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LAI SUN DEVELOPMENT

Lai Sun Development Company Limited
(Incorporated in Hong Kong with limited liability)
(Stock Code: 488)

ANNOUNCEMENT OF FINAL RESULTS FOR THE YEAR ENDED 31 JULY 2023

RESULTS

The board of directors (the “**Board**”) of Lai Sun Development Company Limited (the “**Company**”) announces the consolidated results of the Company and its subsidiaries (the “**Group**”) for the year ended 31 July 2023 together with the comparative figures of the last year as follows:

Consolidated Income Statement

For the year ended 31 July 2023

	Notes	2023 HK\$'000	2022 HK\$'000
TURNOVER	4	4,901,537	5,093,703
Cost of sales		(4,173,809)	(3,549,680)
Gross profit		727,728	1,544,023
Other revenue and gains		357,822	405,769
Selling and marketing expenses		(241,182)	(253,834)
Administrative expenses		(920,932)	(851,807)
Other operating expenses		(1,420,912)	(2,214,908)
Fair value (losses)/gains on investment properties, net		(812,687)	226,415
LOSS FROM OPERATING ACTIVITIES	5	(2,310,163)	(1,144,342)
Finance costs	6	(1,172,419)	(876,416)
Share of profits and losses of associates		(1,011)	2,040
Share of profits and losses of joint ventures		(10,346)	(42,036)
LOSS BEFORE TAX		(3,493,939)	(2,060,754)
Tax	7	59,227	(262,831)
LOSS FOR THE YEAR		<u>(3,434,712)</u>	<u>(2,323,585)</u>
Attributable to:			
Owners of the Company		(2,965,960)	(1,966,921)
Non-controlling interests		(468,752)	(356,664)
		<u>(3,434,712)</u>	<u>(2,323,585)</u>
LOSS PER SHARE ATTRIBUTABLE TO OWNERS OF THE COMPANY	9		
Basic and diluted		<u>(HK\$2.448)</u>	<u>(HK\$2.133)</u>

Consolidated Statement of Comprehensive Income
For the year ended 31 July 2023

	2023 HK\$'000	2022 HK\$'000
LOSS FOR THE YEAR	<u>(3,434,712)</u>	<u>(2,323,585)</u>
OTHER COMPREHENSIVE EXPENSE		
<i>Other comprehensive (expense)/income that may be reclassified to profit or loss in subsequent periods:</i>		
Exchange realignments	(1,204,420)	(1,145,837)
Share of other comprehensive income/(expense) of associates	4,786	(5,680)
Share of other comprehensive income/(expense) of joint ventures	3,047	(9,927)
Release of exchange reserve upon dissolution and deregistration of subsidiaries	(11,118)	42,918
Reclassification of reserve upon return of capital from subsidiaries	(285)	29,965
	<u>(1,207,990)</u>	<u>(1,088,561)</u>
<i>Other comprehensive (expense)/income that will not be reclassified to profit or loss in subsequent periods:</i>		
Changes in fair values of financial assets at fair value through other comprehensive income	(12,481)	9,140
OTHER COMPREHENSIVE EXPENSE FOR THE YEAR	<u>(1,220,471)</u>	<u>(1,079,421)</u>
TOTAL COMPREHENSIVE EXPENSE FOR THE YEAR	<u><u>(4,655,183)</u></u>	<u><u>(3,403,006)</u></u>
Attributable to:		
Owners of the Company	(3,586,869)	(2,706,995)
Non-controlling interests	(1,068,314)	(696,011)
	<u><u>(4,655,183)</u></u>	<u><u>(3,403,006)</u></u>

Consolidated Statement of Financial Position

As at 31 July 2023

	Notes	2023 HK\$'000	2022 HK\$'000
NON-CURRENT ASSETS			
Property, plant and equipment		5,987,057	6,645,739
Right-of-use assets		4,501,872	4,922,940
Investment properties		35,751,721	37,168,222
Film rights		24,366	19,162
Film and TV program products		61,059	61,174
Music catalogs		—	663
Goodwill		221,977	207,792
Other intangible assets		109,630	132,883
Investments in associates		323,694	236,613
Investments in joint ventures		6,807,047	6,826,143
Financial assets at fair value through other comprehensive income		1,690,582	1,710,095
Financial assets at fair value through profit or loss		895,902	906,513
Debtors	10	477,974	493,643
Deposits, prepayments, other receivables and other assets		595,936	721,772
Deferred tax assets		1,858	2,118
Pledged and restricted bank balances and time deposits		109,247	79,305
Total non-current assets		<u>57,559,922</u>	<u>60,134,777</u>
CURRENT ASSETS			
Properties under development		5,377,100	5,576,173
Completed properties for sale		4,351,917	5,847,757
Films and TV programs under production and film investments		306,142	317,109
Inventories		66,614	59,612
Financial assets at fair value through profit or loss		95,258	120,452
Derivative financial instruments		748	25,473
Debtors	10	349,699	403,293
Deposits, prepayments, other receivables and other assets		785,310	767,253
Prepaid tax		162,381	140,467
Pledged and restricted bank balances and time deposits		1,234,210	2,444,971
Cash and cash equivalents		3,678,957	5,056,442
		<u>16,408,336</u>	<u>20,759,002</u>
Assets classified as held for sale		<u>1,758</u>	<u>1,855</u>
Total current assets		<u>16,410,094</u>	<u>20,760,857</u>
CURRENT LIABILITIES			
Creditors, other payables and accruals	11	3,058,397	3,229,241
Deposits received, deferred income and contract liabilities	12	1,285,548	993,161
Lease liabilities		245,039	275,181
Tax payable		496,557	564,934
Bank borrowings		6,000,821	1,525,333
Other borrowings		34,412	41,578
Guaranteed notes		—	5,869,298
Total current liabilities		<u>11,120,774</u>	<u>12,498,726</u>
NET CURRENT ASSETS		<u>5,289,320</u>	<u>8,262,131</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>62,849,242</u>	<u>68,396,908</u>

Consolidated Statement of Financial Position (continued)

As at 31 July 2023

		2023	2022
	<i>Notes</i>	HK\$'000	HK\$'000
NON-CURRENT LIABILITIES			
Lease liabilities		838,618	974,959
Bank borrowings		15,343,543	15,836,626
Other borrowings		284,006	281,152
Guaranteed notes		4,263,654	4,281,877
Deferred tax liabilities		4,152,881	4,865,562
Other payables and accruals	<i>11</i>	909,044	967,835
Long-term deposits received	<i>12</i>	195,670	201,397
		<hr/>	<hr/>
Total non-current liabilities		25,987,416	27,409,408
		<hr/>	<hr/>
		36,861,826	40,987,500
		<hr/>	<hr/>
EQUITY			
Equity attributable to owners of the Company			
Share capital	<i>13</i>	6,240,082	5,463,477
Reserves		23,543,512	27,330,820
		<hr/>	<hr/>
		29,783,594	32,794,297
Non-controlling interests		7,078,232	8,193,203
		<hr/>	<hr/>
		36,861,826	40,987,500
		<hr/>	<hr/>

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

1. BASIS OF PREPARATION

The financial information has been prepared in accordance with Hong Kong Financial Reporting Standards (“**HKFRSs**”) (which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards (“**HKASs**”) and Interpretations) issued by the Hong Kong Institute of Certified Public Accountants, accounting principles generally accepted in Hong Kong and the Companies Ordinance (Chapter 622 of the Laws of Hong Kong) (“**Companies Ordinance**”). It has been prepared under the historical cost convention, except for investment properties, financial assets at fair value through other comprehensive income, financial assets at fair value through profit or loss, derivative financial instruments and certain financial assets, which have been measured at fair value. Non-current assets classified as held for sale are stated at the lower of their carrying amounts and fair values less costs to sell. The financial information is presented in Hong Kong dollars (“**HK\$**”) and all values are rounded to the nearest thousand except when otherwise indicated.

The financial information relating to the years ended 31 July 2023 and 31 July 2022 included in this preliminary announcement of annual results for the year ended 31 July 2023 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 Companies Ordinance is as follows:

The Company has delivered the financial statements for the year ended 31 July 2022 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Companies Ordinance and will deliver the financial statements for the year ended 31 July 2023 in due course.

Auditor’s reports have been prepared on these financial statements of 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 Companies Ordinance.

2. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The Group has adopted the following revised HKFRSs for the first time for the current year’s financial statements.

Amendments to HKFRS 3	<i>Reference to the Conceptual Framework</i>
Amendments to HKAS 16	<i>Property, Plant and Equipment: Proceeds before Intended Use</i>
Amendments to HKAS 37	<i>Onerous Contracts — Cost of Fulfilling a Contract</i>
<i>Annual Improvements to HKFRSs 2018-2020</i>	Amendments to HKFRS 1, HKFRS 9, Illustrative Examples accompanying HKFRS 16, and HKAS 41

The adoption of the above amendments to HKFRSs has had no significant financial effect on the financial statements.

3. SEGMENT INFORMATION

Segment revenue and results

The following table presents revenue and results for the Group's reportable segments:

	Property development and sales		Property investment		Hotel operation		Restaurant and F&B product sales operations		Media and entertainment		Film and TV program		Cinema operation		Theme park operation		Others		Consolidated		
	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Segment revenue:																					
Sales to external customers	946,639	1,685,490	1,160,587	1,241,637	977,696	650,030	552,594	419,922	372,458	256,771	113,116	184,575	525,066	385,023	18,877	16,049	234,504	254,206	4,901,537	5,093,703	
Intersegment sales	—	—	43,985	33,460	662	1,010	2,975	1,436	—	—	19,286	5,110	5,543	1,972	—	—	27,277	13,512	99,728	56,500	
Other revenue and gains	31,024	31,226	23,790	20,759	1,393	12,165	4,963	16,606	7,572	1,802	2,612	1,737	17,617	73,011	657	1,154	84,808	42,364	174,436	200,824	
Total	<u>977,663</u>	<u>1,716,716</u>	<u>1,228,362</u>	<u>1,295,856</u>	<u>979,751</u>	<u>663,205</u>	<u>560,532</u>	<u>437,964</u>	<u>380,030</u>	<u>258,573</u>	<u>135,014</u>	<u>191,422</u>	<u>548,226</u>	<u>460,006</u>	<u>19,534</u>	<u>17,203</u>	<u>346,589</u>	<u>310,082</u>	<u>5,175,701</u>	<u>5,351,027</u>	
Elimination of intersegment sales																			(99,728)	(56,500)	
Total																			<u>5,075,973</u>	<u>5,294,527</u>	
Segment results	<u>(1,066,931)</u>	<u>(26,857)</u>	<u>538,602</u>	<u>564,252</u>	<u>(193,706)</u>	<u>(340,418)</u>	<u>(142,478)</u>	<u>(159,337)</u>	<u>12,214</u>	<u>(8,362)</u>	<u>(48,615)</u>	<u>(52,757)</u>	<u>(55,503)</u>	<u>(130,062)</u>	<u>(295,797)</u>	<u>(590,999)</u>	<u>57,509</u>	<u>55,489</u>	<u>(1,194,705)</u>	<u>(689,051)</u>	
Unallocated other revenue and gains																			183,386	204,945	
Fair value (losses)/gains on investment properties, net	—	—	(812,687)	226,415	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(812,687)	226,415	
Unallocated expenses																			<u>(486,157)</u>	<u>(886,651)</u>	
Loss from operating activities																			<u>(2,310,163)</u>	<u>(1,144,342)</u>	
Finance costs																			<u>(1,172,419)</u>	<u>(876,416)</u>	
Share of profits and losses of associates	350	69	(8)	75	(755)	(709)	(527)	(217)	—	—	—	—	—	—	—	—	1,245	2,920	305	2,138	
Share of profits and losses of associates — unallocated																			<u>(1,316)</u>	<u>(98)</u>	
Share of profits and losses of joint ventures	47,340	201,338	(35,965)	(231,776)	(9,881)	6,363	—	—	(744)	(543)	(55)	(847)	(11,000)	(16,462)	—	—	(41)	(109)	<u>(10,346)</u>	<u>(42,036)</u>	
Loss before tax																			<u>(3,493,939)</u>	<u>(2,060,754)</u>	
Tax																			<u>59,227</u>	<u>(262,831)</u>	
Loss for the year																			<u>(3,434,712)</u>	<u>(2,323,585)</u>	

3. SEGMENT INFORMATION (continued)

Segment assets and liabilities

The following table presents the total assets and liabilities for the Group's reportable segments:

	Property development and sales		Property investment		Hotel operation		Restaurant and F&B product sales operations		Media and entertainment		Film and TV program		Cinema operation		Theme park operation		Others		Consolidated	
	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Segment assets	10,748,451	12,560,833	36,390,311	37,820,948	8,334,600	8,789,410	705,612	680,455	235,392	265,208	773,501	706,865	1,088,189	1,253,869	852,827	1,109,690	1,025,364	1,052,608	60,154,247	64,239,886
Investments in associates	2,242	2,274	99	116	166,442	155,653	1,003	(10,105)	—	—	—	—	—	—	—	—	4,221	5,473	174,007	153,411
Investments in associates — unallocated																			149,687	83,202
Investments in joint ventures	1,931,531	2,088,023	4,584,710	4,620,676	73,474	80,069	—	—	8,957	10,524	106	1,659	25,999	12,690	—	—	182,270	12,502	6,807,047	6,826,143
Unallocated assets																			6,683,270	9,591,137
Assets classified as held for sale	1,758	1,855	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,758	1,855
Total assets																			<u>73,970,016</u>	<u>80,895,634</u>
Segment liabilities	1,222,994	1,276,657	1,208,957	1,050,988	353,423	391,022	177,675	198,527	138,987	80,032	432,776	370,283	1,026,379	1,152,785	95,128	81,106	453,977	443,195	5,110,296	5,044,595
Bank borrowings																			21,344,364	17,361,959
Guaranteed notes																			4,263,654	10,151,175
Other borrowings																			318,418	322,730
Unallocated liabilities																			6,071,458	7,027,675
Total liabilities																			<u>37,108,190</u>	<u>39,908,134</u>

3. SEGMENT INFORMATION (continued)

Other segment information

The following table presents the other segment information for the Group's reportable segments:

