core option) and Hong Kong Exchanges and Clearing Limited's 'Environmental, Social and Governance Reporting Guide' under Appendix 27 to the Main Board Listing Rules.

For the first time, Sino Land's climate actions are disclosed in the report with reference to the Task Force on Climate-related Financial Disclosures (TCFD) recommendations.

With its Sustainability Vision 2030 announced in 2020, Sino Land sets a clear direction for sustainability to be embraced across Sino Land's cross-functional operations. The Sustainability Vision 2030 highlighted three key strategies including the reduction of carbon emission and single-use plastics, renewable energy generation, and redefining property developments to focus on green living and wellness. With the collective efforts of colleagues and stakeholders, Sino Land has met the plastic reduction target ahead of schedule set in its Sustainability Vision 2030 and are close to achieving its goal of reducing greenhouse gas emission.

As we strive to mitigate climate change through decarbonisation, Sino Land joined the list of Financial Stability Board TCFD supporters in November 2021, in demonstration of its commitment to recognising the importance of increasing transparency on climate-related risks and opportunities, making it one of five real estate developers in Hong Kong to support the TCFD. To enhance energy efficiency and support renewable energy generation, over 2,300 photovoltaic panels have been installed at properties under Sino Land's management in Hong Kong as at 31st December, 2021, making Sino Land one of the major industry players in installing the largest number of photovoltaic panels at its properties.

Committed to promoting the concept of sustainability, Sino Land engaged colleagues in a beach clean-up activity to collect plastic waste and collaborated with green organisations as well as artistic groups, to create and display upcycled Christmas trees and decorations at Sino Land's properties. Following the launch of the inaugural 'Upcycled Christmas Tree Campaign' last year, the campaign, which ran between November and December 2021, engaged colleagues and families to collect and upcycle reusable materials and waste and transform them into unique Christmas trees and ornaments. Over 100 upcycled Christmas trees have been set up at Sino Land's properties in Hong Kong, Singapore and Sydney.

Sino Land's integrated green community project ('Farm Together') to promote the concept of sustainability and biodiversity in the community, has more than doubled in size with the addition of six new sites for a total of 15 farms in Hong Kong and one in Singapore spanning a total of over 53,000 sq. ft. New farms include 'GREENHOUSE@tmtplaza' at Tuen Mun Town Plaza, Fruit Farm at Gold Coast Residences, Farm by the Coast at Gold Coast Piazza, Farm by the Marina at Gold Coast Yacht and Country Club, Tropical Farm at Hong Kong Gold Coast Hotel and Farm by the Sea 8 at Mayfair By The Sea 8.

Sino Land jointly launched the first Green Mortgage Plan in Hong Kong with Bank of China (Hong Kong) Limited, providing prospective purchasers with paperless and digital mortgage services for designated Sino Land residential projects that have received the BEAM Plus Platinum or Gold rating, including Grand Central, Grand Victoria, ONE SOHO and Silversands, in order to support sustainable development and shape a green future.

The built environment has a profound impact on health and well-being. Following the certification received for 133 Portofino and pre-certification received for St. George's Mansions and Landmark South. The Fullerton Ocean Park Hotel Hong Kong has been named the first hotel in Hong Kong and Mainland China to attain the WELL pre-certification under the WELL Building Standard™ v2.

Sino Land seeks to foster a culture of innovation to harness technology and explore their business applications. Organised by the Hong Kong Innovation Foundation, Sino Land supported the inaugural Hong Kong Science Fair (Science Fair) with the aim of encouraging schools, teachers, and students to think out of the box and to inspire the younger generation to cultivate an innovative mindset. The Science Fair launched a competition in September 2021 for primary and secondary students to submit creations that apply their knowledge of science, technology and design. An exhibition will be held in Hong Kong Convention & Exhibition Centre to showcase the shortlisted creative projects.

For the 17th year in a row, Sino Land has supported Operation Santa Claus to help the less resourced in the community. To further promote sustainability through waste management and upcycling, Sino Land invited children from The Hub Hong Kong to a workshop at Skyline Tower's Sky Farm, where activities engaged them to creatively explore the green living and waste reduction message.

