TSIM SHA TSUI PROPERTIES LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 247)

CHAIRMAN'S STATEMENT

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

INTERIM RESULTS

The Group's unaudited underlying profit attributable to shareholders, excluding the effect of fair-value changes on investment properties for the six months ended 31st December, 2022 ("Interim Period") was HK$1,559.2 million (2021: HK$2,395.4 million). Underlying earnings per share was HK$0.77 (2021: HK$1.23).

After taking into account the revaluation loss (net of deferred taxation) on investment properties of HK$189.2 million (2021: revaluation loss of HK$71.8 million), which is a non-cash item, the Group reported a net profit attributable to shareholders of HK$1,368.8 million for the Interim Period (2021: HK$2,316.8 million). Earnings per share for the Interim Period was HK$0.68 (2021: HK$1.19).

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

DIVIDENDS

The Directors have declared an interim dividend of HK15 cents per share (2021: HK15 cents per share) payable on 18th April, 2023 to those shareholders whose names appear on the Register of Members of the Company on 10th March, 2023.

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

A circular containing detail of the scrip dividend scheme will be dispatched to shareholders together with the form of election for scrip dividend on or about 16th March, 2023. It is expected that the interim dividend warrants and share certificates for the scrip dividend will be dispatched to shareholders on or about 18th April, 2023.

REVIEW OF OPERATIONS

The operations under Sino Land Company Limited ("Sino Land") represent a substantial portion of the operations of the Group as a whole. As at 31st December, 2022, Tsim Sha Tsui Properties Limited had 55.83% interest in Sino Land. Therefore, for discussion purposes, the focus here will be on the operations of Sino Land.

(1) Sales Activities

Total revenue from property sales for the Interim Period, including property sales of associates and joint ventures, attributable to Sino Land was HK$3,899.4 million (2021: HK$8,497.0 million).

Total revenue from property sales comprises mainly the sales of residential units and carparking spaces in the projects completed during the Interim Period, namely St. George's Mansions in Ho Man Tin and Silversands in Ma On Shan, as well as the sales of remaining stocks of residential units and carparking spaces in projects completed in previous financial years, including Grand Central in Kwun Tong, 133 Portofino in Sai Kung, and Dynasty Park in Zhangzhou.

During the Interim Period, Sino Land obtained Certificate of Compliance for Silversands in Ma On Shan and St. George's Mansions in Ho Man Tin, as well as obtaining Occupation Permit for La Marina in Wong Chuk Hang and Grand Victoria I in South West Kowloon. In addition, certain units of the remaining stocks of projects launched in previous periods have been rolled out for sale. These projects are Grand Central in Kwun Tong (98.4% sold), Grand Victoria in South West Kowloon (60.6% sold), Silversands in Ma On Shan (76.9% sold), and St. George's Mansions in Ho Man Tin (17.1% sold).

Looking ahead, Sino Land has an exciting pipeline of new projects to be launched. These include Villa Garda III in Tseung Kwan O, ONE CENTRAL PLACE in Central, Grand Mayfair III in Yuen Long, and The Southside Phase 4A and 4B in Wong Chuk Hang which have obtained pre-sale consents. In addition, Sino Land expects to obtain pre-sale consent for two additional residential projects in calendar year 2023, 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 consent is received and the prevailing market conditions.

(2) Land Bank

As at 31st December, 2022, Sino Land had a land bank of approximately 20.2 million square feet of attributable floor area in Mainland China, Hong Kong, Singapore and Sydney which comprises a balanced portfolio of properties of which 45.8% is commercial; 29.6% residential; 10.9% industrial; 7.8% car parks and 5.9% hotels. In terms of breakdown of the land bank by status, 5.7 million square feet were properties under development, 12.7 million square feet of properties for investment and hotels, together with 1.8 million square feet of properties held for sale. This land bank should be sufficient to meet Sino Land's development needs over the next few years. Sino Land will continue to be selective in replenishing its land bank to optimise its earnings potential.

During the Interim Period, Sino Land was awarded the development rights of a site in Hong Kong from the Urban Renewal Authority with attributable floor area of 162,525 square feet for residential use and 22,753 square feet for commercial use, totaling 185,278 square feet. Details of the project are as follows:

Location	**Usage**	**Group's Interest**	**Attributable Floor Area** *(Square feet)*
KIL 11285 Wing Kwong Street / Sung On Street Development, To Kwa Wan, Kowloon, Hong Kong	Residential/ Commercial	Joint Venture	185,278

(3) Property Development

During the Interim Period, 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)*
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

In Mainland China, Sino Land completed Block 10 of Dynasty Park Phase III in Zhangzhou during the Interim Period. Details of the project are as follows:

Location	Usage	Group's Interest	Attributable Floor Area *(Square feet)*
Dynasty Park Phase III Block 10, No. 298 Tengfei Road, Xiangcheng District, Zhangzhou, Fujian Province, People's Republic of China	Residential/ Commercial	100%	131,595

Sino Land obtained Occupation Permit for the following projects in Hong Kong during the Interim Period. 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
One North 8 Hong Yip Street, Yuen Long, New Territories, Hong Kong	Commercial	100%	497,620
			885,814

(4) Rental Activities

For the Interim Period, Sino Land's attributable gross rental revenue, including share from associates and joint ventures, was HK$1,728.3 million (2021: HK$1,797.9 million), representing a decrease of 3.8% year-on-year. The decline in rental income was mainly due to the impact of the 5th wave of pandemic resulting in negative rental reversion and the decrease in occupancy for the office sector. The net rental income for the Interim Period was HK$1,480.6 million (2021: HK$1,557.8 million), representing a decrease of 4.9% year-on-year.