	Property development and sales		Property investment		Hotel operation		Restaurant and F&B product sales operations		Media and entertainment		Film and TV program		Cinema operation		Theme park operation		Others		Consolidated	
	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Depreciation of property, plant and equipment	659	881	15,581	17,539	230,665	243,894	32,237	20,765	834	993	163	165	45,421	49,495	60,760	125,336	6,549	5,941	392,869	465,009
Depreciation of property, plant and equipment — unallocated																			13,702	12,293
																			<u>406,571</u>	<u>477,302</u>
Depreciation of right-of-use assets	—	466	3,895	3,934	151,384	155,804	49,861	50,356	131	1,096	1,351	4,324	119,473	139,648	7,400	13,728	10,557	13,558	344,052	382,914
Depreciation of right-of-use assets — unallocated																			31,651	28,081
																			<u>375,703</u>	<u>410,995</u>
Impairment of property, plant and equipment	—	—	—	—	—	—	16,372	—	211	618	610	142	—	7,829	173,642	366,312	578	855	191,413	375,756
Impairment of right-of-use assets	—	—	—	—	—	—	2,452	—	633	2,644	883	8,234	—	33,791	—	—	1,234	1,368	5,202	46,037
Impairment of goodwill	—	—	—	—	—	—	—	36,101	—	—	—	—	—	—	—	—	—	—	—	36,101
Impairment of other intangible assets	—	—	—	—	—	—	27,601	—	—	—	—	—	—	—	—	—	—	—	27,601	—
Amortisation of film rights	—	—	—	—	—	—	—	—	—	—	3,747	5,397	—	—	—	—	—	—	3,747	5,397
Amortisation of film and TV program products	—	—	—	—	—	—	—	—	—	—	35,641	10,076	—	—	—	—	—	—	35,641	10,076
Amortisation of music catalogs	—	—	—	—	—	—	—	—	663	2,461	—	—	—	—	—	—	—	—	663	2,461
Impairment of films and TV programs under production	—	—	—	—	—	—	—	—	—	—	2,472	39,977	—	—	—	—	—	—	2,472	39,977
Write-down of properties under development to net realisable value	858,000	310,187	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	858,000	310,187
Write-down of completed properties for sale to net realisable value	321,337	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	321,337	—
Impairment of debtors, net	—	—	(1,225)	6,289	—	—	—	4,800	206	6,995	78	(118)	—	—	—	—	—	—	(941)	17,966
Impairment of advances and other receivables	—	—	—	—	—	—	—	—	4,671	5,507	—	—	—	—	—	—	—	—	4,671	5,507
Impairment of advances and other receivables — unallocated																			27,881	68,208
																			<u>27,881</u>	<u>68,208</u>
																			<u>32,552</u>	<u>73,715</u>
Derecognition loss on rental receivables	—	—	4,553	42,728	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4,553	42,728
Remeasurement of finance lease receivables	—	34,193	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	34,193
Foreseeable loss on finance lease contract	—	1,558	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,558
Capital expenditure	335	384	466,363	896,183	9,571	3,589	84,730	132,463	439	548	193	732	91,524	708	28,919	86,530	14,943	17,753	697,017	1,138,890
Capital expenditure — unallocated																			8,423	6,526
																			<u>705,440</u>	<u>1,145,416</u>

3. SEGMENT INFORMATION (continued)

Geographical information

The following table presents revenue and assets by geographical location of the assets:

	Hong Kong		Mainland China and Macau		United Kingdom		Vietnam		Others		Consolidated	
	2023 HK\$'000	2022 HK\$'000	2023 HK\$'000	2022 HK\$'000	2023 HK\$'000	2022 HK\$'000	2023 HK\$'000	2022 HK\$'000	2023 HK\$'000	2022 HK\$'000	2023 HK\$'000	2022 HK\$'000
Segment revenue												
Sales to external customers	2,197,222	1,779,434	1,935,899	2,751,872	77,144	84,750	439,506	222,361	251,766	255,286	4,901,537	5,093,703
Other revenue	127,744	159,112	45,397	39,416	64	7	812	259	419	2,030	174,436	200,824
Total	<u>2,324,966</u>	<u>1,938,546</u>	<u>1,981,296</u>	<u>2,791,288</u>	<u>77,208</u>	<u>84,757</u>	<u>440,318</u>	<u>222,620</u>	<u>252,185</u>	<u>257,316</u>	<u>5,075,973</u>	<u>5,294,527</u>
Segment assets												
Non-current assets	19,317,944	20,045,765	24,538,984	26,083,105	3,025,908	3,232,935	323,366	347,354	364,958	344,399	47,571,160	50,053,558
Current assets	6,175,289	6,403,925	5,692,944	7,123,919	50,354	35,121	194,638	151,809	469,862	471,554	12,583,087	14,186,328
Total	<u>25,493,233</u>	<u>26,449,690</u>	<u>30,231,928</u>	<u>33,207,024</u>	<u>3,076,262</u>	<u>3,268,056</u>	<u>518,004</u>	<u>499,163</u>	<u>834,820</u>	<u>815,953</u>	<u>60,154,247</u>	<u>64,239,886</u>

Information about major customers

For both the years ended 31 July 2023 and 31 July 2022, there was no revenue derived from a single customer which contributed more than 10% of the Group's revenue for the respective years.

4. TURNOVER

An analysis of turnover is as follows:

	2023 HK\$'000	2022 HK\$'000
<u>Turnover from contracts with customers:</u>		
Sale of properties	946,639	1,685,490
Building management fee income	200,396	198,548
Income from hotel operation	977,696	650,030
Income from restaurant and F&B product sales operations	552,594	419,922
Distribution commission income, licence income from and sale of film and TV program products and film rights	105,163	180,175
Box-office takings, concessionary income and related income from cinemas	525,066	385,023
Entertainment event income	208,410	36,963
Sale of game products	98,257	128,043
Album sales, licence income and distribution commission income from music publishing and licensing	53,011	80,713
Artiste management fee income	12,780	11,052
Advertising income	7,953	4,400
Income from theme park operation	18,877	16,049
Others	234,504	254,206
	<u>3,941,346</u>	<u>4,050,614</u>
<u>Turnover from other source:</u>		
Rental income	<u>960,191</u>	<u>1,043,089</u>
Total turnover	<u><u>4,901,537</u></u>	<u><u>5,093,703</u></u>
<u>Timing of recognition of turnover from contracts with customers:</u>		
At a point in time	3,195,553	3,444,962
Over time	745,793	605,652
	<u><u>3,941,346</u></u>	<u><u>4,050,614</u></u>

5. LOSS FROM OPERATING ACTIVITIES

The Group's loss from operating activities is arrived at after charging/(crediting):

	2023	2022
	HK\$'000	HK\$'000
Depreciation of property, plant and equipment [^]	406,571	477,302
Depreciation of right-of-use assets [^]	375,703	410,995
Impairment of property, plant and equipment*	191,413	375,756
Impairment of right-of-use assets*	5,202	46,037
Impairment of goodwill*	—	36,101
Impairment of other intangible assets*	27,601	—
Amortisation of film rights [#]	3,747	5,397
Amortisation of film and TV program products [#]	35,641	10,076
Amortisation of music catalogs [#]	663	2,461
Impairment of films and TV programs under production [#]	2,472	39,977
Fair value change from film investments	4,614*	(1,656) [@]
Write-down of properties under development to net realisable value ^{^^}	858,000	310,187
Write-down of completed properties for sale to net realisable value [#]	321,337	—
Impairment of debtors, net	(941) [@]	17,966*
Impairment of advances and other receivables*	32,552	73,715
Remeasurement of finance lease receivables*	—	34,193
Foreseeable loss on finance lease contract*	—	1,558
Fair value losses/(gains) on cross currency swaps	26,873*	(34,247) [@]
Fair value losses on financial assets at fair value through profit or loss, net*	17,274	244,139
Foreign exchange differences, net	<u>(20,364)[@]</u>	<u>198,213*</u>

These items are included in “cost of sales” on the face of the consolidated income statement.

@ These items are included in “other revenue and gains” on the face of the consolidated income statement.

* These items are included in “other operating expenses” on the face of the consolidated income statement.

^ Depreciation charges of approximately HK\$712,494,000 (2022: HK\$815,061,000) are included in “other operating expenses” on the face of the consolidated income statement.

^^ Write-down of properties under development to net realisable value of approximately HK\$858,000,000 (2022: HK\$308,000,000) and nil (2022: HK\$2,187,000) is included in “cost of sales” and “other operating expenses” on the face of the consolidated income statement, respectively.

6. FINANCE COSTS

	2023 HK\$'000	2022 HK\$'000
Interest on bank borrowings	1,081,042	529,999
Interest on guaranteed notes	324,204	527,340
Interest on other borrowings	6,189	5,647
Interest on lease liabilities	40,987	48,069
Bank financing charges	128,373	82,122
Interest on put option liabilities	4,612	4,975
	<u>1,585,407</u>	<u>1,198,152</u>
Less: Amount capitalised in construction in progress	(29,835)	(15,496)
Amount capitalised in properties under development	(334,165)	(178,580)
Amount capitalised in investment properties under construction	(48,988)	(127,660)
	<u>(48,988)</u>	<u>(127,660)</u>
	<u><u>1,172,419</u></u>	<u><u>876,416</u></u>

7. TAX

Hong Kong profits tax has been provided at the rate of 16.5% (2022: 16.5%) on the estimated assessable profits arising in Hong Kong during the year.

Taxes on profits assessable elsewhere have been calculated at the rates of tax prevailing in the places in which the Group operates, based on existing legislation, interpretations and practices in respect thereof.

	2023 HK\$'000	2022 HK\$'000
Current tax		
— Hong Kong		
Charge for the year	10,162	19,765
Overprovision in prior years	(962)	(3,330)
	<u>9,200</u>	<u>16,435</u>
— Mainland China		
Corporate income tax		
Charge for the year	100,227	162,281
Overprovision in prior years	—	(41,971)
Land appreciation tax		
Charge for the year	211,693	330,104
	<u>311,920</u>	<u>450,414</u>
— Elsewhere		
Charge for the year	19,126	17,960
Overprovision in prior years	—	(980)
	<u>19,126</u>	<u>16,980</u>
	<u>340,246</u>	<u>483,829</u>
Deferred tax	<u>(399,473)</u>	<u>(220,998)</u>
Tax (credit)/charge for the year	<u><u>(59,227)</u></u>	<u><u>262,831</u></u>

8. DIVIDEND

No final dividend was declared for the years ended 31 July 2023 and 2022.

9. LOSS PER SHARE ATTRIBUTABLE TO OWNERS OF THE COMPANY

The calculation of basic loss per share amount was based on the loss for the year attributable to owners of the Company of HK\$2,965,960,000 (2022: HK\$1,966,921,000), and the weighted average number of ordinary shares of 1,211,771,000 (2022: 921,978,000) in issue during the year.

No adjustment has been made to the basic loss per share amounts presented for the years ended 31 July 2023 and 2022 in respect of a dilution as the impact of the share options of the Company, eSun Holdings Limited (“eSun”) and Lai Fung Holdings Limited had an anti-dilutive effect on the basic loss per share amounts presented.

10. DEBTORS

The Group (other than eSun and its subsidiaries (the “eSun Group”)) maintains various credit policies for different business operations in accordance with business practices and market conditions in which the respective subsidiaries operate. Sales proceeds receivable from the sale of properties are settled in accordance with the terms of the respective contracts. Rent and related charges in respect of the leasing of properties are receivable from tenants, and are normally payable in advance with rental deposits received in accordance with the terms of the tenancy agreements. Hotel and restaurant charges are mainly settled by customers on a cash basis except for those corporate clients who maintain credit accounts with the respective subsidiaries, the settlement of which is in accordance with the respective agreements. The Group’s trade receivables related to a large number of diversified customers and there is no significant concentration of credit risk. Trade receivables of the Group are non-interest-bearing. The Group’s finance lease receivables related to a creditworthy third party.

The trading terms of the eSun Group with its customers are mainly on credit. Invoices are normally payable within 30 to 90 days of issuance, except for certain well-established customers, where the terms are extended to 120 days. Each customer has a maximum credit limit. The eSun Group seeks to maintain strict control over its outstanding receivables and has a credit control policy to minimise its credit risk. Overdue balances are regularly reviewed by senior management. Since the eSun Group trades only with recognised and creditworthy third parties, there is no requirement for collateral. Concentrations of credit risk are managed by customer/counterparty, by geographical region and by industry sector. There are no significant concentrations of credit risk within the eSun Group as the customer bases of the eSun Group’s trade receivables are widely dispersed in different sectors and industries. The eSun Group’s trade receivables are non-interest-bearing.

Other than rental deposits received, the Group did not hold any collateral or other credit enhancements over these balances.

An ageing analysis of the debtors, net of loss allowance, based on the payment due date, as at the end of the reporting period, is as follows:

	2023 HK\$'000	2022 HK\$'000
Trade receivables:		
Not yet due or less than 30 days past due	243,298	302,642
31 — 60 days past due	40,409	37,680
61 — 90 days past due	9,531	17,143
Over 90 days past due	52,336	42,303
	<u>345,574</u>	<u>399,768</u>
Finance lease receivables, not yet due	482,099	497,168
	<u>827,673</u>	<u>896,936</u>
Less: Portion classified as current	<u>(349,699)</u>	<u>(403,293)</u>
Non-current portion	<u><u>477,974</u></u>	<u><u>493,643</u></u>

11. CREDITORS, OTHER PAYABLES AND ACCRUALS

An ageing analysis of the creditors, based on the date of receipt of the goods and services purchased/ payment due date, as at the end of the reporting period, is as follows:

	2023 HK\$'000	2022 HK\$'000
Creditors:		
Not yet due or less than 30 days past due	254,171	477,855
31 — 60 days past due	27,623	11,659
61 — 90 days past due	6,415	7,783
Over 90 days past due	<u>105,752</u>	<u>115,281</u>
	393,961	612,578
Other payables and accruals	2,459,400	2,344,176
Put option liabilities	<u>1,114,080</u>	<u>1,240,322</u>
	3,967,441	4,197,076
Less: Portion classified as current	<u>(3,058,397)</u>	<u>(3,229,241)</u>
Non-current portion	<u><u>909,044</u></u>	<u><u>967,835</u></u>

12. DEPOSITS RECEIVED, DEFERRED INCOME AND CONTRACT LIABILITIES

An analysis of the deposits received, deferred income and contract liabilities is as follows:

	2023 HK\$'000	2022 HK\$'000
Deposits received and deferred income	539,305	516,673
Contract liabilities	<u>941,913</u>	<u>677,885</u>
	1,481,218	1,194,558
Less: Portion classified as current	<u>(1,285,548)</u>	<u>(993,161)</u>
Non-current portion	<u><u>195,670</u></u>	<u><u>201,397</u></u>

13. SHARE CAPITAL

During the year ended 31 July 2023, the Company completed a rights issue of 484,442,943 shares on the basis of one rights share for every two existing shares of the Company at a subscription price of HK\$1.64 each. The net proceeds from the rights issue were approximately HK\$777 million.