PROSPECTS

The global pandemic of COVID-19 continues to pose challenges and the world has learned to become better at dealing with the virus and its effect on our daily lives. Vaccines have been developed in record time, medical treatments have improved, better protocols are in place to ensure outbreaks can be quickly detected and contained, and businesses have adopted emerging technologies to mitigate operational impact. With concerted efforts of the governments around the world in vaccination rollout, global economic recovery has been made possible, and major economies have seen consumer confidence gradually restored. While the Omicron and Delta variants bring new uncertainties, we are in a much better position than before to face the challenges.

Against this backdrop, Mainland China has maintained a leading position in economic recovery and epidemic control. Despite intermittent waves of resurgence, Mainland China is adhering to its zero-COVID strategy and has proven its ability to respond quickly to bring infection rates under control. Over the past months, the Central Government also introduced a series of policy fine-tuning covering a broad range of industries which will be beneficial to Mainland China's sustainable economic growth in the long term. The aim is to build an all-round well-off society and to expand the middle-income class to support domestic consumption as laid out in the "dual circulation" strategy under the 14th Five-Year Plan. With the sustainable growth, Mainland China will continue to be an important growth engine for the world.

In Hong Kong, the pandemic situation remains fluid due to ongoing threat of new variants emerging. Social distances measures are likely to remain in place for the time being, and operating conditions are expected to remain challenging. Vaccination is a critical step to protect ourselves, our families, our colleagues, and our communities. The Group will continue to play our part as a member of the business community in giving our full support to the government's vaccination programme to help achieve herd immunity.

Hong Kong is poised to benefit from the Central Government's support to deepen Hong Kong's economic integration with Mainland China, and to enhance its status as an international financial, transport and trade centre. The Northern Metropolis Development Strategy, unveiled in Hong

Kong's 2021 Policy Address, will strengthen our links with the Greater Bay Area and provide a new commercial centre for the city with innovation and technology facilities, infrastructure and thousands of new jobs and homes. These initiatives shall invigorate Hong Kong competitiveness and add new impetus to the economy. Meanwhile, it is hopeful that the pandemic would remain well contained in order to facilitate a broader reopening of the border with Mainland China, which would provide Hong Kong's economic engine of important fuel.

COVID-19 has reshaped the way how people live, work, and learn. The needs and preferences of customers are changing rapidly, with increasing priority on quality and sustainability. The Group will stay focused while remaining flexible and agile so that we can respond more swiftly to changing customer needs and market developments. Sustainability is an important cornerstone of our business, as reflected by our commitment to reducing carbon footprint, preserving architectural and cultural heritage, building vibrant communities that support healthy living, developing environmentally certified buildings, and helping those in need to make our community a more compassionate place. At the heart of all these efforts is our steadfast commitment to Creating Better Lifescapes for the communities in which we operate. We will continue working to provide benefits to the society and deliver long-term value to our shareholders, customers, business partners and employees.

The Group will continue to operate our business in a pragmatic manner in response to market changes. Management shall maintain a policy of selectively and continuously replenishing our land bank. In terms of property sales, the Group shall continually work to ensure top quality products and deliver the best-in-class services to our customers. This is how we add value to our customers and earn their trust, which is most important in enhancing our brand. On recurrent businesses of the Group, which comprise property leasing, property management services, and hospitality, they will continue to be core pillars of the Group contributing a good and steady stream of income. Meanwhile, the Group shall remain vigilant on cost control and focus on making efficiency improvement without compromising quality of our products and services. Management will stay abreast of the latest digitalisation developments to enhance business development and operational efficiency. We believe these factors will set out a clear path for our future growth.

As we look forward, the Group will remain vigilant in monitoring the market development, whilst proactively face the challenges and seize opportunities ahead. The tapering of quantitative easing and potential interest rate hike may put pressure on further recovery of the world economy. Nevertheless, the residential market in Hong Kong remains resilient and fundamentally sound. The Group maintain a cautiously optimistic view on the outlook for the property market in Hong Kong. We have set our sights on long-term sustainable growth, whilst remaining prepared for short-term cyclical fluctuations.

Our strong commitment to Hong Kong and Mainland China remains intact and we are committed to promoting positivity in the community as we grow with it. With our strong financial position and sustainable business growth strategy, the Group is well placed to meet the challenging economic environment and to grasp opportunities.