Overall occupancy of Sino Land's investment property portfolio was 91.1% for the Interim Period (2021: 90.3%), an increase of 0.8 percentage point when compared with last interim period. Among the different sectors, retail recorded the biggest improvement with its occupancy rate increased by 3.0 percentage points to 94.9% (2021: 91.9%), followed by industrial's 1.4 percentage points increase to 86.9% (2021: 85.5%), while occupancy rate for the office and residential portfolios were 87.3% (2021: 89.8%) and 80.1% (2021: 86.4%), respectively.

The pandemic situation remained fluid throughout the Interim Period. Retail market sentiment in Hong Kong gradually improved, thanks to the receding impact of the 5th wave of the pandemic which started in the first half of the calendar year 2022, the progressive relaxation of pandemic measures, as well as the launch of a new round of the Government's Consumption Vouchers Schemes, leading to a steady improvement in occupancy rate. A gradual improvement in tourist arrival to Hong Kong has been observed since the implementation of "0+3" quarantine model effective 26th September, 2022, but it has also stimulated outbound travels by local citizens, pressuring footfall in our community shopping malls and retail sales locally. During the Interim Period, Sino Land continued to proactively communicate with tenants and engaged in promotion activities to help tenants' sales and also organised various events in our shopping malls to stimulate traffic. In particular, Sino Land hosted "Goal Together" at three of our flagship malls, namely Tuen Mun Town Plaza, Olympian City 2, and Citywalk, where we invested to install large screens to live broadcast 64 matches of the FIFA World Cup Qatar 2022. The event was well attended by local citizens and generated immense footfall, with patrons being offered special shopping rewards. Meanwhile, management continued to optimise tenant mix and leverage its "S+ REWARDS" digital loyalty programme to enhance customers' shopping experience. Online and offline marketing campaigns were launched to enhance customers' shopping experience and to boost tenants' businesses and 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. Overall, footfall and tenant sales at our flagship malls have improved from the low of the pandemic.

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 in the market and slower demand, occupancy and rental remain under pressure. 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 stands to 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. With the reopening of borders between Mainland China and Hong Kong in early January, it is anticipated that business travel between Hong Kong and Mainland China will gradually normalise, which will bring back additional leasing demand from Mainland Chinese corporates over time. Meanwhile, Sino Land continued to enhance our portfolio to increase our competitiveness. Landmark South and One North are two of Sino Land's new projects which utilise best-in-class building specifications and accredited green features. Both properties have obtained the Occupation Permits, standing ready to attract occupiers seeking high quality and sustainable office spaces.

As at 31st December, 2022, Sino Land has approximately 12.7 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 63.2%, industrial 12.7%, car parks 12.3%, hotels 9.2%, and residential 2.6%.

(5) Hotels

For the Interim Period, Sino Land's hotel revenue, including attributable share from associates and joint ventures, was HK$692.8 million compared to HK$247.7 million last interim period, and the corresponding operating profit was HK$229.2 million (2021: HK$12.6 million).

During the Interim Period, The HKSAR Government has made swift and decisive refinements in COVID-19 measures and eased travel restrictions for international and visitors from Mainland China in an orderly manner, leading to a noticeable increase in tourist arrivals in Hong Kong in recent months. This indicates a likely normalisation in business environment as we enter 2023, and suggests signs of bottoming out of the hotel industry in Hong Kong. Management is particularly 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.

Sino Land remained mindful of the fluid situation 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 ("DQH") since 1st June, 2022, which boosted the hotel's performance greatly. The DQH scheme ended on 26th September, 2022 after the change in quarantine model from "3+4" to "0+3". The pickup in occupancy became more apparent following the reopening of borders between Mainland China and Hong Kong in early 2023 with a visible uptick in business travellers demand. Sino Land opened The Fullerton Ocean Park Hotel Hong Kong in July 2022. Positive responses and feedbacks were received from our discerning guests since the soft opening of the hotel. With the anticipated return of leisure travellers back to the city, we remain optimistic about the growing demand for luxury hospitality in our core markets. The Olympian Hong Kong was closed for enhancement works since December 2021 and Sino Land intends to reopen the hotel with new commercial and operational strategies.

As at 31st December, 2022, 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 Interim Period, the Central Government stayed committed to opening up in an orderly manner and continued to utilise key national strategies to create long term sustainable economic growth. The key mission is to build a strong foundation for 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.

The Central Government accelerated liquidity easing for property developers and local government launched further property easing policies since the third quarter of 2022. The 16-Point Plan aims to channel liquidity by extending loans to developers and ensure completion of unfinished home projects. Such stimulus packages are bringing positive momentum to the property sector and indicate a gradual recovery in property sales. Sino Land remains confident on the outlook for the mainland property market over the medium-to-long term.

As at 31st December, 2022, Sino Land had approximately 4.5 million attributable square feet of land bank in Mainland China. Of the total, approximately 2.7 million square feet are projects under development and the remaining are mainly investment properties. There are four key projects under development, out of which two are in Qianhai in the Greater Bay Area, including a 50% interest in a serviced apartment project and 30% interest in a commercial development site. The other two projects are the 100% interest in Dynasty Park Phase 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, 2022.

