TSIM SHA TSUI PROPERTIES LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 247)

CHAIRMAN'S STATEMENT

I am pleased to present 2023/2024 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, 2024 ("Financial Year") was HK$2,943 million (2022/2023: HK$3,419 million). Underlying earnings per share was HK$1.41 (2022/2023: HK$1.68).

After taking into account the revaluation loss (net of deferred taxation) on investment properties of HK$327 million (2022/2023: revaluation loss of HK$90 million), which is a non-cash item, the Group reported a net profit attributable to shareholders of HK$2,508 million for the Financial Year (2022/2023: HK$3,287 million). Earnings per share for the Financial Year was HK$1.20 (2022/2023: HK$1.61).

FINAL DIVIDEND

The Board of Directors have resolved to recommend a final dividend of HK43 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 30th October, 2024. Together with the interim dividend of HK15 cents per share paid on 18th April, 2024, the total dividend for the Financial Year is HK58 cents per share.

The Board of 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 23rd October, 2024;

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 details of the scrip dividend proposal will be dispatched to shareholders together with the form of election for scrip dividend on or about 6th November, 2024. It is expected that the final dividend warrants and share certificates for the scrip dividend will be dispatched to shareholders on or about 3rd December, 2024.

REVIEW OF OPERATIONS

The operations under Sino Land Company Limited ("Sino Land") represent a substantial portion of the operations of the Group as a whole. As at 30th June, 2024, Tsim Sha Tsui Properties Limited had 56.75% interest in Sino Land. Therefore, for discussion purposes, the focus here will be on the operations of Sino Land.

(1) Sales Activities

Total revenue from property sales for the Financial Year, including property sales of associates and joint ventures, attributable to Sino Land was HK$8,893 million (2022/2023: HK$11,937 million).

Total revenue from property sales comprises mainly the sales of residential units and carparking spaces in projects completed during the Financial Year, namely Grand Victoria Phase 2 and Phase 3 in South West Kowloon and ONE SOHO in Mong Kok, as well as the sales of remaining stocks of residential units and carparking spaces in projects completed in previous financial years, including Grand Victoria Phase 1 in South West Kowloon, The Palazzo in Chengdu, La Marina in Wong Chuk Hang, St. George's Mansions in Ho Man Tin, and Grand Central in Kwun Tong.

During the Financial Year, Sino Land launched two new residential projects in Hong Kong for sale, namely La Montagne in Wong Chuk Hang (6.8% sold) and Villa Garda III in Tseung Kwan O (34.9% sold). In addition, certain units of the remaining stocks of projects launched in previous periods have been launched for sale. These projects are St. George's Mansions in Ho Man Tin (36.0% sold), Grand Victoria in South West Kowloon (86.4% sold), Villa Garda in Tseung Kwan O (44.8% sold), and ONE SOHO in Mong Kok (99.7% sold).

Looking ahead, Sino Land has a pipeline of new projects to be launched. These include ONE CENTRAL PLACE in Central and Grand Mayfair III in Yuen Long which have obtained pre-sale consents. In addition, Sino Land expects to obtain pre-sale consents for two additional residential projects in the financial year 2024/2025, namely Yau Tong Ventilation Building Property Development and LOHAS Park Package Thirteen 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, 2024, Sino Land had a land bank of approximately 19.5 million square feet of attributable floor area in Mainland China, Hong Kong, Singapore and Sydney which comprises a balanced portfolio of properties of which 47.5% is commercial; 28.3% residential; 10.2% industrial; 8.0% car parks and 6.0% hotels. In terms of breakdown of the land bank by status, 5.1 million square feet were properties under development, 13.2 million square feet of properties for investment and hotels, together with 1.2 million square feet of properties held for sale. This land bank should be sufficient to meet Sino Land's development needs over the next few years. Sino Land will continue to be selective in replenishing its land bank to optimise its earnings potential.

During the Financial Year, Sino Land acquired in Hong Kong two sites from the HKSAR Government and was awarded the development rights of a site from the Urban Renewal Authority with total attributable floor area of 806,150 square feet. Details of the projects are as follows:

Location	**Usage**	**Group's Interest**	**Attributable Floor Area** *(Square feet)*
New Kowloon Inland Lot No. 6590 Kai Tak Area 2A Site 2 and Site 3, Kai Tak, Kowloon, Hong Kong	Residential/ Commercial	50%	496,139
Shing Tak Street / Ma Tau Chung Road Development Project Kowloon City, Kowloon, Hong Kong	Residential/ Commercial	Joint Venture	228,205
Lot No. 722 in Demarcation District No. 332 Tung Chung Road, Cheung Sha, Lantau Island, New Territories, Hong Kong	Residential	100%	81,806
			806,150

(3) Property Development

During the Financial Year, Sino Land obtained Certificate of Compliance for the following projects in Hong Kong. Details of the projects are as follows:

Location	Usage	Group's Interest	Attributable Floor Area *(Square feet)*
Grand Victoria Phase 2 and Phase 3 8 Lai Ying Street, South West Kowloon, Kowloon, Hong Kong	Residential	29.25%	184,614
ONE SOHO 32B Shantung Street, Mong Kok, Kowloon, Hong Kong	Residential	Joint Venture	67,311
One North 8 Hong Yip Street, Yuen Long, New Territories, Hong Kong	Commercial	100%	497,620
			749,545

In Mainland China, Sino Land completed The Koko in Qianhai during the Financial Year. Details of the project are as follows:

Location	Usage	Group's Interest	Attributable Floor Area *(Square feet)*
The Koko 1 Dujuan Road, Qianhai Shenzhen-Hong Kong Corporation Zone, Nanshan District, Shenzhen, People's Republic of China	Residential/ Commercial	50%	252,412

(4) Rental Activities

For the Financial Year, Sino Land's attributable gross rental revenue, including share from associates and joint ventures, was HK$3,550 million (2022/2023: HK$3,505 million), representing an increase of 1.3% year-on-year. The increase in gross rental income was mainly due to the increase in turnover rent for retail, the improvement in occupancy for residential and industrial sectors, and higher contribution from new properties. The net rental income for the Financial Year was HK$2,910 million (2022/2023: HK$2,986 million), representing a decrease of 2.5% year-on-year. The decrease in net rental income, despite a rise in gross rental income, was mainly due to the discontinuation of the concession on the waiver fee previously granted by the HKSAR Government, coupled with an increase in repair and maintenance expenses to maintain the quality of our properties.