FINAL DIVIDEND

The Board does not recommend the payment of a final dividend for the year ended 31 July 2023 (2022: Nil).

No interim dividend was declared during the year (2022: Nil).

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW AND OUTLOOK

Global geopolitical and economic issues continued to cast a shadow on an already precarious global economic recovery during the year under review. Disruptions caused by the war in Ukraine sent certain commodity prices such as energy and agricultural produce to new high driving inflation across the world. This was accentuated by the high interest rate environment which led to cautious sentiment and generally weak economic environment with genuine risk of recession. Whilst the direct impact to China is limited, the continued tension between the US and China, trade restrictions on China, COVID-19 restrictions in China for the part of the year under review translated to lower investor confidence and external demand. Part of this demand gap is filled domestically and by members of the belt and road initiative but nevertheless the impact is felt across China.

Hong Kong and Overseas Property Market

COVID-19 measures, high interest rates, perception of the national security law persisted through much of the year under review. These factors translated into a technical recession since the third quarter of 2022. Economic recovery remained subdued but expected to recover to between 0.5% to 2.0% by end of 2023. Nevertheless consumer sentiment pointed to worsen economic outlook amid tighter financial conditions and rising borrowing costs in line with deterioration of global economic prospects.

Office leasing activities regained momentum in some parts during the year under review. Grade A offices, particularly those in the Central area, demonstrated resilience while other areas suffer decline. Tenants remained cautious and have slowed down their relocation or expansion plans in the face of mounting uncertainties. Given the worsening business sentiment and the lack of demand from multinational and Chinese enterprises, the leasing market will continue to be under pressure. Higher vacancy rates and suppressed rents are expected to prevail to different extent in near term. Whilst the visitor numbers have recovered somewhat the retail segment remained reliant on domestic consumption. Poor economic outlook, interest rate hike cycle and volatile stock market are expected to continue weighing on local consumption sentiment, therefore downward pressure on retail rents is expect to remain. Market activities have also slowed down in both the primary and secondary residential markets, amid the rising mortgage rates and weak purchase sentiment with home prices softening across different residential market segments.

The office and retail leasing business in Hong Kong was challenging during the year under review. The Group have been coping with changing market trends and the evolving operating environment by continuing to optimise the tenant mix. Certain renovation and space optimisation works have been completed during the year under review to improve the competitiveness of major rental properties of the Group. With the planning consent approved by the City of London's Planning and Transportation Committee and all leases being aligned to expire in 2023, the Group keeps monitoring the market conditions in London closely for the potential redevelopment of the three properties on Leadenhall Street in London, comprising 100, 106 and 107 Leadenhall Street ("**Leadenhall Properties**"). A revised proposal was submitted to the City of London's Planning and Transportation Committee in August 2022 for improving on the original design and repositioning the building to provide higher sustainability standards and enhanced amenities within the building. The revised proposal has been approved by the City of London Authority in May 2023. The Group is currently considering options and timing for the redevelopment of the Leadenhall Properties.

Despite the uncertain global economic outlook in the near term, Hong Kong is on its path to normality with its economy regaining momentum. We remain confident of the long-term prospects of the residential property market in Hong Kong which has been demonstrating resilience supported by limited supply and solid pent-up demand driven by local end-users and investors. Construction works of both Bal Residence in Kwun Tong and the Tai Kei Leng Project in Yuen Long are on schedule and completions are expected in the first half of 2024. Upon completion, these two residential projects are expected to add a total gross floor area ("**GFA**") of approximately 71,800 square feet and 42,200 square feet, respectively, to the development portfolio of the Group. Presale of Bal Residence was launched in February 2023. Up to 20 October 2023, 8 units in Bal Residence has been pre-sold with saleable area of approximately 2,731 square feet and the average selling price amounted to approximately HK\$17,800 per square foot. The Tai Kei Leng Project is expected to be launched for pre-sale in the second quarter of 2024.

The pre-construction works of two residential projects secured by the Group in the past two years, namely the 116 Waterloo Road project and the 1&1A Kotewall Road project, are in progress. The Group intends to redevelop the 116 Waterloo Road project, which was acquired in September 2021 with vacant possession in March 2022, into a residential project offering around 85 residential units with total GFA of approximately 46,600 square feet. The Group also acquired the 1&1A Kotewall Road project in Mid-Levels, Hong Kong Island and the transaction was completed with vacant possession in March 2022. The Group plans to redevelop the site into a luxury residential project with a total GFA of approximately 55,200 square feet, offering around 27 medium-large sized residential units. Construction work of the residential project at the Wong Chuk Hang Station Package Five Property Development is in progress and is expected to be completed in the fourth quarter of 2025. The 79 Broadcast Drive project in Kowloon Tong will be developed into a high-quality luxury residential property with the maximum permissible GFA of approximately 71,600 square feet, offering around 46 medium-large sized units, including 2 houses. Project design and foundation works are in progress and the construction is expected to be completed in the first half of 2026.

All 605 units, including 23 houses in Alto Residences have been sold and 110 car parking spaces of Alto Residences have been released for sale. Up to 20 October 2023, 75 car parking spaces have been sold and the total sales proceeds amounted to approximately HK\$204.1 million.

All 209 residential units and 7 commercial units of 93 Pau Chung Street have been sold. The sale of car parking spaces of 93 Pau Chung Street is in progress. Up to 20 October 2023, 7 out of 20 car parking spaces and 4 out of 5 motor-parking spaces have been sold and the total sales proceeds amounted to approximately HK\$10.2 million.

All 144 residential units in Monti have now been sold with saleable area of approximately 45,822 square feet and the average selling price amounted to approximately HK\$21,300 per square foot.

During the year under review, the Group acquired a 15% interest in a company, principal business activities of which, together its subsidiaries, include holding of a land located in Shuen Wan, Tai Po, Hong Kong, as well as the development and construction of an 18-hole golf course and other ancillary facilities thereon. In view of the limited number of golf courses in Hong Kong, it is considered this acquisition is a unique investment opportunity of the Group. As of the date of this results announcement, the development plan to be carried out on the land has yet to be finalised.

The Group will continue its prudent and flexible approach and be prepared to capture new development opportunities.

Mainland China Property Market

China announced GDP growth target this year of around 5.0% at the National People's Congress held in March 2023 echoing the effect of the economic slowdown. Despite the stimulus and support measures rolled out by the Chinese government to bolster economic growth, China has seen soften economic conditions amid coronavirus shutdowns under its zero-COVID-19 policy, weakened trade growth and a deepening real estate sector downturn. We believe that the Chinese government will continue to forge ahead and deliver economic performance through a combination of more neutral fiscal policy and moderately supportive monetary policy. These can be seen through reduction of the banks' reserve requirement ratio, lower down payment amount, lower restrictions for buying second home to name a few. We remain optimistic about the long-term prospects and sustainability of the business environment in China in light of the dual circulation development model emphasising on the rebalancing of domestic and overseas demand and are confident about future prospects of the cities in which the Group operates, especially the Greater Bay Area in southern China, and continue to regard Hong Kong, where our headquarters is situated, as one of the major beneficiary cities.

The regional focus and rental-led strategy of Lai Fung Holdings Limited ("**Lai Fung**") and its subsidiaries (together, "**Lai Fung Group**"), the PRC property arm of the Group, has demonstrated resilience in recent years. The rental portfolio of approximately 5.9 million square feet in Shanghai, Guangzhou, Zhongshan and Hengqin, being Tier 1 cities in China and cities within the Greater Bay Area delivered subdued but steady performance in rental income for the year. Constructions of the two new grade A office towers in Shanghai and Guangzhou with green building certifications, namely Shanghai Skyline Tower and Guangzhou Lai Fung International Center, were completed in September and November 2022, respectively, adding a total rental GFA of approximately 1.3 million square feet (excluding car parking spaces) to the rental portfolio of Lai Fung Group. Lai Fung Group is committed to improving the environmental performance in its business operations. These two new green buildings are internationally recognised with environmentally-friendly and sustainable features. Both Shanghai Skyline Tower, located in Jing'an District of Shanghai near the Shanghai Railway Terminal, and Guangzhou Lai Fung International Center, located in Yuexiu District of Guangzhou along the Pearl River, have obtained the Leadership in Energy and Environmental Design ("**LEED**") v4 Gold Certification. Leasing of Shanghai Skyline Tower and Guangzhou Lai Fung International Center are in progress. As at the date of this results announcement, approximately 73% of commercial and 32% of office areas of Shanghai Skyline Tower and approximately 40% of commercial and 38% of office areas of Guangzhou Lai Fung International Center have been secured, respectively.

Construction of Phase II (“**Novotown Phase II**”) of the Novotown project in Hengqin (“**Novotown**”) is in progress. This mixed-used development project is expected to provide commercial and experiential entertainment facilities, office and serviced apartment spaces of 355,500 square feet, 1,585,000 square feet and 578,400 square feet, respectively. As at the date of this results announcement, leasing of the commercial area of Phase I of Novotown (“**Novotown Phase I**”) is underway with approximately 83% of the leasable area being leased and key tenants include two themed indoor experience centers, namely “Lionsgate Entertainment World®” and “National Geographic Ultimate Explorer Hengqin”, Zhuhai Duty Free, Pokiddo Trampoline Park, Kunpeng Go-Kart Sports Centre, Snow Alarm, Da Yin Restaurant, Oyster King, Zhen Qi Ji, Ai Shang Niu Ding Ji, Vanguard Life Superstore and ULSC Hengqin. Lai Fung Group remains confident that the deepening of cooperation between Hengqin and Macau, and the continuous development of the Guangdong-Macau In-Depth Cooperation Zone in Hengqin will position Hengqin as a prominent piece within the Guangdong-Hong Kong-Macau Greater Bay Area development. The integration between Macau and Hengqin will encourage more businesses and population to reside in Hengqin which will further enhance the tourism market, making Novotown a new contributor to Lai Fung Group’s results in the long run.

Shanghai Wuli Bridge Project, the high-end luxury residential project located by the Huangpu River in Huangpu District has received an enthusiastic response from the market. As at 31 July 2023, all residential units have been sold and 13 car parking spaces remain unsold. The sale of remaining phases of Zhongshan Palm Spring is in progress. The residential units in Zhongshan Palm Spring, the cultural studios, cultural workshops and office of Hengqin Novotown Phase I, as well as elements of Hengqin Novotown Phase II are expected to contribute to the income of Lai Fung Group in coming financial years.

Lai Fung Group will consider replenishing its landbank as and when opportunities arise, and will take into account, amongst other factors, overall macroeconomic conditions, Lai Fung Group’s existing presence in top tier cities and the Greater Bay Area and allocation of risks etc.

Cinema Operation/Media and Entertainment/Film Production and Distribution

With the mask mandate arrangement and all social distancing measures being lifted in Hong Kong and the nationwide loosening of COVID-19 restrictions and relaxation of border controls in Mainland China, social and economic activities have seen a revival but consumer sentiment might still be dampened by the worse-than-expected economic outlook in Hong Kong and the deterioration of global economic prospects.

Due to the gradual relaxation of COVID-19 restrictions and the release of a number of local and international blockbuster movies, the cinema operation of eSun Holdings Limited (“**eSun**”) and its subsidiaries (together, “**eSun Group**”) recovered gradually from the worst of the COVID-19 pandemic. During the year under review, eSun Group’s cinemas in Hong Kong were requested to operate at 85% capacity for all screens before further relaxation of social distancing measures in Hong Kong since 22 December 2022. eSun Group’s cinemas in Hong Kong are now operating at full capacity without any COVID-19 restriction. Business performance of cinema operation in Mainland China also suffered from the social distancing requirements such as restrictions on the seating capacity and food and beverage consumption within the cinema houses in 2022. In view of the challenging market condition and economic uncertainty in Mainland China, the Guangzhou Mayflower Cinema City was closed in October 2022. Despite short-term interruption in January 2023 from the nationwide easing of anti-epidemic measures, the cinema operation in Mainland China has largely returned to normal. eSun Group remains cautiously optimistic about the fundamental demand for entertainment in the long run and continues to evaluate opportunities to maintain and enhance its market positioning as a leading multiplex cinema operator in Hong Kong. eSun Group successfully expanded its cinema network, resulting in the opening of four new cinemas in Hong Kong. One notable addition is the MCL Cinemas Plus+ Plaza Hollywood, a new cinema at Plaza Hollywood in Diamond Hill, Kowloon through a joint venture company with Emperor Cinemas Group opened in July 2022. Furthermore, eSun Group extended its cinema network through another joint venture with Emperor Cinemas Group, namely the Emperor Cinemas Plus+ (Tai Wai), which is managed by Emperor Cinemas Group and opened in July 2023. In September 2023, eSun Group further expanded its presence with the opening of two new cinemas at The ONE in Tsim Sha Tsui, Kowloon and AIRSIDE in Kai Tak, Kowloon. These new cinemas further enhance eSun Group’s cinema network and strengthen eSun Group’s growing presence. eSun Group is closely monitoring the market conditions and will continue to improve its overall operating efficiency and take a prudent approach in evaluating opportunities for further expansion of its footprint.

Media Asia Group Holdings Limited (“**MAGHL**”, an indirect wholly-owned subsidiary of eSun as at the date of this results announcement, together with its subsidiaries, “**MAGHL Group**”), being the media and entertainment arm of eSun Group will continue to produce high quality and commercially viable products.

MAGHL Group continues to invest in original productions of quality films with Chinese themes. The current production pipeline includes “*Twilight of the Warriors: Walled In*”, an action film directed by Cheng Poi-Shui, featuring Louis Koo, Sammo Hung, Richie Jen and Raymond Lam and “*Love at First Lie*”, a romance comedy film directed and produced by Patrick Kong starring Edward Chen, Mandy Tam and Leung Chung Hang.

Projects under production include “*Heir to the Throne*”, a 30-episode modern-drama series tailor-made for Alibaba’s Youku Platforms. MAGHL Group is in discussion with various Chinese portals and video websites for new project development in TV drama production.

The distribution licence of music products with Tencent Music Entertainment (Shenzhen) Co., Ltd, and Warner Music continue to provide stable income to eSun Group.