FINANCE

The Group's financial position remains strong. As at 31st December, 2022, the Group had cash and bank deposits of HK$45,338.6 million. After netting off total borrowings of HK$4,016.8 million, the Group had net cash of HK$41,321.8 million as at 31st December, 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, 55.4% repayable within one year, 19.6% repayable between one and two years 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$181,154.2 million and HK$89,742.8 million, respectively. Net book value of the Group attributable to the Company's shareholders was HK$43.90 per share as at 31st December, 2022 (HK$44.00 per share as at 30th June, 2022).

As at 31st December, 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 Interim Period. The majority of the Group's cash are denominated in Hong Kong dollars with a portion in Renminbi, Australian dollars and US dollars.

The Group has maintained a sound financial management policy and foreign exchange exposure has been prudently kept at a minimal level.

CORPORATE GOVERNANCE

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

CUSTOMER SERVICE

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

SUSTAINABILITY

The Group seeks to create long-term value for stakeholders and the communities in which we operate, and to ensure that we grow more resilient together. We strive to integrate sustainability into all aspects of our business and operations, and to build a healthier and better future for all. We formulate management approaches, key goals and initiatives across the three strategic pillars of Green Living, Innovative Design and Community Spirit, to achieve our aspiration of "Creating Better Lifescapes".

Sino Land has been recognised as a Global Listed Sector Leader in the Global Real Estate Sustainability Benchmark ("GRESB") and has achieved a five-star rating in the 2022 Real Estate Assessment, which marks a milestone in Sino Land's ongoing efforts to build a more sustainable future. During the Interim Period, Sino Land received a B rating in the Climate Change Assessment 2022 by CDP and remained a constituent member of the Hang Seng Corporate Sustainability Benchmark Index, with an AA Rating. In addition, Sino Land was recognised as a Top 10 (Achiever) in the Greater Bay Area Business Sustainability Index, which evaluates the sustainability practices of the constituents of the Hang Seng Stock Connect Hong Kong Greater Bay Area Index. In recognition of Sino Land's collective efforts in promoting sustainability, Sino Land was awarded the Grand Award, Distinction Award, and Excellence in Environmental Sustainability Initiative award in the large-sized organisation category at the Hong Kong Sustainability Awards 2022, organised by The Hong Kong Management Association. In addition, the Fullerton Ocean Park Hotel Hong Kong received Gold Awards in both the Best Hotel and

Tourism Development, and Best Green Development categories at the prestigious MIPIM Asia Awards 2022, while Landmark South won the Silver Award in the Best Office Development category. Also, Fullerton Heritage has received the inaugural Architectural Heritage Legacy Award at the 2022 Urban Redevelopment Authority of Singapore's Architectural Awards to encourage best practices in conservation.

Subsequent to the end of the Interim Period, Sino Land has become the first developer in Hong Kong to be recognised among the Global 100 Most Sustainable Corporations by Corporate Knights, marking a milestone for the sustainability development of the local property industry. Also, Sino Land has been included in S&P Global Sustainability Yearbook 2023 member for the first time, in recognition of its enhancement in corporate sustainability. In addition, Sino Land has been recognised as a Regional Top-rated ESG Performer by Sustainalytics, which showcases Sino Land's effectiveness in managing ESG-driven risk.

During the Interim Period, we published our stand-alone sustainability report, which was independently verified by the Hong Kong Quality Assurance Agency and prepared in accordance with GRI Standards (core option) and Hong Kong Exchanges and Clearing Limited's 'Environmental, Social and Governance Reporting Guide' under Appendix 27 to the Main Board Listing Rules. It also addresses the requirements outlined in the Task Force on Climate-related Financial Disclosures ("TCFD") recommendations, the Sustainability Accounting Standards Board ("SASB") Standard for the Real Estate Sector, and the World Economic Forum ("WEF") Stakeholder Capitalism Metrics. We are one of the first developers in Hong Kong to join the global coalition of business leaders in implementing the Stakeholder Capitalism Metrics, advocated by WEF.

Climate change has emerged as one of the global community's most critical issues. We have formulated a holistic Decarbonisation Blueprint and devised specific decarbonisation strategies to achieve significant reductions in the carbon emissions associated with our business, focusing on the three key areas of development, operations and collaboration. We have announced our target to reduce Scope 1 and 2 greenhouse gas ("GHG") emissions per square metre by 53.1% by 2030 from our 2018 baseline and set a new target to reduce Scope 3 GHG emissions in line with SBTi methodology.

Sino Land recognises the importance of understanding and effectively managing the ecosystems surrounding our urban properties. Sino Land is one of the first developers in Hong Kong to be a member of the Taskforce on Nature-related Financial Disclosures ("TNFD") Forum. Together with over 800 Forum members in the global multi-disciplinary group, we are committed to supporting the technical work of the Taskforce, which aims to facilitate the reporting of and action on evolving nature-related risks among organisations.

Fully aware of the importance of urban biodiversity, Sino Group and the Hong Kong Innovation Foundation, in partnership with Ocean Park Corporation, archiREEF Limited, and The Fullerton Ocean Park Hotel Hong Kong, announced CORAL REEFStoration Project – Hong Kong's first cross-sector collaborative project ("the Project") for local coral preservation and restoration. The Project leverages Ocean Park's marine conservation expertise and uses the world's first 3D-printed reef tiles to rehabilitate the coral reef habitat in Hong Kong's southern waters. The 'CORAL REEFStoration Ambassador Programme' has also been launched to engage schools and students in spreading the message of marine conservation.