Overall occupancy of the Sino Land's investment property portfolio was 90.8% for the Financial Year (2022/2023: 91.2%), a decrease of 0.4 percentage point when compared with the same period last year. Among the different sectors, residential recorded an improved occupancy rate of 4.8 percentage points to 86.8% (2022/2023: 82.0%), followed by industrial's 2.3 percentage points increase to 90.0% (2022/2023: 87.7%), while occupancy rate for the office and retail portfolios were 86.5% (2022/2023: 86.6%) and 93.5% (2022/2023: 95.0%), respectively.

The market landscape remained fluid throughout the year. The reopening of borders in early 2023 spurred a steady influx of tourists to Hong Kong, yet the numbers have not rebounded to pre-pandemic levels. A notable shift in the consumption patterns of Chinese tourists has been observed, with a newfound preference for experiential activities over traditional shopping. This trend has reshaped the retail landscape in Hong Kong. While navigating through these changes, Sino Land has capitalised on the HKSAR Government's campaigns and initiatives aimed at revitalising tourism, by launching targeted marketing strategies and promotional activities to attract shoppers to our malls. The partnership with tenants and business partners has been strengthened, offering unique incentives such as complimentary flight tickets, free movie tickets, and special shopping perks for using certain payment methods. This collaborative approach not only augments the shopping experience and delivers additional value to our patrons, but it also fortifies our "S^{+} REWARDS" loyalty programme. These customer-centric initiatives have maintained a steady footfall at our flagship malls.

In light of the prevailing challenges within the office sector, attributable to both an excess supply and a contraction in demand as a consequence of the hybrid working paradigm adopted by certain corporates, Sino Land maintained focus on safeguarding existing occupancy levels. To this end, a series of initiatives have been deployed, encompassing lease restructuring, the provision of additional incentives to augment tenant experience and satisfaction, as well as the extension of various lease term flexibilities, all aimed at forging a mutually beneficial relationship. Despite short-term challenges, Hong Kong is expected to benefit from the Central Government's support for ongoing economic integration, and is well-positioned to capitalise on the growth of the Greater Bay Area as the economies of the involved cities continue to expand. The successful launch of talent acquisition programs by the HKSAR Government and the strong response from applicants highlight Hong Kong's attractiveness for talent and business growth. Business activities and demand for office space are anticipated to normalise gradually, reviving leasing demand from Mainland Chinese corporates over time. With infrastructure improvements under these development schemes and our portfolio's best-in-class building specifications and accredited green features, Sino Land is ready to attract tenants seeking high-quality and sustainable office spaces.

As at 30th June, 2024, Sino Land has approximately 13.2 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 63.0%, industrial 11.9%, car parks 11.9%, hotels 9.0%, and residential 4.2%.

(5) Hotels

For the Financial Year, Sino Land's hotel revenue, including attributable share from associates and joint ventures, was HK$1,527 million compared to HK$1,376 million last year, and the corresponding operating profit was HK$487 million (2022/2023: HK$451 million).

During the Financial Year, Hong Kong's tourism sector has demonstrated a steady recovery, evidenced by a notable increase in visitor arrivals following the reopening of borders in early 2023. This positive trend has been bolstered by the HKSAR Government's effective initiatives and events, which have stimulated economic activities and the tourism sector. Data from the Hong Kong Tourism Board indicates a significant increase in tourist numbers, with nearly 42.3 million visitors from 1st July 2023 to 30th June 2024, compared to 13.4 million in the prior year. The hotel industry is poised for further improvement, supported by the Central Government's favourable policies, including the Individual Visit Scheme's expansion to 59 cities and the recent enhancement of duty-free allowances for Mainland travellers, effective from July 2024. These measures are anticipated to attract more visitors from Mainland China, thereby further benefiting the hotel sector. Our operations in Singapore and Sydney have consistently shown promising results, particularly during months aligned with global events. Average room rates of the overseas hotels have surpassed pre-COVID levels.

Amidst the improved results achieved in the Financial Year, Sino Land remains vigilant of the fluctuating environment and shifts in consumer preferences. Upholding diligent cost management is critical in the face of inflation, while we continue to forge new strategies to enhance our hotel services' quality and efficiency, ensuring our guests' experiences are delightful during their stays. Conrad Hong Kong has experienced an uptick in occupancy and room rates, propelled by the gradual increase in business and leisure travelers, attributed to the mega events and financial summits, alongside local banquets. The Fullerton Ocean Park Hotel Hong Kong saw higher demand, particularly in the summer and festive seasons, with its food and beverage performance improved as more events and weddings were hosted. The Olympian Hong Kong reopened in September 2023, with new commercial and operational strategies that have effectively attracted new business, leading to respectable occupancy and room rates.

As at 30th June, 2024, Sino Land'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.