STAFF AND MANAGEMENT

On behalf of the Board, I would like to take this opportunity to express my sincere appreciation to all staff for their commitment, dedication and continuing support. I would also like to express my gratitude to my fellow Directors for their guidance and wise counsel.

Robert NG Chee Siong
Chairman

Hong Kong, 17th February, 2022

TSIM SHA TSUI PROPERTIES LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 247)

INTERIM RESULTS

The unaudited results of the Group for the six months ended 31st December, 2021 are as follows:

Consolidated Statement of Profit or Loss

	Notes	**Six months ended 31st December, 2021 HK$ (Unaudited)**	31st December, 2020 HK$ (Unaudited)
Revenue	2	**10,913,891,469**	4,117,082,293
Cost of sales		**(4,209,708,398)**	(1,026,390,246)
Direct expenses		**(1,165,334,646)**	(884,435,975)
Gross profit		**5,538,848,425**	2,206,256,072
Change in fair value of investment properties		**(87,756,470)**	(534,848,712)
Other income and other gains or losses		**70,478,584**	395,810,935
Change in fair value of financial assets at fair value through profit or loss ("FVTPL")		**(2,455,325)**	1,125,518
Gain on disposal of investment properties		**1,047,650**	8,325,146
Administrative expenses		**(496,299,229)**	(409,852,207)
Other operating expenses		**(91,414,260)**	(109,482,619)
Finance income		**155,058,687**	330,793,594
Finance costs		**(31,483,218)**	(49,460,321)
Less: interest capitalised		**8,456,731**	20,116,394
Finance income, net		**132,032,200**	301,449,667
Share of results of associates	3	**396,646,652**	81,659,909
Share of results of joint ventures	4	**(148,340,440)**	(93,902,154)
Profit before taxation	5	**5,312,787,787**	1,846,541,555
Income tax expense	6	**(934,692,020)**	(575,448,682)
Profit for the period		**4,378,095,767**	1,271,092,873
Profit for the period attributable to:			
The Company's shareholders		**2,316,848,763**	692,592,126
Non-controlling interests		**2,061,247,004**	578,500,747
		4,378,095,767	1,271,092,873
Interim dividend at HK15 cents *(2020: HK14 cents)* per share		**298,908,004**	269,420,440
Earnings per share (reported earnings per share) – basic	7(a)	**1.19**	0.36
Earnings per share (underlying earnings per share) – basic	7(b)	**1.23**	0.61

Consolidated Statement of Profit or Loss and Other Comprehensive Income

	Six months ended 31st December, 2021 HK$ (Unaudited)	Six months ended 31st December, 2020 HK$ (Unaudited)
Profit for the period	**4,378,095,767**	1,271,092,873
Other comprehensive income		
Item that will not be reclassified to profit or loss:		
Change in fair value of equity instruments at fair value through other comprehensive income ("FVTOCI")	**13,283,163**	73,841,143
Items that may be reclassified subsequently to profit or loss:		
Change in fair value of hedging instruments designated as cash flow hedges	**19,074,476**	(16,657,442)
Reclassification of fair value adjustment to profit or loss on an interest rate swap	**5,108,301**	2,384,688
Exchange differences arising on translation of foreign operations	**83,255,190**	1,024,553,795
Change in fair value of debt instruments at FVTOCI	**(565,240)**	1,134,241
	106,872,727	1,011,415,282
Other comprehensive income for the period	**120,155,890**	1,085,256,425
Total comprehensive income for the period	**4,498,251,657**	2,356,349,298
Total comprehensive income attributable to:		
The Company's shareholders	**2,386,824,196**	1,289,592,722
Non-controlling interests	**2,111,427,461**	1,066,756,576
	4,498,251,657	2,356,349,298