The recent “*Jay Fung Concert 2023 Jay Pop Live@Coliseum*”, “*Yoga Lin Concert in HK 2023*” and “*NCT Dream Tour ‘The Dream Show 2: In A Dream’ in Hong Kong*” have earned good reputation and public praises. eSun Group will continue to work with prominent local and Asian artistes for concert promotion and the upcoming events include concerts of Leon Lai, Tsai Chin and Sammi Cheng.

Looking forward, eSun Group believes that its integrated MAGHL platform comprising movies, TV programs, music, artiste management and live entertainment put it in a strong position to capture the opportunities of entertainment market by a balanced and synergetic approach and eSun Group will continue to explore cooperation and investment opportunities to enrich its portfolio, broaden its income stream and maximise value for its shareholders.

Other Business Updates

The rights issue (“**Rights Issue**”) announced by the Company in November 2022 on the basis of one rights share for every two existing shares of the Company at a subscription price of HK\$1.64 each was completed in January 2023. The total net proceeds of the Rights Issue, after deduction of rights issue expenses, was approximately HK\$776.6 million. As at the date of this results announcement, all HK\$776.6 million has been used for repayment of outstanding bank borrowings of the Group. Upon the completion of the Rights Issue, public float of the Company complies with the minimum requirement as set out in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“**Stock Exchange**”).

On 10 November 2022, eSun announced to privatise MAGHL by way of a scheme of arrangement (“**Scheme**”). On 13 February 2023, the Scheme was approved at the court meeting and special general meeting of MAGHL and the special general meeting of eSun by respective shareholders of MAGHL and eSun. The Scheme was sanctioned (without modification) by the Supreme Court of Bermuda on 3 March 2023 and became effective on 16 March 2023, and the listing of MAGHL shares was withdrawn at 4:00 p.m. on 20 March 2023. An aggregate of 264,022,268 new shares of eSun were allotted and issued on 27 March 2023 and cash consideration of approximately HK\$194.3 million was paid to the relevant Scheme shareholders. MAGHL became an indirect wholly-owned subsidiary of eSun and eSun remained an indirect non-wholly-owned subsidiary of the Company. Immediately upon completion of the Scheme, eSun were indirectly owned as to approximately 63.40% by the Company.

During the year under review, the Group, excluding eSun Group and Lai Fung Group, redeemed the US\$400 million guaranteed notes issued by the Group in 2017 upon maturity in September 2022. As at 31 July 2023, the Group’s consolidated cash and bank deposits amounted to HK\$5,022.4 million (HK\$1,889.3 million excluding eSun Group and Lai Fung Group) with undrawn facilities of HK\$5,295.4 million (HK\$3,246.9 million excluding eSun Group and Lai Fung Group). The net debt to equity ratio as at 31 July 2023 was approximately 70% (31 July 2022: 62%). The Group’s gearing excluding the net debt of eSun Group and Lai Fung Group was approximately 46%. The Group’s gearing excluding the net debt of eSun Group and Lai Fung Group and the net debt of the London portfolio which have a positive carry net of financing costs is approximately 44%. The Group will continue its prudent and flexible approach in growing the landbank and managing its financial position.

OVERVIEW OF FINAL RESULTS

For the year ended 31 July 2023, the Group recorded turnover of HK\$4,901.5 million (2022: HK\$5,093.7 million) and a gross profit of HK\$727.7 million (2022: HK\$1,544.0 million). The decrease was primarily due to (i) decrease in property sales in Lai Fung predominantly; and (ii) write-down of certain properties under development and completed properties for sale, during the year under review as compared to last financial year.

Set out below is the turnover by segment:

	For the year ended 31 July		Difference (HK\$ million)	% change
	2023 (HK\$ million)	2022 (HK\$ million)		
Property investment	1,160.6	1,241.6	-81.0	-6.5
Property development and sales	946.6	1,685.5	-738.9	-43.8
Restaurant and F&B product sales operations	552.6	419.9	+132.7	+31.6
Hotel operation	977.7	650.0	+327.7	+50.4
Media and entertainment	372.5	256.8	+115.7	+45.1
Film and TV program	113.1	184.6	-71.5	-38.7
Cinema operation	525.1	385.0	+140.1	+36.4
Theme park operation	18.9	16.0	+2.9	+18.1
Others	234.4	254.3	-19.9	-7.8
Total	4,901.5	5,093.7	-192.2	-3.8

For the year ended 31 July 2023, net loss attributable to owners of the Company was approximately HK\$2,966.0 million (2022: HK\$1,966.9 million). The increased loss, partially offset by lower other operating expenses and tax charge, was primarily due to (i) decrease in property sales in Lai Fung predominantly; (ii) write-down of certain properties under development and completed properties for sale; (iii) increased finance costs; and (iv) decrease in fair values of investment properties owned by the Group, during the year under review as compared to last financial year. Net loss per share was HK\$2.448 (2022: HK\$2.133).

Excluding the effect of property revaluations, net loss attributable to owners of the Company was approximately HK\$2,132.2 million (2022: HK\$1,671.7 million). Net loss per share excluding the effect of property revaluations during the year under review was HK\$1.760 (2022: HK\$1.813).

	For the year ended 31 July	
	2023 HK\$ million	2022 HK\$ million
Loss attributable to owners of the Company		
Reported	(2,966.0)	(1,966.9)
Less: Adjustments in respect of revaluation of investment properties held by		
– the Company and subsidiaries	781.8	(72.7)
– associates and joint ventures	77.7	303.6
Deferred tax on investment properties	(25.7)	64.3
Net loss after tax excluding revaluation of investment properties	(2,132.2)	(1,671.7)

Equity attributable to owners of the Company as at 31 July 2023 amounted to HK\$29,783.6 million, as compared to HK\$32,794.3 million as at 31 July 2022. Net asset value per share attributable to owners of the Company dropped to HK\$20.493 per share as at 31 July 2023 from HK\$33.847 per share as at 31 July 2022. The decrease was primarily due to the enlarged shareholder base as a result of the Rights Issue completed in January 2023.

PROPERTY PORTFOLIO COMPOSITION

The Group maintained a property portfolio with attributable GFA of approximately 8.8 million square feet as at 31 July 2023. All major properties of the Group in Mainland China are held through Lai Fung Group, except Novotown Phase I which is 80% owned by Lai Fung Group and 20% owned by the Group, and all major properties in Hong Kong and overseas are held by the Group excluding eSun Group and Lai Fung Group.

Approximate attributable GFA (in '000 square feet) of the Group's major properties and number of car parking spaces as at 31 July 2023 are set out as follows:

	Commercial/ Retail	Office	Hotel/ Serviced Apartments	Residential	Industrial	Total (excluding car parking spaces & ancillary facilities)	No. of car parking spaces
GFA of major properties and number of car parking spaces of Lai Fung Group (on attributable basis¹)							
Completed Properties Held for Rental ²	1,472	1,216	—	—	—	2,688	1,643
Completed Hotel Properties and Serviced Apartments ²	—	—	545	—	—	545	—
Properties under Development ³	288	873	319	—	—	1,480	745
Completed Properties Held for Sale	91	232	136	411	—	870	1,906
Subtotal	1,851	2,321	1,000	411	—	5,583	4,294
GFA of major properties and number of car parking spaces of the Group excluding Lai Fung Group (on attributable basis)							
Completed Properties Held for Rental ²	739	1,030	—	—	64	1,833	1,436
Completed Hotel Properties and Serviced Apartments ²	—	—	725	—	—	725	92
Properties under Development ³	8	—	—	375	—	383	149
Completed Properties Held for Sale	33	105	61	33	—	232	52
Subtotal	780	1,135	786	408	64	3,173	1,729
Total GFA attributable to the Group	2,631	3,456	1,786	819	64	8,756	6,023

Notes:

1. As at 31 July 2023, Lai Fung is a 55.08%-owned subsidiary of the Company.
2. Completed and rental generating properties.
3. All properties under construction.

PROPERTY INVESTMENT

Rental Income

During the year under review, the Group's rental operations recorded a turnover of HK\$1,160.6 million (2022: HK\$1,241.6 million) comprising turnover of HK\$444.8 million, HK\$77.1 million and HK\$638.7 million from rental properties in Hong Kong, London and Mainland China, respectively.

Breakdown of rental turnover by major investment properties of the Group is as follows:

	For the year ended 31 July		% Change	Year end occupancy	
	2023 HK\$ million	2022 HK\$ million		2023 %	2022 %
Hong Kong					
Cheung Sha Wan Plaza	268.6	263.3	+2.0	95.5	87.0
Causeway Bay Plaza 2	125.5	151.6	-17.2	93.5	94.6
Lai Sun Commercial Centre	45.4	45.4	—	94.3	86.5
Others	5.3	5.0	+6.0		
Subtotal:	444.8	465.3	-4.4		
London, United Kingdom					
107 Leadenhall Street	24.6	27.8	-11.5	64.8	78.9
100 Leadenhall Street	47.1	50.8	-7.3	100.0	100.0
106 Leadenhall Street	5.4	6.1	-11.5	100.0	100.0
Subtotal:	77.1	84.7	-9.0		
Mainland China					
Shanghai					
Shanghai Hong Kong Plaza	270.3	298.8	-9.5	Retail: 91.5 Office: 90.8	Retail: 87.2 Office: 85.9
Shanghai May Flower Plaza	42.4	45.0	-5.8	Retail: 98.9	Retail: 97.3
Shanghai Regents Park	20.6	19.8	+4.0	100.0	81.0
Shanghai Skyline Tower ¹	12.0	N/A	N/A	Retail: 70.1 Office: 31.9	N/A
Guangzhou					
Guangzhou May Flower Plaza	95.0	121.8	-22.0	94.5	91.9
Guangzhou West Point	21.3	27.2	-21.7	95.0	90.0
Guangzhou Lai Fung Tower	130.9	142.9	-8.4	Retail: 100.0 Office: 85.0 ²	Retail: 100.0 Office: 93.6 ²
Guangzhou Lai Fung International Center ¹	10.6	N/A	N/A	Retail: 6.0 Office: 42.0	N/A
Zhongshan					
Zhongshan Palm Spring Rainbow Mall	5.1	7.1	-28.2	Retail: 66.5 ²	Retail: 65.9 ²
Hengqin					
Hengqin Novotown Phase I	2.7	2.2	+22.7	Retail: 81.0 ³	Retail: 77.0 ³
Others	27.8	26.8	+3.7		
Subtotal:	638.7	691.6	-7.6		
Total:	1,160.6	1,241.6	-6.5		
Rental proceeds from joint venture projects					
Hong Kong					
CCB Tower ⁴ (50% basis)	111.5	119.7	-6.9	100.0	95.7
Alto Residences ⁵ (50% basis)	24.4	39.7	-38.5	94.0	84.7
Total:	135.9	159.4	-14.7		

Notes:

1. Shanghai Skyline Tower and Guangzhou Lai Fung International Center were completed in September and November 2022, respectively.
2. Excluding self-use area.
3. Including the cultural attraction spaces occupied by Lionsgate Entertainment World® and National Geographic Ultimate Explorer Hengqin.
4. CCB Tower is a joint venture project with China Construction Bank Corporation (“CCB”) in which each of the Group and CCB has an effective 50% interest. For the year ended 31 July 2023, the joint venture recorded rental proceeds of approximately HK\$223.0 million (2022: HK\$239.4 million).
5. Alto Residences is a joint venture project with Empire Group Holdings Limited (“**Empire Group**”) in which each of the Group and Empire Group has an effective 50% interest. For the year ended 31 July 2023, the joint venture recorded rental proceeds of approximately HK\$48.8 million (2022: HK\$79.4 million).

Breakdown of turnover by usage of major rental properties of the Group is as follows :

	For the year ended 31 July 2023			For the year ended 31 July 2022		
	Attributable interest to the Group	Turnover (HK\$ million)	Total GFA (square feet)	Attributable interest to the Group	Turnover (HK\$ million)	Total GFA (square feet)
Hong Kong						
Cheung Sha Wan Plaza	100%			100%		
Commercial		120.1	233,807		120.9	233,807
Office		129.5	409,896		125.3	409,896
Car Parking Spaces		19.0	N/A		17.1	N/A
Subtotal:		268.6	643,703		263.3	643,703
Causeway Bay Plaza 2	100%			100%		
Commercial		76.8	109,770		102.4	109,770
Office		43.6	96,268		44.8	96,268
Car Parking Spaces		5.1	N/A		4.4	N/A
Subtotal:		125.5	206,038		151.6	206,038
Lai Sun Commercial Centre	100%			100%		
Commercial		18.2	95,063		19.6	95,063
Office		5.6	74,181		5.6	74,181
Car Parking Spaces		21.6	N/A		20.2	N/A
Subtotal:		45.4	169,244		45.4	169,244
Others		5.3	63,883'		5.0	63,883'
Subtotal:		444.8	1,082,868'		465.3	1,082,868'
London, United Kingdom						
107 Leadenhall Street	100%			100%		
Commercial		3.0	48,182		3.4	48,182
Office		21.6	98,424		24.4	98,424
Subtotal:		24.6	146,606		27.8	146,606
100 Leadenhall Street	100%			100%		
Office		47.1	177,700		50.8	177,700
106 Leadenhall Street	100%			100%		
Commercial		0.4	3,540		0.5	3,540
Office		5.0	16,384		5.6	16,384
Subtotal:		5.4	19,924		6.1	19,924
Subtotal:		77.1	344,230		84.7	344,230