(6) Mainland China Business

During the Third Plenary Session in July 2024, the Central Committee unveiled a comprehensive long-term development plan for the country for the next five years and beyond. The blueprint reaffirms the nation's dedication to ongoing reforms and opening up. It provides a road map through economic and financial directives as well as addressing critical social issues such as public welfare, healthcare, ecological conservation, social governance, national security and party leadership. The plan includes over 300 reform initiatives slated for execution within the next five years. Additional short-term stimulative measures will be introduced to spur economic growth, while the long-term focus will pivot on bolstering domestic consumption, accelerating the advancement of high-tech industries, and fostering sustainable growth.

As at 30th June, 2024, Sino Land had approximately 3.5 million attributable square feet of land bank in Mainland China. Of the total, approximately 2.0 million square feet are projects under development and the remaining are mainly investment properties. There are three key projects under development, including 30% interest in a commercial development site in Qianhai in the Greater Bay Area, 100% interest in Dynasty Park Phase 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, 2023.

FINANCE

The Group's financial position remains strong. As at 30th June, 2024, the Group at subsidiary level had cash and bank deposits of HK$47,351 million. After netting off total borrowings of HK$1,691 million, the Group had net cash of HK$45,660 million as at 30th June, 2024. 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. All borrowings are repayable within one to two years, and are subject to floating interest rates. Total assets and shareholders' funds of the Group were HK$182,173 million and HK$94,868 million, respectively. Net book value of the Group attributable to the Company's shareholders was HK$44.72 per share as at 30th June, 2024 (HK$44.51 per share as at 30th June, 2023).

As at 30th June, 2024, all of the Group's debts are denominated in Hong Kong dollars. Other than the above-mentioned, there was no material change in 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 US dollars, Renminbi, and Singaporean dollars.

The Group has maintained a sound financial management policy and foreign exchange exposure has been 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, Sino Land will, wherever possible, ensure that attractive design concepts and features are also environmentally-friendly for its developments. Management conducts regular reviews of Sino Land's properties and services so that improvements can be made on a continuous basis.

SUSTAINABILITY

Sino Land is committed to "Creating Better Lifescapes", and endeavours to integrate sustainability into its business through the three interconnected areas of Green Living, Innovative Design and Community Spirit. Sino Land also seeks to create long-term environmental, social and governance ("ESG") value for stakeholders and the communities in which we operate. Our annual sustainability report highlights our corporate sustainability footprints and initiatives, and has been prepared in accordance with Global Reporting Initiative ("GRI") Standards, as well as the latest requirements of the Environmental, Social and Governance Reporting Guide under Appendix C2 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. The Sustainability Report also makes reference to the Task Force on Climate-related Financial Disclosures ("TCFD") recommendations and the Ten Principles of the United Nations ("UN") Global Compact. Furthermore, our nature-related performance is disclosed in our Sustainability Report with reference to the Taskforce on Nature-related Financial Disclosures ("TNFD") framework. The Sustainability Report is also prepared with reference to the International Sustainability Standards Board's ("ISSB") International Financial Reporting Standards ("IFRS") S1 General Requirements for Disclosure of Sustainability-related Financial Information and IFRS S2 Climate-related Disclosures.

Local and international ESG ratings and recognitions
We participated in multiple ESG ratings and are humbled that our corporate sustainability efforts have been recognised. During the Financial Year, Sino Land has been named one of the World's Most Sustainable Companies 2024 by TIME Magazine and Statista. In addition, Sino Land continues, for the second consecutive year, to be the first and only developer in Hong Kong to be recognised among the Global 100 Most Sustainable Corporations by Corporate Knights. It has also been selected as a constituent of the Dow Jones Sustainability Asia/Pacific Index and included in the S&P Global Sustainability Yearbook 2024. Furthermore, Sino Land received an "AA" rating in the MSCI ESG ratings and achieved a five-star rating in the 2023 Real Estate Assessment of the Global Real Estate Sustainability Benchmark ("GRESB"). It has been recognised as a Regional Top-rated ESG Performer by Sustainalytics and achieved an "A-" in the CDP 2023 Climate Change score. Also, Sino Land has been selected as a constituent member of the Hang Seng Corporate Sustainability Benchmark Index, with an "AA+" rating in addition to being recognised as a Top 10 (Pace-setter) in the Greater Bay Area Business Sustainability Index.

ESG accolades
In recognition of our collective effort and ongoing commitment to promoting ESG and sustainability, Sino Land received the Grand Award at the UNSDG Achievement Awards Hong

Kong 2023. Furthermore, Sino Land received the Grand Awards at Best ESG Report (Large-cap), Best GRI Report, Carbon Neutral Award and GRESB X HERA Excellence in Real Estate (Development Benchmark) under the Hong Kong ESG Reporting Awards 2023. In addition, Sino Land has received the Green Building Leadership Pioneer Award at the Green Building Award 2023.

Governance
Sino Land joined as one of the pioneer developers in the IFRS Sustainability Alliance. In addition, Sino Land joined as one of the inaugural TNFD Early Adopters, demonstrating our commitment to protecting the resilience of natural ecosystems.

Green Living
Sino Land is committed to combating climate change. During the Financial Year, Sino Land has received validation from the Science Based Targets initiative ("SBTi") for its near-term science-based targets. The SBTi provides companies and financial institutions with a clear roadmap to reduce greenhouse gas ("GHG") emissions in line with the goals of the Paris Agreement, as guided by the latest climate science.

To continue enhancing biodiversity, the CORAL REEFStoration project achieved a milestone with the opening of a rehabilitation facility, the CORAL REEFStoration Centre, for the husbandry of rescued coral fragments. The public is invited to the CORAL REEFStoration Centre for guided tours, interactive STEAM experiments and a wide range of educational activities. The Centre has received over 2,800 local and international visitors thus far. In addition, over 280 pieces of rescued coral fragments have been planted at Middle Island, contributing to the rehabilitation of the coral reef habitat in Hong Kong's southern waters at the restoration site.

