



嘉里建設有限公司

KERRY PROPERTIES LIMITED

*(Incorporated in Bermuda with limited liability)*

Stock Code : 683

# 2022年度業績報告

## 傳媒簡報會

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2023年3月29日

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# 2022業績摘要及2023年銷售項目

Suzanne Cheng, CFO

# 2022年度全年業績重點

- 2022年本集團錄得的**綜合收入**為 145.90億港元，按年下跌 4.8% (2021: 153.27億港元)。
- 集團2022年共錄得**物業銷售總額** 99.74億港元。當中包括香港及內地的合約銷售總額53.54億港元，以及出售兩個香港貨倉的收益總額46.20億港元。
- 2022年**集團總物業租賃收入**為 49.91億港元，與2021年同期比較下跌6.6% (2021: 53.44 億港元)。
  - 2022年**香港投資物業**收入為 11.99億港元，下降 7.1% (2021: 12.91億港元)。若不包括 2022 年上半年向租戶提供的一次性租金寬減，以及兩個已出售貨倉的租金，投資物業收入為 11.42億港元，下降 2.6% (2021: 11.72 億港元)。
  - **內地投資物業**在2022年錄得37.92億港元的收入 (2021: 40.53億港元)，與2021年同期比較下降6.4%。若果以人民幣計算，內地物業部投資物業組合的表現與 2021 年比較大致持平。

# 2022年度全年業績重點

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- 集團2022年**毛利率**為 48% (2021: 57%) 。
  - **物業銷售業務**錄得 37%的毛利率 (2021: 51%) 。與2021年毛利率略有不同，主要基於去年銷售不同的住宅類型有關。
  - **物業租賃業務**在2022年錄得 74% 的毛利率 (2021: 75%) ，與2021年相約。去年租賃市場面臨挑戰，但即使我們為租戶提供租金寬減，我們的租賃業務仍然表現出它的強韌性。
- 2022年之**基礎溢利**為 45.20億港元 (2021: 62.66億港元)，下跌28%。跌幅主要基於 (i) 人民幣兌港元貶值，(ii) 按年出售不同類別和定位的住宅項目，以及 (iii) 去年疫情導致物業租金和酒店收入減少所致。
- 董事會建議派發截至 2022年12月31日止年度之**末期股息**每股 0.95港元。連同中期股息每股 0.40港元，截至2022年12月31日止年度將合共派發現金股息每股1.35 港元 (2021: 每股1.35港元及特別股息每股2.30港元)。



# 2023 主要出售物業項目 - 香港

## 2023年香港主要新推項目:

The Aster (2023年第一季已推售)



港島南岸第四期 (預計2023年下半年推售)



## 銷售中項目:

緹外



緹山



揚海



# 2023 主要出售物業項目 - 內地

## 2023年內地主要新推項目:

武漢項目



上海浦東



## 銷售中項目:

鄭州住宅



福州住宅



瀋陽項目三期



天津項目二期





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