

# ANNUAL REPORT 2022



STOCK CODE: 83

Grand MayFair

Creating Better Lifescapes

 SINO LAND COMPANY LIMITED



This annual report (“Annual Report”) is available in both English and Chinese. Shareholders who have received either the English or the Chinese version of the Annual Report may request a copy in the language different from that has been received by writing to the Company’s Share Registrar, Tricor Standard Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong.

The Annual Report (in both English and Chinese versions) has been posted on the Company’s website at [www.sino.com](http://www.sino.com). Shareholders who have chosen to rely on copies of the Corporate Communications (including but not limited to annual report, summary financial report (where applicable), interim report, summary interim report (where applicable), notice of meeting, listing document, circular and proxy form) posted on the Company’s website in lieu of any or all the printed copies thereof may request printed copy of the Annual Report.

Shareholders who have chosen or are deemed to have consented to receive the Corporate Communications using electronic means through the Company’s website and who have difficulty in receiving or gaining access to the Annual Report posted on the Company’s website will upon request be sent the Annual Report in printed form free of charge.

Shareholders may at any time choose to change their choice of language and means of receipt (i.e. in printed form or by electronic means through the Company’s website) of all future Corporate Communications from the Company by giving notice in writing by post to the Company’s Share Registrar, Tricor Standard Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email at [sinoland83-ecom@hk.tricorglobal.com](mailto:sinoland83-ecom@hk.tricorglobal.com).

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# Corporate information

## Board of Directors

Robert Ng Chee Siong, Chairman  
Daryl Ng Win Kong, SBS, JP, Deputy Chairman  
Ronald Joseph Arculli, GBM, CVO, GBS, OBE, JP#  
Allan Zeman, GBM, GBS, JP\*  
Adrian David Li Man-kiu, BBS, JP\*  
Steven Ong Kay Eng\*  
Wong Cho Bau, JP\*  
Ringo Chan Wing Kwong  
Gordon Lee Ching Keung  
Thomas Tang Wing Yung, Group Chief Financial Officer  
Victor Tin Sio Un (*appointed on 1st July, 2022*)

(# Non-Executive Director)

(\* Independent Non-Executive Directors)

## Audit Committee

Adrian David Li Man-kiu, BBS, JP, Chairman  
Allan Zeman, GBM, GBS, JP  
Steven Ong Kay Eng

## Nomination Committee

Robert Ng Chee Siong, Chairman  
Allan Zeman, GBM, GBS, JP  
Adrian David Li Man-kiu, BBS, JP

## Remuneration Committee

Steven Ong Kay Eng, Chairman  
Allan Zeman, GBM, GBS, JP  
Adrian David Li Man-kiu, BBS, JP  
Daryl Ng Win Kong, SBS, JP

## Authorized Representatives

Robert Ng Chee Siong  
Ringo Chan Wing Kwong

## Company Secretary

Fanny Cheng Siu King

## Auditor

KPMG  
Registered Public Interest Entity Auditors

## Solicitors

Woo, Kwan, Lee & Lo  
Clifford Chance

## Share Registrar

Tricor Standard Limited  
17/F, Far East Finance Centre,  
16 Harcourt Road,  
Hong Kong  
Telephone : (852) 2980 1333  
Fax : (852) 2861 1465  
Email : sinoland83-ecom@hk.tricorglobal.com

## Principal Bankers

Bank of China (Hong Kong) Limited  
Hang Seng Bank Limited  
DBS Bank Ltd., Hong Kong Branch  
Industrial and Commercial Bank of China (Asia) Limited  
The Hongkong and Shanghai Banking Corporation Limited  
Standard Chartered Bank (Hong Kong) Limited  
The Bank of East Asia, Limited  
China Construction Bank (Asia) Corporation Limited

## Investor relations contact

Telephone : (852) 2132 8480  
Fax : (852) 2137 5907  
Email : investorrelations@sino.com

## Registered Office

12th Floor, Tsim Sha Tsui Centre,  
Salisbury Road, Tsim Sha Tsui,  
Kowloon, Hong Kong  
Telephone : (852) 2721 8388  
Fax : (852) 2723 5901  
Website : www.sino.com  
Email : info@sino.com

## Listing information

<b>Stock code</b>	83
<b>American depositary receipt</b>	
CUSIP Number	829344308
Trading Symbol	SNLAY
ADR to Ordinary Share Ratio	1:5
Listing	Level One (OTC)
Depository Bank	The Bank of New York 101 Barclay Street, 22nd Floor – West, New York, NY 10286, U.S.A.

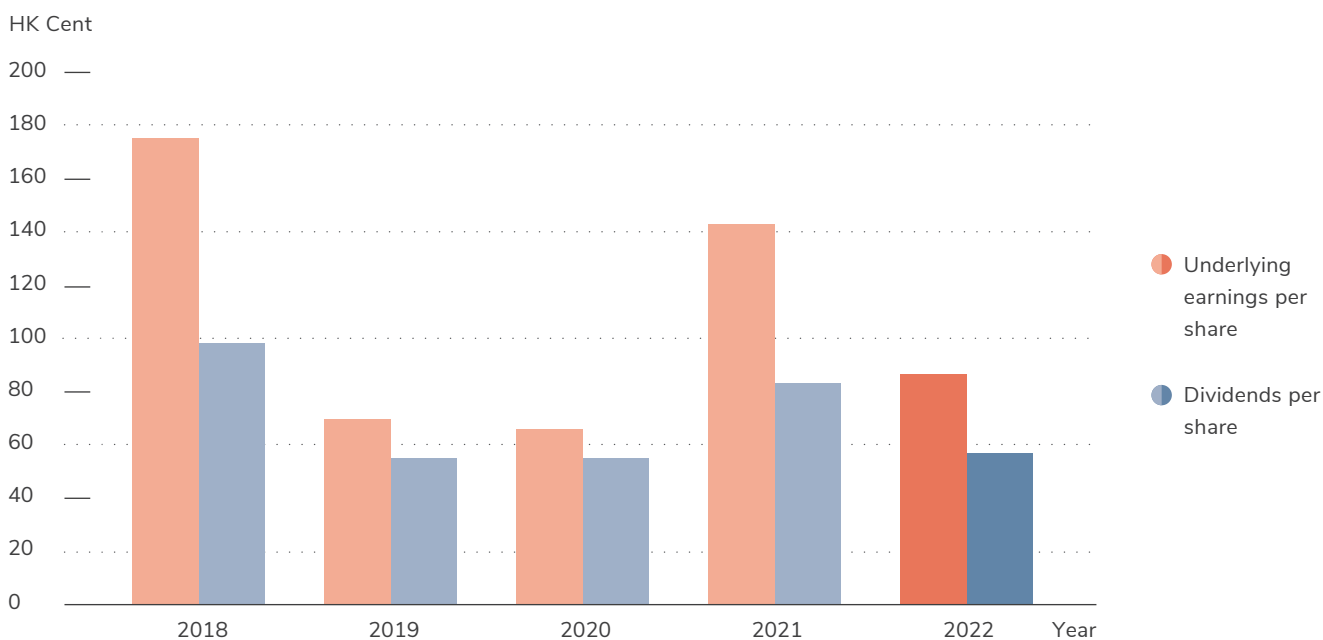
## Shareholders' calendar

<b>Closure of Register of Members for entitlement to attend and vote at Annual General Meeting</b>	21st October, 2022 to 26th October, 2022 (both dates inclusive)
<b>Annual General Meeting</b>	26th October, 2022
<b>Closure of Register of Members for dividend entitlement</b>	1st November, 2022 to 2nd November, 2022 (both dates inclusive)
<b>Record Date for final dividend entitlement</b>	2nd November, 2022
<b>Last Day for lodging form of election for scrip dividend</b>	24th November, 2022 4:30 p.m.
<b>Interim Dividend</b> Paid	HK15 cents per share 11th April, 2022
<b>Final Dividend</b> Payable	HK42 cents per share 5th December, 2022

## Group financial summary

	2018 HK\$	2019 HK\$	2020 HK\$	2021 HK\$	2022 HK\$
Turnover	<u>10,730,234,383</u>	<u>8,009,912,578</u>	<u>5,886,888,002</u>	<u>24,545,345,720</u>	<u>15,554,174,570</u>
Underlying net profit from operations	<u>11,247,096,992</u>	<u>4,671,078,053</u>	<u>4,557,049,804</u>	<u>10,315,827,756</u>	<u>6,530,663,998</u>
Profit attributable to the Company's shareholders	<u>13,995,949,179</u>	<u>6,914,903,934</u>	<u>1,688,050,428</u>	<u>9,646,036,990</u>	<u>5,735,396,549</u>
Underlying earnings per share (cents)	175.14	69.68	65.89	142.92	86.58
Reported earnings per share (cents)	217.94	103.15	24.41	133.64	76.03
Dividends per share (cents)					
Interim dividend	13.0	14.0	14.0	14.0	15.0
Final dividend	40.0	41.0	41.0	41.0	42.0
Special dividend	45.0	–	–	28.0	–
	<u>98.0</u>	<u>55.0</u>	<u>55.0</u>	<u>83.0</u>	<u>57.0</u>

### Underlying earnings & dividends per share

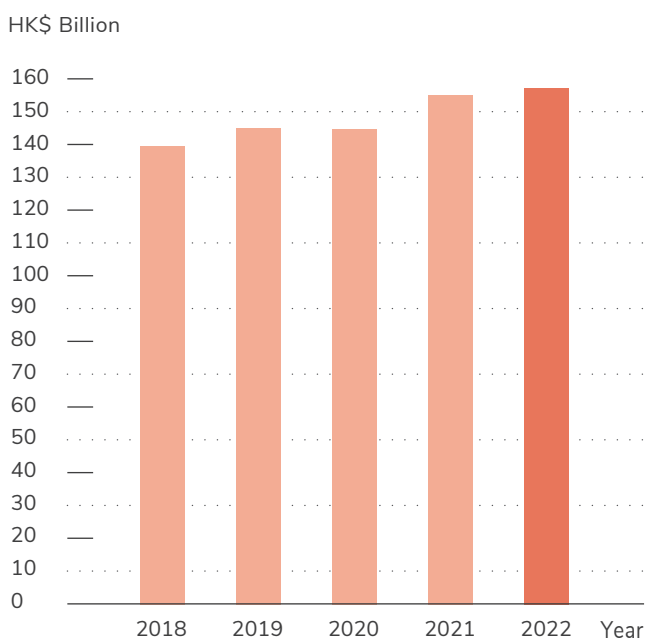


# Group financial summary (Continued)

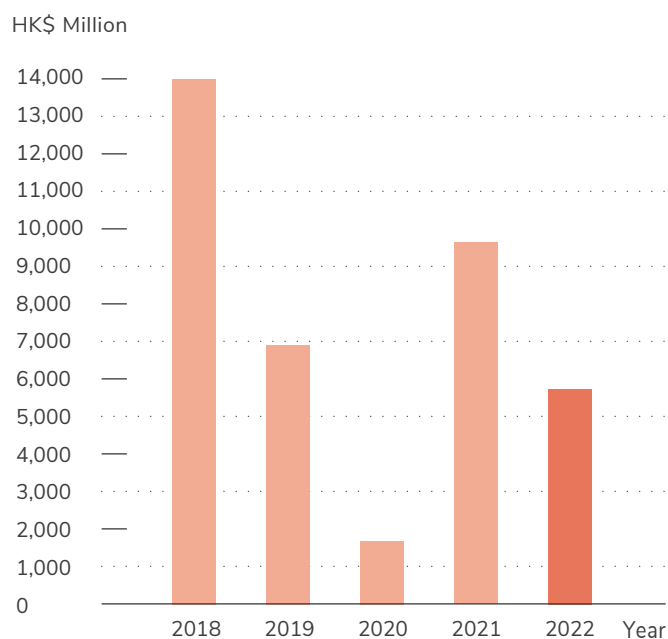
## Consolidated statement of financial position

	2018 HK\$	2019 HK\$	2020 HK\$	2021 HK\$	2022 HK\$
Non-current assets	105,863,032,858	106,204,235,953	106,332,352,941	106,906,825,650	107,558,890,604
Current assets	53,244,363,670	74,544,144,431	80,391,448,913	74,808,371,628	71,424,985,187
Current liabilities	(12,131,243,524)	(25,385,564,491)	(32,319,376,427)	(17,965,728,139)	(15,104,618,660)
	<u>146,976,153,004</u>	<u>155,362,815,893</u>	<u>154,404,425,427</u>	<u>163,749,469,139</u>	<u>163,879,257,131</u>
Share capital	44,560,016,005	47,324,776,293	49,806,148,516	53,211,962,913	56,403,833,044
Reserves	<u>95,021,924,733</u>	<u>97,969,236,460</u>	<u>95,109,732,783</u>	<u>101,947,734,115</u>	<u>100,993,467,055</u>
Shareholders' funds	139,581,940,738	145,294,012,753	144,915,881,299	155,159,697,028	157,397,300,099
Non-controlling interests	860,175,745	868,091,612	843,307,789	1,648,902,596	831,215,368
Non-current liabilities	<u>6,534,036,521</u>	<u>9,200,711,528</u>	<u>8,645,236,339</u>	<u>6,940,869,515</u>	<u>5,650,741,664</u>
	<u>146,976,153,004</u>	<u>155,362,815,893</u>	<u>154,404,425,427</u>	<u>163,749,469,139</u>	<u>163,879,257,131</u>
Shareholders' funds at book value per share	<u>21.14</u>	<u>21.31</u>	<u>20.57</u>	<u>20.98</u>	<u>20.39</u>

## Shareholders' funds

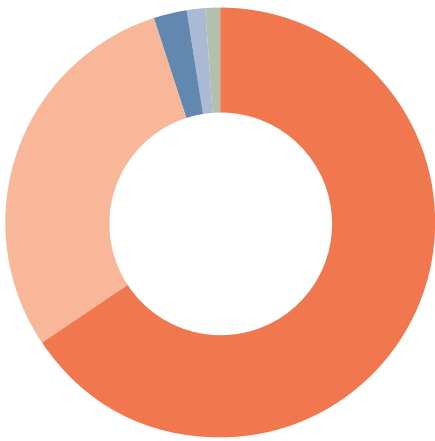


## Profit attributable to the Company's shareholders



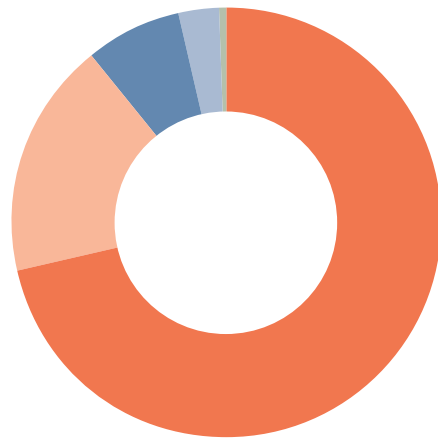
## The Company and its subsidiaries (the “Group”)

Breakdown of segment results  
for the year ended 30th June, 2022



- Property sales **65.8%**
- Property rental **29.3%**
- Property management and other services **2.4%**
- Hotel operations **1.3%**
- Investments in securities and financing **1.2%**

Breakdown of segment revenue  
for the year ended 30th June, 2022

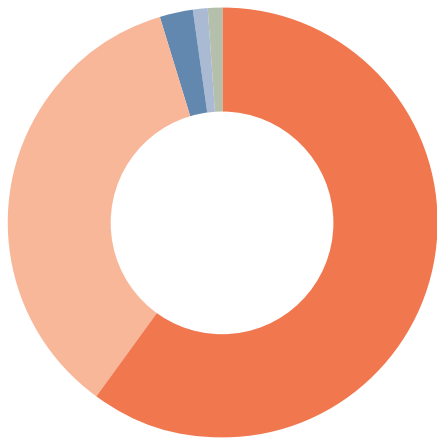


- Property sales **71.6%**
- Property rental **17.6%**
- Property management and other services **7.4%**
- Hotel operations **2.9%**
- Investments in securities and financing **0.5%**

## Group financial summary (Continued)

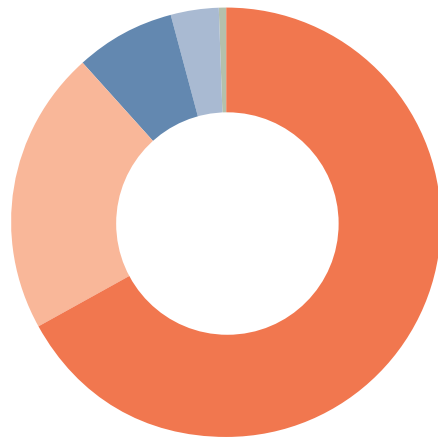
### The Group and attributable share from associates and joint ventures

Breakdown of segment results  
for the year ended 30th June, 2022



- Property sales **60.2%**
- Property rental **35.2%**
- Property management and other services **2.5%**
- Hotel operations **1.0%**
- Investments in securities and financing **1.1%**

Breakdown of segment revenue  
for the year ended 30th June, 2022



- Property sales **67.2%**
- Property rental **21.3%**
- Property management and other services **7.5%**
- Hotel operations **3.5%**
- Investments in securities and financing **0.5%**



I hereby present 2021/2022 Annual Report to the shareholders.

## Final results

The Group's underlying profit attributable to shareholders, excluding the effect of fair-value changes on investment properties for the year ended 30th June, 2022 ("Financial Year") was HK\$6,530.6 million (2020/2021: HK\$10,315.8 million). Underlying earnings per share was HK\$0.86 (2020/2021: HK\$1.42).

After taking into account the revaluation loss (net of deferred taxation) on investment properties of HK\$770.8 million (2020/2021: revaluation loss of HK\$642.8 million), which is a non-cash item, the Group reported a net profit attributable to shareholders of HK\$5,735.3 million for the Financial Year (2020/2021: HK\$9,646.0 million). Earnings per share for the Financial Year was HK\$0.76 (2020/2021: HK\$1.33).

## Final dividend

The Directors have resolved to recommend a final dividend of HK42 cents per share in respect of the Financial Year.

The final dividend will be payable to shareholders whose names appear on the Register of Members of the Company on 2nd November, 2022. Together with the interim dividend of HK15 cents per share paid on 11th April, 2022, the total dividend for the Financial Year is HK57 cents per share.

The Directors propose that shareholders be given the option to receive the final dividend in new shares in lieu of cash. The scrip dividend proposal is subject to: (1) the approval of the proposed final dividend at the Annual General Meeting to be held on 26th October, 2022; and (2) The Stock Exchange of Hong Kong Limited granting the listing of and permission to deal in the new shares to be issued pursuant to this proposal.

A circular containing detail of the scrip dividend proposal will be dispatched to shareholders together with the form of election for scrip dividend on or about 9th November, 2022. It is expected that the final dividend warrants and share certificates for the scrip dividend will be dispatched to shareholders on or about 5th December, 2022.

## Business review

### (1) Sales activities

Total revenue from property sales for the Financial Year, including property sales of associates and joint ventures, attributable to the Group was HK\$10,841.8 million (2020/2021: HK\$18,596.4 million).

Total revenue from property sales comprises mainly the sales of residential units and carparking spaces in the project completed during the Financial Year 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 The Dynasty in Zhangzhou.

During the Financial Year, the Group launched three new residential projects in Hong Kong for sale, namely Villa Garda I and II in Tseung Kwan O (48.9% sold), Grand Mayfair I (Phase 1A) and Grand Mayfair II (Phase 1B) in Yuen Long (89.9% sold), and La Marina in Wong Chuk Hang (82.7% sold). In addition, certain units of the remaining stocks of projects launched in previous periods have been launched for sale. These projects are Grand Central in Kwun Tong (95.6% sold), Grand Victoria in South West Kowloon (54.7% sold), Mayfair By The Sea 8 in Pak Shek Kok (99.2% sold), Silversands in Ma On Shan (71.3% sold), St. George's Mansions at Kadoorie Avenue in Ho Man Tin (8.6% sold), ONE SOHO in Mong Kok (59.3% sold), and 133 Portofino in Sai Kung (87.9% sold).

## Chairman's statement (Continued)



### Grand Mayfair

Located adjacent to Kam Sheung Road Station, Grand Mayfair will provide 2,200 exquisite units upon completion.

## Business review (Continued)

### (1) Sales activities (Continued)

Looking ahead, the Group has an exciting pipeline of new projects to be launched. In addition to Villa Garda III in Tseung Kwan O and ONE CENTRAL PLACE in Central which have obtained pre-sale consents, the Group expects to obtain pre-sale consents for three other residential projects in financial year 2022/2023. These projects are Grand Mayfair Phase 2 in Yuen Long, Wong Chuk Hang Station Package Four Property Development, and Yau Tong Ventilation Building 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 30th June, 2022, the Group had a land bank of approximately 20.4 million square feet of attributable floor area in Mainland China, Hong Kong, Singapore and Sydney which comprises a balanced portfolio of properties of which 45.7% is commercial; 29.9% residential; 10.8% industrial; 7.7% car parks and 5.9% hotels. In terms of breakdown of the land bank by status, 6.8 million square feet were properties under development, 12.1 million square feet of properties for investment and hotels, together with 1.5 million square feet of properties held for sale. This land bank should be sufficient to meet the Group's development needs over the next few years. The Group will continue to be selective in replenishing its land bank to optimise its earnings potential.

During the Financial Year, the Group acquired 20% interest in a commercial and residential site located in Jalan Anak Bukit, Singapore with a total gross floor area of approximately 1,007,026 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.

In addition, during the Financial Year, the Group acquired 25% interest in Golden Mile Complex which is currently erected on 5001 Beach Road, Singapore with an existing total gross floor area of approximately 609,791 square feet. The project involves the re-development of the property into a new mixed-use development which may comprise residential, office, retail and other components by constructing new building as well as conserving and revitalising the existing building.

## Business review (Continued)

### (2) Land bank (Continued)

Details of the two projects 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%	201,405
Golden Mile Complex Lot 359T of Town Subdivision 15, 5001 Beach Road, Singapore	Residential/ Commercial	25%	152,448
			353,853

During the Financial Year, the Group also acquired an additional 6.75% interest in Grand Victoria, an existing residential project located in South West Kowloon, from a joint venture partner. The Group's interest in the project has increased from 22.50% to 29.25%. 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

## Chairman's statement (Continued)

### Business review (Continued)

#### (3) Property development

During the Financial Year, the Group 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, the Group completed Blocks 7 and 11 of Dynasty Park Phase III in Zhangzhou and Phases 3A2 and 3B1 of The Palazzo in Chengdu during the Financial Year. Details of the project are as follows:

Location	Usage	Group's Interest	Attributable Floor Area (Square feet)
Dynasty Park Phase III Blocks 7 and 11, No.298 Tengfei Road, Xiangcheng District, Zhangzhou, Fujian Province, People's Republic of China	Residential/ Commercial	100%	322,734
The Palazzo Phases 3A2 and 3B1, No.9, The Second Yufeng Road, Chenghua District, East Chengdu, Sichuan Province, People's Republic of China	Residential/ Commercial	20%	565,673
			<hr/> 888,407 <hr/>



## Business review (Continued)

## (3) Property development (Continued)

The Group obtained Occupation Permit for the following projects in Hong Kong during the Financial Year. Details of the projects are as follows:

Location	Usage	Group's Interest	Attributable Floor Area (Square feet)
St. George's Mansions 24A Kadoorie Avenue, Ho Man Tin, Kowloon, Hong Kong	Residential	Joint Venture	309,707
Silversands 8 Yiu Sha Road, Ma On Shan, New Territories, Hong Kong	Residential	100%	119,351
			429,058

Subsequent to the Financial Year, the Group obtained Occupation Permit for the following projects in Hong Kong. Details of the projects are as follows:

Location	Usage	Group's Interest	Attributable Floor Area (Square feet)
La Marina 11 Heung Yip Road, Wong Chuk Hang, Hong Kong	Residential	Joint Venture	246,496
Landmark South 39 Yip Kan Street, Wong Chuk Hang, Hong Kong	Commercial	60%	141,698
			388,194

## Business review (Continued)

### (4) Rental activities

For the Financial Year, the Group's attributable gross rental revenue, including share from associates and joint ventures, was HK\$3,546.1 million (2020/2021: HK\$3,664.6 million), representing a decrease of 3.2% year-on-year. The decline in rental income was mainly due to negative rental reversion and rental relief granted to selected tenants, while the Group recorded a slight improvement in average occupancy rate to 90.8% for the Financial Year (2020/2021: 89.8%). The net rental income for the Financial Year was HK\$3,101.6 million (2020/2021: HK\$3,216.5 million), representing a decrease of 3.5% year-on-year.

The pandemic situation remained fluid throughout the Financial Year. Retail market sentiment in Hong Kong was improving throughout much of the first half of the Financial Year until the fifth wave of COVID-19 started in early 2022. During this challenging time, the Group has proactively worked with our tenants to find solutions to alleviate the pressure. A wide range of support measures were offered on a case-by-case basis. Online and offline marketing campaigns were launched to enhance customers' shopping experience and to boost tenants' businesses. In tandem with the Government's Consumption Vouchers Schemes ("Consumption Vouchers"), the Group 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 incentivised consumers to use their Consumption Vouchers in our shopping malls, the Group 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. As our

flagship shopping malls are primarily situated in close proximity to residential developments, tenant sales were well supported by local consumption demand. Overall, footfall and tenant sales at our flagship malls have improved from the low of the pandemic. The Group's retail portfolio recorded an improvement in average occupancy rate to approximately 92.9% (2020/2021: 90.4%).

Performance of the office sector remained challenging. 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. The Group's office portfolio recorded an average occupancy of 89.7% (2020/2021: 91.0%) for the Financial Year. Notwithstanding the challenging operating conditions, 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. 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 provide new impetus to the economy. 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 is normalised, it is expected to bring back additional leasing demand from Mainland Chinese corporates in the longer-term. Meanwhile, the Group continued to enhance our portfolio to increase our competitiveness. Landmark South and One North are two of the Group's new projects which utilise best-in-class building specifications and accredited green features. The Group recently obtained the Occupation Permit for Landmark South, and it should attract occupiers seeking high quality and sustainable office spaces.

### Business review (Continued)

#### (4) Rental activities (Continued)

As at 30th June, 2022, the Group has approximately 12.1 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 61.5%, industrial 13.3%, car parks 12.9%, hotels 9.6%, and residential 2.7%.

#### (5) Hotels

For the Financial Year, the Group's hotel revenue, including attributable share from associates and joint ventures, was HK\$582.7 million compared to HK\$350.8 million last year, and the corresponding operating profit was HK\$92.9 million as compared to the operating loss of HK\$69.1 million last year.

While the global pandemic situation continued to weigh on our hotels business performance, encouraging developments are observed at certain locations where we operate in, especially in the second half of the Financial Year. Management is encouraged by the meaningful recovery observed at our Singapore and Sydney operations since the easing of travel restrictions and resumption of international travel in early 2022. Whereas in Hong Kong, the performance of our hotels continued to be negatively impacted by cross-border travel restrictions and social distancing measures.

The Group remained mindful of the challenges brought-about by COVID-19 and remained vigilant on cost controls, while proactively finding new strategies to enhance quality of hotel services and improve efficiency to ensure our guests have enjoyable experiences during their stays in the hotels. Conrad Hong Kong joined the government's Designated Quarantine Hotel scheme and has been solely receiving travellers arriving from foreign places for compulsory quarantine since 1st June, 2022. In addition, The Olympian Hong Kong is undergoing enhancement works since December 2021 and the Group intends to reopen the hotel in the fourth quarter of 2022 with new commercial and operational strategies.



#### The Fullerton Ocean Park Hotel Hong Kong

Nestled by the enchanting waters of Island South and vis-à-vis verdant greenery, The Fullerton Ocean Park Hotel Hong Kong soft opened in July 2022. All of the 425 rooms and suites command breath-taking views of the South China Sea, and the hotel is an ideal base for business and leisure travellers.

While the pandemic may continue to impact us in the short term, we are optimistic about the growing demand for luxury hospitality in our core markets, and we will continue to keep our sights on the horizon for new opportunities. The Group opened The Fullerton Ocean Park Hotel in July 2022, the first Fullerton hotel in Hong Kong. It is a sustainable, oceanfront luxury hotel offering a relaxing retreat for every kind of traveller. Positive responses and feedbacks were received from our discerning guests since the hotel's early stage soft opening.

As at 30th June, 2022, the Group's portfolio of hotels comprises The Fullerton Hotel Singapore, The Fullerton Bay Hotel Singapore, The Fullerton Ocean Park Hotel Hong Kong, Conrad Hong Kong, The Fullerton Hotel Sydney and The Olympian Hong Kong.

# Chairman's statement (Continued)

## Business review (Continued)

### (6) Mainland China business

Over the past year, the Central Government introduced a series of policy 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.

While anti-pandemic measures such as lockdowns and strict quarantine measures have taken their toll on Mainland China's economy, the Central Government is constantly fine-tuning its response to lessen the impact on the economy and people's lives. At the recent Politburo meeting, the top leadership stress the importance to support the economic growth while maintaining zero-COVID policies. They also emphasised "housing is for living in, not for speculation" and acknowledged that stabilising the property sector would remain a priority. The Group remains positive about the outlook for the mainland property market over the medium-to-long term.

As at 30th June, 2022, the Group had approximately 4.6 million attributable square feet of land bank in Mainland China. Of the total, approximately 2.8 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 Phases 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 30th June, 2022, the Group had cash and bank deposits of HK\$44,784.4 million. After netting off total borrowings of HK\$3,250.1 million, the Group had net cash of HK\$41,534.3 million as at 30th June, 2022. 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, 69.3% repayable within one year and the remaining between two and three years. All of the Group's borrowings are subject to floating interest rates. Total assets and shareholders' funds of the Group were HK\$178,983.8 million and HK\$157,397.3 million, respectively. Net book value of the Group attributable to the Company's shareholders was HK\$20.39 per share as at 30th June, 2022 (HK\$20.98 per share as at 30th June, 2021).

As at 30th June, 2022, 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 Financial Year. 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 services 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. Our annual sustainability report highlights the corporate sustainability footprints and initiatives, and has been prepared in accordance with

GRI Standards (core option), Hong Kong Exchanges and Clearing Limited's "Environmental, Social and Governance Reporting Guide" under Appendix 27 to the Main Board Listing Rules, the World Economic Forum Stakeholder Capitalism Metrics and the Sustainability Accounting Standards Board (SASB) Standards for the Real Estate Sector. Sino Land's climate actions were also disclosed in the report with reference to the Task Force on Climate-related Financial Disclosures recommendations.

Sino Land has been named a constituent company of the Hang Seng Corporate Sustainability Index Series since September 2012. In 2022, Sino Land has been recognised as a Regional Top-rated ESG Performer by Sustainalytics, with a "Low Risk" rating and received an "A" rating in the MSCI ESG Indexes. Sino Land is also the first property developer in Hong Kong to join the global coalition of business leaders in implementing the Stakeholder Capitalism Metrics, an initiative, promoted by the World Economic Forum and its International Business Council.

In 2021, Sino Land joined the global pledge of the Business Ambition for 1.5°C, and announced its Decarbonisation Blueprint, a holistic roadmap to achieve net zero carbon by 2050, after a year of research with the Hong Kong University of Science and Technology. Interim science-based targets for decarbonisation have been set and Sino Land has also become one of the first real estate conglomerates in Asia to engage external consultancy (PricewaterhouseCoopers Limited) to use a climate risk assessment tool for performing ESG and climate risk assessment, covering over 170 existing and new buildings. In 2020, the Group announced its Sustainability Vision 2030 (SV2030), setting a clear direction for sustainability to be embraced across its operations. Furthering its commitment in sustainability, the Group has increased 15 sustainability goals under SV2030 in 2022 to 38 in total.

## Chairman's statement (Continued)

### Sustainability (Continued)

Farm Together, the integrated green community project launched in March 2020 to promote the concept of sustainability and biodiversity to the community. With the addition of "GREENHOUSE@Citywalk" at Citywalk and Edible Garden at Sino Plaza, the project has been further expanded to include 17 farms in Hong Kong and one in Singapore, spanning over 54,000 square feet. These farms serve as platforms breathing new life into the Group's properties while also enabling colleagues, tenants, hotel guests and the wider community to experience urban farming. These farms have cultivated over 380 plant and crop species, and produce more than 1,000 kg annually to be shared with residents, tenants and charitable organisations to support the local community.

As part of its continued effort to drive sustainable and green development, the Group has jointly inaugurated a breakthrough solution to plastic waste in Hong Kong with the local start-up EcoBricks Limited, which has the ability to upcycle all types of plastics into sustainable construction materials. EcoBricks were first introduced at Gold Coast Piazza in Tuen Mun with over 15,000 EcoBricks utilised to pave the Promenade and line the Leaf Path. These bricks were upcycled from over 560 old washing machines, equivalent to 5,400 kg of plastic



#### EcoBricks

The Group presents a viable solution to plastic waste with local start-up EcoBricks, through which all the seven types of plastic can be upcycled into sustainable bricks for construction works.

EcoBricks have been applied at Gold Coast Piazza, Olympian City and The Fullerton Ocean Park Hotel Hong Kong.

waste. Further applications at Olympian City and The Fullerton Ocean Park Hotel Hong Kong have also been completed during the year. The Group will continue to deploy EcoBricks at other suitable properties, as well as strengthening engagement with tenants and customers in supporting plastic recycling and upcycling into EcoBricks.



#### MIPIM Asia Awards 2021

Grand Central has won the Gold Award in the 'Best Green Development' category and the Silver Award in the 'Best Urban Regeneration Project' at MIPIM Asia Awards 2021. The project was also honoured at the HKGBC Green Building Award 2021 in recognition of its urban greening designs and sustainability efforts in breathing new life into a well-established community.

The built environment has a profound impact on health and well-being. Grand Central has been honoured at the HKGBC Green Building Award 2021, the Asia Pacific Property Awards 2022 and the MIPIM Asia Awards 2021 in recognition of its excellence in urban greening designs and eco-friendly features and efforts to breathe new life into a well-established community. Complied with the highest green building accreditation standards, Landmark South has received WELL Core v2 Pilot D&O Pre-certification, and is working towards a WELL Platinum rating and a BEAM Plus Gold Certification. Empire Centre, Olympian City 2 and Skyline Tower have also received a Platinum rating in the BEAM Plus Existing Building v2.0 Comprehensive Scheme. The Fullerton Hotel Singapore has also received the BCA Green Mark GoldPlus Award organised by the Singapore's Building and Construction Authority in recognition of its efforts to operate as a sustainable property.

### Sustainability (Continued)

Sino Property Services (SPS) launches the Green Fit-Out Guides to help tenants join us on our sustainability journey. The Guides provides recommendations for sustainable choices regarding energy and water efficiency, IAQ, construction materials, food waste and more. SPS trialled the Guide with selected tenants during the year, with plans to extend it to other tenants in the future.

The Group seeks to foster a culture of innovation to harness technology and explore business applications. The Group and Huawei Hong Kong Digital Power Business signed a Memorandum of Understanding on digital power strategic cooperation, jointly exploring potential cooperation opportunities to boost digital transformation in the built environment while also promoting sustainable development in the real estate industry. To promote green transport, the Group is expanding the coverage of electric vehicle charging stations in its portfolio by launching the upgraded V3 Supercharger station with Tesla at Olympian City and collaborating with Shell Hong Kong and local start-up Halo Energy to establish the fastest universal EV charging station at China Hong Kong City. The Group plans to increase the number of chargers by 67% to over 1,400 in 2022.

To encourage the younger generation to cultivate an innovative mindset, the Group supported the Hong Kong Innovation Foundation's inaugural Hong Kong Science Fair as a strategic partner, which received more than 400 project submissions from over 1,200 Primary 4 to Secondary 6 students and teachers-in-charge across 140 local schools. Young innovators from 120 shortlisted teams showcased their creative ideas and innovations at the Hong Kong Convention and Exhibition Centre on 25th and 26th June, 2022 with the 10 award-winning teams announced at the award presentation ceremony. The Science Fair enjoyed strong support from Hong Kong Cyberport, Hong Kong Science and Technology Parks, The Hong Kong University of Science and Technology, The University of Hong Kong, MIT Hong Kong Innovation Node, and over 40 partners from various sectors.



#### Hong Kong Science Fair

The Group supported the Hong Kong Innovation Foundation in presenting the inaugural Hong Kong Science Fair. Themed 'Think Big Be Innovative', it encouraged the youth to unleash their creativity and talent, and received more than 400 submissions from over 1,200 Primary 4 to Secondary 6 students and teachers-in-charge from 140 local schools.

The fifth wave of the COVID-19 pandemic was particularly challenging. In a further effort to support the community to combat the pandemic, the Group converted a hotel under its portfolio into a designated quarantine hotel, and also joined hands with Ng Teng Fong Charitable Foundation (NTFCF) to provide support and resources to the underprivileged in the community, including the donation of 280,000 sets of COVID-19 rapid antigen test kits distributed through 18 district branches of Democratic Alliance for the Betterment and Progress of Hong Kong and the Group's volunteer team.

The Group and NTFCF have also stepped up support for the elderly amidst the pandemic, including the donation of HK\$1 million to Hong Kong Sheng Kung Hui Welfare Council to support the operational needs of elderly homes and rehabilitation centres. Also, 20,000 oximeters and 500 Belun® remoVital remote monitoring systems were donated to the residential care homes and elderly living alone in order to facilitate efficient monitoring and effective follow-ups of elderly and people with disabilities with mild symptoms.

### Sustainability (Continued)

The health and well-being of the children have been significantly affected by the pandemic. The Group and NTFCF have donated HK\$5 million to the Hospital Authority to provide support to the Paediatric services in public hospitals. 250,000 child-sized masks were also distributed to children from underprivileged families and ethnic minorities. To support children during their early summer holiday, a series of online learning courses on marine biodiversity and animal knowledge were given to 10,000 underprivileged children jointly with Ocean Park Corporation, while short-term accommodation was provided to this year's Hong Kong Diploma of Secondary Education Examination candidates who live in subdivided units in partnership with The Hong Kong Federation of Youth Groups.

### Prospects

The financial year 2021/2022 continued to be a year full of challenges and changes. Uncertainties surrounding the intermittent waves of COVID-19 resurgence, ongoing geopolitical risks, restrictions on travel, rising inflationary pressure and interest rate hikes combined have brought interruption to the global economy. Nonetheless, after a long period of strict pandemic containment measures, global economic recovery is expected to gradually emerge, thanks to rising vaccination rate, increasing rollout of effective medical treatments, and better protocol to ensure outbreaks can be quickly detected and contained. Looking ahead, though the world is facing challenges, it has also brought new opportunities. The steep learning curve since the onset of COVID-19 leave us in a stronger position to withstand headwinds that could come our way. The Group shall remain flexible and agile, whilst continuously adjusting and adapting ourselves to the situation appropriately and swiftly to maintain our place in the market to seize opportunities.

Mainland China continued to adhere to its "zero-COVID" policy strictly amid the outbreak of new variants earlier this year, and once again proven its ability to quickly bring infection rates under control. While lockdowns and strict quarantine measures have taken their toll on the country's economy, the Central Government is

constantly fine-tuning its response to lessen the impact on the economy and people's lives. The COVID-19 pandemic and rising external challenges have not derailed China's 14th Five-Year Plan aiming to bring the country towards more sustainable and equitable growth in the long-term. In recent Politburo meetings, the top leadership acknowledge the increasing "complexity, severity, and uncertainty" facing China's economic development and stressed that the epidemic must be kept under control, the economy must be kept stable, and economic development must be secure. The Politburo has called for using macro and monetary policy means to stabilise the economy. The Group is confident that the focus of the Mainland Government on economic and financial stability will help to bring back confidence and place the economy back on a growth track.

For Hong Kong, weakened global demand and continued disruptions to cross-border cargo flows weighed heavily on exports, leading to moderate decrease in real GDP in the first and second quarters of 2022. However, there are signs of revival in domestic activities towards the end of the Financial Year aided by the Government's various support measures and as the local epidemic situation generally improved and the social distancing measures were relaxed in tandem. As we celebrate the 25th anniversary of the establishment of the Hong Kong Special Administrative Region (HKSAR), Hong Kong's outlook becomes clearer and brighter reflected by President Xi reaffirming the country's strong support to Hong Kong in improving governance, citizens' livelihoods, youth development and development of strengths in all aspects to build a harmonious society. China's 14th Five-Year Plan embrace the "One Country, Two Systems" principle and continued to support further integration of Hong Kong with the development of the country. Hong Kong has enormous opportunities through building itself as a centre for innovation and technology, benefiting from being a part of the economic powerhouse through the Greater Bay Development Plan. Under the new leadership of the HKSAR government, priorities are given to containing the recent COVID-19 resurgence in order to facilitate a broader reopening of the border with Mainland China, retaining and attracting Mainland and global talents to solidify the city's abilities in innovation and technology and fortify Hong



### Prospects (Continued)

Kong's global financial hub position, as well as further integrating Hong Kong's economy with Mainland China to strengthen its status as an international financial, transport and trade centre. The Group is fully supportive of HKSAR government's implementation of measures to promote the city's competitiveness and attractiveness, inviting talents to bring Hong Kong to prosperity. We have strong faith that Hong Kong will rise to this challenge and continue to be a vibrant international city.

The Pandemic has reminded us to remain agile while operating with flexibility, as we need to be attuned to the changing expectations and preferences of our customers. Since the onset of COVID-19 in early 2020, there had been changes in consumer behaviour with a stronger emphasis on sustainability and quality. At Sino, sustainability is front and centre of our agenda, and we are committed to growing the sustainable ecosystem that supports the low-carbon transition journey in Hong Kong and beyond. We also acknowledge that technology and innovation are key to our future, and the Group is actively looking for new technologies to improve productivity, enhance customer experience, build a more sustainable environment in addition to explore new opportunities. Our customer-centric mindset alongside with persistent focus on technology upgrades and innovation will allow us to respond swiftly to the ever-changing customer needs and market development.

The Group remains focused on long-term sustainable growth, whilst remaining prepared for short-term cyclical fluctuations. 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 stay alerted on cost control and focus on making efficiency improvement without compromising quality of our products and services. The Group shall continue to expedite its digital transformation journey to enhance operational efficiency and position ourselves for the future. We believe these factors will set out a clear path for our future growth.

As we step into financial year 2022/2023, the Group will remain vigilant in monitoring the market development, whilst proactively face the challenges and seize opportunities ahead. While recent rounds of interest rate hikes may assert pressure on the property sector, the residential market in Hong Kong remains resilient and fundamentally sound. End-user demand remains buoyant in Hong Kong as reflected by successful launches in the market in recent months. The Group maintain a cautiously optimistic view on the outlook for the property market in Hong Kong.

The Group's strong commitment to Hong Kong and Mainland China remains intact and we are committed to promote positivity in the community as we grow with it. While there continues to be challenges ahead, with our strong financial position and sustainable business growth strategy, the Group is well positioned to meet the challenging economic environment and to grasp any opportunities that may arise.

### Staff and management

I would like to welcome Mr. Victor Tin Sio Un who joined the Board as Executive Director with effect from 1st July, 2022.

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, 25th August, 2022

# Review of operations

## (1) Land bank

As at 30th June, 2022, the Group had a land bank of approximately 20.4 million square feet. This land bank consisted of a diversified and balanced portfolio of properties, comprising: commercial 45.7%, residential 29.9%, industrial 10.8%, car parks 7.7% and hotels 5.9%. Developments currently under construction are generally situated in good locations and are conveniently served by various modes of transport, including railway and subway lines.

During the Financial Year, the Group acquired 20% interest in a commercial and residential site located in Jalan Anak Bukit, Singapore with a total gross floor

area of approximately 1,007,026 square feet, and 25% interest in Golden Mile Complex, which is currently erected on 5001 Beach Road, Singapore with an existing total gross floor area of approximately 609,791 square feet. Details of the new sites are shown in the Chairman's Statement on page 9.

The Group's commercial, industrial buildings, car parks and hotels are held mainly for long-term investment and to generate a stable stream of recurrent income. The tables below show the detailed breakdown of the Group's land bank as at 30th June, 2022.

### By status and usage

(Floor area in square feet)	Commercial	Residential	Industrial	Car Parks	Hotels	Total Area	Percentage
Properties under Development	1,592,119	4,978,285	176,906	–	28,493	6,775,803	33.2%
Investment Properties and Hotels	7,475,916	330,010	1,620,913	1,568,490	1,171,865	12,167,194	59.5%
Completed Properties for Sale	271,478	794,872	421,615	–	–	1,487,965	7.3%
<b>Total</b>	<b>9,339,513</b>	<b>6,103,167</b>	<b>2,219,434</b>	<b>1,568,490</b>	<b>1,200,358</b>	<b>20,430,962</b>	<b>100.0%</b>
<b>Percentage</b>	<b>45.7%</b>	<b>29.9%</b>	<b>10.8%</b>	<b>7.7%</b>	<b>5.9%</b>	<b>100.0%</b>	

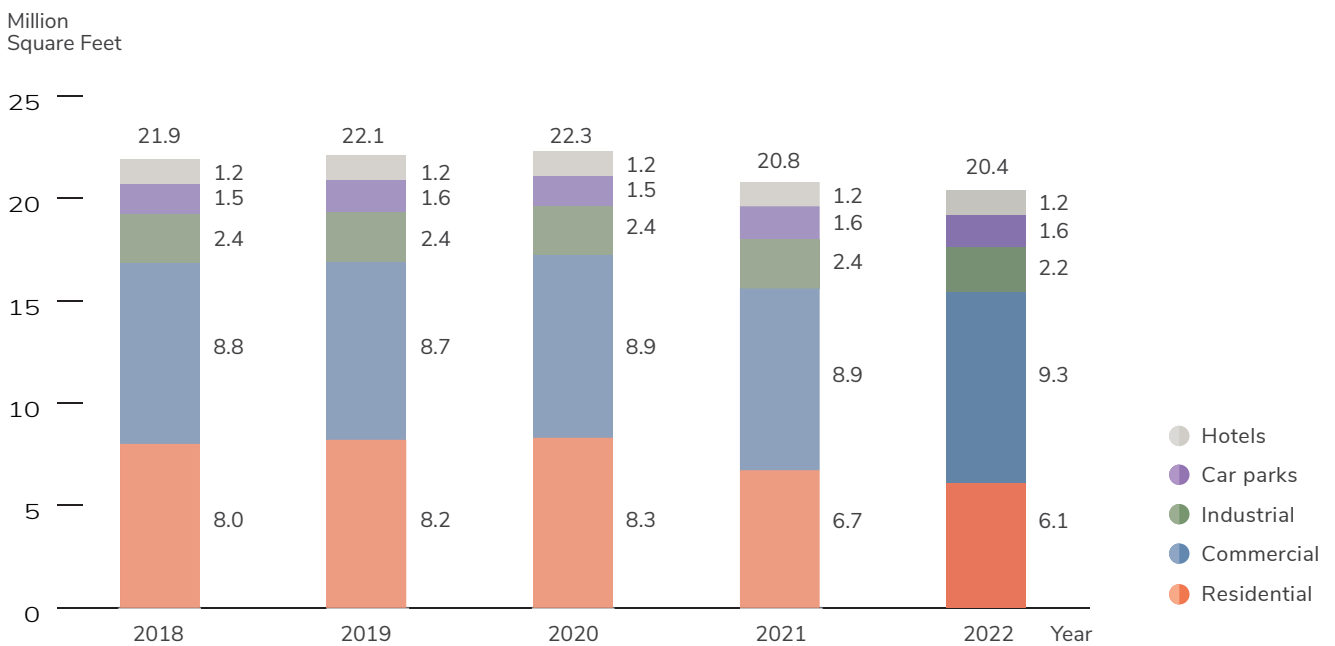
### By location and usage

(Floor area in square feet)	Commercial	Residential	Industrial	Car Parks	Hotels	Total Area	Percentage
Mainland China	1,868,003	2,712,581	–	–	28,493	4,609,077	22.6%
New Territories	2,735,228	1,474,364	792,879	1,144,043	–	6,146,514	30.1%
Kowloon	3,063,148	1,023,861	1,426,555	364,145	43,759	5,921,468	29.0%
Hong Kong Island	1,347,642	703,549	–	60,302	427,526	2,539,019	12.4%
Singapore	295,770	188,812	–	–	545,510	1,030,092	5.0%
Sydney, Australia	29,722	–	–	–	155,070	184,792	0.9%
<b>Total</b>	<b>9,339,513</b>	<b>6,103,167</b>	<b>2,219,434</b>	<b>1,568,490</b>	<b>1,200,358</b>	<b>20,430,962</b>	<b>100.0%</b>

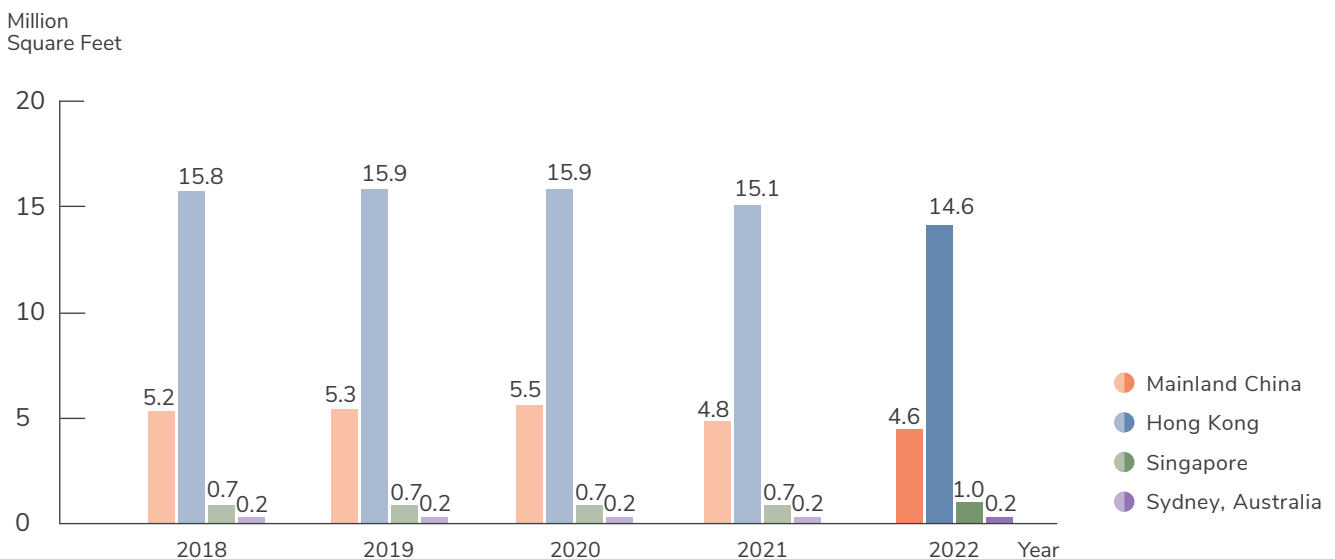
## (1) Land bank (Continued)

The following charts show the changes of the Group's land bank by usage and geographical location over the last five financial years:

### Land bank – breakdown by usage as at 30th June



### Land bank – breakdown by geographical location as at 30th June



### (2) Property Development

As at 30th June, 2022, the Group had 23 projects under development with a total attributable floor area of 6.8 million square feet in Hong Kong, Mainland China, and Singapore.

Major residential projects launched for sale during the Financial Year included Villa Garda I and II in Tseung Kwan O, Grand Mayfair I (Phase 1A) and Grand Mayfair II (Phase 1B) in Yuen Long, and La Marina in Wong Chuk Hang. In addition, certain units of the remaining stocks of projects launched in previous periods have been launched for sale. These projects are Grand Central in Kwun Tong, Grand Victoria in South West Kowloon, Mayfair By The Sea 8 in Pak Shek Kok, Silversands in Ma On Shan, St. George's Mansions at Kadoorie Avenue in Ho Man Tin, ONE SOHO in Mong Kok, and 133 Portofino in Sai Kung.

Looking ahead, the Group has an exciting pipeline of new projects to be launched. In addition to Villa Garda III in Tseung Kwan O and ONE CENTRAL PLACE in Central which have obtained pre-sale consents, the Group expects to obtain pre-sale consents for three other residential projects in financial year 2022/2023. These projects are Grand Mayfair Phase 2 in Yuen Long, Wong Chuk Hang Station Package Four Property Development, and Yau Tong Ventilation Building 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.

Below are the descriptions of the Group's major development projects in Hong Kong, Mainland China and Singapore.

### Major development projects completed during the Financial Year

#### Mayfair By The Sea 8 (100% owned)

1 Fo Yin Road, Pak Shek Kok (East), New Territories, Hong Kong

The site of TPTL 228 was acquired at a government tender in July 2016. It has a site area of approximately 114,594 square feet and is designated for residential development.

The project is next to the Hong Kong Science Park and is only a few minutes' walk from Mayfair By The Sea I and II, which have also been developed by the Group. Mayfair By The Sea 8 provides approximately 412,530 square feet of residential plot ratio area in 528 units. The Occupation Permit was obtained in March 2021 and the Certificate of Compliance was obtained in August 2021. The pre-sale consent was obtained in January 2019. To date, approximately 99.2% of the units have been sold. Total proceeds derived from the sale have reached HK\$5.7 billion.



### (2) Property Development (Continued)

#### The Fullerton Ocean Park Hotel Hong Kong (joint venture)

3 Ocean Drive, Aberdeen, Hong Kong

In January 2017, the joint venture company, to which the Group has 60% equity interest, was awarded the development rights by the Ocean Park Corporation to build and manage a hotel located on the seafront between Po Chong Wan and Tai Shue Wan within the Ocean Park boundary. 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. It also features several dining destinations, an infinity pool, a kids' lagoon, an indoor kids' zone, a gym and a luxury spa. The project provides approximately 436,700 square feet of plot ratio area and the total plot ratio area attributable to the Group is approximately 262,020 square feet. The occupation permit for the project was obtained in May 2021. The hotel has been operating in an early stage soft opening mode since July 2022. The official opening is scheduled for later in 2022.



#### Dynasty Park Phase III (100% owned)

No. 298, Tengfei Road, Xiangcheng District, Zhangzhou, Fujian Province, PRC

Dynasty Park Phase III comprises residential plot ratio area of approximately 1.2 million square feet in 1,268 units and commercial plot ratio area of 72,041 square feet. Two out of seven blocks of Phase III comprising attributable floor area of 322,734 square feet in 394 units were completed in the Financial Year and the one remaining blocks were completed subsequent to the Financial Year end. Project details are shown in the section under Properties under development in Mainland China.

#### Properties under development in Hong Kong

As at 30th June, 2022, the Group had approximately 3.6 million attributable square feet of projects under development in Hong Kong comprising sixteen projects. The Group's projects under development in Hong Kong are at different area throughout the territory including prime locations near MTR stations. Details of the Group's major development projects in Hong Kong are as follows:



## Review of operations (Continued)

### (2) Property Development (Continued)

#### Landmark South (60% owned)

39 Yip Kan Street, Wong Chuk Hang, Hong Kong

The commercial site of ALL 462 in Wong Chuk Hang was acquired from a government tender in October 2016. The site is in a few minutes' walk from Wong Chuk Hang Station, which is two stations from Admiralty Station. With the MTR South Island Line commenced operations in December 2016 connecting the Central to Southern part of Hong Kong Island, Wong Chuk Hang has become a desirable location for corporations to set up offices and the area has been undergoing a transformation from a traditional industrial area into a hub of commercial, industrial and residential district, making it a diversified and interesting area for work, entertainment and living. The project has a site area of 18,996 square feet, completed superstructure construction and currently undergoing interior fitting-out works. Upon completion, the project will provide approximately 141,698 square feet of plot ratio area attributable to the Group, as well as the development of an Arts and Cultural Centre to be handed over to the HKSAR Government. With the total plot ratio area, approximately 87% will be designated for the development of office and the rest for retail. The Occupation Permit for the project was obtained in July 2022 and the Certificate of Compliance for the project is expected to be obtained in the financial year 2022/2023.



### (2) Property Development (Continued)

#### KCTL 524 (100% owned)

Wing Kei Road, Kwai Chung, New Territories, Hong Kong

The Group acquired an industrial site in Kwai Chung at a government tender in May 2017. The site has an area of approximately 18,623 square feet. Upon completion, the project will provide a total of approximately 176,906 square feet of plot ratio area for industrial use, which allows different industries including media design and production, laboratory, inspection and testing centre, information technology and telecommunications industries and so forth. Both the Occupation Permit and Compliance Certificate for the project are expected to be obtained in the financial year 2022/2023. The project is under superstructure construction stage.

#### One North (100% owned)

8 Hong Yip Street, Yuen Long, New Territories, Hong Kong

The Group acquired the site in Yuen Long for commercial development from a government tender in December 2015. The site is approximately 99,524 square feet and is within walking distance from the MTR Long Ping Station. Upon completion, a total of approximately 497,620 square feet of plot ratio commercial area will be built, in which approximately 77% is designated for office use and the rest for retail use. The project is under superstructure construction stage. The Occupation Permit and the Certificate of Compliance for the project are expected to be obtained in the financial year 2022/2023.

#### Silversands (100% owned)

8 Yiu Sha Road, Ma On Shan, Sha Tin, New Territories, Hong Kong

The site was acquired at a government tender for residential development in July 2017. It has a site area of approximately 49,729 square feet. Upon completion, it will provide a total of approximately 119,351 square feet of attributable gross floor area in 160 units. The Occupation Permit for the project was obtained in May 2022 and the Certificate of Compliance for the project is expected to be obtained in the financial year 2022/2023. The superstructure of the project is currently in process. The pre-sale consent was obtained in December 2020. To date, approximately 71.3% of the units have been sold. Total proceeds derived from the sale have reached HK\$1.2 billion.



## Review of operations (Continued)

### (2) Property Development (Continued)

#### St. George's Mansions (joint venture)

24A Kadoorie Avenue, Ho Man Tin, Kowloon, Hong Kong

The Group was awarded the development right to redevelop the previous head office site of CLP in Ho Man Tin in December 2017. The site of 61,941 square feet is in the heart of Kowloon with picturesque view of Kadoorie Hill. It is a true rarity, which commands one of the most sought-after locations in Hong Kong's legendary neighbourhood with rich history, traditions and a coveted school network. The Clock Tower building will be preserved for community use. The project will be developed into residential properties. Upon completion, the project will provide a total of 309,707 square feet of residential plot ratio area in 175 residences. The Occupation Permit for the project was obtained in May 2022 and the Certificate of Compliance is expected to be obtained in the financial year 2022/2023. The pre-sale consent was obtained in July 2020. To date, approximately 8.6% of the units have been sold. Total proceeds derived from the sale have reached HK\$2.1 billion.



#### Lot no. 765 in demarcation district no. 332 (100% owned)

South Lantau Road, Cheung Sha, Lantau Island, New Territories, Hong Kong

The Group acquired a residential site in Cheung Sha, Lantau Island through a government tender in December 2018. Upon completion of the construction, the project will provide a total of approximately 11,582 square feet of residential plot ratio area. Both the Occupation Permit and Certificate of Compliance for the project are expected to be obtained in the financial year 2023/2024. The project is under planning stage.

#### Grand Victoria (29.25% owned)

6 Lai Ying Street and 8 Lai Ying Street, South West Kowloon, Kowloon, Hong Kong

The development site of approximately 208,262 square feet was acquired at a government tender in November 2017. The plot commands a coveted urban waterfront location enjoying panoramic harbour views while having the West Kowloon Cultural District and Guangzhou – Shenzhen – Hong Kong Express Rail Link Terminus in the vicinity. It enjoys excellent connectivity with MTR stations and lines linking Central, airport, the Express Rail Link Terminus and all the commercial hubs in the city. Upon completion, the project will provide a total of approximately 987,812 square feet of residential plot ratio area in 1,437 units. The plot ratio area which is attributable to the Group is 288,935 square feet. Both the Occupation Permit and Certificate of Compliance for the project are expected to be obtained in the financial year 2022/2023. The superstructure works are in progress. The pre-sale consent was obtained in February 2021. To date, approximately 54.7% of the units have been sold. Total proceeds derived from the sale have reached HK\$11.2 billion.

### (2) Property Development (Continued)

#### La Marina, The Southside (joint venture)

11 Heung Yip Road, Hong Kong

The joint venture company to which the Group has 50% equity interest was awarded the rights to develop a residential project atop of the MTR Wong Chuk Hang Station from MTR Corporation Limited in December 2017. The project overlooks The Aberdeen Marina Club at Shum Wan with Singapore International School and the Ocean Park nearby. Upon completion, the project will provide a total of approximately 492,991 square feet of residential plot ratio area (246,496 square feet attributable to the Group) on the site with an area of approximately 92,269 square feet. It is expected that a total of 600 apartments will be built. The Occupation Permit for the project was obtained in August 2022 and Consent to Assign is expected to be obtained in the financial year 2023/2024. The construction of the superstructure is in progress. The pre-sale consent was obtained in July 2021. To date, approximately 82.7% of the units have been sold. Total proceeds derived from the sale have reached HK\$12.1 billion.

#### ONE SOHO (joint venture)

32B Shantung Street, Mongkok, Kowloon, Hong Kong

The Group was awarded the development right of this residential project from the URA in December 2017. The project is located at the shopping area of Mongkok and is within walking distance from Mong Kok Station. The site area of the project is approximately 14,961 square feet. Upon completion, the project will provide approximately 112,200 square feet of residential plot ratio area in 322 residential units. The plot ratio area attributable to the Group is 67,320 square feet. The Occupation Permit and Certificate of Compliance for the project are expected to be obtained in the financial years 2022/2023 and 2023/2024 respectively. The project is under construction stage. The pre-sale consent was obtained in April 2021. To date, approximately 59.3% of the units have been sold. Total proceeds derived from the sale have reached HK\$1.3 billion.