Fully aware of the importance of diversity and inclusion, Sino Land introduced Sino Women Connect, an initiative designed to cultivate connections between female staff members from diverse ages, positions, and backgrounds. The initiative offers a variety of wellness activities, including meditation, farm workshops, seminars, and a mentorship programme that pairs female leaders and employees. In addition, Sino Land has been recognised as one of the pioneer developers in Hong Kong to be a Women Workplace Index Gold Employer and joined as one of the international signatories to the United Nations Women's Empowerment Principles.

We have actively supported organisations that share our vision of empowering minority communities. Sino Land collaborated with Integrated Brilliant Education Limited, an educational non-governmental organisation, to implement programmes designed to bridge academic and cultural experiences and foster the integration of children with social and economic needs into the community. Sino Land also supported the annual Hong Chi Climbathon to raise funds for providing services and to deepen the public's understanding of people with varying abilities.

Innovative Design
Sino Land seeks to incorporate sustainable features into our buildings. The Fullerton Hotel Singapore and The Fullerton Bay Hotel Singapore have been certified by the Global Sustainable Tourism Council ("GSTC") Industry Criteria for Hotels, with The Fullerton Hotel Singapore becoming the first hotel in a heritage building in Singapore to earn the accolade. In addition, The Fullerton Ocean Park Hotel Hong Kong became the first hotel in Hong Kong and Mainland China to be WELL Certified™ Gold.

Continuing our commitment to fostering a thriving innovation and technology ecosystem in Hong Kong, Sino Land opened the new Sino Inno Lab at One North in the Northern Metropolis, which will serve as a dynamic sandbox to showcase proof-of-concept development and technology innovations. Complementing this initiative is The Spark, an exclusive open exchange platform and a soft landing pad for innovators. Leveraging the unique advantages of the Northern Metropolis, the platform facilitates connections with Greater Bay Area start-ups.

Community Spirit

Sino Caring Friends has nurtured bonds with less-resourced families across Hong Kong since 2008. The initiative engages our colleagues, their families and friends in volunteer activities in collaboration with community partners. Sino Caring Friends has collaborated with seven community partners, delivering over 2,000 gift packs and mooncakes to underprivileged families in Tai Kok Tsui, Sham Shui Po, Sau Mau Ping, Kwai Chung and Tuen Mun, for the Mid-Autumn Festival. In addition, Sino Caring Friends visited less-resourced families, the elderly living alone, and residents in cubicles and rooftop apartments to celebrate the Lunar New Year.

Sino Land collaborated with the Ng Teng Fong Charitable Foundation to support the Community Living Room project in Sham Shui Po initiated by the HKSAR Government. The communal area plays a crucial role in promoting a sense of belonging, improving living conditions, and fostering a supportive community environment for residents of subdivided units.

In addition, Sino Land and the Ng Teng Fong Charitable Foundation supported the transitional housing project at Tsing Lung Tau, “Wellness Lodge”, which is led by the Housing Bureau with an aim to address short-term housing needs for underprivileged families. The project offers various facilities that integrate elements promoting physical and mental wellness, as well as bursaries to children of residents to foster diverse development opportunities.

PROSPECTS

While the shadow of the pandemic recedes, the global economy continues to face headwinds, including an extended period of elevated interest rates, sustained inflation, and geopolitical tensions that are moderating the pace of recovery. The cautious spending and investment patterns of consumers and businesses reflect the prevailing economic challenges. In response to these evolving market conditions, it is imperative for companies to respond swiftly to the new operational landscape to stay competitive.

In July 2024, during the Third Plenum, the Central Committee adopted a resolution on further comprehensively deepening reform and advancing Chinese modernisation. This strategic document outlines the framework for deepening reforms and sets the path for the nation’s long-term socio-economic development strategies. The deliberations focused on equipping China with the necessary tools to effectively address the complexities of the global landscape and to foster an economic transformation that aligns with its modernisation goals. This involves the introduction of additional short-term incentives to spur economic growth. For the long-term, the focus is on elevating domestic consumption and advancing the high-tech sector to achieve sustainable development. The important meeting reaffirms that reforms and continued opening up remain central to the policy agenda, highlighting the importance of leveraging market mechanisms to enhance resource allocation efficiency.

The Central Government steadfastly supports Hong Kong’s economic development, leveraging the unique benefits afforded by the ‘One Country, Two Systems’ principle. In a proactive response to the HKSAR Government’s proposal, the Central Government expanded the Individual Visit Scheme (“IVS”) in March and May 2024, enabling residents from 59 cities across Mainland China, including all provincial capitals, to experience Hong Kong’s distinctive attractiveness as a travel destination with greater flexibility and convenience. Additionally, starting from July 2024, the duty-free allowance for Mainland travellers returning from Hong Kong has increased to RMB12,000 from RMB5,000, with a cumulative allowance of RMB15,000 when including purchases from border duty-free shops. Further enhancement of the IVS and expansion of duty-free allowance are conducive to the economic development Hong Kong, benefitting various tourism-related industries.

The HKSAR Government has been proactive in attracting talents from Mainland China and abroad with enhanced talent admission schemes. These efforts have resulted in a significant influx of talents, with over 320,000 applications received as at the end of June 2024. Out of which, over 60% have been approved, and about 130,000 talents have already settled in Hong Kong. The Top Talent Pass Scheme, in particular, has attracted individuals with a median age of 35 and a median monthly income of HK$50,000. This influx of skilled professionals not only fuels economic growth and competitiveness but also stimulates the local housing market by increasing demand for properties. Such initiatives bolster Hong Kong’s position as a vibrant and dynamic international metropolis.

