C C Land Holdings Limited

Annual Results 2021

March 2022

(Stock Code: 1224)

Agenda

- About C C Land
- Financial Highlights
- 2021 Business Review
- Outlook & Strategies
- Open Forum

About C C Land

About C C Land

- Headquartered in Hong Kong, the core business of C C Land is property development and investment as well as treasury investments
- Started to build its global property portfolio since early 2017
- Has both investment and development projects in the United Kingdom, Australia, Mainland China and Hong Kong
- Continues to look for real estate development and investment opportunities in metropolitan cities globally

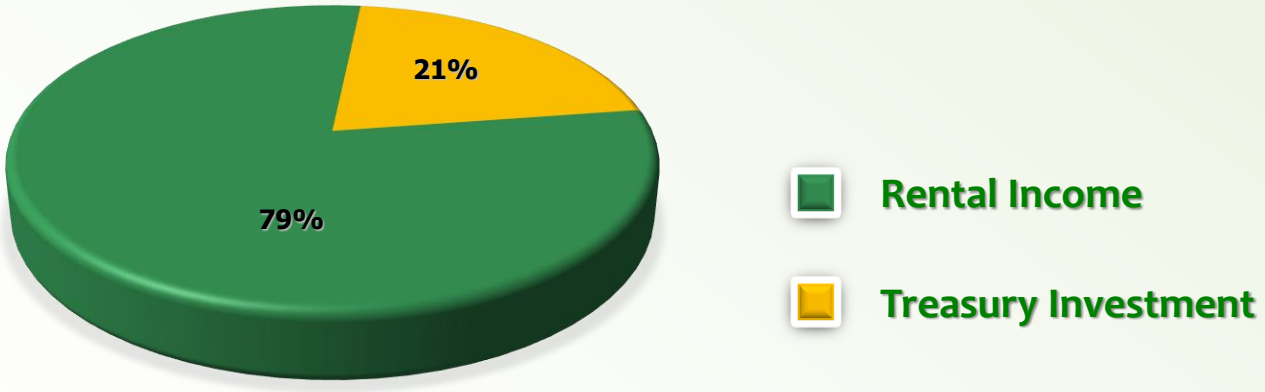
Financial Highlights

Financial Highlights

For the year ended 31 December (HK$'000)	2021	2020	Change
Revenue	**648,051**	588,815	**+10.1%**
Gross profit	**627,379**	585,384	**+7.2%**
Other income and gains, net	**324,424**	781,819	**-58.5%**
(Loss)/Profit before tax	**(93,053)**	622,201	**N/A**
Income tax credit/(expense)	**583,132**	(34,033)	**N/A**
Profit attributable to shareholders	**490,079**	588,168	**-16.7%**
Earnings per share (HK cents) - Basic and diluted	**12.62**	15.15	**-16.7%**
Final dividend (HK cents per share)	**2.0**	2.0	**N/A**

Source of Income

For the year ended 31 December (HK$'000)	2021	2020	Change
Rental Income	**512,044**	480,990	**+6.5%**
Treasury Investment	**136,007**	107,825	**+26.1%**
Total	**648,051**	588,815	**+10.1%**



For the year ended 31 December 2021

Investment Property Portfolio

Annual Rental Yield:

Property	2021
The Leadenhall Building	3.5%
One Kingdom Street	5.3%

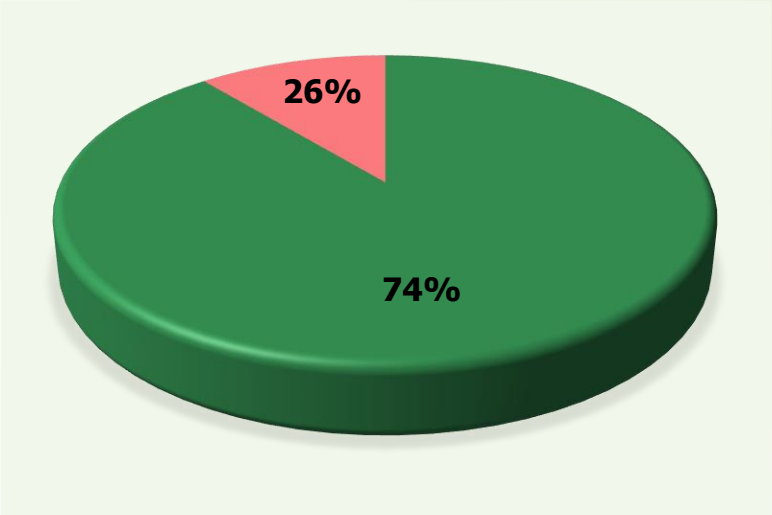
Rent collection: 97%

Due to the buildings' quality tenant mix and the Group's astute management

Investment Property Portfolio

In Terms of Area

As at 31 December 2021



Strong Financial Position

	As at 31 Dec 2021 (HK$ Mn)	As at 31 Dec 2020 (HK$ Mn)	Change
Total Assets	31,962	34,141	-6.4%
Total Liabilities	13,522	13,727	-1.5%
Shareholders' Equity	18,440	20,414	-9.7%
Cash and Cash Equivalents	4,358	5,529	-21.2%
Bank Balances (Restricted / Pledged)	663	221	+200%
Total Bank and other Borrowings	10,703	10,473	+2.1%
Guaranteed Notes	2,309	1,929	+19.7%
Net Borrowings	7,991	6,652	+20.1%

Net asset value per share : HK$4.75

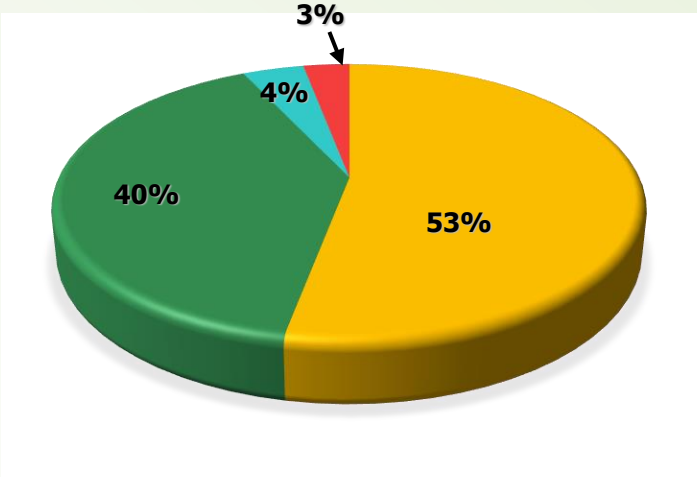
(31 Dec 2020: HK$5.26)

Net gearing ratio: 43.3% (31 Dec 2020: 32.6%)

Weighted Average Debt cost: 3.1% (For the year ended 31 December 2020: 3.2%)

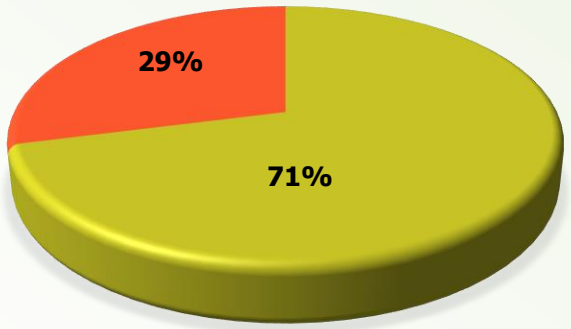
Cash and Bank Balances

Total HK$5 billion as at 31 December 2021



Total Borrowings

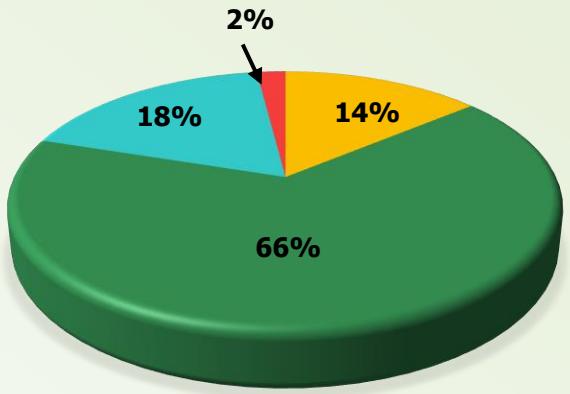
Repayment Dates 31 December 2021



Repayable within 1 year (HK$9.2 billion)