## Review of operations (Continued)

### (2) Property Development (Continued)

#### ONE CENTRAL PLACE (joint venture)

33 Gage Street, 23 and 25 Peel Street, Hong Kong

The Group was awarded the right to develop Site A at Peel Street in Central at a tender from URA in March 2017. The project has a site area of approximately 9,607 square feet. Upon completion, the Group will build approximately 84,261 square feet of residential plot ratio area in 121 residential units as well as retail area and a multi-purpose activities hall and a public open space. The retail area, the multi-purpose activities hall and the public open space will be handed over to the URA upon completion of the project. The Occupation Permit and the Certificate of Compliance for the project are expected to be obtained in the financial year 2023/2024 and 2024/2025 respectively. The construction of the superstructure is in progress. The pre-sale consent was obtained in November 2021.



#### Grand Mayfair (joint venture)

29 Kam Ho Road, Yuen Long, New Territories, Hong Kong

In May 2017, the joint venture company to which the Group has 33.33% equity interest was awarded the development right by the MTR Corporation Limited to develop the residential property at the site adjacent to Kam Sheung Road Station. The Station is along the Tuen Ma Line and between Tsuen Wan West and Yuen Long Stations. The site with a total area of approximately 448,719 square feet lies in between Kam Ho Road and Tung Wui Road. Upon completion, the site will provide a total of approximately 1,236,741 square feet of residential plot ratio area in 2,200 units. The development of the project is divided into three phases. The number of residential units for Phases 1A,

1B and 2 are 715, 805 and 680 respectively. As the Group has 33.33% equity interest in the development right of the project, the total residential plot ratio area attributable to the Group is approximately 412,247 square feet. The Occupation Permit and Consent to Assign for the Phase 1A, Phase 1B and Phase 2 are expected to be obtained in the financial year 2023/2024 and 2024/2025, respectively. The project is currently under superstructure construction stage. The pre-sale consents for both Phase 1A and Phase 1B were obtained in April 2022. To date, approximately 89.9% of the units have been sold. Total proceeds derived from the sale have reached HK\$12.4 billion.



### (2) Property Development (Continued)

#### Villa Garda (joint venture)

1 Lohas Park Road, Tseung Kwan O, New Territories, Hong Kong

The Group was awarded the right to develop the residential project which is also known as LOHAS Park Package Eleven Property Development Project by MTR Corporation Limited in April 2019. The project has a site area of 177,359 square feet and is atop the retail mall, it will provide a total of approximately 956,468 square feet of residential plot ratio area in 1,880 units. The Group has 40% equity interest in the project, the plot ratio area attributable to the Group will be 382,587 square feet. The project is under construction stage. It is expected that the Occupation Permit and the Consent to Assign will be obtained in the financial year 2023/2024 and 2024/2025, respectively. The pre-sale consent was obtained in June 2022 for the Phase XIB and Phase XIC. To date, approximately 48.9% of the units have been sold. Total proceeds derived from the sale have reached HK\$5.2 billion.



#### NKIL 6602 (joint venture)

Yau Tong Ventilation Building Property Development, Ko Chiu Road, Yau Tong, Kowloon, Hong Kong

The joint venture company to which the Group has 80% equity interest was awarded the development rights to build a residential project over the Yau Tong Ventilation Building from MTR Corporation Limited in May 2018. The site is approximately 8 minutes' walk from Yau Tong Station. The project commands one of the most coveted locations in a fast-growing, urban neighbourhood with amenities and high potential. Yau Tong Station is one of the only four MTR stations directly connected to Hong Kong Island, alongside Kowloon Station, Tsim Sha Tsui Station and Hung Hom Station. There are well-established amenities in the vicinity, it is one stop from Quarry Bay Station on the Island Line, two stops from Kwun Tung Station on the Kwun Tong Line and connects residents to all other major business hubs with the city's efficient transport network. The project has a site area of 43,379 square feet. Upon completion, the project will provide a total of approximately 325,342 square feet of residential plot ratio area in 792 apartments. The plot ratio area which is attributable to the Group is 260,274 square feet. Both the Occupation Permit and Certificate of Compliance for the project are expected to be obtained in the financial year 2024/2025. The foundation works is currently in progress.

## Review of operations (Continued)

### (2) Property Development (Continued)

#### Site D of AIL 467 (joint venture)

Wong Chuk Hang Station Package Four Property Development, Wong Chuk Hang, Aberdeen, Hong Kong

The joint venture company to which the Group has 25% equity interest was awarded the right to develop a residential project atop of the MTR Wong Chuk Hang Station from MTR Corporation Limited in October 2019. The project is a few minutes' walk from The Aberdeen Marina Club at Shum Wan, Singapore International School, Canadian International School and with Ocean Park nearby. Upon completion, the project will provide a total of approximately 638,305 square feet of residential plot ratio area (159,576 square feet attributable to the Group) on the site with an area of approximately 65,015 square feet. It is expected that a total of approximately 800 apartments will be built. The Occupation Permit and Consent to Assign for the project are expected to be obtained in the financial year 2024/2025. The superstructure works is currently in progress.

#### Site KL of the Remaining Portion of Tseung Kwan O Town Lot no. 70 (joint venture)

LOHAS Park Package Thirteen Property Development, Tseung Kwan O, New Territories, Hong Kong

The Group was awarded the right to develop the residential project which is also known as LOHAS Park Package Thirteen Property Development Project by MTR Corporation Limited in October 2020. The project has a site area of 130,675 square feet, which is the largest waterfront project atop LOHAS Park Station in recent years. Located on the scenic Tseung Kwan O waterfront, the final phase of the LOHAS Park community will yield a total of approximately 1,546,722 square feet of residential plot ratio area in approximately 2,550 units. The Group has 25% equity interest in the project, the plot ratio area attributable to the Group will be 386,681 square feet. The project is under construction stage. It is expected that both the Occupation Permit and the Consent to Assign will be obtained in the financial year 2025/2026.

### (2) Property Development (Continued)

#### Properties under development in Mainland China

As at 30th June, 2022, the Group has approximately 2.8 million attributable square feet of projects under development in Mainland China comprising five projects. Two of the projects under development in Mainland China 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 three projects under development in Mainland China are the 100% interest in Dynasty Park Phase III and IV in Zhangzhou, 20% interest in The Palazzo and Chengdu International Community in Chengdu. Details of the Group's major development projects in Mainland China are as follows:

#### Dynasty Park, Zhangzhou, Fujian Province, PRC (100% owned)

No. 298, Tengfei Road, Xiangcheng District, Zhangzhou, Fujian Province, PRC

The development site of Dynasty Park was acquired in 2005. Named Dynasty Park, the project has a total of approximately 4.4 million square feet of plot ratio area with 4.2 million square feet of residential area in approximately 3,856 units, the remaining commercial area and resident communal facilities. In respect of sales, a total of 2,821 residential units, comprising 602 units in Phase I, 1,047 units in Phase II and 1,172 units of the total of 1,268 units in Phase III, have been launched for sale since September 2012 and to date, approximately 96% of these units launched have been sold. In respect of the progress of the construction, Phase I comprising residential plot ratio area of

approximately 660,000 square feet in 602 units and commercial plot ratio area of 25,919 square feet was completed in the financial year 2013/2014. Phase II comprising residential plot ratio area of approximately 1.3 million square feet in 1,047 units and commercial plot ratio area of 47,095 square feet was completed in the financial year 2017/2018. Phase III comprises residential plot ratio area of approximately 1.2 million square feet in 1,268 units and commercial plot ratio area of 72,041 square feet. Two out of seven blocks of Phase III comprising attributable floor area of 322,734 square feet in 394 units were completed in the Financial Year and the one remaining block was completed subsequent to the Financial Year end. Phase IV comprising approximately 1.0 million square feet of residential area in approximately 939 units and 20,215 square feet of commercial space are expected to be completed in phases in the next few years.

#### T102-0262 (50% owned)

Land Parcel 04, Unit 7, Qianwan Area, Qianhai Shenzhen-Hong Kong Modern Service Industry Cooperation Zone, Shenzhen, PRC

The Group acquired 50% equity interest in a development project in Qianhai, Shenzhen in May 2017. The project has a total site area of approximately 80,485 square feet. Upon completion, which is estimated to be in 2022, it will provide a total of approximately 495,144 square feet of plot ratio area of commercial area. The project will be developed into serviced apartments. The Group has 50% equity interest in the project, the commercial plot ratio area which is attributable to the Group is approximately 247,572 square feet.

## Review of operations (Continued)

### (2) Property Development (Continued)

#### T102-0261 (30% owned)

Land Parcel 03, Unit 7, Qianwan Area, Qianhai Shenzhen-Hong Kong Modern Service Industry Cooperation Zone, Shenzhen, PRC

The Group acquired 30% equity interest in a commercial development project in Qianwan Area in Qianhai, Shenzhen in July 2019. The project is opposite to the site of T102-0262, Land Parcel 04, unit 7. It has a total site area of approximately 183,842 square feet. Upon completion of the project, the total plot ratio area will be 861,120 square feet. In terms of the breakdown of usage, approximately 90% of the total plot ratio area will be office and the remaining will be retail and public and transport facilities. The Group has 30% equity interest in the project, total attributable plot ratio area will be 258,336 square feet. The project is expected to be completed in 2024.

#### Properties under development in Singapore

##### Land Parcel 950 (20% owned)

Lot 2852K Mukim 16, Jalan Anak Bukit, Singapore

During the Financial Year, the Group acquired 20% interest in a commercial and residential site located in Jalan Anak Bukit, Singapore with a total gross floor area of approximately 1,007,026 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.

##### Golden Mile Complex (25% owned)

Lot 359T of Town Subdivision 15, 5001 Beach Road, Singapore

During the Financial Year, the Group acquired 25% interest in Golden Mile Complex which is currently erected on 5001 Beach Road, Singapore with an existing total gross floor area of approximately 609,791 square feet. The project involves the re-development of the property into a new mixed-use development which may comprise residential, office, retail and other components by constructing new building as well as conserving and revitalising the existing building.

### (3) Properties for Investment and hotels

The Group had 12.1 million square feet of investment properties and hotels as at 30th June 2022. Details are shown in the table below.

#### The portfolio comprises properties of diversified usage

Use	Floor area (square feet)	Percentage
Office/Retail	7,475,916	61.5%
Industrial	1,620,913	13.3%
Car parks	1,568,490	12.9%
Hotels	1,171,865	9.6%
Residential	330,010	2.7%
	<b>12,167,194</b>	<b>100.0%</b>

#### Investment Properties

The pandemic situation remained fluid throughout the financial year. Retail market sentiment in Hong Kong was improving throughout much of the first half of the Financial Year until the fifth wave of COVID-19 started in early 2022. During this challenging time, the Group has proactively worked with our tenants to find solutions to alleviate the pressure. A wide range of support measures were offered on a case-by-case basis. Online and offline marketing campaigns were launched to enhance customers' shopping experience and to boost tenants' businesses. In tandem with the Government's Consumption Vouchers Schemes ("Consumption Vouchers"), the Group 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 incentivised consumers to use their Consumption Vouchers in our shopping malls, the Group 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. As our flagship shopping malls are primarily situated in close proximity to residential developments, tenant sales were well supported by local consumption demand. Overall, footfall and tenant sales at our flagship malls have improved from the low of the pandemic.

Looking ahead, the Group's recurring rental income is expected to be further supported by key additions in the next few years. Project details are shown in the section under property development.

Below are the highlights of the Group's major investment properties in Hong Kong, Mainland China and Singapore.



## Review of operations (Continued)

### (3) Properties for Investment and hotels (Continued)

#### tmtplaza Phase I (100% owned)

1 Tuen Shun Street and 1 Tuen Shing Street, Tuen Mun, New Territories, Hong Kong

tmtplaza Phase I is a major retail mall and landmark in North-West New Territories. It provides approximately 1.1 million square feet of floor area. The mall offers a wide spectrum of business mix with over 300 shops and restaurants catering to a diverse customer base. A good transport network including the Tuen Ma Line, the Light Rail System and buses as well as increasing number of residential developments in the region over the years are the major contributory factors to support a good shopper flow to the mall. Trade mix is reviewed and refreshed from time to time to cater to the evolving catchment. Thanks to a balanced trade mix combined with the Group's thematic promotional and marketing events, the customers visiting the mall find it appealing. The Group will continue its efforts in providing an engaging and interactive shopping experience for its customers.

#### Olympian City 1 and 2 (joint venture)

11 Hoi Fai Road and 18 Hoi Ting Road, Olympic Station, Kowloon, Hong Kong

Olympian City 1 and 2 combined offers in excess of 650,000 square feet of retail area and they are conveniently accessed by MTR and other public transport modes. These two malls are inter-connected and linked to Olympic Station by footbridges. The malls have become the landmarks in the region which

are desirable for major events during holiday seasons or special occasions such as Christmas, New Year and international events. Olympian City 1 and 2, with its three levels of shops, an open piazza, variety of retail and a cinema, offer shoppers a wide range of entertainment and shopping options, and the opportunity to dine on a wide selection of cuisines. Both malls maintained high occupancy throughout the year under review.

#### Olympian City 3 (50% owned)

1 Hoi Wang Road, South West Kowloon, Hong Kong

Olympian City 3 is the shopping mall at the residence of The Hermitage and it is adjacent to Olympian City 2 and Central Park, which are also developed by the Group. The shopping mall has a total of approximately 118,000 square feet of retail area. It is also connected to Mongkok area by a covered footbridge, which enhances the accessibility of the mall and shoppers' flow. Extending the Olympian City 1 and 2 shopping malls, the entire Olympian City shopping mall is home to an attractive trade mix. The Group strives to develop its malls as favourite family destinations by providing a pleasant shopping environment and an exciting programme of special events and entertainment. The occupancy rate of Olympian City 3 stayed at high level during the year under review. The mall received a Merit award in the Best Landscape Award for Private Property Development 2018 by Leisure and Cultural Services Department of The Government of HKSAR.

### (3) Properties for Investment and hotels (Continued)

#### Hong Kong Pacific Centre (100% owned)

28 Hankow Road, Tsim Sha Tsui, Kowloon, Hong Kong

Located in the centre of Tsim Sha Tsui's vibrant retail neighbourhood, this commercial development comprises a high-rise office tower and a shopping centre podium with a total area of 219,853 square feet. Most of the shops enjoy extensive street frontage with a heavy pedestrian flow at Hankow Road and from nearby Nathan Road. The building is only a few minutes' walk from Tsim Sha Tsui Station on the Tsuen Wan Line and also in proximity to the East Tsim Sha Tsui Station on the Tuen Ma Line.

#### The Centrium (70% owned)

60 Wyndham Street, Central, Hong Kong

This Grade A commercial development is located near the Lan Kwai Fong and SoHo. It is known for its cosmopolitan lifestyle, entertainment and dining. It includes retail space that complements the lively atmosphere and popular restaurants nearby. The total floor area attributable to the Group is 183,650 square feet.

#### China Hong Kong City (25% owned)

33 Canton Road, Tsim Sha Tsui, Kowloon, Hong Kong

China Hong Kong City is a development encompassing a retail mall, offices, a 673-room hotel named Royal Pacific Hotel, a public transport interchange as well as a ferry terminal, located on the waterfront of western Tsim Sha Tsui. The gold curtain wall cladding and China Ferry Terminal passenger facilities have led to its recognition as the 'Golden Gateway to China'. The commencement of passenger service of Austin Station have enhanced the accessibility of the area. These factors have made China Hong Kong City a desirable property for businesses, shoppers, business travellers and tourists. Excluding the hotel, China Hong Kong City offers a total of over 1.2 million square feet of area of

offices and retail, to which the Group has 25% equity interest. Therefore, the plot ratio area attributable to the Group is approximately 308,308 square feet. China Hong Kong City received a Gold award in the Best Landscape Award for Private Property Development 2018 by Leisure and Cultural Services Department of The Government of HKSAR.

#### Tsim Sha Tsui Centre (45% owned)

Salisbury Road, Tsim Sha Tsui East, Kowloon, Hong Kong

Tsim Sha Tsui Centre is conveniently accessed by various transport options. A well-developed public transport network, which includes Tsim Sha Tsui Station on the Tsuen Wan Line, East Tsim Sha Tsui Station on the Tuen Ma Line and the Tsim Sha Tsui East (Mody Road) bus terminus has helped increase shopper's flow in the area. Tsim Sha Tsui Centre has a total area of approximately 514,020 square feet. The Group has 45% equity interest, the floor area attributable to the Group is 231,309 square feet. Located on the seafront of Tsim Sha Tsui East overlooking panoramic views of Hong Kong Island, most of the tenants can enjoy the view of the Victoria Harbour and food and beverage tenants can provide alfresco dining experience. The mall attracts locals and overseas visitors. The occupancy of the property maintained at a high level during the year under review.



## Review of operations (Continued)

### (3) Properties for Investment and hotels (Continued)

#### Skylines Tower (50% owned)

39 Wang Kwong Road, Kowloon Bay, Kowloon, Hong Kong

The development is located next to the Kwun Tong Bypass and provides a total of approximately 824,406 square feet of commercial area with 412,203 square feet attributable to the Group. The building maintained high occupancy during the year under review. The HKSAR Government's plan to develop Kowloon East as new core business district with new transport infrastructure to support the development will be positive to the leasing market.

#### Citywalk (joint venture)

1 Yeung Uk Road, Tsuen Wan, New Territories, Hong Kong

Opened in January 2008, Citywalk is an award-winning and environmentally friendly shopping mall which offers approximately 245,000 square feet of retail area. The development is located in the heart of Tsuen Wan, with footbridges connecting to Tsuen Wan Station of Mass Transit Railway Tsuen Wan Line and Tsuen Wan West Station on the Tuen Ma Line as well as other developments. A landmark shopping attraction, Citywalk includes a piazza, a Vertical Garden, an optimal tenant mix, good floor layouts, ample car park facilities and high accessibility via public transport networks. The project has received a Platinum rating from the Hong Kong Building Environmental Assessment Method Society (HK-BEAM Society) for eleven distinctive green features and designs, which include the Vertical Garden, Citywalk Piazza, a hybrid water and air-cooled air-conditioning system and more. Comprehensive



promotion and marketing programmes designed to attract both shoppers and tenants are carried out on a regular basis. The occupancy rate of Citywalk was maintained at high level during the year under review. Citywalk received a Gold award in the Best Landscape Award for Private Property Development 2018 by Leisure and Cultural Services Department of The Government of HKSAR.

#### Citywalk 2 (joint venture)

18 Yeung Uk Road, Tsuen Wan, New Territories

Citywalk 2 is a contemporary three-storey shopping mall with approximately 180,000 square feet of plot ratio area. Both Citywalk 2 and Citywalk are connected by a footbridge and offer customers and local residents a complete spectrum of dynamic shopping, dining and entertainment.

### (3) Properties for Investment and hotels (Continued)

#### Central Plaza (10% owned)

18 Harbour Road, Wan Chai, Hong Kong

Central Plaza is one of the tallest buildings in Asia. It is a 78-storey smart Grade A office tower, with panoramic views of Victoria Harbour. The building has a total of approximately 1.4 million square feet of floor area with 140,000 square feet attributable to the Group. With Hong Kong Convention & Exhibition Centre connected with a footbridge and an extensive transport network on the doorstep, this office property has attracted many multinational corporations tenants and consulate-generals. Occupancy maintained at a high level during the year under review.

#### 148 Electric Road (100% owned)

148 Electric Road, North Point, Hong Kong

This is a prime commercial development near Fortress Hill Station and the Cross-Harbour Tunnel. The development caters to a wide range of businesses and is within walking distance of international hotels. The project has an attributable area of 197,400 square feet.

#### Futura Plaza (100% owned)

111-113 How Ming Street, Kwun Tong, Hong Kong

This 26-storey building provides 225,396 square feet of plot ratio area, is only a few minutes' walk from Kwun Tong Station. The property has been converted from industrial use to office use. The project was completed in November 2001.

Kwun Tong has been going through a significant improvement in terms of its commercial and residential landscape. The Kwun Tong Town Centre Development project is the largest redevelopment initiative ever undertaken by the Urban Renewal Authority of Hong Kong. It comprises residential units, hotel, shopping

mall, commercial buildings and a public transport interchange. Combining the HKSAR Government's development programme to enhance the infrastructure of Kowloon East, Kwun Tong, Kowloon Bay and the Old Kai Tak Airport, it will benefit from this world-class integrated mixed-used development.

#### Pacific Plaza (100% owned)

418 Des Voeux Road West, Hong Kong

Pacific Plaza is situated in the popular Western district near HKU Station and the Western Harbour Tunnel. The building provides approximately 153,037 square feet of office area and 14,562 square feet of shopping podium. Currently the two levels of shopping podium are under alterations and additions works, and target to be completed before end of this year.

#### The Hennessy (100% owned)

256 Hennessy Road, Wan Chai, Hong Kong

The Hennessy is conveniently located in a vibrant business area near Wan Chai Station, a stone's throw from the Causeway Bay entertainment hub and only minutes from the Central Business District. The building has been designed with full-height windows offering panoramic Victoria Harbour views, a 4.8-metre floor-to-floor height and flexible layout. The first three floors of retail space are encased in a 15-metre glass curtain providing excellent visibility from the street. The aptly named Sky Garden reaches a colossal 6-metre floor-to-floor height. The rooftop floor, with its stunning panoramic views of the harbour and the city, offers a visually spectacular setting for alfresco dining. The building contains a total of 71,862 square feet of commercial area and the occupancy was maintained at high level during the year under review.

## Review of operations (Continued)

### (3) Properties for Investment and hotels (Continued)

#### The Staunton (100% owned)

22 Staunton Street, Central, Hong Kong

The development is situated at the heart of a vibrant area with a number of heritage establishments, including a section of the Dr. Sun Yat-sen Historical Trail, the Central Police Station Compound, Man Mo Temple, Wing Lee Street and the original site of the Central School in Hollywood Road. It is also next to the SoHo entertainment area, where upmarket restaurants, boutiques, café and shops abound. It can be accessed by the Central-Mid-levels escalators and various transportation. The Occupation Permit for the project was obtained in 2017. This project provides a total of approximately 37,629 square feet of plot ratio area comprising approximately 28,439 square feet of residential plot ratio area in 57 exquisite serviced apartments and approximately 9,190 square feet of retail area. Named The Staunton, the project is held for lease.

#### Island Resort Mall (45% owned)

28 Siu Sai Wan Road, Siu Sai Wan, Hong Kong

With 189,190 square feet of retail area over three levels and supported by ample parking spaces, Island Resort Mall offers a good consumer choice. The ground floor comprises a public transport interchange. Served by different bus companies with more than 20 routes, it links popular locations across the city and helps increase shoppers' flow. The mall features fine retail shopping and the relaxed appeal of a spacious promenade with views of Victoria Harbour.

#### Lee Tung Avenue (joint venture)

200 Queen's Road East, Wan Chai, Hong Kong

Lee Tung Avenue features a 200-metre tree-lined



pedestrianised boulevard connecting Johnston Road and Queen's Road East in Wan Chai. It is directly connected to Wan Chai Station with a dedicated subway. It was completed in April 2015 and opened in November 2015. It provides a total plot ratio area of approximately 87,720 square feet and houses approximately 50 tenants offering a wide spectrum of business mix including cafes, confectioneries, fine restaurants as well as international and home-grown brands. With its history as a centre for printing and selling wedding cards and other wedding-related items before the redevelopment, public transport network, business surroundings in the area and creative marketing activities, Lee Tung Avenue has established itself as a popular place for all walks of life. Lee Tung Avenue together with the residential part, named The Avenue, received a Merit in the Quality Building Award 2018 under the category of Hong Kong Residential (Multiple Buildings) as well as Gold award in the Best Landscape Award for Private Property Development 2018 by Leisure and Cultural Services Department of The Government of HKSAR.



### (3) Properties for Investment and hotels (Continued)

#### Riverwalk (100% owned)

6 Ngan Kwong Wan Road, Mui Wo, Hong Kong

The Group acquired the site Lot 726 in Demarcation District 4 in Mui Wo, Lantau Island, at a government tender in December 2011. The site has an area of 24,327 square feet and is located next to the Mui Wo section of the Nature Heritage Trail. The Occupation Permit for the project was issued in November 2015 whilst the Certificate of Compliance was obtained in July 2016. Named Riverwalk, the project provides a total of approximately 47,607 square feet of plot ratio area comprising 32,400 square feet of residential area in 50 units and 15,207 square feet of retail area. The project is held for lease and it enjoys close to full occupancy.

#### Paloma Bay (100% owned)

18 Peng Lei Road, Peng Chau, New Territories, Hong Kong

The site of Lot 676 in Demarcation District Peng Chau was acquired at a government tender in March 2012. It has a site area of 49,127 square feet and is designated for residential development. The Occupation Permit for the project was issued in June 2016 whilst the Certificate of Compliance was obtained in February 2017. Named Paloma Bay, the project provides approximately 36,845 square feet of residential plot ratio area in 54 units. It is held for lease and enjoyed close to full occupancy during the year under review.



#### Mayfair Lane (100% owned)

21 Fo Chun Road, Tai Po, New Territories, Hong Kong

Located in Pak Shek Kok and a mere 5-minute drive from University Station, Mayfair Lane is an exquisite arcade providing a combination of lifestyle offerings and services for residents and the broader Pak Shek Kok neighbourhood. There are a Chinese Restaurant, a café, a beauty salon, ATMs and a convenience store to the mix.

#### Paloma Cove (100% owned)

8 Ho King Street, Peng Chau, New Territories, Hong Kong

The site of Lot 674 in Demarcation District Peng Chau was acquired through a government tender in September 2012. It has a site area of approximately 19,163 square feet. The Occupation Permit for the project was issued in December 2016 whilst the Certificate of Compliance was obtained in August 2017. Named Paloma Cove, the project provides a total of approximately 14,372 square feet of residential plot ratio area in 10 houses.

#### Coronation Circle (45% owned)

1 Yau Cheung Road, South West Kowloon, Hong Kong

Coronation Circle is the commercial part of the residential development named The Coronation. It is conveniently located in South West Kowloon, close to the West Kowloon terminus of the Express Rail Link which connects the railway systems in Mainland China and Hong Kong as well as Yau Ma Tei Station and Austin Station of the Mass Transit Railway. The mall has a total of 86,758 square feet of plot ratio area. As the Group has 45% equity interest in the project, the floor area attributable to the Group is approximately 39,041 square feet. It features fine retail shopping and quality education centres to serve the residents in the region.

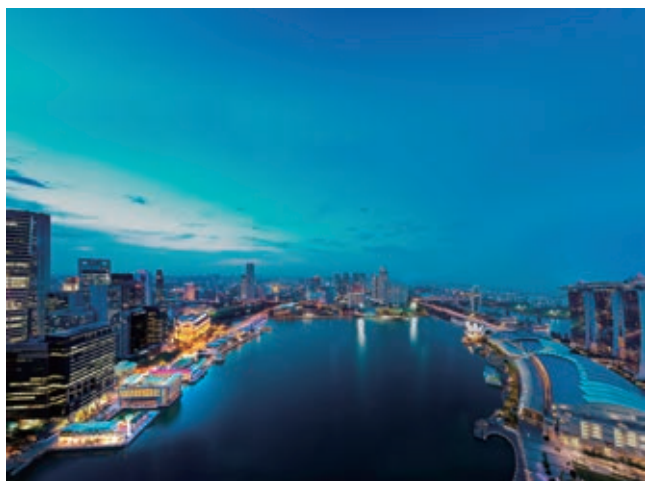
## Review of operations (Continued)

### (3) Properties for Investment and hotels (Continued)

#### The Fullerton Heritage (100% owned)

Singapore

Embracing the important history and heritage of the conserved buildings in the heart of Singapore's Central Business District, and the prime location of the promenade along Marina Bay, the Group has developed and transformed the precinct into a major destination for hospitality, dining, retail and entertainment. The development has been named The Fullerton Heritage



which comprises The Fullerton Hotel Singapore, The Fullerton Bay Hotel Singapore, One Fullerton, The Fullerton Waterboat House, Clifford Pier, Customs House and The Fullerton Pavilion. The Fullerton Heritage offers a memorable lifestyle experience for locals and tourists, it also promotes the conservation of heritage buildings in line with the Group's ongoing commitment to corporate social responsibility.

#### One Fullerton (100% owned)

1 Fullerton Road, Singapore

Developed in 2001, the site is adjacent to Merlion Park across from The Fullerton Hotel Singapore. It has been developed into a modern two-storey building providing over 80,000 square feet of commercial area. Named One Fullerton, it houses some of Singapore's best restaurants, bars and entertainment concepts, from Michelin-star restaurants to chic cafes and fine-dining alfresco restaurants serving cuisines from around the globe, paired with panoramic views of the Marina Bay. One Fullerton is connected with The Fullerton Hotel Singapore by an underpass. It is also a well-placed vantage point for the Formula One Grand Prix circuit in Singapore.

#### Customs House (100% owned)

70 Collyer Quay, Singapore

Customs House, also part of The Fullerton Heritage, is a two-storey heritage building with a total floor area of approximately 14,800 square feet. It is located in Marina Bay, Singapore's Central Business District, arts, culture, and heritage waterfront area. Built in the '60s, Customs House was formerly home to the Customs Police. The building commands direct waterfront views of Marina Bay, and is now a dining destination with several chic restaurants. The project was completed in February 2010.

#### The Fullerton Waterboat House (100% owned)

3 Fullerton Road, Singapore

The Fullerton Waterboat House is a historic landmark that was formerly a dockyard where vessels refilled potable water. It was built in the 1940s and acquired by the Group in May 2002. The property has a total of 21,743 square feet of area.

### (3) Properties for Investment and hotels (Continued)

#### The Fullerton Pavilion (100% owned)

82 Collyer Quay, Singapore

An addition to The Fullerton Heritage that was completed in May 2012, The Fullerton Pavilion is a first-of-its-kind floating, dome-shaped pod set on the waters of Marina Bay between One Fullerton and Clifford Pier. It features views of the bay, and the internal area of close to 4,500 square feet is leased to a leading restaurant.

#### Sino International Plaza, Fuzhou, PRC (100% owned)

137 Wusi Road, Fuzhou, PRC

Sino International Plaza is located in the central business district of Fuzhou city, the capital city of Fujian Province. Conveniently accessible through an extensive transport network, the development is in a desirable location for local and multinational firms. A number of local attractions, namely West Lake Park and Fujian Museum are also within the catchment area. The development, which provides approximately 493,177 square feet of commercial area, features environmentally friendly architectural characteristics. The project achieved high occupancy during the year under review.

#### Raffles City Shanghai (22.4% owned)

Plot 105 A & B, 228 Xizang Road Central, Huangpu District, Shanghai, PRC

Jointly developed by several international property developers, this commercial building comprising prime office tower and a shopping mall is located in the central business area of Huangpu District and surrounded by boutique shops that attract heavy pedestrian flows. The

project was completed in October 2003, yielding a total of approximately 1.3 million square feet of floor area with approximately 0.3 million square feet attributable to the Group. The building enjoyed high occupancy during the year under review.

#### Hotels

The gradual opening of international borders and the relaxation of pandemic-related restrictions in March and April 2022 have boosted April as the best performing month in 2022 for Singapore and Sydney. Rooms and Food & Beverage business levels have seen a healthy increase over these months. Various initiatives including enhancement of distribution channels via Global Distribution System/Brand/On-Line Travel Agents to reaching wider audience are activated to capture premium guests from overseas following the reopening of international borders, supporting the operational improvement compared with the same period of last year.

Quarantine requirements and social distancing measures continued to weigh heavily on the performance of our Hong Kong hotels. A series of tightening measures were launched by the Government since the fifth wave started to emerge at the end of December 2021, followed by tightened dine-in services from 7th January, 2022, with further restrictions activated on group gatherings, as well as implementing the vaccine bubble expansion on 24th February, 2022. The flight ban on nine countries was eased on 1st April, 2022, and the first phase of relaxation of social distancing measures only started on 21st April, 2022. Management remains vigilant on cost management.

Below are the descriptions of the Group's hotels in Hong Kong, Singapore and Sydney.

## Review of operations (Continued)

### (3) Properties for Investment and hotels (Continued)

#### The Fullerton Hotel Singapore (100% owned)

1 Fullerton Square, Singapore

Characterised by its unique heritage architecture with distinguished Doric columns and monumental porte cocheres, the Fullerton Building, unveiled in 1928, represents the pinnacle of Palladian architecture in Singapore. The Fullerton Building underwent a major makeover and was transformed into a prestigious, 5-star hotel with 400 guest rooms and suites. Named The Fullerton Hotel Singapore, it officially opened on 1st January 2001.

The former Fullerton Building, which houses The Fullerton Hotel Singapore, was gazetted as Singapore's 71st National Monument on 7th December 2015, signifying the highest form of preservation and national recognition, serving as a timely reflection on the trail history had left on Singapore's landscape.



Located by the scenic Marina Bay, the hotel is well situated in the heart of the Singapore's financial and business district. The hotel is linked by an underpass to adjacent commercial developments, namely One Fullerton, Clifford Pier, The Fullerton Bay Hotel Singapore, Customs House, The Fullerton Pavilion and offices. With its prime location and comprehensive facilities including a spa, the hotel is ideal for both business and leisure travellers. The Fullerton Waterboat House is just as easily accessible as it is located across the road from the hotel.

The Fullerton Hotel Singapore received a number of awards from respected organisations and magazines in recognition of its standards of service during the financial year 2021/2022. These awards included (i) TRAVEL + LEISURE INDIA'S BEST AWARDS 2021 – Best Heritage Hotel, (ii) BUSINESS TRAVELLER ASIA-PACIFIC AWARDS 2021 – The Fullerton Hotels and Resorts: Best Independent Hotel Brand (iii) CONDÉ NAST TRAVELER READERS' CHOICE AWARDS 2021 – Top 10 Hotels in Singapore, (iv) TRAVEL + LEISURE WORLD'S BEST AWARDS 2021 – Top Hotel in Singapore and (v) BCA GREEN MARK GOLDPLUS AWARD 2022 – The Fullerton Hotel Singapore.

The hotel has previously received a number of awards in recognition of its quality of service as well as its architectural design and interior concepts. These awards included Awards of Excellence by Urban Land Institute (2004), FIABCI Prix d'Excellence under the Leisure Category Winner (2003), Urban Redevelopment Authority Architectural Heritage Award 2001 and The Singapore Institute of Architects Architectural Design Award 2001 (Conservation Category).

### (3) Properties for Investment and hotels (Continued)

#### The Fullerton Bay Hotel Singapore (100% owned)

80 Collyer Quay, Singapore

Completed in July 2010, The Fullerton Bay Hotel Singapore is exclusively built on the waters of Marina Bay-Singapore's latest focal destination for both business and leisure.

At its prime waterfront location, the Central Business District, the new Marina Bay Financial District and key attractions like the Merlion Park, Gardens by the Bay, Esplanade-Theatres on the Bay, Boat Quay and the Singapore Flyer are all located within close proximity.

The hotel features attractive architecture and sophisticated décor that combine contemporary style and Singapore's illustrious seafaring history. Each of its 100 guest rooms further impresses with panoramic views of the vibrant Singapore skyline through full-length windows and private balconies or sun decks. Overlooking the city's landmarks from the privacy of the guestroom, guests are treated to natural light and a sense of destination. The hotel's culinary experiences include the signature restaurants and bar such as The Landing Point, La Brasserie and Lantern. The Art Deco-inspired Clifford Pier is named after Sir Hugh Charles Clifford, Governor of the Straits Settlements (1927 to 1929). The pier was first opened on 3rd June,

1933. It is defined by its notable architecture as a quintessential column-free Victorian wrought-iron pier.

Clifford Pier is a celebrated historic landmark and was the first port of call for visitors and immigrants arriving by ships in the early days of Singapore. A part of The Fullerton Heritage precinct, it was opened in December 2008. The revitalised pier has kept its original architectural characteristics and charm, and it commands the panorama of the Marina Bay developments. The pier affords over 10,000 square feet of commercial space. It is now operating as an event venue space under The Fullerton Bay Hotel Singapore and has been named The Clifford Pier in honour of the landmark's legacy. The Clifford Pier received the Her World Brides Venue Awards (2018).

Set amidst the skyline of the Marina Bay waterfront, La Brasserie is illuminated by 33-foot floor-to-ceiling windows overlooking the sparkling waters of the bay. Furnished with layers of theatrical salons and with splendid views of Marina Bay, La Brasserie provides French dining by the bay with personalised services.

The Landing Point is positioned alongside an indoor promenade paved in bespoke marble mosaics. With a 43-foot bar and spacious outdoor terrace, The Landing Point is designed to attract the sophisticated chic and is renowned for its refined afternoon tea experience, served daily. Lantern is a stylish rooftop bar, surrounding the hotel's 82-foot rooftop swimming pool, where guests can enjoy sweeping views of the Marina Bay waterfront and the Singapore skyline.

The Fullerton Bay Hotel Singapore received a number of awards from respected organisations and magazines in recognition of its standards of service during the financial year 2021/2022. These awards included (i) CONDÉ NAST TRAVELER READERS' CHOICE AWARDS 2021 – Top 10 Hotels in Singapore, (ii) SAVOUR BLACKBOOKASIA STAR AWARDS 2021 – Best Hotel Scenery, (iii) TRIPADVISOR TRAVELLERS' CHOICE AWARDS 2022 – Top 3 Hotels in Singapore (iv) DESTINASIAN MAGAZINE 16TH READERS' CHOICE AWARDS 2022 – Bronze, Best Hotels in Singapore and (v) EXPAT LIVING READERS' CHOICE AWARDS 2022 BEST AFTERNOON TEA – The Landing Point, Silver, Wine and Dine Category.





## Review of operations (Continued)

### (3) Properties for Investment and hotels (Continued)

#### Conrad Hong Kong (30% owned)

Pacific Place, 88 Queensway, Hong Kong

The flagship hotel is located atop a major shopping and entertainment complex on Hong Kong Island and is managed by a renowned international hospitality – Hilton. With its strategic location and high standard of service, Conrad Hong Kong has been placed among the most favoured hotels in the region.

In recognition of its professional service and warm hospitality demonstrated, the Hotel and its restaurants received a number of awards from respected titles and international magazines during the financial year 2021/2022. Major awards include (i) Condé Nast Traveler – 2021 Readers' Choice Awards – Top 10

Hotels in Hong Kong, (ii) 2021 Forbes Travel Guide Four-Star Award, (iii) Travel + Leisure 500 List – Top 500 Hotels & Resorts in the World, (iv) Expat Living Readers' Choice 2021, Best Weekend Brunch – Silver Award, (v) Expat Living Readers' Choice 2021, Best Afternoon Tea-Bronze Award, (vi) South China Morning Post 100 Top Tables – Nicholini's, (vii) KLOOK Staycation Award Professional Judgement Award 2021 and (viii) Trip Advisor Travelers' Choice 2021.

The Hotel also initiated myriads of community projects for the well-being and sustainability of guests, team members, communities and the environment. These projects encompass recycling of used soap, food trimmings and food donation with Foodlink Foundation; and 'Travel with Purpose' philosophy which constantly advocates the social and environmental impacts of our business.



### (3) Properties for Investment and hotels (Continued)

#### The Fullerton Hotel Sydney (50% owned)

1 Martin Place, Sydney, New South Wales 2000, Australia

The Group acquired The Westin Sydney in July 2015. The Group rebranded The Westin Sydney as The Fullerton Hotel Sydney, which was officially opened on 18th October 2019. Located in the heart of Sydney's fashion and financial district, The Fullerton Hotel Sydney is a 5-star luxury hotel with 416 guest rooms and extensive conferencing facilities.

The property is complemented by a large prime retail podium with its unparalleled location fronting Martin Place, George and Pitt Streets. With part of the redevelopment of Sydney's historic General Post Office on Martin Place, The Fullerton Hotel Sydney is surrounded by Sydney's most exclusive designer shopping, fine restaurants and theatres, and is close to much-loved attractions such as Darling Harbour, the Sydney Opera House and the Sydney Harbour Bridge. The Fullerton Hotel Sydney received a number of awards from respected organisations and magazines



in recognition of its standards of service during the financial year 2021/2022. These awards included (i) CONDÉ NAST TRAVELER READERS' CHOICE AWARDS 2021 – Top 10 Hotels in Australia and

New Zealand (ii) HOTELS.COM LOVED BY GUESTS "MOST WANTED" AWARD (2021) – Winner of Hotels.com Loved by Guests "Most Wanted Award", and (iii) DESTINASIAN MAGAZINE 16TH READERS' CHOICE AWARDS 2022 – Silver, Best Hotels in Australia.

#### The Olympian Hong Kong (100% owned)

18 Hoi Fai Road, West Kowloon, Hong Kong

The Olympian Hong Kong hotel is situated on the waterfront of West Kowloon and only a few minutes' walk from Olympic City. With approximately 43,759 square feet of plot ratio area, the hotel provides 32 guest rooms and suites which range from 463-square-foot Deluxe Olympian Room to 807-square-foot Olympian Suite, a Residence lounge and a 24-hour gymnasium. All guest rooms feature 10.8-foot ceiling height and floor-to-ceiling windows to maximise the view over Victoria Harbour or Hong Kong's skyline. It commenced operations in March 2016. The hotel has received accolades for example Caring Company Logo 2021/22' by The Hong Kong Council of Social Service and received Tripadvisor Travellers' Choice 2022

#### The Fullerton Ocean Park Hotel Hong Kong (joint venture)

3 Ocean Drive, Aberdeen, Hong Kong

The Group opened The Fullerton Ocean Park Hotel in July 2022, the first Fullerton hotel in Hong Kong. The Fullerton Ocean Park Hotel Hong Kong is an oceanfront luxury resort offering 425 guest rooms, each with panoramic ocean views overlooking the South China Sea. It also features five dining destinations, an infinity pool, a kids' lagoon, an indoor kids' zone, a gym and a luxury spa. It is a sustainable, oceanfront luxury hotel offering a relaxing retreat for every kind of traveller. Positive responses and feedbacks were received from our discerning guests since the hotel's early stage soft opening.

### (4) Corporate affairs

The Group affirms its commitment to maintaining a high degree of corporate transparency and communicating regularly with banks, research analysts and investors. The Corporate Finance Department disseminates information about the Group's latest developments through various channels, including meetings with investors, fund managers and analysts, investor conferences, site visits, results briefings and the [www.sino.com](http://www.sino.com) website. During the financial year 2021/2022, the Group participated in a total of 8 virtual investor conferences and 8 virtual non-deal roadshows reaching out to fund managers and investment advisors around the world. In addition to the meetings in the investor conferences, we had approximately 36 individual one-on-one or group meetings with investors and property analysts. During the financial year, the Group received the 'Awards of Excellence in ESG' from the Chamber of Hong Kong Listed Companies, and the 'Corporate Governance Asia 11th Asian Excellence Awards 2021' from Corporate Governance Asia magazine, for our efforts in upholding corporate governance.

Sino Land is one of the constituent stocks of the MSCI Hong Kong Index, the Hang Seng Composite Index, the Hang Seng Corporate Sustainability Index and the Hang Seng ESG 50 Index.

Sino Club was established in July 1997 to enhance communication between the Group and its customers and promote customer loyalty. Sino Club communicates regularly with members through newsletters, websites and email. Sino Club members are offered a wide range of shopping and hospitality incentives from the Group and Group-related malls and hotels both in Hong Kong, Singapore and Sydney, which include exclusive home purchase privileges. They are also invited to priority previews of show flats and enjoy activities arranged exclusively for them. As the Group markets more residential units and commercial space, Sino Club will see further increases in membership.

### (5) Employee programmes

As at 30th June, 2022, the Group employed approximately 7,000 full-time employees. In line with the Group's mission of being the "Preferred Choice for Customers, Investors and Employees", we have established policies and offered a wide range of programmes to ensure that employees are provided with opportunities for growth and a rewarding career. The Group seeks to retain talents through competitive remuneration packages, pay for performance reward schemes, together with a caring, respectful and supportive work environment. Employee engagement and development are always placed on top of the corporate agenda.

#### Employee engagement

The Group strongly believes that employee engagement is critical to organisational success and therefore a high priority is placed to ensure that two-way open communications between management and employees at all levels are established. Different forms of communication channels such as "Corporate Town Hall Meeting", "Mini-Town Hall Meeting", "On-site Staff Communication Meeting", regular site visits and company newsletters have been deployed to promote open communication and listen to the views of our employees.



#### Corporate Townhall Meeting

The Corporate Townhall Meeting was held on 30 October 2021, over 900 colleagues participated in person, with others joining online.

The Group has also launched the staff mobile app "inSino". 93% of our Hong Kong-based colleagues have downloaded inSino since the launch, and they would be able to access informative Company updates and fun sharings through inSino, which helps to strengthen the internal communication and connection of employees.

To cultivate an innovative culture, enhance work efficiency and drive quality improvement, the Group has launched the 2nd season of "Sinovation" programme to engage employees in creating and implementing innovation ideas and business solutions. A total of 90 innovative ideas were collected. Some outstanding ideas were turned into prototypes. Among the winners, Trap PRO, a recycled water pouring tool, has been selected to enter mass production to facilitate easy water refilling to drainage pipes with U-traps.

In recognition of our continuous commitment in implementing two-way communication to create employee-friendly workplace culture and foster employee satisfaction, the Group was awarded the "Excellence in Internal Communication – Gold Award" in HR Distinction Awards 2021 by Human Resources Online. Ascertained as one of the best employers to work for, the Group was voted as the "Employer of the Year" and "HR Innovator of the Year" in JobsDB – The Hong Kong HR Awards 2021/22. The Group has also won the "Best in HR Digitalisation Award", "Best Corporate Wellbeing Programme Award", "Best Gen Z Attraction Award" and "Employer of the Year" in CTgoodjobs Best HR Awards 2021.

## Review of operations (Continued)

### (5) Employee programmes (Continued)

#### Employee engagement (Continued)

As a caring employer, the Group has formulated a comprehensive Employee Wellness Programme to promote health and well-being among employees, covering a variety of initiatives spanning across 4 pillars – physical health, mental health, family relationship and happy at work. All activities aim to help employees live healthier and happier, both at work and at home. Major contents of the Programme include recreational activities, virtual interest classes/webinars, outdoor activities, and family-friendly activities. Employees can also enjoy fun activities, welfare facilities and spend quality time with their family and friends at the holiday flat/house provided by the Group. Activities held during the financial year 2021/2022 were well-received with participant attendance figure over 4,000.

The Group also implemented family-friendly practices such as birthday laisee, birthday leave, parental leave, employee children education scholarship and bursary, financial assistance for special need education, textbook subsidy and employee children summer internship programme to extend our care and support to family members of our employees.

#### Employee learning and development

The Group fosters a continuous learning culture and provides comprehensive training and development programmes to meet employees' training and career development needs. The Group also sets aside budget for external education and training sponsorship to support employees' career development.

During financial year 2021/2022, approximately 130,000 training hours were provided to employees within the Group. Training focused on customer service quality, as well as enhancing awareness of innovation and digitalisation.

The Group's well-established training "Academies" aim to help employees develop functional and professional expertise and provide quality customer service. The "Academies" offer comprehensive training with more than 120 courses covering customer service, property management, leasing operation, building maintenance, security service, clubhouse management, environmental conservation, cleaning services, and car park operation.

The Group has launched Sino Sustainability Academy in 2020 to ensure that an ethos of championing sustainability practices permeates from our leadership to frontline staff. The Academy is a Group-wide platform to engage with our colleagues and build sustainability capabilities throughout our business. A foundational "ESG in Sino" webinar provided general ESG knowledge and explained why ESG is important to the Group and individuals. Employees were also introduced to our 3 sustainability pillars, strategies, key projects, goals and targets. The activities organised through the Sustainability Academy enabled colleagues to accumulate 3,198 learning hours.

In addition, the staff eLearning mobile app and web portal 'Sino iLearn' offers over 40 courses (120 modules) for employees to learn anytime and anywhere. Through 'Sino iLearn', employees can learn at their own pace and get access to learning materials by browsing the course list on their mobile phones or computers.



### (5) Employee programmes (Continued)

#### Leadership and management development

Executive and leadership development programmes were organised regularly. Apart from existing training curriculum to strengthen middle to senior managers' leadership competency aligning with Group's operation focus and direction, senior leaders are sponsored to join various reputable external courses to broaden their business and leadership perspective. Leadership development programmes are designed to support development of specific groups. Experts from different fields and professions were invited to give seminars and management talks to our executives sharing current market trends and business insights.

#### Talent management

The Group has taken considerable steps to strengthen its leadership pipeline to support the continuous business development in Hong Kong and Mainland China. In addition to recruiting top-tier graduates from

local universities to join our Corporate Management Trainee Programme and Engineer Trainee Programme, the Group has expanded the talent base by encouraging graduates from prestigious overseas universities to join the Group's Corporate Management Trainee Programme. The Group also collaborates with renowned universities and other education institutions to sponsor students for internship in our company.

To strengthen leadership pipeline for sustainable business growth, the Group launched the High-potential Staff Development Programme, with the purpose of developing 3 levels of staff – Supervisors, Managers and General Managers. Customised development programmes were designed to cater for their needs.

Besides, the Group has launched the Youth-Up Programme to nurture property management talents. Through work placement and comprehensive training covering broad spectrum of topics including functional, compliance knowledge and soft skills, participants have learnt practical and professional skills, as well as built rewarding career in the property management industry.

## Review of operations (Continued)

### (6) Sino Property Services

The Group's fully integrated property management service is provided by Sino Property Services (SPS) which consists of four companies, namely Sino Estates Management Limited (SEML), Sino Security Services Limited (SSSL), Best Result Environmental Services Limited (BRESL) and Sino Parking Services Limited (SPSL). Each of these companies has its own functions. SPS is set up to complement the Group's property development and investment businesses. SPS currently manages 190 projects with an aggregate floor area of 55.2 million square feet.

#### Property management service

By providing property management services, the Group not only manages property assets, but seeks to better serve customers, tenants and residents. SPS is an important channel that allows the Group to communicate and receive feedback from them. This two-way communication channel includes daily observations, feedback collected from various sources, daily personal contact, regular inspections, mystery shopper reports and customer satisfaction surveys. From this, continual operational improvements can be made to enhance the Group's offerings and customer satisfaction. Delivering high-quality customer services is

one of the Group's key business objectives. To achieve this objective, a comprehensive recruitment process has been developed to select the right candidate. The Group cultivates a working environment that builds the sense of belonging and enables employees to work efficiently. Other initiatives that allow the Group to serve customers better include formal in-house training to enable staff to update and strengthen their skill set, mentoring and coaching programme, effective internal communications to ensure messages and experience sharing reaches all staff levels, and building a culture of teamwork and performance driven attitudes. Regular and thorough hardware checks are crucial to effective property management and maintenance. Monitoring the maintenance process undertaken by contractors and staff, efficient supply chain processes, efficient time management, effective process control and keeping close track of maintenance record are important to ensure the smooth running of daily operations and to optimise efficiency. SPS will continue to proactively improve service quality, enhance customer satisfaction and the value of the Group's assets.



#### Excellence in Facility Management Award 2021

Sino Estates Management Limited has been recognised at the Excellence in Facility Management Award 2021 organised by the Hong Kong Institute of Facility Management with 49 properties honoured. Citywalk won the Grand Award (Retail) whereas Skyline Tower received the Innovative Technology Award.

### (6) Sino Property Services (Continued)

#### Property management service (Continued)

Our efforts in delivering quality services have been recognised. SEML has been honoured with the Hong Kong Service Awards 2022 – Property Management organised by East Week Magazine. In recognition of our continuous improvement and innovation in customer services, Citywalk won the Grand Award (Retail) whereas Skyline Tower received the Innovative Technology (Office Building) at the Excellence in Facility Management Award (EFMA) 2021 organised by The Hong Kong Institute of Facility Management. 148 Electric Road (Gold Award) and Island Resort Mall (Bronze Award) received the FM People Awards at the same competition in various categories. 27 properties won the Excellence Awards and 21 properties received the Merit Awards at the same competition in various categories. Sino Plaza won the Gold Award at HKACE Customer Service Excellence Award 2021 whereas Exchange Tower achieved Silver Award; One SilverSea, Pacific Palisades, Skyline Tower and Sino Plaza received Merit Awards at the same competition. Tuen Mun Town Plaza Phase I & II (Shopping Arcade) conferred Winner (Facility Management Operations) at the IFMA Asia Pacific Awards of Excellence 2021



#### BIA

The Group and projects have been honoured at the Tenth Hong Kong Building Inspectors Academy Awards with recognitions covering construction and building quality, landscaping, estate management, cleaning and handover services.

while Skyline Tower received Certificate of Merit (Environmental Stewardship). Yue Man Square won the Customer Service Award at the 2021-2022 Hong Kong Awards for Industries: Customer Service organised by Hong Kong Retail Management Association. Grand Central and Mayfair by the Sea 8 conferred Five-star Residence – Building Manager Awards at the Hong Kong Professional Building Inspectors Academy (BIA) Awards 2021 while Yue Man Square achieved Five-star Shopping Mall – Building Manager Award.

During the reporting period, 60 managed properties, 15 managed car parks and 352 security guards won a total of 427 awards organised by the Hong Kong Police Force's various Regional Crime Prevention Offices and District Fight Crime Committees in recognising our quality security services and outstanding performance in crime prevention as well as outstanding property and car parks management.

SPS's continuous involvement in Corporate Social Responsibilities (CSR) has also been recognised. Under the Caring Company Scheme by The Hong Kong Council of Social Service, SEML achieved the 20 Years Plus Caring Company Logo while SSSL and Regentville Shopping Mall received the 15 Years Plus Caring Company Logo. SPSL, BRESL, Tuen Mun Town Plaza (Shopping Arcade), Avon Mall and Olympian City received the 10 Years Plus Caring Company Logo. Citywalk, Citywalk 2, Gold Coast Piazza, Island Resort Mall and Skyline Tower were awarded the 5 Years Plus Caring Company Logo. The Waterside Shopping Arcade also received the Caring Company Logo 2021/22. With continuous efforts in improving service quality as well as enhancing the efficiency of work process, SEML, SSSL, SPSL and BRESL received different certifications, including ISO9001 (Quality), ISO14001 (Environmental), ISO10002 (Customer Satisfaction) and ISO45001 (Occupational Health and Safety), ISO41001 (Facility), and ISO50001 (Energy) Management Systems Certifications as well as Hygiene Control System Certification.

## Review of operations (Continued)

### (6) Sino Property Services (Continued)

#### Training

Property management is a labour-intensive business. Managing and maintaining a portfolio of properties requires stringent regular controls, close communications, an efficient internal operation workflow system and an effective internal database. All these tasks required human interaction to execute. Training and good communication systems are vital to ensure staff can deliver the required standards of service, adapt to the latest changes in the working environment, and upgrade their skill set, productivity and efficiency. Training and good communications also encourage continual development, enhance job satisfaction and help ensure staff mindsets, attitudes and skill sets aligned with the interests of the Group. These all contribute to a knowledge-based management.

SPS has 11 academies designed to meet customer needs and expectations. Property management focused academies are Sino Property Management Academy, Sino Maintenance Academy, Sino Security Academy, Sino Cleaning Academy, Sino Carpark Academy, Sino Safety Academy and Sino Clubhouse Academy. Service focused academies are Sino Star Service Academy and Sino Language Academy. Sino Green Academy and Sino Landscape Academy are formed to promote green living. These academies aim at enhancing knowledge, skill and attitude of all our employees, ranging from professional property managers to frontline cleaners and security guards. Three Module Certificate Courses of SPS Academies have been recognised by the Government's Qualifications Framework: Supervisory Skills for Property Management (Level 3), Star Service (Level 2) and Clubhouse Management (Level 2). In recognition of our commitment in providing quality security services training, SPSL was granted 2 Gold Awards in the category of Licensed Security Company – Type 1 while SSSL also received 9 Silver Awards in the same category at the 2021 Security Services Best

Training Award jointly organised by the Vocational Training Council and the Hong Kong Police Force Crime Prevention Bureau.

SPS organised the Youth-up Programme by recruiting university graduates to join as Customer Experience Ambassadors. The programme aims to nurture future property managers. It offers a comprehensive month-long training session and work experience for those who are interested in joining the property management industry.

#### Safety management

Establishing and maintaining a safe working environment is of paramount importance for SPS to increase productivity and efficiency. As a socially responsible corporation, SPS reviews and analyses work procedures and operations from time to time with the objective of maintaining a safe workplace. Safety precaution measures are also implemented in the premises where SPS manages. In addition to procedures and measures, training is also important for staff to build their mindsets and habits to pursue safety standards. SPS has been recognised and authorised by the Labour Department to run the Mandatory Basic Safety Training Courses (Construction Work) "Green Card" and the Safety Training Course for Competent Persons of Confined Spaces Operation and endorse related professional qualifications for the staff that have completed the courses. Since 2008, 7,108 staff members have completed the Green Card Training Course and 643 staff members have completed the Safety Training Course for Competent Persons of Confined Spaces Operation. During the reporting period, we installed Automated External Defibrillators ("AEDs") at 45 of our properties in which 25 AEDs were registered under the Hong Kong Fire Services Department's "AED Anywhere for Anyone Programme". The locations of our AEDs are shown in an open online information platform, the "Centralised AED Registry for Emergency" to facilitate timely public access as needed.

### (6) Sino Property Services (Continued)

#### Safety management (Continued)

SPS's commitment to providing a safe working and living environment to employees, customers and other stakeholders is also well recognised. At the 9th Best Property Safety Management Award, Exchange Tower and BRESL won the Gold Awards in the categories of "Best Safety Enhancement Programme" and "Best Property Contractor in Occupational Safety and Health" respectively while Yue Man Square and Olympian City received Silver Awards in Best Safety Enhancement Programme and Safety Culture Award respectively; The Avenue and Exchange Tower received Bronze Awards (Best Property Management Award in Occupational Safety and Health). China Hong Kong City and Kwun Tong Harbour Plaza received Nomination Awards. At The 20th Hong Kong Occupational Safety & Health Award, 148 Electric Road won Excellence Award (Safety Performance Award) whereas Olympian City, Citywalk, Citywalk 2, Island Resort, Skyline Tower, Exchange Tower, Kwun Tong Harbour Plaza achieved Outstanding Awards (Safety Performance Award); The Avenue received 2 Merit Awards (Safety Management System Award & 5S Housekeeping Best Practices Award). At The 13th Hong Kong Outstanding OSH Employee Award, Yue Man Square won Silver Award in the Organisation/Enterprises category; Kwun Tong Harbour Plaza and 148 Electric Road achieved Bronze Awards whereas The Avenue and BRESL received Merit Awards. These awards were organised by the Occupational Safety and Health Council.

#### Environmental, Social and Governance (ESG)

SPS is committed to actively participating in community services and green activities, to build a better community. SPS recognises its role in promoting environmental protection. SPS team participates in the Group's integrated green community project "Farm Together". The project unites like-minded partners to promote urban farming, bringing nature closer to our community. The urban farms at Skyline Tower, 148 Electric Road, Hong Kong Gold Coast, Pacific Palisades, Sino Plaza, Mayfair by the Sea 8 and Grand Central provide venues for stakeholders to experience the joy and benefits of urban farming as well as promoting a healthy lifestyle.



The Group's integrated community farming project, Farm Together, promotes urban farming and brings the community closer to nature.

During the COVID-19 pandemic, we adopt appropriate and effective preventive measures at our managed properties to minimise the risk of any virus spread, including deployment of automated escalator handrail UV disinfection, touchless lift activation system, UV disinfection robots, smart sanitising station, etc. 53 properties received Gold Seals for Business Resilience & Community Contribution at the HKQAA Recognition Program for Organisations 2021 – Business Resilience & Community Contribution Awards whereas 2 properties received Silver Seals for Business Resilience & Community Contribution.



## Review of operations (Continued)

### (6) Sino Property Services (Continued)

#### Environmental, Social and Governance (ESG) (Continued)

Environmental protection initiatives are applied in several main focus areas in daily operations. These include proper treatment of used materials and waste; reduction of waste; use of sustainable and recyclable materials; reduction of greenhouse gases (GHGs); carbon audit and carbon footprint management; conservation of nature and landscaping. Initiatives are extended to raise the awareness of the residents and customers, as well as the younger generation. SPS supports building a sustainable environment in Hong Kong. Energy saving is also one of the main areas that can contribute to the reduction of carbon emission, and much attention has been paid to minimising power consumption in the areas of lighting, electrical appliances and equipment, air-conditioning as well as lifts and escalators. SEML installed over 2,300 photovoltaic panels on building roofs and podiums with total peak power more than 790 kWp. In July 2021, a Smart Hybrid Conversion System for solar energy has been installed at Olympian City 1 with 89 kWp. This project generated over 60,000 kWh of electricity annually, which is equivalent to avoiding the emission of 42 tonnes of CO<sub>2</sub> annually, or the annual amount of CO<sub>2</sub> removed by 1,800 trees planted. In 2022, we will install photovoltaic panels with 440 kWp and 96 kWp in China Hong Kong City and Empire Centre respectively. It is estimated to generate 575,000 kWh of electricity annually, which is equivalent to avoiding the emission of 402 tonnes of CO<sub>2</sub> annually, or the annual amount of CO<sub>2</sub> removed by 17,500 trees planted.

In recognition of our efforts in energy saving, 86 managed properties joined the Charter on External Lighting organised by the Environment Bureau in which 73 properties received Platinum Awards and 13 properties received Gold Awards. Hong Kong

Pacific Centre, Tsim Sha Tsui Centre, Empire Centre, Skyline Tower and Olympian City 2 attained Final Platinum rating in BEAM plus Existing Buildings. Tsim Sha Tsui Centre also received a special award – Greatest Self-improvement in Energy Consumption (Comprehensive Scheme Category – Year 2020/21). The certification honored the efforts of investing in existing infrastructure and adopting green building operations.

