

NWD

- NWD Announces FY2024 Interim Results with Double-Digit Growth in Core Operating Profit and Profit After Tax
- Uptown East Oversubscribed More than 19.5 Times; NWD Joins as Strategic Partner

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- NEW METROPOLIS Seizes the Window of Opportunity by Embracing Favourable Policies at the Beginning of 2024

NWD**NWD Announces FY2024 Interim Results with Double-Digit Growth in Core Operating Profit and Profit After Tax**

In the first half of FY2024, the Group recorded revenues of HK\$17,066M. Core operating profit was HK\$4,866M, up 12% YoY. Thanks to the outstanding performance in investment properties, the core operating profit margin reached 29%, representing a YoY increase of 9.5 p.p. Profit after tax from continuing operations increased by 16% to HK\$1,543M and the profit attributable to shareholders was HK\$502M. Meanwhile, the Group continued its stringent cost control efforts, and the CAPEX and OPEX decreased by approximately 21% and 16%, respectively. The Board has declared an interim dividend of HK\$0.2 per share.

The Group continues to optimise its asset portfolio and focus on developing core businesses through the disposal of non-core assets and businesses. The FY2024 target for disposal has been revised from the original HK\$6.0B to HK\$8.0B. As part of this progress, the Group recently announced the sale of all interests in the D • Park mall in Tsuen Wan and its parking spaces to Chinachem Group for HK\$4.02B in cash. The transaction is expected to be completed in April 2024.

During the period under review, the Group's revenue from property investment increased by 12% YoY to HK\$2,674M. Revenue from property investment in Hong Kong was HK\$1,745M and the segment results was HK\$1,299M, up 17% and 19% respectively. The growth was mainly attributed to the improvement in operational efficiency and the unique "cultural-retail retail" business model of K11 MUSEA and K11 Art Mall. Revenue from property investment in Mainland China and the segment results were up 4% and 3% respectively, benefitting from the steady and high occupancy rate. The Group has been actively increasing its recurring income in recent years, with several of its large-scale investment property projects, including Kai Tak Sports Park, 11 SKIES and Shenzhen K11 ECOAST, entering their final stages and expected to bring substantial and sustainable recurring income in the future.

Revenue from property development in Mainland China was HK\$5,495M and the segment results was HK\$3,136M. The contribution mainly came from residential projects such as Guangzhou Park Paradise, Shenyang New World Garden Phase and Guangzhou Covent Garden. With the HKSAR government's lifting of all property curbs, the Group will take advantage of the current positive sentiment in the property market and launch approximately 2,500 units in the next six months. The Group will also expedite its farmland conversion to unlock value and meet the housing demand in Hong Kong, as it owns approximately 15M sq ft of farmland in Northern Metropolis.

Stock Performance
(Stock Code: 17.HK)Closing Price:
(19 Mar 2024)
HK\$9.1952-week Range:
HK\$8.36 - \$19.74Market Cap:
HK\$23.12BIssued Capital:
(Share)
2,517MAverage Daily
Trading Volume :
(Share)
23.17M**Contact Us** NWD IR Department:
ir@nwd.com.hkAgency Representative:
nwd@iprogilvy.com**we create
we are artisans
we are csv.****Notes:**

- (1) New World Development Company Limited (17.HK): NWD
- (2) New World China Land Limited: NWCL

Uptown East Oversubscribed More than 19.5 Times; NWD Joins as Strategic Partner



The residential project “Uptown East”, located in Kowloon Bay, was officially launched on 7 Mar with 168 units. An additional 168 units were launched on 13 Mar, making a total of 336 units available for sale in the first batch. The market response has been enthusiastic, with 6,899 applications received as of 16 Mar, representing an oversubscription of more than 19.5 times. 255 units were sold on the first day of sales, accounting for approximately 76% of the available units for sale. The project is developed by Wong Sun Hing Group, with NWD as a strategic partner.

“Uptown East” is situated in the core area of East Kowloon, enjoying a comprehensive set of amenities such as green spaces, shopping malls and leisure and entertainment facilities. It is seamlessly connected to the Tuen Ma Line, East Rail Line and Tseung Kwan O Line, providing access to convenient transportation networks. The project is the first newly priced urban residential property in town since the lifting of all property curbs by the HKSAR government. The overwhelming response received within a few days after the project’s launch reflects the strong demand in the market and demonstrates a noticeable boost in home purchases following the removal of all property curbs.

As a strategic partner, NWD not only advises on the sales strategy and planning for the project but its subsidiary, New World Property Management, will also provide property management services upon the completion of the project.

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Recently, the Guangzhou Municipal Bureau of Culture and Tourism disclosed that during the Chinese New Year holiday, the city welcomed a total of 15.55 million tourists, up 58% year-on-year. In the Chimelong-Wanbo business cluster of Guangzhou South CBD, the cumulative tourist traffic exceeded 1.8 million, up 22.5% year-on-year. The total tourist spending amounted to approximately RMB140 million, up 17.6% year-on-year (Source: Guangzhou Municipal Bureau of Commerce). In 2023, Guangzhou South CBD ranked first in the city for both the contracted sales of new homes, which reached RMB53.7 billion, and the number of second-hand houses sold, which totalled 16,061 units (Source: China Index Academy). NWCL’s NEW METROPOLIS MANSION project, which represents the pleasant quality lifestyle in Guangzhou South CBD, has experienced a surge in transactions since the second day of the Chinese New Year. Benefiting from the favourable measures such as the lifting of purchase restrictions and the most significant interest rate cut, NEW METROPOLIS MANSION sustained the pre-holiday momentum and seized the opportunity to promote sales, thus achieving outstanding sales results. Some customers even made purchases immediately on their first visit and signed the sales contract in the middle of the night. In 2023, NEW METROPOLIS MANSION was honoured as the best-selling stacked villa in Guangzhou in 2023 with an annual contracted sales of more than RMB3 billion (Source: CRIC 2023 Guangzhou Contracted Sales Ranking for Duplexes).

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