Repayable after 1 year (HK$3.8 billion)

In Terms of Currency 31 December 2021



HKD GBP USD RMB

Total outstanding borrowings as at 31 Dec 2021: HK$13.0 billion

(31 Dec 2020: HK$12.4 billion)

2021 Business Review

Notable Achievements in 2021

1. Pandemic has limited impact on our rental business
2. Rental collection of 97% due to the buildings' quality tenant mix and the Group's astute management
3. Nine Elms Square presales of Phase 1 with satisfactory response
4. Marketing suite of Whiteleys Shopping Centre was favourably received by the visitors
5. Melbourne project to be developed into a commercial office tower of 307,000 sqf of lettable area

Property Portfolio (Key Projects)

With a view to diversifying its portfolio, the Group has acquired the following properties:

Investment Properties

Properties Acquired	Completion Date	Usage	Purchase Consideration (Million)	Total Area (sq. ft.)	Effective Interests
One Kingdom Street	Jan 2017	Office & Carpark	GBP292	265,000	100%
The Leadenhall Building, London	May 2017	Office & Retail	GBP1,150	610,000	100%
85 Spring Street, Melbourne CBD, Australia	Apr 2019	Office & Carpark	AUD112	307,000	41.9%
			Total	**1,182,000**	

Property Portfolio (Key Projects) *cont'd*

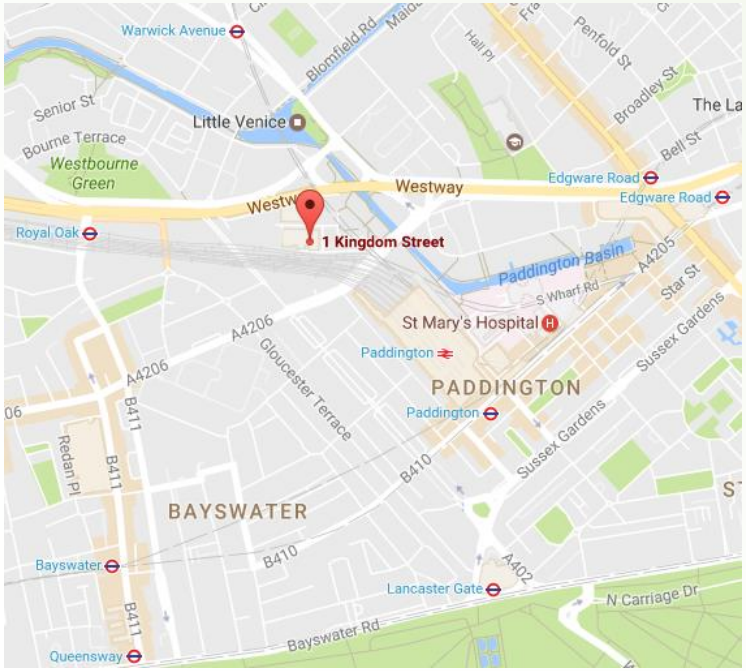
Major Joint Ventures

Properties Invested/Acquired	Agreement Date	Usage	Total Area (Million sq. ft.)	Attributable Consideration (Million)	Effective Interests
Nine Elms Square, London	Aug 2017	Residential & Commercial	1.7	GBP260	50%
Harbourside HQ, (previously called Octa Tower) Hong Kong	Aug 2018	Office, Retail & Carpark	0.8	HKD1,875	25%
Whiteleys Shopping Centre, London	Dec 2019	Apartments, Hotel & Retails	0.6	GBP182	46% (50% voting right)
Kowloon Bay International Trade and Exhibition Centre (KITEC)	Jun 2021	Commercial	1.8	HKD1,572	15%
Shouson Hill Road Project	Jan 2022	Residential	0.1	HKD838	32%
		Total	**5.0**		