Electric Vehicles (EVs) have the potential to significantly reduce our collective impact on our climate, while reducing energy costs for our stakeholders. We believe that a comprehensive network of charging stations is crucial to promoting the widespread adoption of EVs. The Group has been actively working with different business partners to expand the coverage of EV charging stations at its properties. At China Hong Kong City, we partnered with Halo Energy Limited to pilot a load management system for EV charging facilities. The system allows to fully utilise limited electricity capacity to provide enhanced EV charging services. 40 Semi-quick chargers were built to use the system beginning in February 2022. To further improve performance at CHKC, the Group partnered with Shell Hong Kong Limited and Halo to establish the fastest EV charging station in Hong Kong, the Shell Recharge charging station, in May 2022. The station provides 3 SuperFast and 1 UltraFast chargers for all EV brands in Hong Kong that, complementing Halo's distribution system, can fully charge an EV within 15 minutes. As at 30 June 2022, we have installed a total of 1,106 EV chargers at our properties. We currently estimate that approximately 10% of the commercial and residential parking spaces under Sino Land's management will be served by EV charging stations by the end of 2022. In addition, we have started installing over 3,000 EV chargers in 16 properties under the "EV Charging at Home Subsidy Scheme (EHSS)".

### (6) Sino Property Services (Continued)

#### Environmental, Social and Governance (ESG) (Continued)

SEML received a number of awards in recognition of its efforts in environmental protection. SEML has received a Fully Support Organisation Award at the Umbrella Bags Reduction Accreditation Programme 2021 organised by the Greeners Action, with 47 properties joined the programme including 45 properties received Gold Awards, 2 property received Silver Awards while 11 of them received Reduction Awards. At the Tree Management Award 2021, Hong Kong Gold Coast Phase 2 won the Platinum Award whereas The Hermitage received Gold Award and The Royal Oaks received Merit Award. Skyline Tower won the Gold Award at the Hong Kong Green Awards 2021 while Citywalk received Silver Award, Exchange Tower received Bronze Award; Olympian City 1, Olympian City 3 and One SilverSea received Merit Awards. Exchange Tower won the Bronze Award (Best Green Practice in Malls) while Tuen Mun Town Plaza Phase I & Phase II (Shopping Malls) achieved Merit Award (Best Green Practice in Malls) at the Hong Kong Green Shop Alliance Award 2021 organised by Hong Kong Green Building Council. Citywalk, Hong Kong Pacific Centre, Skyline Tower won the Merit Awards in Property Management



The Group will expand the network of charging stations to promote the adoption of electric vehicles, which is conducive to promoting sustainability in property management.

at the 2020 Hong Kong Awards for Environmental Excellence organised by Environmental Campaign Committee and Environmental Protection Department.

We are exploring innovative technology to reduce food waste. Eight of our properties are exploring “Smart Bins”, which leverage multiple technologies, including smart sensors and wireless communications, to facilitate the collection of food waste for recycling. We also actively seek to engage our stakeholders to prevent surplus food from going to waste. In Hong Kong, we participated in Food Angel’s Food Smart Buddy Programme to promote a “food wise” culture in Hong Kong. Running from January to December 2022, food donation machines and food collection boxes were placed at selected shopping malls and properties managed by the Group to collect surplus dry food.

Sino Clubhouses launched a Green Journey Programme in January 2022. We have organised various activities, including English books collection in February-March 2022, disposable eye care plastics collection from April 2022 to February 2023, etc.

To encourage our stakeholders to join the Green Journey, we hosted the Eco Market on 25 June, 2022, an initiative aimed at giving used items a second home, at some of our clubhouses. Residents came together to set up booths and sell their second-hand items to the community. Taking the lead in this green activity, SPS had set up a booth at Hong Kong Gold Coast. Over 400 pieces of second-hand items were collected from colleagues and sold them at the SPS booth, proceeds of which would be donated to Christian Action, our long-term recycling activity partner. The unsold items would also be donated to Christian Action for distributing to people in need or reselling at its Community Sales Outlets that promote recycling.

## Review of operations (Continued)

### (6) Sino Property Services (Continued)

#### Environmental, Social and Governance (ESG) (Continued)

BRESL and its wholly-owned subsidiary Perfect Green provide one stop waste recycling solutions to properties managed by SPS. BRESL won the Quality Sub-Contractor (Cleaning) Award at the Hong Kong Professional Building Inspectors Academy (BIA) Awards 2021, recognising its quality services. In addition to the collection of general recyclables and food waste, BRESL and Perfect Green have registered as one of the collectors under the “Waste Cooking Oils”



Organised by the Group's property service arm, Sino Property Services, the Green Journey Programme was introduced to the residential properties under its management in January 2022 to promote waste reduction at source and waste recycling. Eco Market was staged at seven properties on 25 June 2022 for residents to sell second-hand items to give used items a second life.

Recycling Administrative Registration Scheme by the Environmental Protection Department. This has further strengthened their competitive edge in providing professional waste recycling services.

#### Business development highlights

As part of its continuous business strategy, SSSL obtained a Type III Security Company license which allows the company to install and repair security devices and/or to design a security system incorporating a security device and has completed installation of security system in a number of residential estates, serviced apartments, hotels, commercial buildings, malls and public academic institutions. To further expand the business portfolio in security solutions, SSSL has set up a 24/7 Central Alarm Monitoring Station and launched CCTV and burglar alarm monitoring services.

SPSL is making steady progress in their in-house car park control system. Currently, the system has been deployed in over 60 car parks. As one of the market leaders, SPSL has introduced Android and iOS parking apps which provide real-time parking vacancy data and navigation services, etc., for customers to locate parking spaces easily and therefore enhance their parking experience. SPSL has also participated in S+ REWARDS, the digital loyalty programme of the Group, to allow customers to redeem their parking privileges in our car parks. Furthermore, contactless parking for S+ REWARDS members will be launched in the second half of 2022.

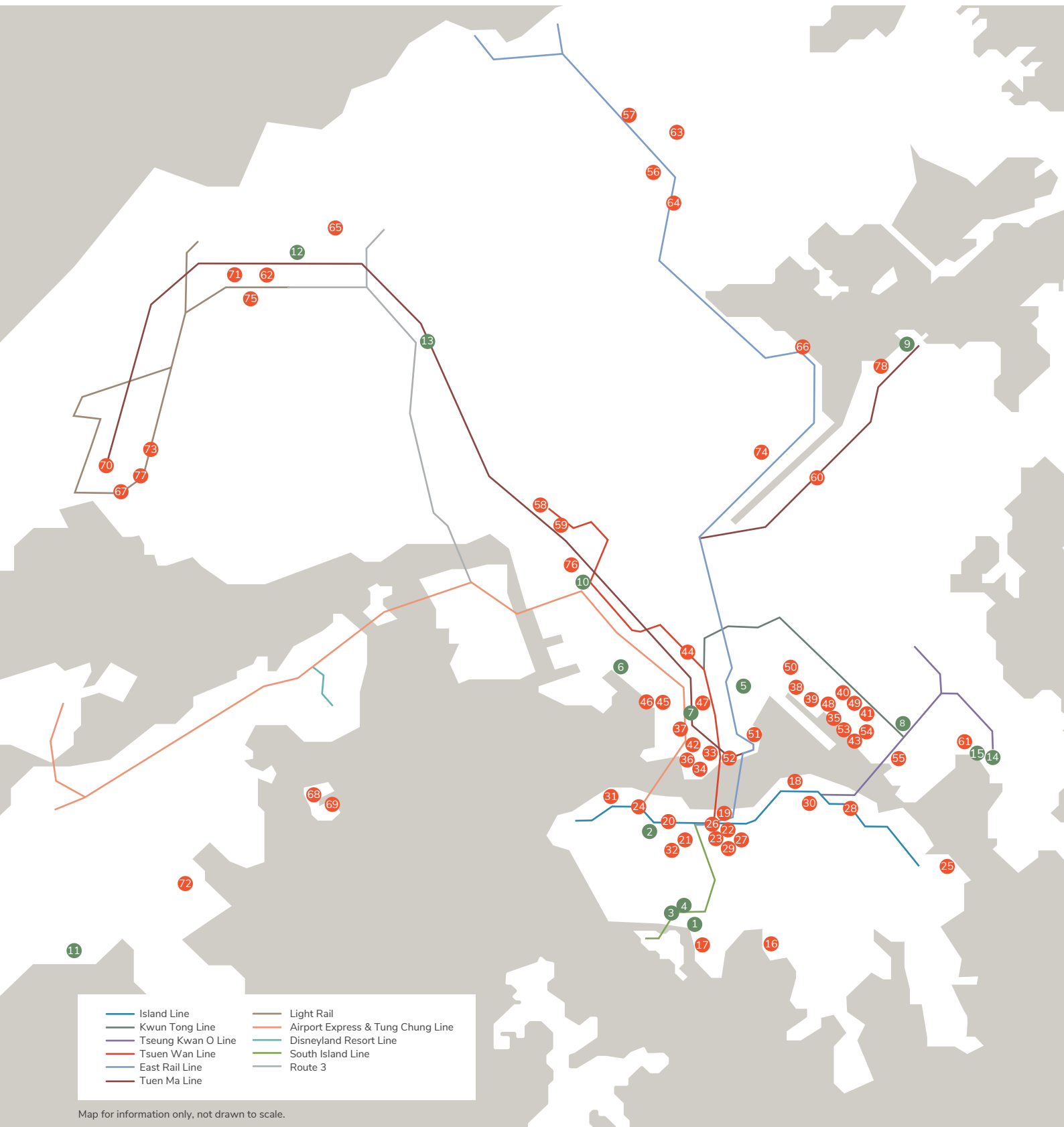
### (6) Sino Property Services (Continued)

#### Business development highlights (Continued)

SEML leverages new technologies to enhance operational efficiency at our managed properties. The partnership with CLPe Solutions contributes to the digital transformation of our technical services and to reduce energy consumption. During the reporting period, at Olympian City 3 and Island Resort Mall, we completed pilot programmes of CLP PlantPro to optimise the operation and control of chiller plants. The CLP PlantPro systems account for an estimated 167,000 kWh of annual electricity savings across our portfolio, amounting to a reduction of 117 tonnes of CO<sub>2</sub> equivalent per year and equivalent to the annual amount of CO<sub>2</sub> removed by 5,095 trees planted. Twenty of our properties were selected to install the CLP Building Portfolio Platform, an intelligent, all-in-one energy management platform. Combining big data analytics with energy efficiency, it works to visualise and analyse energy consumption, and evaluate savings from various

energy sources for multiple buildings with real-time data. The platform can also help to normalise energy consumption and track energy savings in measurement and verification projects following the International Performance Measurement and Verification Protocol (IPMVP®). In addition, Huawei's iCooling@AI platform for chiller plant optimisation will be implemented in Tuen Mun Town Plaza Phase 1, Skyline Tower, Tsim Sha Tsui Centre, Empire Centre, Hong Kong Pacific Centre and China Hong Kong City. The platform is powered by artificial intelligence (AI) and big data technologies to achieve energy savings.

To expand the specialist cleaning services, BRESL introduced a truck mounted with aerial work platform to provide external wall cleaning. Since February 2020, BRESL has set up a Special Disinfection Unit to provide specialised disinfection and cleaning services particularly for COVID-19 related cases.



- |                    |                                   |
|--------------------|-----------------------------------|
| Island Line        | Light Rail                        |
| Kwun Tong Line     | Airport Express & Tung Chung Line |
| Tseung Kwan O Line | Disneyland Resort Line            |
| Tsuen Wan Line     | South Island Line                 |
| East Rail Line     | Route 3                           |
| Tuen Ma Line       |                                   |





## PROPERTIES UNDER DEVELOPMENT

### HONG KONG ISLAND

1. Landmark South, Wong Chuk Hang
2. ONE CENTRAL PLACE, Central
3. La Marina, Wong Chuk Hang
4. Wong Chuk Hang Station Package Four Property Development

### KOWLOON

5. St. George's Mansions, Ho Man Tin
6. Grand Victoria, South West Kowloon
7. ONE SOHO, Mong Kok
8. Yau Tong Ventilation Building Property Development

### NEW TERRITORIES

9. Silversands, Ma On Shan
10. Kwai Chung Town Lot No. 524
11. Lot 765 in DD332, Cheung Sha, Lantau Island
12. One North, Yuen Long
13. Grand Mayfair, Kam Tin South
14. Villa Garda, Tseung Kwan O
15. LOHAS Park Package Thirteen Property Development, Tseung Kwan O

## MAJOR COMPLETED PROPERTIES

### HONG KONG ISLAND

16. 38 Repulse Bay Road
17. The Fullerton Ocean Park Hotel Hong Kong
18. 148 Electric Road
19. Central Plaza
20. The Centrium
21. Conrad Hong Kong
22. The Hennessy
23. The Hillside
24. Hollywood Centre
25. Island Resort Mall
26. The Johnston
27. Lee Tung Avenue
28. Marina House
29. One Capital Place
30. Pacific Palisades
31. Pacific Plaza
32. The Staunton

### KOWLOON

33. Cameron Plaza
34. The Camphora
35. Capital Tower
36. China Hong Kong City
37. Coronation Circle
38. Corporation Square
39. Exchange Tower
40. Fullerton Centre
41. Futura Plaza
42. Hong Kong Pacific Centre
43. Kwun Tong Harbour Plaza
44. Maisons Rosé
45. Olympian City
46. The Olympian Hong Kong
47. Omega Plaza
48. Pan Asia Centre
49. Remington Centre
50. Skyline Tower
51. Sunshine Plaza Shopping Arcade
52. Tsim Sha Tsui Centre
53. Westin Centre
54. Westley Square
55. Yau Tong Industrial City

### NEW TERRITORIES

56. Avon Mall
57. Cambridge Plaza
58. Citywalk
59. Citywalk 2
60. Corporation Park
61. Corinthia By The Sea
62. Golden Plaza
63. Grand Regentville Shopping Mall
64. Lincoln Centre
65. Mansfield Industrial Centre
66. Mayfair Lane
67. Oceania Heights Shopping Mall
68. Paloma Bay
69. Paloma Cove
70. Parklane Centre
71. Ping Wui Centre
72. Riverwalk
73. Rosedale Gardens Shopping Mall
74. Shatin Galleria
75. Springdale Shopping Mall
76. Sunley Centre
77. tmtplaza
78. The Waterside Shopping Mall

## Sustainable development

This Sustainable Development Section highlights the Group's performance in sustainability for the financial year ended 30th June, 2022. Further details of the Group's environmental, social and governance ("ESG") strategies and performance are included in the standalone Sustainability Report for the financial year ended 30th June, 2022, which has been prepared in accordance with the "Core" option of the Global Reporting Initiative (GRI) Sustainability Reporting Standards as well as the requirements of the ESG Reporting Guide under Appendix 27 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, the World Economic Forum Stakeholder Capitalism Metrics and the Sustainability Accounting Standards Board (SASB) Standards for the Real Estate Sector. In addition, the Group's climate actions are disclosed in our Sustainability Report with reference to the Task Force on Climate-related Financial Disclosures ("TCFD") recommendations and the Ten Principles of the United Nations ("UN") Global Compact. The Sustainability Report is available on our corporate website at [www.sino.com](http://www.sino.com) under Sustainability Reports of the Sustainability section.

Sustainability is integrated into all aspects of the Group's business and operations. We seek to create long-term value for customers, employees, business partners, shareholders, investors and the broader community, and make every aspect of our operations a driver of sustainability for a better future. We are doing our part through more energy-efficient designs, green development and procurement, harnessing renewable energy, reducing waste and carbon emissions, leveraging technology and advocating green living at our properties.

Our ethos of Creating Better Lifescapes defines our sustainability strategy and guides us in creating shared value for all our stakeholders. We bring this vision to life through the three interconnected and strategic pillars of Green Living, Innovative Design and Community Spirit, incorporating wellness and sustainability principles into design, development and management of the Group's portfolio.

Sustainability governance is an important element in driving sustainability strategies. The Board of Directors of the Company ("Board") oversees the management of the overall ESG strategies and reporting of the Group through regular updates from the Environmental, Social and Governance Steering Committee ("ESG Steering Committee"), which reports to the Board twice a year. The ESG Steering Committee, which comprises Executive Directors and key executives from different business units, supports the Board in overseeing and steering the planning and execution of the Group's approach to sustainability. It also provides overall stewardship, formulates direction, strategies, policies and goals, in addition to facilitating execution of plans and activities. In May 2022, the Group's management representatives participated in an ESG and climate risk workshop hosted by an external consultant. The workshop aimed at identifying key ESG and climate-related risks and opportunities to integrate into the existing framework of the Group as well as identifying resilience and adaptation measures to the prioritised ESG and climate-related risks.

In 2020, we announced our Sustainability Vision 2030, which sets a clear direction for sustainability to be embraced across the Group for 2030. We set 15 new goals during the financial year, resulting in a total of 38 goals across our three pillars and our governance focus area. Going forward, colleagues across business lines will work together in achieving these sustainability goals and making every aspect of our operations a driver of a better future. Details of our Sustainability Vision 2030 and our achievements during the financial year can be found in our Sustainability Report. We have aligned our sustainability strategies with 15 UN Sustainable Development Goals. As a Signatory to the UN Global Compact, we are committed to implementing environmental, social and ethical practices, and have undertaken to report progress to promote responsible business practices.

## Sustainability performance for the financial year ended 30th June, 2022

### Governance

- Recognised as a Regional Top-rated ESG Performer by Sustainalytics
- Received an “A” rating from MSCI ESG Rating
- Became the first property developer in Hong Kong to implement the World Economic Forum Stakeholder Capitalism Metrics
- Joined the list of TCFD supporters and committed to increasing transparency on climate-related risks and opportunities

### Green Living

#### Green

- Announced a holistic decarbonisation blueprint to achieve net zero carbon emissions by 2050, the first such blueprint to be publicly released by a property developer in Hong Kong
- One of the pioneer developers to engage external consultancy to use a climate risk assessment tool for performing ESG and climate risk assessment, covering over 170 existing and new buildings
- Over 2,300 photovoltaic panels at properties under the Group’s management in Hong Kong
- Over 1,100 electric vehicle (“EV”) chargers across our managed properties

#### Wellness

- Organised over 130,000 hours of employee training
- Sino Properties Services (“SPS”) honoured with 10 awards at the 20th Hong Kong Occupational Safety & Health Award
- Arranged outreach vaccination services for employees, tenants and other stakeholders of the Group to support COVID-19 Vaccination Programme

### Innovative Design

#### Design

- The Fullerton Ocean Park Hotel Hong Kong became the first hotel in Hong Kong and Mainland China to attain WELL v2™ Precertification
- Landmark South received WELL Core v2™ Pilot Design & Operation Precertification
- Empire Centre, Olympian City 2 and Skyline Tower received Final Platinum Rating in the BEAM Plus Existing Building V2.0 Comprehensive Scheme
- The Fullerton Hotel Singapore received the BCA Green Mark GoldPlus Award organised by the Singapore’s Building and Construction Authority in recognition of its efforts to operate as a sustainable property

#### Innovation

- Jointly launched a breakthrough solution to upcycle all types of plastic waste into sustainable construction materials, EcoBricks, with local start-up
- Over 50 new technologies trialled or adopted across different business units
- Over 80 innovative ideas received from colleagues through the Sinovation programme 2021
- Sponsored the HKUST-Sino One Million Dollar Entrepreneurship Competition for the fifth consecutive year, which was well participated by 175 teams

## Sustainable development (Continued)

### Sustainability performance for the financial year ended 30th June, 2022

(Continued)

#### Community Spirit

##### Heritage & Culture

- Supports the Leisure and Cultural Services Department's campaign Art@Harbour to present "Heart to Heart" Hong Kong Art Exhibition to celebrate the 25th anniversary of the establishment of the HKSAR
- Celebrated the culture of sport in Hong Kong by organising multiple events and activities at shopping malls during the Tokyo 2020 Olympic Games

##### Community

- Sino Caring Friends performed over 186,530 volunteer service hours in Hong Kong
- Donated 280,000 rapid antigen test kits, 250,000 child-sized masks and 20,000 oximeters to support the community during the COVID-19 pandemic

### New targets set during the financial year

#### Governance

- 100% of approved suppliers are governed by our Contractor/Supplier Code of Conduct
- By 2025, 100% of approved suppliers to adhere to our Sustainable Procurement Policy
- By 2030, 50% of approved suppliers to obtain recognised ISO/ESG/EHS standards

#### Green Living

- By 2030, reduce 53.1% Scope 1 and 2 greenhouse gas ("GHG") emissions per square metre from our 2018 baseline and set a new target to reduce Scope 3 GHG emissions in line with Science Based Targets initiative ("SBTi") methodology
- By 2030, reduce electricity use intensity by 30% from our 2018 baseline
- By 2030, conduct climate risk assessment at our wholly-owned new development projects where applicable
- By 2030, all new development projects to implement tree assessment surveys to protect and promote urban biodiversity
- Eliminate all single-use plastic items by 2035 across our core operations
- By 2030, 100% of seafood served at the Group's hotels will be purchased from sustainable sources
- By 2030, maintain gender pay ratio at 1:1
- By 2030, maintain a gender balance in all management positions
- By 2030, maintain a lost-time injury rate ("LTIR") at or below 2.5 per 100 employees
- By 2025, 100% employees to receive ESG training

#### Innovative Design

- By 2030, obtain BEAM Plus Gold or above certification at 100% of our wholly-owned new development projects where applicable

#### Community Spirit

- By 2030, increase volunteer service hours by 15% from 2020 level

## Governance

### Hong Kong's first green mortgage plan jointly launched with Bank of China (Hong Kong) Limited ("BOCHK")

In September 2021, the Group partnered with BOCHK and announced the launch of the first Green Mortgage Plan in Hong Kong to support sustainable development and shape a green future together. The Plan provides prospective purchasers with paperless and digital mortgage services for designated residential projects that received the BEAM Plus Platinum or Gold rating. The entire process from mortgage application to bill management can be conducted online, saving carbon footprint compared to the traditional mortgage process.

### Sino Sustainability Academy

The Group launched the Sino Sustainability Academy in 2020 to ensure that an ethos of championing sustainability practices permeates from our leadership to frontline staff. The Academy is a Group-wide platform engaging staff in the building of sustainability capabilities throughout our business on a diverse range of sustainability topics. During the financial year, 3,198 learning hours have been accumulated. We are committed to continuing to provide ESG-related training internally and recently set a new goal to ensure 100% of our colleagues receive ESG training by 2025.

## Green Living

### Green

The Group is committed to integrating environmental protection and conservation into all aspects of our operations. The Group focuses its sustainability efforts in this area on climate action, energy saving, efficient management of resources and waste, and protection and promotion of biodiversity where we operate.

## Decarbonisation Blueprint

Climate change has emerged as one of the most critical issues facing the global community. Following a year of research with the Hong Kong University of Science and Technology, we are pleased to announce our Decarbonisation Blueprint, a holistic roadmap to achieve net zero carbon emissions by 2050. Interim targets for decarbonisation have also been set, including reducing 53.1% Scope 1 and 2 GHG emissions per square metre from the 2018 baseline and setting a new target to reduce Scope 3 GHG emissions in line with SBTi methodology, and provisions for climate risk assessment for our projects, in a further effort to enhance our risk management system. Specific decarbonisation strategies focus on three key areas: Development, Operations and Collaboration. The Group is also one of the first real estate conglomerates in Asia, with a size of more than 170 properties in Hong Kong, to conduct climate risk assessments.



### Decarbonisation Blueprint

Sino Land announced its Decarbonisation Blueprint in June 2022, a holistic roadmap towards net zero carbon by 2050. Interim targets for decarbonisation have also been set, including provisions for climate risk assessment for its projects, in a further effort to enhance its risk management system.



# Sustainable development (Continued)

## Green Living (Continued)

### Green (Continued)

#### Climate resilience, energy and emissions

The Group has set the target of reducing GHG emissions by 30% by 2030 from 2012 level. As at 30th June, 2022, a reduction of 39.68% GHG emissions was recorded, equivalent to planting 1,418,000 trees. During the financial year, we continued to deploy innovative solutions to address energy efficiency at our properties. At Olympian City 3 and Island Resort Mall, we completed pilot programmes of CLP PlantPro to optimise the operation and maintenance of chiller plants. In addition, 20 of our managed properties were selected for the installation of the CLP Building Portfolio Platform, an intelligent, all-in-one energy management platform. Combining big data analytics with energy efficiency, the Platform works to visualise and analyse energy consumption, and evaluate savings from various energy sources for multiple buildings with real-time data.

To support the use of renewable energy, we have installed renewable energy features such as photovoltaic panels and wind turbines in our managed properties, and utilised smart monitoring platforms to optimise performance. As at 30th June, 2022, over 2,300 photovoltaic panels have been installed at properties under the Group's management in Hong Kong. The resulting GHG emissions avoided are equivalent to the annual amount of CO<sub>2</sub> removed by 57,640 trees planted.

#### SPS sustainability strategy

SPS engaged stakeholders on sustainability topics with its sustainability strategy:

- Green transportation – installed over 1,100 EV chargers across our managed properties;
- Indoor air quality (“IAQ”) – near 50 managed properties achieved Excellent Class Certificate or Good Class Certificate in Indoor Air Quality Certification Scheme; and
- Waste management – installed food waste decomposers at 11 of our managed properties to transform food waste into gas, wastewater or compost for organic fertilisers.

#### Green Fit-Out Guides and Green Lease

The Group's Green Fit-Out Guides help our tenants join us on our sustainability journey. The Guides provide recommendations for sustainable choices regarding energy and water efficiency, IAQ, construction materials, food waste and more. New “Green Clauses” reflect these recommendations in our lease agreements and set out specific measures that encourage tenants to incorporate sustainability into their operations.

#### Contractor and supplier environmental performance

The Group's Sustainable Procurement Policy and Contractor/Supplier Code of Conduct outline our requirements on procurement practices and environmental performance of contractors and suppliers, who should observe the Group's core values and comply with applicable environmental codes, laws and regulations in the places where they operate, and ensure that they obtain and maintain all necessary environmental permits and registrations to conduct their business. Contractors and suppliers are assessed regularly through compliance checks to ensure their adherence to ethically, socially and environmentally responsible practices and that they share the same values with the Group.

## Green Living (Continued)

### Green (Continued)

#### Promotes sustainability through circular economy

The Group encourages colleagues to upcycle materials creatively. Following the inaugural “Upcycled Christmas Tree Campaign” in 2020, the Group organised the campaign again in 2021, encouraging colleagues to collect and upcycle different kinds of reusable materials and waste such as paper, plastic bottles, light bulbs, CDs, beverage caps, etc., and transform them into unique Christmas trees and ornaments, to fill homes and offices with sustainable festive vibes. The campaign was well-received with over 600 staff and their friends and families from Hong Kong, Singapore and Sydney participating and over 200 Christmas decorations were developed. Among them, over 100 upcycled Christmas trees were set up at our managed properties, including commercial and residential properties.

#### Farm Together

Farm Together is the Group's integrated green community project launched in March 2020 to promote sustainability and biodiversity. During the financial year, the project expanded to include a total of 17 farms in Hong Kong and 1 farm in Singapore, spanning over 54,000 sq. ft. and cultivating over 380 plant and crop species. One of the new farms, GREENHOUSE@tmtplaza is the city's first “Indoor Intelligent Farm” situated within a shopping mall. GREENHOUSE grows edible crops in the urban area and brings the ideas of innovative technology into our sustainable projects. Apart from promoting this deliciously fresh farm-to-table concept, GREENHOUSE also partners with “Green Ambassadors” team from Lingnan University to provide guided tours and green workshops.

## Wellness

Upholding our vision “to make Sino the preferred choice for customers, investors and employees”, the Group is dedicated to creating a safe, fair and inclusive working environment that engages and inspires all our employees. The Group also strives to protect the physical health and safety of all our stakeholders.

#### Communicating with colleagues

We maintain open communication channels with our colleagues to address their opinions and concerns in a timely manner. Employees can engage in two-way communication with our management through various channels, including email, intranet, newsletters, and town hall and mini-town hall meetings. Our Corporate Townhall Meetings have long been a cornerstone of our employee communication efforts. Over 900 colleagues participated in October 2021 Corporate Townhall Meeting, joining in-person or online.

#### Diversity and equal opportunities

Sino Group is a signatory to the Racial Diversity and Inclusion Charter for Employers launched by Hong Kong's Equal Opportunities Commission and is committed to promoting diversity and inclusion in our workplace. In October 2021, we participated in the CareER Inclusive Recruitment Fair to conduct onsite interviews with 12 candidates with varying abilities. The Group's representatives were also able to network with a pool of diverse candidates to learn about their difficulties in past interview experiences to improve our practices when recruiting individuals with diverse attributes.

#### Training and development

We actively encourage colleagues to acquire new skills and attain qualifications to support their professional growth and our changing needs. We regularly offer courses, seminars and workshops in customer service, financial knowledge, information technology and language proficiency. We target to increase total training hours by 50% by 2025, and 100% by 2030 from 2019 level. During the financial year, approximately 130,000 training hours were recorded. This is an increase of 22.72% from the base year.

## Sustainable development (Continued)

### Green Living (Continued)

#### Wellness (Continued)

##### Outreach COVID-19 vaccination service

In support of the COVID-19 Vaccination Programme, we arranged an outreach vaccination service to boost the vaccination rate in the community. We offered onsite vaccinations at dedicated medical centres and our properties namely Olympian City, Empire Centre and Skyline Tower for employees, their families and friends, and tenants.

##### Customers, tenants and partners

Upholding our core value of “Customers First”, the Group strives to achieve service and product excellence by thoroughly understanding the needs of customers, making every effort to address their feedback. We collect their feedback through communication channels such as annual customer satisfaction survey and daily personal contact. Customers are invited to provide feedback on our services and facilities, including those related to our management, clubhouse, cleanliness and security services. We received ISO 10002 certification, the international standard for customer satisfaction, which provides guidelines for handling customer feedback in a more effective and efficient manner. During the financial year, we achieved a customer satisfaction rating of 3.72 out of 4 in Hong Kong.

### Innovative Design

#### Design

The Group is committed to incorporating sustainability into our property, construction and management processes. Sustainable design elements can also help tenants and customers implement sustainable practices to bring positive environmental and social impact.

We seek to promote sustainable living in our properties, taking into account the health and well-being of our stakeholders, and incorporate energy-efficient and water-efficient features to mitigate environmental impacts. During the financial year, Empire Centre, Olympian City 2 and Skyline Tower attained the Final Platinum Rating in the Beam Plus Existing Buildings V2.0 Comprehensive Scheme.

#### Investment in sustainable buildings

Innovative, sustainable design elements can contribute to the health and wellness of building occupants, as well as those in the surrounding communities, and facilitate positive ecological impacts in the natural environment. We actively seek to incorporate sustainable features into our buildings.

The Fullerton Ocean Park Hotel Hong Kong is the first hotel in Hong Kong and Mainland China to attain the internationally acclaimed WELL v2™ Precertification. To further incorporate wellness into the hospitality experience, the hotel will offer a wide range of programmes for guests and employees, including urban farming, aqua yoga, hiking, meditation, forest bathing, tea ceremony rituals and dance, movement and music therapies.

Landmark South has obtained WELL Core v2™ Pilot Design & Operation Precertification. Other key highlights include all private car parking spaces are equipped with EV chargers and 65% of the roof area is covered by reflective material to reduce the heat island effect.

#### Innovation

The Group invests in innovation to develop new ideas for the real estate industry that can positively impact our business and our communities. We engage with internal and external stakeholders to co-create and promote original innovation in society.

### Innovative Design (Continued)

#### Innovation (Continued)

##### Sino Inno Lab

Sino Inno Lab helps start-ups, inventors and technology companies from Hong Kong and overseas develop and test property technology solutions through a collaborative sandbox platform. The Lab engages internal and external stakeholders to facilitate idea generation, develop proofs-of-concept and co-create cutting-edge solutions. The Lab was recognised at the 2021-22 Hong Kong Awards for Industries supported by the HKSAR Government, receiving the Innovation and Creativity Award.

During the financial year, the Lab hosted over 80 visits for more than 2,000 internal and external stakeholders. Visitors included representatives from schools and universities, industry associations, professional bodies and peers from the real estate development and property management sectors. Since its inception, the Lab has received over 9,000 visitors from 1,000 organisations.

##### Sinovation

Sinovation aims to inspire our colleagues to create innovative ideas that drive efficiency and quality improvement. The programme encourages our colleagues to submit innovative ideas relating to a theme for exploration, development and potential implementation in our business operations. Sinovation programme 2021 attracted more than 80 innovative ideas, with 6 outstanding ideas shortlisted for further development and prototype testing.

##### EcoBricks

As part of our continued effort to drive sustainable and green development, the Group, along with local start-up EcoBricks Limited, have jointly inaugurated a breakthrough solution to plastic waste in Hong Kong, which has the ability to upcycle all types of plastics into sustainable construction materials. Plastic is typically classified into 7 types, and EcoBricks' breakthrough solution reimagines the plastic journey with its proprietary and process formula, which has the ability to upcycle all seven types of plastic waste, including mixed and composite plastics that are currently impossible to recycle and would otherwise go to landfill. The upcycled EcoBricks are "green concrete" for use in a wide variety of industry-standard construction materials, developing a circular economy solution to Hong Kong's plastic waste issue.

##### Clearbot

Striving for a sustainable future, we play a part in protecting the ocean. The Group is collaborating with Clearbot to launch a pilot project to deploy a marine waste-collecting robot at Hong Kong Gold Coast. We are the first developer in Hong Kong to provide a testbed for Clearbot to optimise its technology. The self-navigating Clearbot Neo, equipped with AI vision, can detect and collect around 200 kg of marine trash in a single trip for sorting and recycling. It is also capable of oil and foam cleanup with zero carbon emissions, making it an efficient marine conservation solution.

# Sustainable development (Continued)

## Community Spirit

### Heritage & Culture

The Group celebrates the rich heritage and culture of the communities in which it operates. The Group focuses on conserving and showcasing historically significant features of our properties in Hong Kong, Singapore and Sydney for the benefit of our stakeholders, now and for the future.

#### “Heart to Heart” Hong Kong Art Exhibition

To celebrate the 25th anniversary of the establishment of the HKSAR, the Group supports the Leisure and Cultural Services Department’s campaign Art@Harbour to present “Heart to Heart” Hong Kong Art Exhibition.

25 incredible art pieces of Simon Ma, the internationally acclaimed Hong Kong-born artist, in various fonts and colours are presented in roadshows in the Group’s properties to engage the public.



#### Heart to Heart Hong Kong Art Exhibition

The Group participated in the Art@Harbour programme led by the Leisure and Cultural Services Department to celebrate the 25th anniversary of the establishment of the Hong Kong Special Administrative Region.

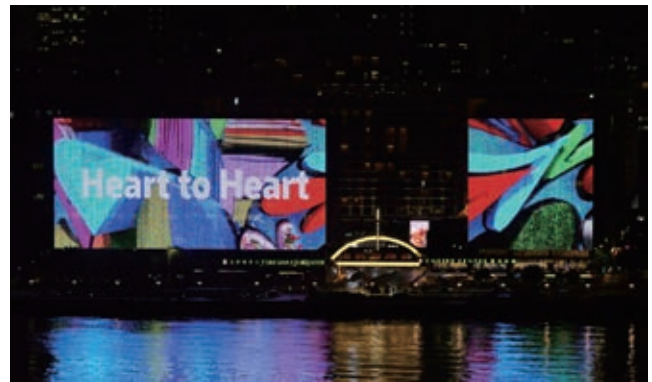
Entitled Heart to Heart, our multi-media pyrotechnics covered the LED walls of Tsim Sha Tsui Centre, Empire Centre and China Hong Kong City, together with a community art engagement programme at Sino properties, making art accessible to a wider audience.

#### “Creating Better Lifescapes” photo contest

We organised our “Creating Better Lifescape” photo contest to encourage avid photographers to capture the beauty in their communities around “Green Living”, “Innovative Design” and “Community Spirit”. Through the contest, the experience of engaging with the community and the environment through the medium of photography immersed participants into the vision of Creating Better Lifescapes, and of the importance of sustainable development.

#### Beauty of Art Exhibition

The Fullerton Hotel Singapore partnered with Shiseido Asia Pacific and the Artability programme at Rainbow Centre to host the “Beauty of Art” exhibition. The exhibition featured original art pieces exploring themes of nature, botany, wildlife, fashion, beauty and Singaporean landmarks, creatively brought to life with upcycled Shiseido cosmetics and paint. All artwork was available for purchase, with 100% of the proceeds going to the artists and Rainbow Centre.





### Community Spirit (Continued)

#### Community

Investing in our communities is a vital step on our journey of Creating Better Lifescapes. The Group engages all members of society, from children and youths to the elderly, through events and activities in partnership with charitable organisations and NGOs. The Group also actively encourages its employees to support community initiatives through volunteering and using their expertise to help those in need.

#### Caring for the community during COVID-19

During the period of heightened COVID-19 concern in Hong Kong, the Group and the Ng Teng Fong Charitable Foundation acted to help the community and supported our stakeholders in the following ways:

- donated 280,000 sets of rapid antigen test kits to the underprivileged, 20,000 oximeters to residential care facilities and elderly living alone and 250,000 masks to children from underprivileged families and ethnic minorities;
- donated HK\$5 million to the Hospital Authority to support paediatric services in public hospitals, including the Hong Kong Children's Hospital;
- donated HK\$1 million to the Hong Kong Sheng Kung Hui Welfare Council to support the operational needs of elderly homes and rehabilitation centres under its care;

- distributed 500 Belun® remoVital remote monitoring systems to residential care homes. The systems help monitor the health of COVID-19 patients with mild symptoms living in residential care homes for the elderly or differently abled; and
- collaborated with Ocean Park Hong Kong to offer a series of online learning activities to 10,000 children aged between three and eight.

#### Sino Caring Friends

Sino Caring Friends has nurtured bonds with less-resourced families across Hong Kong since 2008. The initiative engages our staff along with their families and friends in volunteer activities in collaboration with community partners.

During the financial year, Sino Caring Friends organised over 320 activities, participated by over 900 volunteers, recording over 186,530 volunteer services hours in Hong Kong. Sino Group was acknowledged as a "15 Years Plus Caring Company" marking our long-standing commitment to support our community.

#### Supporting women's wellness at The Fullerton Hotels and Resorts

In support of Breast Cancer Awareness Month, The Fullerton Hotel Singapore and The Fullerton Hotel Sydney offered a specially curated, pink-themed Afternoon Tea throughout October 2021. A portion of the proceeds from each tea set sold were donated to the Breast Cancer Foundation in support of its efforts to prevent and cure breast cancer. To raise awareness, The Fullerton Hotel Singapore's façade was lit up in pink in the evenings throughout the month.

# Corporate governance report

The Board of Directors (“Board”) is committed to providing effective management and sound control of the Company for maximizing the shareholders’ value. The corporate governance principles of the Company emphasize the attainment and maintenance of a high standard of corporate governance practices and procedures, a quality board, sound internal control, and high transparency and accountability to the shareholders. The Company has adopted its own Corporate Governance Code and has complied with all code provisions as set out in Appendix 14 (“Code”) to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“Listing Rules”) applicable to the Company for the financial year ended 30th June, 2022, save as disclosed in this report. The corporate governance practices of the Company in compliance with the Code during the financial year ended 30th June, 2022 with explanation of the deviation are set out in this report. Certain new requirements under the Code which are applicable for the financial year commencing on or after 1st January, 2022 will be disclosed in the Company’s next corporate governance report.

## Corporate governance practices

### Directors

#### Corporate governance principle

The Board provides overall leadership and control for the Company in an effective and responsible manner with a view to maximizing the financial performance of the Company and the shareholders’ value. The Board makes decisions on business strategies and corporate governance practices, determines the Company’s objectives, value and standards, and oversees and monitors the management performance within the control and delegation framework of the Company. These include the Company’s financial statements, dividend policy, any significant changes in accounting policy, adoption of corporate governance practices and procedures, and risk management and internal control strategies.

#### Board composition

The current Board has eleven Directors comprising six Executive Directors including the Chairman and the Deputy Chairman of the Board, one Non-Executive Director and four Independent Non-Executive Directors, details of which are set out under the section entitled “Directors’ Report” of this Annual Report. Biographical details of the Directors and their relationships, where applicable, are contained under the section entitled “Biographical Details of Directors & Senior Management” of this Annual Report. The Company has maintained on its website and on the website of The Stock Exchange of Hong Kong Limited (“Stock Exchange”) an updated list of its Directors identifying their roles and functions and whether they are Independent Non-Executive Directors. Independent Non-Executive Directors are identified in all corporate communications that disclose the names of Directors of the Company.

## Corporate governance practices

(Continued)

### Directors (Continued)

#### Division of responsibilities

The Board, led by the Chairman, is responsible for the Company's future development directions, overall strategies and policies, evaluation of the financial performance of the Company and approval of matters that are of a material or substantial nature, including adequacy of systems of financial, risk management and internal control, and conduct of business in conformity with applicable laws and regulations. The Executive Directors, constituting the senior management of the Company, are delegated with responsibilities in the day-to-day management of the Company and make operational and business decisions within the control and delegation framework of the Company. The Board gives clear directions as to the matters that must be approved by the Board before decisions are made on behalf of the Company. 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. The types of decisions to be delegated by the Board to the management include implementation of the strategy and direction determined by the Board, operation of the business of the Company and its subsidiaries ("Group"), preparation of financial statements and operating budgets, and compliance with applicable laws and regulations.

The Chairman ensures that the Board works effectively to discharge its responsibilities in the best interests of the Company, and, to establish good corporate governance practices and procedures. He also ensures that all key and appropriate issues are discussed by the Board in a timely manner and all Directors are encouraged to make a full and active contribution to the Board's affairs. Directors with different views are encouraged to voice their concerns. They are allowed sufficient time for discussion of issues so as to ensure that board decisions fairly reflect board consensus. A culture of openness and debate is promoted to facilitate the effective contribution of Non-Executive Directors and ensure constructive relations between Executive and Non-Executive Directors. During the year, the Chairman held a meeting in December 2021 with the Independent Non-Executive Directors without the presence of other directors in compliance with the applicable code provision of the Code.

There is no separation of the roles of the chairman and the chief executive in the Company. The Chairman of the Board provides leadership to the Board and undertakes both roles of chairman and chief executive. 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. In addition, the four 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 that it continues to meet these objectives and is in line with the industry practices.

# Corporate governance report (Continued)

## Corporate governance practices

(Continued)

### Directors (Continued)

#### Division of responsibilities (Continued)

To enhance the function of the Board, four board committees, namely Remuneration Committee, Nomination Committee, Audit Committee and Compliance Committee, have been set up to take up different responsibilities. All board committees have specific terms of reference clearly defining their powers and responsibilities. All board committees are required by their terms of reference to report to the Board in relation to their decisions, findings or recommendations, and in certain specific situations, to seek the Board's approval before taking any action.

The Non-Executive Directors, including Independent Non-Executive Directors, provide the Company with diverse skills, expertise and varied backgrounds and qualifications. They participate in board/board committee (including Audit Committee, Nomination Committee and Remuneration Committee) meetings to bring independent views, advice and judgment on important issues relating to the Company's strategy, policy, financial performance, and take the lead on matters where potential conflicts of interests arise. They also attend annual general meetings of the Company to understand the view of shareholders.

They make a positive contribution to the development of the Company's strategy and policy through independent, constructive and informed comments.

Every Director is considered to have given sufficient time and attention to the Company's affairs for the year under review. Each of the Directors is required to disclose to the Company the number and nature of offices he held in public companies or organizations and other significant commitments as well as the identity of such public companies or organizations.

#### Directors' and officers' liabilities insurance

The Company has arranged appropriate directors' and officers' liabilities insurance coverage for the Directors and officers of the Company.

#### Board meetings and supply of and access to information

The Board holds at least four regular meetings a year, which are normally scheduled in advance in the fourth quarter of the preceding year. During the financial year ended 30th June, 2022, the Board had held four meetings. The attendance records of the Directors to these board meetings are set out below:

Directors	Meeting(s) attended/held
<i>Executive Directors</i>	
Mr. Robert Ng Chee Siong ( <i>Chairman</i> )	4/4
Mr. Daryl Ng Win Kong ( <i>Deputy Chairman</i> )	4/4
Mr. Ringo Chan Wing Kwong	4/4
Mr. Gordon Lee Ching Keung	4/4
Mr. Thomas Tang Wing Yung	4/4
<i>Non-Executive Director</i>	
The Honourable Ronald Joseph Arculli	4/4
<i>Independent Non-Executive Directors</i>	
Dr. Allan Zeman	4/4
Mr. Adrian David Li Man-kiu	4/4
Mr. Steven Ong Kay Eng	4/4
Mr. Wong Cho Bau	3/4

## Corporate governance practices

(Continued)

### Directors (Continued)

#### Board meetings and supply of and access to information (Continued)

Notice incorporating the agenda for each regular board meeting or board committee meeting is given to all Directors or board committee members at least 14 days in advance, and, all Directors or board committee members are given the opportunity to include matters for discussion in the agenda. All Directors/board committee members are entitled to have access to board/board committee papers and related materials in sufficient details to enable them to make informed decisions on matters to be placed before the board/board committee meetings. Meeting papers are normally sent to all Directors or board committee members at least 5 days in advance of every regular board meeting or board committee meeting.

The Company Secretary assists the Chairman of the Board and the chairmen of board committees in preparing meeting agendas and ensures that the Code as well as all applicable laws and regulations are duly complied with. Minutes of board meetings and board committee meetings are recorded in sufficient details of the matters considered and decisions reached at the relevant meetings. Draft and final versions of the minutes in respect of board meetings and board committee meetings are sent to all Directors or board committee members respectively for comment and records within a reasonable time after the relevant meetings. All minutes are properly kept by the Company Secretary and are available for the Directors' and board committee members' inspection.

All Directors are given unrestricted access to the advice and services of the Company Secretary who is responsible to the Board for ensuring that the board procedures and all applicable laws, rules and regulations are followed. The selection, appointment or dismissal of the Company Secretary is subject to approval by the Directors at board meeting.

All Directors are entitled to have access to timely information in relation to the Company's business and make further enquiries or retain independent professional advisors where necessary. The management provides all relevant explanation and information to the Board so as to give the Board the information it needs to discharge its responsibilities. During the year under review, the management provided all members of the Board with the relevant updates of major business operations giving a balanced and understandable assessment of the Company's performance, position and prospects.

#### Directors' appointment, re-election and removal

All Non-Executive Directors have entered into letters of appointment with the Company for a specific term of three years. The Company's Articles of Association provide that each Director is subject to retirement from office by rotation and re-election once every three years and that one-third (or the number nearest to one-third) of the Directors shall retire from office every year at the annual general meeting. New appointment to the Board is subject to re-election at the next following annual general meeting. In addition, the appointment of an Independent Non-Executive Director who has served on the Board for more than nine years will be subject to a separate resolution to be approved by shareholders. The Board will provide in the circular accompanying the annual report sent to shareholders the reason why the Board considers the Independent Non-Executive Director is still independent and its recommendation to shareholders to vote in favour of the re-election of such Independent Non-Executive Director.



## Corporate governance practices

(Continued)

### Directors (Continued)

#### Directors' appointment, re-election and removal (Continued)

The Directors who are subject to retirement and re-election at the 2022 annual general meeting are set out on page 96 of this Annual Report.

The Board is empowered under the Company's Articles of Association and is collectively responsible to appoint any person as a Director either to fill a casual vacancy or as an additional board member. Only the most suitable candidate who is experienced, competent and able to fulfill the fiduciary duties and duties of skill, care and diligence would be selected as a Director.

#### Confirmation of independence

The independence of the Independent Non-Executive Directors has been assessed in accordance with the applicable Listing Rules. Each of the Independent Non-Executive Directors has provided an annual written confirmation of independence pursuant to Rule 3.13 of the Listing Rules. The Company is of the view that all the Independent Non-Executive Directors meet the guidelines for assessing independence as set out in Rule 3.13 of the Listing Rules and are independent.

## Directors' training and professional development

Every Director keeps abreast of responsibilities as a Director and of the conduct, business activities and development of the Company. Every newly appointed director receives a comprehensive induction package covering the statutory and regulatory obligations of directors, organizational structure, policies, procedures and codes of the Company, terms of reference of board committees and internal audit charter of internal audit. The Company Secretary from time to time updates and provides written training materials to the Directors, and arranges to conduct in-house seminars/webinars on the latest development of the Listing Rules, applicable laws, rules and regulations relating to Directors' duties and responsibilities.

The Company Secretary maintains records of trainings attended by the Directors. The trainings attended by the current Directors during the year are as follows:

Directors	Training matters <sup>(Notes)</sup>
<i>Executive Directors</i>	
Mr. Robert Ng Chee Siong	a, b
Mr. Daryl Ng Win Kong	a, b
Mr. Ringo Chan Wing Kwong	a, b
Mr. Gordon Lee Ching Keung	a, b
Mr. Thomas Tang Wing Yung	a, b
<i>Non-Executive Director</i>	
The Honourable Ronald Joseph Arculli	a, b, c, d
<i>Independent Non-Executive Directors</i>	
Dr. Allan Zeman	a, b
Mr. Adrian David Li Man-kiu	a, b, c, d
Mr. Steven Ong Kay Eng	a, b, d
Mr. Wong Cho Bau	a, b

#### Notes:

- a. corporate governance
- b. regulatory
- c. finance
- d. managerial

## Corporate governance practices

(Continued)

### Remuneration of directors and senior management

#### Emolument policy

The Company's emolument policy is to ensure that the remuneration offered to employees, including Executive Directors and senior management, is based on skill, knowledge, responsibilities and involvement in the Company's affairs. The remuneration packages of Executive Directors are also determined by reference to the Company's performance and profitability, the prevailing market conditions and the performance or contribution of each Director. The emolument policy for Non-Executive Directors is to ensure that the Non-Executive Directors are adequately compensated for their efforts and time dedicated to the Company's affairs, including their participation in board committees. Individual Directors and senior management have not been involved in deciding their own remuneration.

#### Remuneration Committee

The Company established its Remuneration Committee with written terms of reference on 23rd June, 2005. The current written terms of reference are available at the Company's website [www.sino.com](http://www.sino.com) and the Stock Exchange's website.

The Remuneration Committee is responsible for making recommendations to the Board on the Company's policy and structure for all Directors' and senior management's remuneration and on the establishment of a formal and transparent procedure for developing remuneration policy. In arriving at its recommendations, the Committee consults the Chairman of the Board and takes into consideration factors including salaries paid by comparable companies, employment conditions elsewhere in the Group, and desirability of performance-based remuneration. The Committee

makes recommendations to the Board relating to the remuneration package of individual Executive Directors and senior management, and it also makes recommendations to the Board on the remuneration of Non-Executive Directors. The Committee meets at least once a year and is provided with sufficient resources enabling it to discharge its duties.

The Remuneration Committee currently comprises four members with the Independent Non-Executive Directors constituting the majority of the Committee and an Independent Non-Executive Director acting as its chairman.

During the year, the Remuneration Committee had performed the following works:

- reviewed the existing emolument policy of Directors;
- reviewed the remuneration packages of Executive Directors; and
- made recommendations on Non-Executive Directors' fees.

No Director was involved in deciding his own remuneration at the meeting of the Remuneration Committee. The attendance records of the committee members to committee meeting(s) are set out below:

Committee members	Meeting(s) attended/held
Mr. Steven Ong Kay Eng* (Committee Chairman)	1/1
Dr. Allan Zeman*	1/1
Mr. Adrian David Li Man-kiu*	1/1
Mr. Daryl Ng Win Kong	1/1

\* Independent Non-Executive Director

Details of Directors' emoluments for the year are set out in Note 12 to the consolidated financial statements.

## Corporate governance practices

(Continued)

### Nomination of directors and senior management

#### Nomination policy

The Company has adopted the Nomination Policy for Directorship (“Nomination Policy”) with effect from 1st January, 2019 which supplements the terms of reference of the Nomination Committee, and, sets out the processes and criteria for the nomination of a candidate for directorship in the Company. This policy ensures that all nominations of the Board members are fair and transparent in order to facilitate the constitution of the Board with a balance of skills, experience and diversity of perspectives that is appropriate to the requirements of the Company’s business.

The Nomination Policy contains a number of factors in assessing the suitability of a proposed candidate which include the reputation for integrity, accomplishment and professional knowledge and industry experience which may be relevant to the Company, commitment in respect of available time, merit and potential contributions to the Board with reference to the Company’s Board Diversity Policy, and the independence criteria under Rule 3.13 of the Listing Rules if the candidate is proposed to be appointed as an independent non-executive director. This policy also lays down the nomination procedures on appointment or re-appointment of directors.

The Nomination Committee will conduct the relevant selection process (coupled with the relevant selection criteria) against the nominated candidate for new directorship or director offer for re-election and make recommendations to the Board for consideration.

The Board will then make a decision as to whether the nominated candidate or the director offer for re-election shall be eligible to be appointed as a director of the Company or eligible to be re-appointed as a director of the Company respectively.

#### Board diversity policy

With a view to achieving a sustainable and balanced development, the Company has been considering diversity at the Board level as an essential element in supporting the attainment of its strategic objectives and its sustainable development. The Board Diversity Policy allows the Company to consider board diversity from a number of factors when deciding on new and re-appointments to the Board in order to achieve a diversity of perspectives among Board members. These factors include but not limited to gender, age, ethnicity, cultural and educational background, professional or industry experience, skills, knowledge and other qualities of Directors. The Nomination Committee shall consider candidates on merits as well as against these measurable objectives with due regard for the benefits of the appropriate diversity of perspectives within the Board and also the candidates’ potential contributions thereto.

The Board as a whole is responsible for reviewing the structure, size and composition of the Board with due regard to the intended benefits of board diversity. The balance between the number of Executive and Non-Executive Directors is considered effective in ensuring independent judgment being exercised effectively to provide sufficient checks and balances to safeguard the interests of the Company and its shareholders. The Company believes that the current Board composition is well-balanced and of a diverse mix appropriate for the business of the Company. The Board reviews and monitors the implementation of board diversity on a regular basis to ensure its effectiveness on determining the optimal composition of the Board.

## Corporate governance practices (Continued)

### Nomination of directors and senior management (Continued)

#### Nomination Committee

The Company established its Nomination Committee with written terms of reference on 20th February, 2012. The current written terms of reference are available at the Company's website [www.sino.com](http://www.sino.com) and the Stock Exchange's website.

The Nomination Committee reports to the Board and holds regular meeting to assist the Board in discharging its responsibility in reviewing the structure, size and composition of the Board with reference to the Board Diversity Policy of the Company. The Committee makes recommendations on any proposed changes to the Board to complement the Company's corporate strategy. Its duties include making recommendations to the Board on the selection of individuals nominated for directorships, the appointment or re-appointment of Directors and succession planning for Directors, and regularly reviewing the time required from a Director to perform his responsibilities. The Committee is also responsible for assessing the independence of Independent Non-Executive Directors and reviewing their annual confirmations on independence. The Committee meets at least once a year and is provided with sufficient resources enabling it to discharge its duties.

The Nomination Committee, which is chaired by the Chairman of the Board, currently comprises three members with the Independent Non-Executive Directors constituting the majority of the Committee.

During the year, the Nomination Committee had performed the following works:

- reviewed the structure, size and composition of the Board and recommended the re-appointment of the retiring Directors;
- assessed the independence of Independent Non-Executive Directors and their annual confirmations on independence; and
- reviewed time commitment of Directors.

The attendance records of the committee members to committee meeting(s) are set out below:

Committee members	Meeting(s) attended/held
Mr. Robert Ng Chee Siong <i>(Committee Chairman)</i>	1/1
Dr. Allan Zeman*	1/1
Mr. Adrian David Li Man-kiu*	1/1

\* Independent Non-Executive Director

## Corporate governance practices

(Continued)

### Accountability and audit

#### Directors' responsibilities for financial statements

The Board is responsible for the preparation of the financial statements which should give a true and fair view of the state of affairs of the Company and of the results and cash flows for such reporting period. In preparing the financial statements, the Board has adopted generally accepted accounting standards in Hong Kong and suitable accounting policies and applied them consistently, made judgments and estimates that are prudent, fair and reasonable, and prepared the financial statements on a going concern basis.

The Board is responsible for ensuring that the Company keeps proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company.

The Board is not aware of any material uncertainties relating to events or conditions which may cast significant doubt over the Company's ability to continue as a going concern. Accordingly, the Board has continued to adopt the going concern basis in preparing the financial statements.

The auditor is responsible for auditing and reporting its opinion on the financial statements of the Company and the independent auditor's report for the financial year ended 30th June, 2022 is set out in the section entitled "Independent Auditor's Report" of this Annual Report.

#### Risk management and internal control

The Board has the overall responsibility for evaluating and determining the nature and extent of the risks it is willing to take in achieving the Company's strategic objectives, and ensuring that the Company establishes and maintains appropriate and effective risk management and internal control systems. The Audit Committee is delegated with the authority from the Board to oversee the risk management and internal control systems.

Effective risk management is important to the Company's achievement of its strategic goals. To this end, the Company adopts an Enterprise Risk Management ("ERM") approach to assist the Board in discharging its risk management responsibilities and individual business units in managing the key risks faced by the Company. Details of the main features of the ERM system including the processes for the identification, evaluation and management of significant risks are set out in the "Risk Management Report" on pages 88 to 94.

The Company's internal control system is built on a sound control environment with a strong commitment to ethical values. "Staff integrity" is among one of our core values. A Code of Conduct, including prevention of bribery and avoidance of conflict of interest has been established. The core values and Code of Conduct are communicated to all new staff during orientation. This information is also included in the Staff Handbook and available on our intranet. The importance of integrity is reiterated regularly by messages from senior management and through training and seminar. The Business Ethics Committee has been established as a whistle-blowing channel for staff and other relevant parties to report misconduct cases. Every reported case will be handled in confidence and followed through in accordance with the policy and procedures for notification of unethical conduct.



## Corporate governance practices

(Continued)

### Accountability and audit (Continued)

#### Risk management and internal control (Continued)

The internal control system also includes an appropriate organisational structure with clearly defined responsibilities, accountability and authorities underpinning proper segregation of duties, complemented by monitoring and reporting mechanism to ensure proper checks and balances. Policies and procedures covering key business processes are established and communicated to staff, and are reviewed regularly to ensure continued relevance and effectiveness, and for continuous improvement.

The Company's internal control system is fully integrated with the risk management framework. The ERM is a process through which risks together with the relevant controls are identified, assessed, evaluated and reviewed on an ongoing basis. All the significant risks identified are mapped to and incorporated in the annual internal audit plan. Key controls are subject to regular independent review and test by the Internal Audit Department in order to assess their adequacy and effectiveness.

#### Internal audit

The Internal Audit Department provides independent assurance regarding the existence of adequate and effective controls in the operations of the Company's business units. The Head of Internal Audit Department reports directly to the Audit Committee. In performing its duties, the Internal Audit Department has free and unfettered access to information and to meet with any of the department heads or persons-in-charge as stipulated in the Internal Audit Charter.

The Internal Audit Department adopts a risk-based audit approach. It conducts annual risk assessment and devises a 3-year-rolling internal audit plan which is reviewed and approved by the Audit Committee. Depending on the nature and level of the risks, the Internal Audit Department performs audits and reviews on the operations of individual business units, and conducts recurring and impromptu site investigations on selected risk areas to assess the effectiveness of the controls implemented by the business units concerned. The audit findings regarding control weaknesses are communicated to the relevant business units. Significant audit findings and recommendations are reported to the Audit Committee, which in turn reports to the Board. The implementation of the agreed actions in response to the audit findings are tracked and followed up regularly, and the status is reported to the Audit Committee.

#### Internal control self-assessment

To further enhance the risk management and internal control systems, the heads of individual business units conduct annual internal control self-assessment with reference to the 17 principles of the COSO (The Committee of Sponsoring Organizations of the Treadway Commission) 2013 Internal Control – Integrated Framework. Through the use of internal control self-assessment questionnaires, the heads of individual business units systemically review and assess the effectiveness of all the key internal controls over their business operations that are in place to mitigate the risks, identify potential new risks affecting their businesses and operations, design and execute enhancement plans to address such new risks. The results of the self-assessment are reported to the Board through the Audit Committee and form part of the annual assessment of the adequacy and effectiveness of the risk management and internal control systems.

# Corporate governance report (Continued)

## Corporate governance practices

(Continued)

### Accountability and audit (Continued)

#### Risk management and internal control (Continued)

##### Evaluation of the adequacy of resources of the Company's accounting and financial reporting function, and internal audit function

For the year ended 30th June, 2022, the Internal Audit Department has conducted an assessment and concluded that the resources, staff qualifications and experience, training programmes and budget of the Company's accounting and financial reporting function were adequate. The Head of Internal Audit Department, in conjunction with the Human Resources Department, also carried out a review of the internal audit function and concluded that its resources, staff qualifications and experience, training programmes and budget were adequate. The results of the review were reported to the Audit Committee.

Based on the above, the Board and the Audit Committee were satisfied with the adequacy of the resources, staff qualifications and experience, training programmes and budget of the Company's accounting and financial reporting function, and internal audit function.

##### Review of the effectiveness of risk management and internal control systems

The Board has the overall responsibility for the risk management and internal control systems and reviewing effectiveness of such systems. Such systems are designed to manage rather than eliminate the risks of failure to achieve business objectives, and can only provide reasonable but not absolute assurance against material misstatement or loss.

On behalf of the Board, the Audit Committee evaluates the effectiveness of the Company's risk management and internal control systems at least annually. For the financial year ended 30th June, 2022, the Audit Committee, with the assistance of the Risk and Control Committee, conducted a review of the effectiveness of the Group's risk management and internal control systems covering all the material controls, including environmental, social and governance related risks, financial, operational and compliance controls. Throughout the year, the Audit Committee also oversaw the risk management system on an ongoing basis through various activities including reviewing and approving the updated ERM Policy and Framework as well as the ERM reports.