Consolidated Statement of Financial Position
At 31st December, 2021

	Notes	**31st December, 2021 HK$ (Unaudited)**	30th June, 2021 HK$ (Audited)
Non-current assets			
Investment properties		**62,515,313,187**	62,457,982,602
Hotel properties		**1,734,578,479**	1,744,774,054
Property, plant and equipment		**137,809,016**	146,003,266
Right-of-use assets		**1,212,920,466**	1,230,467,091
Goodwill		**739,233,918**	739,233,918
Interests in associates		**18,203,188,527**	20,326,829,520
Interests in joint ventures		**6,014,890,856**	3,104,983,220
Equity and debt instruments at FVTOCI		**923,763,971**	896,999,302
Derivative financial instrument		**7,419,409**	-
Advances to associates		**4,449,736,764**	4,411,976,921
Advances to joint ventures		**11,296,638,663**	10,376,892,013
Long-term loans receivable		**2,623,182,776**	2,247,138,134
Other assets		**615,000**	615,000
		109,859,291,032	107,683,895,041
Current assets			
Properties under development		**16,977,090,655**	19,015,869,625
Stocks of completed properties		**3,519,605,111**	4,219,294,722
Hotel inventories		**16,685,647**	19,461,342
Financial assets at FVTPL		**12,810,855**	15,266,180
Amounts due from associates		**2,196,421,255**	2,180,936,455
Amounts due from joint ventures		**2,521,734,120**	2,508,438,297
Amounts due from non-controlling interests		**1,006,781,432**	904,133,947
Trade and other receivables	8	**1,125,206,194**	1,674,598,631
Current portion of long-term loans receivable		**110,849,211**	87,829,222
Taxation recoverable		**148,504,195**	151,193,776
Time deposits and restricted bank deposits	9	**39,069,619,557**	40,582,469,421
Bank balances and cash	9	**3,851,558,754**	3,620,272,397
		70,556,866,986	74,979,764,015
Current liabilities			
Trade and other payables	10	**5,624,526,125**	5,144,988,989
Lease liabilities		**48,181,907**	49,241,295
Contract liabilities		**2,074,765,678**	5,852,248,183
Amounts due to associates		**1,059,730,888**	1,035,176,477
Amounts due to non-controlling interests		**798,222,950**	778,247,117
Taxation payable		**2,862,977,986**	2,331,284,036
Bank borrowings – due within one year		**845,000,000**	2,844,948,215
		13,313,405,534	18,036,134,312
Net current assets		**57,243,461,452**	56,943,629,703
Total assets less current liabilities		**167,102,752,484**	164,627,524,744

Consolidated Statement of Financial Position – continued
At 31st December, 2021

	31st December, 2021 HK$ (Unaudited)	30th June, 2021 HK$ (Audited)
Capital and reserves		
Share capital	**16,670,836,717**	15,341,990,386
Reserves	**70,955,260,379**	69,724,442,659
Equity attributable to the Company's shareholders	**87,626,097,096**	85,066,433,045
Non-controlling interests	**71,713,634,303**	71,251,794,731
Total equity	**159,339,731,399**	156,318,227,776
Non-current liabilities		
Long-term bank borrowings – due after one year	**2,406,273,185**	2,405,923,660
Derivative financial instrument	**-**	16,763,368
Lease liabilities	**9,187,934**	19,736,466
Other loan – due after one year	**711,045,671**	1,354,014,967
Deferred taxation	**2,726,268,785**	2,661,608,162
Advances from associates	**1,765,515,314**	1,705,890,142
Advances from non-controlling interests	**144,730,196**	145,360,203
	7,763,021,085	8,309,296,968
	167,102,752,484	164,627,524,744

Notes:

1. **Basis of preparation and disclosure required by section 436 of the Hong Kong Companies Ordinance**

The preliminary announcement of the Company's interim results and interim financial report have been prepared in accordance with the applicable disclosure requirements of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited including compliance with Hong Kong Accounting Standard ("HKAS") 34 *Interim Financial Reporting* issued by the Hong Kong Institute of Certified Public Accountants (the "HKICPA").

The interim financial report is unaudited, but has been reviewed by KPMG in accordance with Hong Kong Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity* issued by the HKICPA. KPMG's independent review report to the Board of Directors is included in the interim financial report to be sent to the shareholders.

The financial information relating to the financial year ended 30th June, 2021 that is included in the interim financial report as comparative information does not constitute the Company's statutory annual consolidated financial statements for that financial year but is derived from those financial statements. Further information relating to these statutory financial statements disclosed in accordance with section 436 of the Hong Kong Companies Ordinance (Cap. 622) is as follows:

The Company has delivered the financial statements for the year ended 30th June, 2021 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Hong Kong Companies Ordinance.