Whiteleys

- Located in Queensway, W2
- A former shopping mall constructed in **1908**
- Fully paid its committed investment of **£182** million to regenerate and redevelop the project
- A mixed-used scheme of **580,000** sq.ft. with **139** luxury residential apartments, a luxury hotel, a cinema, retail, restaurant spaces
- Marketing suite was opened after 2021 Easter, has been favourably received by the visitors
- Completion is expected around 2023
- The Group has 46% interests but **50%** voting right

Major Investment Property: One Kingdom Street



- **Acquired in Jan 2017 at a purchase consideration of approx. GBP292 million (approx. HK$2.9 billion)**
- **A prime Grade A commercial property comprising 265,000 sq. ft. located in Paddington central, the West End of London**
- **Paddington is undergoing major re-development, and with the coming Crossrail System, will be an important hub in London's West End**
- **Rental yield is approx. 5.3% per annum**
- **Occupancy rate is 100%**

Photo source:
http://www.trekearth.com/gallery/Europe/United_Kingdom/England/London/Paddington/photo1117240.htm

Major Investment Property: One Kingdom Street *(cont'd)*

- **Currently fully multi-let to a variety of tenants, including Vodafone, Takeda, Cognizant and Equinor**
- **Current annual contract rental income in the region of approx. GBP15.4 million.**
- **Rent review in 2021 with weighted average increase of 4.9%**

Photo source: https://www.flickr.com/photos/egfocus/3660244820/

Major Investment Property: Leadenhall Building

"City of London Building of the Year 2015"

- **Acquired in May 2017 at a purchase consideration of approx. GBP1,150 million (approx. HK$11.2 billion)**
- **A 46-floor iconic and award-winning building with approx. 610,000 sq. ft. of office and retail space in the prime financial and insurance districts of London**
- **Current annual contract rental income in the region of approx. GBP39.8 million. Rent review in 2021 with weighted average increase of 2.6%**
- **Rental yield is approx. 3.5% per annum**
- **Received "2018 RIBA London Awards" & shortlisted for the National Awards**

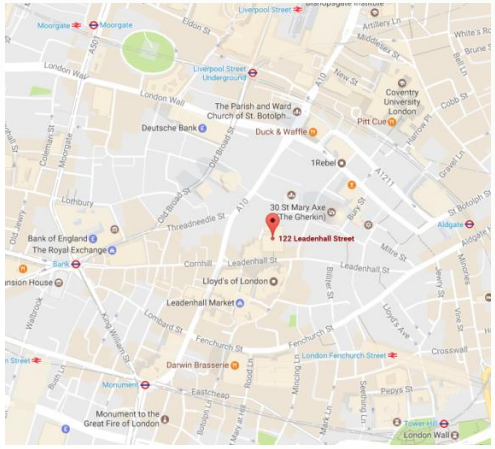


Photo source: www.theleadenhallbuilding.com

Major Investment Property: Leadenhall Building *(cont'd)*

- 96% leased with a weighted average unexpired lease term of approx. 9.1 years with 7.2 years on a term-certain basis
- Tenant base includes major international insurance companies alongside financial institutions, technology and professional service businesses
- Generating a stable and strong recurrent income for the Group and affirming the Group's presence in the UK property market
- "The Leadenhall Building App" has been developed to coordinate building-wide events and activities

AEGON AON OXFORD AN OMERS COMPANY Brit Insurance MS Amlin

Photo source: www.theleadenhallbuilding.com

Development Project: Nine Elms Square

- In August 2017, the Group participated in a 50:50 joint venture with Guangzhou R&F Properties Co., Ltd. to invest in a residential development project
- Nine Elms Square situates at the South Bank of River Thames, with a panoramic view of Central London
- The project is planned to provide about 1,500 residential units and some commercial space with a total saleable area of approx. 1.7 million sq. ft.
- Phase I was launched for pre-sale in 2020, and is tentatively expected to be completed from the middle of 2022 to 2023

Photo source:
http://www.nineelmssquare.com

Outlook & Strategies

Growth Drivers

- Building a Global Real Estate portfolio of investment properties for steady rental income
- Developing properties for sales revenue
- Leveraging on management's experience and expertise in the property industry to actively look for opportunities in metropolitan cities globally

Vision

C C Land

WELL POSITIONED TO BE AN INTERNATIONAL REAL ESTATE COMPANY

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