	For the year ended 31 July 2023			For the year ended 31 July 2022		
	Attributable interest to the Group	Turnover (HK\$ million)	Total GFA (square feet)	Attributable interest to the Group	Turnover (HK\$ million)	Total GFA (square feet)
Mainland China						
Shanghai						
Shanghai Hong Kong Plaza	55.08%			55.08%		
Retail		164.1	468,434		188.0	468,434
Office		100.2	362,098		104.7	362,096
Car Parking Spaces		6.0	N/A		6.1	N/A
Subtotal:		270.3	830,532		298.8	830,530
Shanghai May Flower Plaza	55.08%			55.08%		
Retail		37.8	320,314		40.5	320,314
Car Parking Spaces		4.6	N/A		4.5	N/A
Subtotal:		42.4	320,314		45.0	320,314
Shanghai Regents Park	52.33%			52.33%		
Retail		18.5	82,062		17.6	82,062
Car Parking Spaces		2.1	N/A		2.2	N/A
Subtotal:		20.6	82,062		19.8	82,062
Shanghai Skyline Tower ²	55.08%			55.08%		
Retail		1.5	92,226		N/A	N/A
Office		10.3	634,839		N/A	N/A
Car Parking Spaces		0.2	N/A		N/A	N/A
Subtotal:		12.0	727,065		N/A	N/A
Guangzhou						
Guangzhou May Flower Plaza	55.08%			55.08%		
Retail		80.1	357,424		104.8	357,424
Office		12.3	79,431		14.3	79,431
Car Parking Spaces		2.6	N/A		2.7	N/A
Subtotal:		95.0	436,855		121.8	436,855
Guangzhou West Point	55.08%			55.08%		
Retail		21.3	182,344		27.2	182,344
Guangzhou Lai Fung Tower	55.08%			55.08%		
Retail		17.2	112,292		18.3	112,292
Office		107.0	625,821		117.8	625,821
Car Parking Spaces		6.7	N/A		6.8	N/A
Subtotal:		130.9	738,113		142.9	738,113
Guangzhou Lai Fung International Center ²	55.08%			55.08%		
Retail		0.1	109,320		N/A	N/A
Office		10.2	505,301		N/A	N/A
Car Parking Spaces		0.3	N/A		N/A	N/A
Subtotal:		10.6	614,621		N/A	N/A
Zhongshan						
Zhongshan Palm Spring Rainbow Mall	55.08%			55.08%		
Retail ³		5.1	148,106		7.1	148,106
Hengqin						
Novotown Phase I	64.06% ⁴			64.06% ⁴		
Commercial ⁵		2.7	1,006,091 ⁵		2.2	995,717 ⁵
Others		27.8	N/A		26.8	N/A
Subtotal:		638.7	5,086,103		691.6	3,734,041
Total:		1,160.6	6,513,201 ¹		1,241.6	5,161,139 ¹

	For the year ended 31 July 2023			For the year ended 31 July 2022		
	Attributable interest to the Group	Turnover (HK\$ million)	Total GFA (square feet)	Attributable interest to the Group	Turnover (HK\$ million)	Total GFA (square feet)
Rental proceeds from joint venture projects						
Hong Kong						
CCB Tower ⁶ (50% basis)	50%			50%		
Office		111.0	114,603 ⁷		119.2	114,603 ⁷
Car Parking Spaces		0.5	N/A		0.5	N/A
Subtotal:		111.5	114,603 ⁷		119.7	114,603 ⁷
Alto Residences ⁸ (50% basis)	50%			50%		
Commercial		15.1	47,067 ⁹		13.7	47,067 ⁹
Residential units ¹⁰		6.1	15,262 ¹¹		22.7	28,191 ¹¹
Car Parking Spaces		3.2	N/A		3.3	N/A
Subtotal:		24.4	62,329		39.7	75,258
Total:		135.9	176,932		159.4	189,861

Notes:

- Excluding 10% interest in AIA Central.*
- Shanghai Skyline Tower and Guangzhou Lai Fung International Center were completed in September and November 2022, respectively.*
- Excluding self-use area.*
- Including the Company's 20% direct interest in Novotown Phase I and 44.06% attributable interest through Lai Fung. As at 31 July 2023, Novotown Phase I is 80% owned by Lai Fung and Lai Fung is a 55.08%-owned subsidiary of the Company.*
- Including the cultural attraction spaces occupied by Lionsgate Entertainment World® and National Geographic Ultimate Explorer Hengqin (self-use area), the total GFA of which was approximately 384,759 square feet as at 31 July 2023. Revenue from Lionsgate Entertainment World® and National Geographic Ultimate Explorer Hengqin are recognised under turnover from theme park operation of the Group.*
- CCB Tower is a joint venture project with CCB in which each of the Group and CCB has an effective 50% interest. For the year ended 31 July 2023, the joint venture recorded rental proceeds of approximately HK\$223.0 million (2022: HK\$239.4 million).*
- GFA attributable to the Group. The total GFA is 229,206 square feet.*
- Alto Residences is a joint venture project with Empire Group in which each of the Group and Empire Group has an effective 50% interest. For the year ended 31 July 2023, the joint venture recorded rental proceeds of approximately HK\$48.8 million (2022: HK\$79.4 million).*
- GFA attributable to the Group. The total GFA is 94,133 square feet.*
- Referring to those sold residential units offering early occupation benefit which allows the purchasers to move in earlier before completion of the sale.*
- Saleable area attributable to the Group. The total saleable area is 30,524 (2022: 56,382) square feet.*

The average Sterling exchange rate for the year under review depreciated by approximately 7.4% compared with last financial year. Excluding the effect of currency translation, the Sterling denominated turnover from London properties slightly decreased by 1.7% during the year under review. Breakdown of rental turnover of London portfolio for the year ended 31 July 2023 is as follows:

	2023 HK\$'000	2022 HK\$'000	% Change	2023 GBP'000	2022 GBP'000	% Change
107 Leadenhall Street	24,606	27,790	-11.5	2,585	2,703	-4.4
100 Leadenhall Street	47,082	50,840	-7.4	4,946	4,946	—
106 Leadenhall Street	5,456	6,120	-10.8	573	595	-3.7
Total:	77,144	84,750	-9.0	8,104	8,244	-1.7

Review of major investment properties

Hong Kong Properties

Cheung Sha Wan Plaza

The asset comprises an 8-storey and a 7-storey office towers erected on top of a retail podium which was completed in 1989. It is located on top of the Lai Chi Kok MTR station with a total GFA of 643,703 square feet (excluding car parking spaces). The arcade is positioned to serve the local communities nearby with major banks and recognised restaurants chains as the key tenants.

The Group owns 100% of this property.

Causeway Bay Plaza 2

The asset comprises a 28-storey commercial/office building with car parking facilities at basement levels which was completed in 1992. It is located at the heart of Causeway Bay with a total GFA of 206,038 square feet (excluding car parking spaces). Key tenants include a HSBC branch and commercial offices and major restaurants.

The Group owns 100% of this property.

Lai Sun Commercial Centre

The asset comprises a 13-storey commercial/carpark complex completed in 1987. It is located near the Lai Chi Kok MTR station with a total GFA of 169,244 square feet (excluding car parking spaces).

The Group owns 100% of this property.

CCB Tower

This is a 50:50 joint venture between the Group and CCB involving the redevelopment of the former Ritz-Carlton Hotel in Central. This 27-storey office tower is a landmark property in Central featuring underground access to the Central MTR station. The property has a total GFA of 229,206 square feet (excluding car parking spaces). 19 floors of the office floors and 1 banking hall floor of CCB Tower are leased to CCB for its Hong Kong operations.

AIA Central

The Group has 10% interest in AIA Central which is situated in the central business district of Hong Kong and commands spectacular views over Victoria Harbour, to Kowloon Peninsula to the north, and across Charter Garden and The Peak to the south. This 38-storey office tower provides prime office space with a total GFA of approximately 428,962 square feet (excluding car parking spaces).

Overseas Properties

107 Leadenhall Street, London EC3, United Kingdom

In April 2014, the Group acquired a property located at the core of the insurance district in the City of London, surrounded by 30 St Mary Axe (commonly known as the Gherkin), Lloyd's of London and the Willis Building at 51 Lime Street. It is a freehold commercial property housing commercial, offices and retail space. The building comprises 146,606 square feet gross internal area of office accommodation extending over basement, ground, mezzanine and seven upper floors. The occupancy at the end of July 2023 was approximately 64.8%.

The Group owns 100% of this property.

100 Leadenhall Street, London EC3, United Kingdom

Following the acquisition of 107 Leadenhall Street in April 2014, the Group completed the acquisition of 100 Leadenhall Street in January 2015. This property comprises a basement, a lower ground floor, ground floor and nine upper floors and provides 177,700 square feet gross internal area of offices and ancillary accommodation. The property is currently fully let to Chubb Market Company Limited.

The Group owns 100% of this property.

106 Leadenhall Street, London EC3, United Kingdom

In December 2015, the Group acquired the property located adjacent to 100 and 107 Leadenhall Street, namely 106 Leadenhall Street, which is a multi-tenanted asset with approximately 19,924 square feet gross internal area of commercial and offices including ancillary space. The property is currently fully leased out.

The Group owns 100% of this property.

The City of London's Planning and Transportation Committee has approved a resolution to grant Planning Consent to the Group to redevelop the Leadenhall Properties. The Leadenhall Properties currently have a combined GFA of approximately 344,230 square feet. All leases of the Leadenhall Properties have been aligned to expire in 2023 and the Group will continue to monitor the market conditions in London closely. The Planning Consent would allow the Group to redevelop the Leadenhall Properties into a 57 storey tower with i) approximately 1,059,525 square feet gross internal area of office space as well as new retail space of approximately 57,827 square feet including two restaurant floors at levels 53 and 54; ii) a free, public viewing gallery of approximately 25,190 square feet at levels 56 and 57 of the building which offers 360 degree views across London; and iii) new pedestrian routes between Leadenhall Street, Bury Street and St Mary Axe, and new public spaces around the base of the building. Including ancillary facilities of approximately 153,487 square feet, the total gross internal area of the proposed tower is expected to be approximately 1,296,029 square feet upon completion. This mixed-use development is targeting a carbon net zero strategy. Knight Frank and CBRE have been appointed as Office Leasing and Development advisers. A revised scheme was submitted to the City of London's Planning and Transportation Committee in August 2022 for improving on the original design and repositioning the building to provide higher sustainability standards and enhanced amenities within the building. The revised proposal has been approved by the City of London Authority in May 2023. The Group is currently considering options and timing for the redevelopment of the Leadenhall Properties.

Mainland China Properties

Except for the Group's 20% interest in Novotown Phase I in Hengqin, all major rental properties of the Group in Mainland China are held through Lai Fung Group.

Shanghai Hong Kong Plaza

Being Lai Fung Group's wholly-owned flagship investment property project in Shanghai, Shanghai Hong Kong Plaza is strategically located in the prime district of the city, directly above the Huangpi South Road Metro Station at Huaihaizhong Road in Huangpu District, which is highly accessible by car and well connected to public transportation networks, as well as walking distance from Shanghai Xintiandi.

Connected by an indoor footbridge, the property comprises a 32-storey office building, a 32-storey serviced apartment (managed by the Ascott Group), a shopping mall and carpark. The property's total GFA is approximately 1,188,500 square feet excluding 350 car parking spaces, comprising approximately 362,100 square feet for office, approximately 358,000 square feet for serviced apartment, and approximately 468,400 square feet for shopping mall. Anchor tenants, as of the date of this results announcement, include The Apple Store, Tiffany, Genesis Motor, Tasaki, Swarovski etc.

Lai Fung Group owns 100% of this property.

Shanghai May Flower Plaza

Shanghai May Flower Plaza is a mixed-use project located at the junction of Da Tong Road and Zhi Jiang Xi Road in Su Jia Xiang in the Jing'an District in Shanghai. This project is situated near the Zhongshan Road North Metro Station.

Lai Fung Group owns 100% in the retail podium which has a total GFA of approximately 320,300 square feet including the basement commercial area. The asset is positioned as a community retail facility.

Shanghai Regents Park

Shanghai Regents Park is a large-scale residential/commercial composite development located in the Zhongshan Park Commercial Area at the Changning District, Shanghai. It is situated within walking distance of the Zhongshan Park Metro Station. Lai Fung Group retains a 95% interest in the commercial portion which has a total GFA of approximately 82,100 square feet (GFA attributable to Lai Fung Group is approximately 78,000 square feet).

Shanghai Skyline Tower

Shanghai Skyline Tower is a mixed-use redevelopment project of Shanghai Northgate Plaza I, Northgate Plaza II and the Hui Gong Building, located at Tian Mu Road West in the Jing'an District of Shanghai near the Shanghai Railway Terminal. This 30-storey office tower, erected upon a 3-level shopping mall and car-parking basement, has a total GFA of approximately 727,100 square feet excluding 443 car parking spaces. This property has been awarded the LEED v4 Gold Certification in October 2023. The construction was completed in September 2022 and leasing is underway. As at the date of this results announcement, approximately 73% of commercial and 32% of office areas have been secured, respectively.

Lai Fung Group owns 100% of this property.

Guangzhou May Flower Plaza

Guangzhou May Flower Plaza is a prime property situated at Zhongshanwu Road, Yuexiu District directly above the Gongyuanqian Metro Station in Guangzhou, the interchange station of Guangzhou Subway Lines No. 1 and 2. This 13-storey complex has a total GFA of approximately 436,900 square feet excluding 136 car parking spaces.

The building comprises retail spaces, restaurants, office units and car parking spaces. The property is almost fully leased to tenants comprising well-known corporations, consumer brands and restaurants.

Lai Fung Group owns 100% of this property.

Guangzhou West Point

Guangzhou West Point is located on Zhongshan Qi Road and is within walking distance from the Ximenkou Subway Station. This is a mixed-use property where Lai Fung Group has sold all the residential and office units.

Lai Fung Group owns 100% in the commercial podium with GFA of approximately 182,300 square feet. Tenants of the retail podium include renowned restaurants and local retail brands.

Guangzhou Lai Fung Tower

Guangzhou Lai Fung Tower is the 38-storey office block of Phase V of Guangzhou Eastern Place, which is a multi-phase project located on Dongfeng East Road, Yuexiu District, Guangzhou. This office building was completed in June 2016. This property with LEED 2009 Gold Certification has a total GFA of approximately 738,100 square feet excluding car parking spaces.

Lai Fung Group owns 100% of this property.

Guangzhou Lai Fung International Center

Guangzhou Lai Fung International Center, formerly known as Guangzhou Haizhu Plaza, is located on Chang Di Main Road in Yuexiu District, Guangzhou along the Pearl River. Guangzhou Lai Fung International Center, comprising an 18-storey office tower, erected upon a 4-level commercial facility, has a total GFA of approximately 614,600 square feet excluding 267 car parking spaces. The construction was completed in November 2022. This property has been awarded the LEED v4 Gold Certification in February 2023. The leasing work is in progress and as at the date of this results announcement, approximately 40% of commercial and 38% of office areas have been secured, respectively.

Lai Fung Group owns 100% of this property.

Zhongshan Palm Spring Rainbow Mall

Zhongshan Palm Spring Rainbow Mall is the commercial portion of Zhongshan Palm Spring, a multi-phases project located in Caihong Planning Area, Western District of Zhongshan. It is positioned as a community retail facility with a total GFA of approximately 181,100 square feet. The anchor tenant is Zhongshan May Flower Cinema, managed and operated by eSun.