For the financial year ended 30th June, 2022, the Board received a confirmation statement from management on the effectiveness of the risk management and internal control systems. The confirmation is based on:

- the work performed by management in identifying, evaluating, monitoring and managing the existing, new and emerging risks on an ongoing basis;
- the results of formal risk assessments conducted quarterly during the year in accordance with the approved ERM Policy and Framework;
- the results of the Group-wide internal control self-assessment performed by individual business units; and
- the independent verification and assurance provided through audit and review performed by the external auditor and the Internal Audit Department.

In the light of the above, the Board and the Audit Committee concluded that the risk management and internal control systems of the Group were adequate and effective. Although there were no significant control failings or weaknesses or areas of major concerns identified during the year, the risk management and internal control systems will be reviewed regularly for continuous improvement.

## Corporate governance practices

(Continued)

### Accountability and audit (Continued)

#### Policy and procedures of inside information handling and dissemination

The Company handles and disseminates inside information in accordance with the Securities and Futures Ordinance and the Listing Rules and with reference to the Guidelines on Disclosure of Inside Information issued by the Securities and Futures Commission. Potential inside information is captured through established reporting channels of the business units and escalated to senior management which will consider the price sensitivity of the information. Inside information is kept strictly confidential and is restricted to relevant parties on a need-to-know basis so as to ensure confidentiality until consistent and timely disclosure by way of corporate announcement is made to inform the public of the inside information in an equal and timely manner. A strict prohibition on the unauthorized use of confidential information is included in the Company's code of conduct applicable to all employees of the Group.

#### Audit Committee

The Company established its Audit Committee with written terms of reference on 23rd September, 1998. The current written terms of reference are available at the Company's website [www.sino.com](http://www.sino.com) and the Stock Exchange's website.

The Audit Committee reports to the Board and holds regular meetings to assist the Board in discharging its responsibilities for effective financial reporting controls, risk management and internal control. The Committee monitors the integrity of the Company's financial statements, annual report and accounts and half-year report and reviews significant financial reporting judgments contained in them. It reviews, makes recommendations and reports to the Board on findings relating to the financial statements, reports and accounts, risk management and internal control systems and compliance issues. The Committee also oversees the Company's relationship with the external auditor, reviews auditor's letter of engagement and makes recommendations to the Board on the appointment and re-appointment of external auditor. It is empowered to review and monitor the external auditor's independence and objectivity and the effectiveness of the audit process in accordance with applicable standards. It reviews external auditor's management letter and any material queries raised by the auditor to the management and the management's response. The Committee meets at least four times a year and is provided with sufficient resources enabling it to discharge its duties.

# Corporate governance report (Continued)

## Corporate governance practices

(Continued)

### Accountability and audit (Continued)

#### Audit Committee (Continued)

The Audit Committee currently comprises three members, all of them being Independent Non-Executive Directors.

During the year, the Audit Committee had held four meetings and reviewed, inter alia, the following matters:

- the Company's 2021 annual report and audited financial statements and the 2021/2022 interim report and unaudited interim financial statements, including the accounting policies and practices adopted by the Company, before submitting to the Board;
- the ERM Policy and Framework of the Company for the enhancement of the risk management system;
- internal audit reports and ERM reports on the risk management and internal control systems, including the effectiveness of the risk management and internal control systems of the Group, the adequacy of resources, staff qualifications and experience, training programmes and budget of the Company's accounting and financial reporting function, and internal audit function;
- internal audit plan 2022/2023;
- usage of annual caps on certain continuing connected transactions of the Company;
- renewal of annual caps on certain continuing connected transactions of the Company for the three years ending 30th June, 2025; and
- re-appointment of the Company's auditor before submitting to the Board.

All the meetings were attended by the external auditor of the Company. The attendance records of the committee members to these committee meetings are set out below:

Committee members	Meeting(s) attended/held
Mr. Adrian David Li Man-kiu <i>(Committee Chairman)</i>	4/4
Dr. Allan Zeman	4/4
Mr. Steven Ong Kay Eng	4/4

#### Codes for dealing in the Company's securities

The Company has adopted its own code for dealing in the Company's securities by Directors ("Directors Dealing Code") on terms no less exacting than the required standard set out in the Model Code for Securities Transactions by Directors of Listed Issuers of the Listing Rules ("Model Code"). The Company has made specific enquiries of all Directors who held such offices during the year under review. All of them confirmed their compliance with the required standard set out in the Directors Dealing Code during the year ended 30th June, 2022. The Company has also adopted a code for dealing in the Company's securities by relevant employees, who are likely to be in possession of inside information in relation to the securities of the Company, on no less exacting terms than the Model Code.

## Corporate governance practices

(Continued)

### Accountability and audit (Continued)

#### Auditor's remuneration

The fees in respect of audit and non-audit services provided to the Group by the external auditor of the Company for the year ended 30th June, 2022 amounted to HK\$3,894,000 and HK\$535,000 respectively. The non-audit services mainly consist of review services.

### Corporate governance functions

The Board is responsible for performing the following corporate governance duties as required under the Code:

- to develop and review the Company's policies and practices on corporate governance;
- to review and monitor the training and continuous professional development of Directors and senior management;
- to review and monitor the Company's policies and practices on compliance with legal and regulatory requirements;
- to develop, review and monitor the code of conduct and compliance manual applicable to employees and Directors; and
- to review the Company's compliance with the Code and disclosure in the Corporate Governance Report.

During the year, the Board considered the following corporate governance matters:

- reviewed the usage of annual caps on certain continuing connected transactions of the Company;
- reviewed the compliance with the Code through the Compliance Committee; and
- reviewed the effectiveness of the risk management and internal control systems of the Group through the Risk and Control Committee and the Audit Committee.

#### Compliance Committee

The Company established its Compliance Committee with written terms of reference on 30th August, 2004 to enhance the corporate governance standard of the Company. The Compliance Committee has dual reporting lines. A principal reporting line is to the Board through the Committee Chairman. A secondary reporting line is to the Audit Committee. The Compliance Committee currently comprises the Deputy Chairman of the Board Mr. Daryl Ng Win Kong (Committee Chairman), the other Executive Directors of the Company, the Group Chief Financial Officer, a Senior Legal Counsel, the Company Secretary, the Head of Internal Audit Department, other department heads and the Compliance Officer. The Committee holds regular meetings on a bi-monthly basis to review bi-monthly management reports on ongoing compliance regarding continuing connected transactions and usage of annual caps, provide a forum for regulatory updates for the management, consider corporate governance issues and make recommendations to the Board and the Audit Committee on the Company's corporate governance issues and Listing Rules compliance matters.

## Corporate governance practices

(Continued)

### Communication with shareholders

The Company affirms its commitment to maintaining a high degree of corporate transparency, communicating regularly with its shareholders and ensuring in appropriate circumstances, the investment community at large being provided with ready, equal and timely access to balanced and understandable information about the Company (including its financial performance, strategic goals and plans, material developments, governance, risk profile and other material information), in order to enable the shareholders to exercise their rights in an informed manner.

### Communication strategies

#### Principles

The Board is dedicated to maintain an ongoing dialogue with the shareholders of the Company and the investment community. Information is communicated to the shareholders and the investment community mainly through the Company's financial reports (interim and annual reports), annual general meetings and regular meetings with research analysts and fund managers, as well as by making available all the disclosures submitted to the Stock Exchange and its corporate communications and other corporate publications on the Company's website. The Company continuously enhances its website in order to improve communication with shareholders. Investor/analyst briefings and one-on-one meetings, investor conferences, site visits and results briefings are conducted on a regular basis in order to facilitate effective communication between the Company, shareholders and the investment community. The Board strives to ensure effective and timely dissemination of information to shareholders and the investment community at all times and reviews regularly the above arrangements to ensure its effectiveness.

### Shareholders' meetings

The Board strives to maintain a continuing open dialogue with the shareholders of the Company. Shareholders are encouraged to participate in general meetings or to appoint proxies to attend and vote at meetings for and on their behalf if they are unable to attend the meetings. The process of the Company's general meeting is monitored and reviewed on a regular basis, and, if necessary, changes will be made to ensure that shareholders' needs are best served.

The Company uses annual general meeting as one of the principal channels for communicating with its shareholders. The Company ensures that shareholders' views are communicated to the Board. At the annual general meeting, each substantially separate issue has been considered by a separate resolution, including the election of individual Directors. The Chairman of the Board, chairmen of the respective board committees and the external auditor usually attend annual general meetings to inter-face with and answer questions from shareholders.



## Corporate governance practices

(Continued)

### Communication with shareholders

(Continued)

#### Communication strategies (Continued)

#### Shareholders' meetings (Continued)

The last annual general meeting of the Company is the 2021 annual general meeting ("2021 AGM") which was held on 27th October, 2021 at The Pacific Rooms, 9th Floor, Towers Wing, The Royal Pacific Hotel & Towers, 33 Canton Road, Tsim Sha Tsui, Kowloon. The Directors, including the Chairman of the Board, the Chairman of the Audit Committee, the Chairman of the Nomination Committee and the Chairman of the Remuneration Committee, and the external auditor of the Company, Deloitte Touche Tohmatsu, attended the 2021 AGM. The attendance records of the then Directors to the 2021 AGM are set out below:

	Meeting(s) attended/held
<i>Executive Directors</i>	
Mr. Robert Ng Chee Siong	1/1
Mr. Daryl Ng Win Kong	1/1
Mr. Ringo Chan Wing Kwong	1/1
Mr. Gordon Lee Ching Keung	1/1
Mr. Thomas Tang Wing Yung	1/1
<i>Non-Executive Director</i>	
The Honourable Ronald Joseph Arculli	1/1
<i>Independent Non-Executive Directors</i>	
Dr. Allan Zeman	1/1
Mr. Adrian David Li Man-kiu	1/1
Mr. Steven Ong Kay Eng	1/1
Mr. Wong Cho Bau	0/1

The Company's notice to shareholders for the 2021 AGM was sent to shareholders more than 20 clear business days prior to the meeting. The chairman of the meeting exercised his power under the Company's Articles of Association to put each proposed resolution

to vote by way of a poll. The Company adopted poll voting for all resolutions put to vote at the meeting. The procedures for voting by poll at the 2021 AGM were contained in the circular of the Company to its shareholders, which was dispatched together with the 2021 annual report, and were further explained at the 2021 AGM prior to the polls being taken. Simultaneous translation from English to Cantonese was available at the 2021 AGM.

Separate resolutions were proposed at the 2021 AGM on each substantive issue and the percentage of votes cast in favour of such resolutions as disclosed in the announcement of the Company dated 27th October, 2021 are set out below:

Resolutions proposed at the 2021 AGM	Percentage of votes
1 Adoption of the audited Financial Statements and the Directors' and Independent Auditor's Reports for the year ended 30th June, 2021	99.98%
2(i) Declaration of a final dividend of HK\$0.41 per ordinary share with an option for scrip dividend	99.94%
2(ii) Declaration of a special dividend of HK\$0.28 per ordinary share with an option for scrip dividend	99.94%
3(i) Re-election of The Honourable Ronald Joseph Arculli as Director	87.87%
3(ii) Re-election of Dr. Allan Zeman as Director	87.95%
3(iii) Re-election of Mr. Steven Ong Kay Eng as Director	96.00%
3(iv) Re-election of Mr. Wong Cho Bau as Director	99.77%
3(v) Authorization of the Board to fix the Directors' remuneration for the financial year ending 30th June, 2022	99.43%
4 Appointment of KPMG as Auditor for the ensuing year and to authorize the Board to fix their remuneration	99.88%
5(i) Share buy-back mandate up to 10% of the Company's issued shares	99.96%
5(ii) Share issue mandate up to 20% of the Company's issued shares	84.08%
5(iii) Extension of share issue mandate to the shares bought back under the share buy-back mandate	84.36%

# Corporate governance report (Continued)

## Corporate governance practices

(Continued)

### Communication with shareholders

(Continued)

#### Communication strategies (Continued)

##### Shareholders' meetings (Continued)

All resolutions put to shareholders at the 2021 AGM were passed. The Company's Share Registrar was appointed as scrutineers to monitor and count the poll votes cast at that meeting. The results of the voting by poll were published on the respective websites of the Company and the Stock Exchange.

The latest version of the Articles of Association of the Company is available at the Company's website [www.sino.com](http://www.sino.com) and the Stock Exchange's website.

No changes have been made to the Company's Articles of Association during the year.

##### Enquiries

Shareholders can direct their questions about their shareholdings to the Company's Share Registrar. To the extent the requisite information of the Company is publicly available, shareholders and the investment community may at any time make a request for such information. Designated contacts, email addresses and enquiry lines of the Company have been provided in the "Corporate Information" section of this Annual Report to enable the shareholders and the investment community to make any enquiry in respect of the Company.

##### Shareholders' privacy

The Company recognizes the importance of shareholders' privacy and will not disclose shareholders' information without their consent, unless required by law to do so.

### Corporate communications

Corporate communications issued by the Company have been provided to the shareholders in both English and Chinese versions to facilitate their understanding. Shareholders have the right to choose the language (either English or Chinese, or both) or means of receipt of the corporate communications (in hard copy or through electronic means). They are encouraged to provide, amongst other things, their email addresses to the Company in order to facilitate timely, effective and environmental friendly communication.

##### Company's website

A section entitled "Investor Relations" is available on the Company's website [www.sino.com](http://www.sino.com). Information on the Company's website is updated on a regular basis. Information released by the Company to the Stock Exchange is also posted on the Company's website immediately thereafter in accordance with the Listing Rules. Such information includes financial statements, announcements, circulars to shareholders and notices of general meetings, etc.

##### Dividend policy

The Board has formalized and adopted a Dividend Policy with effect from 1st January, 2019 to set out the framework that the Company has put in place in relation to dividend payout to shareholders. The Company's Dividend Policy is consistent with its business profile and maintenance of a strong credit profile while providing steady dividend payout to shareholders. The Company aims to provide relatively consistent, and where appropriate increases, in ordinary dividends linked to the underlying earnings performance of the Company's business for the reporting period. The Company will declare and pay dividends in Hong Kong dollars.

## Corporate governance practices

(Continued)

### Communication with shareholders

(Continued)

#### Dividend policy (Continued)

The Company may also offer to its shareholders an option to receive dividends in the form of new shares in the Company credited as fully paid in lieu of cash dividends. The scrip dividend option will enable the shareholders to increase their investment in the Company without incurring brokerage fees, stamp duty and related dealing costs. The Company may, at the Board's discretion, declare and pay dividends in any other forms as prescribed by its Articles of Association, as the Board deems appropriate.

The Board will review the Dividend Policy from time to time and may adopt changes as appropriate at the relevant time to ensure the effectiveness of this policy.

#### Shareholders' rights

Pursuant to Section 566 of the Companies Ordinance, shareholders representing at least 5% of the total voting rights of all the shareholders having a right to vote at the general meetings can send a request to the Company to convene a general meeting. The request must state the general nature of the business to be dealt with at the meeting and may include the text of a resolution that may properly be moved and is intended to be moved at the meeting. Such request must be authenticated by the shareholders making it and may either be deposited at the registered office of the Company at 12th Floor, Tsim Sha Tsui Centre, Salisbury Road, Tsim Sha Tsui, Kowloon, Hong Kong for the attention of the Company Secretary or sent to the Company's email address at [investorrelations@sino.com](mailto:investorrelations@sino.com).

In relation to an annual general meeting which the Company is required to hold, Sections 615 and 616 of the Companies Ordinance provide that the Company must give notice of a resolution if it has received request to do so from shareholders representing at least 2.5% of the total voting rights of all shareholders of the Company having a right to vote on the resolution at the annual general meeting, or at least 50 shareholders having a right to vote on the resolution at the annual general meeting. Such request must be authenticated by the shareholders making it and may either be deposited at the registered office of the Company or sent to the Company's email address, both of which are mentioned above.

Shareholders who wish to propose a person (other than a retiring Director) for election as director ("Candidate") at a general meeting of the Company, should (a) deposit a written notice of such proposal at the registered office of the Company for the attention of the Company Secretary, signed by the shareholders who should be qualified to attend and vote at the general meeting; (b) provide biographical details of the Candidate as set out in Rule 13.51(2)(a) to (x) of the Listing Rules; and (c) provide a written consent signed by the Candidate indicating his/her willingness to be elected. The period for lodgment of such a written notice shall be at least 7 days commencing no earlier than the day after the dispatch of the notice of the meeting appointed for such meeting and such election and ending not later than 7 days prior to the meeting.

The Company has been practising the above shareholders' communication policy to handle enquiries put to the Board and will review them on a regular basis to ensure their effectiveness. Specific enquiries and suggestions by shareholders can be sent in writing to the Board or the Company Secretary at our registered office address or by email to the Company.

# Risk management report

## Risk policy statement

Robust and effective management of risks is an essential and integral part of corporate governance. It helps to ensure that the risks encountered in the course of achieving the Group's strategic objectives are managed within the Group's risk appetite.

To achieve this, an Enterprise Risk Management ("ERM") approach is adopted for identifying, assessing, responding to and reporting on risks that might affect the Group in pursuit of its objectives and goals. The purposes of the implementation of ERM are as follows:



The Group is committed to continuously improving its ERM framework and processes and building a risk-aware culture across the Group with a view to achieving a sustainable and balanced development.

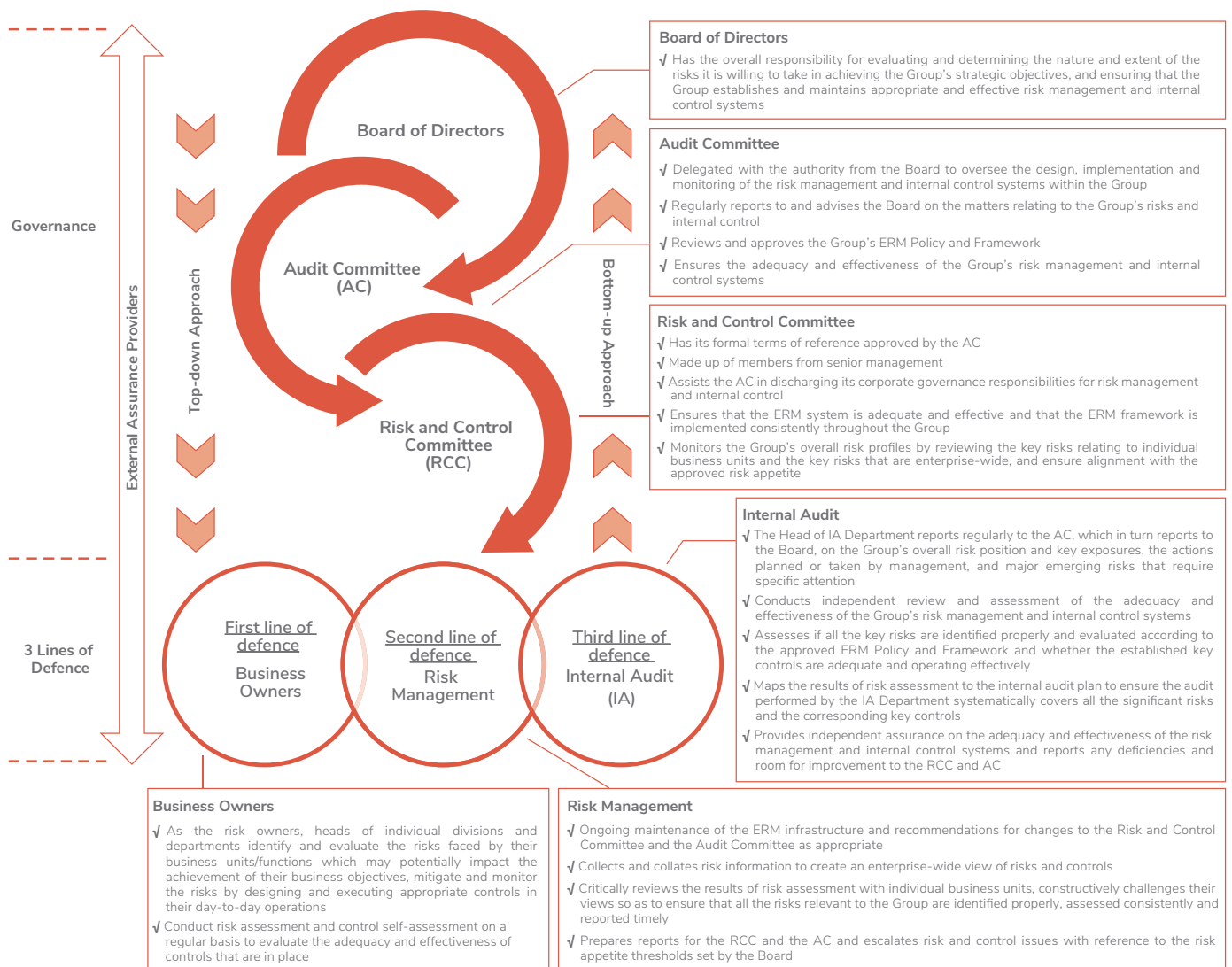
## Risk governance and management

In June 2020, the Audit Committee approved the updated ERM Policy and Framework, which was based on the International Standard ISO 31000:2018 Risk Management – Guidelines, proposed by the Risk Management function of the Internal Audit Department. To ensure continued relevance and continuous improvement, the ERM Policy and Framework is reviewed and updated with changes regularly.

The Group adopts a “Three Lines of Defence” model in risk governance. This is manifested by the oversight and directions from the Board, the Audit Committee

and the Risk and Control Committee of the Group. The risk management framework of the Group combines a top-down strategic view with a bottom-up operational assessment conducted by each division and department. Members of senior management discuss the top-tier risks escalated through the bottom-up process and deliberate on any other risk issues that they consider important. This combined approach ensures that all the significant risks which need to be considered are identified and managed properly.

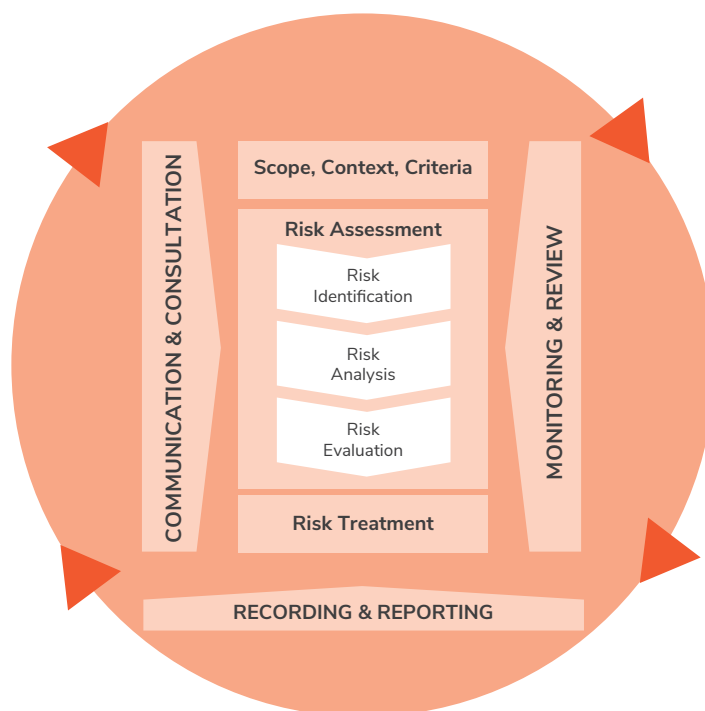
The following diagram illustrates the Group’s Risk Governance and Management Framework:



## Risk management report (Continued)

### Risk management process

The ERM process is illustrated in the diagram below:



(Source: The ISO 31000:2018 Risk Management Process)

#### Communication and consultation

Communication and consultation with appropriate external and internal stakeholders take place within and throughout all steps of the ERM process. For instance, the management team holds daily meetings to raise risk concerns, discuss emerging risks identified and formulate early response actions.

#### Scope, context, criteria

The risk management process applies to all business and decision-making processes, including the formulation of strategic objectives, business planning and day-to-day operations. The context of the ERM process is developed from the understanding of the external and internal environment in which the Group operates, taking into account the relevant external and internal factors, the relationships with the external and internal stakeholders and the contractual relationships and commitments to ensure that the risk management approach adopted is appropriate for the Group. To ensure a common assessment standard is adopted, risk criteria are defined to measure the relative significance of risk.

#### Risk identification

Divisions and departments analyse their respective business activities and main processes to identify operational risks, which forms a “bottom-up” approach. A “top-down” approach is also adopted by the senior management to identify business/strategic risks. Combining the output from the two approaches, a comprehensive list of risks for individual business units and hence for the Group can be generated. Risk classification system is used to facilitate the identification and accumulation of similar risks.



## Risk management process (Continued)

### Risk analysis

The purpose of risk analysis is to comprehend the nature of risk and its characteristics. Risk analysis involves a detailed consideration of the sources of risk, the consequences and likelihood, the existing controls and their effectiveness.

### Risk evaluation

Divisions and departments use the predefined criteria to assign scores for the risks identified. With reference to the risk matrix (i.e. a combination of the consequence and likelihood scores), the risk ratings are determined (i.e. low risk, moderate risk, high risk and extreme risk). The risk ratings reflect the management attention and risk treatment effort required, taking into account the Group's risk appetite.

### Risk treatment

The adequacy of existing controls is assessed in order to determine if additional measures are required to bring the remaining risks to an acceptable level. When determining the appropriate risk treatment plans, one or more of the following four types of risk response will generally be adopted:

- avoid (not starting or continuing with the activity that gives rise to the risk);
- reduce (lessening the likelihood or consequences);
- transfer (sharing the risk with another party, e.g. insurance); and
- accept (retaining the risk by making an informed decision).

### Monitoring and review

Annual risk assessment is conducted to effectively manage the Group's risk profile. A half-yearly review is also conducted to update the progress of risk treatment plans and incorporate changes in the external and internal environment. Key risks and emerging risks are reviewed at least quarterly or when the situation requires.

### Recording and reporting

The results of risk assessment are documented in the risk registers in a systematic and consistent manner. All the identified risks, risk scoring and ratings, together with the details of existing controls and proposed treatment plan (if any) are recorded in the risk registers. Daily management meetings are held to identify and discuss emerging risk and determine the response required.

Quarterly ERM report is prepared for the Risk and Control Committee and the Audit Committee. The Group's top tier risks are presented in a heat map which provides a dynamic and forward-looking picture of the Group's risk position. The changes in risk profile since the last review, the corresponding key controls and risk treatment plans, as well as the targeted risk positions upon the completion of risk treatment plans with specified time frame are highlighted in the ERM reports. The potential/expected trend of certain risks, such as emerging risk, is also indicated on the heat map.



# Risk management report (Continued)

## Principal risks to the Group

The principal risks faced by the Group include the following:


Strategic Risk	
Risk Description	Risk Movement*
1. Changing market sentiment caused by uncertainties in macro-economic and political outlook, changes in government policies	
<b>Key Controls/Mitigation Measures</b>	
<ul style="list-style-type: none"> <li>• Closely monitoring market situation and adopting appropriate strategies promptly</li> <li>• Stress test for different scenarios</li> <li>• Regular performance review of individual business units/projects</li> </ul>	
Risk Description	Risk Movement*
2. Changes in the competition landscape regarding property development and leasing in Hong Kong, e.g. new competitors, increasing land cost, challenges in land acquisition	
<b>Key Controls/Mitigation Measures</b>	
<ul style="list-style-type: none"> <li>• Selective land bank replenishment to optimise earning potential</li> <li>• Careful consideration of business cases before commitment, studies on market transactions, joint venture partnership if necessary</li> <li>• Regular review to determine if our properties need to be enhanced or renovated</li> <li>• Continued effort to improve quality of products and services to strengthen our brand and market position</li> <li>• Investments in Mainland China, Singapore and Australia</li> </ul>	
Operational Risk	
Risk Description	Risk Movement*
1. Rising costs, including construction costs and operating costs	
<b>Key Controls/Mitigation Measures</b>	
<ul style="list-style-type: none"> <li>• Budgetary control mechanism established</li> <li>• Analysis and benchmarking of construction and operating costs</li> <li>• Tender/quotation procedures in place to ensure best prices are achieved through competitive bidding</li> <li>• Broadening contractor/supplier base</li> <li>• Ongoing enhancement of efficiency and productivity</li> </ul>	

## Principal risks to the Group (Continued)

Operational Risk (Continued)	
Risk Description	Risk Movement*
2. Cyber security	
<b>Key Controls/Mitigation Measures</b>	
<ul style="list-style-type: none"> <li>• Implementation of security measures such as firewall, anti-spam and anti-virus protection</li> <li>• Ongoing review of IT infrastructure and systems and the need for upgrade/enhancement</li> <li>• Internal communication and training on cyber-attack threats</li> <li>• Employment of IT Security Manager to handle security issues</li> <li>• Set up of emergency incident response team to handle imminent threats of cyber-attack</li> <li>• Upgrade of the network service for contingency</li> <li>• Engagement of independent consultant to perform penetration tests and to assess the cybersecurity risks</li> <li>• Adoption of Security Operation Centre services for real-time identification, analysis and handling of threats</li> </ul>	
Risk Description	Risk Movement*
3. Quality control on construction	<b>New</b>
<b>Key Controls/Mitigation Measures</b>	
<ul style="list-style-type: none"> <li>• Quality Assurance and Quality Control system to ensure consistent delivery of quality buildings and service</li> <li>• Requirement for retention moneys and surety bonds from contractors to ensure duly rectification of defects</li> <li>• Engagement of consultants for quality assurance and checking</li> <li>• Strict quality control measures in place before, during and after concreting (e.g., on-site monitoring and regular hammer test by Owner's Site Representative and Registered Structural Engineers)</li> </ul>	
Risk Description	Risk Movement*
4. Fraud	
<b>Key Controls/Mitigation Measures</b>	
<ul style="list-style-type: none"> <li>• High commitment to ethical values with "integrity" as one of our core values</li> <li>• Code of Conduct covering prevention of bribery</li> <li>• Whistle-blowing and grievance procedures in place</li> <li>• Regular reinforcement of our core value of "integrity" to staff and external stakeholders (including contractors and suppliers) through communication and training</li> <li>• Policies and procedures incorporating proper segregation of duties with checks and balances</li> <li>• System of approved contractor and supplier lists with performance evaluation and business concentration monitoring mechanism</li> </ul>	

# Risk management report (Continued)

## Principal risks to the Group (Continued)

Operational Risk (Continued)	
Risk Description	Risk Movement*
5. Disaster event, e.g. pandemic, terrorist attack	
Key Controls/Mitigation Measures	
<ul style="list-style-type: none"> <li>• Comprehensive insurance coverage for our properties and business operations</li> <li>• Contingency plans developed for critical business processes/functions and system recovery drill performed</li> <li>• Taking immediate response actions, e.g. stepping up hygiene measures during COVID-19 pandemic</li> <li>• Special work arrangement (e.g. flexible working hours and lunch; and splitting of the team to work on different floors/locations)</li> </ul>	

For the financial risks of the Group, please refer to “Notes to the Consolidated Financial Statements” on pages 211 to 219.

For the risks related to Environmental, Social, and Governance (ESG) issues of the Group, please refer to the separate “Sustainability Report 2022”.

\* Key – Risk Movement (change from last year)

 Risk rating remained broadly the same

 Risk rating decreased

**New** New principal risk

Apart from the above principal risks, other specific emerging risks have also been identified and kept under regular monitoring and review. In particular, the Group has identified and focused on the “technology strategic risk”. Technology is advancing exponentially and disrupting the status quo. It is crucial that the Group can anticipate trends and adopt the appropriate technologies so as to maintain competitiveness, market share, and branding position.

### Integration of risk management with internal control system

Risk management is closely linked to the Group’s Internal Control Framework. Key controls for mitigating high risk items identified in the ERM process are subject to independent reviews and tests by the Internal Audit Department in order to assess their adequacy and effectiveness. Details of the internal control system are set out in the “Corporate Governance Report” on pages 78 to 80.

### Review of the effectiveness of risk management and internal control systems

During the year, the Audit Committee, on behalf of the Board, has reviewed the effectiveness of the Group’s risk management and internal control systems. Details of the aforesaid review of effectiveness are described in the “Corporate Governance Report” on page 80.

The Directors present their annual report and the audited consolidated financial statements of the Company and its subsidiaries (together referred to as the "Group") for the year ended 30th June, 2022.

## Principal activities

The Company acts as an investment holding company. The principal activities of its principal subsidiaries are set out in Note 47 to the consolidated financial statements.

## Business review

A review of the business of the Group during the year and a discussion on the Group's future business development are provided in the Chairman's Statement on pages 7 to 19 of this Annual Report. Description of possible risks and uncertainties that the Group may be facing can be found in the Risk Management Report on pages 88 to 94 of this Annual Report. Also, the financial risk management objectives and policies of the Group can be found in Note 42 to the consolidated financial statements. Particulars of important events affecting the Group that have occurred since the end of the year ended 30th June, 2022, if any, are provided in the Notes to the consolidated financial statements. An analysis of the Group's performance during the year using financial key performance indicators is provided in the Group Financial Summary on pages 3 to 6 of this Annual Report.

Discussions on the Group's environmental policies, performance and relationships with its key stakeholders are contained in the Sustainable Development on pages 60 to 69 of this Annual Report and the Company's Sustainability Report published on the Company's website. Discussions on the Group's compliance with the relevant laws and regulations that have a significant impact on the Group can be found in the Corporate Governance Report on pages 70 to 87 and this report on pages 95 to 118 of this Annual Report, and the Company's Sustainability Report. The above discussions form part of this report.

## Results and appropriations

The results of the Group for the year are set out in the consolidated statement of profit or loss on page 130.

An interim dividend of HK15 cents per share amounting to HK\$1,142,268,702, including HK\$135,235,517 by way of cash dividends and HK\$1,007,033,185 by way of scrip alternatives, was paid to the shareholders during the year. The Directors now recommend the payment of a final dividend of HK42 cents per share amounting to HK\$3,241,625,735 payable to shareholders whose names appear on the Register of Members of the Company on 2nd November, 2022.

## Major properties

Details of the major properties of the Group at 30th June, 2022 are set out on pages 240 to 251.

## Subsidiaries, associates and joint ventures

Details of the Company's principal subsidiaries, associates and joint ventures at 30th June, 2022 are set out in Notes 47, 48 and 49 to the consolidated financial statements, respectively.

## Share capital

Details of shares issued by the Company during the year are set out in Note 33 to the consolidated financial statements. The shares issued during the year were in lieu of cash dividends.

### 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 year.

### Distributable reserves of the Company

The Company's reserves available for distribution to shareholders as at 30th June, 2022 were the retained profits of HK\$22,708,107,401 (2021: HK\$20,686,699,942).

### Treasury, group borrowings and interest capitalised

The Group maintains a prudent approach in its treasury management with foreign exchange exposure being kept at a minimal level and interest rates on a floating rate basis. Bank borrowings repayable within one year are classified as current liabilities. Repayment analysis of bank borrowings as at 30th June, 2022 are set out in Note 32 to the consolidated financial statements.

Interest expenses capitalised by the Group during the year in respect of properties under development amounted to HK\$18,021,940 (2021: HK\$35,090,795).

### Directors

The Directors of the Company during the year and up to the date of this report are:

#### Executive Directors

Mr. Robert Ng Chee Siong (Chairman)  
Mr. Daryl Ng Win Kong (Deputy Chairman)  
Mr. Ringo Chan Wing Kwong  
Mr. Gordon Lee Ching Keung  
Mr. Thomas Tang Wing Yung  
Mr. Victor Tin Sio Un (appointed on 1st July, 2022)

#### Non-Executive Director

The Honourable Ronald Joseph Arculli

#### Independent Non-Executive Directors

Dr. Allan Zeman  
Mr. Adrian David Li Man-kiu  
Mr. Steven Ong Kay Eng  
Mr. Wong Cho Bau

In accordance with the Company's Articles of Association and pursuant to Appendix 14 to the Listing Rules, Mr. Daryl Ng Win Kong, Mr. Ringo Chan Wing Kwong, Mr. Gordon Lee Ching Keung and Mr. Victor Tin Sio Un will retire at the forthcoming Annual General Meeting and, who being eligible, will offer themselves for re-election.

The list of directors who have served on the boards of the subsidiaries of the Company included in the annual consolidated financial statements for the year ended 30th June, 2022 and up to the date of this report is available on the Company's website at [www.sino.com](http://www.sino.com) under Corporate Governance of the Investor Relations section.



## Directors' interests

As at 30th June, 2022, the interests and short positions held by the Directors of the Company in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the SFO), as recorded in the register required to

be kept by the Company under Section 352 of the SFO or otherwise notified to the Company and The Stock Exchange of Hong Kong Limited ("Stock Exchange") pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers ("Model Code") contained in the Listing Rules, were as follows:

### (a) Long positions in shares of the Company

Name of Director	Number of ordinary shares	Capacity and nature of interest	% of issued shares
Mr. Robert Ng Chee Siong	4,496,858,341 (Note)	Beneficial owner of 266,450 shares, spouse interest in 5,350,000 shares and trustee interest in 4,491,241,891 shares in the capacity as one of the co-executors of the estate of the late Mr. Ng Teng Fong	58.26%
The Honourable Ronald Joseph Arculli	1,191,997	Beneficial owner	0.01%
Dr. Allan Zeman	–	–	–
Mr. Adrian David Li Man-kiu	–	–	–
Mr. Steven Ong Kay Eng	–	–	–
Mr. Wong Cho Bau	–	–	–
Mr. Daryl Ng Win Kong	152,728	Beneficial owner	≈ 0%
Mr. Ringo Chan Wing Kwong	364,312	Beneficial owner	≈ 0%
Mr. Gordon Lee Ching Keung	100,000	Beneficial owner	≈ 0%
Mr. Thomas Tang Wing Yung	–	–	–

Note:

The trustee interest in 4,491,241,891 shares comprises:

- (a) 1,886,865,531 shares which were held by Tsim Sha Tsui Properties Limited, which was 72.05% controlled by the co-executors of the estate of the late Mr. Ng Teng Fong;
- (b) (i) 61,385,911 shares which were held by Orchard Centre Holdings (Private) Limited, in which Nam Lung Properties Development Company Limited, a wholly-owned subsidiary of Tsim Sha Tsui Properties Limited, had a 95.23% control; and
  - (ii) 2,339,421,428 shares which were held through wholly-owned subsidiaries of Tsim Sha Tsui Properties Limited;
- (c) 150,011,384 shares which were held through companies 100% controlled by the co-executors of the estate of the late Mr. Ng Teng Fong, namely, 249,714 shares by Fanlight Investment Limited, 239,837 shares by Garford Nominees Limited, 53,974,814 shares by Karaganda Investments Inc., 23,279,105 shares by Orient Creation Limited, 11,314,204 shares by Strathallan Investment Limited, 34,101,248 shares by Strong Investments Limited, 26,131,842 shares by Tamworth Investment Limited and 720,620 shares by Transpire Investment Limited; and
- (d) 53,557,637 shares which were held by the co-executors of the estate of the late Mr. Ng Teng Fong.

## Directors' report (Continued)

### Directors' interests (Continued)

#### (b) Long positions in shares of associated corporations

##### (i) Holding Company

##### Tsim Sha Tsui Properties Limited

Name of Director	Number of ordinary shares	Capacity and nature of interest	% of issued shares
Mr. Robert Ng Chee Siong	1,446,123,332 (Note)	Beneficial owner of 776,601 shares and trustee interest in 1,445,346,731 shares in the capacity as one of the co-executors of the estate of the late Mr. Ng Teng Fong	72.09%
The Honourable Ronald Joseph Arculli	60,000	Beneficial owner	≈ 0%
Dr. Allan Zeman	–	–	–
Mr. Adrian David Li Man-kiu	–	–	–
Mr. Steven Ong Kay Eng	–	–	–
Mr. Wong Cho Bau	–	–	–
Mr. Daryl Ng Win Kong	–	–	–
Mr. Ringo Chan Wing Kwong	–	–	–
Mr. Gordon Lee Ching Keung	–	–	–
Mr. Thomas Tang Wing Yung	–	–	–

Note:

The trustee interest in 1,445,346,731 shares comprises:

- (a) 1,331,276,277 shares which were held through companies 100% controlled by the co-executors of the estate of the late Mr. Ng Teng Fong, namely, 137,986,758 shares by Fanlight Investment Limited, 186,992,189 shares by Nippomo Limited, 4,296,876 shares by Orient Creation Limited, 367,774,296 shares by Strathallan Investment Limited, 548,819,109 shares by Tamworth Investment Limited and 85,407,049 shares by Transpire Investment Limited; and
- (b) 114,070,454 shares which were held by the co-executors of the estate of the late Mr. Ng Teng Fong.

## Directors' interests (Continued)

## (b) Long positions in shares of associated corporations (Continued)

## (ii) Associates and joint ventures

Mr. Robert Ng Chee Siong was deemed to be interested in shares of the following companies through corporations controlled by him:

Name of Company	Number of ordinary shares	% of issued shares
Brighton Land Investment Limited	1,000,002 (Notes 1 and 2)	100%
Empire Funds Limited	1 (Notes 1 and 3)	50%
Erleigh Investment Limited	110 (Notes 1 and 3)	55%
Eternal Honest Finance Company Limited	1 (Notes 1 and 3)	50%
Famous Empire Properties Limited	5,000 (Notes 1 and 4)	50%
FHR International Limited	1 (Note 5)	33.33%
Island Resort Estate Management Company Limited	10 (Notes 1 and 3)	50%
Jade Result Limited	500,000 (Notes 1 and 3)	50%
Murdoch Investments Inc.	2 (Notes 1 and 2)	100%
Real Maker Development Limited	20,000 (Notes 1 and 6)	10%
Rich Century Investment Limited	500,000 (Notes 1 and 3)	50%
Sea Dragon Limited	70 (Notes 1 and 3)	70%
Silver Link Investment Limited	10 (Notes 1 and 3)	50%
Sino Club Limited	2 (Note 7)	100%
Sino Parking Services Limited	450,000 (Note 8)	50%
Sino Real Estate Agency Limited	50,000 (Note 8)	50%

## Notes:

- Osborne Investments Ltd. ("Osborne") was a wholly-owned subsidiary of Seaview Assets Limited which was in turn 100% owned by Boswell Holdings Limited in which Mr. Robert Ng Chee Siong had a 50% control.
- The shares were held by Erleigh Investment Limited, a company 55% controlled by Osborne.
- The share(s) was(were) held by Osborne.
- The shares were held by Standard City Limited, a wholly-owned subsidiary of Osborne.
- The share was held by Smart Link Limited in which Mr. Robert Ng Chee Siong had a 100% control.
- The shares were held by Goegan Godown Limited, a wholly-owned subsidiary of Osborne.
- The shares were held by Sino Real Estate Agency Limited, a company 50% controlled by Deansky Investments Limited in which Mr. Robert Ng Chee Siong had a 100% control.
- The shares were held by Deansky Investments Limited.

Save as disclosed above, as at 30th June, 2022, none of the Directors had or was deemed to have any interests or short positions in the shares, underlying shares or debentures of the Company or its associated

corporations which were recorded in the register required to be kept by the Company under Section 352 of the SFO or required to be notified to the Company and the Stock Exchange pursuant to the Model Code.

### Share option schemes

The Company and its subsidiaries have no share option schemes.

### Arrangement to purchase shares or debentures

At no time during the year was the Company, its holding company, any of its subsidiaries or fellow subsidiaries a party to any arrangements to enable the Directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

### Directors' interests in competing businesses

Pursuant to Rule 8.10(2) of the Listing Rules, the Company discloses that during the year, the following Directors held share interests and/or directorships in companies engaged in businesses which compete or likely to compete, either directly or indirectly, with the businesses of the Group:

Mr. Robert Ng Chee Siong and Mr. Daryl Ng Win Kong held share interests and/or directorships and Mr. Ringo Chan Wing Kwong held directorships in companies of the Ng Family (including Mr. Robert Ng Chee Siong, Mr. Philip Ng Chee Tat, and as co-executors of the estate of the late Mr. Ng Teng Fong and/or their respective associates) which engage in businesses of property investment, development and management, and hotel operation.

The Honourable Ronald Joseph Arculli is a Non-Executive Director of HKR International Limited, which engages in businesses of property investment, development and management, and hotel operation.

The Board of Directors of the Company is independent of the boards of the aforesaid companies and maintains four Independent Non-Executive Directors. Coupled with the diligence of the Independent Non-Executive Directors and the Audit Committee of the Company, the Group operates its businesses independently of, and at arm's length from, the businesses of the aforesaid companies.

### Directors' material interests in transactions, arrangements or contracts

Apart from the transactions disclosed under the heading "Related party disclosures" as set out in Note 45 to the consolidated financial statements, there were no other transactions, arrangements or contracts of significance in relation to the Group's business to which the Company, its holding company, any of its subsidiaries or fellow subsidiaries was a party and in which a Director of the Company or his connected entities had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

### Management contracts

No contract for the management and administration of the whole or any substantial part of the business of the Company was entered into or existed during the year.

### Permitted indemnity provision

Pursuant to the Company's Articles of Association, every Director shall be entitled to be indemnified out of the assets of the Company against all losses or liabilities (to the fullest extent permitted by the Companies Ordinance) which he may sustain or incur in or about the execution of the duties of his office or otherwise in relation thereto. The Company has arranged appropriate directors' and officers' liability insurance coverage for the Directors and officers of the Group during the year, which remains in force.

### Service contracts

None of the Directors of the Company has a contract of service with the Company, its holding company, any of its subsidiaries or fellow subsidiaries not determinable by the employing company within one year without payment of compensation (except for statutory compensation).

## Connected transactions

### (A) Continuing connected transactions for the year ended 30th June, 2022

The Company and its holding company, Tsim Sha Tsui Properties Limited ("TST Properties"), jointly announced on 28th June, 2019 that the Company and/or its subsidiaries ("Group") had entered into agreements on 28th June, 2019 ("Agreements" or individually, "Agreement") relating to the following continuing

connected transactions between the Group and the Ng Family (including Mr. Robert Ng Chee Siong, Mr. Philip Ng Chee Tat, and as co-executors of the estate of the late Mr. Ng Teng Fong, and/or their respective associates) for the three years commencing from 1st July, 2019 and ending on 30th June, 2022 with annual caps fixed for each of the years. Applicable particulars of the Agreements together with the total amount received/paid in respect of the transactions for the year ended 30th June, 2022 are disclosed herein as required under the Listing Rules:

Nature of services provided under the Agreement	Parties to the transactions	Nature of transactions	Basis of consideration	Applicable annual cap(s) under the Agreement	Total amount received/paid for the year ended 30th June, 2022
1. Building cleaning services	<p><b>Service provider</b> Best Result Environmental Services Limited ("BRESL"), a wholly-owned subsidiary of the Company</p> <p><b>Service recipient</b> Ng Family</p>	Provision of building cleaning services and cleaning consultancy services by the Group to properties developed/ owned/partly owned or to be developed/owned/ partly owned by the Ng Family	<p>A lump sum fee to be agreed between the parties which shall be determined by reference to cost plus a profit margin ranging from approximately 5% to 25% of the amount thereof, payable in monthly instalments in arrears on the last day of each month.</p> <p>The parties will take into account factors such as the size, nature of the building, location, complexity of the work, image, competition and length of the contract in determining the lump sum fee under each individual contract in respect of the services contemplated thereunder</p>	The aggregate amount payable by the relevant members of the Ng Family under the Agreement shall not exceed HK\$218 million for the period from 1st July, 2021 to 30th June, 2022	HK\$105.00 million

## Directors' report (Continued)

### Connected transactions (Continued)

#### (A) Continuing connected transactions for the year ended 30th June, 2022 (Continued)

Nature of services provided under the Agreement	Parties to the transactions	Nature of transactions	Basis of consideration	Applicable annual cap(s) under the Agreement	Total amount received/paid for the year ended 30th June, 2022
2. Car park management services	<p><b>Service provider</b> Sino Parking Services Limited ("SPSL"), a company held as to 50% by the Company and 50% by the Ng Family</p> <p><b>Service recipient</b> Group</p>	Provision of car park management services by SPSL and/or members of the Ng Family to properties owned/developed or to be owned/developed by the Group	A lump sum fee to be agreed between the parties which shall be determined by reference to a rate of approximately 16% to 20% of the total gross revenue generated from car parking operations in the relevant properties managed by SPSL and/or the relevant member of the Ng Family, payable in half-yearly instalments in arrears on the last day of each half year. The parties will take into account factors such as the size, nature of the building, location, complexity of the work, image, competition and length of the contract in determining the lump sum fee under each individual contract in respect of the services contemplated thereunder	The aggregate amount payable by the relevant members of the Group under the Agreement shall not exceed HK\$79 million for the period from 1st July, 2021 to 30th June, 2022	HK\$33.85 million



## Connected transactions (Continued)

## (A) Continuing connected transactions for the year ended 30th June, 2022 (Continued)

Nature of services provided under the Agreement	Parties to the transactions	Nature of transactions	Basis of consideration	Applicable annual cap(s) under the Agreement	Total amount received/paid for the year ended 30th June, 2022
3. Estate management and general administrative services	<p><b>Service provider</b> Sino Estates Management Limited ("SEML"), a wholly-owned subsidiary of the Company</p> <p><b>Service recipient</b> Ng Family</p>	Provision of estate management services, life-style services, home maintenance services, courtesy services and general administrative services by the Group to properties developed/ owned/partly owned or to be developed/owned/ partly owned by the Ng Family	A lump sum fee to be agreed between the parties which shall be a fixed sum or determined by reference to a rate of approximately 2% to 15% of the management expenditure as shown in the annual budget of, or actually incurred by, the relevant member of the Ng Family in respect of the properties managed by SEML, payable by periodic instalments (for example, monthly, quarterly or half-yearly) in advance or in arrears. The parties will take into account factors such as the size, nature of the building, location, complexity of the work, image, competition and length of the contract in determining the lump sum fee under each individual contract in respect of the services contemplated thereunder	The aggregate amount payable by the relevant members of the Ng Family under the Agreement shall not exceed HK\$63 million for the period from 1st July, 2021 to 30th June, 2022	HK\$29.44 million

## Directors' report (Continued)

### Connected transactions (Continued)

#### (A) Continuing connected transactions for the year ended 30th June, 2022 (Continued)

Nature of services provided under the Agreement	Parties to the transactions	Nature of transactions	Basis of consideration	Applicable annual cap(s) under the Agreement	Total amount received/paid for the year ended 30th June, 2022
4. Security services	<p><b>Service provider</b> Sino Security Services Limited ("SSSL"), a wholly-owned subsidiary of the Company</p> <p><b>Service recipient</b> Ng Family</p>	Provision of security services by the Group to properties developed/ owned/partly owned or to be developed/owned/ partly owned by the Ng Family	<p>A lump sum fee to be agreed between the parties which shall be determined by reference to cost plus a profit margin ranging from approximately 5% to 25% of the amount thereof, payable in monthly instalments in arrears on the last day of each month.</p> <p>The parties will take into account factors such as the size, nature of the building, location, complexity of the work, image, competition and length of the contract in determining the lump sum fee under each individual contract in respect of the services contemplated thereunder</p>	The aggregate amount payable by the relevant members of the Ng Family under the Agreement shall not exceed HK\$158 million for the period from 1st July, 2021 to 30th June, 2022	HK\$72.00 million

## Connected transactions (Continued)

## (A) Continuing connected transactions for the year ended 30th June, 2022 (Continued)

Nature of services provided under the Agreement	Parties to the transactions	Nature of transactions	Basis of consideration	Applicable annual cap(s) under the Agreement	Total amount received/paid for the year ended 30th June, 2022
5. Lease of properties	<p><b>Service provider</b></p> <p>(i) Group</p> <p><b>Service recipient</b></p> <p>(i) Ng Family</p>	(i) the Ng Family (as lessee) leases properties owned or to be owned by the Group (as lessor)	(i) A lump sum base rent exclusive of rates, Government rent, management fees and, if any, other outgoings, with or without a variable turnover rent linked to the gross sales turnover of the lessee of the particular properties ("Variable Lease Payment") to be agreed between the parties which shall be determined by reference to the prevailing market rent of the particular properties. The base rent is payable monthly on the first day of every calendar month and the Variable Lease Payment, if any, is payable on terms to be agreed between the parties	(i) The total rent payable per annum shall not exceed HK\$68.8 million for the period from 1st July, 2021 to 30th June, 2022	(i) HK\$17.15 million

## Directors' report (Continued)

### Connected transactions (Continued)

#### (A) Continuing connected transactions for the year ended 30th June, 2022 (Continued)

Nature of services provided under the Agreement	Parties to the transactions	Nature of transactions	Basis of consideration	Applicable annual cap(s) under the Agreement	Total rent recognised as right-of-use assets according to HKFRS 16 - Leases
5. Lease of properties (Continued)	<p><b>Service provider</b></p> <p>(ii) Ng Family</p> <p><b>Service recipient</b></p> <p>(ii) Group</p>	(ii) the Group (as lessee) leases properties owned or to be owned by the Ng Family (as lessor)	(ii) A lump sum rent exclusive of rates, Government rent, management fees and, if any, other outgoings, to be agreed between the parties which shall be determined by reference to the prevailing market rent of the particular properties, payable monthly on the first day of every calendar month	(ii) The total rent for the whole tenancy/licence period which shall be recognised as right-of-use assets according to Hong Kong Financial Reporting Standards ("HKFRS") 16 – Leases relating to those tenancy agreements or licences to be entered into for the period from 1st July, 2021 to 30th June, 2022 shall not exceed HK\$140.9 million	(ii) HK\$49.31 million

### Connected transactions (Continued)

#### (A) Continuing connected transactions for the year ended 30th June, 2022 (Continued)

The Ng Family and SPSL, being an associate of the Ng Family, are connected persons of TST Properties and the Company by virtue of the Ng Family being the controlling shareholder of both TST Properties and the Company. Therefore, the above transactions constituted continuing connected transactions of each of TST Properties and the Company under the Listing Rules.

During the year, the above continuing connected transactions were carried out within their respective applicable annual caps for the year. The Internal Audit Department has reviewed the above continuing connected transactions and concluded that the internal controls over such continuing connected transactions are adequate and effective. The findings have been submitted to the Audit Committee of the Company.

The Independent Non-Executive Directors have reviewed and confirmed that during the year, the above continuing connected transactions were all conducted and entered into:

- (i) in the ordinary and usual course of business of the Group;
- (ii) on normal commercial terms; and
- (iii) according to the relevant agreements governing them on terms that are fair and reasonable and in the interests of the Company's shareholders as a whole.

The Company's auditor was engaged to report on the Group's continuing connected transactions in accordance with Hong Kong Standard on Assurance Engagements 3000 (Revised) "Assurance Engagements Other Than Audits or Reviews of Historical Financial Information" and with reference to Practice Note 740 (Revised) "Auditor's Letter on Continuing Connected Transactions under the Hong Kong Listing Rules" issued by the Hong Kong Institute of Certified Public Accountants. The auditor has issued an unqualified letter containing its findings and conclusions in respect of the continuing connected transactions disclosed by the Group in this Annual Report in accordance with Rule 14A.56 of the Listing Rules. A copy of the auditor's letter has been provided by the Company to the Stock Exchange.

## Directors' report (Continued)

### Connected transactions (Continued)

#### (B) Renewal of continuing connected transactions

Reference is made to the continuing connected transactions mentioned in section (A) above. The Agreements expired on 30th June, 2022 and the continuing connected transactions were carried out

upon the terms set out therein. New agreements ("New Agreements" or individually, "New Agreement") were entered into on 1st June, 2022 to continue such continuing connected transactions for a term of three years commencing from 1st July, 2022 and ending on 30th June, 2025 with annual caps fixed for each of these years. Particulars of the New Agreements are disclosed herein:

Nature of services provided under the New Agreement	Parties to the transactions	Nature of transactions	Basis of consideration	Annual caps under the New Agreement
1. Building cleaning services	<p><b>Service provider</b> BRESL</p> <p><b>Service recipient</b> Ng Family</p>	Provision of building cleaning services and cleaning consultancy services by the Group to properties developed/owned/ partly owned or to be developed/owned/ partly owned by the Ng Family	A lump sum fee to be agreed between the parties which shall be determined by reference to cost plus a profit margin ranging from approximately 5% to 25% of the amount thereof, payable in monthly instalments in arrears on the last day of each month. The parties will take into account factors such as the size, nature of the building, location, complexity of the work, image, competition and length of the contract in determining the lump sum fee under each individual contract in respect of the services contemplated thereunder	<p>The aggregate amount payable by the relevant members of the Ng Family under the New Agreement shall not exceed:</p> <p>(i) HK\$218 million for the period from 1st July, 2022 to 30th June, 2023;</p> <p>(ii) HK\$218 million for the period from 1st July, 2023 to 30th June, 2024; and</p> <p>(iii) HK\$218 million for the period from 1st July, 2024 to 30th June, 2025</p>



Connected transactions (Continued)

(B) Renewal of continuing connected transactions (Continued)

Nature of services provided under the New Agreement	Parties to the transactions	Nature of transactions	Basis of consideration	Annual caps under the New Agreement
2. Car park management services	<p><b>Service provider</b> SPSL</p> <p><b>Service recipient</b> Group</p>	Provision of car park management services by SPSL and/or the Ng Family to properties owned/developed or to be owned/developed by the Group	A lump sum fee to be agreed between the parties which shall be determined by reference to a rate of approximately 12% to 20% of the total gross revenue generated from car parking operations in the relevant properties managed by SPSL and/or the relevant member of the Ng Family, payable in half-yearly instalments in arrears on the last day of each half year. The parties will take into account factors such as the size, nature of the building, location, complexity of the work, image, competition and length of the contract in determining the lump sum fee under each individual contract in respect of the services contemplated thereunder	<p>The aggregate amount payable by the relevant members of the Group under the New Agreement shall not exceed:</p> <p>(i) HK\$79 million for the period from 1st July, 2022 to 30th June, 2023;</p> <p>(ii) HK\$79 million for the period from 1st July, 2023 to 30th June, 2024; and</p> <p>(iii) HK\$79 million for the period from 1st July, 2024 to 30th June, 2025</p>

## Directors' report (Continued)

### Connected transactions (Continued)

#### (B) Renewal of continuing connected transactions (Continued)

Nature of services provided under the New Agreement	Parties to the transactions	Nature of transactions	Basis of consideration	Annual caps under the New Agreement
3. Estate management and general administrative services	<p><b>Service provider</b> SEML</p> <p><b>Service recipient</b> Ng Family</p>	Provision of estate management services, life-style services, home maintenance services, courtesy services and general administrative services by the Group to properties developed/owned/ partly owned or to be developed/owned/ partly owned by the Ng Family	A lump sum fee to be agreed between the parties which shall be a fixed sum or determined by reference to a rate of approximately 2% to 15% of the management expenditure as shown in the annual budget of, or actually incurred by, the relevant member of the Ng Family in respect of the properties managed by SEML, payable by periodic instalments (for example, monthly, quarterly or half-yearly) in advance or in arrears. The parties will take into account factors such as the size, nature of the building, location, complexity of the work, image, competition and length of the contract in determining the lump sum fee under each individual contract in respect of the services contemplated thereunder	<p>The aggregate amount payable by the relevant members of the Ng Family under the New Agreement shall not exceed:</p> <p>(i) HK\$63 million for the period from 1st July, 2022 to 30th June, 2023;</p> <p>(ii) HK\$63 million for the period from 1st July, 2023 to 30th June, 2024; and</p> <p>(iii) HK\$63 million for the period from 1st July, 2024 to 30th June, 2025</p>

## Connected transactions (Continued)

## (B) Renewal of continuing connected transactions (Continued)

Nature of services provided under the New Agreement	Parties to the transactions	Nature of transactions	Basis of consideration	Annual caps under the New Agreement
4. Security services	<p><b>Service provider</b> SSSL</p> <p><b>Service recipient</b> Ng Family</p>	Provision of security services by the Group to properties developed/owned/ partly owned or to be developed/owned/ partly owned by the Ng Family	A lump sum fee to be agreed between the parties which shall be determined by reference to cost plus a profit margin ranging from approximately 5% to 25% of the amount thereof, payable in monthly instalments in arrears on the last day of each month. The parties will take into account factors such as the size, nature of the building, location, complexity of the work, image, competition and length of the contract in determining the lump sum fee under each individual contract in respect of the services contemplated thereunder	<p>The aggregate amount payable by the relevant members of the Ng Family under the New Agreement shall not exceed:</p> <p>(i) HK\$158 million for the period from 1st July, 2022 to 30th June, 2023;</p> <p>(ii) HK\$158 million for the period from 1st July, 2023 to 30th June, 2024; and</p> <p>(iii) HK\$158 million for the period from 1st July, 2024 to 30th June, 2025</p>

## Directors' report (Continued)

### Connected transactions (Continued)

#### (B) Renewal of continuing connected transactions (Continued)

Nature of services provided under the New Agreement	Parties to the transactions	Nature of transactions	Basis of consideration	Annual caps under the New Agreement
5. Lease of properties	<p><b>Service provider</b></p> <p>(i) Group</p> <p><b>Service recipient</b></p> <p>(i) Ng Family</p>	(i) the Ng Family (as lessee) leases properties owned or to be owned by the Group (as lessor)	(i) A lump sum base rent exclusive of rates, Government rent, management fees and, if any, other outgoings, with or without a Variable Lease Payment to be agreed between the parties which shall be determined by reference to the prevailing market rent of the particular properties. The base rent is payable monthly on the first day of every calendar month and the Variable Lease Payment, if any, is payable on terms to be agreed between the parties	<p>(i) The total base rent and Variable Lease Payment, if any, payable per annum shall not exceed:</p> <p>(a) HK\$68.8 million for the period from 1st July, 2022 to 30th June, 2023;</p> <p>(b) HK\$68.8 million for the period from 1st July, 2023 to 30th June, 2024; and</p> <p>(c) HK\$68.8 million for the period from 1st July, 2024 to 30th June, 2025</p>

## Connected transactions (Continued)

## (B) Renewal of continuing connected transactions (Continued)

Nature of services provided under the New Agreement	Parties to the transactions	Nature of transactions	Basis of consideration	Annual caps under the New Agreement
5. Lease of properties (Continued)	<p><b>Service provider</b> (ii) Ng Family</p> <p><b>Service recipient</b> (ii) Group</p>	(ii) the Group (as lessee) leases properties owned or to be owned by the Ng Family (as lessor)	(ii) A lump sum base rent exclusive of rates, Government rent, management fees and, if any, other outgoings, with or without a Variable Lease Payment to be agreed between the parties which shall be determined by reference to the prevailing market rent of the particular properties. The base rent is payable monthly on the first day of every calendar month and the Variable Lease Payment, if any, is payable on terms to be agreed between the parties	<p>(ii) The total base rent for the whole tenancy/licence period which shall be recognised as right-of-use assets according to HKFRS 16 – Leases relating to those tenancy agreements or licences to be entered into in the corresponding year shall not exceed:</p> <p>(a) HK\$181 million for the period from 1st July, 2022 to 30th June, 2023;</p> <p>(b) HK\$181 million for the period from 1st July, 2023 to 30th June, 2024; and</p> <p>(c) HK\$196 million for the period from 1st July, 2024 to 30th June, 2025.</p> <p>The total Variable Lease Payment, if any, for the whole tenancy/licence period shall be recognised as expenses over the terms of those tenancy agreements or licences to be entered into according to HKFRS 16 – Leases. It is expected that the total Variable Lease Payment payable per annum, if any, for each of the three years ending 30th June, 2025 is “de minimis” after considering all the relevant applicable percentage ratios</p>

### Connected transactions (Continued)

#### (B) Renewal of continuing connected transactions (Continued)

In respect of the continuing connected transactions relating to the provisions of building cleaning services, car park management services, estate management and general administrative services, security services and lease of properties by the Ng Family from the Group, the bases of the abovementioned annual caps were by reference to, where applicable, the existing scale and operations of the business, the potential increase in the cost of staff, the anticipated development and growth of such businesses and changes of general economic conditions for the next three years, which management deemed reasonable, and the historical renewal rental income average growth rate of the particular properties for the three years ended 30th June, 2022.

