

**Wang On Properties announces Profit attributable to owners of the parent of
approximately HK\$285.1 million,
with a recommended final dividend of HK 0.75 cent**

(Hong Kong, 28 June 2022) **Wang On Properties Limited** (“Wang On Properties” or the “Company”, together with its subsidiaries, collectively the “Group”; stock code: 1243) announced that the Group’s revenue for the year ended 31 March 2022 (the “Year”) amounted to approximately HK\$38.9 million (2021: approximately HK\$339.5 million as restated). Profit attributable to owners of the parent for the Year amounted to approximately HK\$285.1 million (2021: approximately HK\$466.7 million). The profit for the year was mainly attributable to the delivery of jointly developed property projects and share of profits recognized from joint ventures. During the Year, the Group further elevated its asset management operations through forging partnership with world-renowned professional investors, and has embarked on a 5-year ESG roadmap.

The Board has recommended the payment of a final dividend of HK 0.75 cent (2021: a final dividend of HK0.74 cent) per ordinary share.

There was no revenue recognized from property development, and the net profit of HK\$243.7 million contributed to the Group from this business segment was derived from share of profit recognition from delivery of remaining stock of the two joint venture projects, namely “maya” and “Altissimo”. In addition, over 80 per cent of The Met. Azure’s released units were sold as at the date of the annual results announcement, with a contracted sales of approximately HK\$1.4 billion. The units are expected to be delivered in the second half of 2022.

During the Year, the Group further expanded its land bank through acquisition of four sites, with two in Wong Tai Sin, one in Ngau Tau Kok and one in Ap Lei Chau. These sites have an aggregate gross floor area of approximately 259,200 sq. ft. and will be redeveloped as part of The Met series.

Leveraging its knowledge and expertise in property acquisition and project management, the Group has begun partnering with experienced investors to expedite its business expansion and strengthening its asset management activities. Following the transfer of a bundle of properties to a joint venture between the Group and the depositary of APG Strategic Real Estate Pool (“APG”), the Group further established two joint ventures, namely Parkville JV and Jumbo JV, with other experienced investors, for operation of shop units and car parking spaces respectively. Furthermore, the Group partnered with Kohlberg Kravis Roberts & Co. (“KKR”), one of the largest investment firms in the US, to invest in and operate two retail mall projects, namely Lake Silver and The Parkside.

As at 31 March 2022, the Group’s portfolio of investment properties comprised of commercial and industrial units located in Hong Kong with a total carrying value of approximately HK\$135.1 million (31 March 2021: approximately HK\$571.2 million).

The Group’s gross rental income under the property investment segment during the Year, inclusive of contributions from joint ventures, amounted to approximately HK\$91.6 million (2021: approximately HK\$80.4 million), representing an increase of approximately 13.9 per cent. The increase in gross rental income was primarily attributable to the acquisition of leasing properties and completion of rent-free period.

For the asset management segment, the Group recognized approximately HK\$30.7 million (2021: approximately HK\$24.7 million) fee incomes, representing an increase of approximately 24.3 per cent. The increase was mainly attributed to the new addition of assets under management.

5-YEAR ROADMAP

ROBUST GOVERNANCE



ESG governance
Corporate governance

SUSTAINABLE PLACES

Circular economy
Climate action and resilience
Sustainable certifications



THRIVING PEOPLE

Driven employees
Satisfied clients
Healthy supply chains
Prosperous communities



On the front of sustainable development, the Group embarked on a 5-year ESG roadmap during the Year, and a formal ESG committee has been formed to spearhead the implementation of the ESG roadmap. The Group participated, for the first time, in the annual GRESB (Global Real Estate Sustainability Benchmark) assessments, a widely recognized international sustainability framework in the real estate sector, and took part in the BEAM Plus assessment scheme, a comprehensive environmental assessment scheme for buildings recognized by the Hong Kong Green Building Council. During the Year, the Group began conducting preliminary energy ratings for properties under its management, and establishment of waste recycling systems.

Looking forward, Tang Ho Hong, Executive Director and Chief Executive Officer of Wang On Properties, noted: “2022 marks the sixth anniversary of the Group’s listing and the inaugural year of the Group’s second five-year plan. We aim to extend our activities into other tier-one cities in Asia after fortifying the business foundation in Hong Kong. Being an established brand in the property sector, we strive to further solidify the Group’s market presence and enlarge its operation scale in Hong Kong.”

The Group will focus on expanding its asset management operations through capitalizing on the Group's expertise in asset enhancement and leasing property management. The Group will continue to seek collaboration with strategic partners to expand its property portfolio. "We aim to gradually transform the Group into an asset management entity, in an effort to maintain recurrent income and lay a solid foundation for long-term and sustainable business growth for the Company," added Tang Ho Hong.

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About Wang On Properties

Wang On Properties, a Hong Kong property developer, was incorporated in 2015. Prior to completion of the reorganization and the spin-off under separate listing, Wang On Properties was a wholly-owned subsidiary of Wang On Group Limited. Wang On Properties became listed on the Main Board of The Stock Exchange of Hong Kong Limited on 12 April 2016. The property investment segment of Wang On Properties can be traced back to 1997, while its property development business began in 2004.

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