The Company's former auditor has reported on those financial statements. The auditor's report was unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its reports; and did not contain a statement under sections 406(2), 407(2) or (3) of the Hong Kong Companies Ordinance.

The unaudited interim financial report has been prepared on the historical cost basis, except for investment properties and certain financial instruments, which are measured at fair values, as appropriate.

Other than changes in accounting policies resulting from application of amendments to Hong Kong Financial Reporting Standards ("HKFRSs"), the accounting policies and methods of computation used in the unaudited interim financial report for the six months ended 31st December, 2021 are the same as those followed in the preparation of the Group's annual financial statements for the year ended 30th June, 2021.

Application of amendments to HKFRSs

In the current interim period, the Group has applied, the following amendments to HKFRSs issued by the HKICPA, which are mandatory effective for the annual period beginning on or after 1st July, 2021 for the preparation of the Group's unaudited interim financial statements:

Amendments to HKFRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16	*Interest Rate Benchmark Reform – Phase 2*
Amendment to HKFRS 16	*Covid-19-Related Rent Concessions beyond 30th June, 2021*

1. Basis of preparation and disclosure required by section 436 of the Hong Kong Companies Ordinance – continued

Application of amendments to HKFRSs – continued

The application of the amendments to HKFRSs in the current period has had no material impact on the Group's financial positions and performance for the current and prior periods and/or on the disclosures set out in the unaudited interim financial statements.

2. Segment information

The following is an analysis of the Group's revenue and results by reportable and operating segments for the period under review:

Six months ended 31st December, 2021

	The Company and its subsidiaries		Associates and joint ventures		Total	
	External revenue HK$	Results HK$	Share of revenue HK$	Share of results HK$	Segment revenue HK$	Segment results HK$
Property sales	**8,685,166,816**	**4,122,023,410**	**132,234,741**	**13,603,093**	**8,817,401,557**	**4,135,626,503**
Property rental	**1,405,813,557**	**1,195,427,350**	**425,970,542**	**374,953,537**	**1,831,784,099**	**1,570,380,887**
	10,090,980,373	**5,317,450,760**	**558,205,283**	**388,556,630**	**10,649,185,656**	**5,706,007,390**
Property management and other services	**587,687,253**	**104,473,272**	**56,829,909**	**9,498,644**	**644,517,162**	**113,971,916**
Hotel operations	**194,913,796**	**26,676,935**	**52,842,471**	**(14,044,534)**	**247,756,267**	**12,632,401**
Investments in securities	**7,879,795**	**7,879,795**	**1,950**	**1,950**	**7,881,745**	**7,881,745**
Financing	**32,430,252**	**32,430,252**	**4,255,714**	**4,255,714**	**36,685,966**	**36,685,966**
	10,913,891,469	**5,488,911,014**	**672,135,327**	**388,268,404**	**11,586,026,796**	**5,877,179,418**

Six months ended 31st December, 2020

	The Company and its subsidiaries		Associates and joint ventures		Total	
	External revenue HK$	Results HK$	Share of revenue HK$	Share of results HK$	Segment revenue HK$	Segment results HK$
Property sales	1,949,855,362	781,561,052	61,996,405	26,312,573	2,011,851,767	807,873,625
Property rental	1,436,375,143	1,244,482,615	436,947,039	394,948,371	1,873,322,182	1,639,430,986
	3,386,230,505	2,026,043,667	498,943,444	421,260,944	3,885,173,949	2,447,304,611
Property management and other services	565,387,525	229,914,328	56,758,764	8,697,434	622,146,289	238,611,762
Hotel operations	128,844,437	(20,454,154)	34,697,242	(32,488,876)	163,541,679	(52,943,030)
Investments in securities	2,198,762	2,198,762	1,950	1,950	2,200,712	2,200,712
Financing	34,421,064	34,421,064	5,332,125	5,332,125	39,753,189	39,753,189
	4,117,082,293	2,272,123,667	595,733,525	402,803,577	4,712,815,818	2,674,927,244

2. Segment information – continued

Segment results represent the profit/loss before taxation earned by each segment without allocation of certain other income and other gains or losses, certain administrative expenses and other operating expenses, changes in fair value of investment properties and financial assets at FVTPL, gain on disposal of investment properties and certain finance income net of finance costs. The profit/loss before taxation earned by each segment also includes the share of results from the Group's associates and joint ventures without allocation of the associates' and joint ventures' certain other income and other gains or losses, certain administrative expenses and other operating expenses, change in fair value of investment properties, finance costs net of finance income and income tax expense. This is the measure reported to the chief operating decision makers, being the Directors of the Company, for the purposes of resource allocation and performance assessment.