The policy changes by the HKSAR Government announced on 28th February, 2024 have supported the residential property market. With the removal of all demand-side management measures, there has been a notable increase in activity. The cancellation of the Special Stamp Duty, Buyer’s Stamp Duty, and New Residential Stamp Duty has led to a surge in transactions and contributed to the stabilisation of home prices. In the first six months of 2024, the market has seen 9,419 primary transactions, a remarkable increase that represents 87.6% of the total transactions recorded in the full year of 2023. Although there has been a recent correction in transaction volume, the Group remains cautiously optimistic. The expected talent influx, rising rental yields, and a likely interest rate reduction are likely to sustain housing demand and bolster buyer confidence. These positive market trends support a promising outlook for Hong Kong’s property market.

The Group continues to make strides on the sustainability journey and stays committed to our mission of Creating Better Lifescapes. We are pleased to share that our projects, namely Grand Victoria, ONE SOHO and La Marina have been honoured at the 12th Hong Kong Professional Building Inspectors Academy Awards, in recognition of building quality, facilities, handover and management services, in additional to Best Result Environmental Services Limited being named a Quality Sub-contractor. We are also delighted to share that Sino Land has been named one of the World’s Most Sustainable Companies 2024 by TIME Magazine and Statista, besides listings in Corporate Knights’ “100 Most Sustainable Corporations in the World”, the Dow Jones Sustainability Index™ Asia/Pacific and S&P Global’s Sustainability Yearbook 2024. These recognitions reaffirm Sino Land’s ongoing efforts to implement sustainable business practices and ensure transparency in ESG disclosures.

The Group will stay alert and flexible in the rapidly evolving macro-economic environment. The importance of solid fundamentals, pursuing excellence, upholding integrity and sustainability, enhancing productivity and efficiency, coupled with ongoing prudent financial management, will allow us to be in a good position to tackle challenges and capitalise on opportunities that arise.

STAFF AND MANAGEMENT

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

Robert NG Chee Siong
Chairman

Hong Kong, 27th August, 2024

TSIM SHA TSUI PROPERTIES LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 247)

FINAL RESULTS

The audited results of the Group for the year ended 30th June, 2024 are as follows:

Consolidated Statement of Profit or Loss

	Notes	**2024 HK$ Million**	2023 HK$ Million
Revenue	2	**8,816**	11,929
Cost of sales		**(2,933)**	(4,180)
Direct expenses		**(2,447)**	(2,344)
Gross profit		**3,436**	5,405
Change in fair value of investment properties		**(193)**	179
Other income and other gains or losses		**(299)**	22
Change in fair value of financial assets at fair value through profit or loss ("FVTPL")		**(9)**	5
Administrative expenses		**(885)**	(910)
Other operating expenses		**(207)**	(228)
Finance income		**2,375**	1,420
Finance costs		**(101)**	(102)
Less: interest capitalised		**51**	55
Finance income, net		**2,325**	1,373
Share of results of associates	3	**466**	323
Share of results of joint ventures	4	**173**	604
Profit before taxation	5	**4,807**	6,773
Income tax expense	6	**(520)**	(863)
Profit for the year		**4,287**	5,910
Attributable to:			
The Company's shareholders		**2,508**	3,287
Non-controlling interests		**1,779**	2,623
		4,287	5,910
Interim dividend at HK15 cents *(2023: HK15 cents)* per share		**316**	307
Proposed final dividend at HK43 cents *(2023: HK43 cents)* per share		**912**	885
Earnings per share (reported earnings per share) – basic	7(a)	**HK$1.20**	HK$1.61
Earnings per share (underlying earnings per share) – basic	7(b)	**HK$1.41**	HK$1.68

Consolidated Statement of Profit or Loss and Other Comprehensive Income
For the year ended 30th June, 2024

	2024 **HK$ Million**	2023 HK$ Million
Profit for the year	**4,287**	5,910
Other comprehensive income		
Item that will not be reclassified to profit or loss:		
Change in fair value of equity instruments at fair value through other comprehensive income ("FVTOCI")	**36**	16
Items that may be reclassified subsequently to profit or loss:		
Reclassification of fair value adjustment to profit or loss on an interest rate swap	**-**	(35)
Exchange differences arising on translation of foreign operations	**(53)**	(456)
Change in fair value of debt instruments at FVTOCI	**2**	(1)
	(51)	(492)
Other comprehensive income for the year	**(15)**	(476)
Total comprehensive income for the year	**4,272**	5,434
Total comprehensive income attributable to:		
The Company's shareholders	**2,499**	3,018
Non-controlling interests	**1,773**	2,416
	4,272	5,434