During the Interim Period, Sino Land organised the Upcycled Christmas Tree Campaign to promote the concept of a circular economy, with around 800 creative Christmas ornaments made out of recycled materials collected from colleagues and the community. Sino Land also collaborated with an upcycling product designer in Hong Kong to tailor-make upcycled Christmas trees at Tsim Sha Tsui Centre, Landmark South and The Fullerton Ocean Park Hotel Hong Kong, by utilising waste collected from previous festivals. To encourage the public to embrace recycling and groom the community's young designers, benches fabricated from upcycled plastic waste were introduced to Landmark South. Sino Land also partnered with The Hong Kong Polytechnic University School of Design to develop upcycled public seating solutions for pedestrians and shoppers at Lee Tung Avenue.

Sino Land is committed to exploring innovative technologies and supporting local and overseas start-ups. Sino Group and Hongkong Land, co-chairs of the Hong Kong PropTech Alliance, joined forces to promote PropXTech 2022 and attracted more than 3,000 solutions from 70 countries and territories. Sino Inno Lab aims at advancing PropTech solutions and services, and has been awarded the 2021-22 Hong Kong Awards for Industries: Innovation and Creativity Award by the Hong Kong General Chamber of Commerce, affirming its technological contributions to the real estate industry.

In collaboration with the Ng Teng Fong Charitable Foundation ("NTFCF"), the School of Nursing, LKS Faculty of Medicine, The University of Hong Kong and 11 non-governmental organisations ("NGOs"), Sino Group launched the two-year 'Generations Connect' Project that will see nursing students provide community intervention and behavioural coaching to 10,000 elderly people. Supporting less-resourced members of the community helps us build a more inclusive society for all. Sino Land collaborated with local NGOs and social enterprises for Diversity and Inclusion Week to organise interactive experiential workshops showcasing the talent and lives of people with varying abilities, enabling our colleagues to gain new perspectives on social inclusion, diversity and equality.

Sino Group and The Fullerton Ocean Park Hotel Hong Kong have joined hands with community partners to support boat dwellers and families in need by distributing 200 care packs and hosting cruises along Victoria Harbour and the Southern District. Sino Group has also launched a summer programme with the NTFCF to provide immediate support for the less resourced amid the heatwave. Sino Caring Friends, Sino Land's volunteer team, and community partners J Life Foundation and Pei Ho (Ming Gor) Charity Foundation, came together to distribute 200,000 cans of Yeo's drinks and 10,000 nutritious meals to people living in sub-divided units. For the 18th year in a row, Sino Land has supported Operation Santa Claus to help the less resourced in the community. This year, we invited children with their families from the Hong Kong Children in Need Foundation to join us for a meaningful and fun-filled Christmas celebration at the Fullerton Ocean Park Hotel Hong Kong.

PROSPECTS

During the Interim Period, the global economic environment continued to face challenges, including interest rate hikes, inflation, volatility in the foreign exchange market as well as dampened consumer sentiment. In particular, the intermittent waves of resurgence of the pandemic in Mainland China and Hong Kong further impeded the pace of economic recovery. The Group remained focused on improving business performance and operational efficiencies during the uncertain time. On the positive side, the world has become better at responding to the pandemic thanks to the concerted efforts on vaccination alongside the improved medical treatments, while businesses have become more agile and adaptive to leverage on new technologies to enhance productivity and quality. Macro headwinds in the global economy started to recede as countries began to relax pandemic-related restrictions, boosting global economic activities and stimulating international travel. With the recent full border reopening between Mainland China and Hong Kong as well as removal of travel curbs, cultural exchanges and economic activities between the two markets is expected to resume and thrive, leading to an appreciable economic recovery.

Under President Xi's leadership, Mainland China stays committed to opening up, and will continue to drive forward and create an even brighter future through key national strategies such as the 14th Five-Year Plan, the Belt and Road Initiative, and the development of the Guangdong-Hong Kong-Macao Greater Bay Area ("GBA"). Moreover, the Central Government accelerated liquidity easing for property developers and local government launched further property easing policies. The provincial governments have also introduced a wide range of relief measures and support schemes to expedite development and economic recovery. Long-term sustainable growth remains intact, buoyed by these supportive measures, continued urbanisation, growing domestic consumption, and pent-up travel demand. Mainland China will undoubtedly remain an important growth engine for the global economy.

Backed by the strong support of the Central Government and the unique advantages of the "One Country, Two Systems" arrangement, Hong Kong continued to advance from stability to prosperity while celebrating the 25th anniversary of its return to the Motherland. Hong Kong is set to reinforce its position as an international financial centre with enhanced interconnectivity and integrated trade development among the GBA cities. The Northern Metropolis Development strategy will strengthen our links with the GBA and provide a new commercial centre for the city with innovation and technology facilities and infrastructure. Hong Kong will continue to serve as a powerful hub for cross-border trade and leisure travels as the economies of the GBA cities continue to expand.

During 2022, there was a marked improvement in vaccination rate in Hong Kong, enabling the resumption of business and social activities. The HKSAR Government has made swift and decisive refinements in COVID-19 measures and eased travel restrictions for international and visitors from Mainland China in an orderly manner, leading to a noticeable increase in tourist arrivals in Hong Kong in recent months. Hong Kong's new global promotional campaign "Hello Hong Kong", an aspiring drive to attract tourists and businesses to the city with enticing offers such as free air tickets, spending vouchers and special events tailored for travellers from around the world, is welcomed by businesses. The campaign promotes the city's new economic prospects, new cultural vision as well as new tourism and mega event experiences to visitors. This initiative will facilitate a normalisation in business environment. The Group is fully supportive of the government's strategies and plans, and we are proactively preparing our businesses to welcome Mainland and international travellers back to the city from both corporate and leisure sectors.