In respect of the continuing connected transaction relating to the lease of properties by the Group from the Ng Family, the basis of the abovementioned annual caps was by reference to the estimated total base rent for the whole tenancy/licence period which shall be recognised as right-of-use assets according to HKFRS 16 – Leases relating to those tenancy agreements or licences to be entered into in the corresponding year. The estimated total base rent for the whole tenancy/licence period shall be agreed between the parties by reference to the historical renewal rental income average growth rate of the particular properties for the three years ended 30th June, 2022 and the anticipated development and growth of such businesses for the next three years, which management deemed reasonable.

#### (C) Acquisition of a commercial and residential site located in Jalan Anak Bukit

The Company and TST Properties jointly announced on 31st August, 2021 that the Urban Redevelopment Authority of Singapore awarded a tender on 30th August, 2021 to three joint venture vehicles, namely FE Landmark Pte. Ltd., FEC Retail Trust and FEC Residences Trust (as joint bidders) ("JAB Joint Ventures") for the acquisition of a 99-year leasehold commercial and residential site located in Jalan Anak Bukit, Singapore ("JAB Properties"), with a total site area of approximately 32,185 square metres and a total gross floor area of approximately 96,555 square metres, at a tender price of approximately S\$1,028.3 million (equivalent to approximately HK\$5,953.9 million).

The JAB Joint Ventures were formed by the Company (through its indirect wholly-owned subsidiary, Jetful Limited ("Jetful")) and the Ng Family (through Far East Civil Engineering (Pte.) Limited ("FECE"), Far East Organization Centre Pte. Ltd., Golden Development Private Limited and Pacific Faith Limited) on a 20:80 basis. Based on its 20% equity interest in the JAB Joint Ventures, Jetful's total commitment for the tender price together with the estimated costs for the development of the JAB Properties amounts to approximately S\$340.0 million (equivalent to approximately HK\$1,968.6 million).

The Ng Family is a connected person of TST Properties and the Company by virtue of the Ng Family being the controlling shareholder of both TST Properties and the Company. Each of FECE, Far East Organization Centre Pte. Ltd., Golden Development Private Limited and Pacific Faith Limited is owned and controlled by the Ng Family and is therefore an associate of the Ng Family and a connected person of TST Properties and the Company. Accordingly, the capital commitment of Jetful to the JAB Joint Ventures and its agreement to enter into the joint venture agreements constituted connected transactions of each of TST Properties and the Company under Chapter 14A of the Listing Rules.



### Connected transactions (Continued)

#### (D) Acquisition of Golden Mile Complex

The Company and TST Properties jointly announced on 6th May, 2022 that PRE 17 Pte. Ltd. ("PRE 17") exercised the call option on 6th May, 2022 pursuant to the put and call option agreement dated 27th March, 2022 entered into between the sale committee and PRE 17, for the acquisition of a development known as Golden Mile Complex ("Golden Mile Complex"), which is currently erected on the land at 5001 Beach Road, Golden Mile Complex, Singapore 199588 with an existing total gross floor area of approximately 56,651 square metres, at a purchase price of S\$700.0 million (equivalent to approximately HK\$3,997.0 million).

PRE 17 is owned as to 50% by a joint venture incorporated in Singapore ("GMC Joint Venture"), which was formed between the Company (through its indirect wholly-owned subsidiary, Wise Gallant Limited ("Wise Gallant")) and FECE on a 50:50 basis, and as to 50% by an independent third party of the Company and TST Properties for participation in the acquisition of Golden Mile Complex and undertaking of the re-development of Golden Mile Complex into a new mixed-use development ("Development"). Wise Gallant, which owns 50% equity interest in the GMC Joint Venture, owns 25% effective equity interest in PRE 17 and therefore Golden Mile Complex and the Development. Based on its 25% effective equity interest in PRE 17, Wise Gallant's attributable total capital commitment for the purchase price to acquire Golden Mile Complex together with the estimated costs for the Development is approximately S\$348.0 million (equivalent to approximately HK\$1,987.1 million).

The Ng Family is a connected person of TST Properties and the Company by virtue of the Ng Family being the controlling shareholder of both TST Properties and the Company. FECE is owned and controlled by the Ng Family, and is therefore an associate of the Ng Family and a connected person of TST Properties and the Company. Accordingly, the capital commitment of Wise Gallant to the GMC Joint Venture and its agreement to enter into the joint venture agreement constituted connected transactions of each of TST Properties and the Company under Chapter 14A of the Listing Rules.

Details of the above continuing connected transactions and connected transactions have been disclosed in accordance with Chapter 14A of the Listing Rules and are set out in the respective announcements of the Company which are available at the Stock Exchange's website and the Company's website at [www.sino.com](http://www.sino.com).

Details of other related party transactions are set out in Note 45 to the consolidated financial statements.

## Directors' report (Continued)

### Substantial shareholders' and other shareholders' interests

As at 30th June, 2022, the interests and short positions of the substantial shareholders and other shareholders (other than Directors of the Company) in the shares and

underlying shares of the Company as notified to the Company and the Stock Exchange pursuant to Divisions 2 and 3 of Part XV of the SFO and as recorded in the register required to be kept under Section 336 of the SFO were as follows:

### Long positions in shares of the Company

Name of substantial shareholder	Number of ordinary shares	Capacity and nature of interest	% of issued shares
Mr. Philip Ng Chee Tat	4,506,327,187 (Notes 1, 2, 3, 4, 5 and 6)	Interest of controlled corporations in 16,445,296 shares and trustee interest in 4,489,881,891 shares in the capacity as one of the co-executors of the estate of the late Mr. Ng Teng Fong	58.38%

Tsim Sha Tsui Properties Limited	4,286,312,870 (Notes 2(a), 2(b), 3, 4 and 6)	Beneficial owner of 1,886,865,531 shares and interest of controlled corporations in 2,399,447,339 shares	55.53%
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Name of other shareholder	Number of ordinary shares	Capacity and nature of interest	% of issued shares
Spangle Investment Limited	520,529,624 (Notes 3 and 6)	Beneficial owner	6.83%
Ka Fai Land Investment Limited	421,996,094 (Notes 4 and 6)	Beneficial owner	6.19%

## Substantial shareholders' and other shareholders' interests (Continued)

### Long positions in shares of the Company (Continued)

Notes:

1. 16,445,296 shares were held through companies 100% controlled by Mr. Philip Ng Chee Tat, namely, 5,075,334 shares by Far East Ventures Pte. Ltd. and 11,369,962 shares by Western Properties Pte Ltd.
2. The trustee interest in 4,489,881,891 shares comprises:
  - (a) 1,886,865,531 shares which were held by Tsim Sha Tsui Properties Limited, which was 72.05% controlled by the co-executors of the estate of the late Mr. Ng Teng Fong;
  - (b) (i) 61,385,911 shares which were held by Orchard Centre Holdings (Private) Limited, in which Nam Lung Properties Development Company Limited, a wholly-owned subsidiary of Tsim Sha Tsui Properties Limited, had a 95.23% control; and  
 (ii) 2,338,061,428 shares which were held through wholly-owned subsidiaries of Tsim Sha Tsui Properties Limited (including 528,518,106 shares held by Spangle Investment Limited (Note 3) and 491,461,286 shares held by Ka Fai Land Investment Limited (Note 4));
  - (c) 150,011,384 shares which were held through companies 100% controlled by the co-executors of the estate of the late Mr. Ng Teng Fong, namely, 249,714 shares by Fanlight Investment Limited, 239,837 shares by Garford Nominees Limited, 53,974,814 shares by Karaganda Investments Inc., 23,279,105 shares by Orient Creation Limited, 11,314,204 shares by Strathallan Investment Limited, 34,101,248 shares by Strong Investments Limited, 26,131,842 shares by Tamworth Investment Limited and 720,620 shares by Transpire Investment Limited; and
  - (d) 53,557,637 shares which were held by the co-executors of the estate of the late Mr. Ng Teng Fong.
3. Spangle Investment Limited is a wholly-owned subsidiary of Tsim Sha Tsui Properties Limited and its shareholding was duplicated in the interests of the co-executors of the estate of the late Mr. Ng Teng Fong and Tsim Sha Tsui Properties Limited.
4. Ka Fai Land Investment Limited is a wholly-owned subsidiary of Tsim Sha Tsui Properties Limited and its shareholding was duplicated in the interests of the co-executors of the estate of the late Mr. Ng Teng Fong and Tsim Sha Tsui Properties Limited.
5. The trustee interest of Mr. Philip Ng Chee Tat was duplicated in the trustee interest of Mr. Robert Ng Chee Siong as disclosed under the section headed "Directors' interests" above as the co-executors of the estate of the late Mr. Ng Teng Fong.
6. The number and the percentage of shares as disclosed are based on the substantial shareholder notices filed with the Stock Exchange.

Save as disclosed above and so far as the Directors of the Company are aware, as at 30th June, 2022, no other person (other than Directors of the Company) had an interest or short position in the shares and underlying shares of the Company which were notified to the

Company and the Stock Exchange pursuant to Divisions 2 and 3 of Part XV of the SFO and were recorded in the register required to be kept under Section 336 of the SFO, or was otherwise a substantial shareholder of the Company.

### Donations

During the year, the Group made charitable and other donations amounting to approximately HK\$17,721,000.

### Equity-linked agreements

No equity-linked agreements were entered into by the Company during the year or subsisted at the end of the year.

### Major suppliers and customers

The aggregate amount of purchases attributable to the Group's five largest suppliers accounted for approximately 65% of the Group's total purchases for the year and the purchases attributable to the Group's largest supplier was approximately 24% of the Group's total purchases.

The percentage of sales attributable to the Group's five largest customers is less than 30% of the Group's total sales for the year.

At no time during the year did the Directors, their close associates or any shareholders of the Company (which to the knowledge of the Directors own more than 5% of the number of the Company's issued shares) had an interest in any of the Group's five largest suppliers.

### Corporate governance

The corporate governance report is set out on pages 70 to 87 of this Annual Report.

### Sufficiency of public float

Based on information that is publicly available to the Company and within the knowledge of the Directors of the Company as at the date of this Annual Report, the Company has maintained the prescribed public float under the Listing Rules.

### Auditor

Messrs. Deloitte Touche Tohmatsu ("Deloitte") retired as auditor of the Company at the conclusion of the Company's annual general meeting held on 27th October, 2021 ("2021 AGM"). Messrs. KPMG ("KPMG") have been appointed as new auditor of the Company at the 2021 AGM upon the retirement of Deloitte.

The consolidated financial statements for the year ended 30th June, 2022 of the Group have been audited by KPMG. At the forthcoming annual general meeting, KPMG will retire and, being eligible, offer themselves for re-appointment. A resolution will be submitted to the forthcoming annual general meeting to re-appoint KPMG as auditor of the Company.

On behalf of the Board

**Robert NG Chee Siong**  
*Chairman*

Hong Kong, 25th August, 2022

# Biographical details of Directors & senior management

## (I) Executive Directors

### **Mr. Robert Ng Chee Siong<sup>N+</sup>**, aged 70,

an Executive Director since 1981 and Chairman of the Group since 1991, was called to the Bar in 1975. He has been actively engaged in property investment and development in Hong Kong during the last 46 years and is also a director of a number of subsidiaries and associated companies of the Company. Mr. Ng is the Chairman of Tsim Sha Tsui Properties Limited, the holding company of the Company, and the Chairman of Sino Hotels (Holdings) Limited. In addition, he is the Executive Vice President and Vice Chairman of The Real Estate Developers Association of Hong Kong, a member of the 11th, 12th and 13th National Committee of the Chinese People's Political Consultative Conference ("CPPCC") and Deputy Director of the Committee for Economic Affairs of the 13th National Committee of the CPPCC. Mr. Ng is the father of Mr. Daryl Ng Win Kong, the Deputy Chairman of the Company, a son of the late substantial shareholder Mr. Ng Teng Fong and the brother of Mr. Philip Ng Chee Tat, the co-executor of the estate of the late Mr. Ng Teng Fong.

### **Mr. Daryl Ng Win Kong<sup>R</sup>**, SBS, JP, aged 44,

an Executive Director since April 2005 and Deputy Chairman of the Group since November 2017, holds a Bachelor of Arts Degree in Economics, a Master Degree of Science in Real Estate Development from Columbia University in New York, an Honorary Doctor of Humane Letters degree from Savannah College of Art and Design. He is Honorary Fellow of The Hong Kong University of Science and Technology and Hong Kong Metropolitan University. Mr. Ng first joined the Company as Executive (Development) in 2003. He is a director of a number of subsidiaries and associated companies of the Company, and an Executive Director and Deputy Chairman of Tsim Sha Tsui Properties Limited and Sino Hotels (Holdings) Limited. He is also a Non-Executive Director of The Bank of East Asia, Limited, which

is listed on the Hong Kong Stock Exchange and the Chairman, Non-independent & Non-executive Director of Yeo Hiap Seng Limited, a company listed on the main board of the Singapore Stock Exchange. He is a member of the Global Leadership Council of Columbia University in the City of New York, a member of the 10th Sichuan Committee of the Chinese People's Political Consultative Conference ("CPPCC"), a member of the 12th and 13th Beijing Municipal Committee of the CPPCC, a member of the 10th and 11th Committees of the All-China Youth Federation and the Deputy Chairman of the Chongqing Youth Federation. He is the President of Hong Kong United Youth Association, a Council Member of the Hong Kong Committee for UNICEF, a Council Member of The Hong Kong Management Association, an Advisor of Our Hong Kong Foundation, a Council Member of Hong Kong Chronicles Institute Limited, a Council Member of the Employers' Federation of Hong Kong, a member of the Board of Hong Kong Science and Technology Parks Corporation, the Chairman of Greater Bay Area Homeland Youth Community Foundation Limited and a Member of the Board of Mind Mental Health Hong Kong Limited. Mr. Ng's major public service appointments include being a member of the Estate Agents Authority of the Government of Hong Kong Special Administrative Region, a member of the Council of the University of Hong Kong, a member of NUS Medicine International Council at the Yong Loo Lin School of Medicine of National University of Singapore, a member of International Advisory Council of Singapore Management University, a member of the Board of M Plus Museum Limited, a Board Member of National Heritage Board, Singapore and a member of the Cyberport Advisory Panel of Hong Kong Cyberport Management Company Limited. He is a Director of The Real Estate Developers Association of Hong Kong and a Director of The Community Chest of Hong Kong. He is the eldest son of the Chairman of the Group Mr. Robert Ng Chee Siong and the eldest grandson of the late substantial shareholder Mr. Ng Teng Fong.

N+: Nomination Committee Chairman R: Remuneration Committee member

## Biographical details of Directors & senior management (Continued)

### (I) Executive Directors (Continued)

**Mr. Ringo Chan Wing Kwong**, aged 62, an Executive Director since January 2008. He first joined the Company in 1988 and had been an Associate Director (Group Treasury) of the Company since 2005. He is also a director of a number of subsidiaries and associated companies of the Company. Mr. Chan holds a Master Degree of Business Administration and is a Fellow Member of the Association of Chartered Certified Accountants and an Associate Member of The Hong Kong Institute of Certified Public Accountants (Practising). Mr. Chan has over 38 years of experience in accounting and finance.

**Mr. Gordon Lee Ching Keung**, aged 62, an Executive Director since January 2013. Mr. Lee first joined the Company in 1989 and left the Company in 1995. He rejoined the Company in 1997 and has been an Associate Director (Development Division) of the Company since 2006. He is also a director of a number of subsidiaries and associated companies of the Company. Mr. Lee is a member of The Hong Kong Institute of Architects, a Registered Architect and an Authorized Person (Architect). He has extensive experience in design, project management, quality management, construction site management and cost management and is in charge of the Development Division.

**Mr. Thomas Tang Wing Yung**, aged 67, an Executive Director and Group Chief Financial Officer of the Company with effect from 15th January, 2020. He has also been appointed as an Executive Director and Group Chief Financial Officer of Sino Hotels (Holdings) Limited on 15th January, 2020. He is a director of a number of subsidiaries and associated companies of the Company. Mr. Tang obtained his Bachelor of Science Degree in Modern Mathematics from Surrey University, United Kingdom. He has been an Associate Member of The Institute of Chartered Accountants in England and Wales since 1981. He is also a Fellow Member of The Hong Kong Institute of Certified Public Accountants and has over 41 years of experience in accounting and finance.

Prior to joining the Company, Mr. Tang was an Executive Director and Group Chief Financial Officer of Esprit Holdings Limited and he is currently an Independent Non-Executive Director of Playmates Holdings Limited, both of which are listed on the Main Board of The Stock Exchange of Hong Kong Limited. Mr. Tang was an Executive Director and the Chief Financial Officer of the Company for the period from 1st April, 2005 to 26th March, 2012.

**Mr. Victor Tin Sio Un**, aged 59, an Executive Director since July 2022. Mr. Tin joined the Company in 2002 and has been the Group Associate Director (Sales) of the Company since 2019. He is also a director of a number of subsidiaries and associates of the Company. Mr. Tin possesses over 30 years of experience in property sales and leasing management. He holds a Bachelor Degree in Business Administration from the University of Hawaii and a Master Degree in Business Administration from the California State University. Mr. Tin is a member of the Legal Sub Committee of The Real Estate Developers Association of Hong Kong and a member of the Vocational Training Council Real Estate Services Training Board.

### (II) Non-Executive Director

#### **The Honourable Ronald Joseph Arculli,**

GBM, CVO, GBS, OBE, JP, aged 83,

has been a Director of the Company since 1981 and was re-designated from an Independent Non-Executive Director to a Non-Executive Director in July 2005.

The Honourable Ronald Arculli through Ronald Arculli and Associates provides consultancy services to the Company. He is also a Non-Executive Director of Tsim Sha Tsui Properties Limited and Sino Hotels (Holdings) Limited. The Honourable Ronald Arculli was an Independent Non-Executive Director of Hong Kong Exchanges and Clearing Limited from 2006 to April 2013, for which he was also a former Independent Non-Executive Chairman from 2006 to April 2012. He has a long and distinguished record of public service on numerous government committees and advisory bodies. He was the Chairman of The Hong Kong Jockey Club from 2002 to August 2006. He is a practising solicitor and has served on the Legislative Council from 1988 to 2000. He was a Non-Official Member of the Executive Council of the HKSAR Government from November 2005 to June 2012, for which he also acted as Convenor of the Non-Official Members since December 2011. He chairs the Honorary Advisory Committee of SVHK Foundation Limited and Common Purpose Charitable Foundation Limited in Hong Kong, and the Adviser to Chair of Hang Lung Properties Limited. He is also a Non-Executive Director of Asia Art Archive Limited. He is a Board Member and the Vice-Chairman of the Board of The West Kowloon Cultural District Authority and chairs its Executive Committee and Development Committee.

The Honourable Ronald Arculli is a Non-Executive Director of HK Electric Investments Manager Limited (as trustee-manager of HK Electric Investments) and HK Electric Investments Limited (all are listed on The Stock Exchange of Hong Kong Limited except HK Electric Investments Manager Limited). He was formerly an Independent Non-Executive Director of Hang Lung Properties Limited and a Non-Executive Director of HKR International Limited.

A: Audit Committee member N: Nomination Committee member R: Remuneration Committee member

### (III) Independent Non-Executive Directors

#### **Dr. Allan Zeman<sup>A N R</sup>,** GBM, GBS, JP, aged 74,

an Independent Non-Executive Director of the Company since September 2004. He is also an Independent Non-Executive Director of Tsim Sha Tsui Properties Limited. Dr. Zeman is the Chairman of Lan Kwai Fong Group in Hong Kong. Dr. Zeman serves as an Independent Non-Executive Director and the Chairman of Wynn Macau, Limited, a Non-Executive Director of Pacific Century Premium Developments Limited, and an Independent Non-Executive Director of Television Broadcasts Limited and Fosun Tourism Group, all of which are listed on the Main Board of The Stock Exchange of Hong Kong Limited. Dr. Zeman was the Chairman of Hong Kong Ocean Park from July 2003 to June 2014. He is also a Board member of the Alibaba Entrepreneurs Fund and a governor of the Board of Governors of Our Hong Kong Foundation. Dr. Zeman is also a member of the Board of Governors of The Canadian Chamber of Commerce in Hong Kong and the Vice Patron of The Community Chest of Hong Kong. Dr. Zeman is a holder of Honorary Doctorate of Laws Degree from The University of Western Ontario, Canada. In 2012, he was awarded Honorary Doctorate Degrees of Business Administration from City University of Hong Kong and The Hong Kong University of Science and Technology. Dr. Zeman was formerly an Independent Non-Executive Director of Global Brands Group Holding Limited.



## Biographical details of Directors & senior management (Continued)

### (III) Independent Non-Executive Directors (Continued)

**Mr. Adrian David Li Man-kiu**<sup>A+ N R</sup>,  
BBS, JP, aged 49,

an Independent Non-Executive Director since April 2005, is Co-Chief Executive of The Bank of East Asia, Limited. He is also an Independent Non-Executive Director of Tsim Sha Tsui Properties Limited. Mr. Li is a member of the Anhui Provincial Committee of the Chinese People's Political Consultative Conference and a Counsellor of the Hong Kong United Youth Association. He is Chairman of The Chinese Banks' Association, Vice President of The Hong Kong Institute of Bankers' Council and a member of the MPF Industry Schemes Committee of the MPFA. He is a board member of The Community Chest of Hong Kong and serves on its Executive Committee, a member of the Advisory Board of The Salvation Army, Hong Kong and Macau Command, and a Trustee of The University of Hong Kong's occupational retirement schemes. Furthermore, he serves as a member of the Election Committees responsible for electing the Chief Executive and Legislative Council members of the HKSAR as well as deputies of the HKSAR to the 13th National People's Congress. Mr. Li is currently an Independent Non-Executive Director of China State Construction International Holdings Limited and COSCO SHIPPING Ports Limited, both companies listed in Hong Kong. He previously served as a Non-Executive Director of The Berkeley Group Holdings plc, which is listed on the London Stock Exchange. Mr. Li holds a Master of Management degree from the Kellogg School of Management, Northwestern University in the US, and a Master of Arts degree and Bachelor of Arts degree in Law from the University of Cambridge in Britain. He is a member of The Law Society of England and Wales, and The Law Society of Hong Kong. He is also a member of the Hong Kong Academy of Finance and has been conferred as an Honorary Certified Banker by The Hong Kong Institute of Bankers. Mr. Li was awarded the Bronze Bauhinia Star by the Government of the HKSAR in 2022 in recognition of his contributions to the community.

**Mr. Steven Ong Kay Eng**<sup>A R+</sup>, aged 76,

an Independent Non-Executive Director since October 2011. He is also an Independent Non-Executive Director of Tsim Sha Tsui Properties Limited and Sino Hotels (Holdings) Limited since July 2005. He is also a Non-Executive Independent Director of EnGro Corporation Limited, an Independent & Non-executive Director of Yeo Hiap Seng Limited and a substantial shareholder of Hwa Hong Corporation Limited, all of which are listed on the main board of the Singapore Stock Exchange. Mr. Ong has been a veteran banker with extensive experience in banking and finance over 43 years. He was the General Manager and Country Head for American Express Bank in Singapore for nearly 10 years and also the Chief Representative and Country Manager in China for Banca Monte dei Paschi di Siena S.p.A. for 16 years. Mr. Ong remained as the bank's advisor and consultant for 2 years after he left China in 2006 having resided in the country for over 16 years. He was the Chairman of Foreign Bankers' Association in Beijing, PRC from 1999 to 2000.

A+: Audit Committee Chairman   A: Audit Committee member   N: Nomination Committee member

R+: Remuneration Committee Chairman   R: Remuneration Committee member

### (III) Independent Non-Executive Directors (Continued)

#### **Mr. Wong Cho Bau**, JP, aged 63,

an Independent Non-Executive Director since January 2015. He is also an Independent Non-Executive Director of Sino Hotels (Holdings) Limited. He is an Honorary Fellow of City University of Hong Kong and currently serves as Chairman of East Pacific (Holdings) Ltd., Shenzhen East Pacific Group Ltd., Greater Bay Airlines Co., Ltd., Donghai Airlines Co., Ltd., Donghai Jet Co., Ltd.. Mr. Wong has more than 40 years of business experience and is one of the pioneers on the establishment of Shenzhen Special Economic Zone. His business interests have expanded from property development to industrial, hotel, aviation, tourism. Mr. Wong is a National Committee Member of the 10th to 13th Chinese People's Political Consultative Conference, an Executive Councilor of the 4th Council of China Overseas Friendship Association and a Committee Adviser of Hong Kong Association for The Promotion of Peaceful Reunification of China. He was formerly a Councilor of the 1st and the 2nd Council and an Executive Councilor of the 3rd Council of China Overseas Friendship Association. He is also a Chief Director of Hong Kong Federation of Hong Kong Chiu Chow Community Organization.

### (IV) Senior management

Various businesses and functions of the Company are respectively under the direct responsibilities of the Executive Directors who are regarded as senior management of the Company.

# Independent auditor's report



To the Members of Sino Land Company Limited  
(Incorporated in Hong Kong with limited liability)

## Opinion

We have audited the consolidated financial statements of Sino Land Company Limited (the “Company”) and its subsidiaries (the “Group”) set out on pages 130 to 238, which comprise the consolidated statement of financial position as at 30th June, 2022, the consolidated statement of profit or loss, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 30th June, 2022 and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and have been properly prepared in compliance with the Hong Kong Companies Ordinance.

## Basis for opinion

We conducted our audit in accordance with Hong Kong Standards on Auditing (“HKSA”) issued by the HKICPA. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the consolidated financial statements* section of our report. We are independent of the Group in accordance with the HKICPA's *Code of Ethics for Professional Accountants* (the “Code”) and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

## Key audit matters (Continued)

### Valuation of investment properties

Refer to Notes 3.2 and 17 to the consolidated financial statements.

#### The Key Audit Matter

The Group holds, either directly or through its joint ventures and associates, a portfolio of investment properties located in Hong Kong, Mainland China and Singapore. These investment properties mainly comprise shopping malls, offices, industrial buildings, residentials and car parks. These investment properties, which are stated at fair value, are significant to the Group in terms of their values.

Management's assessment of the fair value of investment properties is based on valuations performed by external property valuers in accordance with recognised industry standards.

These valuations are complex and involve a significant degree of judgement and estimation in respect of capitalisation rates and market rents, particularly given the number and diversity of locations and nature of the investment properties.

We identified assessing the valuation of investment properties owned by the Group and its investees as a key audit matter because of the complexity of the valuations and the significant judgement and estimation required.

#### How the matter was addressed in our audit

Our audit procedures to assess the valuation of investment properties owned by the Group and its investees included the following:

- obtaining the valuation reports prepared by the external property valuers on which the management's assessment of the fair values of investment properties was based;
- inspecting selected valuation reports and meeting the external property valuers who prepared those valuation reports to discuss the valuations and assess the valuation methodologies applied with reference to the prevailing accounting standards and considering the valuers' qualifications, expertise in the properties being valued and objectivity;
- with the assistance of our property valuation specialists, challenging the key estimates and assumptions adopted in the valuations, including the capitalisation rates and market rents, by comparing with market available data, on a sample basis; and
- comparing tenancy information, including committed rents and occupancy rates, provided by management to the external property valuers, with underlying contracts and related documentation, on a sample basis.

# Independent auditor's report (Continued)

## Key audit matters (Continued)

### Assessing the net realisable value of properties under development and stocks of completed properties

Refer to Notes 3.2 and 40 to the consolidated financial statements.

#### The Key Audit Matter

The Group holds, either directly or through its joint ventures and associates, properties under development and stocks of completed properties located in Hong Kong and Mainland China. These properties, which are stated at the lower of cost and net realisable value, are significant to the Group in terms of their values.

Management's assessment of the net realisable value of the properties is based on expected future selling prices and costs necessary to complete the development, if any, and to sell these properties. The assessment is also made reference to the valuations carried out by the external property valuers for certain properties.

These net realisable value assessments are complex and involve a significant degree of judgement and estimation in respect of future selling prices and future development costs.

We identified the assessment of the net realisable value of the properties under development and stocks of completed properties as a key audit matter because of the inherent subjectivity of the assessments on the net realisable value and the significant judgement and estimation required.

#### How the matter was addressed in our audit

Our audit procedures to assess the net realisable value of properties under development and stocks of completed properties, owned by the Group and its investees, included the following:

- obtaining and inspecting management's assessments and/or the valuation reports prepared by the external property valuers on which the management's assessment of the net realisable value of properties under development and stocks of completed properties was based, on a sample basis;
- discussing with management and/or external property valuers the net realisable value assessment and assessing the assessment methodologies applied with reference to the prevailing accounting standard and considering the management's and/or valuers' qualifications and expertise in the properties being valued and also the valuers' objectivity, on a sample basis;
- with the assistance of our property valuation specialists, challenging the key estimates and assumptions adopted in the net realisable value assessment, including expected future selling prices and cost to complete the development by comparing with market available data and management's development budgets, on a sample basis.

### Information other than the consolidated financial statements and auditor's report thereon

The directors are responsible for the other information. The other information comprises all the information included in the annual report, other than the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### Responsibilities of the directors for the consolidated financial statements

The directors are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRSs issued by the HKICPA and the Hong Kong Companies Ordinance and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

The directors are assisted by the Audit Committee in discharging their responsibilities for overseeing the Group's financial reporting process.

### Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. This report is made solely to you, as a body, in accordance with section 405 of the Hong Kong Companies Ordinance, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSA's will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with HKSA's, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



### Auditor's responsibilities for the audit of the consolidated financial statements (Continued)

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Audit Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Audit Committee with a statement that we have complied with relevant ethical requirements regarding independence and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence and, where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the Audit Committee, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Cheung Wing Han, Ivy.

#### **KPMG**

*Certified Public Accountants*

8th Floor, Prince's Building

10 Chater Road

Central, Hong Kong

25th August, 2022

# Consolidated statement of profit or loss

For the year ended 30th June, 2022

	Notes	2022 HK\$	2021 HK\$
Revenue	5	15,554,174,570	24,545,345,720
Cost of sales		(5,277,594,743)	(8,832,809,383)
Direct expenses		(2,024,269,408)	(2,177,940,155)
Gross profit		8,252,310,419	13,534,596,182
Change in fair value of investment properties	17	(683,168,848)	(554,229,045)
Other income and other gains or losses		118,149,848	126,580,556
Change in fair value of financial assets at fair value through profit or loss ("FVTPL")		30,453,479	1,523,991
Gain on disposal of investment properties		4,002,696	17,268,485
Administrative expenses		(867,483,279)	(823,281,283)
Other operating expenses		(173,939,406)	(213,825,234)
Finance income	7	337,259,692	572,185,143
Finance costs	8	(49,197,794)	(81,763,175)
Less: interest capitalised	8	18,021,940	35,090,795
Finance income, net		306,083,838	525,512,763
Share of results of associates	9	390,508,508	625,012,744
Share of results of joint ventures	10	(63,100,439)	(233,757,831)
Profit before taxation	11	7,313,816,816	13,005,401,328
Income tax expense	14	(1,349,107,495)	(2,530,769,531)
Profit for the year		5,964,709,321	10,474,631,797
Attributable to:			
The Company's shareholders		5,735,396,549	9,646,036,990
Non-controlling interests		229,312,772	828,594,807
		5,964,709,321	10,474,631,797
Earnings per share (reported earnings per share)			
Basic	16(a)	0.76	1.33

The notes on pages 138 to 238 form part of these consolidated financial statements. Details of dividends payable to equity shareholders of the Company are set out in Note 15.

# Consolidated statement of profit or loss and other comprehensive income

For the year ended 30th June, 2022

	2022 HK\$	2021 HK\$
Profit for the year	<u>5,964,709,321</u>	<u>10,474,631,797</u>
<b>Other comprehensive income</b>		
<i>Item that will not be reclassified to profit or loss:</i>		
Change in fair value of equity instruments at fair value through other comprehensive income ("FVTOCI")	<u>20,574,945</u>	<u>150,708,283</u>
<i>Items that may be reclassified subsequently to profit or loss:</i>		
Change in fair value of hedging instruments designated as cash flow hedges	47,785,067	(5,614,242)
Reclassification of fair value adjustment to profit or loss on an interest rate swap	3,893,556	6,787,308
Exchange differences arising on translation of foreign operations	(512,133,693)	953,225,492
Change in fair value of debt instruments at FVTOCI	<u>(4,225,489)</u>	<u>1,115,637</u>
	<u>(464,680,559)</u>	<u>955,514,195</u>
Other comprehensive income for the year	<u>(444,105,614)</u>	<u>1,106,222,478</u>
Total comprehensive income for the year	<u>5,520,603,707</u>	<u>11,580,854,275</u>
Total comprehensive income attributable to:		
The Company's shareholders	5,291,290,935	10,752,259,468
Non-controlling interests	<u>229,312,772</u>	<u>828,594,807</u>
	<u>5,520,603,707</u>	<u>11,580,854,275</u>

# Consolidated statement of financial position

At 30th June, 2022

	Notes	2022 HK\$	2021 HK\$
<b>Non-current assets</b>			
Investment properties	17	61,790,227,731	62,457,982,602
Hotel properties	18	1,674,104,057	1,744,774,054
Property, plant and equipment	19	126,855,812	145,816,370
Right-of-use assets	20	1,158,432,452	1,230,467,091
Interests in associates	21	17,869,483,624	20,293,818,968
Interests in joint ventures	22	5,864,756,573	3,104,983,220
Equity and debt instruments	23	997,168,164	892,676,277
Advances to associates	21	3,868,401,498	4,411,976,921
Advances to joint ventures	22	11,350,113,778	10,376,892,013
Long-term loans receivable	26	2,854,595,811	2,247,138,134
Deferred taxation	34	4,451,104	–
Other asset		300,000	300,000
		<u>107,558,890,604</u>	<u>106,906,825,650</u>
<b>Current assets</b>			
Properties under development	40	18,060,607,882	19,015,869,625
Stocks of completed properties	40	2,315,935,589	4,126,192,767
Hotel inventories		13,662,642	19,461,342
Equity and debt instruments	23	7,943,405	9,915,599
Amounts due from associates	21	1,890,933,034	2,180,936,455
Amounts due from joint ventures	22	2,709,936,156	2,508,438,297
Amounts due from non-controlling interests	25	58,788,202	904,133,947
Trade and other receivables	27	1,364,093,474	1,670,359,428
Current portion of long-term loans receivable	26	80,586,293	87,829,222
Taxation recoverable		138,024,397	151,193,776
Time deposits and restricted bank deposits	28	41,191,388,913	40,542,109,834
Bank balances and cash	28	3,593,085,200	3,591,931,336
		<u>71,424,985,187</u>	<u>74,808,371,628</u>
<b>Current liabilities</b>			
Trade and other payables	29	5,335,167,306	5,120,150,810
Lease liabilities	30	31,180,353	49,241,295
Contract liabilities	31	2,586,016,080	5,852,248,183
Amounts due to associates	21	885,932,545	1,035,176,477
Amounts due to non-controlling interests	25	861,793,341	778,247,117
Taxation payable		3,151,001,035	2,285,716,042
Bank borrowings – due within one year	32	2,253,528,000	2,844,948,215
		<u>15,104,618,660</u>	<u>17,965,728,139</u>
<b>Net current assets</b>		<u>56,320,366,527</u>	<u>56,842,643,489</u>
<b>Total assets less current liabilities</b>		<u>163,879,257,131</u>	<u>163,749,469,139</u>

# Consolidated statement of financial position (Continued)

At 30th June, 2022

	<i>Notes</i>	2022 <i>HK\$</i>	2021 <i>HK\$</i>
<b>Capital and reserves</b>			
Share capital	33	56,403,833,044	53,211,962,913
Reserves		<u>100,993,467,055</u>	<u>101,947,734,115</u>
<b>Equity attributable to the Company's shareholders</b>		<b>157,397,300,099</b>	155,159,697,028
<b>Non-controlling interests</b>		<u>831,215,368</u>	<u>1,648,902,596</u>
<b>Total equity</b>		<b><u>158,228,515,467</u></b>	<u>156,808,599,624</u>
<b>Non-current liabilities</b>			
Bank borrowings – due after one year	32	996,632,901	2,405,923,660
Derivative financial instrument	24	–	16,763,368
Lease liabilities	30	13,550,745	19,736,466
Deferred taxation	34	2,693,939,581	2,647,195,676
Advances from associates	35	1,804,212,761	1,705,890,142
Advances from non-controlling interests	36	<u>142,405,676</u>	<u>145,360,203</u>
		<u>5,650,741,664</u>	<u>6,940,869,515</u>
		<b><u>163,879,257,131</u></b>	<b><u>163,749,469,139</u></b>

The consolidated financial statements on pages 130 to 238 were approved and authorised for issue by the Board of Directors on 25th August, 2022 and are signed on its behalf by:

**Robert NG Chee Siong**  
*Chairman*

**Daryl NG Win Kong**  
*Deputy Chairman*

The notes on pages 138 to 238 form part of these consolidated financial statements.

# Consolidated statement of changes in equity

For the year ended 30th June, 2022

	Attributable to the Company's shareholders					Total HK\$	Non- controlling interests HK\$	Total HK\$
	Share capital HK\$	Investment revaluation reserve HK\$	Hedging reserve HK\$	Exchange reserve HK\$	Retained profits HK\$			
At 1st July, 2020	49,806,148,516	(649,666,130)	(17,936,434)	(335,636,146)	96,112,971,493	144,915,881,299	843,307,789	145,759,189,088
Profit for the year	-	-	-	-	9,646,036,990	9,646,036,990	828,594,807	10,474,631,797
Other comprehensive income	-	151,823,920	1,173,066	953,225,492	-	1,106,222,478	-	1,106,222,478
Total comprehensive income for the year	-	151,823,920	1,173,066	953,225,492	9,646,036,990	10,752,259,468	828,594,807	11,580,854,275
Investment revaluation reserve reclassified to retained profits upon derecognition of equity instruments at FVTOCI	-	(52,161,866)	-	-	52,161,866	-	-	-
Shares issued in lieu of cash dividends	3,405,814,397	-	-	-	-	3,405,814,397	-	3,405,814,397
Dividends paid to non-controlling interests	-	-	-	-	-	-	(23,000,000)	(23,000,000)
Final dividend – 2020	-	-	-	-	(2,888,515,165)	(2,888,515,165)	-	(2,888,515,165)
Interim dividend – 2021	-	-	-	-	(1,025,742,971)	(1,025,742,971)	-	(1,025,742,971)
At 30th June, 2021 and 1st July, 2021	53,211,962,913	(550,004,076)	(16,763,368)	617,589,346	101,896,912,213	155,159,697,028	1,648,902,596	156,808,599,624
Profit for the year	-	-	-	-	5,735,396,549	5,735,396,549	229,312,772	5,964,709,321
Other comprehensive income	-	16,349,456	51,678,623	(512,133,693)	-	(444,105,614)	-	(444,105,614)
Total comprehensive income for the year	-	16,349,456	51,678,623	(512,133,693)	5,735,396,549	5,291,290,935	229,312,772	5,520,603,707
Investment revaluation reserve reclassified to retained profits upon derecognition of equity instruments at FVTOCI	-	(483,695)	-	-	483,695	-	-	-
Shares issued in lieu of cash dividends	3,191,870,131	-	-	-	-	3,191,870,131	-	3,191,870,131
Dividends paid to non-controlling interests	-	-	-	-	-	-	(1,047,000,000)	(1,047,000,000)
Final dividend – 2021	-	-	-	-	(3,032,389,290)	(3,032,389,290)	-	(3,032,389,290)
Special dividend – 2021	-	-	-	-	(2,070,900,003)	(2,070,900,003)	-	(2,070,900,003)
Interim dividend – 2022	-	-	-	-	(1,142,268,702)	(1,142,268,702)	-	(1,142,268,702)
At 30th June, 2022	56,403,833,044	(534,138,315)	34,915,255	105,455,653	101,387,234,462	157,397,300,099	831,215,368	158,228,515,467

The notes on pages 138 to 238 form part of these consolidated financial statements.

# Consolidated statement of cash flows

For the year ended 30th June, 2022

	2022 HK\$	2021 HK\$
<b>Operating activities</b>		
Profit before taxation	7,313,816,816	13,005,401,328
Adjustments for:		
Finance costs	31,175,854	46,672,380
Depreciation of property, plant and equipment and hotel properties	103,265,973	109,578,416
Depreciation of right-of-use assets	77,751,700	76,568,486
Gain on disposal of property, plant and equipment	(74,080)	(475,480)
Property, plant and equipment written off	–	23,263
Write-down of properties under development	–	480,759,171
Impairment loss on trade receivables, net of reversal	9,249,318	42,710,328
Share of results of associates	(390,508,508)	(625,012,744)
Share of results of joint ventures	63,100,439	233,757,831
Change in fair value of investment properties	683,168,848	554,229,045
Finance income	(337,259,692)	(572,185,143)
Change in fair value of financial assets at FVTPL	(30,453,479)	(1,523,991)
Gain on disposal of investment properties	(4,002,696)	(17,268,485)
Interest revenue from loans receivable	(59,630,977)	(67,522,704)
Dividend income from listed investments	(26,574,229)	(18,992,224)
Dividend income from unlisted investments	(185,453)	(833,050)
Operating cash flows before movements in working capital	7,432,839,834	13,245,886,427
Increase in long-term loans receivable	(600,214,748)	(67,111,433)
(Increase)/decrease in properties under development	(2,599,633,350)	7,468,789,131
Decrease/(increase) in stocks of completed properties	5,359,847,346	(273,907,196)
Decrease in hotel inventories	5,798,700	523,720
Decrease/(increase) in trade and other receivables	231,382,849	(96,761,333)
Increase in trade and other payables	216,735,981	147,847,595
Decrease in contract liabilities	(3,266,232,103)	(17,601,919,885)
Cash generated from operations	6,780,524,509	2,823,347,026
Hong Kong Profits Tax paid	(337,541,289)	(482,622,948)
Taxation in other jurisdictions paid	(60,757,803)	(206,838,502)
Interest received from loans receivable	59,630,977	67,522,704
Dividends received from listed investments	23,685,085	16,069,248
Dividends received from unlisted investments	185,453	833,050
<b>Net cash generated from operating activities</b>	<b>6,465,726,932</b>	<b>2,218,310,578</b>



## Consolidated statement of cash flows (Continued)

For the year ended 30th June, 2022

	2022 HK\$	2021 HK\$
<b>Investing activities</b>		
Repayments from associates	1,033,349,040	81,372,726
Repayments from joint ventures	521,224,963	513,582,802
Repayments from non-controlling interests	849,575,012	14,581,346
Dividends received from associates	421,876,000	1,309,898,093
Dividends received from joint ventures	97,750,000	103,500,000
(Increase)/decrease in restricted bank deposits	(25,746,326)	121,827,414
Interest received	401,254,300	451,173,053
Proceeds from disposal of investment properties	57,994,828	31,252,684
Proceeds from disposal of property, plant and equipment	169,549	610,297
Proceeds from derecognition of equity instruments at FVTOCI	7,848,000	42,053,189
Proceeds from termination of derivative financial instrument	36,130,000	–
Proceeds from derecognition of financial assets at FVTPL	–	262,194
Advances to associates	(274,640,467)	(1,889,852,032)
Advances to joint ventures	(1,972,503,922)	(484,150,562)
Advances to non-controlling interests	(4,229,267)	(295,397,993)
Additions to investment properties	(137,840,509)	(81,925,104)
Additions to property, plant and equipment	(52,484,978)	(37,987,857)
(Increase)/decrease in time deposits with original maturity over three months and charge over deposits	(11,585,696,303)	4,906,034,627
Purchase of equity and debt instruments	(64,433,165)	(104,209,749)
Acquisition of interests and capital injection in associates	(582,496,526)	(450,000,001)
Acquisition of interests in joint ventures	(13,193)	–
Reduction of capital of an associate	76,000,000	12,500,000
<b>Net cash (used in)/generated from investing activities</b>	<b>(11,196,912,964)</b>	<b>4,245,125,127</b>
<b>Financing activities</b>		
New bank borrowings raised	–	831,996,000
Repayments of bank borrowings	(2,000,000,000)	(831,996,000)
Repayments of lease liabilities	(55,369,979)	(54,205,485)
Advances from associates	149,269,230	192,497,346
Repayments to associates	(199,346,992)	(742,927,839)
Repayments to non-controlling interests	(2,964,064)	(2,707,290)
Advances from non-controlling interests	83,555,761	44,889,634
Dividends paid to ordinary shareholders of the Company	(3,053,687,864)	(508,443,739)
Interest and other finance costs paid	(44,273,429)	(62,085,503)
Dividends paid to non-controlling interests	(1,047,000,000)	(23,000,000)
<b>Net cash used in financing activities</b>	<b>(6,169,817,337)</b>	<b>(1,155,982,876)</b>

## Consolidated statement of cash flows (Continued)

For the year ended 30th June, 2022

	2022 <i>HK\$</i>	2021 <i>HK\$</i>
Net (decrease)/increase in cash and cash equivalents	(10,901,003,369)	5,307,452,829
Cash and cash equivalents brought forward	28,578,786,293	23,080,979,610
Effect of foreign exchange rate changes	<u>(60,006,317)</u>	<u>190,353,854</u>
Cash and cash equivalents carried forward	<u>17,617,776,607</u>	<u>28,578,786,293</u>
<b>Analysis of the balances of cash and cash equivalents</b>		
Restricted bank deposits	25,746,326	–
Time deposits	41,165,642,587	40,542,109,834
Bank balances and cash	<u>3,593,085,200</u>	<u>3,591,931,336</u>
Deposits, bank balances and cash in the consolidated statement of financial position	44,784,474,113	44,134,041,170
Less: Time deposits with original maturity over three months and charge over deposits	<u>(27,140,951,180)</u>	<u>(15,555,254,877)</u>
Restricted bank deposits	<u>(25,746,326)</u>	<u>–</u>
<b>Cash and cash equivalents in the consolidated statement of cash flows</b>	<u><b>17,617,776,607</b></u>	<u><b>28,578,786,293</b></u>

The notes on pages 138 to 238 form part of these consolidated financial statements.

# Notes to the consolidated financial statements

For the year ended 30th June, 2022

## 1. General

The Company is a public listed limited liability company incorporated in Hong Kong and with its shares listed on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). Its parent and ultimate holding company is Tsim Sha Tsui Properties Limited, a public listed limited liability company incorporated in Hong Kong and with its shares listed on the Stock Exchange. The address of the registered office and principal place of business of the Company is 12th Floor, Tsim Sha Tsui Centre, Salisbury Road, Tsim Sha Tsui, Kowloon, Hong Kong.

The Company acts as an investment holding company. The principal activities of its principal subsidiaries are set out in Note 47.

The consolidated financial statements of the Company and its subsidiaries (together referred to as the “Group”) are presented in Hong Kong dollars, which is the same as the functional currency of the Company.

## 2. Application of amendments to Hong Kong Financial Reporting Standards (“HKFRSs”)

### Amendments to HKFRSs that are mandatorily effective for the current year

In the current year, the Group has applied the following amendments to HKFRSs issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) for the first time, which are mandatorily effective for the annual period beginning on or after 1st July, 2021 for the preparation of the consolidated financial statements:

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

The application of the amendments to HKFRSs in the current year has had no material impact on the Group’s financial positions and performance for the current and prior years and/or on the disclosures set out in these consolidated financial statements.

### Amendments to HKFRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16, *Interest Rate Benchmark Reform – Phase 2*

The amendments provide targeted reliefs from (i) accounting for changes in the basis for determining contractual cash flows of financial assets, financial liabilities and lease liabilities as modifications, and (ii) discontinuing hedge accounting when an interest rate benchmark is replaced by an alternative benchmark rate as a result of the reform of interbank offered rates (“IBOR reform”). The amendments do not have an impact on these financial statements as the Group does not have contracts that are indexed to benchmark interest rates which are subject to the IBOR reform.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 2. Application of amendments to Hong Kong Financial Reporting Standards (“HKFRSs”) (Continued)

### Amendments to HKFRSs that are mandatorily effective for the current year (Continued)

#### Amendment to HKFRS 16, *COVID-19-Related Rent Concessions beyond 30th June, 2021* (“2021 amendment”)

The Group previously applied the practical expedient in HKFRS 16 such that as lessee it was not required to assess whether rent concessions occurring as a direct consequence of the COVID-19 pandemic were lease modifications, if the eligibility conditions are met. One of these conditions requires the reduction in lease payments affect only payments originally due on or before a specified time limit. The 2021 amendment extends this time limit from 30th June, 2021 to 30th June, 2022.

The Group has adopted the 2021 amendment in this financial year. There is no impact on the opening balance of equity at 1st July, 2021.

### New and amendments to HKFRSs in issue but not yet effective

The Group has not early applied the following new and amendments to HKFRSs that have been issued but are not yet effective:

	Effective for accounting periods beginning on or after
Amendments to HKFRS 3, <i>Reference to the Conceptual Framework</i>	1st January, 2022
Amendments to HKAS 16, <i>Property, Plant and Equipment: Proceeds before Intended Use</i>	1st January, 2022
Amendments to HKAS 37, <i>Onerous Contracts – Cost of Fulfilling a Contract</i>	1st January, 2022
Annual improvements to HKFRSs 2018-2020 cycle	1st January, 2022
Amendments to HKAS 1, <i>Classification of Liabilities as Current or Non-Current</i>	1st January, 2023
Amendments to HKAS 1 and HKFRS Practice Statement 2, <i>Disclosure of Accounting Policies</i>	1st January, 2023
Amendments to HKAS 8, <i>Definition of Accounting Estimates</i>	1st January, 2023
Amendments to HKAS 12, <i>Deferred Tax related to Assets and Liabilities arising from a Single Transaction</i>	1st January, 2023
HKFRS 17, <i>Insurance Contracts</i>	1st January, 2023

The Directors of the Company anticipate that the application of other new and amendments to HKFRSs will have no material impact on the consolidated financial statements in the foreseeable future.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 3. Basis of preparation of consolidated financial statements and significant accounting policies

### 3.1 Basis of preparation of consolidated financial statements

The consolidated financial statements have been prepared in accordance with HKFRSs issued by the HKICPA and the Hong Kong Companies Ordinance, with the exception of section 381 which requires a company to include all its subsidiary undertakings (within the meaning of Schedule 1 to the Hong Kong Companies Ordinance) in the Company's annual consolidated financial statements. Section 381 is inconsistent with the requirements of HKFRS 10, *Consolidated Financial Statements* so far as they apply to subsidiary undertakings which are not controlled by the Group in accordance with HKFRS 10. For this reason, under the provisions of section 380(6), the Company has departed from section 381 and has not treated such companies as subsidiaries but they are accounted for in accordance with the accounting policies in Note 3.2. Those excluded subsidiary undertakings of the Group are disclosed in Note 49. For the purpose of preparation of the consolidated financial statements, information is considered material if such information is reasonably expected to influence decisions made by primary users. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on the Stock Exchange.

The consolidated financial statements have been prepared on the historical cost basis except for investment properties and certain financial instruments, which are measured at fair values, as explained in the accounting policies set out below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these consolidated financial statements is determined on such a basis, except for leasing transactions that are accounted for in accordance with HKFRS 16, *Leases*, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in HKAS 2, *Inventories* or value in use in HKAS 36, *Impairment of Assets*.

A fair value measurement of a non-financial asset takes into account a market participants' ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.1 Basis of preparation of consolidated financial statements (Continued)

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

### 3.2 Significant accounting policies

#### Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities (including structured entities) controlled by the Company and its subsidiaries. Control is achieved when the Company:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of profit or loss from the date the Group gains control until the date when the Group ceases to control the subsidiary.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Group's accounting policies.

All intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Basis of consolidation (Continued)

Non-controlling interests in subsidiaries are presented separately from the Group's equity therein, which represent present ownership interests entitling their holders to a proportionate share of net assets of the relevant subsidiaries upon liquidation.

When the Group loses control of a subsidiary, a gain or loss is recognised in profit or loss and is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the carrying amount of the assets (including goodwill), and liabilities of the subsidiary attributable to the shareholders of the Company. All amounts previously recognised in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as specified/permitted by applicable HKFRSs). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under HKFRS 9, *Financial Instruments*, when applicable, the cost on initial recognition of an investment in an associate or a joint venture.

#### Allocation of total comprehensive income and expense to non-controlling interests

Total comprehensive income and expense of a subsidiary is attributed to the Company's shareholders and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

#### Investments in associates and joint ventures

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.



## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Investments in associates and joint ventures (Continued)

The results and assets and liabilities of associates and joint ventures are incorporated in these consolidated financial statements using the equity method of accounting. The financial statements of associates and joint ventures used for equity accounting purposes are prepared using uniform accounting policies as those of the Group for like transactions and events in similar circumstances. Under the equity method, an investment in an associate or a joint venture is initially recognised in the consolidated statement of financial position at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the associate or joint venture. Changes in net assets of the associate/joint venture other than profit or loss and other comprehensive income are not accounted for unless such changes resulted in changes in ownership interest held by the Group. When the Group's share of losses of an associate or joint venture exceeds the Group's interest in that associate or joint venture (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate or joint venture), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture.

An investment in an associate or a joint venture is accounted for using the equity method from the date on which the investee becomes an associate or a joint venture. On acquisition of the investment in an associate or a joint venture, any excess of the cost of the investment over the Group's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill, which is included within the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of the investment, after reassessment, is recognised immediately in profit or loss in the period in which the investment is acquired.

The Group assesses whether there is an objective evidence that the interest in an associate or a joint venture may be impaired. When any objective evidence exists, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with HKAS 36 as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount. Any impairment loss recognised is not allocated to any asset, including goodwill, that forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with HKAS 36 to the extent that the recoverable amount of the investment subsequently increases.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Investments in associates and joint ventures (Continued)

The Group discontinues the use of the equity method from the date when the investment ceases to be an associate or a joint venture, or when the investment (or a portion thereof) is classified as held for sale. When the Group retains an interest in the former associate or joint venture and the retained interest is a financial asset, the Group measures the retained interest at fair value at that date and the fair value is regarded as its fair value on initial recognition in accordance with HKFRS 9. The difference between the carrying amount of the associate or joint venture at the date the equity method was discontinued, and the fair value of any retained interest and any proceeds from disposing of the relevant interest in the associate or joint venture is included in the determination of the gain or loss on disposal of the associate or joint venture. In addition, the Group accounts for all amounts previously recognised in other comprehensive income in relation to that associate or joint venture on the same basis as would be required if that associate or joint venture had directly disposed of the related assets or liabilities. Therefore, if a gain or loss previously recognised in other comprehensive income by that associate or joint venture would be reclassified to profit or loss on the disposal of the related assets or liabilities, the Group reclassifies the gain or loss from equity to profit or loss (as a reclassification adjustment) when the equity method is discontinued.

The Group continues to use the equity method when an investment in an associate becomes an investment in a joint venture or an investment in a joint venture becomes an investment in an associate. There is no remeasurement to fair value upon such changes in ownership interests.

When the Group reduces its ownership interest in an associate or a joint venture but the Group continues to use the equity method, the Group reclassifies to profit or loss the proportion of the gain or loss that had previously been recognised in other comprehensive income relating to that reduction in ownership interest if that gain or loss would be reclassified to profit or loss on the disposal of the related assets or liabilities.

When a group entity transacts with an associate or a joint venture of the Group (such as a sale or contribution of assets), profits and losses resulting from the transactions with the associate or joint venture are recognised in the Group's consolidated financial statements only to the extent of interests in the associate or joint venture that are not related to the Group.

Where the accounting year end dates of the associates and joint ventures are different from the Group's accounting year end date, their results are accounted for in the Group's financial statements based on their management accounts made up to 30th June each year.

#### Goodwill arising on acquisitions prior to 1st January, 2005

Any excess of the cost of acquisition over the Group's share of the net fair value of the identifiable assets and liabilities of the associate recognised at the date of acquisition is recognised as goodwill. From 1st July, 2005 onwards, the Group has discontinued amortisation of goodwill and such goodwill is included within the carrying amount of the investment and is assessed for impairment as part of the investment.

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Investments in associates and joint ventures (Continued)

##### Goodwill arising on acquisitions on or after 1st January, 2005

Any excess of the cost of acquisition over the Group's share of the net fair value of the identifiable assets and liabilities of the associate recognised at the date of acquisition is recognised as goodwill. The goodwill is included within the carrying amount of the investment and is used for impairment as part of the investment. Any impairment loss recognised is not allocated to any asset, including goodwill, that forms part of the carrying amount of the investment in the associate. Any reversal of impairment loss is recognised to the extent that the recoverable amount of the investment subsequently increases.

Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of acquisition, after reassessment, is recognised immediately in profit or loss.

##### Interests in joint operations

A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

When a group entity undertakes its activities under joint operations, the Group as a joint operator recognises in relation to its interest in a joint operation:

- its assets, including its share of any assets held jointly;
- its liabilities, including its share of any liabilities incurred jointly;
- its revenue from the sale of its share of the output arising from the joint operation;
- its share of the revenue from the sale of the output by the joint operation; and
- its expenses, including its share of any expenses incurred jointly.

The Group accounts for the assets, liabilities, revenues and expenses relating to its interest in a joint operation in accordance with the HKFRSs applicable to the particular assets, liabilities, revenues and expenses.

When a group entity sells or contributes assets to a joint operation in which a group entity is a joint operator, the Group is considered to be selling or contributing assets to the other parties to the joint operation, and gains and losses resulting from the sale or contribution are recognised in the Group's consolidated financial statements only to the extent of other parties' interests in the joint operation.

When a group entity purchases assets from a joint operation in which a group entity is a joint operator, the Group does not recognise its share of the gains and losses until it resells those assets to a third party.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Investment properties

Investment properties are properties held to earn rentals and/or for capital appreciation including investment properties under redevelopment for such purposes.

Investment properties are initially measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are measured at fair value, adjusted to exclude any prepaid or accrued operating lease income.

Gains or losses arising from changes in the fair value of investment properties are included in profit or loss for the period in which they arise.

Investment properties under redevelopment are measured at fair value at the end of the reporting period. Construction costs incurred for investment properties under redevelopment are capitalised as part of the carrying amount of the investment properties under redevelopment. Any difference between the fair value of the investment properties under redevelopment and their carrying amounts is recognised in profit or loss in the period in which they arise.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from its disposals. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the profit or loss in the period in which the item is derecognised.

#### Hotel properties and property, plant and equipment

Hotel properties and property, plant and equipment and buildings held for use in the production or supply of goods or services, or for administrative purposes are stated in the consolidated statement of financial position at cost less subsequent accumulated amortisation and depreciation and accumulated impairment losses, if any.

Amortisation and depreciation are recognised so as to write off the cost of items of property, plant and equipment and hotel properties over their estimated useful lives and after taking into account their estimated residual value, using the straight-line method. The estimated useful lives, residual values and depreciation methods are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

An item of hotel properties and property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the item) is included in the profit or loss in the period in which the item is derecognised.

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Hotel properties and property, plant and equipment (Continued)

##### Ownership interests in leasehold land and building

When the Group makes payments for ownership interests of properties which includes both leasehold land and building elements, the entire consideration is allocated between the leasehold land and the building elements in proportion to the relative fair values at initial recognition.

To the extent the allocation of the relevant payments can be made reliably, interest in leasehold land is presented as “right-of-use assets” in the consolidated statement of financial position except for those that are classified and accounted for as investment properties under the fair value model. When the consideration cannot be allocated reliably between non-lease building element and undivided interest in the underlying leasehold land, the entire properties are classified as hotel properties or property, plant and equipment.