Consolidated Statement of Financial Position
At 30th June, 2024

	Notes	**2024 HK$ Million**	2023 HK$ Million
Non-current assets			
Investment properties		**66,289**	66,007
Hotel properties		**1,641**	1,681
Property, plant and equipment		**150**	142
Right-of-use assets		**1,114**	1,177
Goodwill		**739**	739
Interests in associates		**16,737**	17,109
Interests in joint ventures		**6,638**	6,478
Equity and debt instruments		**1,243**	1,195
Advances to associates		**4,020**	3,995
Advances to joint ventures		**9,027**	10,433
Long-term loans receivable		**3,076**	3,439
Deferred taxation		**20**	8
Other assets		**1**	1
		110,695	112,404
Current assets			
Properties under development		**9,403**	9,433
Stocks of completed properties		**6,494**	7,041
Hotel inventories		**6**	9
Equity and debt instruments		**16**	13
Amounts due from associates		**2,378**	2,256
Amounts due from joint ventures		**3,567**	3,096
Amounts due from non-controlling interests		**14**	32
Trade and other receivables	8	**2,023**	1,770
Current portion of long-term loans receivable		**223**	110
Taxation recoverable		**3**	61
Time deposits and restricted bank deposits	9	**45,477**	41,978
Bank balances and cash	9	**1,874**	2,846
		71,478	68,645
Current liabilities			
Trade and other payables	10	**4,420**	5,087
Lease liabilities		**20**	41
Contract liabilities		**113**	827
Amounts due to associates		**797**	827
Amounts due to non-controlling interests		**1,660**	1,672
Taxation payable		**883**	1,390
Bank borrowings – due within one year		**-**	1,132
		7,893	10,976
Net current assets		**63,585**	57,669
Total assets less current liabilities		**174,280**	170,073

Consolidated Statement of Financial Position – continued
At 30th June, 2024

	2024	2023
	HK$ Million	HK$ Million
Capital and reserves		
Share capital	**19,305**	18,110
Reserves	**75,563**	73,480
Equity attributable to the Company's shareholders	**94,868**	91,590
Non-controlling interests	**72,319**	72,398
Total equity	**167,187**	163,988
Non-current liabilities		
Bank borrowings – due after one year	**832**	832
Lease liabilities	**2**	15
Other loan – due after one year	**859**	807
Deferred taxation	**2,781**	2,699
Advances from associates	**1,618**	1,600
Advances from non-controlling interests	**1,001**	132
	7,093	6,085
	174,280	170,073

Notes:

1. Basis of preparation

The consolidated financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and with applicable disclosures required by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and by the Hong Kong Companies Ordinance. 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.

The financial information relating to the years ended 30th June, 2024 and 2023 included in this preliminary announcement of annual results does not constitute the Company's statutory annual consolidated financial statements for those years but is derived from those financial statements. Further information relating to these statutory financial statements required to be disclosed in accordance with section 436 of the Hong Kong Companies Ordinance is as follows:

The Company has delivered the financial statements for the year ended 30th June, 2023 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Hong Kong Companies Ordinance and will deliver the financial statements for the year ended 30th June, 2024 in due course.

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

<u>New and amendments to HKFRSs that are mandatorily effective for the current year</u>

In the current year, the Group has applied the following new and amendments to HKFRSs issued by the HKICPA for the first time, which are effective for the annual period beginning on or after 1st July, 2023 for the preparation of the consolidated financial statements:

HKFRS 17	*Insurance contracts*
Amendments to HKAS 8	*Accounting policies, changes in accounting estimates and errors: Definition of accounting estimates*
Amendments to HKAS 1 and HKFRS Practice Statement 2	*Presentation of financial statements and Making materiality judgements: Disclosure of accounting policies*
Amendments to HKAS 12	*Income taxes: Deferred tax related to assets and liabilities arising from a single transaction*
Amendments to HKAS 12	*Income taxes: International tax reform - Pillar Two model rules*

The application of new and 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 the consolidated financial statements.

1. Basis of preparation – continued

New HKICPA guidance on the accounting implications of the abolition of the MPF-LSP offsetting mechanism

In July 2023, the HKICPA published *Accounting implications of the abolition of the mandatory provident fund ("MPF")-long service payment ("LSP") offsetting mechanism in Hong Kong* that provides accounting guidance relating to the offsetting mechanism and the abolition of the mechanism. To better reflect the substance of the abolition of the offsetting mechanism, the Group has changed its accounting policy in connection with its LSP liability and has applied the above HKICPA guidance retrospectively. The cessation of applying the practical expedient in paragraph 93(b) of HKAS 19, *Employee Benefits*, in conjunction with the enactment of the Amendment Ordinance resulted in a catch-up profit or loss adjustment in June 2022 for the service cost up to that date and consequential impacts on current service cost, interest expense and remeasurement effects from changes in actuarial assumptions for the year ended 30th June, 2024, with the corresponding adjustment to the comparative carrying amount of the LSP liability. However, since the amount of the catch-up profit or loss adjustment was immaterial, the Group did not restate the comparative figure for the consolidated financial statements.

2. 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, 2024

	The Company and its subsidiaries		Associates and joint ventures		Total	
	External revenue HK$ Million	Results HK$ Million	Share of revenue HK$ Million	Share of results HK$ Million	Segment revenue HK$ Million	Segment results HK$ Million
Property sales	**3,580**	**278**	**6,133**	**524**	**9,713**	**802**
Property rental	**2,835**	**2,277**	**788**	**667**	**3,623**	**2,944**
	6,415	**2,555**	**6,921**	**1,191**	**13,336**	**3,746**
Property management and other services	**1,304**	**227**	**121**	**12**	**1,425**	**239**
Hotel operations	**953**	**368**	**574**	**119**	**1,527**	**487**
Investments in securities	**64**	**64**	**-**	**-**	**64**	**64**
Financing	**80**	**80**	**8**	**8**	**88**	**88**
	8,816	**3,294**	**7,624**	**1,330**	**16,440**	**4,624**

For the year ended 30th June, 2023

	The Company and its subsidiaries		Associates and joint ventures		Total	
	External revenue HK$ Million	Results HK$ Million	Share of revenue HK$ Million	Share of results HK$ Million	Segment revenue HK$ Million	Segment results HK$ Million
Property sales	6,996	2,230	5,062	815	12,058	3,045
Property rental	2,794	2,357	783	667	3,577	3,024
	9,790	4,587	5,845	1,482	15,635	6,069
Property management and other services	1,176	239	115	13	1,291	252
Hotel operations	877	375	499	76	1,376	451
Investments in securities	38	38	-	-	38	38
Financing	48	48	7	7	55	55
	11,929	5,287	6,466	1,578	18,395	6,865

Measurement

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 and certain finance income, net. 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, finance income/(costs), net and income tax expense.