Lai Fung Group owns 100% of this property.

Hengqin Novotown

Novotown is an integrated cultural, entertainment, tourism and hospitality project located in the heart of Hengqin, one of the major cities in the Guangdong province within the Greater Bay Area, directly opposite Macau and 75 minutes by car from Hong Kong via the Hong Kong-Zhuhai-Macau Bridge. It became a Guangdong-Macau In-Depth Cooperation Zone on 17 September 2021.

Phase I

Novotown Phase I opened in 2019 and comprises a 493-room Hyatt Regency Hengqin hotel, multi-function hall, wedding pavilion, offices, cultural workshops and studios, a central garden for hosting outdoor performances, shopping and leisure facilities with a total GFA of approximately 2.8 million square feet, as well as 1,844 car parking spaces and ancillary facilities.

Lionsgate Entertainment World®, featuring attractions, retail, and dining experiences themed around Lionsgate's most captivating global film franchises, including The Hunger Games, The Twilight Saga, The Divergent Series, Now You See Me, Gods of Egypt and Escape Plan commenced operation on 31 July 2019. The family edutainment center, National Geographic Ultimate Explorer Hengqin, containing 18 individual attractions including rides, F&B facilities, retail premises, virtual reality and/or 4-D interactive experiences, and other types of entertainment and educational attractions commenced operations on 9 September 2019. In February 2021, a new interactive attraction "Wonders of Kung Fu" was launched in the central garden space of Novotown Phase I, which includes light shows providing immersive cultural experience and interactive games with Chinese Kungfu being the key underlying theme. This attraction in the 5,000 square meters central garden offers more than 10 interactive points, aiming not only to bring new experiences to visitors in terms of advanced visual/media technologies and cultural enlightenment, but also with an objective to boost night economy at Novotown. As at the date of this results announcement, leasing of the commercial area of Novotown Phase I is underway with approximately 83% of the leasable area. Except for the two themed indoor experience centers, key tenants include Zhuhai Duty Free, Pokiddo Trampoline Park, Kunpeng Go-Kart Sports Centre, Snow Alarm, Da Yin Restaurant, Oyster King, Zhen Qi Ji, Ai Shang Niu Ding Ji, Vanguard Life Superstore and ULSC Hengqin.

Lai Fung Group owns 80% of Novotown Phase I. The remaining 20% is owned by the Group.

PROPERTY DEVELOPMENT

Recognised Sales

For the year ended 31 July 2023, recognised turnover from sales of properties was HK\$946.6 million (2022: HK\$1,685.5 million). Breakdown of turnover for the year ended 31 July 2023 from sales of properties is as follows:

Hong Kong				
Recognised basis	No. of Units	Approximate Saleable Area (Square feet)	Average Selling Price¹ (HK\$/square foot)	Turnover (HK\$ million)
Monti Residential Units	8	2,788	21,382	59.6
Subtotal				59.6
Mainland China				
Recognised basis	No. of Units	Approximate GFA (Square feet)	Average Selling Price² (HK\$/square foot)	Turnover³ (HK\$ million)
Shanghai Wuli Bridge Project Residential Unit	1	3,202	14,000	41.1
Hengqin Novotown Phase I Cultural Studios	10	32,605	4,547	137.9
Cultural Workshop Units	56	42,476	2,375	92.6
Zhongshan Palm Spring Residential High-rise Units	287	343,099	1,838	578.8
Residential House Units	3	6,208	3,412	20.2
Shanghai Regents Park Car Parking Spaces	20			12.8
Guangzhou Eastern Place Car Parking Space	1			0.7
Guangzhou King's Park Car Parking Spaces	3			1.6
Guangzhou West Point Car Parking Spaces	2			1.0
Zhongshan Palm Spring Car Parking Spaces	2			0.3
Subtotal				887.0
Total				946.6
Recognised sales from joint venture project				
Hong Kong				
Recognised basis	No. of Units	Approximate Saleable Area (Square feet)	Average Selling Price¹ (HK\$/square foot)	Turnover (HK\$ million)
Alto Residences (50% basis)				
Houses	2 ⁴	4,638 ⁴	22,302	103.4 ⁵
Residential Unit	1 ⁶	1,304 ⁶	25,307	33.0 ⁷
Car Parking Space	1 ⁸			2.8
Total				139.2

Notes:

1. Excluding the financing component for sale of completed properties in accordance with Hong Kong Financial Reporting Standard 15 "Revenue from Contracts with Customers".
2. Value-added tax inclusive.
3. Value-added tax exclusive.
4. No. of houses and saleable area attributable to the Group. The total no. of houses recognised and total saleable area are 3 and 9,275 square feet, respectively.
5. Representing property sales proceeds of HK\$191.7 million and rental proceeds of HK\$15.2 million in relation to certain houses offering early occupation benefit which allows the purchasers to move in earlier before completion of the sale.
6. No. of residential unit and saleable area attributable to the Group. The total no. of residential unit recognised and total saleable area is 2 and 2,608 square feet, respectively.
7. Representing property sales proceeds of HK\$64.2 million and rental proceeds of HK\$1.8 million in relation to certain residential unit offering early occupation benefit which allows the purchasers to move in earlier before completion of the sale.
8. No. of car parking space attributable to the Group. The total no. of car parking spaces recognised is 2.

Contracted Sales

As at 31 July 2023, the Group's property development operation has contracted but not yet recognised sales of HK\$1,014.3 million. Including the joint venture project of the Group, the total contracted but not yet recognised sales of the Group as at 31 July 2023 amounted to HK\$1,311.6 million. Breakdown of contracted but not yet recognised sales as at 31 July 2023 is as follows:

Hong Kong

Contracted basis	No. of Units	Approximate Saleable Area (Square feet)	Average Selling Price (HK\$/square foot)	Turnover (HK\$ million)
Bal Residence Residential Units	7	2,382	17,890	42.6

Mainland China

Contracted basis	No. of Units	Approximate GFA (Square feet)	Average Selling Price ¹ (HK\$/square foot)	Turnover ¹ (HK\$ million)
Zhongshan Palm Spring Residential High-rise Units	300	364,690	1,684	614.0
Hengqin Novotown Phase I Cultural Studios	7	27,318	4,715	128.8
Cultural Workshop Units	37	26,310	2,360	62.1
Hengqin Novotown Phase II Harrow ILA Hengqin Buildings ²	N/A	149,078	1,110	165.5
Shanghai Regents Park Car Parking Space	1			0.7
Guangzhou West Point Car Parking Space	1			0.6
Subtotal				971.7
Total				1,014.3

Contracted sales from joint venture project

Hong Kong

Contracted basis	No. of Units	Approximate Saleable Area (Square feet)	Average Selling Price (HK\$/square foot)	Turnover (HK\$ million)
Alto Residences (50% basis)				
Houses	3 ³	9,241 ³	23,189	214.3 ⁴
Residential Units	3 ⁵	2,932 ⁵	25,926	76.0 ⁶
Car Parking Spaces	3 ⁷			7.0
Total				297.3

Notes:

1. Value-added tax inclusive.
2. Will be recognised as income from finance lease under turnover.
3. No. of houses and saleable area attributable to the Group. The total no. of houses contracted and total saleable area are 6 and 18,482 square feet, respectively.
4. Representing property sales proceeds of HK\$394.8 million and rental proceeds of HK\$33.7 million in relation to certain houses offering early occupation benefit which allows the purchasers to move in earlier before completion of the sale.
5. No. of residential units and saleable area attributable to the Group. The total no. of residential units contracted and total saleable area are 5 and 5,864 square feet, respectively.
6. Representing property sales proceeds of HK\$144.4 million and rental proceeds of HK\$7.6 million in relation to certain residential units offering early occupation benefit which allows the purchasers to move in earlier before completion of the sale.
7. No. of car parking spaces attributable to the Group. The total no. of car parking spaces contracted is 5.

Review of major projects for sale and under development

Hong Kong Properties

Alto Residences

In November 2012, the Group successfully tendered for and secured a site located at No. 29 Tong Yin Street, Tseung Kwan O, New Territories, through a 50:50 joint venture vehicle.

This project providing 605 flats, including 23 houses was named “Alto Residences” and the construction was completed in September 2018. 605 units, including 23 houses in Alto Residences have been sold, with saleable area of approximately 405,831 square feet at an average selling price of approximately HK\$18,000 per square foot. Total 110 car parking spaces of Alto Residences have been released for sale. Up to 20 October 2023, 75 car parking spaces have been sold and the total sales proceeds amounted to approximately HK\$204.1 million.

93 Pau Chung Street

In April 2014, the Group was successful in its bid for the development right to the San Shan Road/Pau Chung Street project from the Urban Renewal Authority in Ma Tau Kok, Kowloon, Hong Kong. The site has an area of 12,599 square feet with a total GFA of 111,354 square feet split into 94,486 square feet for residential use and 16,868 square feet for commercial use.

This project was named “93 Pau Chung Street” and the construction was completed in November 2018. All 209 residential units and 7 commercial units have been sold, achieving an average selling price of approximately HK\$16,400 per square foot and HK\$23,500 per square foot, respectively. Up to 20 October 2023, 7 out of 20 car parking spaces and 4 out of 5 motor-parking spaces have been sold and the total sales proceeds amounted to approximately HK\$10.2 million.

The Group owns 100% of this project.

Novi

The site comprises Nos. 48-56 on Ki Lung Street and has a combined site area of 5,054 square feet. The construction works of this commercial/residential development was completed in July 2019.

This project was named “Novi” and the sale of all 138 flats, including studios and one bedroom unit with total saleable area of approximately 28,800 square feet have been completed. As at the date of this results announcement, 4 commercial units of Novi are fully leased.

The Group owns 100% of this project.

Monti

In September 2015, the Group was successful in its bid for the development rights to the Sai Wan Ho Street project from the Urban Renewal Authority in Shau Kei Wan, Hong Kong. The project covers a site area of 7,642 square feet and provides 144 residential units with a total saleable area of approximately 45,822 square feet. Construction work was completed in March 2020.

This project was named “Monti” and launched for pre-sale in August 2018. The Group has sold all 144 units in Monti with saleable area of approximately 45,822 square feet at an average selling price of approximately HK\$21,300 per square foot. Handover of the residential units which have been sold has been completed.

The Group owns 100% of this project.

Tai Kei Leng project

In March 2019, the Group successfully tendered for and secured a site located at No. 266 Tai Kei Leng, Lot No. 5382 in Demarcation District No. 116, Tai Kei Leng, Yuen Long, Hong Kong. This site is designated for private residential purposes adding a total GFA of approximately 42,200 square feet to the development portfolio of the Group, offering 112 residential units. Construction work is in progress and is expected to be completed in the second quarter of 2024. Pre-sale of residential units is expected to be launched in the second quarter of 2024.

The Group owns 100% of this project.

Bal Residence

In April 2019, the Group successfully secured the Urban Renewal Authority project covering a site area of approximately 8,500 square feet at No. 18 Hang On Street, Kwun Tong, Hong Kong which will be developed into a total GFA of approximately 71,800 square feet, including 8,100 square feet of commercial facilities and 63,700 square feet of residential spaces, offering 156 residential units. The project has been officially named as “Bal Residence”. Pre-sale of residential units was launched in February 2023. Up to 20 October 2023, the Group has pre-sold 8 units in Bal Residence with saleable area of approximately 2,731 square feet at an average selling price of approximately HK\$17,800 per square foot. Fitting-out work is in progress and is expected to be completed in the first quarter of 2024.

The Group owns 100% of this project.

Wong Chuk Hang project

In January 2021, the consortium formed by the Group together with New World Development Company Limited, Empire Development Hong Kong (BVI) Limited and CSI Properties Limited successfully won the tender for the Wong Chuk Hang Station Package Five Property Development. This luxury residential development project sitting on top of the Wong Chuk Hang MTR station and “THE SOUTHSIDE”, the largest shopping mall in the prominent Southern district of Hong Kong to be opened by end of 2023, covers a site area of approximately 95,600 square feet, with a total GFA of approximately 636,200 square feet and is expected to deliver two residential towers, offering around 825 residential units, with a total investment of approximately HK\$18.0 billion. Construction work is in progress and is expected to be completed in the fourth quarter of 2025.

The Group owns 15% interest in this project.

116 Waterloo Road project

In September 2021, the Group acquired the 3-storey building at No. 116 Waterloo Road in Ho Man Tin, Kowloon, Hong Kong for redevelopment purpose and the transaction was completed with vacant possession in March 2022. The Group intends to redevelop the site into residential units with a total GFA of approximately 46,600 square feet, offering around 85 residential units, with a total investment of approximately HK\$1.1 billion. Project design work is in progress and the construction is expected to be completed in 2027/2028.

The Group owns 100% of this project.

79 Broadcast Drive project

In October 2021, the Group successfully tendered for and secured a site at No. 79 Broadcast Drive, Kowloon Tong, Hong Kong. The site with a site area of approximately 23,900 square feet used to be the Educational Television Centre of Radio Television Hong Kong and maximum permissible GFA is around 71,600 square feet. The Group plans to develop a high-quality luxury residential project offering around 46 medium-large sized units including 2 houses, with a total investment of approximately HK\$2.3 billion. Project design and foundation works are in progress and the construction is expected to be completed in the first half of 2026.

The Group owns 100% of this project.

1&1A Kotewall Road project

In January 2022, the Group acquired two adjacent buildings at Nos. 1&1A Kotewall Road in Mid-Levels, Hong Kong Island for redevelopment purpose and the transaction was completed with vacant possession in March 2022. The Group intends to redevelop the site into a luxury residential project with a total GFA of approximately 55,200 square feet, offering around 27 medium-large sized residential units upon completion. The total investment of the project will be approximately HK\$1.9 billion. Project design and preparation of foundation works are in progress and the construction is expected to be completed in 2027.

The Group owns 100% of this project.

Mainland China Properties

All major properties for sale and under development in Mainland China of the Group are held through Lai Fung Group except Hengqin Novotown Phase I which is 80% owned by Lai Fung Group and 20% owned by the Group.

Shanghai Wuli Bridge Project

Shanghai Wuli Bridge Project is a high-end luxury residential project located by Huangpu River in Huangpu District in Shanghai. This project providing 28 residential units with an attributable GFA of approximately 77,900 square feet and 43 car parking spaces was launched for sale in September 2020 and has received an enthusiastic response from the market. During the year under review, sales of a residential unit with a total GFA of 3,202 square feet was recognised at an average selling price of HK\$14,000 per square foot, which contributed a total of HK\$41.1 million to Lai Fung Group's turnover. As at 31 July 2023, all residential units and 30 car parking spaces have been sold. The remaining 13 car parking spaces of this development remained unsold.