The HKSAR Government has put in place new institutional set-ups and initiated an array of schemes targeted at attracting talents and businesses to Hong Kong. Apart from actively nurturing and retaining local talents, the new initiatives include the launch of the Top Talent Pass Scheme, streamlining the General Employment Policy and the Admission Scheme for Mainland Talents and Professionals, suspending the annual quota under the Quality Migrant Admission Scheme, relaxing the Immigration Arrangements for Non-local Graduates, and enhancing the Technology Talent Admission Scheme. These timely measures not only enable eligible incoming talents to enhance Hong Kong's competitiveness, when they become permanent residents, they may also apply for a refund of the extra stamp duty paid for purchasing residential properties in Hong Kong, lending further support to the local property market. Fuelled by the government's efforts to attract talents globally, the Group maintains a cautiously optimistic view of the property market in Hong Kong.

The Group stands ready for normalisation after almost three years of COVID-19 controls; meanwhile we also acknowledge the pandemic has reshaped the way people live, work and learn. It is notable that customers are increasingly prioritising quality and sustainability. The Group is a devoted corporate citizen and stays committed to our mission of Creating Better Lifescapes, reflected by our efforts and goals to decarbonise, reduce greenhouse gas emissions, preserve architectural and cultural heritage, building caring and vibrant communities that support healthy living, developing environmentally certified buildings, and helping those in need to make our community a more compassionate place. The efforts to bring our quality projects to life have earned us recognitions from local and international communities. The Fullerton Ocean Park Hotel Hong Kong, the first Fullerton-branded hotel in Hong Kong, opened in July 2022, is the first WELL™-accredited hotel project in Hong Kong and Mainland China thanks to the array of sustainability measures and wellness programmes. The hotel has also won Gold Awards in the Best Hotel and Tourism Development and Best Green Development categories at MIPIM Asia Awards 2022, one of the most sought-after awards in the region, while Landmark South has received Silver Award in the Best Office Development category. Management will stay abreast of the latest digitalisation developments to enhance business development and operational efficiency, including the use of our digital loyalty platforms of Sino Club and S^+ REWARDS to enhance customer engagement. We will continue to provide support to the society where necessary, and deliver long-term value to our shareholders, customers, business partners and employees.

As we enter 2023, the Group is pleased to observe positive developments in various markets and sectors, while acknowledging the importance of staying vigilant in monitoring the changing markets while getting prepared for a meaningful recovery. The expected tapering of interest rate hike cycle and the reopening of China's borders will provide support for the residential market in Hong Kong. We are well prepared for near-term normalisation in the operating environment, whilst setting our sights on long-term sustainable growth. Together with our strong financial position and sustainable business growth strategy, the Group is well positioned to meet challenges and capture opportunities that may 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, 21st February, 2023

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INTERIM RESULTS

The unaudited results of the Group for the six months ended 31st December, 2022 are as follows:

Consolidated Statement of Profit or Loss

		Six months ended	
	Notes	**31st December, 2022 HK$ (Unaudited)**	31st December, 2021 HK$ (Unaudited)
Revenue	2	**6,406,167,141**	10,913,891,469
Cost of sales		**(2,461,092,528)**	(4,209,708,398)
Direct expenses		**(1,161,753,209)**	(1,165,334,646)
Gross profit		**2,783,321,404**	5,538,848,425
Change in fair value of investment properties		**(14,323,017)**	(87,756,470)
Other income and other gains or losses		**7,677,349**	70,478,584
Change in fair value of financial assets at fair value through profit or loss ("FVTPL")		**3,632,432**	(2,455,325)
Gain on disposal of investment properties		**161,000**	1,047,650
Administrative expenses		**(495,353,952)**	(496,299,229)
Other operating expenses		**(92,192,229)**	(91,414,260)
Finance income		**616,748,827**	155,058,687
Finance costs		**(54,377,833)**	(31,483,218)
Less: interest capitalised		**26,939,042**	8,456,731
Finance income, net		**589,310,036**	132,032,200
Share of results of associates	3	**20,986,874**	396,646,652
Share of results of joint ventures	4	**114,718,291**	(148,340,440)
Profit before taxation	5	**2,917,938,188**	5,312,787,787
Income tax expense	6	**(454,235,299)**	(934,692,020)
Profit for the period		**2,463,702,889**	4,378,095,767
Profit for the period attributable to:			
The Company's shareholders		**1,368,882,318**	2,316,848,763
Non-controlling interests		**1,094,820,571**	2,061,247,004
		2,463,702,889	4,378,095,767
Interim dividend at HK15 cents *(2021: HK15 cents)* per share		**306,639,659**	298,908,004
Earnings per share (reported earnings per share) – basic	7(a)	**0.68**	1.19
Earnings per share (underlying earnings per share) – basic	7(b)	**0.77**	1.23

Consolidated Statement of Profit or Loss and Other Comprehensive Income

	Six months ended 31st December, 2022 HK$ (Unaudited)	31st December, 2021 HK$ (Unaudited)
Profit for the period	**2,463,702,889**	4,378,095,767
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")	**(63,153,181)**	13,283,163
Items that may be reclassified subsequently to profit or loss:		
Change in fair value of hedging instruments designated as cash flow hedges	**-**	19,074,476
Reclassification of fair value adjustment to profit or loss on an interest rate swap	**(6,386,091)**	5,108,301
Exchange differences arising on translation of foreign operations	**(146,831,837)**	83,255,190
Change in fair value of debt instruments at FVTOCI	**(1,525,650)**	(565,240)
	(154,743,578)	106,872,727
Other comprehensive income for the period	**(217,896,759)**	120,155,890
Total comprehensive income for the period	**2,245,806,130**	4,498,251,657
Total comprehensive income attributable to:		
The Company's shareholders	**1,244,495,222**	2,386,824,196
Non-controlling interests	**1,001,310,908**	2,111,427,461
	2,245,806,130	4,498,251,657