2. Operating segments – continued

Reconciliation of profit before taxation

	2024 **HK$ Million**	2023 HK$ Million
Segment profit	**4,624**	6,865
Change in fair value of investment properties	**(193)**	179
Other income and other gains or losses	**(305)**	15
Change in fair value of financial assets at FVTPL	**(9)**	5
Administrative expenses and other operating expenses	**(940)**	(1,009)
Finance income, net	**2,321**	1,369
Results shared from associates and joint ventures		
- Other income and other gains or losses	**51**	439
- Change in fair value of investment properties	**(412)**	(374)
- Administrative expenses and other operating expenses	**(272)**	(277)
- Finance income/(costs), net	**289**	(130)
- Income tax expense	**(347)**	(309)
	(691)	(651)
Profit before taxation	**4,807**	6,773

During the year ended 30th June, 2024, inter-segment sales of HK$147 million *(2023: HK$93 million)* 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.

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	
	2024 **HK$ Million**	2023 HK$ Million	**2024** **HK$ Million**	2023 HK$ Million	**2024** **HK$ Million**	2023 HK$ Million
Mainland China and Hong Kong	**7,724**	10,907	**7,422**	6,279	**88,362**	88,430
Singapore and Australia	**1,092**	1,022	**202**	187	**4,946**	4,903
	8,816	11,929	**7,624**	6,466	**93,308**	93,333

3. Share of results of associates

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$232 million *(2023: HK$208 million)* recognised in the statement of profit or loss of the associates.

4. Share of results of joint ventures

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$180 million *(2023: HK$166 million)* recognised in the statement of profit or loss of the joint ventures.

5. Profit before taxation

	2024	2023
	HK$ Million	HK$ Million
Profit before taxation has been arrived at after charging/(crediting):		
Cost of hotel inventories consumed (included in direct expenses)	**95**	90
Cost of properties sold	**2,933**	4,180
Depreciation of property, plant and equipment, hotel properties and right-of-use assets (included in administrative and other operating expenses)	**160**	198
Hotel properties written off	**-**	3
Impairment loss on trade receivables, net of reversal	**16**	16
Government grants		
- COVID-19 related	**-**	(7)
- Others	**(6)**	(8)

6. Income tax expense

	2024 HK$ Million	2023 HK$ Million
Tax charge comprises:		
Taxation attributable to the Company and its subsidiaries		
Hong Kong Profits Tax		
Provision for the year	**337**	598
Over-provision in previous years	**(3)**	-
	334	598
Taxation in other jurisdictions		
Provision for the year	**101**	107
Under-provision in previous years	**2**	58
Land Appreciation Tax in Mainland China	**14**	42
	117	207
	451	805
Deferred taxation	**69**	58
	520	863

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 *(2023: 17% in Singapore and 25% in Mainland China)*.

7. Earnings per share

(a) Reported earnings per share

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

	2024 HK$ Million	2023 HK$ Million
Earnings for the purpose of basic earnings per share	**2,508**	3,287
	Number of shares	Number of shares
Weighted average number of ordinary shares for the purpose of basic earnings per share	**2,088,047,154**	2,030,408,335

7. **Earnings per share – continued**

(a) Reported earnings per share – continued

No diluted earnings per share has been presented for the years ended 30th June, 2024 and 2023 as there were no potential ordinary shares outstanding during the current and prior years.

(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$2,943 million *(2023: HK$3,419 million)* 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:

	2024 **HK$ Million**	2023 HK$ Million
Earnings for the purpose of basic earnings per share	**2,508**	3,287
Change in fair value of investment properties	**193**	(179)
Effect of corresponding deferred tax	**(10)**	(3)
Share of results of associates		
- Change in fair value of investment properties	**232**	208
- Effect of corresponding deferred tax	**(1)**	(3)
Share of results of joint ventures		
- Change in fair value of investment properties	**180**	166
- Effect of corresponding deferred tax	**(9)**	(10)
	585	179
Amount attributable to non-controlling interests	**(258)**	(89)
Unrealised change in fair value of investment properties attributable to the Company's shareholders	**327**	90
Realised fair value gain on investment properties disposed of during the year, net of taxation	**1**	3
Realised fair value gain on interest in an associate upon sales of its properties during the year	**188**	73
Amount attributable to non-controlling interests	**(81)**	(34)
	435	132
Underlying profit attributable to the Company's shareholders	**2,943**	3,419

8. 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.

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

	2024	2023
	HK$ Million	HK$ Million
Current or up to 30 days	**172**	187
31-60 days	**23**	16
61-90 days	**15**	9
Over 90 days	**74**	68
	284	280

Trade receivables overdue more than 90 days (net of allowance for credit losses) amounting to HK$74 million *(2023: HK$68 million)* are sufficiently covered by rental deposits received from the respective tenants and no significant expected credit losses are considered.

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

At 30th June, 2024, time deposits of HK$1,632 million *(2023: HK$2,144 million)* were charged for finance undertakings issued by banks for certain subsidiaries, associates and joint ventures of Sino Land Company Limited. The balance includes cash held by stakeholders of HK$843 million *(2023: HK$1,467 million)*, 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$24 million *(2023: HK$23 million)* represented deposits placed with banks, which were used as a guarantee for a construction contract.