Lai Fung Group owns 100% interest in the unsold car parking spaces of this project.

Shanghai May Flower Plaza

Shanghai May Flower Plaza is a completed mixed-use project located at the junction of Da Tong Road and Zhi Jiang Xi Road in Su Jia Xiang in the Jing'an District in Shanghai and situated near the Zhongshan Road North Metro Station. As at 31 July 2023, 458 car parking spaces of this development remained unsold.

Lai Fung Group owns 100% interest in the unsold car parking spaces of this project.

Shanghai Regents Park

Shanghai Regents Park is a large-scale residential/commercial composite development located in the Zhongshan Park Commercial Area at the Changning District, Shanghai. It is situated within walking distance of the Zhongshan Park Metro Station. During the year under review, the sales of 20 car parking spaces contributed HK\$12.8 million to the turnover. As at 31 July 2023, the contracted but not yet recognised sales of one car parking space amounted to approximately HK\$0.7 million and a total of 200 car parking spaces of this development remained unsold.

Lai Fung Group owns 95% interest in the unsold car parking spaces of this project.

Guangzhou King's Park

This is a high-end residential development located on Donghua Dong Road in Yuexiu District. The attributable GFA is approximately 98,300 square feet excluding 57 car parking spaces and ancillary facilities. During the year under review, the sales of three car parking spaces contributed HK\$1.6 million to the turnover. As at 31 July 2023, two car parking spaces remained unsold.

Lai Fung Group owns 100% interest in the unsold car parking spaces of this project.

Zhongshan Palm Spring

The project is located in Caihong Planning Area, Western District of Zhongshan. The overall development has a total planned GFA of approximately 6.1 million square feet. The project comprises high-rise residential towers, townhouses and commercial blocks totaling 4.5 million square feet. All construction of Zhongshan Palm Spring has been completed and the sale of remaining phases is in progress with satisfactory result.

During the year under review, 343,099 square feet of high-rise residential units and 6,208 square feet of house units were recognised at an average selling price of HK\$1,838 per square foot and HK\$3,412 per square foot, respectively, which contributed a total of HK\$599.0 million to the sales turnover. As at 31 July 2023, contracted but not yet recognised sales for highrise residential units amounted to HK\$614.0 million, at an average selling price of HK\$1,684 per square foot.

STARR Resort Residence Zhongshan comprising two 16-storey blocks in the Palm Lifestyle complex was closed in 2019. The serviced apartment units were launched for sale in May 2019 and have been re-classified from “Property, plant and equipment” to “Assets classified as held for sale” in the consolidated statement of financial position of Lai Fung Group. The sale of these serviced apartment units is recorded as disposal of assets classified as held for sale and the sales proceeds net of cost are included in “Other operating expenses, net” on the face of the consolidated income statement of Lai Fung Group. As at 31 July 2023, a serviced apartment unit remained unsold.

As at 31 July 2023, completed units held for sale in this development, including residential units, a serviced apartment unit and commercial units, amounted to approximately 820,000 square feet and 2,677 car parking spaces of this development remained unsold.

Lai Fung Group owns 100% interest in this project.

Hengqin Novotown

Phase I

Sales of the cultural studios and cultural workshop units of Hengqin Novotown Phase I are in progress. During the year under review, sales of 32,605 square feet of cultural studios and 42,476 square feet of cultural workshop units were recognised at an average selling price of HK\$4,547 per square foot and HK\$2,375 per square foot, respectively, which contributed a total of HK\$230.5 million to Lai Fung Group’s turnover. As at 31 July 2023, contracted but not yet recognised sales for cultural studios and cultural workshop units amounted to HK\$128.8 million and HK\$62.1 million, at an average selling price of HK\$4,715 per square foot and HK\$2,360 per square foot, respectively. As at 31 July 2023, completed properties held for sale in Novotown Phase I, including cultural studios, cultural workshop units and office units, amounted to approximately 905,600 square feet.

Lai Fung Group owns 80% of Novotown Phase I. The remaining 20% is owned the Group.

Phase II

Novotown Phase II is situated adjacent to Novotown Phase I with a total site area of approximately 143,800 square meters and a maximum plot ratio of two times. Lai Fung Group succeeded in bidding for the land use rights of the land offered for sale by The Land and Resources Bureau of Zhuhai through the listing-for-sale process in December 2018.

Construction work is in progress. This mixed-used development project is expected to provide commercial and experiential entertainment facilities, office space and serviced apartment space of 355,500 square feet, 1,585,000 square feet and 578,400 square feet, respectively. Properties in Novotown Phase II occupied by Harrow ILA Hengqin have been sold to the school operator, which enabled Lai Fung Group to crystallise the value of its investment in Novotown Phase II and gradually recoup funding to improve the project’s working capital position.

Lai Fung Group remains confident that the continuous development of the Guangdong-Macau In-Depth Cooperation Zone in Hengqin will position Hengqin as a prominent piece within the Guangdong-Hong Kong-Macau Greater Bay Area development. The integration between Macau and Hengqin will encourage more businesses and population to reside in Hengqin which will further enhance the tourism market, making Novotown a new contributor to Lai Fung Group’s results in the long run.

Lai Fung Group owns 100% of Novotown Phase II, except for the properties occupied by Harrow ILA Hengqin which have been sold to the school operator.

RESTAURANT AND F&B PRODUCT SALES OPERATIONS

For the year ended 31 July 2023, restaurant and F&B product sales operations contributed HK\$552.6 million to the Group's turnover, representing an increase of approximately 31.6% from that of HK\$419.9 million last year. The Group has 6 more new restaurants in operation under the year under review, namely ADD+, KiKi Noodle Bar OP Mall, KiKi Lu Wei, MOSU Hong Kong, SÉP and Kanesaka Hong Kong.

Up to the date of this results announcement, restaurant operations include the Group's interests in 27 restaurants in Hong Kong and Mainland China and 1 restaurant in Macau under management. Details of each existing restaurant of the Group are as follows:

Cuisine	Restaurant	Location	Attributable interest to the Group	Award
Owned restaurants				
Western/ International Cuisine	8½ Otto e Mezzo BOMBANA Hong Kong	Hong Kong	38%	Three Michelin stars (2012-2023)
	8½ Otto e Mezzo BOMBANA Shanghai	Shanghai	13%	Two Michelin stars (2017-2023)
	Opera BOMBANA	Beijing	20%	One Michelin star (2023)
	CIAK - In The Kitchen	Hong Kong	63%	One Michelin star (2015-2017)
	CIAK - All Day Italian	Hong Kong	68%	Michelin Bib Gourmand (2017-2021)
	Beefbar	Hong Kong	63%	One Michelin star (2017-2023)
	Takumi by Daisuke Mori	Hong Kong	65%	One Michelin star (2018-2023)
	Prohibition ^(Note)	Hong Kong	100%	
	Zest by Konishi	Hong Kong	68%	One Michelin star (2020-2023)
	Cipriani	Hong Kong	44%	
	ADD+	Hong Kong	68%	
Asian Cuisine	China Tang Landmark	Hong Kong	51%	The Plate Michelin (2019-2021)
	China Tang Beijing	Beijing	68%	
	Howard's Gourmet	Hong Kong	51%	
	Chiu Tang Central	Hong Kong	68%	
	Old Bazaar Kitchen	Hong Kong	85%	
	Canton Bistro ^(Note)	Hong Kong	100%	
	KiKi Noodle Bar IFC	Hong Kong	85%	
	KiKi Noodle Bar K11 MUSEA	Hong Kong	85%	
	KiKi Noodle Bar OP Mall	Hong Kong	85%	
	KiKi Lu Wei	Hong Kong	85%	
	MOSU Hong Kong	Hong Kong	68%	
	SÉP	Hong Kong	68%	
	China Club	Hong Kong	17%	
Japanese Cuisine	Kanesaka Hong Kong	Hong Kong	68%	
	Rozan	Hong Kong	65%	
	Yamato	Hong Kong	60%	
Managed restaurant				
Western Cuisine	8½ Otto e Mezzo BOMBANA, Macau	Macau	N/A	One Michelin star (2016-2023)

Note: Performance of these two restaurants in Ocean Park Marriott Hotel has been included in the hotel operation segment for segment reporting purposes.

HOTEL AND SERVICED APARTMENT OPERATIONS

The hotel and serviced apartment operation segment of the Group includes the Group's operation of the Ocean Park Marriott Hotel in Hong Kong and the Caravelle Hotel in Ho Chi Minh City, Vietnam, as well as Lai Fung Group's hotel and serviced apartment operation in Shanghai and Hengqin, Mainland China. Since December 2019, the Group further expanded its hotel portfolio with the acquisition of a 50% interest in Fairmont St. Andrews resort in Fife, Scotland, United Kingdom. Performance of the 50:50 joint venture of Fairmont St. Andrews resort is recognised as "Share of profits and losses of joint ventures" in the consolidated income statement of the Group. The hotel project in Phuket, Thailand that the Group invested in June 2017 is still at the planning stage. The Group is closely monitoring the tourism market in Thailand and will provide updates on this project as and when there is material progress.

For the year ended 31 July 2023, the hotel and serviced apartment operations contributed HK\$977.7 million to the Group's turnover (2022: HK\$650.0 million). Recovery of tourism industry and hotel business in Vietnam was strong since its reopening of border gate to foreign visitors in March 2022 and the Group's Caravelle Hotel in Ho Chi Minh City recorded robust growth during the year under review as compared to last financial year. Hong Kong Ocean Park Marriot Hotel was operating as a designated quarantine hotel since June 2022 before the change of quarantine arrangement in Hong Kong to a "0+3" regime in September 2022 and during that period the hotel's catering and banquet businesses saw a significant decrease in demand. Following the reopening of the border with Mainland China in early January 2023, there has been an increase in the number of visitors from Mainland China. As a result, the Group's Hong Kong Ocean Park Marriot Hotel experienced growth during the year under review as compared to last financial year.

Breakdown of turnover from hotel and serviced apartment operations for the year ended 31 July 2023 is as follows:

	Location	Attributable interest to the Group	No. of Rooms ¹	Total GFA (square feet)	Turnover (HK\$ million)	Year end occupancy rate (%)
Hotel and serviced apartment						
Ocean Park Marriott Hotel	Hong Kong	100%	471	365,974	287.4	82.7
Ascott Huaihai Road Shanghai	Shanghai	55.08%	310	358,009	97.8	88.1
STARR Hotel Shanghai	Shanghai	55.08%	239	143,846	23.7	91.3
Hyatt Regency Hengqin	Hengqin	64.06%	493	610,540	128.1	86.0
Caravelle Hotel	Ho Chi Minh City	26.01%	335	378,225	439.5	72.4
Subtotal:			1,848	1,856,594	976.5	
Hotel management fee					1.2	
Total:					977.7	
Joint Venture Project						
Fairmont St. Andrews resort (50% basis)	Scotland	50%	106 ²	138,241 ²	80.7	77.3

Notes:

1. On 100% basis.
2. No. of rooms and GFA attributable to the Group. The total number of rooms and total GFA are 211 and 276,482 square feet, respectively.

Ocean Park Marriott Hotel officially commenced its operations on 19 February 2019, adding a total of 471 rooms and approximately 365,974 square feet of attributable rental space to the rental portfolio of the Group. Ocean Park Marriott Hotel has achieved “Gold” rating in BEAM Plus Final Assessment. With the border between Hong Kong and Mainland China reopened on 8 January 2023, the Group remains cautiously optimistic about the prospects of the Ocean Park Marriott Hotel given the popularity of Ocean Park, as well as Asia’s first all-season water park, Water World, grand opened in September 2021. The Group owns 100% interest in Ocean Park Marriott Hotel.

Caravelle Hotel is a leading international 5-star hotel in the centre of the business, shopping and entertainment district in Ho Chi Minh City, Vietnam. It is an elegant 24-storey tower with a mixture of French colonial and traditional Vietnamese style and has 335 superbly appointed rooms, suites, exclusive Signature Floors, Signature Lounge and a specially equipped room for the disabled. Total GFA of Caravelle Hotel is approximately 378,225 square feet. The Group owns a 26.01% interest in Caravelle Hotel.

The hotel operation team of the Group has extensive experience in providing consultancy and management services to hotels in Mainland China, Hong Kong and other Asian countries. The division’s key strategy going forward will continue to focus on providing management services, particularly to capture opportunities arising from the developments of Lai Fung Group in Shanghai, Guangzhou, Zhongshan and Hengqin. The hotel division of the Group manages Lai Fung’s serviced apartments in Shanghai under the “STARR” brand.

STARR Hotel Shanghai is a 17-storey hotel located in the Mayflower Lifestyle complex in Jing’an District, within walking distance to Lines 1, 3 and 4 of the Shanghai Metro Station with easy access to major motorways. There are 239 fully furnished and equipped hotel units with stylish separate living room, bedroom, fully-equipped kitchenette and luxurious bathroom amenities for short or extended stays to meet the needs of the business travelers from around the world and the total GFA is approximately 143,800 square feet.

Ascott Huaihai Road in Shanghai Hong Kong Plaza which is managed by the Ascott Group and it is one of a premier collection of the Ascott Limited’s serviced residences in over 70 cities in Asia Pacific, Europe and the Gulf region. The residence with total GFA of approximately 359,700 square feet and approximately 358,000 square feet attributable to Lai Fung Group has 310 contemporary apartments of various sizes: studios (640-750 square feet), one-bedroom apartments (915-1,180 square feet), two-bedroom apartments (1,720 square feet), three-bedroom apartments (2,370 square feet) and two luxurious penthouses on the highest two floors (4,520 square feet).

Hyatt Regency Hengqin is located in Novotown Phase I in Hengqin, Zhuhai, the heart of the Greater Bay Area and is within easy reach of the Hong Kong-Zhuhai-Macau Bridge. Hyatt Regency Hengqin with total GFA of approximately 610,500 square feet has 493 guest rooms including 55 suites ranging in size from 430 square feet to 2,580 square feet, a wide range of dining options, as well as banqueting and conference facilities of over 40,000 square feet. Lai Fung Group owns 80% interest in Hyatt Regency Hengqin and the remaining 20% is owned by the Group.