##### Impairment losses on hotel properties, property, plant and equipment, right-of-use assets and contract costs

At the end of the reporting period, the Group reviews the carrying amounts of its hotel properties, property, plant and equipment, right-of-use assets and contract costs to determine whether there is any indication that those assets or the cash-generating unit to which the asset belongs have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss, if any. If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset (or a cash-generating unit) for which the estimates of future cash flows have not been adjusted.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Properties under development and stocks of completed properties

Properties under development which are developed in the ordinary course of business and stocks of completed properties are classified as current assets. Except for the leasehold land element which is measured at cost model in accordance with the accounting policies of right-of-use assets, properties under development and stocks of completed properties are carried at the lower of cost and net realisable value. Cost is determined on a specific identification basis including allocation of the related development expenditure incurred and where appropriate, borrowing costs capitalised. Net realisable value represents the estimated selling price for the properties less estimated cost to completion and costs necessary to make the sales.

#### Transfer from properties under development to investment properties carried at fair value

The Group transfers a property from properties under development to investment property when there is a change in use to hold the property to earn rentals or/and for capital appreciation rather than for sale in the ordinary course of business, which is evidenced by the inception of an operating lease to another party. Any difference between the fair value of the property at the date of transfer and its previous carrying amount is recognised in profit or loss.

#### Hotel inventories

Hotel inventories are stated in the consolidated statement of financial position at the lower of cost and net realisable value. Cost is calculated using the weighted average cost method.

#### Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised as an expense in the year in which they are incurred.

#### Government grants

Government grants are not recognised until there is reasonable assurance that the Group will comply with the conditions attaching to them and that the grants will be received.

Government grants related to income that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Group with no future related costs are recognised in profit or loss in the period in which they become receivable.

The benefit of a government loan at a below-market rate of interest is treated as a government grant, measured as the difference between proceeds received and the fair value of the loan based on prevailing market interest rates.

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Leases

##### Definition of a lease

A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

For contracts entered into or modified, the Group assesses whether a contract is or contains a lease based on the definition under HKFRS 16 at inception or modification date. Such contract will not be reassessed unless the terms and conditions of the contract are subsequently changed. As a practical expedient, leases with similar characteristics are accounted on a portfolio basis when the Group reasonably expects that the effects on the financial statements would not differ materially from individual leases within the portfolio.

##### The Group as a lessee

###### Allocation of consideration to components of a contract

For a contract that contains a lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components.

Non-lease components are separated from lease component on the basis of their relative stand-alone prices.

###### Short-term leases

The Group applies the short-term lease recognition exemption to leases of premises that have a lease term of 12 months or less from the commencement date and do not contain a purchase option. Lease payments on short-term leases are recognised as expense on a straight-line basis over the lease term.

###### Right-of-use assets

The cost of right-of-use asset includes:

- the amount of the initial measurement of the lease liability;
- any lease payments made at or before the commencement date, less any lease incentives received; and
- any initial direct costs incurred by the Group.



# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Leases (Continued)

##### The Group as a lessee (Continued)

##### Right-of-use assets (Continued)

Except for those that are classified as investment properties and measured under the fair value model, right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities.

Right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term.

The Group presents right-of-use assets that do not meet the definition of investment property or inventory as a separate line item on the consolidated statement of financial position. Right-of-use assets that meet the definition of investment property and inventory are presented within “investment properties” and “properties under development”/“stock of completed properties” respectively.

##### Refundable rental deposits

Refundable rental deposits paid are accounted for under HKFRS 9 and initially measured at fair value. Adjustments to fair value at initial recognition are considered as additional lease payments and included in the cost of right-of-use assets.

##### Lease liabilities

At the commencement date of a lease, the Group recognises and measures the lease liability at the present value of lease payments that are unpaid at that date. In calculating the present value of lease payments, the Group uses the incremental borrowing rate at the lease commencement date. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable.

After the commencement date, lease liabilities are adjusted by interest accretion and lease payments.

The Group remeasures lease liabilities (and makes a corresponding adjustment to the related right-of-use assets) whenever the lease term has changed, in which case the related lease liability is remeasured by discounting the revised lease payments using a revised discount rate at the date of reassessment. The only exceptions are rent concessions that occurred as a direct consequence of the COVID-19 pandemic and met the conditions set out in paragraph 46B of HKFRS 16, *Leases*. In such cases, the Group has taken advantage of the practical expedient not to assess whether the rent concessions are lease modifications, and recognised the change in consideration as negative variable lease payments in profit or loss in the period in which the event or condition that triggers the rent concessions occurred.

In the consolidated statement of financial position, the current portion of long-term lease liabilities is determined as the principal portion of contractual payments that are due to be settled within twelve months after the reporting period.

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Leases (Continued)

##### The Group as a lessee (Continued)

##### Lease modifications

The Group accounts for a lease modification as a separate lease if:

- the modification increases the scope of the lease by adding the right to use one or more underlying assets; and
- the consideration for the leases increases by an amount commensurate with the stand-alone price for the increase in scope and any appropriate adjustments to that stand-alone price to reflect the circumstances of the particular contract.

For a lease modification that is not accounted for as a separate lease, the Group remeasures the lease liability based on the lease term of the modified lease by discounting the revised lease payments using a revised discount rate at the effective date of the modification.

The Group accounts for the remeasurement of lease liabilities by making corresponding adjustments to the relevant right-of-use asset. When the modified contract contains a lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the modified contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components.

##### The Group as a lessor

##### Classification and measurement of leases

Leases for which the Group is a lessor are classified as finance or operating leases. Whenever the terms of the lease transfer substantially all the risks and rewards incidental to ownership of an underlying asset to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

Rental income from operating leases is recognised in profit or loss on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset, and such costs are recognised as an expense on a straight-line basis over the lease term except for investment properties measured under fair value model. Variable lease payments that do not depend on an index or a rate are recognised as income when they arise.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Leases (Continued)

##### The Group as a lessor (Continued)

##### Classification and measurement of leases (Continued)

When a lease contract contains a specific clause that provides for rent reduction or suspension of rent in the event that the underlying assets (or any part thereof) are affected by adverse events beyond the control of the Group and the lessee so as to render the underlying assets unfit or not available for use, the relevant rent reduction or suspension of rent resulting from the specific clause is accounted for as part of the original lease and not as a lease modification. Such rent reduction or suspension of rent is recognised in profit or loss in the period in which the event or condition that triggers those payments to occur.

Rental income which are derived from the Group's ordinary course of business are presented as revenue.

##### Allocation of consideration to components of a contract

When a contract includes both leases and non-lease components, the Group applies HKFRS 15, *Revenue from Contracts with Customers* to allocate consideration in a contract to lease and non-lease components. Non-lease components are separated from lease component on the basis of their relative stand-alone selling prices.

##### Refundable rental deposits

Refundable rental deposits received are accounted for under HKFRS 9 and initially measured at fair value. Adjustments to fair value at initial recognition are considered as additional lease payments from lessees.

##### Lease modification

Changes in considerations of lease contracts that were not part of the original terms and conditions are accounted for as lease modifications, including lease incentives provided through forgiveness or reduction of rentals.

The Group accounts for a modification to an operating lease as a new lease from the effective date of the modification, considering any prepaid or accrued lease payments relating to the original lease as part of the lease payments for the new lease.

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Financial instruments

Financial assets and financial liabilities are recognised when a group entity becomes a party to the contractual provisions of the instrument. All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place.

Financial assets and financial liabilities are initially measured at fair value except for trade receivables arising from contracts with customers which are initially measured in accordance with HKFRS 15.

A receivable is recognised when the Group has an unconditional right to receive consideration. A right to receive consideration is unconditional if only the passage of time is required before payment of that consideration is due. If revenue has been recognised before the Group has an unconditional right to receive consideration, the amount is presented as a contract asset.

Trade receivables that do not contain a significant financing component are initially measured at their transaction price. Trade receivables that contain a significant financing component and other receivables are initially measured at fair value plus transaction costs.

Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at FVTPL) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at FVTPL are recognised immediately in profit or loss.

The effective interest method is a method of calculating the amortised cost of a financial asset or financial liability and of allocating interest income and interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts and payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset or financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Dividend income and interest revenue from loans receivable which are derived from the Group's ordinary course of business are presented as revenue.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Financial instruments (Continued)

##### Financial assets

Classification and subsequent measurement of financial assets

Financial assets that meet the following conditions are subsequently measured at amortised cost:

- the financial asset is held within a business model whose objective is to collect contractual cash flows; and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets that meet the following conditions are subsequently measured at FVTOCI:

- the financial asset is held within a business model whose objective is achieved by both selling and collecting contractual cash flows; and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

All other financial assets are subsequently measured at FVTPL, except that at the date of initial recognition of a financial asset the Group may irrevocably elect to present subsequent changes in fair value of an equity investment in other comprehensive income if that equity investment is neither held for trading nor contingent consideration recognised by an acquirer in a business combination to which HKFRS 3, *Business Combinations* applies.

A financial asset is held for trading if:

- it has been acquired principally for the purpose of selling in the near term; or
- on initial recognition it is a part of a portfolio of identified financial instruments that the Group manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

(i) Amortised cost and interest income

Interest income is recognised using the effective interest method for financial assets measured subsequently at amortised cost and debt instruments subsequently measured at FVTOCI. Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset, except for financial assets that have subsequently become credit-impaired (see below). For financial assets that have subsequently become credit-impaired, interest income is recognised by applying the effective interest rate to the amortised cost of the financial asset from the next reporting period. If the credit risk on the credit-impaired financial instrument improves so that the financial asset is no longer credit-impaired, interest income is recognised by applying the effective interest rate to the gross carrying amount of the financial asset from the beginning of the reporting period following the determination that the asset is no longer credit-impaired.

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Financial instruments (Continued)

#### Financial assets (Continued)

Classification and subsequent measurement of financial assets (Continued)

(ii) Equity instruments designated as at FVTOCI

Investments in equity instruments at FVTOCI are subsequently measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the investment revaluation reserve; and are not subject to impairment assessment. The cumulative gain or loss will not be reclassified to profit or loss on disposal of the equity investments, and will be transferred to retained profits.

Dividends from these investments in equity instruments are recognised in profit or loss when the Group's right to receive the dividends is established, unless the dividends clearly represent a recovery of part of the cost of the investment. Dividends are included in the "revenue" line item in profit or loss.

(iii) Debt instruments classified as at FVTOCI

Subsequent changes in the carrying amounts for debt instruments classified as at FVTOCI as a result of interest income calculated using the effective interest method and foreign exchange gains and losses are recognised in profit or loss. All other changes in the carrying amount of these debt instruments are recognised in other comprehensive income and accumulated under the heading of investment revaluation reserve. Impairment allowances are recognised in profit or loss with corresponding adjustment to other comprehensive income without reducing the carrying amounts of these debt instruments. When these debt instruments are derecognised, the cumulative gains or losses previously recognised in other comprehensive income are reclassified to profit or loss.

(iv) Financial assets at FVTPL

Financial assets that do not meet the criteria for being measured at amortised cost or designated as FVTOCI are measured at FVTPL.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any fair value gains or losses recognised in profit or loss. The net gain or loss recognised in profit or loss excludes any dividend or interest earned on the financial asset.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Financial instruments (Continued)

#### Financial assets (Continued)

Impairment of financial assets and other items subject to impairment assessment under HKFRS 9

The Group performs impairment assessment under expected credit loss (“ECL”) model on financial assets (including trade and other receivables, advances to associates/joint ventures, debt instruments at FVTOCI, loans receivable, amounts due from associates/joint ventures/non-controlling interests, restricted bank deposits, time deposits and bank balances) and financial guarantee contracts which are subject to impairment assessment under HKFRS 9. The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition.

Lifetime ECL represents the ECL that will result from all possible default events over the expected life of the relevant instrument. In contrast, 12-month ECL (“12m ECL”) represents the portion of lifetime ECL that is expected to result from default events that are possible within 12 months after the reporting date. Assessment are done based on the Group’s historical credit loss experience and factors that are specific to the debtors, general economic conditions and an assessment of both the current conditions at the reporting date as well as the forecast of future conditions.

The Group always recognises lifetime ECL for trade receivables. The ECL on these assets are assessed individually for debtors with significant balances and/or collectively with appropriate groupings.

For all other instruments, the Group measures the loss allowance equal to 12m ECL, unless when there has been a significant increase in credit risk since initial recognition, the Group recognises lifetime ECL. The assessment of whether lifetime ECL should be recognised is based on significant increases in the likelihood or risk of a default occurring since initial recognition.

(i) Significant increase in credit risk

In assessing whether the credit risk has increased significantly since initial recognition, the Group compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition. In making this assessment, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort.

In particular, the following information is taken into account when assessing whether credit risk has increased significantly:

- an actual or expected significant deterioration in the financial instrument’s external (if available) or internal credit rating;
- significant deterioration in external market indicators of credit risk, e.g. a significant increase in the credit spread;



## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Financial instruments (Continued)

#### Financial assets (Continued)

Impairment of financial assets and other items subject to impairment assessment under HKFRS 9 (Continued)

- (i) Significant increase in credit risk (Continued)
- existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligations;
  - an actual or expected significant deterioration in the operating results of the debtor; and
  - an actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations.

Irrespective of the outcome of the above assessment, the Group presumes that the credit risk has increased significantly since initial recognition when contractual payments are more than 30 days past due, unless the Group has reasonable and supportable information that demonstrates otherwise.

Despite the foregoing, the Group assumes that the credit risk on a debt instrument has not increased significantly since initial recognition if the debt instrument is determined to have low credit risk at the reporting date. A debt instrument is determined to have low credit risk if (i) it has a low risk of default, (ii) the borrower has a strong capacity to meet its contractual cash flow obligations in the near term and (iii) adverse changes in economic and business conditions in the longer term may, but will not necessarily, reduce the ability of the borrower to fulfill its contractual cash flow obligations. The Group considers a debt instrument to have low credit risk when it has an internal or external credit rating of investment grade as per globally understood definitions.

For financial guarantee contracts, the date that the Group becomes a party to the irrevocable commitment is considered to be the date of initial recognition for the purposes of assessing the financial instrument for impairment. In assessing whether there has been a significant increase in the credit risk since initial recognition, the Group considers the changes in the risk that the specified debtor will default on the contract.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Financial instruments (Continued)

#### Financial assets (Continued)

Impairment of financial assets and other items subject to impairment assessment under HKFRS 9 (Continued)

(ii) Definition of default

For internal credit risk management, the Group considers an event of default occurs when information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including the Group, in full (without taking into account any collaterals held by the Group).

Irrespective of the above, the Group considers that default has occurred when a financial asset is more than 90 days past due unless the Group has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

(iii) Credit-impaired financial assets

A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable data about the following events:

- (a) significant financial difficulty of the issuer or the borrower;
- (b) a breach of contract, such as a default or past due event;
- (c) the lender(s) of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession(s) that the lender(s) would not otherwise consider;
- (d) it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation; or
- (e) the disappearance of an active market for that financial asset because of financial difficulties.

(iv) Write-off policy

The Group writes off a financial asset when there is information indicating that the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, for example, when the counterparty has been bankrupted. Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. A write-off constitutes a derecognition event. Any subsequent recoveries are recognised in profit or loss.

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Financial instruments (Continued)

#### Financial assets (Continued)

Impairment of financial assets and other items subject to impairment assessment under HKFRS 9 (Continued)

(v) Measurement and recognition of ECL

The measurement of ECL is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data and forward-looking information. Estimation of ECL reflects an unbiased and probability-weighted amount that is determined with the respective risks of default occurring as the weights.

Generally, the ECL is estimated as the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the Group expects to receive, discounted at the effective interest rate determined at initial recognition. For a lease receivable including in trade receivables, the cash flows used for determining the ECL is consistent with the cash flows used in measuring the lease receivable in accordance with HKFRS 16.

For a financial guarantee contract, the Group is required to make payments only in the event of a default by the debtor in accordance with the terms of the instrument that is guaranteed. Accordingly, the ECL is the present value of the expected payments to reimburse the holder for a credit loss that it incurs less any amounts that the Group expects to receive from the holder, the debtor or any other party.

For ECL on financial guarantee contracts for which the effective interest rate cannot be determined, the Group will apply a discount rate that reflects the current market assessment of the time value of money and the risks that are specific to the cash flows but only if, and to the extent that, the risks are taken into account by adjusting the discount rate instead of adjusting the cash shortfalls being discounted.

Where ECL is measured on a collective basis or cater for cases where evidence at the individual instrument level may not yet be available, the financial instruments are grouped on the following basis:

- Nature of financial instruments (i.e. the Group's trade and other receivables and long-term loans receivable are each assessed as a separate group. Advances to and amounts due from related parties are assessed for expected credit losses on an individual basis); and
- Past-due status.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Financial instruments (Continued)

##### Financial assets (Continued)

Impairment of financial assets and other items subject to impairment assessment under HKFRS 9 (Continued)

(v) Measurement and recognition of ECL (Continued)

The grouping is regularly reviewed by management to ensure the constituents of each group continue to share similar credit risk characteristics.

Interest income is calculated based on the gross carrying amount of the financial asset unless the financial asset is credit impaired, in which case interest income is calculated based on amortised cost of the financial asset.

Except for financial guarantee contracts and investments in debt instruments that are measured at FVTOCI, the Group recognises an impairment gain or loss in profit or loss for all financial instruments by adjusting their carrying amount, with the exception of trade receivables and long-term loans receivable where the corresponding adjustment is recognised through a loss allowance account. For investments in debt instruments that are measured at FVTOCI, the loss allowance is recognised in other comprehensive income and accumulated in the investment revaluation reserve without reducing the carrying amount of these debt instruments. Such amount represents the changes in the investment revaluation reserve in relation to accumulated loss allowance.

##### Financial liabilities and equity instruments

###### Classification as debt or equity

Debt and equity instruments issued by a group entity are classified either as financial liabilities or as equity in accordance with the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

###### Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

###### Financial liabilities at amortised cost

Financial liabilities (including trade and other payables, amounts due to associates/non-controlling interests, bank borrowings and advances from associates/non-controlling interests) are initially recognised at fair value and are subsequently measured at amortised cost using the effective interest method. Unless the effect of discounting of trade and other payables are immaterial, in which case they are stated at invoice amounts.

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Financial instruments (Continued)

##### Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payment when due in accordance with the original or modified terms of a debt instrument. A financial guarantee contract issued by the Group and not designated as at fair value through profit or loss is recognised initially at its fair value less transaction costs that are directly attributable to the issue of the financial guarantee contract. Subsequent to initial recognition, the Group measures the financial guarantee contract at the higher of:

- the amount of the loss allowance determined in accordance with HKFRS 9; and
- the amount initially recognised less, where appropriate, cumulative amortisation recognised over the guarantee period.

##### Derecognition

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire.

On derecognition of a financial asset measured at amortised cost, the difference between the asset's carrying amount and the sum of the consideration received is recognised in profit or loss.

On derecognition of an investment in equity instrument which the Group has elected on initial recognition to measure at FVTOCI, the cumulative gain or loss previously accumulated in the investment revaluation reserve is not reclassified to profit or loss, but is transferred to retained profits.

On derecognition of an investment in debt instrument classified as at FVTOCI, the cumulative gain or loss previously accumulated in the investment revaluation reserve is reclassified to profit or loss.

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

##### Derivative financial instrument

Derivatives are initially recognised at fair value at the date when derivative contracts are entered into and are subsequently remeasured to their fair value at the end of the reporting period. The resulting gain or loss is recognised in profit or loss unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Hedge accounting

The Group designates a derivative as hedging instrument for cash flow hedges.

At the inception of the hedging relationship the Group documents the relationship between the hedging instrument and the hedged item, along with its risk management objectives and its strategy for undertaking various hedge transactions. Furthermore, at the inception of the hedge and on an ongoing basis, the Group documents whether the hedging instrument is highly effective in offsetting changes in cash flows of the hedged item attributable to the hedged risk.

For the purpose of determining whether a forecast transaction (or a component thereof) is highly probable, the Group assumes that the interest rate benchmark on which the hedged cash flows (contractually or non-contractually specified) are based is not altered as a result of interest rate benchmark reform.

#### Assessment of hedging relationship and effectiveness

For hedge effectiveness assessment, the Group considers whether the hedging instrument is effective in offsetting changes in cash flows of the hedged item attributable to the hedged risk, which is when the hedging relationships meet all of the following hedge effectiveness requirements:

- there is an economic relationship between the hedged item and the hedging instrument;
- the effect of credit risk does not dominate the value changes that result from that economic relationship; and
- the hedge ratio of the hedging relationship is the same as that resulting from the quantity of the hedged item that the Group actually hedges and the quantity of the hedging instrument that the entity actually uses to hedge that quantity of hedged item.

If a hedging relationship ceases to meet the hedge effectiveness requirement relating to the hedge ratio but the risk management objective for that designated hedging relationship remains the same, the Group adjusts the hedge ratio of the hedging relationship (i.e. rebalances the hedge) so that it meets the qualifying criteria again.

In assessing the economic relationship between the hedged item and the hedging instrument, the Group assumes that the interest rate benchmark on which the hedged cash flows and/or the hedged risk (contractually or non-contractually specified) are based, or the interest rate benchmark on which the cash flows of the hedging instrument are based, is not altered as a result of interest rate benchmark reform.

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Hedge accounting (Continued)

##### Cash flow hedge

The effective portion of changes in the fair value of derivatives and other qualifying hedging instruments that are designated and qualify as cash flow hedges is recognised in other comprehensive income and accumulated under the heading of hedging reserve, limited to the cumulative change in fair value of the hedged item from inception of the hedge. The gain or loss relating to the ineffective portion is recognised immediately in profit or loss, and is included in the “other income and other gains or losses” line item in profit or loss.

For the purpose of reclassifying the amount of gains and losses accumulated in the hedging reserve in order to determine whether the hedged future cash flows are expected to occur, the Group assumes the interest rate benchmark on which the hedged cash flows (contractually or non-contractually specified) are based is not altered as a result of interest rate benchmark reform.

Amounts previously recognised in other comprehensive income and accumulated in equity are reclassified to profit or loss in the periods when the hedged item affects profit or loss, in the same line as the recognised hedged item. Furthermore, if the Group expects that some or all of the loss accumulated in the hedging reserve will not be recovered in the future, that amount is immediately reclassified to profit or loss.

##### Discontinuation of hedge accounting

The Group discontinues hedge accounting prospectively only when the hedging relationship (or a part thereof) ceases to meet the qualifying criteria (after rebalancing, if applicable). This includes instances when the hedging instrument expires or is sold, terminated or exercised. Discontinuing hedge accounting can either affect a hedging relationship in its entirety or only a part of it (in which case hedge accounting continues for the remainder of the hedging relationship).

For cash flow hedge, any gain or loss recognised in other comprehensive income and accumulated in equity at that time remains in equity and is recognised when the forecast transactions is ultimately recognised in profit or loss. When a forecast transaction is no longer expected to occur, the gain or loss accumulated in equity is recognised immediately in profit or loss.



# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Revenue from contracts with customers

The Group recognises revenue when (or as) a performance obligation is satisfied, i.e. when “control” of the goods or services underlying the particular performance obligation is transferred to the customer.

A performance obligation represents a good and service (or a bundle of goods or services) that is distinct or a series of distinct goods or services that are substantially the same.

Control is transferred over time and revenue is recognised over time by reference to the progress towards complete satisfaction of the relevant performance obligation if one of the following criteria is met:

- the customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs;
- the Group's performance creates or enhances an asset that the customer controls as the Group performs; or
- the Group's performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

Otherwise, revenue is recognised at a point in time when the customer obtains control of the distinct good or service.

A contract liability represents the Group's obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer.

#### Contracts with multiple performance obligations (including allocation of transaction price)

For contracts that contain more than one performance obligation (hotel room revenue and other ancillary services), the Group allocates the transaction price to each performance obligation on a relative stand-alone selling price basis.

The stand-alone selling price of the distinct good or service underlying each performance obligation is determined at contract inception. It represents the price at which the Group would sell a promised good or service separately to a customer. If a stand-alone selling price is not directly observable, the Group estimates it using appropriate techniques such that the transaction price ultimately allocated to any performance obligation reflects the amount of consideration to which the Group expects to be entitled in exchange for transferring the promised goods or services to the customer.

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Revenue from contracts with customers (Continued)

##### Over time revenue recognition: measurement of progress towards complete satisfaction of a performance obligation

###### Output method

The progress towards complete satisfaction of a performance obligation is measured based on output method, which is to recognise revenue on the basis of direct measurements of the value of the goods or services transferred to the customer to date relative to the remaining goods or services promised under the contract, that best depict the Group's performance in transferring control of goods or services.

##### Existence of significant financing component

In determining the transaction price, the Group adjusts the promised amount of consideration for the effects of the time value of money if the timing of payments agreed (either explicitly or implicitly) provides the customer or the Group with a significant benefit of financing the transfer of goods or services to the customer. In those circumstances, the contract contains a significant financing component. A significant financing component may exist regardless of whether the promise of financing is explicitly stated in the contract or implied by the payment terms agreed to by the parties to the contract.

For contracts where the period between payment and transfer of the associated goods or services is less than one year, the Group applies the practical expedient of not adjusting the transaction price for any significant financing component.

For advance payments received from customers before the transfer of the associated goods or services in which the Group adjusts for the promised amount of consideration for a significant financing component, the Group applies a discount rate that would be reflected in a separate financing transaction between the Group and the customer at contract inception. The relevant interest expenses during the period between the advance payments were received and the transfer of the associated goods and services are accounted for on the same basis as other borrowing costs.

##### Incremental costs of obtaining a contract

Incremental costs of obtaining a contract are those costs that the Group incurs to obtain a contract with a customer that it would not have incurred if the contract had not been obtained.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Revenue from contracts with customers (Continued)

##### Incremental costs of obtaining a contract (Continued)

The Group recognises such costs (sales commissions) as an asset if it expects to recover these costs. The asset so recognised is subsequently amortised to profit or loss on a systematic basis that is consistent with the transfer to the customer of the goods or services to which the asset relates. The asset is included in trade and other receivables and is subject to impairment review.

The Group applies the practical expedient of expensing all incremental costs to obtain a contract if these costs would otherwise have been fully amortised to profit or loss within one year.

#### Taxation

Income tax expense represents the sum of the tax currently payable and deferred taxation.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before taxation because of income or expense that are taxable or deductible in other years, and items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred taxation is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

Deferred tax liabilities are recognised for taxable temporary differences associated with investments in subsidiaries and interests in associates and joint arrangements, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Taxation (Continued)

The carrying amount of deferred tax assets is reviewed at the end of the reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset is realised, based on tax rate (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

For the purposes of measuring deferred tax liabilities or deferred tax assets for investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered entirely through sale, unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied to the same taxable entity by the same taxation authority.

Current and deferred taxation are recognised in profit or loss, except when it relates to items that are recognised in other comprehensive income or directly in equity, in which case the current and deferred taxation are also recognised in other comprehensive income or directly in equity respectively.

#### Foreign currencies

In preparing the financial statements of each individual group entity, transactions in currencies other than the functional currency of that entity (foreign currencies) are recorded in the respective functional currency (i.e. the currency of the primary economic environment in which the entity operates) at the rates of exchanges prevailing on the dates of the transactions. At the end of the reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing on the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 3. Basis of preparation of consolidated financial statements and significant accounting policies (Continued)

### 3.2 Significant accounting policies (Continued)

#### Foreign currencies (Continued)

Exchange differences arising on the settlement of monetary items, and on the retranslation of monetary items, are recognised in profit or loss in the period in which they arise. Exchange differences arising on the retranslation of non-monetary items carried at fair value are included in profit or loss for the period except for exchange differences arising on the retranslation of non-monetary items in respect of which gains and losses are recognised directly in other comprehensive income, in which cases, the exchange differences are also recognised directly in other comprehensive income.

For the purposes of presenting the consolidated financial statements, the assets and liabilities of the Group's foreign operations are translated into the presentation currency of the Group (i.e. Hong Kong dollars) at the rate of exchange prevailing at the end of the reporting period, and their income and expenses are translated at the average exchange rates for the year, unless exchange rates fluctuate significantly during the period, in which case, the exchange rates prevailing at the dates of transactions are used. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity under the heading of exchange reserve (attributed to non-controlling interest as appropriate).

On the disposal of a foreign operation (i.e. a disposal of the Group's entire interest in a foreign operation, or a disposal involving loss of control over a subsidiary that includes a foreign operation, a disposal of interest in a joint arrangement or an associate that includes a foreign operation), all of the exchange differences accumulated in equity in respect of that operation attributable to the Company's shareholders are reclassified to profit or loss.

#### Retirement benefit costs

Payments to the retirement benefit schemes are charged as an expense when employees have rendered service entitling them to the contributions.

#### Provisions and contingent liabilities

Provisions are recognised when the group has a legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Where the time value of money is material, provisions are stated at the present value of the expenditure expected to settle the obligation.

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote.

Where some or all of the expenditure required to settle a provision is expected to be reimbursed by another party, a separate asset is recognised for any expected reimbursement that would be virtually certain. The amount recognised for the reimbursement is limited to the carrying amount of the provision.

## 4. Critical accounting judgment and key sources of estimation uncertainty

In the application of the Group's accounting policies, which are described in Note 3.2, the Directors are required to make judgments, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

### Key sources of estimation uncertainty

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

#### Fair value of investment properties

Investment properties are carried in the consolidated statement of financial position at fair value. Such fair value is based on valuations conducted by independent professional valuers using property valuation techniques which involve certain assumptions of market conditions including estimates of future rental income from properties using current market rentals and yields as inputs. Favourable or unfavourable changes to these assumptions would result in changes in the fair value of the Group's investment properties and corresponding adjustments to the amount of gain or loss reported in the consolidated statement of profit or loss. Details of the fair value measurement of investment properties are set out in Note 17.

#### Estimated net realisable value on properties under development and stocks of completed properties

In determining whether allowances should be made for the Group's properties under development and stocks of completed properties, the Group takes into consideration the current market environment and the estimated net realisable value (i.e. the historical/estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale, if any). An allowance is made if the estimated or actual net realisable value of the properties under development is less than expected as a result of change in market condition and/or significant variation in the budgeted development cost.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 5. Revenue

### (a) Disaggregation of revenue

	2022 HK\$	2021 HK\$
Sales of properties	11,129,690,462	20,223,985,584
Property management and other services	1,147,617,763	1,152,340,106
Hotel operations	451,993,272	262,690,719
Revenue from goods and services	12,729,301,497	21,639,016,409
Rental income from operating leases	2,738,482,414	2,818,981,333
Interest revenue from loans receivable	59,630,977	67,522,704
Dividend income		
Listed investments	26,574,229	18,992,224
Unlisted investments	185,453	833,050
	<u>15,554,174,570</u>	<u>24,545,345,720</u>

For the year ended 30th June, 2022, revenue from contracts with customers recognised over time mainly consists of property management and other service fee income and hotel room revenue of HK\$1,147,617,763 and HK\$253,358,796 (2021: HK\$1,152,340,106 and HK\$134,881,292) respectively. The revenue recognised at a point in time mainly consists of income from sales of properties and income from hotel food and beverage sales of HK\$11,129,690,462 and HK\$198,634,476 (2021: HK\$20,223,985,584 and HK\$127,809,427) respectively.

### (b) Performance obligations for contracts with customers

Revenue from sales of properties is recognised at a point in time when the customer obtains the control of the completed properties.

Revenue from property management and other service fee income and hotel room revenue is recognised over time by reference to the progress towards complete satisfaction of the relevant performance obligation, as the customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs.

Revenue from hotel food and beverage sales is recognised at a point in time when the food and beverage are served.



# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 5. Revenue (Continued)

### (c) Transaction price allocated to the remaining performance obligation for contracts with customers

The transaction price allocated to the remaining performance obligations (unsatisfied) as at year end date regarding contracts for sales of properties and the expected timing of recognising revenue are as follows:

	2022 HK\$	2021 HK\$
Within one year	2,253,016,960	5,600,910,333
Over one year	1,361,153,100	3,147,099,260
	<u>3,614,170,060</u>	<u>8,748,009,593</u>

The amounts disclosed above do not include unsatisfied performance obligation that are related to the Group's contracts with an original duration of one year or less.

Contracts for property management and service fee income have various contractual periods for which the Group bills fixed amount for each month of service provided. The Group elected to apply the practical expedient by recognising revenue in the amount to which the Group has right to invoice. As permitted under HKFRS 15, the transaction price allocated to these unsatisfied contracts is not disclosed.

All contracts in relation to revenue from hotel operations are for periods of one year or less. As permitted under HKFRS 15, the transaction price allocated to these unsatisfied contracts is not disclosed.

### (d) Leases

All the lease income are from operating leases. The Directors of the Company consider that the variable lease payments that do not depend on an index or a rate included in the operating lease income was insignificant to the Group and thus the relevant financial information was not disclosed.

## Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

### 6. Operating segments

The Group's operating segments are reported by six operating divisions – property sales, property rental, property management and other services, hotel operations, investments in securities and financing. This is the measure reported to the chief operating decision makers, being the Directors of the Company, for the purposes of resources allocation and performance assessment. No operating segment identified by chief operating decision makers has been aggregated in arriving at the reportable segments of the Group.

#### Segment results

For the year ended 30th June, 2022

	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	11,129,690,462	5,368,302,714	152,345,495	(21,874,468)	11,282,035,957	5,346,428,246
Property rental	2,738,482,414	2,392,090,226	832,125,937	730,571,466	3,570,608,351	3,122,661,692
	13,868,172,876	7,760,392,940	984,471,432	708,696,998	14,852,644,308	8,469,089,938
Property management and other services	1,147,617,763	197,498,123	116,962,797	23,294,474	1,264,580,560	220,792,597
Hotel operations	451,993,272	109,683,921	130,721,848	(16,704,368)	582,715,120	92,979,553
Investments in securities	26,759,682	26,759,682	3,900	3,900	26,763,582	26,763,582
Financing	59,630,977	59,630,977	8,512,751	8,512,751	68,143,728	68,143,728
	<u>15,554,174,570</u>	<u>8,153,965,643</u>	<u>1,240,672,728</u>	<u>723,803,755</u>	<u>16,794,847,298</u>	<u>8,877,769,398</u>

#### Segment assets

As at 30th June, 2022

	The Company and its subsidiaries HK\$	Associates and joint ventures HK\$	Total HK\$
Property sales	20,760,153,237	5,034,847,284	25,795,000,521
Property rental	62,269,721,047	15,699,820,438	77,969,541,485
	83,029,874,284	20,734,667,722	103,764,542,006
Property management and other services	462,783,574	39,299,472	502,083,046
Hotel operations	2,993,370,930	459,644,547	3,453,015,477
Investments in securities	1,051,935,005	2,464,744,140	3,516,679,145
Financing	22,784,722,187	35,884,316	22,820,606,503
Segment assets	<u>110,322,685,980</u>	<u>23,734,240,197</u>	134,056,926,177
Restricted bank deposits, time deposits, bank balances and cash			44,784,474,113
Deferred taxation and taxation recoverable			142,475,501
Total assets			<u>178,983,875,791</u>

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 6. Operating segments (Continued)

### Other information

For the year ended 30th June, 2022

	Property sales HK\$	Property rental HK\$	Property management and other services HK\$	Hotel operations HK\$	Investments in securities HK\$	Financing HK\$	Consolidated HK\$
Amounts included in the measure of segment assets:							
Capital additions							
– Property, plant and equipment	402,334	2,834,304	8,525,923	40,719,659	2,758	-	52,484,978
– Investment properties	-	137,840,509	-	-	-	-	137,840,509
– Hotel properties	-	-	-	-	-	-	-
– Right-of-use assets	1,984,504	-	29,344,066	-	-	-	31,328,570
Amounts regularly reviewed by the chief operating decision makers but not included in the measure of segment profit or loss:							
Change in fair value of investment properties	-	(683,168,848)	-	-	-	-	(683,168,848)
Depreciation							
– Property, plant and equipment	(988,040)	(2,643,192)	(16,161,542)	(49,512,652)	(9,814)	-	(69,315,240)
– Hotel properties	-	-	-	(33,950,733)	-	-	(33,950,733)
– Right-of-use assets	(737,592)	(9,171)	(54,506,774)	(22,448,122)	(50,041)	-	(77,751,700)

### Segment results

For the year ended 30th June, 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	20,223,985,584	10,686,796,837	179,360,022	26,291,188	20,403,345,606	10,713,088,025
Property rental	2,818,981,333	2,459,600,702	867,793,361	775,558,989	3,686,774,694	3,235,159,691
	23,042,966,917	13,146,397,539	1,047,153,383	801,850,177	24,090,120,300	13,948,247,716
Property management and other services	1,152,340,106	237,810,442	113,115,096	19,237,451	1,265,455,202	257,047,893
Hotel operations	262,690,719	(22,077,985)	88,134,677	(47,031,739)	350,825,396	(69,109,724)
Investments in securities	19,825,274	19,825,274	3,900	3,900	19,829,174	19,829,174
Financing	67,522,704	67,522,704	9,386,961	9,386,961	76,909,665	76,909,665
	24,545,345,720	13,449,477,974	1,257,794,017	783,446,750	25,803,139,737	14,232,924,724

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 6. Operating segments (Continued)

### Segment assets

As at 30th June, 2021

	The Company and its subsidiaries HK\$	Associates and joint ventures HK\$	Total HK\$
Property sales	24,767,420,285	4,643,469,024	29,410,889,309
Property rental	62,810,388,707	15,857,765,099	78,668,153,806
Property management and other services	87,577,808,992	20,501,234,123	108,079,043,115
Hotel operations	559,393,117	33,177,484	592,570,601
Investments in securities	3,109,415,988	500,539,630	3,609,955,618
Financing	945,575,875	2,332,184,815	3,277,760,690
	21,838,966,172	31,666,136	21,870,632,308
Segment assets	<u>114,031,160,144</u>	<u>23,398,802,188</u>	137,429,962,332
Restricted bank deposits, time deposits, bank balances and cash			44,134,041,170
Taxation recoverable			151,193,776
Total assets			<u>181,715,197,278</u>

### Other information

For the year ended 30th June, 2021

	Property sales HK\$	Property rental HK\$	Property management and other services HK\$	Hotel operations HK\$	Investments in securities HK\$	Financing HK\$	Consolidated HK\$
Amounts included in the measure of segment assets:							
Capital additions							
– Property, plant and equipment	714,210	2,469,433	14,987,033	19,817,181	–	–	37,987,857
– Investment properties	–	81,925,104	–	–	–	–	81,925,104
– Hotel properties	–	–	–	–	–	–	–
– Right-of-use assets	170,279	–	83,415,984	–	–	–	83,586,263
Write-down of properties under development	(480,759,171)	–	–	–	–	–	(480,759,171)
Amounts regularly reviewed by the chief operating decision makers but not included in the measure of segment profit or loss:							
Change in fair value of investment properties	–	(554,229,045)	–	–	–	–	(554,229,045)
Depreciation							
– Property, plant and equipment	(1,401,512)	(2,493,629)	(14,848,927)	(58,193,233)	(19,016)	–	(76,956,317)
– Hotel properties	–	–	–	(32,622,099)	–	–	(32,622,099)
– Right-of-use assets	(81,592)	(131,998)	(53,715,888)	(22,349,713)	(289,295)	–	(76,568,486)

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 6. Operating segments (Continued)

### Measurement

The accounting policies of the reportable and operating segments are the same as the Group's accounting policies described in Note 3.2.

Segment results represent the profit before taxation earned by each segment without allocation of certain other income and other gains or losses, certain administrative expenses and other operating expenses, change 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 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, gain on disposal of investment properties, finance costs net of finance income and income tax expense.

### Reconciliation of profit before taxation

	2022 HK\$	2021 HK\$
Segment profit	8,877,769,398	14,232,924,724
Change in fair value of investment properties	(683,168,848)	(554,229,045)
Other income and other gains or losses	114,882,992	123,946,436
Change in fair value of financial assets at FVTPL	30,453,479	1,523,991
Gain on disposal of investment properties	4,002,696	17,268,485
Administrative expenses and other operating expenses	(939,560,341)	(948,684,395)
Finance income, net	305,833,126	524,842,969
Results shared from associates and joint ventures		
– Other income and other gains or losses	403,763,758	173,473,346
– Change in fair value of investment properties	(109,652,544)	(4,787,598)
– Gain on disposal of investment properties	–	1,350,000
– Administrative expenses and other operating expenses	(288,321,660)	(228,404,501)
– Finance costs, net	(85,018,961)	(111,414,329)
– Income tax expense	(317,166,279)	(222,408,755)
	<u>(396,395,686)</u>	<u>(392,191,837)</u>
Profit before taxation	<u>7,313,816,816</u>	<u>13,005,401,328</u>

During the year ended 30th June, 2022, inter-segment sales of HK\$142,161,786 (2021: HK\$90,553,086) 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 on a cost plus margin basis as agreed between the parties involved.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 6. Operating segments (Continued)

### Revenue from major products and services

An analysis of the Group's revenue for the year from its major products and services is set out in Note 5.

### Geographical information

The Group operates in four principal geographical areas – Hong Kong, Mainland China, Singapore and Australia.

The Group's revenue from external customers and share of revenue from associates and joint ventures by location of operations and information about its non-current assets by location of assets, excluding financial instruments and deferred taxation, are detailed below:

	The Company's and its subsidiaries' external revenue		Share of revenue from associates and joint ventures		The Group's non-current assets	
	2022 HK\$	2021 HK\$	2022 HK\$	2021 HK\$	2022 HK\$	2021 HK\$
Hong Kong	14,522,747,717	23,145,797,831	993,290,880	948,220,136	78,555,725,339	75,912,991,099
Mainland China	512,987,082	1,075,049,605	173,833,086	268,034,744	6,160,078,777	9,116,755,942
Singapore and Australia	518,439,771	324,498,284	73,548,762	41,539,137	3,768,056,133	3,948,095,264
	<u>15,554,174,570</u>	<u>24,545,345,720</u>	<u>1,240,672,728</u>	<u>1,257,794,017</u>	<u>88,483,860,249</u>	<u>88,977,842,305</u>

### Information about major customers

There was no customer who individually accounted for over 10% of the total revenue generated from the six operating divisions for both years.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 7. Finance income

	2022 HK\$	2021 HK\$
Interest income on bank deposits	300,074,545	464,285,662
Interest income on advances to associates and joint ventures and imputed interest income on non-current interest-free advances to associates and joint ventures	<u>37,185,147</u>	<u>107,899,481</u>
	<u><b>337,259,692</b></u>	<u><b>572,185,143</b></u>

## 8. Finance costs

	2022 HK\$	2021 HK\$
Interest and other finance costs on:		
bank loans	30,982,397	49,373,314
other loans	5,064,491	4,919,054
lease liabilities	943,071	1,488,130
Imputed interest expense on non-current interest-free advances from associates	<u>8,314,279</u>	<u>19,195,369</u>
	<b>45,304,238</b>	74,975,867
Fair value adjustment on an interest rate swap reclassified from hedging reserve to profit or loss	<u>3,893,556</u>	<u>6,787,308</u>
	<b>49,197,794</b>	81,763,175
Less: Amounts capitalised to properties under development	<u>(18,021,940)</u>	<u>(35,090,795)</u>
	<u><b>31,175,854</b></u>	<u><b>46,672,380</b></u>



## Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

### 9. Share of results of associates

	2022 HK\$	2021 HK\$
Share of results of associates comprises:		
Share of profits of associates	709,883,007	852,769,850
Share of taxation of associates	<u>(319,374,499)</u>	<u>(227,757,106)</u>
	<u>390,508,508</u>	<u>625,012,744</u>

The Group's share of results of associates included the Group's share of decrease in fair value of investment properties of the associates of HK\$105,858,831 (2021: HK\$75,266,913) recognised in the statement of profit or loss of the associates.

### 10. Share of results of joint ventures

	2022 HK\$	2021 HK\$
Share of results of joint ventures comprises:		
Share of losses of joint ventures	(65,308,659)	(239,106,182)
Share of taxation of joint ventures	<u>2,208,220</u>	<u>5,348,351</u>
	<u>(63,100,439)</u>	<u>(233,757,831)</u>

The Group's 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\$3,793,713 (2021: share of increase in fair value of investment properties of the joint ventures of HK\$70,479,315) recognised in the statement of profit or loss of the joint ventures.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 11. Profit before taxation

	2022 HK\$	2021 HK\$
Profit before taxation has been arrived at after charging/(crediting):		
Staff costs including Directors' remuneration ( <i>Note 12</i> ):		
Staff salaries and other benefits	1,519,014,314	1,515,131,480
Retirement benefit scheme contributions	53,887,936	52,261,837
	<u>1,572,902,250</u>	<u>1,567,393,317</u>
Total staff costs		
Auditor's remuneration		
– audit services	4,085,182	5,004,800
– non-audit services	535,000	695,000
Cost of hotel inventories consumed (included in direct expenses)	51,824,302	34,563,648
Cost of properties sold	5,277,594,743	8,832,809,383
Depreciation of property, plant and equipment, hotel properties and right-of-use assets (included in administrative and other operating expenses)	181,017,673	186,146,902
Gain on disposal of property, plant and equipment	(74,080)	(475,480)
Property, plant and equipment written off	–	23,263
Impairment loss on trade receivables, net of reversal	9,249,318	42,710,328
COVID-19 related government grants	(21,686,961)	(238,079,037)
	<u>(21,686,961)</u>	<u>(238,079,037)</u>

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 12. Directors' and Chairman's emoluments

The emoluments paid or payable to each of the ten (2021: eleven) Directors of the Company, which include the Chairman, were disclosed pursuant to section 383(1)-(4) of the Hong Kong Companies Ordinance and Hong Kong Companies (Disclosure of Information about Benefits of Directors) Regulation. Emoluments of the Directors of the Company in respect of their qualifying services including:

### 2022

	Mr. Robert Ng Chee Siong <sup>^</sup> HK\$ (Note ii)	Mr. Daryl Ng Win Kong <sup>^</sup> HK\$	Mr. Ringo Chan Wing Kwong <sup>^</sup> HK\$	Mr. Gordon Lee Ching Keung <sup>^</sup> HK\$	Mr. Thomas Tang Wing Yung <sup>^</sup> HK\$	The Honourable Mr. Ronald Joseph Arculli <sup>†</sup> HK\$ (Notes iv and v)	Dr. Allan Zeman <sup>*</sup> HK\$ (Note vi)	Mr. Adrian David Li Man-kiu <sup>*</sup> HK\$	Mr. Steven Ong Kay Eng <sup>*</sup> HK\$ (Note vi)	Mr. Wong Cho Bau <sup>*</sup> HK\$ (Note vi)	Total HK\$
Fees	-	48,000	33,000	18,000	28,000	200,000	380,000	380,000	350,000	200,000	1,637,000
Salaries and other benefits	-	965,940	5,247,406	7,195,090	5,844,000	-	-	-	-	-	19,252,436
Retirement benefit scheme contributions	-	18,000	42,000	24,000	18,000	-	-	-	-	-	102,000
Discretionary bonus (Note i)	-	80,495	857,460	2,061,675	1,137,500	-	-	-	-	-	4,137,130
<b>Total emoluments</b>	<b>-</b>	<b>1,112,435</b>	<b>6,179,866</b>	<b>9,298,765</b>	<b>7,027,500</b>	<b>200,000</b>	<b>380,000</b>	<b>380,000</b>	<b>350,000</b>	<b>200,000</b>	<b>25,128,566</b>

### 2021

	Mr. Robert Ng Chee Siong <sup>^</sup> HK\$ (Note ii)	Mr. Daryl Ng Win Kong <sup>^</sup> HK\$ (Note iii)	Mr. Ringo Chan Wing Kwong <sup>^</sup> HK\$	Mr. Gordon Lee Ching Keung <sup>^</sup> HK\$	Mr. Sunny Yeung Kwong <sup>^</sup> HK\$ (Note vii)	Mr. Thomas Tang Wing Yung <sup>^</sup> HK\$	The Honourable Mr. Ronald Joseph Arculli <sup>†</sup> HK\$ (Note iv)	Dr. Allan Zeman <sup>*</sup> HK\$	Mr. Adrian David Li Man-kiu <sup>*</sup> HK\$	Mr. Steven Ong Kay Eng <sup>*</sup> HK\$	Mr. Wong Cho Bau <sup>*</sup> HK\$	Total HK\$
Fees	-	50,000	35,000	20,000	8,760	30,000	200,000	380,000	380,000	350,000	200,000	1,653,760
Salaries and other benefits	-	-	5,209,134	6,948,115	3,089,081	5,649,053	-	-	-	-	-	20,895,383
Retirement benefit scheme contributions	-	1,500	42,000	24,000	10,000	18,000	-	-	-	-	-	95,500
Discretionary bonus (Note i)	-	80,495	428,730	2,662,456	1,280,669	437,596	-	-	-	-	-	4,889,946
<b>Total emoluments</b>	<b>-</b>	<b>131,995</b>	<b>5,714,864</b>	<b>9,654,571</b>	<b>4,388,510</b>	<b>6,134,649</b>	<b>200,000</b>	<b>380,000</b>	<b>380,000</b>	<b>350,000</b>	<b>200,000</b>	<b>27,534,589</b>

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 12. Directors' and Chairman's emoluments (Continued)

Note i: Discretionary bonus is determined primarily based on the performance of each Director and the profitability of the Group.

Note ii: Mr. Robert Ng Chee Siong is also the Chairman of the Company and his emoluments disclosed above include those for services rendered by him as the Chairman. Mr. Ng is also a substantial shareholder of the Company through his trustee interest in shares of the Company in the capacity as one of the co-executors of the estate of the late Mr. Ng Teng Fong. Mr. Ng has waived his emoluments of HK\$1,277,760 for the year ended 30th June, 2022 (2021: HK\$1,286,760).

Note iii: Mr. Daryl Ng Win Kong has waived his emoluments of HK\$965,940 for the year ended 30th June, 2021.

Note iv: A consultancy fee of HK\$1,666,664 (2021: HK\$1,666,664) was paid to Ronald Arculli and Associates, of which The Honourable Ronald Joseph Arculli is the sole proprietor.

Note v: The Honourable Ronald Joseph Arculli retired by rotation and was re-appointed as a Non-Executive Director of the Company on 27th October, 2021.

Note vi: Dr. Allan Zeman, Mr. Steven Ong Kay Eng and Mr. Wong Cho Bau retired by rotation and were re-appointed as Independent Non-Executive Directors of the Company on 27th October, 2021.

Note vii: Mr. Sunny Yeung Kwong retired as an Executive Director of the Company on 28th October, 2020.

Note viii: The Executive Directors' emoluments shown above were for their services in connection with the management of the affairs of the Company and the Group. The Non-Executive Director's and Independent Non-Executive Directors' emoluments shown above were for their services as Directors of the Company.

(<sup>^</sup> Executive Directors)

(<sup>#</sup> Non-Executive Director)

(\* Independent Non-Executive Directors)

## 13. Employees' emoluments

Of the five individuals with the highest emoluments in the Group, two (2021: three) are Directors of the Company whose emoluments are included in Note 12 above. The emoluments of the remaining three (2021: two) individuals disclosed pursuant to the Listing Rules are as follows:

	2022 HK\$	2021 HK\$
Salaries and other emoluments (including basic salaries, housing allowances and other allowances)	17,003,020	9,665,021
Retirement benefit scheme contributions	66,500	48,000
Discretionary bonus	3,996,000	912,755
	<b>21,065,520</b>	<b>10,625,776</b>

Discretionary bonus is determined primarily based on the performance of each employee and the profitability of the Group.

## Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

### 13. Employees' emoluments (Continued)

The emoluments of the remaining three (2021: two) individuals were within the following bands:

HK\$	Number of individuals	
	2022	2021
5,000,001 – 5,500,000	–	2
5,500,001 – 6,000,000	–	–
6,000,001 – 6,500,000	1	–
6,500,001 – 7,000,000	1	–
8,000,001 – 8,500,000	1	–
	<b>1</b>	<b>–</b>

For the years ended 30th June, 2022 and 2021, no emoluments were paid by the Group to these five highest paid individuals and the Directors, as an inducement to join or upon joining the Group or as compensation for loss of office. Save as mentioned in Note 12, no other Director waived or agreed to waive any emoluments for both years.

### 14. Income tax expense

	2022 HK\$	2021 HK\$
Tax charge comprises:		
Taxation attributable to the Company and its subsidiaries		
Hong Kong Profits Tax		
Provision for the year	1,092,660,894	2,036,444,417
Over-provision in previous years	(2,893,973)	(3,118,216)
	<b>1,089,766,921</b>	<b>2,033,326,201</b>
Taxation in other jurisdictions		
Provision for the year	98,767,408	123,267,548
(Over)/under-provision in previous years	(334,172)	53,561,543
Land Appreciation Tax in Mainland China	91,556,866	217,247,237
	<b>189,990,102</b>	<b>394,076,328</b>
	<b>1,279,757,023</b>	<b>2,427,402,529</b>
Deferred taxation (Note 34)	69,350,472	103,367,002
	<b>1,349,107,495</b>	<b>2,530,769,531</b>

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 14. Income tax expense (Continued)

Under the two-tiered profits tax rates regime, the first HK\$2 million of profits of the qualifying group entity will be taxed at 8.25%, and profits above HK\$2 million will be taxed at 16.5%. The profits of group entities not qualifying for the two-tiered profits tax rates regime will continue to be taxed at a flat rate of 16.5%. The Group considered the amount involved upon implementation of the two-tiered profits tax rates regime as insignificant to the consolidated financial statements. Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profit for both years.

Taxation for subsidiaries in Singapore and Mainland China are charged at appropriate current rates ruling in the relevant countries. The tax rates used are 17% in Singapore and 25% in Mainland China (2021: 17% in Singapore and 25% in Mainland China).

The provision for 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.

The tax charge for the year can be reconciled to the profit before taxation per the consolidated statement of profit or loss as follows:

	2022 HK\$	2021 HK\$
Profit before taxation	<u>7,313,816,816</u>	<u>13,005,401,328</u>
Tax charge at Hong Kong Profits Tax rate	<b>1,206,779,775</b>	2,145,891,219
Tax effect of share of results of associates and joint ventures	<b>(54,022,331)</b>	(64,557,061)
Tax effect of expenses not deductible for tax purpose	<b>128,939,788</b>	315,734,452
Tax effect of income not taxable for tax purpose	<b>(67,549,355)</b>	(148,643,033)
(Over)/under-provision in previous years	<b>(3,228,145)</b>	50,443,327
Tax effect of tax losses not recognised	<b>14,014,816</b>	28,105,339
Utilisation of tax losses previously not recognised	<b>(11,871,624)</b>	(75,718,246)
Tax effect of deductible temporary differences not recognised	<b>20,443,056</b>	40,477,148
Utilisation of deductible temporary differences previously not recognised	<b>(30,989,841)</b>	(84,372,901)
Effect of different tax rates of subsidiaries operating in other jurisdictions	<b>55,034,490</b>	106,162,050
Land Appreciation Tax in Mainland China	<b>91,556,866</b>	217,247,237
Tax charge for the year	<u><b>1,349,107,495</b></u>	<u>2,530,769,531</u>

## Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

### 15. Dividends

	2022 HK\$	2021 HK\$
Dividends recognised as distribution during the year:		
Final dividend for the year ended 30th June, 2021: HK41 cents (2021: HK41 cents for the year ended 30th June, 2020) per share	3,032,389,290	2,888,515,165
Special dividend for the year ended 30th June, 2021: HK28 cents (2021: nil for the year ended 30th June, 2020) per share	2,070,900,003	–
Interim dividend for the year ended 30th June, 2022: HK15 cents (2021: HK14 cents for the year ended 30th June, 2021) per share	<u>1,142,268,702</u>	<u>1,025,742,971</u>
	<u><b>6,245,557,995</b></u>	<u><b>3,914,258,136</b></u>

During the current year, scrip dividends were offered in respect of the 2021 final and special dividends, and 2022 interim dividend. These scrip alternatives were accepted by certain shareholders, as follows:

	2022 Interim dividend HK\$	2021 Special dividend HK\$	2021 Final dividend HK\$
Cash dividends	135,235,517	1,229,562,283	1,688,890,064
Scrip dividends	<u>1,007,033,185</u>	<u>841,337,720</u>	<u>1,343,499,226</u>
	<u><b>1,142,268,702</b></u>	<u><b>2,070,900,003</b></u>	<u><b>3,032,389,290</b></u>

A final dividend of HK42 cents (2021: HK41 cents) per share for the year ended 30th June, 2022, totalling HK\$3,241,625,735 based on 7,718,156,511 shares (2021: HK\$3,032,389,290 based on 7,396,071,440 shares) and with no special dividend (2021: HK28 cents per share totalling HK\$2,070,900,003 based on 7,396,071,440 shares), has been proposed by the Directors and is subject to approval by the shareholders at the forthcoming Annual General Meeting. It is expected that the final dividend will be dispatched to shareholders on or about 5th December, 2022.

On 6th December, 2021, the Company issued and allotted a total of 134,700,143 (2021: 281,576,569) ordinary shares and 84,353,090 (2021: nil) ordinary shares at an issue price of HK\$9.974 (2021: HK\$9.312) and HK\$9.974 (2021: nil) per ordinary share, to the shareholders in lieu of cash for the 2021 final and special dividends (2021: 2020 final dividend) respectively.

On 11th April, 2022, the Company issued and allotted a total 103,031,838 (2021: 69,335,933) ordinary shares at an issue price of HK\$9.774 (2021: HK\$11.304) per ordinary share, to the shareholders in lieu of cash for the 2022 interim dividend (2021: 2021 interim dividend).

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 16. 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:

	2022 HK\$	2021 HK\$
Earnings for the purpose of basic earnings per share	<u>5,735,396,549</u>	<u>9,646,036,990</u>
	<b>Number of shares</b>	Number of shares
Weighted average number of ordinary shares for the purpose of basic earnings per share	<u>7,543,166,230</u>	<u>7,217,753,350</u>

No diluted earnings per share has been presented for the years ended 30th June, 2022 and 2021 as there were no potential ordinary shares outstanding during the current and prior years.



## Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

### 16. Earnings per share (Continued)

#### (b) Underlying earnings per share

For the purpose of assessing the underlying performance of the Group, underlying earnings per share calculated based on the underlying profit attributable to the Company's shareholders of HK\$6,530,663,998 (2021: HK\$10,315,827,756) 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 year, 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:

	2022 HK\$	2021 HK\$
Earnings for the purpose of basic earnings per share	<u>5,735,396,549</u>	<u>9,646,036,990</u>
Change in fair value of investment properties	<b>683,168,848</b>	554,229,045
Effect of corresponding deferred tax	<b>(2,752,118)</b>	26,728,784
Share of results of associates		
– Change in fair value of investment properties	<b>105,858,831</b>	75,266,913
– Effect of corresponding deferred tax	<b>(1,320,000)</b>	61,687,140
Share of results of joint ventures		
– Change in fair value of investment properties	<b>3,793,713</b>	(70,479,315)
– Effect of corresponding deferred tax	<b>(11,549,117)</b>	–
	<u>777,200,157</u>	<u>647,432,567</u>
Amount attributable to non-controlling interests	<b>(6,309,353)</b>	<u>(4,617,933)</u>
Unrealised change in fair value of investment properties attributable to the Company's shareholders	<b>770,890,804</b>	642,814,634
Realised fair value gain on investment properties disposed of during the year, net of taxation	<b>12,990,290</b>	10,597,672
Realised fair value gain on interest in an associate upon sales of its properties during the year	<b>11,386,355</b>	16,378,460
	<u>795,267,449</u>	<u>669,790,766</u>
Underlying profit attributable to the Company's shareholders	<u><b>6,530,663,998</b></u>	<u>10,315,827,756</u>
Underlying earnings per share	<u><b>0.86</b></u>	<u>1.42</u>

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 17. Investment properties

The Group leases out various offices, industrial, residential and retail properties under operating leases with rentals payable monthly. Certain leases of retail properties contain variable lease payments that are based on percentage of sales and minimum annual lease payment that are fixed over the lease term.

	Investment properties in Hong Kong HK\$	Investment properties under redevelopment in Hong Kong HK\$	Investment properties in Mainland China HK\$	Investment properties in Singapore HK\$	Total HK\$
<b>Fair value</b>					
At 1st July, 2020	59,318,134,879	93,000,000	2,040,747,150	1,206,574,250	62,658,456,279
Exchange realignment	-	-	203,049,264	41,934,750	244,984,014
Additions	80,652,669	1,186,092	86,343	-	81,925,104
Transfer from properties under development	-	-	42,231,235	-	42,231,235
Disposals	(12,942,074)	-	(1,042,125)	-	(13,984,199)
Adjustments to construction costs	(826,073)	-	(574,713)	-	(1,400,786)
Change in fair value	(575,848,494)	(1,186,092)	51,095,541	(28,290,000)	(554,229,045)
At 30th June, 2021 and 1st July, 2021	58,809,170,907	93,000,000	2,335,592,695	1,220,219,000	62,457,982,602
Exchange realignment	-	-	(66,192,874)	(28,694,650)	(94,887,524)
Additions	137,071,597	768,912	-	-	137,840,509
Transfer from properties under development	-	-	26,708,414	-	26,708,414
Disposals	(52,819,845)	-	(1,172,287)	-	(53,992,132)
Adjustments to construction costs	(224,898)	-	(30,392)	-	(255,290)
Change in fair value	(662,147,754)	2,231,088	5,752,793	(29,004,975)	(683,168,848)
<b>At 30th June, 2022</b>	<b>58,231,050,007</b>	<b>96,000,000</b>	<b>2,300,658,349</b>	<b>1,162,519,375</b>	<b>61,790,227,731</b>

### Fair value measurement of investment properties

#### Fair value hierarchy

The fair value of the Group's investment properties is measured at the end of the reporting period on a recurring basis, categorised into the three-level fair value hierarchy as defined in HKFRS 13, *Fair Value Measurement*.

All of the Group's investment properties measured at fair value are categorised as Level 3 valuation.