Consolidated Statement of Financial Position
At 31st December, 2022

	Notes	**31st December, 2022 HK$ (Unaudited)**	30th June, 2022 HK$ (Audited)
Non-current assets			
Investment properties		**64,884,096,656**	61,790,227,731
Hotel properties		**1,713,509,881**	1,674,104,057
Property, plant and equipment		**114,834,631**	126,977,401
Right-of-use assets		**1,217,891,264**	1,158,432,452
Goodwill		**739,233,918**	739,233,918
Interests in associates		**17,070,398,353**	17,902,494,176
Interests in joint ventures		**6,022,745,085**	5,864,756,573
Equity and debt instruments		**944,467,104**	1,000,661,874
Advances to associates		**3,954,189,337**	3,868,401,498
Advances to joint ventures		**12,854,360,551**	11,350,113,778
Long-term loans receivable		**3,101,161,686**	2,854,595,811
Deferred taxation		**12,206,832**	4,451,104
Other assets		**615,000**	615,000
		112,629,710,298	108,335,065,373
Current assets			
Properties under development		**7,527,029,526**	18,060,607,882
Stocks of completed properties		**8,703,836,888**	2,406,869,306
Hotel inventories		**13,046,883**	13,662,642
Equity and debt instruments		**13,372,662**	12,362,692
Amounts due from associates		**2,259,696,730**	1,890,933,034
Amounts due from joint ventures		**2,882,905,087**	2,709,936,156
Amounts due from non-controlling interests		**14,024,915**	58,788,202
Trade and other receivables	8	**1,644,092,869**	1,371,843,142
Current portion of long-term loans receivable		**52,294,469**	80,586,293
Taxation recoverable		**75,546,324**	138,024,397
Time deposits and restricted bank deposits	9	**41,904,264,061**	42,006,681,206
Bank balances and cash	9	**3,434,414,881**	3,631,586,146
		68,524,525,295	72,381,881,098
Current liabilities			
Trade and other payables	10	**5,677,649,573**	5,360,404,711
Lease liabilities		**40,711,812**	31,180,353
Contract liabilities		**1,070,823,520**	2,586,016,080
Amounts due to associates		**789,160,293**	885,932,545
Amounts due to non-controlling interests		**906,226,518**	861,793,341
Taxation payable		**3,203,678,865**	3,197,452,003
Bank borrowings – due within one year		**2,230,528,000**	2,253,528,000
		13,918,778,581	15,176,307,033
Net current assets		**54,605,746,714**	57,205,574,065
Total assets less current liabilities		**167,235,457,012**	165,540,639,438

Consolidated Statement of Financial Position – continued
At 31st December, 2022

	31st December, 2022 HK$ (Unaudited)	30th June, 2022 HK$ (Audited)
Capital and reserves		
Share capital	**17,804,897,022**	16,968,256,132
Reserves	**71,937,977,223**	71,290,390,595
Equity attributable to the Company's shareholders	**89,742,874,245**	88,258,646,727
Non-controlling interests	**71,223,403,766**	70,874,067,504
Total equity	**160,966,278,011**	159,132,714,231
Non-current liabilities		
Bank borrowings – due after one year	**997,248,752**	996,632,901
Lease liabilities	**35,896,328**	13,550,745
Other loan – due after one year	**789,058,007**	743,541,413
Deferred taxation	**2,707,229,266**	2,707,581,711
Advances from associates	**1,602,248,456**	1,804,212,761
Advances from non-controlling interests	**137,498,192**	142,405,676
	6,269,179,001	6,407,925,207
	167,235,457,012	165,540,639,438

Notes:

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

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

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

The financial information relating to the financial year ended 30th June, 2022 that is included in the interim financial report as comparative information does not constitute the Company's statutory annual consolidated financial statements for that financial year but is derived from those financial statements. Further information relating to these statutory financial statements disclosed in accordance with section 436 of the Hong Kong Companies Ordinance (Cap. 622) is as follows:

The Company has delivered the financial statements for the year ended 30th June, 2022 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Hong Kong Companies Ordinance.

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

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

Other than changes in accounting policies resulting from application of amendments to Hong Kong Financial Reporting Standards ("HKFRSs"), the accounting policies and methods of computation used in the unaudited interim financial report for the six months ended 31st December, 2022 are the same as those followed in the preparation of the Group's annual financial statements for the year ended 30th June, 2022.

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

Application of amendments to HKFRSs

In the current interim period, the Group has applied the following amendments to HKFRSs issued by the HKICPA, which are effective for the annual period beginning on or after 1st July, 2022 for the preparation of the Group's unaudited interim financial report:

Amendments to HKFRS 3	*Business Combinations: Reference to the Conceptual Framework*
Amendments to HKAS 16	*Property, Plant and Equipment: Proceeds before Intended Use*
Amendments to HKAS 37	*Provisions, Contingent Liabilities and Contingent Assets: Onerous Contracts – Cost of Fulfilling a Contract*
Annual improvements to HKFRSs 2018-2020 cycle	