10. Trade and other payables

At 30th June, 2024, included in trade and other payables of the Group are trade payables of HK$124 million *(2023: HK$148 million).*

The following is an ageing analysis of trade payables presented based on the invoice date at the reporting date:

	2024	2023
	HK$ Million	HK$ Million
1-30 days	**71**	89
31-60 days	**13**	28
61-90 days	**9**	2
Over 90 days	**31**	29
	124	148

11. Financial guarantee contracts

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

	2024	2023
	HK$ Million	HK$ Million
Guarantees given to banks in respect of:		
Banking facilities of associates and joint ventures attributable to the Group		
- Utilised	**7,777**	7,073
- Unutilised	**1,521**	3,019
	9,298	10,092

At 30th June, 2024 and 2023, 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 periods are insignificant. The amounts of loss allowances determined in accordance with HKFRS 9 at the end of the reporting periods are insignificant.

12. Commitments

Capital commitments outstanding at 30th June, 2024 not provided for in the consolidated financial statements were as follows:

	2024	2023
	HK$ Million	HK$ Million
Contracted for	**82**	42
Authorised but not contracted for	**-**	-
	82	42

The Group's share of capital commitments of joint ventures and associates outstanding at 30th June, 2024 not provided for in the consolidated financial statements were as follows:

	2024	2023
	HK$ Million	HK$ Million
Contracted for	**301**	85
Authorised but not contracted for	**5**	25
	306	110

CLOSURE OF REGISTER OF MEMBERS

For determining the entitlement to attend and vote at the Annual General Meeting to be held on Wednesday, 23rd October, 2024, the register of members of the Company will be closed from Friday, 18th October, 2024 to Wednesday, 23rd October, 2024, both dates inclusive, during which period no transfer of shares will be effected. In order to be eligible to attend and vote at the Annual General Meeting, shareholders should ensure that all transfers accompanied by the relevant share certificates are lodged with the Company's Registrar, Tricor Friendly Limited, 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration not later than 4:30 p.m. on Thursday, 17th October, 2024.

The proposed final dividend is subject to the approval of the shareholders at the Annual General Meeting. The record date for the proposed final dividend is at the close of business on Wednesday, 30th October, 2024. For determining the entitlement to the proposed final dividend, the register of members of the Company will be closed from Tuesday, 29th October, 2024 to Wednesday, 30th October, 2024, both dates inclusive, during which period no transfer of shares will be effected. In order to qualify for the proposed final dividend, shareholders should ensure that all transfers accompanied by the relevant share certificates are lodged with the Company's Registrar, Tricor Friendly Limited, 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration not later than 4:30 p.m. on Monday, 28th October, 2024.

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.

COMPLIANCE WITH CORPORATE GOVERNANCE CODE

The Company has adopted its own Corporate Governance Code, which is based on the principles and the code provisions as set out in Part 2 of Appendix C1 (the "CG Code") to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"). The Company has complied with all code provisions as set out in the CG Code to the Listing Rules throughout the Financial Year, except that (i) there was no separation of the roles of the chairman and the chief executive; and (ii) all the Independent Non-Executive Directors of the Company had served more than nine years on the Board.

There is no separation of the roles of the chairman and the chief executive in the Company. Both roles are currently undertaken by the Chairman of the Board. The Board is of the view that the current management structure has been effective in facilitating the Company's operation and business development and that necessary checks and balances consistent with sound corporate governance practices are in place. The implementation of strategies and policies of the Board and the operations of each business unit are overseen and monitored by designated responsible Executive Directors. The Board has found that the current arrangement has worked effectively in enabling it to discharge its responsibilities satisfactorily. In addition, the three Independent Non-Executive Directors have contributed valuable views and proposals for the Board's deliberation and decisions. The Board reviews the management structure regularly to ensure that it continues to meet these objectives and is in line with the industry practices.

All the three Independent Non-Executive Directors of the Company have served more than nine years on the Board and the Company is accordingly required to appoint a new independent non-executive director pursuant to code provision B.2.4(b) under Part 2 of the CG Code to the Listing Rules. During the Financial Year, the independence of the Independent Non-Executive Directors had been assessed in accordance with the applicable Listing Rules. After considering the confirmations of independence of the Independent Non-Executive Directors, their skills, knowledge, professionalism and experience and their commitment to their role as independent non-executive directors in the past years, the Board (including its Nomination Committee) is of the view that (a) the long tenure of the existing Independent Non-Executive Directors has not undermined their abilities to provide independent, balanced and objective views to the Board and, on the contrary, has been instrumental in facilitating communication among board members since they are able to provide unbiased opinion and tailored advice as they have gained a deep understanding of the Group's business and operation over time by virtue of their long tenure; (b) their commitment to the responsibilities of the independent non-executive directors, valuable business experience, knowledge and professionalism are tremendous assets of the Board, which had fostered and will continue to foster the sharing of diverse perspectives in the boardroom and the generation of new ideas and business strategies; and (c) all the existing Independent Non-Executive Directors remain independent pursuant to Rule 3.13 of the Listing Rules. Whilst the Board does not have any current arrangement to appoint a new independent non-executive director on the Board, it will review on an on-going basis to propose new or additional appointment of independent non-executive director(s) as and when appropriate.

REVIEW OF AUDITED FINANCIAL STATEMENTS

The audited consolidated financial statements of the Group for the year ended 30th June, 2024 have been reviewed by the Audit Committee of the Company.

2024 ANNUAL REPORT

The 2024 annual report containing all the information required by the Listing Rules will be published on the website of Hong Kong Exchanges and Clearing Limited and the Company's website www.sino.com while printed copies will be sent to shareholders on or about Friday, 27th September, 2024.

By Order of the Board
Fanny CHENG Siu King
Company Secretary

Hong Kong, 27th August, 2024

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