During the years ended 30th June, 2022 and 2021, there were no transfers among Levels 1, 2 and 3.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 17. Investment properties (Continued)

### Fair value measurement of investment properties (Continued)

#### Valuation process and methodologies

The fair values of the Group's investment properties at 30th June, 2022 and 2021 have been arrived at on the basis of valuations carried out as at those dates by Knight Frank Petty Limited and Knight Frank Pte Ltd., firms of independent qualified professional valuers not connected with the Group. The valuations were arrived at by reference to market evidence of recent transaction prices for similar properties and/or on the basis of discounted cash flow projections based on estimates of future rental income from properties using current market rentals and yields as inputs. In estimating the fair value of the properties, the highest and the best use of the properties is their current use.

For investment properties under redevelopment, the valuations had been arrived at by adopting direct comparison approach with reference to comparable transactions in the locality and assuming that the investment properties will be completed in accordance with the development proposals and the relevant approvals for the proposals have been obtained. The valuations had also taken into account the relevant future cost of development, including construction costs, finance costs, professional fees and developer's profit as of completion, which duly reflect the risks associated with the development of the properties.

All of the Group's leasehold property interests held to earn rentals or for capital appreciation purposes are measured using fair value model and are classified and accounted for as investment properties.

#### Level 3 valuation methodologies

Below is a table which presents the significant unobservable input:

Investment properties	Range of capitalisation rates (%)
In Hong Kong	
– Office/Industrial	3% – 6% (2021: 3% – 6%)
– Residential	2% – 4% (2021: 2% – 4%)
– Retail	3% – 6% (2021: 3% – 6%)
Outside Hong Kong	
– Office	4% – 7% (2021: 4% – 7%)

The fair value measurement of investment properties is negatively correlated to the capitalisation rate, which is applied to the prevailing market rent. A slight increase/decrease in the capitalisation rate would result in a significant decrease/increase in fair value, and vice versa.

Estimated costs to completion, developer's profit and risk margins required are estimated by valuers based on market conditions for investment properties under redevelopment. The estimates are largely consistent with the budgets developed internally by the Group based on management's experience and knowledge of market conditions. A slight increase/decrease in costs and decrease/increase in risk margins would result in a significant decrease/increase in fair value, and vice versa.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 18. Hotel properties

	Hotel property in Hong Kong <i>HK\$</i>	Hotel properties in Singapore <i>HK\$</i>	Total <i>HK\$</i>
<b>Cost</b>			
At 1st July, 2020	220,424,515	1,871,673,685	2,092,098,200
Exchange realignment	–	65,808,588	65,808,588
	<hr/>	<hr/>	<hr/>
At 30th June, 2021 and 1st July, 2021	220,424,515	1,937,482,273	2,157,906,788
Exchange realignment	–	(46,116,505)	(46,116,505)
	<hr/>	<hr/>	<hr/>
<b>At 30th June, 2022</b>	<b>220,424,515</b>	<b>1,891,365,768</b>	<b>2,111,790,283</b>
<b>Depreciation</b>			
At 1st July, 2020	26,300,319	341,736,790	368,037,109
Exchange realignment	–	12,473,526	12,473,526
Provided for the year	6,114,148	26,507,951	32,622,099
	<hr/>	<hr/>	<hr/>
At 30th June, 2021 and 1st July, 2021	32,414,467	380,718,267	413,132,734
Exchange realignment	–	(9,397,241)	(9,397,241)
Provided for the year	6,114,147	27,836,586	33,950,733
	<hr/>	<hr/>	<hr/>
<b>At 30th June, 2022</b>	<b>38,528,614</b>	<b>399,157,612</b>	<b>437,686,226</b>
<b>Carrying values</b>			
<b>At 30th June, 2022</b>	<b>181,895,901</b>	<b>1,492,208,156</b>	<b>1,674,104,057</b>
	<hr/>	<hr/>	<hr/>
At 30th June, 2021	188,010,048	1,556,764,006	1,744,774,054
	<hr/>	<hr/>	<hr/>

The hotel properties are depreciated on a straight-line basis over the relevant terms of the leases of 36 to 96 years.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 19. Property, plant and equipment

	Computer systems <i>HK\$</i>	Furniture, fixtures, equipment and hotel operating equipment <i>HK\$</i>	Leasehold improvements <i>HK\$</i>	Motor vehicles <i>HK\$</i>	Plant and machinery <i>HK\$</i>	Total <i>HK\$</i>
<b>Cost</b>						
At 1st July, 2020	157,901,169	620,868,377	50,997,747	39,247,375	15,348,825	884,363,493
Exchange realignment	2,203,146	19,132,272	91,794	568,151	231,501	22,226,864
Additions	11,780,355	16,217,783	4,127,014	3,905,327	1,957,378	37,987,857
Write off	(109,487)	(139,520)	(22,821)	–	(47,750)	(319,578)
Disposals	(2,340,988)	(2,616,305)	(33,741)	(2,781,799)	(1,238,390)	(9,011,223)
At 30th June, 2021 and 1st July, 2021	169,434,195	653,462,607	55,159,993	40,939,054	16,251,564	935,247,413
Exchange realignment	(1,491,239)	(13,845,202)	(30,245)	(329,179)	(70,236)	(15,766,101)
Additions	8,981,428	38,998,070	1,829,950	982,469	1,693,061	52,484,978
Write off	(12,850)	(15,679)	–	–	–	(28,529)
Disposals	(2,934,861)	(1,323,968)	–	(1,382,921)	(899,261)	(6,541,011)
<b>At 30th June, 2022</b>	<b>173,976,673</b>	<b>677,275,828</b>	<b>56,959,698</b>	<b>40,209,423</b>	<b>16,975,128</b>	<b>965,396,750</b>
<b>Depreciation</b>						
At 1st July, 2020	121,324,147	494,773,442	45,481,450	30,259,122	11,535,692	703,373,853
Exchange realignment	1,875,424	15,829,778	57,885	423,137	87,370	18,273,594
Provided for the year	14,756,835	54,511,100	2,132,884	3,721,000	1,834,498	76,956,317
Write off	(109,487)	(139,520)	–	–	(47,308)	(296,315)
Eliminated on disposals	(2,273,775)	(2,561,541)	(33,741)	(2,781,799)	(1,225,550)	(8,876,406)
At 30th June, 2021 and 1st July, 2021	135,573,144	562,413,259	47,638,478	31,621,460	12,184,702	789,431,043
Exchange realignment	(1,334,269)	(12,082,928)	(25,317)	(245,672)	(43,088)	(13,731,274)
Provided for the year	14,760,526	46,726,099	2,398,463	3,455,493	1,974,659	69,315,240
Write off	(12,850)	(15,679)	–	–	–	(28,529)
Eliminated on disposals	(2,926,747)	(1,236,613)	–	(1,382,921)	(899,261)	(6,445,542)
<b>At 30th June, 2022</b>	<b>146,059,804</b>	<b>595,804,138</b>	<b>50,011,624</b>	<b>33,448,360</b>	<b>13,217,012</b>	<b>838,540,938</b>
<b>Carrying values</b>						
<b>At 30th June, 2022</b>	<b>27,916,869</b>	<b>81,471,690</b>	<b>6,948,074</b>	<b>6,761,063</b>	<b>3,758,116</b>	<b>126,855,812</b>
At 30th June, 2021	33,861,051	91,049,348	7,521,515	9,317,594	4,066,862	145,816,370

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 19. Property, plant and equipment (Continued)

The above items of property, plant and equipment are depreciated on a straight-line basis at the following rates per annum:

Computer systems	20% – 33 $\frac{1}{3}$ %
Furniture, fixtures, equipment and hotel operating equipment	10% – 33 $\frac{1}{3}$ %
Leasehold improvements	20%
Motor vehicles	20% – 25%
Plant and machinery	10% – 33 $\frac{1}{3}$ %

Included in furniture, fixtures, equipment and hotel operating equipment, the carrying value of HK\$67,516,978 (2021: HK\$75,571,264) as at 30th June, 2022 represents furniture, fixtures and equipment relating to the hotel operations of the Group.

## 20. Right-of-use assets

	Leasehold land <i>HK\$</i>	Leased properties <i>HK\$</i>	Total <i>HK\$</i>
<b>Cost</b>			
At 1st July, 2020	1,394,754,466	91,497,552	1,486,252,018
Additions	–	83,586,263	83,586,263
Write off	–	(175,319)	(175,319)
Exchange realignment	45,773,580	61,781	45,835,361
	<u>1,440,528,046</u>	<u>174,970,277</u>	<u>1,615,498,323</u>
At 30th June, 2021 and 1st July, 2021	1,440,528,046	174,970,277	1,615,498,323
Additions	–	31,328,570	31,328,570
Write off	–	(4,900,700)	(4,900,700)
Exchange realignment	(32,076,626)	(123,663)	(32,200,289)
	<u>(32,076,626)</u>	<u>(123,663)</u>	<u>(32,200,289)</u>
<b>At 30th June, 2022</b>	<b><u>1,408,451,420</u></b>	<b><u>201,274,484</u></b>	<b><u>1,609,725,904</u></b>

## Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

### 20. Right-of-use assets (Continued)

	Leasehold land <i>HK\$</i>	Leased properties <i>HK\$</i>	Total <i>HK\$</i>
<b>Depreciation</b>			
At 1st July, 2020	247,608,059	52,342,792	299,950,851
Additions	22,349,713	54,218,773	76,568,486
Write off	–	(175,319)	(175,319)
Exchange realignment	8,655,346	31,868	8,687,214
	<u>278,613,118</u>	<u>106,418,114</u>	<u>385,031,232</u>
At 30th June, 2021 and 1st July, 2021	278,613,118	106,418,114	385,031,232
Additions	22,448,122	55,303,578	77,751,700
Write off	–	(4,900,700)	(4,900,700)
Exchange realignment	(6,544,162)	(44,618)	(6,588,780)
	<u>294,517,078</u>	<u>156,776,374</u>	<u>451,293,452</u>
<b>At 30th June, 2022</b>	<b><u>294,517,078</u></b>	<b><u>156,776,374</u></b>	<b><u>451,293,452</u></b>
<b>Carrying values</b>			
<b>At 30th June, 2022</b>	<b><u>1,113,934,342</u></b>	<b><u>44,498,110</u></b>	<b><u>1,158,432,452</u></b>
At 30th June, 2021	<u>1,161,914,928</u>	<u>68,552,163</u>	<u>1,230,467,091</u>
		<b>2022</b>	<b>2021</b>
		<b><i>HK\$</i></b>	<b><i>HK\$</i></b>
Expense relating to short-term leases		<u>17,372,456</u>	<u>30,040,201</u>
Total cash outflow for leases		<u>73,685,506</u>	<u>85,733,816</u>

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 20. Right-of-use assets (Continued)

For both years, the Group leases various properties for its operations. Lease contracts are entered into for fixed term of 1 to 5 years. Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. In determining the lease term and assessing the length of the non-cancellable period, the Group applies the definition of a contract and determines the period for which the contract is enforceable.

In addition, the Group owns hotel properties for its operations. The relevant subsidiaries of the Group are the registered owners of these property interests, including the underlying leasehold lands. Lump sum payments were made to acquire these property interests. The leasehold land components of these owned properties are presented separately as right-of use assets as the payments made for the leasehold land components can be identified reliably.

## 21. Interests in associates/advances to associates/amounts due from/to associates

	2022 HK\$	2021 HK\$
Interests in associates	<u>17,869,483,624</u>	<u>20,293,818,968</u>
Advances to associates	5,267,870,933	5,749,353,592
Less: Allowance	<u>(1,399,469,435)</u>	<u>(1,337,376,671)</u>
	<u>3,868,401,498</u>	<u>4,411,976,921</u>

The advances to associates of the Group are unsecured and have no fixed repayment terms. At 30th June, 2022, out of the Group's advances to associates net of allowance, HK\$1,167,944,397 (2021: HK\$1,689,615,795) bears interest and the remaining balance is interest-free. In the opinion of the Directors, the Group will not demand for repayment within the next twelve months from the end of the reporting period and the advances are therefore shown as non-current.

The amounts due from associates of the Group classified under current assets are unsecured, interest-free and are expected to be repaid within one year.

The amounts due to associates of the Group classified under current liabilities are unsecured, interest-free and repayable on demand.

Details of impairment assessment of advances to associates and amounts due from associates for the years ended 30th June, 2022 and 2021 are set out in Note 42.

Particulars of the principal associates at 30th June, 2022 and 2021 are set out in Note 48.



## Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

### 21. Interests in associates/advances to associates/amounts due from/to associates (Continued)

#### Summarised financial information of material associates

At 30th June, 2022, no associate is considered to be individually material to the Group. Summarised financial information of the Group's material associate as 30th June, 2021 was set out below. The summarised financial information below represented amounts shown in the associate's financial statements prepared in accordance with HKFRSs.

#### Hua Qing Holdings Pte Ltd ("Hua Qing") and its subsidiary ("Hua Qing Group")

Hua Qing Group mainly engaged in property investment in Mainland China. During the year ended 30th June, 2022, the Group's shareholding interest in Hua Qing has increased from approximately 23.53% to approximately 63.86%. After the acquisition, Hua Qing Group is recognised as a joint venture using equity method of accounting. Details are set out in Note 22.

	2021 HK\$
Current assets	557,465,028
Non-current assets	16,095,457,964
Current liabilities	278,302,101
Non-current liabilities	4,074,058,566
Revenue	741,245,148
Profit and total comprehensive income for the year	1,849,333,944
Dividend received from the associate during the year	<u>84,314,599</u>

Reconciliation of the above summarised financial information to the carrying amount of the interest in Hua Qing Group recognised in the consolidated financial statements:

	2021 HK\$
Net assets of Hua Qing Group	12,300,562,325
Proportion of the Group's ownership interest in Hua Qing Group	<u>23.53%</u>
Carrying amount of the Group's interest in Hua Qing Group	<u>2,894,211,610</u>

#### Aggregate information of associates that are not individually material

	2022 HK\$	2021 HK\$
The Group's share of profit and total comprehensive income for the year	<u>390,508,508</u>	<u>189,881,111</u>
Aggregate carrying amount of the Group's interests in these associates	<u>17,869,483,624</u>	<u>17,399,607,358</u>

## Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

### 22. Interests in joint ventures/advances to joint ventures/amounts due from joint ventures

	2022 HK\$	2021 HK\$
Interests in joint ventures	<u>5,864,756,573</u>	<u>3,104,983,220</u>
Advances to joint ventures	<u>12,138,146,702</u>	11,036,705,670
Less: Allowance	<u>(788,032,924)</u>	<u>(659,813,657)</u>
	<u>11,350,113,778</u>	<u>10,376,892,013</u>

The advances to joint ventures of the Group are unsecured and have no fixed repayment terms. At 30th June, 2022, out of the Group's advances to joint ventures, HK\$8,841,625,752 (2021: HK\$7,768,482,647) bear interest and the remaining balance is interest-free. In the opinion of the Directors, the Group will not demand for repayment within the next twelve months from the end of the reporting period and the advances are therefore shown as non-current.

The amounts due from joint ventures of the Group classified under current assets are unsecured and are expected to be repaid within one year from the end of the reporting period. At 30th June, 2022, out of the Group's amounts due from joint ventures, HK\$80,099,160 (2021: HK\$136,405,151) bear interest and the remaining balance is interest-free.

Details of impairment assessment of advances to joint ventures and amounts due from joint ventures for the years ended 30th June, 2022 and 2021 are set out in Note 42.

Particulars of the principal joint ventures at 30th June, 2022 and 2021 are set out in Note 49.

### Summarised financial information of material joint ventures

Summarised financial information of the Group's material joint ventures is set out below. The summarised financial information below represents amounts shown in the joint ventures' financial statements prepared in accordance with HKFRSs.

#### Rich Century Investment Limited

Rich Century Investment Limited is incorporated by the Group and another property developer and operates in Hong Kong. The joint venture is mainly engaged in property investment in Hong Kong.

	2022 HK\$	2021 HK\$
Current assets	49,630,106	44,562,238
Non-current assets	5,150,359,433	5,150,266,741
Current liabilities	1,040,515,247	1,034,251,534
Non-current liabilities	77,295,173	73,880,676
Revenue	262,548,465	274,260,843
Profit and total comprehensive income for the year	150,482,350	120,196,718
Dividend received from the joint venture during the year	<u>77,500,000</u>	<u>83,500,000</u>

## Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

### 22. Interests in joint ventures/advances to joint ventures/amounts due from joint ventures (Continued)

#### Summarised financial information of material joint ventures (Continued)

##### Rich Century Investment Limited (Continued)

Reconciliation of the above summarised financial information to the carrying amount of the interest in Rich Century Investment Limited recognised in the consolidated financial statements:

	2022 HK\$	2021 HK\$
Net assets of Rich Century Investment Limited	4,082,179,119	4,086,696,769
Proportion of the Group's ownership interest in Rich Century Investment Limited	50%	50%
	<u>2,041,089,560</u>	<u>2,043,348,385</u>
Consolidation adjustment at Group level	29,000	29,000
	<u>2,041,118,560</u>	<u>2,043,377,385</u>

##### Grand Site Development Limited

Grand Site Development Limited is incorporated by the Group and another property developer and operates in Hong Kong. The joint venture is mainly engaged in property investment in Hong Kong.

	2022 HK\$	2021 HK\$
Current assets	124,230,146	120,232,141
Non-current assets	1,570,800,000	1,571,400,000
Current liabilities	266,374,102	281,079,227
Non-current liabilities	10,664,465	10,664,465
Revenue	30,219,971	29,162,324
Profit/(loss) and total comprehensive income for the year	<u>18,103,130</u>	<u>(28,229,210)</u>

## Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

### 22. Interests in joint ventures/advances to joint ventures/amounts due from joint ventures (Continued)

#### Summarised financial information of material joint ventures (Continued)

##### Grand Site Development Limited (Continued)

Reconciliation of the above summarised financial information to the carrying amount of the interest in Grand Site Development Limited recognised in the consolidated financial statements:

	2022 HK\$	2021 HK\$
Net assets of Grand Site Development Limited	1,417,991,579	1,399,888,449
Proportion of the Group's ownership interest in Grand Site Development Limited	50%	50%
Carrying amount of the Group's interest in Grand Site Development Limited	708,995,790	699,944,225

##### Hua Qing Group

During the year ended 30th June, 2022, Hua Qing entered into an agreement with a third party purchaser to which Hua Qing agreed to dispose of 60% interest in Shanghai Hua Qing Real Estate Management Co., Ltd ("Shanghai HQREM") to the purchaser.

The Group has separately agreed to purchase approximately 40.33% of the total issued shares of Hua Qing from its other shareholders upon the aforesaid disposal to maintain the Group's effective interest in Shanghai HQREM (through Hua Qing) at approximately 22.35%. The consideration for such purchase was fully satisfied by the Group forgoing its pro rata entitlements to the dividends declared by Hua Qing to its shareholders, in respect of the net proceeds derived from the disposal of 60% interest in Shanghai HQREM to the third party purchaser.

After the acquisition, the Group's shareholding interest in Hua Qing has increased from approximately 23.53% to approximately 63.86%. Thereupon, Hua Qing Group is recorded in the consolidated financial statements of the Group as a joint venture using equity method of accounting.

	2022 HK\$
Current assets	446,769,737
Non-current assets	4,192,136,064
Current liabilities	178,686,622
Non-current liabilities	163,631,418
Revenue	–
Loss and total comprehensive income for the year	(50,836,666)

## Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

### 22. Interests in joint ventures/advances to joint ventures/amounts due from joint ventures (Continued)

#### Summarised financial information of material joint ventures (Continued)

##### Hua Qing Group (Continued)

Reconciliation of the above summarised financial information to the carrying amount of the interest in Hua Qing Group recognised in the consolidated financial statements:

	2022 HK\$
Net assets of Hua Qing Group	4,296,587,761
Proportion of the Group's ownership interest in Hua Qing Group	63.86%
	<hr/>
Carrying amount of the Group's interest in Hua Qing Group	<u>2,743,998,587</u>

#### Aggregate information of joint ventures that are not individually material

	2022 HK\$	2021 HK\$
The Group's share of loss and total comprehensive income for the year	<u>(114,926,546)</u>	<u>(279,741,585)</u>
Aggregate carrying amount of the Group's interests in these joint ventures	<u>370,643,636</u>	<u>361,661,610</u>

## Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

### 23. Equity and debt instruments

Equity and debt instruments comprise:

	2022 HK\$	2021 HK\$
Listed investments at FVTOCI:		
Equity securities listed in		
Hong Kong	592,729,727	552,320,862
Singapore	144,637,655	158,342,524
Perpetual bonds listed in		
Hong Kong	36,488,550	39,655,138
Singapore	–	7,921,319
	<u>773,855,932</u>	<u>758,239,843</u>
Unlisted investments at FVTOCI	2,961,578	96,702,563
	<u>776,817,510</u>	<u>854,942,406</u>
Debt instruments at FVTOCI listed in Singapore	33,458,728	37,733,871
	<u>810,276,238</u>	<u>892,676,277</u>
Listed investments at FVTPL:		
Equity securities listed in Hong Kong	7,936,140	9,905,193
Equity securities listed elsewhere	7,265	10,406
	<u>7,943,405</u>	<u>9,915,599</u>
Unlisted investments at FVTPL	186,891,926	–
	<u>194,835,331</u>	<u>9,915,599</u>
Total	1,005,111,569	902,591,876
Less: current portion	(7,943,405)	(9,915,599)
Non-current portion	<u>997,168,164</u>	<u>892,676,277</u>

These equity investments at FVTOCI are not held for trading, instead, they are held for long-term strategic purposes. The Directors have elected to designate these investments in equity instruments as at FVTOCI, as they believe that recognising short-term fluctuations in these investments' fair value in profit or loss would not be consistent with the Group's strategy of holding these investments for long-term purposes and realising their performance potential in the long run.

## Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

### 23. Equity and debt instruments (Continued)

At 30th June, 2022, debt instruments at FVTOCI carried interest at fixed interest rates ranging from 3.5% to 6.2% (2021: 3.5% to 6.2%) per annum and had maturity dates ranging from August 2024 to January 2030 (2021: maturity dates ranging from August 2024 to January 2030).

Unlisted investments include unlisted equity securities issued by private entities and private funds incorporated in Hong Kong, Mainland China or the Cayman Islands.

At 30th June, 2022 and 2021, all equity and debt instruments are stated at fair value. Details of the fair value measurements for equity and debt instruments and impairment assessment for debt instruments are set out in Note 42.

### 24. Derivative financial instrument

	2022 HK\$	2021 HK\$
Derivative financial liability (under hedge accounting):		
Cash flow hedge		
Interest rate swap (Note)	—	16,763,368

*Note: In April 2020, a wholly-owned subsidiary of the Company entered into an interest rate swap contract with a bank with aggregate notional amount of HK\$1,000,000,000. Such interest rate swap contract had the economic effect of converting borrowing from a floating rate based on HIBOR to a fixed rate. The interest rate swap was entered into for mitigating the interest rate exposure on a specific borrowing and was designated as a hedging instrument and subject to cash flow hedge accounting. The interest rate swap was early terminated by the issuer during the year ended 30th June, 2022.*

### 25. Amounts due from/to non-controlling interests

The amounts due from/to non-controlling interests of the Group are unsecured, interest-free and recoverable/repayable on demand.

Details of impairment assessment of amounts due from non-controlling interests for the years ended 30th June, 2022 and 2021 are set out in Note 42.

## Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

### 26. Long-term loans receivable

	2022 HK\$	2021 HK\$
Gross carrying amount of long-term variable-rate loans receivable	2,935,182,104	2,334,967,356
Less: Current portion shown under current assets	<u>(80,586,293)</u>	<u>(87,829,222)</u>
	<u><b>2,854,595,811</b></u>	<u><b>2,247,138,134</b></u>

The Group offers loans to buyers of properties sold by the Group and the repayment terms of the loans are specified in the respective loan agreements.

The Group maintains a defined credit policy to assess the credit quality of each counterparty. The collection is closely monitored to minimise any credit risk associated with these debtors.

Variable-rate loans receivable, net of allowance for credit loss, if any, have the following maturity in accordance with the contractual maturity dates in the loan agreements:

	2022 HK\$	2021 HK\$
Within one year	80,586,293	87,829,222
In more than one year but not more than five years	591,752,036	404,021,453
In more than five years	<u>2,262,843,775</u>	<u>1,843,116,681</u>
	<u><b>2,935,182,104</b></u>	<u><b>2,334,967,356</b></u>

The Group's long-term loans receivable are denominated in HK\$ and carry interest rates (which are the contractual interest rates) at prime rate or prime rate plus/minus a margin per annum and are secured by mortgages over the properties acquired by the purchasers. The maturity dates of the balances are ranging from within 1 to 26 years (2021: ranging from within 1 to 28 years).

Details of impairment assessment of long-term loans receivable for the years ended 30th June, 2022 and 2021 are set out in Note 42.



## Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

### 27. Trade and other receivables

Trade receivables mainly comprise rental receivables and property management and other services. Rental receivables are billed and payable in advance by tenants.

	2022 HK\$	2021 HK\$
Trade receivables	393,312,874	332,457,345
Less: Allowance for credit losses	<u>(74,384,641)</u>	<u>(74,669,838)</u>
	318,928,233	257,787,507
Other receivables and prepayments	<u>1,045,165,241</u>	<u>1,412,571,921</u>
	<u>1,364,093,474</u>	<u>1,670,359,428</u>

The Group maintains a defined credit policy to assess the credit quality of each counterparty. The collection is closely monitored to minimise any credit risk associated with these trade debtors.

As at 30th June, 2022, 30th June, 2021 and 1st July, 2020, trade receivables (net of allowance for credit losses) from contracts with customer amounted to HK\$195,244,461, HK\$166,185,208 and HK\$142,223,347 respectively.

The following is an ageing analysis of trade receivables (net of allowance for credit losses) at the end of the reporting period. The amounts not yet due mainly represented receivables from property management and other services. The amounts overdue mainly represent rental receivables billed on a monthly basis and payable by the tenants in advance of the rental periods, and receivables from property management and other services in advance of the service period.

	2022 HK\$	2021 HK\$
Current	41,764,025	34,888,058
Overdue:		
1 – 30 days	91,515,237	100,156,985
31 – 60 days	46,484,350	35,207,065
61 – 90 days	35,514,705	14,536,337
Over 90 days	<u>103,649,916</u>	<u>72,999,062</u>
	<u>318,928,233</u>	<u>257,787,507</u>

For those current receivables at 30th June, 2022 and 2021, although no collateral was held, the Group had assessed the creditworthiness, past payment history and taken into account information specific to the customer as well as pertaining to the economic environment in which the debtor operates. Trade receivables overdue more than 90 days (net of allowance for credit losses) amounting to HK\$103,649,916 (2021: HK\$72,999,062) are sufficiently covered by rental deposits received from the respective tenants and no significant expected credit losses are considered.

## 27. Trade and other receivables (Continued)

Other receivables and prepayments mainly comprise receivables in relation to utility and other deposits paid of approximately HK\$195,000,000 (2021: HK\$173,000,000), prepayments for operating expenses of approximately HK\$60,000,000 (2021: HK\$71,000,000), other payments in advance of approximately HK\$146,000,000 (2021: HK\$90,000,000) which mainly related to property development projects, interest receivables of approximately HK\$139,000,000 (2021: HK\$205,000,000) and prepayment for sales commissions of approximately HK\$43,000,000 (2021: HK\$121,000,000), which is recognised as contract assets.

Details of impairment assessment of trade and other receivables for the years ended 30th June, 2022 and 2021 are set out in Note 42.

## 28. Time deposits and restricted bank deposits/Bank balances and cash

At 30th June, 2022, time deposits of approximately HK\$3,015,161,000 (2021: HK\$3,235,989,000) were charged for finance undertakings issued by banks for certain subsidiaries of the Company. The balance includes cash held by stakeholders of approximately HK\$2,619,978,000 (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.

The restricted bank deposits of HK\$25,746,326 (2021: nil) represented deposits placed with banks, which were used as a guarantee for a construction contract.

The restricted bank deposits, time deposits and bank balances carry floating interest rates ranging from 0.001% to 3.7% (2021: 0.001% to 2.5%) per annum.

Details of impairment assessment of restricted bank deposits, time deposits and bank balances for the years ended 30th June, 2022 and 2021 are set out in Note 42.

## Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

### 29. Trade and other payables

At 30th June, 2022, included in trade and other payables of the Group are trade payables of HK\$154,359,104 (2021: HK\$138,134,573).

The following is an ageing analysis of trade payables presented based on the invoice date at the reporting date:

	2022 HK\$	2021 HK\$
1 – 30 days	123,505,091	103,167,945
31 – 60 days	6,823,758	11,780,495
61 – 90 days	2,106,255	6,192,913
Over 90 days	21,924,000	16,993,220
	<b>154,359,104</b>	<b>138,134,573</b>

Other payables mainly comprise accrual of construction cost of approximately HK\$1,714,000,000 (2021: HK\$1,818,000,000), rental and utilities deposits received of approximately HK\$744,000,000 (2021: HK\$773,000,000), receipt in advance of approximately HK\$1,681,000,000 (2021: HK\$1,603,000,000) which mainly related to property development projects, and rental receipt in advance of approximately HK\$157,000,000 (2021: HK\$156,000,000).

All the Group's trade and other payables are expected to be settled within one year or are repayable on demand except for an amount of approximately HK\$682,000,000 (2021: HK\$531,000,000), which is mainly for rental deposits received and accrual of construction cost are expected to be settled after more than one year from the end of the reporting period.

### 30. Lease liabilities

	2022 HK\$	2021 HK\$
Lease liabilities payable:		
Within one year	31,180,353	49,241,295
More than one year but not more than two years	13,382,240	19,591,493
More than two years but not more than five years	168,505	144,973
	<b>44,731,098</b>	<b>68,977,761</b>
Less: Amounts due for settlement within 12 months shown under current liabilities	<b>(31,180,353)</b>	<b>(49,241,295)</b>
Amounts due for settlement after 12 months shown under non-current liabilities	<b>13,550,745</b>	<b>19,736,466</b>

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 31. Contract liabilities

As at 30th June, 2022, the Group has recognised contract liabilities of HK\$2,586,016,080 (30th June, 2021: HK\$5,852,248,183 and 1st July, 2020: HK\$23,454,168,068) related to property sales. The decrease in balance at 30th June, 2022 is mainly attributable to property sales deposits recognised as revenue exceeding property sales deposits received during the year.

The contract liabilities of the Group are all expected to be settled within the Group's normal operating cycle and thus are classified as current liabilities. The amount of contract liabilities expected to be settled after more than one year is HK\$564,691,636 (2021: HK\$284,602,313). No significant financing component is included in contract liabilities for both years.

The Group receives certain percentage of the contract price as deposits from customers when they sign the sale and purchase agreements. The rest of sale consideration is typically paid when legal assignment is completed. In many cases, the Group receives further deposits from customers prior to the completion of legal assignment. In some sales arrangements, customers agree to pay the rest of sale consideration early while construction is still ongoing. All such deposits received are recognised as contract liabilities throughout the property construction period until the customer obtains control of the completed property.

The following shows how much of the revenue recognised in the current year relates to brought-forward contract liabilities.

	2022 HK\$	2021 HK\$
Revenue recognised that was included in contract liabilities at the beginning of the reporting period	<b>5,553,898,458</b>	<b>18,825,738,752</b>

## 32. Bank borrowings

	2022 HK\$	2021 HK\$
Long-term bank borrowings		
Within one year	2,253,528,000	2,844,948,215
More than one year but not exceeding two years	–	1,408,528,000
More than two years but not exceeding five years	<b>996,632,901</b>	997,395,660
	<b>3,250,160,901</b>	5,250,871,875
Less: Current portion shown under current liabilities	<b>(2,253,528,000)</b>	(2,844,948,215)
Total bank borrowings – due after one year	<b>996,632,901</b>	<b>2,405,923,660</b>

All of the Group's bank borrowings carry interest rates (which are also the effective interest rates) at HIBOR plus a margin per annum.

The bank borrowings of the Group are guaranteed by the Company (Note 37), and a bank borrowing amounted to approximately HK\$576,532,000 (2021: HK\$576,532,000) is also secured by the share of a subsidiary of the Company.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 33. Share capital

	2022		2021	
	Number of ordinary shares	Share capital HK\$	Number of ordinary shares	Share capital HK\$
Ordinary shares, issued and fully paid:				
At 1st July	7,396,071,440	53,211,962,913	7,045,158,938	49,806,148,516
Issue of shares in lieu of cash dividends	322,085,071	3,191,870,131	350,912,502	3,405,814,397
At 30th June – ordinary shares with no par value	7,718,156,511	56,403,833,044	7,396,071,440	53,211,962,913

On 6th December, 2021, the Company issued and allotted a total of 134,700,143 (2021: 281,576,569) ordinary shares and 84,353,090 (2021: nil) ordinary shares at an issue price of HK\$9.974 (2021: HK\$9.312) and HK\$9.974 (2021: nil) per ordinary share, to the shareholders in lieu of cash for the 2021 final and special dividends (2021: 2020 final dividend) respectively.

On 11th April, 2022, the Company issued and allotted a total of 103,031,838 (2021: 69,335,933) ordinary shares at an issue price of HK\$9.774 (2021: HK\$11.304) per ordinary share, to the shareholders in lieu of cash for the 2022 interim dividend (2021: 2021 interim dividend).

The shares rank pari passu in all respects with the existing shares.

## 34. Deferred taxation

The major deferred tax liabilities and assets recognised and movements thereon during the current and prior reporting periods are as follows:

	Accelerated tax depreciation HK\$	Revaluation of investment properties HK\$	Undistributed profits of subsidiaries, associates and joint ventures HK\$	Tax losses HK\$	Others HK\$	Total HK\$
At 1st July, 2020	934,015,791	1,268,490,256	333,418,238	(45,867,943)	(1,883,815)	2,488,172,527
Exchange realignment	–	62,464,161	1,582,778	–	2,989,397	67,036,336
Settlement on withholding tax	–	–	(11,380,189)	–	–	(11,380,189)
Charged/(credited) to profit or loss for the year	54,854,899	29,921,482	41,238,774	(20,158,053)	(2,490,100)	103,367,002
At 30th June, 2021 and 1st July, 2021	988,870,690	1,360,875,899	364,859,601	(66,025,996)	(1,384,518)	2,647,195,676
Exchange realignment	–	(24,555,743)	(440,786)	–	(2,061,142)	(27,057,671)
Charged/(credited) to profit or loss for the year	45,445,060	(3,700,955)	28,081,695	8,739,431	(9,214,759)	69,350,472
<b>At 30th June, 2022</b>	<b>1,034,315,750</b>	<b>1,332,619,201</b>	<b>392,500,510</b>	<b>(57,286,565)</b>	<b>(12,660,419)</b>	<b>2,689,488,477</b>

### 34. Deferred taxation (Continued)

The net balance comprised deferred tax liabilities of HK\$2,693,939,581 (2021: HK\$2,647,195,676) and deferred tax assets of HK\$4,451,104 (2021: nil).

At 30th June, 2022, the Group had unused tax losses of HK\$787,382,261 (2021: HK\$827,359,467) available for offset against future profits. A deferred tax asset has been recognised in respect of HK\$347,191,303 (2021: HK\$400,157,552) of such losses. No deferred tax asset has been recognised in respect of the remaining HK\$440,190,958 (2021: HK\$427,201,915) due to the uncertainty of future profit streams. These losses may be carried forward indefinitely.

At 30th June, 2022, the Group had deductible temporary differences of HK\$375,648,842 (2021: HK\$439,568,745). No deferred tax asset has been recognised in relation to such deductible temporary differences as it is not probable that taxable profit will be available against which the deductible temporary differences can be utilised.

### 35. Advances from associates

The advances from associates of the Group are unsecured, interest-free and have no fixed repayment terms. The associates have agreed not to demand repayment within the next twelve months from the end of the reporting period and the advances are therefore shown as non-current. The effective interest rate for imputed interest expense for these interest-free loans is determined based on the cost-of-funds of the Group.

### 36. Advances from non-controlling interests

The advances from non-controlling interests of the Group amounting to HK\$71,923,803 (2021: HK\$74,102,290) are unsecured, bear interest at 6.25% (2021: 6.25%) per annum and have no fixed repayment terms. The remaining balance of HK\$70,481,873 (2021: HK\$71,257,913) is unsecured, interest-free and has no fixed repayment terms. The non-controlling shareholders have agreed not to demand repayment within the next twelve months from the end of the reporting period and the advances are therefore shown as non-current.

## Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

### 37. Financial guarantee contracts

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

	2022 HK\$	2021 HK\$
Guarantees given to banks in respect of:		
Banking facilities of associates and joint ventures attributable to the Group		
– Utilised	8,202,027,181	8,024,333,175
– Unutilised	3,881,171,599	4,906,921,117
	<u>12,083,198,780</u>	<u>12,931,254,292</u>
Mortgage loans granted to property purchasers	–	513,423,879

At 30th June, 2022 and 2021, the Group issued corporate financial guarantees to banks in respect of banking facilities granted to associates 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. The amounts of loss allowances determined in accordance with HKFRS 9 at the end of the reporting periods 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, the fair values of these financial guarantee contracts of the Group are insignificant at initial recognition and the Directors 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. The amounts of loss allowances determined in accordance with HKFRS 9 at the end of the reporting periods are insignificant.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 38. Operating lease arrangements

### The Group as lessor

Property rental income earned during the year, net of outgoings of HK\$346,392,188 (2021: HK\$359,380,631), was HK\$2,392,090,226 (2021: HK\$2,459,600,702). Most of the properties have committed tenants with fixed rental for an average term of two (2021: two) years.

Lease payments receivable on leases are as follows:

	2022 HK\$	2021 HK\$
Within one year	2,072,929,318	2,028,351,358
In the second year	1,152,287,356	1,183,514,350
In the third year	679,278,993	641,261,148
In the fourth year	387,339,171	365,403,865
In the fifth year	136,138,087	244,407,353
After five years	43,028,790	79,791,589
	<b>4,471,001,715</b>	<b>4,542,729,663</b>

## 39. Retirement benefit scheme

The Group operates a Mandatory Provident Fund Scheme ("MPF Scheme") for all qualifying employees in Hong Kong. The MPF Scheme is registered with the Mandatory Provident Fund Schemes Authority under the Hong Kong Mandatory Provident Fund Schemes Ordinance. The assets of the MPF Scheme are held separately from those of the Group in funds under the control of an independent trustee. Under the rules of the MPF Scheme, the employer and its employees are each required to make contributions to the scheme at rates specified in the rules. The only obligation of the Group with respect to MPF Scheme is to make the required contributions under the scheme. No forfeited contribution is available to reduce the contribution payable in the future years.

The Group is also required to make contributions to state pension scheme, the Central Provident Fund, based on certain percentages of the monthly salaries of the employees of the Company's subsidiaries operating in Singapore. The Group has no other obligations under this state pension scheme other than the contribution payments.

The eligible employees of the Company's subsidiaries in Mainland China are members of pension schemes operated by the Chinese local government. The subsidiaries are required to contribute a certain percentage of the relevant cost of the basic payroll of these employees to the pension schemes to fund the benefits. The Group has no other obligations under this state pension scheme other than the contribution payments.



## Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

### 40. Properties under development/Stocks of completed properties

At the end of the reporting period, properties under development amounting to approximately HK\$6,285,242,000 (2021: HK\$15,719,385,000) were not expected to be realised within twelve months from the end of the reporting period.

The carrying amount of leasehold land included in properties under development and stocks of completed properties of approximately HK\$15,529,478,000 (2021: HK\$18,270,585,000) is measured under HKFRS 16 at cost less accumulated depreciation and any impairment losses. The residual values are determined as the estimated disposal value of the leasehold land component. No depreciation charge is made on the leasehold land taking into account the estimated residual values as at 30th June, 2022 and 2021.

As at 30th June, 2022, write-down of properties under development of HK\$480,759,171 (2021: HK\$480,759,171) was made based on the estimated net realisable value.

### 41. Capital risk management

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to shareholders through the optimisation of the debt and equity balances.

The capital structure of the Group consists of debts, which include bank borrowings, advances from associates/non-controlling interests, amounts due to associates/non-controlling interests and equity attributable to the Company's shareholders, comprising issued share capital, retained profits and other reserves as disclosed in the consolidated statement of changes in equity.

The management of the Group reviews the capital structure periodically. As a part of this review, the management of the Group considers the cost of capital and the risks associated with each class of capital. The Group will balance its overall capital structure through the payment of dividends, new shares issues and share buy-backs as well as the issue of new debt or the redemption of existing debt.

During 2022, the Group's strategy was to maintain net cash position. In order to maintain the net cash position, the Group may adjust the amount of dividends paid to shareholders, issue new shares, return capital to shareholders, raise new debt financing or sell assets to reduce debt.

There were no changes on the Group's approach to capital risk management during the year.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 42. Financial instruments

### Categories of financial instruments

	2022 HK\$	2021 HK\$
<b>Financial assets</b>		
Equity and debt instruments	1,005,411,569	902,591,876
Financial assets at amortised costs	<u>68,551,241,932</u>	<u>67,747,751,164</u>
<b>Financial liabilities</b>		
Financial liabilities at amortised costs	9,636,903,735	11,574,562,177
Derivative financial instrument	<u>-</u>	<u>16,763,368</u>

### Financial risk management objectives and policies

The Group's major financial instruments include trade and other receivables, advances to associates/joint ventures, equity and debt instruments, loans receivable, amounts due from/to associates/joint ventures/non-controlling interests, restricted bank deposits, time deposits, bank balances and cash, trade and other payables, bank borrowings, advances from associates/non-controlling interests and derivative financial instrument.

Details of these financial instruments are disclosed in respective notes. The risks associated with these financial instruments and lease liabilities and the policies on how to mitigate these risks are set out below. The management manages and monitors these exposures to ensure appropriate measures are implemented in a timely and effective manner.

#### Market risk

The Group's activities expose the Group primarily to the financial risks of changes in foreign currency exchange rates, interest rates and other equity price. There has been no change to the Group's exposure to market risks or the manner in which it manages and measures the risks. Details of each type of market risks are described as follows:

#### Currency risk

The Group undertakes certain transactions denominated in foreign currencies, hence exposures to exchange rate fluctuations arise. The Group currently does not use any derivative contracts to hedge against its exposure to currency risk. The Group manages its foreign currency risk by closely monitoring the movement of the foreign currency rates.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 42. Financial instruments (Continued)

### Financial risk management objectives and policies (Continued)

#### Market risk (Continued)

#### Currency risk (Continued)

The carrying amounts of the Group's foreign currency denominated monetary assets (excluding debt instruments at FVTOCI) and monetary liabilities at the end of the respective reporting periods are as follows:

	2022 HK\$	2021 HK\$
<b>Assets</b>		
Renminbi ("RMB")	637,788,011	317,775,591
United States Dollars ("USD")	2,059,638,166	2,008,049,514
Australian Dollars ("AUD")	575,373,844	620,334,441
New Zealand Dollars ("NZD")	24,231,993	26,751,631
Singapore Dollars ("SGD")	387,811,476	154,745,961
	<hr/>	<hr/>
<b>Liabilities</b>		
RMB	177,695,297	256,706,082
	<hr/>	<hr/>

#### Foreign currency sensitivity analysis

The Group's foreign currency risk is mainly concentrated on the fluctuation of RMB, USD, AUD, NZD and SGD (the "Foreign Currencies") against HK\$, functional currency of the relevant group entities. The exposure of USD against HK\$ is considered insignificant as HK\$ is pegged to USD, therefore is excluded from the sensitivity analysis below.

The sensitivity analysis below has been determined based on the exposure to 5% increase and decrease in the Foreign Currencies against HK\$. 5% is the sensitivity rate used when reporting foreign currency risk internally to key management personnel and represents management's assessment of the reasonably possible change in foreign currency rates. The sensitivity analysis includes only outstanding foreign currency denominated monetary items and adjusts their translation at the end of the reporting period for a 5% change in foreign currency rates. A positive number indicates an increase in profit for the year where the Foreign Currencies strengthens against HK\$. For a weakening of the Foreign Currencies against HK\$, there would be an equal and opposite impact on the profit.

	2022 HK\$	2021 HK\$
RMB	19,208,871	2,549,652
AUD	24,021,858	25,898,963
NZD	1,011,686	1,116,881
SGD	16,191,129	6,460,644
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## 42. Financial instruments (Continued)

### Financial risk management objectives and policies (Continued)

#### Market risk (Continued)

##### Foreign currency sensitivity analysis (Continued)

Certain equity and debt instruments at FVTOCI are denominated in SGD which is a foreign currency in relation to the relevant group entities. For equity instruments at FVTOCI amounted to HK\$121,113,617 (2021: HK\$134,906,563) as at 30th June, 2022, an increase/decrease in 5% of SGD against the functional currency of the relevant group entities would result in an increase/decrease of HK\$6,055,681 (2021: HK\$6,745,328) in the Group's investment revaluation reserve. For debt instruments at FVTOCI amounted to HK\$11,992,632 (2021: HK\$12,802,025) as at 30th June, 2022, an increase/decrease in 5% of SGD against the functional currency of the relevant group entities would result in an increase/decrease of HK\$599,632 (2021: HK\$640,101) in the Group's profit or loss.

##### Interest rate risk

Long-term loans receivable, advances to associates, advances to joint ventures, amounts due from joint ventures, certain trade and other payables, bank borrowings and bank balances at floating rates expose the Group to cash flow interest rate risk. Advances from non-controlling interests, lease liabilities and time deposits at fixed rates expose the Group to fair value interest rate risk.

The Group's cash flow interest rate risk is mainly concentrated on the fluctuation of HIBOR arising from the bank borrowings and prime rate arising from the loans receivable.

The management has aimed at keeping certain general bank borrowing at fixed rate at appropriate level by entering into interest rate swap. In order to achieve this result, the Group entered into interest rate swap to hedge against certain exposures to changes in interest rates of certain bank borrowing.

Details of the Group's interest rate swap and bank borrowings entered into by the Group at the end of the reporting period are set out in Notes 24 and 32, respectively.

##### Interest rate sensitivity analysis

The sensitivity analysis below has been determined based on the exposure to interest rates including floating rate long-term loans receivable, advances to associates, advances to joint ventures, certain trade and other payables, bank borrowings and derivatives which are designated as effective hedging instruments for variable rate borrowing. Bank balances are not included in the analysis as the management expects that bank deposit rates do not fluctuate significantly. The analysis is prepared assuming that the change in interest rate had occurred at the end of the respective reporting period and had been applied to the exposure to interest rate risk for these financial assets and financial liabilities in existence at that date and outstanding for the whole year. The 50 basis points represent the best estimation of the possible change in the interest rates over the period until the end of the next reporting period.

At the end of the respective reporting periods, if interest rates had increased/decreased by 50 basis points and all other variables were held constant, the Group's profit for the year would have increased/decreased by HK\$38,060,146 (2021: HK\$27,172,190) and hedging reserve would have decreased/increased by nil (2021: HK\$4,175,000) as a result of fair value adjustment of derivatives which are designated as effective hedging instruments for variable rate borrowing.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 42. Financial instruments (Continued)

### Financial risk management objectives and policies (Continued)

#### Market risk (Continued)

##### Other price risk

The Group is exposed to other price risk through its investments in equity and debt securities. The management manages this exposure by maintaining a portfolio of investments with different risks and returns. The Group's other price risk is primarily arising from listed equity securities which are mainly concentrated on blue chip stocks quoted in the Stock Exchange and the Singapore Exchange Securities Trading Limited. In this regard, the management considers the Group's exposure to other price risk is reduced.

##### Other price risk sensitivity analysis

The following tables show the sensitivity to price risk on the equity and debt instruments which are carried at fair value at the end of such reporting period. Sensitivity rate of 5% represents management's assessment of the reasonably possible change in equity and debt instruments price while all other variables were held constant.

	2022 HK\$	2021 HK\$
<b>Equity and debt instruments at FVTOCI</b>		
Increase/(decrease) in investment revaluation reserve		
– as a result of increase in price	40,513,812	39,946,765
– as a result of decrease in price	<u>(40,513,812)</u>	<u>(39,946,765)</u>
<b>Equity instruments at FVTPL</b>		
Increase/(decrease) in profit for the year		
– as a result of increase in price	8,134,375	4,327,662
– as a result of decrease in price	<u>(8,134,375)</u>	<u>(4,327,662)</u>

#### Credit risk and impairment assessment

As at 30th June, 2022 and 2021, other than those financial assets whose carrying amounts best represent the maximum exposure to credit risk, the Group's maximum exposure to credit risk which will cause a financial loss to the Group arising from the amount of financial guarantee contracts provided by the Group is disclosed in Note 37.

In order to minimise the credit risk, the management of the Group has delegated a team responsible for determination of credit limits and credit approvals. Monitoring procedures are in place to ensure that follow-up action is taken to recover overdue debt and the credit concentration of debt instruments on a regular basis. In this regard, the Directors of the Company consider that the Group's credit risk is significantly reduced.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 42. Financial instruments (Continued)

### Financial risk management objectives and policies (Continued)

#### Credit risk and impairment assessment (Continued)

In addition, the Group performs impairment assessment under ECL model on trade receivables based on collective assessment. Impairment of HK\$11,786,936 (2021: HK\$44,207,974) is recognised during the year. Details of the quantitative disclosures are set out below in this note.

The Group's internal credit risk grading assessment comprises the following categories:

Internal credit rating	Description	Trade receivables	Other financial assets/ other items
Low risk	The counterparty has a low risk of default and does not have any past-due amounts	Lifetime ECL – not credit-impaired	12m ECL
Watch list	Debtor frequently repays after due dates but usually settle in full	Lifetime ECL – not credit-impaired	12m ECL
Doubtful	There have been increases in credit risk since initial recognition through information developed internally or external resources	Lifetime ECL – not credit-impaired	Lifetime ECL – not credit-impaired
Loss	There is evidence indicating the asset is credit-impaired	Lifetime ECL – credit-impaired	Lifetime ECL – credit-impaired
Write-off	There is evidence indicating that the debtor is in severe financial difficulty and the Group has no realistic prospect of recovery	Amount is written off	Amount is written off

Apart from trade receivables of HK\$74,384,641 (2021: HK\$74,669,838) which is considered to be credit-impaired, the management of the Group considers that the other financial assets (including other receivables, loans receivable, advances to associates/joint ventures, amounts due from associates/joint ventures/non-controlling interests, restricted bank deposits, time deposits, bank balances and debt instruments at FVTOCI) have low credit risk because the probability of default of the counterparties is insignificant or these items do not have any past due amounts. Accordingly, the Group performed impairment assessment individually based on 12m ECL and no allowance for credit losses is provided.

With respect to credit risk arising from other receivables, the Group's exposure to credit risk arising from default of the counterparty is limited as the counterparty has good history of repayment and/or in good financial condition. Accordingly, the Group does not expect to incur a significant loss for uncollected other receivables.

With respect to credit risk arising from loans receivable, the Group's exposure to credit risk arising from the counterparty is limited as each outstanding loans are secured by the properties purchased by the buyers and the fair value of each property exceeds the outstanding loan amount on an individual basis.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 42. Financial instruments (Continued)

### Financial risk management objectives and policies (Continued)

#### Credit risk and impairment assessment (Continued)

With respect to credit risk arising from advances to associates/joint ventures and amounts due from associates/joint ventures/non-controlling interests, the Group's exposure to credit risk arising from default of the counterparty is limited as the counterparty engages in property investment or property development in Hong Kong and the underlying properties are of high quality. Accordingly, the Group does not expect to incur a significant loss for uncollected advances to associates/joint ventures and amounts due from associates/joint ventures/non-controlling interests.

With respect to credit risk on debt instruments at FVTOCI, the Group only invests in debt security with low credit risk. The Group's debt instruments at FVTOCI mainly comprises listed bonds. During the years ended 30th June, 2022 and 2021, ECL on debt instruments at FVTOCI was assessed to be negligible.

With respect to credit risks on restricted bank deposits, time deposits and bank balances are limited because the counterparties are banks with high credit ratings assigned by international credit-rating agencies.

For trade receivables, the Group uses debtors' ageing to assess the impairment for its customers in relation to its property rental operation because these customers consist of a large number of small customers with common risk characteristics that are representative of the customers' abilities to pay all amounts due in accordance with the contractual terms.

During the year ended 30th June, 2022, no allowance for credit losses was provided on overdue trade receivables with gross carrying amount HK\$351,548,849 (2021: HK\$297,569,287) by using collective assessment because the Group considered that credit losses on these trade receivables are insignificant.

The estimated loss rates are estimated based on historical observed default rates over the expected life of the customers and forward-looking information that is available without undue cost or effort. The grouping is regularly reviewed by management to ensure relevant information about specific customer is updated.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 42. Financial instruments (Continued)

### Financial risk management objectives and policies (Continued)

#### Credit risk and impairment assessment (Continued)

The following table shows reconciliation of loss allowance that has been recognised for trade receivables.

	<b>Lifetime ECL (credit-impaired) HK\$</b>
As at 1st July, 2020	33,033,525
Impairment losses recognised	44,207,974
Impairment losses reversed	(1,497,646)
Write-off	<u>(1,074,015)</u>
As at 30th June, 2021 and 1st July, 2021	74,669,838
Impairment losses recognised	11,786,936
Impairment losses reversed	(2,537,618)
Write-off	<u>(9,534,515)</u>
<b>As at 30th June, 2022</b>	<b><u>74,384,641</u></b>

As at 30th June, 2022, no allowance for credit losses (2021: nil) is provided for loans receivable as there are no credit-impaired loans.

Other than concentration of credit risk on advances to associates/joint ventures and amounts due from associates/joint ventures/non-controlling interests, the Group does not have any other significant concentration of credit risk in which exposure is spread over a large number of counterparties.



# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 42. Financial instruments (Continued)

### Financial risk management objectives and policies (Continued)

#### Liquidity risk

In the management of the liquidity risk, the Group monitors and maintains a level of cash and cash equivalents deemed adequate by the management to finance the Group's operations and mitigate the effects of fluctuations in cash flows. The management monitors the utilisation of bank borrowings and ensures compliance with loan covenants.

The following table details the Group's contractual maturity for its non-derivative financial liabilities and derivative instruments based on the agreed repayment terms. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay. The table includes both interest and principal cash flows.

	Weighted average effective interest rate %	Repayable on demand or less than 1 month HK\$	1 – 3 months HK\$	3 months to 1 year HK\$	1 – 2 years HK\$	2 – 5 years HK\$	Over 5 years HK\$	Total undiscounted cash flows HK\$	Carrying amount HK\$
<b>2022</b>									
Trade and other payables									
non-interest bearing	N/A	1,233,053,999	13,629,362	807,995,779	407,603,960	189,606,084	20,352,744	2,672,241,928	2,672,241,928
variable rate	5.00	20,156,583	-	-	-	-	-	20,156,583	20,156,583
Other liabilities									
non-interest bearing	0.99	885,932,546	861,793,341	-	1,883,852,465	-	-	3,631,578,352	3,622,420,520
fixed rate	6.25	374,603	749,206	3,371,428	71,923,803	-	-	76,419,040	71,923,803
Borrowings									
variable rate	1.23	3,333,159	6,666,318	2,273,921,309	12,188,700	1,008,125,800	-	3,304,235,286	3,250,160,901
Financial guarantee contracts	N/A	1,329,000,000	-	1,590,000,000	6,409,669,236	860,000,000	1,894,529,544	12,083,198,780	-
		<u>3,471,850,890</u>	<u>882,838,227</u>	<u>4,675,288,516</u>	<u>8,785,238,164</u>	<u>2,057,731,884</u>	<u>1,914,882,288</u>	<u>21,787,829,969</u>	<u>9,636,903,735</u>
Lease liabilities	1.83	<u>4,575,248</u>	<u>9,239,164</u>	<u>17,744,374</u>	<u>9,128,527</u>	<u>4,643,743</u>	<u>-</u>	<u>45,331,056</u>	<u>44,731,098</u>

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 42. Financial instruments (Continued)

### Financial risk management objectives and policies (Continued)

#### Liquidity risk (Continued)

	Weighted average effective interest rate %	Repayable on demand or less than 1 month HK\$	1 – 3 months HK\$	3 months to 1 year HK\$	1 – 2 years HK\$	2 – 5 years HK\$	Over 5 years HK\$	Total undiscounted cash flows HK\$	Carrying amount HK\$
2021									
Trade and other payables									
non-interest bearing	N/A	1,096,131,257	36,722,932	940,608,393	431,764,700	143,609,692	10,179,389	2,659,016,363	2,659,016,363
Other liabilities									
non-interest bearing	0.95	1,035,176,477	778,247,117	-	1,785,462,334	-	-	3,598,885,928	3,590,571,649
fixed rate	6.25	385,949	771,899	3,473,545	74,102,290	-	-	78,733,683	74,102,290
Borrowings									
variable rate	0.72	2,002,158,553	4,317,107	862,992,614	1,423,720,127	1,015,431,500	-	5,308,619,901	5,250,871,875
Financial guarantee contracts	N/A	513,423,879	-	3,678,000,000	1,400,000,000	7,853,254,292	-	13,444,678,171	-
		<u>4,647,276,115</u>	<u>820,059,055</u>	<u>5,485,074,552</u>	<u>5,115,049,451</u>	<u>9,012,295,484</u>	<u>10,179,389</u>	<u>25,089,934,046</u>	<u>11,574,562,177</u>
Derivatives – net settlement									
Interest rate swap	N/A	<u>2,379,675</u>	<u>-</u>	<u>7,304,632</u>	<u>8,526,790</u>	<u>3,476,588</u>	<u>-</u>	<u>21,687,685</u>	<u>16,763,368</u>
Lease liabilities	1.65	<u>4,638,762</u>	<u>8,835,892</u>	<u>36,503,418</u>	<u>19,661,259</u>	<u>147,100</u>	<u>-</u>	<u>69,786,431</u>	<u>68,977,761</u>

The amounts included above for financial guarantee contracts are the maximum amounts the Group could be required to settle under the arrangement for the full guaranteed amount if that amount is claimed by the counterparty to the guarantee. At the end of the reporting period, financial guarantee contracts are measured at the higher of: (i) the amount determined in accordance with HKFRS 9; and (ii) the amount initially recognised less, when appropriate, cumulative amortisation recognised over the guarantee period. However, this estimate is subject to change depending on the probability of the counterparty claiming under the guarantee which is a function of the likelihood that the financial receivables held by the counterparty which are guaranteed suffer credit losses.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 42. Financial instruments (Continued)

### Fair value measurements

Some of the Group's assets and liabilities are measured at fair value for financial reporting purposes. The Directors have to determine the appropriate valuation techniques and inputs for fair value measurements.

In estimating the fair value of an asset or a liability, the Group uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Group engages external valuers to perform the valuation or the Group establishes the appropriate valuation techniques and inputs to the model as detailed in Notes b and c. The Directors work closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model.

The following table provides an analysis of financial instruments that are measured subsequent to initial recognition at fair value, grouped into Level 1, Level 2 and Level 3 based on the degree to which the fair value is observable.

	2022 HK\$	2021 HK\$	Fair value hierarchy
<b>Financial assets</b>			
Equity instruments at FVTOCI			
– Listed equity securities (Note a)	737,367,382	710,663,386	Level 1
– Listed perpetual bonds (Note b)	36,488,550	47,576,457	Level 2
Debt instruments at FVTOCI			
– Listed debt securities (Note b)	33,458,728	37,733,871	Level 2
Unlisted investments (Note c)	189,853,504	96,702,563	Level 3
Financial assets at FVTPL			
– Listed equity securities (Note a)	<u>7,943,405</u>	<u>9,915,599</u>	Level 1
<b>Financial liability</b>			
Derivative financial instrument			
– Interest rate swap (Note d)	<u>–</u>	<u>16,763,368</u>	Level 2

Notes:

- (a) The fair values of all listed equity securities are determined with reference to quoted market prices in an active market as at 30th June, 2022 and 2021.
- (b) The fair values of all listed perpetual bonds and debt securities are determined with reference to quoted market prices provided by financial institutions as at 30th June, 2022 and 2021.
- (c) The fair values of all unlisted investments at FVTPL and FVTOCI are determined based on their net asset value, representing the fair value of the funds reported by respective fund managers, and relevant factors if deemed necessary, as at 30th June, 2022 and 2021, except those where the Directors of the Company consider cost approximates their fair value.
- (d) The fair value of the interest rate swap was determined with reference to discounted cash flow. Future cash flows were estimated based on forward interest rate (from observable forward interest rates at the end of the reporting period) and contracted interest rates, discounted at a rate that reflects the credit risk of various counterparties.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 42. Financial instruments (Continued)

### Fair values of financial instruments

There was no transfer among different levels of the fair value hierarchy in the current and prior years.

#### Reconciliation of Level 3 fair value measurements of financial assets

HK\$

##### Unlisted investments

As at 1st July, 2020	2,961,578
Net investment	93,740,985
As at 30th June, 2021 and 1st July, 2021	96,702,563
Net investment	64,433,165
Fair value changes	32,425,673
Exchange realignment	(3,707,897)
<b>As at 30th June, 2022</b>	<b>189,853,504</b>

## 43. Reconciliation of liabilities arising from financing activities

The table below details changes in the Group's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the Group's consolidated statement of cash flows as cash flows from financing activities.