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

2. **Segment information**

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

Six months ended 31st December, 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	**3,947,351,849**	**1,196,721,397**	**382,918**	**(64,068,215)**	**3,947,734,767**	**1,132,653,182**
Property rental	**1,379,799,153**	**1,168,011,000**	**384,906,039**	**326,680,443**	**1,764,705,192**	**1,494,691,443**
	5,327,151,002	**2,364,732,397**	**385,288,957**	**262,612,228**	**5,712,439,959**	**2,627,344,625**
Property management and other services	**591,321,795**	**122,959,709**	**57,281,597**	**7,753,121**	**648,603,392**	**130,712,830**
Hotel operations	**455,151,150**	**206,009,341**	**237,692,262**	**23,271,441**	**692,843,412**	**229,280,782**
Investments in securities	**9,296,451**	**9,296,451**	**1,950**	**1,950**	**9,298,401**	**9,298,401**
Financing	**23,246,743**	**23,246,743**	**3,556,918**	**3,556,918**	**26,803,661**	**26,803,661**
	6,406,167,141	**2,726,244,641**	**683,821,684**	**297,195,658**	**7,089,988,825**	**3,023,440,299**

Six months ended 31st December, 2021

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

2. Segment information – continued

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, finance costs net of finance income and income tax credit/expense. This is the measure reported to the chief operating decision makers, being the Directors of the Company, for the purposes of resource allocation and performance assessment.

Reconciliation of profit before taxation

	Six months ended	
	31st December, 2022	31st December, 2021
	HK$	HK$
Segment profit	**3,023,440,299**	5,877,179,418
Change in fair value of investment properties	**(14,323,017)**	(87,756,470)
Other income and other gains or losses	**6,850,484**	69,248,378
Change in fair value of financial assets at FVTPL	**3,632,432**	(2,455,325)
Gain on disposal of investment properties	**161,000**	1,047,650
Administrative expenses and other operating expenses	**(528,304,051)**	(536,407,259)
Finance income, net	**587,971,534**	131,893,587
Results shared from associates and joint ventures		
- Other income and other gains or losses	**345,628,156**	206,554,337
- Change in fair value of investment properties	**(341,544,808)**	(34,544,168)
- Administrative expenses and other operating expenses	**(151,475,857)**	(221,446,267)
- Finance costs, net	**(28,556,237)**	(53,950,247)
- Income tax credit/(expense)	**14,458,253**	(36,575,847)
	(161,490,493)	(139,962,192)
Profit before taxation	**2,917,938,188**	5,312,787,787

During the six months ended 31st December, 2022, inter-segment sales of HK$43,647,762 *(six months ended 31st December, 2021: HK$73,178,256)* 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.

3. Share of results of associates

Share of results of associates included the Group's share of decrease in fair value of investment properties of the associates of HK$177,485,429 *(six months ended 31st December, 2021: HK$8,704,217)* recognised in the statement of profit or loss of the associates.

4. Share of results of joint ventures

Share of results of joint ventures included the Group's share of decrease in fair value of investment properties of the joint ventures of HK$164,059,379 *(six months ended 31st December, 2021: HK$25,839,951)* recognised in the statement of profit or loss of the joint ventures.

5. Profit before taxation

	Six months ended	
	31st December, 2022 HK$	31st December, 2021 HK$
Profit before taxation has been arrived at after charging/(crediting):		
Cost of properties sold	**2,461,092,528**	4,209,708,398
Cost of hotel inventories recognised as direct expenses	**49,406,528**	26,246,379
Depreciation of hotel properties	**16,515,001**	17,733,154
Depreciation of property, plant and equipment	**29,687,375**	36,762,614
Depreciation of right-of-use assets	**39,180,833**	39,116,882
Loss/(gain) on disposal of property, plant and equipment	**85,901**	(23,473)
Impairment loss on trade receivables, net of reversal	**11,787,257**	7,425,507

6. Income tax expense

	Six months ended	
	31st December, 2022 HK$	31st December, 2021 HK$
Tax charge comprises:		
Current taxation		
Hong Kong Profits Tax	**282,982,082**	758,815,938
Other jurisdictions	**121,905,752**	52,461,558
Land Appreciation Tax ("LAT") in Mainland China	**32,603,644**	75,811,641
	437,491,478	887,089,137
Deferred taxation	**16,743,821**	47,602,883
	454,235,299	934,692,020

6. Income tax expense – continued

Hong Kong Profits Tax is recognised based on management's best estimate of the weighted average annual income tax rate expected for the full financial year. The estimated weighted average annual tax rate used is 16.5% *(six months ended 31st December, 2021: 16.5%)*.

Taxes on profits assessable in Singapore and Mainland China are recognised based on management's best estimate of the weighted average annual income tax rates prevailing in the countries and the regions in which the Group operates. The estimated weighted average annual tax rates used are 17% in Singapore and 25% in Mainland China *(six months ended 31st December, 2021: 17% in Singapore and 25% in Mainland China)*.

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

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

7. Earnings per share

(a) Reported earnings per share

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

	Six months ended	
	31st December, 2022 HK$	31st December, 2021 HK$
Earnings for the purpose of basic earnings per share	**1,368,882,318**	2,316,848,763
	Number of shares	Number of shares
Weighted average number of ordinary shares for the purpose of basic earnings per share	**2,011,279,087**	1,943,245,810

No diluted earnings per share has been presented for the periods ended 31st December, 2022 and 2021 as there were no potential ordinary shares outstanding during the current and prior periods.