Reconciliation of profit before taxation

	Six months ended	
	31st December, 2021 HK$	31st December, 2020 HK$
Segment profit	**5,877,179,418**	2,674,927,244
Change in fair value of investment properties	**(87,756,470)**	(534,848,712)
Other income and other gains or losses	**69,248,378**	283,199,019
Change in fair value of financial assets at FVTPL	**(2,455,325)**	1,125,518
Gain on disposal of investment properties	**1,047,650**	8,325,146
Administrative expenses and other operating expenses	**(536,407,259)**	(471,984,123)
Finance income, net	**131,893,587**	300,843,285
Results shared from associates and joint ventures		
- Other income and other gains or losses	**206,554,337**	113,959,017
- Change in fair value of investment properties	**(34,544,168)**	(301,205,349)
- Administrative expenses and other operating expenses	**(221,446,267)**	(116,163,830)
- Finance costs, net	**(53,950,247)**	(16,056,594)
- Income tax expense	**(36,575,847)**	(95,579,066)
	(139,962,192)	(415,045,822)
Profit before taxation	**5,312,787,787**	1,846,541,555

During the six months ended 31st December, 2021, inter-segment sales of HK$73,178,256 *(six months ended 31st December, 2020: HK$45,012,212)* were not included in the segment of "property management and other services". There were no inter-segment sales in other operating segments. Inter-segment sales were charged at cost plus margin basis as agreed between both parties.

3. Share of results of associates

Share of results of associates included the Group's share of decrease in fair value of investment properties of the associates of HK$8,704,217 *(six months ended 31st December, 2020: HK$254,536,419)* recognised in the statement of profit or loss of the associates.

4. Share of results of joint ventures

Share of results of joint ventures included the Group's share of decrease in fair value of investment properties of the joint ventures of HK$25,839,951 *(six months ended 31st December, 2020: HK$46,668,930)* recognised in the statement of profit or loss of the joint ventures.

5. Profit before taxation

	Six months ended	
	31st December, 2021 HK$	31st December, 2020 HK$
Profit before taxation has been arrived at after charging/(crediting):		
Cost of properties sold	**4,209,708,398**	1,026,390,246
Cost of hotel inventories recognised as direct expenses	**26,246,379**	17,027,798
Depreciation of hotel properties	**17,733,154**	16,446,918
Depreciation of property, plant and equipment	**36,762,614**	39,863,703
Depreciation of right-of-use assets	**39,116,882**	38,275,103
Gain on disposal of property, plant and equipment	**(23,473)**	(253,472)
Impairment loss on trade receivables, net of reversal	**7,425,507**	21,040,656

6. Income tax expense

	Six months ended	
	31st December, 2021 HK$	31st December, 2020 HK$
The charge comprises:		
Current taxation		
Hong Kong Profits Tax	**758,815,938**	189,446,114
Other jurisdictions	**52,461,558**	114,415,727
Land Appreciation Tax ("LAT") in Mainland China	**75,811,641**	196,515,668
	887,089,137	500,377,509
Deferred taxation	**47,602,883**	75,071,173
	934,692,020	575,448,682

6. Income tax expense – continued

Hong Kong Profits Tax is recognised based on management's best estimate of the weighted average annual income tax rate expected for the full financial year. The estimated weighted average annual tax rate used is 16.5% *(six months ended 31st December, 2020: 16.5%)*.

Taxes on profits assessable in Singapore and Mainland China are recognised based on management's best estimate of the weighted average annual income tax rates prevailing in the countries and the regions in which the Group operates. The estimated weighted average annual tax rates used are 17% in Singapore and 25% in Mainland China *(six months ended 31st December, 2020: 17% in Singapore and 25% in Mainland China)*.