	Interest and other finance costs payable HK\$	Advances from associates HK\$	Amounts due to associates HK\$	Advances from non-controlling interests HK\$	Amounts due to non-controlling interests HK\$	Bank borrowings HK\$	Lease liabilities HK\$	Total HK\$
At 1st July, 2020	4,964,870	1,570,678,347	1,709,937,674	142,712,217	738,712,759	5,250,195,715	39,568,770	9,456,770,352
Financing cash flows	(58,930,706)	124,330,704	(674,761,197)	2,647,986	39,534,358	(1,666,667)	(55,693,615)	(624,539,137)
Finance costs	58,736,849	19,195,369	-	-	-	2,342,827	1,488,130	81,763,175
Fair value adjustments	-	(8,314,278)	-	-	-	-	-	(8,314,278)
New leases entered	-	-	-	-	-	-	83,586,263	83,586,263
Exchange realignment	-	-	-	-	-	-	28,213	28,213
At 30th June, 2021 and 1st July, 2021	4,771,013	1,705,890,142	1,035,176,477	145,360,203	778,247,117	5,250,871,875	68,977,761	8,989,294,588
Financing cash flows	(41,663,691)	99,166,170	(149,243,932)	(2,954,527)	83,546,224	(2,001,666,667)	(56,313,050)	(2,069,129,473)
Finance costs	40,199,496	8,314,279	-	-	-	955,693	943,071	50,412,539
Fair value adjustments	-	(9,157,830)	-	-	-	-	-	(9,157,830)
New leases entered	-	-	-	-	-	-	(205,254)	(205,254)
Exchange realignment	-	-	-	-	-	-	31,328,570	31,328,570
<b>At 30th June, 2022</b>	<b>3,306,818</b>	<b>1,804,212,761</b>	<b>885,932,545</b>	<b>142,405,676</b>	<b>861,793,341</b>	<b>3,250,160,901</b>	<b>44,731,098</b>	<b>6,992,543,140</b>

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 44. Commitments

The Group's capital commitments outstanding at 30th June, 2022 not provided for in the consolidated financial statements amounted to HK\$63,357,180. It comprised contracted commitments of HK\$63,255,003, and commitments authorised but not contracted for of HK\$102,177.

The Group's share of capital commitments of joint ventures and associates outstanding at 30th June, 2022 not provided for in the consolidated financial statements amounted to HK\$220,749,589. It comprised contracted commitments of HK\$201,230,039, and commitments authorised but not contracted for of HK\$19,519,550.

## 45. Related party disclosures

The Group had the following transactions with related parties:

### (a) Related companies

	2022 HK\$	2021 HK\$
Service fees received (Note i)	223,594,306	236,104,741
Rental/lease payments (Note i)	49,434,799	60,463,168
Consultancy fee paid (Note ii)	1,666,664	1,666,664
	<u>274,695,769</u>	<u>308,234,573</u>

### (b) Associates and joint ventures

	2022 HK\$	2021 HK\$
Service fees paid (Note i)	33,851,240	32,774,831
Administrative fees received (Note iii)	55,331,718	60,318,775
Interest income received (Note iv)	35,545,968	37,835,484
	<u>124,729,926</u>	<u>130,929,090</u>

## 45. Related party disclosures (Continued)

*Note i: Mr. Robert Ng Chee Siong, Director and the controlling shareholder of the Company, was interested in these transactions as he holds controlling interests and/or directorships in the related companies. These related party transactions also constitute continuing connected transactions and have complied with the requirements of Chapter 14A of The Listing Rules, details of which are disclosed on pages 101 to 115 in the Directors' report.*

*Note ii: The consultancy fee was paid to Ronald Arculli and Associates, of which The Honourable Ronald Joseph Arculli, Non-Executive Director of the Company, is a sole proprietor. This also constitutes an exempted connected transaction under Chapter 14A of the Listing Rules.*

*Note iii: Included in the administrative fees received, HK\$55,234,518 (2021: HK\$58,978,646) represent administrative fees received from associates and joint ventures in which Mr. Robert Ng Chee Siong has controlling interests and/or directorships. These related party transactions also constitute exempted connected transactions under Chapter 14A of the Listing Rules.*

*Note iv: Included in the interest income received, HK\$24,705,914 (2021: HK\$27,283,217) represent interest income received from associates and joint ventures in which Mr. Robert Ng Chee Siong has controlling interests and/or directorships. These related party transactions also constitute exempted connected transactions under Chapter 14A of the Listing Rules.*

Included in the advances to associates, amounts due to associates, advances from associates, amounts due from associates, advances to joint ventures and amounts due from joint ventures are amounts of HK\$2,116,025,696 (2021: HK\$2,150,784,320), HK\$2,446,749 (2021: HK\$3,209,793), HK\$943,243,599 (2021: HK\$921,877,428), HK\$1,091,323,488 (2021: HK\$1,027,802,449), HK\$691,244,307 (2021: HK\$693,706,033) and HK\$79,249,807 (2021: nil) which represent the balances with the respective associates and joint ventures in which Mr. Robert Ng Chee Siong, Director and the controlling shareholder of the Company, has controlling interests and/or directorships. The advances are provided by the shareholders of the associates and joint ventures on a several and proportional basis. Other than the aforesaid, details of the outstanding balances with associates, joint ventures and non-controlling interests at the end of the reporting period are set out in the Group's consolidated statement of financial position and in Notes 21, 22, 25, 35 and 36.

In addition, as set out in Notes 32 and 37, the Group has pledged certain assets and granted guarantees to banks for facilities granted to the subsidiaries, associates and joint ventures.

Apart from the transactions disclosed above, there were no other transactions, arrangements or contracts of significance in relation to the Group's business to which the Company or any of its subsidiaries was a party and in which a director of the Company or his connected entities had a material interest, whether directly or indirectly, subsisted at the end of the year or any time during the year.

## Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

### 45. Related party disclosures (Continued)

#### Compensation of key management personnel

The remuneration of Directors during the year was as follows:

	2022 HK\$	2021 HK\$
Short-term benefits	25,026,566	27,439,089
Retirement benefit scheme contributions	102,000	95,500
	<u>25,128,566</u>	<u>27,534,589</u>

The remuneration of the Directors is determined by Remuneration Committee having regard to the performance of individuals and market trends.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 46. Statement of financial position and reserve movements of the Company

### Statement of financial position of the Company

	2022 HK\$	2021 HK\$
<b>Non-current assets</b>		
Investments in subsidiaries (Note)	766,331,988	929,431,249
Interests in associates (Note)	557,179,242	557,179,242
Equity instruments at FVTOCI	637,677,500	617,324,051
Other asset	300,000	300,000
	<u>1,961,488,730</u>	<u>2,104,234,542</u>
<b>Current assets</b>		
Financial assets at FVTPL	7,943,405	9,915,599
Amounts due from subsidiaries	76,931,119,611	71,340,313,154
Amounts due from associates	725,117,242	719,064,408
Trade and other receivables	11,042,527	341,587,513
Time deposits, bank balances and cash	3,352,428	1,599,267
	<u>77,678,575,213</u>	<u>72,412,479,941</u>
<b>Current liabilities</b>		
Trade and other payables	11,612,062	11,239,143
Amount due to a subsidiary	534,509,872	398,269,948
Amounts due to associates	68,143,164	68,155,320
Financial guarantee contract – current	53,768,269	104,372,429
	<u>668,033,367</u>	<u>582,036,840</u>
<b>Net current assets</b>	<u>77,010,541,846</u>	<u>71,830,443,101</u>
<b>Total assets less current liabilities</b>	<u>78,972,030,576</u>	<u>73,934,677,643</u>
<b>Capital and reserves</b>		
Share capital	56,403,833,044	53,211,962,913
Reserves	22,473,918,922	20,435,047,159
<b>Total equity</b>	<u>78,877,751,966</u>	<u>73,647,010,072</u>
<b>Non-current liability</b>		
Financial guarantee contract – non-current	94,278,610	287,667,571
	<u>78,972,030,576</u>	<u>73,934,677,643</u>

Note: Investments in subsidiaries and interests in associates are included in the Company's statement of financial position at cost less any identified impairment loss. The results of subsidiaries and associates are accounted for by the Company on the basis of dividends received and receivable.

Approved and authorised for issue by the Board of Directors on 25th August, 2022 and are signed on its behalf by:

Robert NG Chee Siong  
Chairman

Daryl NG Win Kong  
Deputy Chairman



## Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

### 46. Statement of financial position and reserve movements of the Company (Continued)

#### Reserve movements of the Company

	Investment revaluation reserve <i>HK\$</i>	Retained profits <i>HK\$</i>	Total <i>HK\$</i>
At 1st July, 2020	(362,402,764)	20,974,221,187	20,611,818,423
Profit for the year	–	3,626,736,891	3,626,736,891
Change in fair value of equity instruments at FVTOCI	110,749,981	–	110,749,981
Total comprehensive income for the year	110,749,981	3,626,736,891	3,737,486,872
Final dividend – 2020	–	(2,888,515,165)	(2,888,515,165)
Interim dividend – 2021	–	(1,025,742,971)	(1,025,742,971)
At 30th June, 2021 and 1st July, 2021	(251,652,783)	20,686,699,942	20,435,047,159
Profit for the year	–	8,266,965,454	8,266,965,454
Change in fair value of equity instruments at FVTOCI	17,464,304	–	17,464,304
Total comprehensive income for the year	17,464,304	8,266,965,454	8,284,429,758
Final dividend – 2021	–	(3,032,389,290)	(3,032,389,290)
Special dividend – 2021	–	(2,070,900,003)	(2,070,900,003)
Interim dividend – 2022	–	(1,142,268,702)	(1,142,268,702)
<b>At 30th June, 2022</b>	<b>(234,188,479)</b>	<b>22,708,107,401</b>	<b>22,473,918,922</b>

The movement of the share capital is same as the movement disclosed in the consolidated statement of changes in equity.

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 47. Principal subsidiaries

The Directors are of the opinion that a complete list of all subsidiaries will be of excessive length. Therefore, the following list contains only the particulars of subsidiaries at 30th June, 2022 and 2021 which materially affected the results or assets and liabilities of the Group.

Name of subsidiary	Place of incorporation/ establishment/ operation	Issued share/ registered capital	Proportion of nominal value of issued share capital/registered capital held by the Company		Principal activities
			2022 %	2021 %	
<b>Direct:</b>					
Best Result Environmental Services Limited	Hong Kong	HK\$2	100	100	Cleaning services
Fu King Investment Limited	Hong Kong	HK\$1,000,000	100	100	Investment holding
Glorypark Limited	Hong Kong	HK\$1,000	100	100	Property investment
Hong Kong Elite Limited	Hong Kong	HK\$2	100	100	Property investment
King Chance Development Limited	Hong Kong	HK\$2	100	100	Investment holding
Serenity Park Building Management Limited	Hong Kong	HK\$10	100	100	Building management
Sharp Rise Company Limited	Hong Kong	HK\$2	100	100	Property trading
Sing-Ho Finance Company Limited	Hong Kong	HK\$30,000,000	100	100	Financing
Sino (Xiamen) Realty Development Co., Ltd. (Note i)	Mainland China	HK\$290,000,000	100	100	Property trading and investment
Sino Administration Services Limited	Hong Kong	HK\$3	100	100	Administration services
Sino Estates Management Limited	Hong Kong	HK\$6,500,000	100	100	Building management
Sino Estates Services Limited	Hong Kong	HK\$20	100	100	Building management
Sino Land (Fuzhou) Co., Ltd. (Note i)	Mainland China	HK\$50,000,000	100	100	Property investment
Sino Security Services Limited	Hong Kong	HK\$2	100	100	Security services
World Ace Limited	Hong Kong	HK\$2	100	100	Property investment
<b>Indirect:</b>					
Ackerley Estates Limited	Hong Kong	HK\$20,000,000	100	100	Property investment
Active Success Development Limited	Hong Kong	HK\$2	100	100	Property trading and investment
Advance Profit Limited	Hong Kong	HK\$2	100	100	Property investment
Alfaso Investment Limited	Hong Kong	HK\$20,000	100	100	Property investment
Allways Success Finance Limited	Hong Kong	HK\$10	100	100	Mortgage loan financing
Ample Way Limited	Hong Kong	HK\$2	100	100	Property investment
Apex Speed Limited	Hong Kong	HK\$2	100	100	Property investment
Asia Joint Limited	Hong Kong	HK\$1	100	100	Consultancy services
Asian View Development Limited	Hong Kong	HK\$1	100	100	Property trading
Beauty Plaza Limited	Hong Kong	HK\$20,000	100	100	Property investment
Benefit Bright Limited	Hong Kong	HK\$2	100	100	Property trading and investment
Best Origin Limited	Hong Kong	HK\$2	100	100	Property investment

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 47. Principal subsidiaries (Continued)

Name of subsidiary	Place of incorporation/ establishment/ operation	Issued share/ registered capital	Proportion of nominal value of issued share capital/registered capital held by the Company		Principal activities
			2022 %	2021 %	
<b>Indirect: (Continued)</b>					
Best Wisdom Development Limited	Hong Kong	HK\$1	100	100	Property trading
Bestone Limited	Hong Kong	HK\$2	100	100	Property trading
Bright Global Holdings Limited	Hong Kong	HK\$1	100	100	Financing
Bright Land Development Limited	Hong Kong	HK\$1	100	100	Property trading and investment
Brighton Development Limited	Hong Kong	HK\$2	100	100	Property development
Capital Faith (Hong Kong) Limited	Hong Kong	HK\$1	52.6	52.6	Property investment
Central Wisdom Limited	Hong Kong	HK\$2	100	100	Property trading
Century Link (Hong Kong) Limited	Hong Kong	HK\$1	52.6	52.6	Property investment
Century Profit Limited	Hong Kong	HK\$2	100	100	Property investment
Champion Asia Investments Limited	Hong Kong	HK\$2	100	100	Property investment
Champion Rise Limited	Hong Kong	HK\$2	100	100	Property investment
Champion Top Development Limited	Hong Kong	HK\$2	100	100	Property development
Cheer Asia Development Limited	Hong Kong	HK\$1	100	100	Property investment
Cheer Result Limited	Hong Kong	HK\$2	100	100	Property trading and investment
Cheer View Holdings Limited	Hong Kong	HK\$1	100	100	Property development
Citywalk Management Company Limited	Hong Kong	HK\$2	100	100	Building management
Citywalk 2 Management Company Limited	Hong Kong	HK\$2	100	100	Building management
Corinthia By The Sea Finance Company Limited	Hong Kong	HK\$1	60	60	Mortgage loan financing
Corinthia By The Sea Property Management Limited	Hong Kong	HK\$1	60	60	Building management
Danford Development Limited	Hong Kong	HK\$1	100	100	Property development
Deveron (SL) Secretaries Limited	Hong Kong	HK\$1	100	100	Secretarial services
Dragon (Hong Kong) Limited	Hong Kong	HK\$2	100	100	Property trading and investment
e.Sino Company Limited	Hong Kong	HK\$2	100	100	Investment holding
Elegant Lane Limited	Hong Kong	HK\$2	100	100	Property investment
Elite Land Development Limited	Hong Kong	HK\$1	100	100	Property trading
Entertainment City Limited	Hong Kong	HK\$4,500,000	100	100	Property investment
Ever Champion Development Limited	Hong Kong	HK\$2	100	100	Property trading
Excel Wisdom Development Limited	Hong Kong	HK\$1	52.6	52.6	Property investment
Falcon City Limited	Hong Kong	HK\$2	100	100	Property trading and investment
Falcon Land Limited	Hong Kong	HK\$1	100	100	Property development
Famous General Limited	Hong Kong	HK\$2	100	100	Property investment
Famous Palace Properties Limited	Hong Kong	HK\$20,000	100	100	Property investment
Far Gain Limited	Hong Kong	HK\$10,000	100	100	Property investment
Forlink Limited	Hong Kong	HK\$2	100	100	Property investment

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 47. Principal subsidiaries (Continued)

Name of subsidiary	Place of incorporation/ establishment/ operation	Issued share/ registered capital	Proportion of nominal value of issued share capital/registered capital held by the Company		Principal activities
			2022 %	2021 %	
<b>Indirect:</b> (Continued)					
Fortune Glory Investments Limited	Hong Kong	HK\$1	100	100	Property investment
Free Champion Limited	Hong Kong	HK\$2	100	100	Property investment
Full Fair Limited	Hong Kong	HK\$2	100	100	Property trading and investment
Fullerton Hotels & Resorts Pte. Ltd.	Singapore	S\$10,000	100	100	Management services
Fullerton Hotels & Resorts Management Pty Ltd	Australia	AUD10,000	100	100	Management services
Fung Yuen Construction Company Limited	Hong Kong	HK\$1,000,000	100	100	Building construction
Fuwin Investment Limited	British Virgin Islands	US\$1	100	100	Investment holding
Global Honest Finance Limited	Hong Kong	HK\$2	100	100	Mortgage loan financing
Globaland Development Limited	Hong Kong	HK\$2	100	100	Property trading and investment
Golden Leaf Investment Limited	Hong Kong	HK\$20,000	100	100	Property investment
Good Champion Development Limited	Hong Kong	HK\$2	100	100	Property investment
Grace Rays Limited	Hong Kong	HK\$2	100	100	Property investment
Grand Central Finance Company Limited	Hong Kong	HK\$10	90	90	Mortgage loan financing
Grand Creator Investment (BVI) Limited	British Virgin Islands/ Hong Kong	US\$10	60	60	Investment holding
Grand Creator Investment Limited	Hong Kong	HK\$2	60	60	Property trading
Grand Empire Investment Limited	Hong Kong	HK\$2	100	100	Project management
Grand Rise Investments Limited	Hong Kong	HK\$1	52.6	52.6	Property investment
Grand Start Holdings Limited	British Virgin Islands/ Hong Kong	US\$1	100	100	Investment holding
Grandeal Limited	Hong Kong/ Mainland China	HK\$2	100	100	Property trading
Handsome Lift Investment (CI) Limited	Cayman Islands/ Hong Kong	US\$1	100	100	Property investment
Hang Hau Station (Project Management) Limited	Hong Kong	HK\$2	60	60	Project management
Harley Investments Limited	Hong Kong	HK\$1	52.6	52.6	Property investment
Harvest Sun Limited	Hong Kong	HK\$2	100	100	Property trading and investment
Harvestrade Investment Limited	Hong Kong	HK\$20,000	100	100	Property trading and investment
HCP Hong Kong Fully Co Ltd	Cayman Islands/ Hong Kong	US\$1	100	100	Property investment
Hickson Limited	Hong Kong	HK\$20	100	100	Property investment
High Elite Finance Limited	Hong Kong	HK\$2	100	100	Mortgage loan financing
High Elite Limited	Hong Kong	HK\$2	100	100	Property investment
Jade Bird Development Limited	Hong Kong	HK\$100,000	100	100	Property trading and investment
Jade Line Limited	Hong Kong	HK\$2	100	100	Property investment

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 47. Principal subsidiaries (Continued)

Name of subsidiary	Place of incorporation/ establishment/ operation	Issued share/ registered capital	Proportion of nominal value of issued share capital/registered capital held by the Company		Principal activities
			2022 %	2021 %	
<b>Indirect:</b> (Continued)					
Jade Mate Limited	Hong Kong	HK\$2	100	100	Property investment
Jade Pine Limited	Hong Kong	HK\$20,000	100	100	Property investment
Jet Fame (Hong Kong) Limited	Hong Kong	HK\$1	52.6	52.6	Property investment
Jet Rise Limited	Hong Kong	HK\$2	100	100	Property trading and investment
Jet Union Development Limited	Hong Kong	HK\$1	60	60	Property trading and investment
Joint Prospect Limited	Hong Kong	HK\$1	52.6	52.6	Property investment
Joint Rise Development Limited	Hong Kong	HK\$1	100	100	Property investment
Joy Rise Limited	Hong Kong	HK\$1	100	100	Property trading
King Century Limited	Hong Kong	HK\$2	100	100	Property investment
King Regent Limited	Hong Kong	HK\$1	85	85	Property trading and investment
Kingdom Investment Limited	Hong Kong	HK\$2	100	100	Property trading and investment
Kingsfield International Investments Limited	Hong Kong	HK\$1	100	100	Property investment
Land Success Development Limited	Hong Kong	HK\$2	100	100	Property trading and investment
Lucky Fortress Inc.	British Virgin Islands/ Hong Kong	US\$1	100	100	Securities investment
Mayfair By The Sea I Finance Company Limited	Hong Kong	HK\$1	85	85	Mortgage loan financing
Mega Sino Limited	British Virgin Islands/ Hong Kong	US\$1	100	100	Investment holding
Megaford Development Limited	Hong Kong	HK\$1	100	100	Financing
Morbest Profits Limited	British Virgin Islands/ Hong Kong	US\$1	100	100	Securities investment
Multipurpose Investment Limited	Hong Kong	HK\$20,000	100	100	Property trading and investment
New Realm Enterprises Limited	British Virgin Islands	US\$1	100	100	Investment holding
Nice Scene International Limited	British Virgin Islands/ Hong Kong	US\$1	100	100	Investment holding
Ocean Treasure (Hong Kong) Limited	Hong Kong	HK\$2	100	100	Property trading and investment
Octerworth Enterprises Limited	Hong Kong	HK\$20,000	100	100	Property investment
Olympian City 1 (Project Management) Limited	Hong Kong	HK\$2	100	100	Project management
Olympian City 2 Finance Company Limited	Hong Kong	HK\$1,000	100	100	Mortgage loan financing
Olympian City 2 (Project Management) Limited	Hong Kong	HK\$2	100	100	Project management

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 47. Principal subsidiaries (Continued)

Name of subsidiary	Place of incorporation/ establishment/ operation	Issued share/ registered capital	Proportion of nominal value of issued share capital/registered capital held by the Company		Principal activities
			2022 %	2021 %	
<b>Indirect:</b> (Continued)					
ONE SOHO Finance Company Limited	Hong Kong	HK\$10	60	60	Mortgage loan financing
Orient Field Holdings Limited	Hong Kong	HK\$1	52.6	52.6	Property investment
Orient Harvest International Limited	Hong Kong	HK\$2	100	100	Property trading
Pacific Asia Limited	Hong Kong	HK\$1	100	100	Property development
Pacific Shine Limited	Hong Kong	HK\$1	100	100	Property development
Park Summit Commercial Management Company Limited	Hong Kong	HK\$1	100	100	Building management
Peace Success Development Limited	Hong Kong	HK\$2	100	100	Property trading
Perfect Green Supplies Company Limited	Hong Kong	HK\$1	100	100	Cleaning services
Perfect Sun Properties Limited	Hong Kong	HK\$2	100	100	Property investment
Precious Land Pte. Limited	Singapore	S\$2	100	100	Property investment
Precious Quay Pte. Ltd.	Singapore	S\$10,000	100	100	Hotel operation and property investment
Precious Treasure Pte Ltd	Singapore	S\$20,000,000	100	100	Hotel operation and property investment
Premium Living Limited	Hong Kong	HK\$2	100	100	Premium living
Pridegate (CI) Limited	Cayman Islands/ Hong Kong	US\$1	100	100	Property investment
Prime Harvest (Administration Services) Limited	Hong Kong	HK\$2	100	100	Management services
Prime Harvest Development Limited	Hong Kong	HK\$2	100	100	Property trading and investment
Primewin Properties Limited	Hong Kong	HK\$2	100	100	Property investment
Rainbow City Limited	Hong Kong	HK\$2	100	100	Property trading and investment
Rankchief Company Limited	Hong Kong	HK\$200	100	100	Property trading
Real Maker Development Limited	Hong Kong	HK\$200,000	90	90	Property investment
Regal Crown Development Limited	Hong Kong	HK\$1	100	100	Property development
Region One Investment Limited	Hong Kong	HK\$2	100	100	Property investment
Rich Tact International (CI) Limited	Cayman Islands/ Hong Kong	US\$1	100	100	Property investment
Rich Treasure Investments Limited	Hong Kong	HK\$1	100	100	Mortgage loan financing
Rickson Investment Limited	British Virgin Islands/ Hong Kong	US\$1	100	100	Investment holding
Roystar Limited	British Virgin Islands/ Hong Kong	US\$1	100	100	Investment holding
Ruddiman Trading Company Limited	Hong Kong	HK\$100,000	100	100	Investment holding
Saky Investment (CI) Limited	Cayman Islands/ Hong Kong	US\$1	100	100	Property investment
Sheen Honour Limited	Hong Kong	HK\$1	100	100	Property investment
Shine Harvest International Limited	Hong Kong	HK\$2	100	100	Property trading and investment
Sidak Investment Limited	Hong Kong	HK\$20,000	100	100	Property investment

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 47. Principal subsidiaries (Continued)

Name of subsidiary	Place of incorporation/ establishment/ operation	Issued share/ registered capital	Proportion of nominal value of issued share capital/registered capital held by the Company		Principal activities
			2022 %	2021 %	
<b>Indirect:</b> (Continued)					
Silver Palm Limited	Hong Kong	HK\$2	100	100	Property investment
Sincere Development Limited	Hong Kong	HK\$2	100	100	Property trading and investment
Sino Fortune Garden Inc.	British Virgin Islands/ Hong Kong	US\$1	100	100	Securities investment
Sino Land Finance Limited	Hong Kong	HK\$2	100	100	Deposit placing
Sino Land (Guangzhou) Company Limited <i>(Note i)</i>	Mainland China	US\$3,200,000	100	100	Property investment
Sino Land (Zhangzhou) Company Limited <i>(Note i)</i>	Mainland China	HK\$374,150,000	100	100	Property development, trading and investment
Sino Land Investment (Holdings) Ltd	Cayman Islands/ Hong Kong	US\$6,000,000	100	100	Investment holding
Sinoland China Investment Holdings Limited	Hong Kong	HK\$2	100	100	Investment holding
Sky Base Properties Limited	Hong Kong	HK\$1	100	100	Investment holding
Sky Target (Hong Kong) Limited	Hong Kong	HK\$1	100	100	Property development
Sky Vision Development Limited	Hong Kong	HK\$1	52.6	52.6	Property investment
Smart Champion (Hong Kong) Limited	Hong Kong	HK\$1	100	100	Property development
Standard Union Investment Limited	Hong Kong	HK\$2	100	100	Securities investment
Star Talent Development Limited	Hong Kong	HK\$1	100	100	Property trading and investment
Success One Investment Limited	Hong Kong	HK\$2	100	100	Property investment
Sunair Investment Company Limited	Hong Kong	HK\$2	100	100	Investment holding
Sunfairs International Limited	British Virgin Islands/ Hong Kong	US\$1	100	100	Investment holding
Sunny Force Limited	Hong Kong	HK\$2	100	100	Property investment
Sunrise Investment Limited	Hong Kong	HK\$2	100	100	Property investment
Super One Investment Limited	Hong Kong	HK\$2	100	100	Property investment
Thousand Growth Development Limited	Hong Kong	HK\$20,000	100	100	Property investment
Timeshare Development (CI) Limited	Cayman Islands/ Hong Kong	US\$1	100	100	Property investment
Top Gallant Limited	Hong Kong	HK\$1	100	100	Property trading and investment
Top Harmony Development Limited	Hong Kong	HK\$10	60	60	Property development
Top Oasis Limited	Hong Kong	HK\$1	80	80	Property development
Trans China Investment Limited	Hong Kong	HK\$2	100	100	Property investment
Trinity Star Limited	Hong Kong	HK\$1	100	–	Securities investment
Triple Reach International (CI) Limited	Cayman Islands/ Hong Kong	US\$1	100	100	Property investment
Triumph One Limited	Hong Kong	HK\$10,000	100	100	Property trading and investment
Turbolink International Limited	British Virgin Islands/ Hong Kong	US\$1	100	100	Investment holding

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 47. Principal subsidiaries (Continued)

Name of subsidiary	Place of incorporation/ establishment/ operation	Issued share/ registered capital	Proportion of nominal value of issued share capital/registered capital held by the Company		Principal activities
			2022 %	2021 %	
<b>Indirect: (Continued)</b>					
Union Century (Hong Kong) Limited	Hong Kong	HK\$2	100	100	Property investment
Union Development Limited	Hong Kong	HK\$2	100	100	Property trading
Union Harvest Investments Limited	Hong Kong	HK\$2	100	100	Property development
Union Rich Development Limited	Hong Kong	HK\$2	100	100	Property investment
Union Score Investments Limited	Hong Kong	HK\$10	90	90	Property trading
Union Top Properties Limited	Hong Kong	HK\$1	52.6	52.6	Property investment
Union Vision Limited	Hong Kong	HK\$2	100	100	Property investment
United Link Investments Limited	Hong Kong	HK\$2	100	100	Property investment
Vantage Plus Investments Limited	British Virgin Islands/ Hong Kong	US\$100	85	85	Investment holding
Vasilon Pte Ltd	Singapore	S\$2	100	100	Investment holding
Victory Top Properties Limited	Hong Kong	HK\$1	52.6	52.6	Property investment
Vision Land Limited	Hong Kong	HK\$1	100	100	Property development
Vista Commercial Management Company Limited	Hong Kong	HK\$2	100	100	Building management
Weiland Development Company Limited	Hong Kong	HK\$33,140,000	100	100	Property investment
Well Faith Limited	Hong Kong	HK\$1	100	100	Investment holding
Well Growth International Limited	British Virgin Islands/ Hong Kong	US\$1	100	100	Investment holding
Well Victory Limited	Hong Kong	HK\$2	100	100	Property investment
Wellord Investments Limited	Hong Kong	HK\$2	100	100	Property investment
Wendia Limited	Hong Kong	HK\$20	100	100	Property investment
Will Glory Company (CI) Limited	Cayman Islands/ Hong Kong	US\$1	100	100	Property investment
Win Chanford Enterprises Limited	Hong Kong	HK\$1,000,000	52.6	52.6	Property investment
Win Harvest (HK) Limited	Hong Kong	HK\$2	100	100	Property investment
Winchamp Limited	Hong Kong	HK\$2	100	100	Property investment
Winning Limited	Hong Kong	HK\$1	100	100	Investment holding
Wisdom Power Holdings Limited	British Virgin Islands/ Hong Kong	US\$1	100	100	Investment holding
Wise Century Limited	Hong Kong	HK\$2	100	100	Property investment
Wise Grand Limited	Hong Kong	HK\$1	52.6	52.6	Property investment
Wise Land Investments Limited	Hong Kong	HK\$1	100	100	Securities investment
World Empire Investment (CI) Limited	Cayman Islands/ Hong Kong	US\$1	100	100	Property investment
World Talent (Hong Kong) Limited	Hong Kong	HK\$1	100	100	Property trading
Yue Man Square Management Company Limited	Hong Kong	HK\$1	100	100	Building management

Notes:

- i. Wholly foreign owned enterprises established in Mainland China.
- ii. None of the subsidiaries had issued any debt securities at 30th June, 2022 and 2021.



# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 48. Principal associates

The Directors are of the opinion that a complete list of all associates will be of excessive length. Therefore, the following list contains only the particulars of associates at 30th June, 2022 and 2021 which materially affected the results of the year or form a substantial portion of the net assets of the Group.

Name of associate	Place of incorporation/ establishment/ operation	Proportion of nominal value of issued share capital/ registered capital held by the Company		Principal activities
		2022	2021	
		%	%	
<b>Direct:</b>				
Sino Parking Services Limited	Hong Kong	50	50	Carpark operation
Sino Real Estate Agency Limited	Hong Kong	50	50	Real estate agency
Tat Lee Construction Company Limited	Hong Kong	25	25	Building construction
<b>Indirect:</b>				
Ace Glory Limited	Hong Kong	25	25	Property trading and investment
Astoria Estate Management Company Limited	Hong Kong	50	50	Building management
Best Profit Limited	Hong Kong	50	50	Property investment
Beverhill Limited	Hong Kong	20	20	Property investment
Boatswain Enterprises Limited	Hong Kong	20	20	Property investment
Brisbane Trading Company Limited	Hong Kong	50	50	Property trading
Century Rise Limited	Hong Kong	50	50	Property trading and investment
Cheer City Properties Limited	Hong Kong	20	20	Property investment
C.H.K.C. Building Management Limited	Hong Kong	25	25	Building management
Cosmos Door Limited	Hong Kong	50	50	Property investment
Credit World Limited	Hong Kong	20	20	Property trading
Direct Win Development Limited	Hong Kong	33.3	33.3	Property trading
Dynamic Wish Limited	Hong Kong	25	25	Property development
Eternal Honest Finance Company Limited	Hong Kong	50	50	Mortgage loan financing
FE Landmark Pte. Ltd.	Singapore	20	20	Property development
FEC Residences Trustee Pte. Ltd.	Singapore	20	20	Trustee
FEC Residences Trust	Singapore	20	20	Property development
FEC Retail Trustee Pte. Ltd.	Singapore	20	20	Trustee
FEC Retail Trust	Singapore	20	20	Property development
Finedale Industries Limited	Hong Kong	33.3	33.3	Property investment
Full Raise International Limited	British Virgin Islands/Hong Kong	25	25	Investment holding

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 48. Principal associates (Continued)

Name of associate	Place of incorporation/ establishment/ operation	Proportion of nominal value of issued share capital/ registered capital held by the Company		Principal activities
		2022 %	2021 %	
<b>Indirect:</b> (Continued)				
Gloryland Limited	Hong Kong	33.3	33.3	Property investment
Grace Sign Limited	Hong Kong	30	30	Property trading
Grand Palisades Finance Company Limited	Hong Kong	20	20	Mortgage loan financing
Great Maker Limited	Hong Kong	30	30	Property trading
Greater Bay Area Homeland Development Fund (GP) Limited	Cayman Islands	12.3	12.3	General Partner
Greater Bay Area Homeland Investments Limited	Hong Kong	12.3	12.3	Investment holding
Greenroll Limited	Hong Kong	30	30	Hotel operation
Island Resort Estate Management Company Limited	Hong Kong	45	45	Building management
Joy Origin Holdings Limited	Hong Kong	40	40	Investment holding
Lead Bright Finance Limited	Hong Kong	20	20	Mortgage loan financing
Lead Bright Limited	Hong Kong	20	20	Property trading
Lohas Park Package Eleven (Project Management) Limited	Hong Kong	40	40	Project management
Lohas Park Package Thirteen (Project Management) Limited	Hong Kong	25	25	Project management
Million Success Limited	Hong Kong	25	25	Property investment
More Treasure Company Limited	Hong Kong	25	25	Property investment
Murdoch Investments Inc.	British Virgin Islands/Hong Kong	45	45	Property investment
Nimble Limited	British Virgin Islands/Hong Kong	45	45	Investment holding
Pacific Bond Limited	Hong Kong	35	35	Property trading and investment
Pembroke Development Investments Limited	British Virgin Islands/Hong Kong	40	40	Property trading
Providence Bay Finance Company Limited	Hong Kong	35	35	Mortgage loan financing
Providence Bay Property Management Company Limited	Hong Kong	35	35	Building management
Providence Peak Finance Company Limited	Hong Kong	25	25	Mortgage loan financing
Providence Peak Property Management Company Limited	Hong Kong	25	25	Building management
Pui Hay Enterprises Limited	Hong Kong	50	50	Property trading

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 48. Principal associates (Continued)

Name of associate	Place of incorporation/ establishment/ operation	Proportion of nominal value of issued share capital/ registered capital held by the Company		Principal activities
		2022 %	2021 %	
<b>Indirect: (Continued)</b>				
Sea Dragon Limited	Hong Kong	30	30	Property investment
Silver Link Investment Limited	Hong Kong	45	45	Property trading and investment
Sky Castle Limited	Hong Kong	40	40	Property development
Teamer International Limited	Hong Kong	35	35	Property trading
The Coronation Estates Management Limited	Hong Kong	45	45	Building management
The Graces – Providence Bay Finance Company Limited	Hong Kong	50	50	Mortgage loan financing
The Graces – Providence Bay Property Management Company Limited	Hong Kong	50	50	Building management
The Hermitage Estates Management Limited	Hong Kong	50	50	Building management
Union King (Hong Kong) Limited	Hong Kong	45	45	Property investment
United Best Hong Kong Limited	Hong Kong	40	40	Property trading
Victory World Limited	Hong Kong	50	50	Property trading and investment
Wide Harvest Investment Limited	Hong Kong	25	25	Property investment
Wisekey Investment Limited	British Virgin Islands/Hong Kong	50	50	Investment holding
中海信和(成都)物業發展有限公司( <i>Note</i> )	Mainland China	20	20	Property development and trading
信和置業(成都)有限公司( <i>Note</i> )	Mainland China	20	20	Property development and trading

*Note: Wholly foreign owned enterprises established in Mainland China.*

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 49. Principal joint ventures

The Directors are of the opinion that a complete list of all joint ventures will be of excessive length. Therefore, the following list contains only the particulars of joint ventures at 30th June, 2022 and 2021 which materially affected the results of the year or form a substantial portion of the net assets of the Group.

Name of joint venture	Place of incorporation/ establishment/ operation	Proportion of nominal value of issued share capital/ registered capital held by the Company		Principal activities
		2022 %	2021 %	
<b>Direct:</b>				
Rich Century Investment Limited	Hong Kong	50	50	Property investment
<b>Indirect:</b>				
Asia Bright Development Limited	Hong Kong	29.3	22.5	Investment holding
Best Profile Limited	British Virgin Islands	50	50	Investment holding
Bright Insight Limited	Hong Kong	30	30	Investment holding
Bright Treasure Properties Limited	Hong Kong	30	30	Investment holding
Empire Funds Limited	Hong Kong	50	50	Property trading
Enterprico Investment Limited	Hong Kong	52.5 (Note i)	52.5 (Note i)	Loan financing
Famous Empire Properties Limited	Hong Kong	50	50	Property trading and investment
Far East Martin Trust	Australia	50	50	Hotel operation
Fortune Access Holdings Limited	British Virgin Islands	25	25	Investment holding
Grand Ample Limited	Hong Kong	33.3	33.3	Property development
Grand Apex Limited	Hong Kong	60 (Note i)	60 (Note i)	Property development
Grand Site Development Limited	Hong Kong	50	50	Property investment
Grand Victoria Finance Company Limited	Hong Kong	29.3	22.5	Mortgage loan financing
Great Universe Development (Shenzhen) Co., Ltd. (Note ii)	Mainland China	30	30	Property development
High Crown Holdings Limited	Hong Kong	50	50	Property development
Holland V Properties Pte. Ltd.	Singapore	50	50	Investment holding
Hua Qing Holdings Pte Ltd (Note iii)	Singapore	63.9	23.5	Investment holding
Kam Sheung Road Station Package One (Project Management) Limited	Hong Kong	33.3	33.3	Project management
Lee Tung Avenue Management Company Limited	Hong Kong	50	50	Building management
Martin Heritage Management Pty Ltd	Australia	50	50	Trustee

# Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2022

## 49. Principal joint ventures (Continued)

Name of joint venture	Place of incorporation/ establishment/ operation	Proportion of nominal value of issued share capital/ registered capital held by the Company		Principal activities
		2022 %	2021 %	
<b>Indirect: (Continued)</b>				
Parkland (Hong Kong) Limited	Hong Kong	60 (Note i)	60 (Note i)	Hotel development and operation
Precious Heritage Pte. Limited	British Virgin Islands	50	50	Investment holding
PRE 17 Pte. Ltd.	Singapore	25	–	Property development
Sky Asia Properties Limited	Hong Kong	29.3	22.5	Property development
Star Galaxy Limited	Hong Kong	29.3	22.5	Property management
The Avenue Finance Company Limited	Hong Kong	50	50	Mortgage loan financing
Top Regent Holdings Limited	Hong Kong	33.3	33.3	Investment holding
Tower Beyond Limited	Hong Kong	50	50	Investment holding
Vanguard Insight Limited	Hong Kong	50	50	Investment holding
WCH Property Development Company Limited	Hong Kong	25	25	Property development
WCH Real Estate Agency Limited	Hong Kong	25	–	Real estate agency
Wise Link Management Limited	Hong Kong	50	50	Building management
深圳前晉置業有限公司 (Note ii)	Mainland China	50	50	Property development

### Notes:

- (i) The Company through its subsidiaries holds more than 50% interests in these joint ventures. These joint ventures are considered as subsidiary undertakings under the Hong Kong Companies Ordinance. However, under the respective contractual arrangements, the Group does not control these joint ventures as the decisions about relevant activities require the unanimous consent of the parties sharing the control.
- (ii) Wholly foreign owned enterprises established in Mainland China.
- (iii) During the year ended 30th June, 2022, the Group's shareholding interest in Hua Qing Holdings Pte Ltd increased from approximately 23.53% to approximately 63.86% and Hua Qing Holdings Pte Ltd is recognised as a joint venture after the acquisition. Details are set out in Note 22 to the consolidated financial statements.

## Disclosure pursuant to Rule 13.22 of the Listing Rules

In accordance with Rule 13.22 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, the Company discloses the following statement of indebtedness, capital commitments and contingent liabilities reported on by the affiliated companies of the Company and/or its subsidiaries as at the end of the most recent financial period. This information has been extracted from the relevant audited financial statements of the affiliated companies.

	At 30th June, 2022 HK\$	At 30th June, 2021 HK\$
The Group's share of total indebtedness of its affiliated companies		
– Bank loans	9,610,555,181	9,432,861,175
Advances from the Group	<u>23,817,704,470</u>	<u>22,975,749,927</u>
	<u>33,428,259,651</u>	<u>32,408,611,102</u>
The Group's share of capital commitments of its affiliated companies		
– Contracted for	201,230,039	–
– Authorised but not contracted for	<u>19,519,550</u>	–
	<u>220,749,589</u>	–
The Group's share of contingent liabilities of its affiliated companies	<u>–</u>	<u>–</u>

Note: "Affiliated companies" mentioned above refers to associates and joint ventures of the Group.

## Major properties held by the Group

### (A) Properties for investment and hotels

Property name	Location
<b>HONG KONG ISLAND</b>	
No.1 Chatham Path	Mid-levels
38 Repulse Bay Road	Hong Kong South
148 Electric Road	North Point
Central Plaza	18 Harbour Road, Wan Chai
The Centrium, office	60 Wyndham Street, Central
The Centrium, retail	60 Wyndham Street, Central
Conrad Hong Kong	Pacific Place, 88 Queensway
The Fullerton Ocean Park Hotel Hong Kong	3 Ocean Drive, Aberdeen
Harbour Centre	Harbour Road & Fleming Road
The Hennessy	256 Hennessy Road, Wan Chai
The Hillside	9 Sik On Street, Wan Chai
Hollywood Centre	233 Hollywood Road
Island Resort Mall	28 Siu Sai Wan Road, Chai Wan
The Johnston	74-80 Johnston Road, Wan Chai
Lee Tung Avenue	200 Queen's Road East, Wan Chai
Marina House	68 Hing Man Street, Shau Kei Wan
One Capital Place	18 Luard Road, Wan Chai
Pacific Palisades	1 Braemar Hill Road
Pacific Plaza	418 Des Voeux Road West
The Staunton	22 Staunton Street, Central
25/F United Centre	Queensway
<b>KOWLOON</b>	
No. 1 Hung To Road	Kwun Tong
The Astrid	180 Argyle Street
The Avery Shopping Arcade	12, 16 and 18 Hau Wong Road
Cameron Plaza	23 Cameron Road, Tsim Sha Tsui
The Camphora	51-52 Haiphong Road
China Hong Kong City	33 Canton Road, Tsim Sha Tsui
Coronation Circle	1 Yau Cheung Road, South West Kowloon
Corporation Square	8 Lam Lok Street, Kowloon Bay
Exchange Tower	33 Wang Chiu Road, Kowloon Bay
Fullerton Centre	19 Hung To Road, Kwun Tong
Futura Plaza	111-113 How Ming Street, Kwun Tong
Hong Kong Pacific Centre	28 Hankow Road, Tsim Sha Tsui
Kwun Tong Harbour Plaza	182 Wai Yip Street, Kwun Tong
Kwun Tong Plaza	68 Hoi Yuen Road, Kwun Tong
Maison Rosé	270 Cheung Sha Wan Road, Cheung Sha Wan
Olympian City 1	11 Hoi Fai Road, MTR Olympic Station
Olympian City 2	18 Hoi Ting Road, MTR Olympic Station
Olympian City 3	1 Hoi Wang Road, South West Kowloon

Lease expiry	Group's interest (%)	Gross floor area attributable to the Group (square feet)	Attributable gross floor area (square feet)					Attributable number of carpark spaces
			Residential	Commercial	Industrial	Hotel	Carpark	
2072	100.0%	7,800	7,800	-	-	-	-	-
2084	100.0%	12,126	12,126	-	-	-	-	-
2047	100.0%	197,400	-	197,400	-	-	-	-
2047	10.0%	140,000	-	140,000	-	-	-	-
2047	100.0%	171,176	-	171,176	-	-	-	-
2047	70.0%	12,474	-	12,474	-	-	-	-
2047	30.0%	165,506	-	-	-	165,506	-	-
2047	60.0% <sup>(1)</sup>	262,020	-	-	-	262,020	-	-
2128	17.5%	42,091	-	42,091	-	-	-	-
2127	100.0%	71,862	-	71,862	-	-	-	-
2063	100.0%	11,195	11,195	-	-	-	-	-
2128	52.6%	52,933	-	52,933	-	-	-	-
2047	45.0%	145,438	-	85,136	-	-	60,302	540
2047	100.0%	58,108	46,331	11,777	-	-	-	-
2060	50.0% <sup>(1)</sup>	43,860	-	43,860	-	-	-	-
2047	100.0%	113,009	-	113,009	-	-	-	-
2127	100.0%	73,443	-	73,443	-	-	-	-
2047	20.0%	93,550	93,550	-	-	-	-	-
2860	100.0%	167,599	-	167,599	-	-	-	-
2844	100.0%	37,629	28,439	9,190	-	-	-	-
2128	50.0%	10,225	-	10,225	-	-	-	-
2047	33.3%	177,337	-	-	177,337	-	-	-
2047	100.0%	9,852	9,852	-	-	-	-	-
2047	100.0%	10,455	-	10,455	-	-	-	-
2038	100.0%	64,093	-	64,093	-	-	-	-
2863	100.0%	14,147	12,493	1,654	-	-	-	-
2135	25.0%	308,308	-	308,308	-	-	-	-
2057	45.0%	39,041	-	39,041	-	-	-	-
2047	100.0%	155,910	-	-	155,910	-	-	-
2055	100.0%	259,503	-	259,503	-	-	-	-
2047	100.0%	114,334	-	-	114,334	-	-	-
2047	100.0%	225,396	-	225,396	-	-	-	-
2039	100.0%	219,853	-	219,853	-	-	-	-
2047	100.0%	341,078	-	130,728	-	-	210,350	474
2047	100.0%	153,795	-	-	-	-	153,795	366
2047	100.0%	6,873	-	6,873	-	-	-	-
2047	100.0% <sup>(1)</sup>	139,931	-	139,931	-	-	-	-
2047	100.0% <sup>(1)</sup>	511,287	-	511,287	-	-	-	-
2055	50.0%	59,423	-	59,423	-	-	-	-



## Major properties held by the Group (Continued)

### (A) Properties for investment and hotels (Continued)

Property name	Location
<b>KOWLOON</b>	
The Olympian Hong Kong	18 Hoi Fai Road
Omega Plaza	32 Dundas Street
Park Ivy Shopping Arcade	8 Ivy Street
Park Summit Shopping Arcade	88 Beech Street
Remington Centre	23 Hung To Road, Kwun Tong
Skyline Tower	39 Wang Kwong Road, Kowloon Bay
Sunshine Plaza Shopping Arcade	17 Sung On Street, Hung Hom
Tsim Sha Tsui Centre	Salisbury Road, Tsim Sha Tsui
Vista Shopping Arcade	188 Fuk Wa Street, Sham Shui Po
Westley Square	48 Hoi Yuen Road, Kwun Tong
Yau Tong Industrial City	17 Ko Fai Road, Yau Tong
<b>NEW TERRITORIES</b>	
Avon Mall	15 Yat Ming Street, Fanling
Citywalk	1 Yeung Uk Road, Tsuen Wan
Citywalk 2	18 Yeung Uk Road, Tsuen Wan
Commune Modern Shopping Arcade	28 Wo Fung Street, Luen Wo Hui, Fanling
Corporation Park	11 On Lai Road, Shatin
Corinthia By The Sea Shopping Arcade	23 Tong Yin Street, Tseung Kwan O
Golden Plaza	28 Shui Che Kwun Street, Yuen Long
The Graces · Providence Bay Shopping Arcade	9 Fo Chun Road, Tai Po
Grand Regentville Shopping Mall	9 Wo Mun Street, Fanling
Mansfield Industrial Centre	19 Hong Yip Street, Tung Tau, Yuen Long
Mayfair By The Sea I	23 Fo Chun Road, Tai Po
Mayfair Lane	21 Fo Chun Road, Tai Po
Oceania Heights Shopping Mall	2 Hoi Chu Road, Tuen Mun
Paloma Bay	18 Peng Lei Road, Peng Chau
Paloma Cove	8 Ho King Street, Peng Chau
The Palazzo Shopping Arcade	28 Lok King Street, Shatin
Parklane Centre	25 Kin Wing Street, Tuen Mun
Ping Wui Centre	13-17 Ping Wui Street, Yuen Long
Riverwalk	6 Ngan Kwong Wan Road, Mui Wo
Rosedale Gardens Shopping Mall	133 Castle Peak Road, Tuen Mun
Shatin Galleria	18-24 Shan Mei Street, Fo Tan, Shatin
Springdale Mall	80 Ma Tin Road, Yuen Long
Sunley Centre	9 Wing Yin Street, Tsuen Wan
Tuen Mun Town Plaza, Phase I	1 Tuen Shun Street & 1 Tuen Shing Street, Tuen Mun
The Waterside Shopping Mall	15 On Chun Street, Ma On Shan, Shatin

Lease expiry	Group's interest (%)	Gross floor area attributable to the Group (square feet)	Attributable gross floor area (square feet)					Attributable number of carpark spaces
			Residential	Commercial	Industrial	Hotel	Carpark	
2052	100.0%	112,215	-	68,456	-	43,759	-	-
2047	100.0%	80,775	-	80,775	-	-	-	-
2061	100.0% <sup>(1)</sup>	9,042	-	9,042	-	-	-	-
2058	100.0% <sup>(1)</sup>	37,588	-	37,588	-	-	-	-
2047	100.0%	114,103	-	-	114,103	-	-	-
2047	50.0%	412,203	-	412,203	-	-	-	-
2047	100.0%	54,461	-	54,461	-	-	-	-
2127	45.0%	231,309	-	231,309	-	-	-	-
2054	100.0% <sup>(1)</sup>	22,335	-	22,335	-	-	-	-
2047	100.0%	238,187	-	-	238,187 <sup>(2)</sup>	-	-	-
2047	90.0%	464,627	-	-	464,627	-	-	-
2047	100.0%	101,632	-	101,632	-	-	-	-
2052	100.0% <sup>(1)</sup>	245,419	-	245,419	-	-	-	-
2054	100.0% <sup>(1)</sup>	180,646	-	180,646	-	-	-	-
2064	100.0%	74,018	-	34,497	-	-	39,521	119
2047	30.0%	122,708	-	122,708	-	-	-	-
2062	60.0%	41,708	-	41,708	-	-	-	-
2047	100.0%	203,460	-	32,178	-	-	171,282	438
2057	50.0%	10,791	-	10,791	-	-	-	-
2049	100.0%	219,754	-	71,462	-	-	148,292	415
2047	100.0%	111,253	-	-	111,253	-	-	-
2059	85.0%	38,216	-	38,216	-	-	-	-
2059	100.0%	44,996	-	44,996	-	-	-	-
2052	100.0%	28,470	-	28,470	-	-	-	-
2062	100.0%	36,845	36,845	-	-	-	-	-
2062	100.0%	14,372	14,372	-	-	-	-	-
2053	100.0% <sup>(1)</sup>	21,528	-	21,528	-	-	-	-
2047	100.0%	251,961	-	-	80,222	-	171,739	116
2047	100.0%	192,516	-	19,861	-	-	172,655	450
2062	100.0%	47,607	32,400	15,207	-	-	-	-
2047	100.0%	31,791	-	31,791	-	-	-	-
2047	100.0%	361,764	-	263,818	-	-	97,946	268
2047	100.0%	126,766	-	40,446	-	-	86,320	261
2047	100.0%	164,940	-	-	164,940	-	-	-
2047	100.0%	1,112,739	-	856,451	-	-	256,288	525
2047	50.0%	28,285	-	28,285	-	-	-	-

## Major properties held by the Group (Continued)

### (A) Properties for investment and hotels (Continued)

Property name	Location
<b>MAINLAND CHINA</b>	
Central Park, Xiamen	178-180 Jiahe Road, Xiamen, Fujian Province
Dynasty Park, Zhangzhou	298 Tengfei Road, Xiangcheng District, Zhangzhou, Fujian Province
Greenfields	Chuangye Road, Guangzhou Economic & Technology Development District, Guangzhou, Guangdong Province
Le Sommet	279 Jiahe Road, Xiamen, Fujian Province
Park Place	130 Jiahe Road, Xiamen, Fujian Province
Raffles City Shanghai	Plot 105 A&B, 228 Xizang Road Central, Huangpu District, Shanghai
Sino International Plaza	137 Wusi Road, Fuzhou, Fujian Province
<b>OVERSEAS – SINGAPORE AND AUSTRALIA</b>	
Clifford Pier	80 Collyer Quay, Singapore
Customs House	70 Collyer Quay, Singapore
The Fullerton Hotel Singapore	1 Fullerton Square, Singapore
The Fullerton Bay Hotel Singapore	80 Collyer Quay, Singapore
The Fullerton Waterboat House	3 Fullerton Road, Singapore
One Fullerton	1 Fullerton Road, Singapore
The Fullerton Hotel Sydney	1 Martin Place, Sydney, Australia

Lease expiry	Group's interest (%)	Gross floor area attributable to the Group (square feet)	Attributable gross floor area (square feet)					Attributable number of carpark spaces
			Residential	Commercial	Industrial	Hotel	Carpark	
2046	100.0%	31,533	-	31,533	-	-	-	-
2045	100.0%	128,209	-	128,209	-	-	-	-
2054	100.0%	15,187	-	15,187	-	-	-	-
2041	100.0%	15,978	-	15,978	-	-	-	-
2039	100.0%	10,854	-	10,854	-	-	-	-
2045	22.4%	301,145	-	301,145	-	-	-	-
2059	100.0%	493,177	-	493,177	-	-	-	-
2067	100.0%	13,731	-	13,731	-	-	-	-
2067	100.0%	14,822	-	14,822	-	-	-	-
2096	100.0%	466,423	-	-	-	466,423	-	-
2067	100.0%	79,087	-	-	-	79,087	-	-
2032	100.0%	21,743	-	21,743	-	-	-	-
2096	100.0%	80,433	-	80,433	-	-	-	-
Freehold	50.0%	184,792	-	29,722	-	155,070	-	-

## Major properties held by the Group (Continued)

### (B) Completed properties for sale

Property name	Location
<b>HONG KONG</b>	
Capital Tower	38 Wai Yip Street, Kowloon Bay, Kowloon
Chevalier Commercial Centre	Wang Hoi Road, Kowloon Bay, Kowloon
Grand Central	33 Hip Wo Street, Kwun Tong (South), Kowloon
Hewlett Centre	54 Hoi Yuen Road, Kwun Tong, Kowloon
Kowloon Plaza	485 Castle Peak Road, Cheung Sha Wan, Kowloon
Metro Centre	32 Lam Hing Street, Kowloon Bay, Kowloon
Pan Asia Centre	137 Wai Yip Street, Kwun Tong, Kowloon
Westin Centre	26 Hung To Road, Kwun Tong, Kowloon
133 Portofino	133 Hong Kin Road, Sai Kung, New Territories
The Balmoral	1 Ma Shing Path, Tai Po, New Territories
Cambridge Plaza	188 San Wan Road, Sheung Shui, New Territories
Lincoln Centre	20 Yip Fung Street, Fanling, New Territories
Mayfair By The Sea 8	1 Fo Yin Road, Pak Shek Kok (East), Tai Po, New Territories
The Mediterranean	8 Tai Mong Tsai Road, Sai Kung, New Territories
Poly Centre	15 Yip Fung Street, Fanling, New Territories
<b>MAINLAND CHINA</b>	
Mayfair By The Lake	26 North Hubin Road, Xiamen, Fujian Province
Dynasty Park, Zhangzhou	298 Tengfei Road, Xiangcheng District, Zhangzhou, Fujian Province

Lease expiry	Group's interest (%)	Gross floor area attributable to the Group (square feet)	Attributable gross floor area (square feet)		
			Residential	Commercial	Industrial
2065	30.0%	85,907	–	85,907	–
2047	33.3%	11,484	–	11,484	–
2064	90.0% <sup>(1)</sup>	66,875	66,875 <sup>(3)</sup>	–	–
2047	100.0%	15,099	–	–	15,099
2047	100.0%	25,702	–	–	25,702
2047	100.0%	17,805	–	–	17,805
2047	100.0%	62,857	–	62,857	–
2047	50.0%	103,451	–	–	103,451
2065	100.0%	25,152	25,152 <sup>(3)</sup>	–	–
2055	100.0%	16,785	16,785 <sup>(3)</sup>	–	–
2047	100.0%	174,358	–	–	174,358
2047	100.0%	61,144	–	–	61,144
2066	100.0%	8,157	8,157 <sup>(3)</sup>	–	–
2063	100.0%	9,045	9,045 <sup>(3)</sup>	–	–
2047	100.0%	10,430	–	–	10,430
2038/2066	100.0%	23,655	3,396	20,259	–
2045/2075	100.0%	150,492	131,115	19,377	–

## Major properties held by the Group (Continued)

### (C) Properties under development

Location	Property name	Lease expiry	Group's interest (%)	Site area (square feet)
<b>HONG KONG</b>				
8 Yiu Sha Road, Ma On Shan	Silversands	2067	100.0%	49,729
39 Yip Kan Street, Wong Chuk Hang	Landmark South	2066	60.0%	18,996
8 Hong Yip Street, Yuen Long	One North	2066	100.0%	99,524
Kwai Chung Town Lot No. 524		2067	100.0%	18,623
6 Lai Ying Street and 8 Lai Ying Street, South West Kowloon	Grand Victoria	2067	29.3%	208,262
Lot No. 765 in Demarcation District No. 332, Cheung Sha, Lantau Island		2069	100.0%	28,977
<b>MAINLAND CHINA</b>				
Land Parcel No. T102-0262, Qianhai Shenzhen-Hong Kong Modern Service Industry Cooperation Zone		2057	50.0%	80,485
Xipu Zhen, Pi Xian, Jin Niu District, Chengdu, Sichuan Province	Chengdu International Community	2044	20.0%	14,253,628
298 Tengfei Road, Xiangcheng District, Zhangzhou, Fujian Province	Dynasty Park, Zhangzhou	2045/ 2075	100.0%	962,939
Land Parcel No. T102-0261, Qianhai Shenzhen-Hong Kong Modern Service Industry Cooperation Zone		2058	30.0%	183,842
9 The Second Yufeng Road, Chenghua District, East Chengdu, Sichuan Province	The Palazzo, Chengdu	2048/ 2078	20.0%	2,673,385
<b>OVERSEAS – SINGAPORE</b>				
Land Parcel 950, Lot 2852K, Mukim 16	Jalan Anak Bukit	2120	20.0%	346,149
Lot 359T of Town Subdivision 15, 5001 Beach Road	Golden Mile Complex	2068	25.0%	144,908

Gross floor area attributable to the Group (square feet)	Attributable gross floor area (square feet)				Stage of completion	Estimated completion date
	Residential	Commercial	Industrial	Hotel		
119,351	119,351	-	-	-	Occupation Permit issued	October 2022
141,698	-	141,698	-	-	Superstructure works in progress	November 2022
497,620	-	497,620	-	-	Superstructure works in progress	December 2022
176,906	-	-	176,906	-	Superstructure works in progress	March 2023
288,935	288,935	-	-	-	Superstructure works in progress	May 2023
11,582	11,582	-	-	-	Planning stage	March 2024
247,572	-	247,572	-	-	Internal structure works in progress	December 2022
39,317	-	39,317	-	-	Planning stage	June 2023
1,160,041	1,139,826	20,215	-	-	Superstructure works in progress	May 2024
258,336	-	258,336	-	-	Foundation works in progress	June 2024
1,154,328	912,277	213,558	-	28,493	Superstructure works in progress	June 2028
201,405	154,905	46,500	-	-	Planning stage	June 2027
152,448	33,907	118,541	-	-	Design stage	December 2028



## Major properties held by the Group (Continued)

### (D) Properties under development in which the Group has a development interest<sup>(1)</sup>

Location	Property name	Lease expiry	Site area (square feet)
<b>HONG KONG</b>			
24A Kadoorie Avenue, Ho Man Tin	St. George's Mansions	2081	61,941
32B Shantung Street, Mong Kok	ONE SOHO	2068	14,961
11 Heung Yip Road, Wong Chuk Hang	La Marina	2067	92,269
33 Gage Street, 23 and 25 Peel Street	ONE CENTRAL PLACE	2067	9,607
29 Kam Ho Road, Kam Tin South	Grand Mayfair	2067	448,719
1 Lohas Park Road, Tseung Kwan O	Villa Garda	2052	177,359
Aberdeen Inland Lot No. 467 (Site D), Wong Chuk Hang Station Package Four Property Development		2067	65,015
New Kowloon Inland Lot No. 6602, Yau Tong Ventilation Building Property Development		2068	43,379
Site KL of the Remaining Portion of Tseung Kwan O Town Lot No.70, LOHAS Park Package Thirteen Property Development		2052	130,675

Notes to major properties held by the Group:

- (1) Properties in which the Group has a development interest and is entitled to a share of the development profits after completion in accordance with the terms and conditions of the joint development agreements.
- (2) Industrial/Office
- (3) It represents the saleable floor area.

Gross floor area (square feet)	Gross floor area (square feet)				Stage of completion	Estimated completion date
	Residential	Commercial	Industrial	Hotel		
309,707	309,707	-	-	-	Occupation Permit issued	November 2022
112,200	112,200	-	-	-	Superstructure works in progress	July 2023
492,991	492,991	-	-	-	Superstructure works in progress	September 2023
84,261	84,261	-	-	-	Superstructure works in progress	August 2024
1,236,741	1,236,741	-	-	-	Superstructure works in progress	November 2024
956,468	956,468	-	-	-	Podium construction in progress	January 2025
638,305	638,305	-	-	-	Superstructure works in progress	March 2025
325,342	325,342	-	-	-	Foundation works in progress	April 2025
1,546,722	1,546,722	-	-	-	Foundation works in progress	December 2025