7. Earnings per share – continued

(b) Underlying earnings per share

For the purpose of assessing the underlying performance of the Group, underlying earnings per share calculated based on the underlying profit attributable to the Company's shareholders of HK$1,559,224,277 *(six months ended 31st December, 2021: HK$2,395,460,913)* is also presented, excluding the net effect of changes in fair value of investment properties of the Group and its associates and joint ventures and including realised fair value gain on interest in an associate upon sales of its properties and realised fair value gain on investment properties disposed of during the period, taking into account tax effect and the amount attributable to the Company's shareholders. The denominators used are the same as those detailed above for reported earnings per share.

A reconciliation of profit is as follows:

	Six months ended	
	31st December, 2022 HK$	31st December, 2021 HK$
Earnings for the purpose of basic earnings per share	**1,368,882,318**	2,316,848,763
Change in fair value of investment properties	**14,323,017**	87,756,470
Effect of corresponding deferred tax	**536,786**	6,031,181
Share of results of associates		
- Change in fair value of investment properties	**177,485,429**	8,704,217
- Effect of corresponding deferred tax	**(2,970,000)**	-
Share of results of joint ventures		
- Change in fair value of investment properties	**164,059,379**	25,839,951
- Effect of corresponding deferred tax	**117,318**	51,773
	353,551,929	128,383,592
Amount attributable to non-controlling interests	**(164,260,179)**	(56,582,371)
Unrealised change in fair value of investment properties attributable to the Company's shareholders	**189,291,750**	71,801,221
Realised fair value gain on investment properties disposed of during the period, net of taxation	**1,890,000**	1,173,228
Realised fair value gain on interest in an associate upon sales of its properties during the period	**-**	11,162,819
Amount attributable to non-controlling interests	**(839,791)**	(5,525,118)
	190,341,959	78,612,150
Underlying profit attributable to the Company's shareholders	**1,559,224,277**	2,395,460,913

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:

	31st December, 2022 HK$	30th June, 2022 HK$
Current or up to 30 days	**136,490,499**	136,546,236
31 - 60 days	**22,252,470**	46,608,800
61 - 90 days	**12,448,400**	35,522,729
Over 90 days	**92,743,821**	104,294,139
	263,935,190	322,971,904

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

At 31st December, 2022, time deposits of HK$2,616,330,763 *(30th June, 2022: HK$3,015,161,051)* were charged for finance undertakings issued by banks for certain subsidiaries of Sino Land Company Limited. The balance includes cash held by stakeholders of HK$1,950,731,870 *(30th June, 2022: HK$2,619,978,153)*, 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$24,648,763 *(30th June, 2022: HK$25,746,326)* represented deposits placed with banks, which were used as a guarantee for a construction contract.

10. Trade and other payables

At 31st December, 2022, included in trade and other payables of the Group are trade payables of HK$180,702,893 *(30th June, 2022: HK$157,971,213).*

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

	31st December, 2022 HK$	30th June, 2022 HK$
1 - 30 days	**127,441,747**	127,117,200
31 - 60 days	**20,617,051**	6,823,758
61 - 90 days	**9,685,178**	2,106,255
Over 90 days	**22,958,917**	21,924,000
	180,702,893	157,971,213

11. Financial guarantee contracts

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

	31st December, 2022 HK$	30th June, 2022 HK$
Guarantees given to banks in respect of:		
Banking facilities of associates and joint ventures attributable to the Group		
- Utilised	**7,673,001,519**	8,202,027,181
- Unutilised	**3,567,322,468**	3,881,171,599
	11,240,323,987	12,083,198,780

At 31st December, 2022 and 30th June, 2022, 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 Hong Kong Financial Reporting Standard 9, *Financial Instruments* ("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.

12. Commitments

Capital commitments outstanding at 31st December, 2022 not provided for in the interim financial report were as follows:

	31st December, 2022 HK$	30th June, 2022 HK$
Contracted for	**88,531,108**	63,255,003
Authorised but not contracted for	**83,500**	102,177
	88,614,608	63,357,180

The Group's share of capital commitments of joint ventures and associates outstanding at 31st December, 2022 not provided for in the interim financial report were as follows:

	31st December, 2022 HK$	30th June, 2022 HK$
Contracted for	**104,469,560**	201,230,039
Authorised but not contracted for	**50,017,102**	19,519,550
	154,486,662	220,749,589

CLOSURE OF REGISTER OF MEMBERS

The register of members of the Company will be closed from Wednesday, 8th March, 2023 to Friday, 10th March, 2023, both dates inclusive, during which period no transfer of shares will be effected. The record date for the interim dividend is at the close of business on Friday, 10th March, 2023.

In order to qualify for the interim dividend, shareholders should ensure that all transfers accompanied by the relevant share certificates are lodged with the Company's Share Registrar, Tricor Friendly Limited, 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration not later than 4:30 p.m. on Tuesday, 7th March, 2023.

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

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

COMPLIANCE WITH CORPORATE GOVERNANCE CODE

The Company has complied with all the code provisions as set out in Appendix 14 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") applicable to the Company for the six months ended 31st December, 2022, except that there was no separation of the roles of the chairman and the chief executive, both of the roles are currently undertaken by the Chairman of the Board.

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

REVIEW OF INTERIM RESULTS

The unaudited interim results of the Group for the six months ended 31st December, 2022 have been reviewed by the Audit Committee and the auditor of the Company, KPMG.

2022-2023 INTERIM REPORT

The 2022-2023 interim report containing all the information required by the Listing Rules will be published on the website of Hong Kong Exchanges and Clearing Limited and the Company's website www.sino.com while printed copies will be sent to shareholders on or about Friday, 10th March, 2023.

By Order of the Board
Fanny CHENG Siu King
Company Secretary

Hong Kong, 21st February, 2023

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