The provision of LAT is calculated according to the requirements set forth in the relevant tax laws and regulations. LAT has been provided at ranges of progressive rates of the appreciation value, with certain allowable deductions.

Deferred taxation has been provided in relation to the change in fair value of certain investment properties and other temporary differences.

7. Earnings per share

(a) Reported earnings per share

The calculation of the basic earnings per share attributable to the Company's shareholders is based on the following data:

	Six months ended	
	31st December, 2021 HK$	31st December, 2020 HK$
Earnings for the purpose of basic earnings per share	**2,316,848,763**	692,592,126
	Number of shares	Number of shares
Weighted average number of ordinary shares for the purpose of basic earnings per share	**1,943,245,810**	1,896,648,668

No diluted earnings per share has been presented for the periods ended 31st December, 2021 and 2020 as there were no potential ordinary shares outstanding during the current and prior periods.

7. Earnings per share – continued

(b) Underlying earnings per share

For the purpose of assessing the underlying performance of the Group, basic earnings per share calculated based on the underlying profit attributable to the Company's shareholders of HK$2,395,460,913 *(six months ended 31st December, 2020: HK$1,161,781,873)* is also presented, excluding the net effect of changes in fair value of investment properties of the Group and its associates and joint ventures and including realised fair value gain on interest in an associate upon sales of its properties and realised fair value gain on investment properties disposed of during the period, taking into account tax effect and the amount attributable to the Company's shareholders. The denominators used are the same as those detailed above for reported earnings per share.

A reconciliation of profit is as follows:

	Six months ended	
	31st December, 2021 HK$	31st December, 2020 HK$
Earnings for the purpose of basic earnings per share	**2,316,848,763**	692,592,126
Change in fair value of investment properties	**87,756,470**	534,848,712
Effect of corresponding deferred taxation charges	**6,031,181**	21,797,835
Share of results of associates		
- Change in fair value of investment properties	**8,704,217**	254,536,419
- Effect of corresponding deferred taxation credit	**-**	(2,083,077)
Share of results of joint ventures		
- Change in fair value of investment properties	**25,839,951**	46,668,930
- Effect of corresponding deferred taxation charges	**51,773**	-
	128,383,592	855,768,819
Amount attributable to non-controlling interests	**(56,582,371)**	(389,762,812)
Unrealised change in fair value of investment properties attributable to the Company's shareholders	**71,801,221**	466,006,007
Realised fair value gain on investment properties disposed of during the period, net of taxation	**1,173,228**	5,807,921
Realised fair value gain on interest in an associate upon sales of its properties during the period	**11,162,819**	-
Amount attributable to non-controlling interests	**(5,525,118)**	(2,624,181)
	78,612,150	469,189,747
Underlying profit attributable to the Company's shareholders	**2,395,460,913**	1,161,781,873

8. Trade and other receivables

At 31st December, 2021, included in trade and other receivables of the Group are trade receivables (net of allowance for credit losses) of HK$221,591,154 *(30th June, 2021: HK$261,404,058)*. Trade receivables mainly comprise rental receivables and property management and other services. Rental receivables are billed and payable in advance by tenants.

The following is an aged analysis of trade receivables (net of allowance for credit losses) at the end of the reporting period:

	31st December, 2021 HK$	30th June, 2021 HK$
Current	**38,263,232**	36,861,433
Overdue:		
1 - 30 days	**49,758,685**	100,558,450
31 - 60 days	**39,324,758**	35,416,752
61 - 90 days	**23,198,526**	14,745,257
Over 90 days	**71,045,953**	73,822,166
	221,591,154	261,404,058

9. Time deposits and restricted bank deposits/ Bank balances and cash

At 31st December, 2021, the time deposits of approximately HK$2,377,138,000 *(30th June, 2021: HK$3,235,989,000)* were charged for finance undertakings issued by banks for certain subsidiaries of Sino Land Company Limited. The balance includes cash held by stakeholders of approximately HK$2,593,001,000 *(30th June, 2021: HK$2,237,797,000)*, which are restricted for payments related to property development projects or will be released by stakeholders after completion of the relevant assignments.