CINEMA OPERATION

The cinema operation is managed by eSun Group. For the year ended 31 July 2023, this segment recorded a turnover of HK\$525.1 million (2022: HK\$385.0 million) and segment results of a loss of HK\$55.5 million (2022: a loss of HK\$130.1 million). The Hong Kong box office was encouraging with a strong line-up of locally produced movies and Hollywood blockbusters released during the year under review. In view of the challenging market condition and economic uncertainty in Mainland China, the Guangzhou Mayflower Cinema City was closed in October 2022 and a non-recurring gain on derecognition of lease liabilities was recognised during the year under review. As at the date of this results announcement, eSun Group operates seventeen cinemas in Hong Kong (including one joint venture project) and two cinemas in Mainland China and details on the number of screens and seats of each existing cinema are disclosed in below table. Besides, eSun Group has extended its cinema network through a 50% joint venture with Emperor Cinemas Group, namely the Emperor Cinemas Plus+ (Tai Wai), which is managed by Emperor Cinemas Group and opened in July 2023.

Cinema	Attributable interest to eSun Group (%)	No. of screens <i>(Note)</i>	No. of seats <i>(Note)</i>
Mainland China			
Suzhou Grand Cinema City	100	10	1,440
Zhongshan May Flower Cinema City	100	5	905
Subtotal		15	2,345
Hong Kong			
K11 Art House	100	12	1,708
Movie Town (including MX4D theatre)	100	7	1,702
MCL Airside Cinema	100	7	944
MCL The One Cinema	100	6	831
MCL Cyberport Cinema	100	4	818
MCL Citygate Cinema	100	4	673
MCL Amoy Cinema	100	3	603
Festival Grand Cinema	95	8	1,196
MCL Telford Cinema (including MX4D theatre)	95	6	789
MCL Metro City Cinema	95	6	690
STAR Cinema	95	6	622
Grand Kornhill Cinema (including MX4D theatre)	95	5	706
MCL Cheung Sha Wan Cinema	95	4	418
MCL South Horizons Cinema	95	3	555
MCL Green Code Cinema	95	3	285
Grand Windsor Cinema	95	3	246
MCL Cinemas Plus+ Plaza Hollywood	50	6	1,595
Subtotal		93	14,381
Total		108	16,726

Note: On 100% basis.

MEDIA AND ENTERTAINMENT

The media and entertainment businesses are operated by eSun Group. For the year ended 31 July 2023, this segment recorded a turnover of HK\$372.5 million (2022: HK\$256.8 million) and segment results of a turnaround from loss to profit of HK\$12.2 million from that of a loss of HK\$8.4 million last year.

Events Management

During the year under review, eSun Group organised and invested in 93 (2022: 18) shows by popular local, Asian and internationally renowned artistes, including Grasshopper, Super Junior, Ekin Cheng, Joyce Cheng, Jay Fung, Jay Chou, Mayday, Yoga Lin, ILUB, Miriam Yeung and C AllStar.

Music Production, Distribution and Publishing

During the year under review, eSun Group released 7 (2022: 18) albums, including titles by Jay Fung, Cloud Wan, Sammi Cheng, Joyce Cheng and Leslie Cheung. eSun Group is expected to continue to increase its music licensing revenue from the exploitation of the music library through new media distribution.

Artiste Management

eSun Group has a strong artiste management team and a sizeable number of talents and will continue to expand its profile and in tandem with our growing TV drama production and film production businesses. eSun Group currently has 25 artistes under its management.

FILM AND TV PROGRAM PRODUCTION AND DISTRIBUTION

The film and TV program production and distribution businesses are operated by eSun Group. For the year ended 31 July 2023, this segment recorded a turnover of HK\$113.1 million (2022: HK\$184.6 million) and segment results of a loss of HK\$48.6 million (2022: a loss of HK\$52.8 million).

During the year under review, a total of 6 (2022: 8) films produced/invested by eSun Group were theatrically released, namely “*Warriors of Future*”, “*Tales From The Occult I*”, “*Cyber Heist*”, “*Tales From The Occult: Body and Soul*”, “*Tales From The Occult: Ultimate Malevolence*” and “*Detrimental*”. eSun Group also distributed 32 (2022: 19) films and 151 (2022: 196) videos with high profile titles including “*Warriors of Future*”, “*Mama’s Affair*”, “*Marry My Dead Body*”, “*Godfather*”, “*Jurassic World Dominion*” and “*Top Gun: Maverick*”.

INTERESTS IN JOINT VENTURES

For the year ended 31 July 2023, losses from joint ventures amounted to losses of HK\$10.3 million, as compared to losses of HK\$42.0 million last year. The narrowed loss was primarily due to the decrease in fair value loss of CCB Tower, which slightly offset by the decrease in operating profits of joint ventures during the year under review.

	For the year ended 31 July	
	2023 (HK\$ million)	2022 (HK\$ million)
Revaluation losses	(77.7)	(303.6)
Operating profits	67.4	261.6
Losses from joint ventures	(10.3)	(42.0)

LIQUIDITY AND FINANCIAL RESOURCES

As at 31 July 2023, cash and bank balances and undrawn facilities held by the Group amounted to approximately HK\$5,022.4 million and approximately HK\$5,295.4 million, respectively. Cash and bank balances held by the Group of which about 41% was denominated in Hong Kong dollars and United States dollars, and about 45% was denominated in Renminbi. Excluding eSun Group and Lai Fung Group, cash and bank balances and undrawn facilities held by the Group as at 31 July 2023 were approximately HK\$1,889.3 million and approximately HK\$3,246.9 million, respectively.

The Group's sources of funding comprise mainly internal funds generated from the Group's business operations, loan facilities provided by banks, guaranteed notes issued to investors and rights issue.

As at 31 July 2023, the Group had bank borrowings of approximately HK\$21,344.4 million, guaranteed notes of approximately HK\$4,263.7 million and other borrowings of approximately HK\$318.4 million. As at 31 July 2023, the maturity profile of the bank borrowings of HK\$21,344.4 million is spread with HK\$6,000.8 million repayable within one year, HK\$1,693.1 million repayable in the second year, HK\$12,176.5 million repayable in the third to fifth years, and HK\$1,474.0 million repayable beyond the fifth year.

The Group issued guaranteed notes in an aggregate principal amount of US\$500 million and HK\$385 million. The guaranteed notes have terms ranging from five years to seven years and three months, and bear fixed interest rates ranging from 4.9% to 5.25% per annum. Certain guaranteed notes are listed on the Stock Exchange and were issued for refinancing the previous notes and for general corporate purposes.

Approximately 83% and 16% of the Group's total borrowings carried interest on a floating rate basis and fixed rate basis, respectively, and the remaining 1% of the Group's borrowings were interest-free.

The gearing ratio, expressed as a percentage of the total outstanding net debt (being the total borrowings less cash and bank balances) to consolidated net assets attributable to owners of the Company, was approximately 70%. Excluding the net debt of eSun Group and Lai Fung Group, the Group's gearing ratio was approximately 46%. Excluding the net debt of London portfolio which had a positive carry net of financing costs, and the net debt of eSun Group and Lai Fung Group, the Group's gearing ratio was approximately 44%.

As at 31 July 2023, certain investment properties with carrying amounts of approximately HK\$33,317.6 million, certain property, plant and equipment and the related right-of-use assets with carrying amounts of approximately HK\$8,329.7 million, certain completed properties for sale with carrying amounts of approximately HK\$449.7 million, certain properties under development with carrying amounts of approximately HK\$4,718.8 million, and certain bank balances and time deposits with banks of approximately HK\$827.5 million were pledged to banks to secure banking facilities granted to the Group. In addition, certain shares in subsidiaries were pledged to banks to secure banking facilities granted to the Group. Shares in certain joint ventures were pledged to banks to secure banking facilities granted to the respective joint ventures of the Group. The Group's secured bank borrowings were also secured by floating charges over certain assets held by the Group.

The Group's major assets and liabilities and transactions were denominated in Hong Kong dollars, United States dollars, Pound Sterling and Renminbi. Considering that Hong Kong dollars are pegged against United States dollars, the Group believes that the corresponding exposure to exchange rate risk arising from United States dollars is not material. The Group has investments in United Kingdom with the assets and liabilities denominated in Pound Sterling. These investments were primarily financed by bank borrowings denominated in Pound Sterling in order to minimise the net foreign exchange exposure. Lai Fung Group has a net exchange exposure to Renminbi as their assets are principally located in Mainland China and the revenues are predominantly in Renminbi. Other than the abovementioned, the remaining monetary assets and liabilities of the Group were denominated in Euro, Malaysian Ringgit and Vietnamese Dong which were insignificant as compared with the Group's total assets and liabilities. The Group manages its foreign currency risk by closely reviewing the movement of the foreign currency rate and considers hedging significant foreign currency exposure should the additional need arise.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

LSD Bonds (2017) Limited, a wholly-owned subsidiary of the Company, issued the US\$400,000,000 4.6% guaranteed notes due 13 September 2022 ("**LSD Guaranteed Notes**") in September 2017.

The maturity amount and interest amount of the LSD Guaranteed Notes due was fully paid on the maturity date of 13 September 2022.

Lai Fung Bonds (2018) Limited ("**LF Bonds**", a wholly-owned subsidiary of Lai Fung) issued the US\$350,000,000 5.65% guaranteed notes due 2023 ("**LF Guaranteed Notes**") in January 2018.

On 12 August 2022, LF Bonds repurchased the LF Guaranteed Notes in a principal amount of US\$3,500,000, for an aggregate consideration (with accrued interest) of approximately US\$3,235,000 (equivalent to approximately HK\$25,365,000) in the open market. On 18 January 2023, LF Bonds fully redeemed its outstanding LF Guaranteed Notes at principal amount upon maturity.

Save as disclosed above, neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's listed securities during the year ended 31 July 2023.

CORPORATE GOVERNANCE

The Company is committed to achieving and maintaining high standards of corporate governance and has established policies and procedures for compliance with the principles and code provisions set out in the Corporate Governance Code ("**CG Code**") contained in Appendix 14 to the Rules Governing the Listing of Securities ("**Listing Rules**") on the Stock Exchange from time to time.

The Company has complied with all the code provisions set out in the CG Code during the year ended 31 July 2023 save for the deviation from code provision F.2.2.

Under code provision F.2.2, the chairman of the board should attend the annual general meeting.

Due to other pre-arranged business commitments which must be attended to by Dr. Lam Kin Ngok, Peter, the Chairman, he was not present at the Annual General Meeting of the Company ("**AGM**") held on 16 December 2022. However, Mr. Chew Fook Aun, then the Deputy Chairman was present at that AGM and took the chair of that AGM pursuant to Article 71 of the Articles of Association of the Company to ensure an effective communication with shareholders of the Company ("**Shareholders**") thereat.

DIRECTORS, EMPLOYEES AND REMUNERATION POLICIES

As at 31 July 2023, the Group employed a total of approximately 4,100 employees. The Group recognises the importance of maintaining a stable staff force in its continued success. Under the Group's existing policies, employee pay rates are maintained at competitive levels whilst promotion and salary increments are assessed on a performance-related basis. Discretionary bonuses are granted to employees based on their merit and in accordance with industry practice. Other benefits including share option scheme, mandatory provident fund scheme, free hospitalisation insurance plan, subsidised medical care and sponsorship for external education and training programmes are offered to eligible employees.

The Group is delighted to welcome Mr. Cheung Sum, Sam and Mr. Luk Hon Man who joined the Board as an Executive Director and an Independent Non-Executive Director of the Company (“**INED**”) with effect from 1 August 2023. The Group would also like to thank Mr. Chew Fook Aun who left the Board on 1 October 2023 for his valuable contributions to the Company during his tenure.

INVESTOR RELATIONS

To ensure our investors have a better understanding of the Company, our management engages in a proactive investor relations programme. Our Executive Directors and Investor Relations Department communicate with research analysts and institutional investors on an on-going basis and meet with research analysts and the press after our results announcements, attend major investors' conferences and participate in international non-deal roadshows to communicate the Company's financial performance and global business strategy.

The Group maintains proactive interactions with the investment community and provides them with updates on the Group's operations, financial performance and outlook. During the year under review, the Company has been communicating with a number of research analysts and investors via online meetings and conference calls.

The Company is keen on promoting investor relations and enhancing communication with the Shareholders and potential investors. It welcomes suggestions from investors, stakeholders and the public who may contact the Investor Relations Department by phone on (852) 2853 6106, by fax at (852) 2853 6651 or by e-mail at ir@laisun.com.

REVIEW OF ANNUAL RESULTS

The audit committee of the Company (“**Audit Committee**”) currently comprises three INEDs, namely Mr. Leung Shu Yin, William (Chairman of the Audit Committee), Mr. Lam Bing Kwan and Mr. Ip Shu Kwan, Stephen. The Audit Committee has reviewed the annual results (including the consolidated financial statements) of the Company for the year ended 31 July 2023.

REVIEW OF PRELIMINARY ANNOUNCEMENT OF RESULTS BY INDEPENDENT AUDITOR

The figures in respect of the Group's consolidated statement of financial position, consolidated income statement, consolidated statement of comprehensive income and the related notes thereto for the year ended 31 July 2023 as set out in the preliminary announcement have been agreed by the Company's auditor, Ernst & Young, Certified Public Accountants to the amounts set out in the Group's consolidated financial statements for the year. The work performed by the Company's auditor in this respect did not constitute an assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants and consequently no assurance has been expressed by the Company's auditor on the preliminary announcement.

ANNUAL GENERAL MEETING

The AGM will be held on Friday, 15 December 2023. Notice of the AGM together with proxy form and the Company's Annual Report for the year ended 31 July 2023 will be published on the respective websites of Hong Kong Exchanges and Clearing Limited and the Company and despatched to the Shareholders in mid-November 2023.

By Order of the Board
Lam Kin Ngok, Peter
Chairman

Hong Kong, 20 October 2023

As at the date of this announcement, the Board comprises the following members:

<i>Executive Directors:</i>	<i>Dr. Lam Kin Ngok, Peter (Chairman) and Messrs. Lau Shu Yan, Julius (Chief Executive Officer), Lam Hau Yin, Lester (also alternate to Madam U Po Chu), Lee Tze Yan, Ernest and Cheung Sum, Sam;</i>
<i>Non-Executive Director:</i>	<i>Madam U Po Chu; and</i>
<i>Independent Non-Executive Directors:</i>	<i>Messrs. Lam Bing Kwan, Leung Shu Yin, William, Ip Shu Kwan, Stephen and Luk Hon Man.</i>