10. Trade and other payables

At 31st December, 2021, included in trade and other payables of the Group are trade payables of HK$197,645,095 *(30th June, 2021: HK$142,141,178).*

The following is an aged analysis of trade payables based on invoice date at the end of the reporting period:

	31st December, 2021 HK$	30th June, 2021 HK$
0 - 30 days	**162,755,635**	107,156,692
31 - 60 days	**13,019,767**	11,787,269
61 - 90 days	**3,343,096**	6,203,998
Over 90 days	**18,526,597**	16,993,219
	197,645,095	142,141,178

11. Financial guarantee contracts

At the end of the reporting period, the maximum amount that the Group has guaranteed under the contracts was as follows:

	31st December, 2021 HK$	30th June, 2021 HK$
Guarantees given to banks in respect of:		
Banking facilities of an associate and joint ventures attributable to the Group		
- Utilised	**9,188,152,653**	8,024,333,175
- Unutilised	**3,211,216,509**	4,906,921,117
	12,399,369,162	12,931,254,292
Mortgage loans granted to property purchasers	**137,121,945**	513,423,879

At 31st December, 2021 and 30th June, 2021, the Group issued corporate financial guarantees to banks in respect of banking facilities granted to an associate and joint ventures. At the end of both reporting periods, the Group did not recognise any liabilities in respect of such corporate financial guarantees as the Directors of the Company consider that the fair values of these financial guarantee contracts at their initial recognition and at the end of the reporting period are insignificant.

Guarantees are given to banks with respect to loans procured by certain purchasers of the Group's properties. Such guarantees will be released by banks upon completion of the relevant mortgage properties registration. In the opinion of the Directors of the Company, the fair values of these financial guarantee contracts of the Group are insignificant at initial recognition and the Directors of the Company consider that the possibility of default of the parties involved is remote; accordingly, no value has been recognised at the inception of these guarantee contracts and at the end of each reporting period.

CLOSURE OF REGISTER OF MEMBERS

The register of members of the Company will be closed from Friday, 4th March, 2022 to Tuesday, 8th March, 2022, both dates inclusive, during which period no transfer of shares will be effected. The record date for the interim dividend is at the close of business on Tuesday, 8th March, 2022.

In order to qualify for the interim dividend, shareholders should ensure that all transfers accompanied by the relevant share certificates are lodged with the Company's Share Registrar, Tricor Friendly Limited, Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong, for registration not later than 4:30 p.m. on Thursday, 3rd March, 2022.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the listed securities of the Company during the interim period.

COMPLIANCE WITH CORPORATE GOVERNANCE CODE

During the six months ended 31st December, 2021, the Company has complied with all the code provisions as set out in Appendix 14 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"), except that there was no separation of the roles of the chairman and the chief executive, both of the roles are currently undertaken by the Chairman of the Board.

The Board is of the view that the current management structure has been effective in facilitating the Company's operation and business development and that necessary checks and balances consistent with sound corporate governance practices are in place. The implementation of strategies and policies of the Board and the operations of each business unit are overseen and monitored by designated responsible Executive Directors. The Board has found that the current arrangement has worked effectively in enabling it to discharge its responsibilities satisfactorily. In addition, the three Independent Non-Executive Directors have contributed valuable views and proposals for the Board's deliberation and decisions. The Board reviews the management structure regularly to ensure it continues to meet these objectives and is in line with the industry practices.

REVIEW OF INTERIM RESULTS

The unaudited interim results of the Group for the six months ended 31st December, 2021 have been reviewed by the Audit Committee and the auditor of the Company, KPMG.

2021-2022 INTERIM REPORT

The 2021-2022 interim report containing all the information required by the Listing Rules will be published on the website of Hong Kong Exchanges and Clearing Limited and the Company's website www.sino.com while printed copies will be sent to shareholders on or about Tuesday, 8th March, 2022.

By Order of the Board
Fanny CHENG Siu King
Company Secretary

Hong Kong, 17th February, 2022

As at the date hereof, the Executive Directors of the Company are Mr. Robert Ng Chee Siong and Mr. Daryl Ng Win Kong, the Non-Executive Director is The Honourable Ronald Joseph Arculli, and the Independent Non-Executive Directors are Dr. Allan Zeman, Mr. Adrian David Li Man-kiu and Mr. Steven Ong Kay Eng.