C C Land Holdings Limited

Interim Results 2017

August 2017

(Stock Code: 1224)

Agenda

- About C C Land
- Financial Highlights
- 1H2017 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**
- **Following the series of strategic disposals of its portfolio of properties in Western China since June 2015, the Group has benefitted from accelerated returns from these disposal transactions and its cash position has been enhanced**
- **With a view to diversifying its portfolio, the Group has made inroads into the UK property market in 1H 2017**
- **The Group continues to look for potential real estate development and investment opportunities in China, Hong Kong, and major cities globally**

Financial Highlights

Financial Highlights

For the six months ended 30 Jun (HK$'000)	**2017**	2016	Change
Revenue	**61,923**	752,463	-92%
Gross profit	**46,567**	253,741	-82%
Other income and gains	**298,719**	82,995	+260%
Profit before tax	**78,031**	46,823	+67%
Profit attributable to shareholders	**59,879**	32,495	+84%
Earnings per share (HK cents) **- Basic and diluted**	**1.97**	(restated) 1.25	+58%
Interim dividend (HK cents per share)	**Nil**	Nil	N/A

Property Income

Particulars	Amount (HK$)
Property sales	19.7 million
Rental income	94.2 million
Total	113.9 million

Strong Financial Position

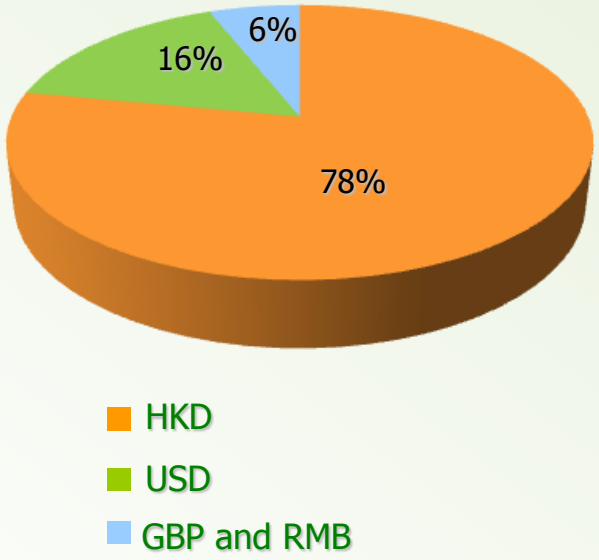
	2017 As at 30 Jun	2016 As at 31 Dec	Change
Total Assets (HK$ Mn)	**27,819**	14,636	+90%
Total Liabilities (HK$ Mn)	**11,811**	1,368	+763%
Shareholders' Equity (HK$ Mn)	**16,008**	13,269	+21%
Cash and Bank Balances (HK$ Mn)	**8,667**	7,550	+15%
Total Bank and Other Borrowings (HK$ Mn)	**10,749**	112	+9,497%
Net Cash/(Borrowings) (HK$ Mn)	**(2,082)**	7,438	N/A

Book cost per share : HK$4.12

Net gearing: 13%

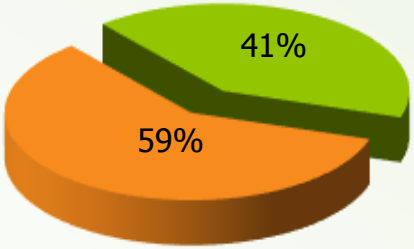
Cash and Bank Balances

Total HK$8,667 million as at 30 Jun 2017



Bank Borrowings

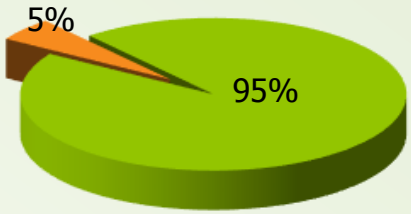
Repayment Times



30 Jun 2017

- Repayable within one year (HKD4.4 billion)
- Repayable beyond three years (HKD6.3 billion)

In Terms of Currency



30 Jun 2017

- GBP
- HKD

Total outstanding loans as at 30 Jun 2017: HK$10.7 billion

(31 Dec 2016: HK$112 million)

1H2017 Business Review

Revamp of Property Portfolio

1. **Acquisition of investment properties for steady rental income**
2. **Disposed remaining land bank in Western China**
3. **Recently acquired a residential development project in London**
4. **Strengthened working capital by way of a rights issue**

Acquisition of Investment Properties

With a view to diversifying its portfolio, the Group has acquired/invested the following properties in 1H 2017:

Properties Invested/ Acquired	Date	Usage	Total Acquisition Cost	Total Acquisition Cost (HKD approx.)	Total GFA	Effective Interests
The Leadenhall Building, London	May 2017	Commercial & Retail	GBP1,135 million	11.0 billion	610,000 sq. ft.	100%
One Kingdom Street, London	Jan 2017	Commercial & Carpark	GBP290 million	2.9 billion	265,000 sq. ft.	100%
Total:				**13.9 billion**		

Major acquisition: One Kingdom Street

- Acquired in Jan 2017 at an aggregate consideration of approx**. GBP290 million** (approx. HK$2.9 billion)
- A prime commercial property located in the West End of London with Grade A office accommodation in Paddington basin comprising approx. 265,000 sq. ft.
- Paddington area 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% per annum
- Occupancy rate is 100%

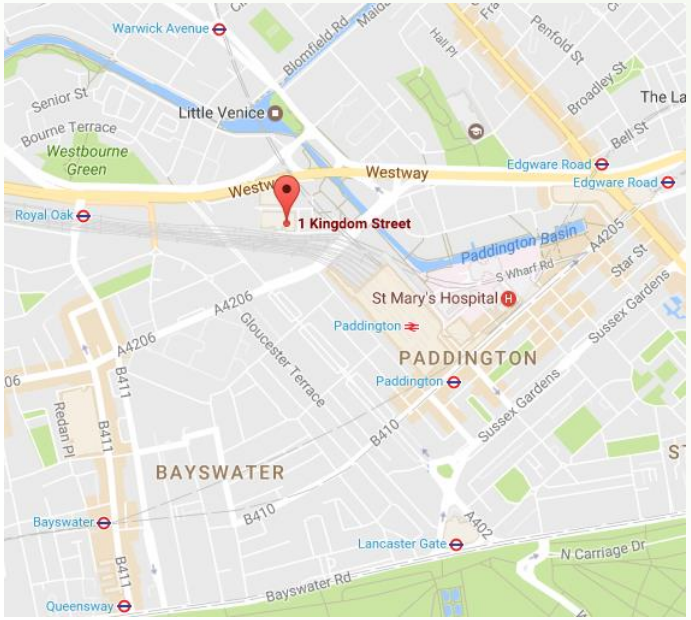


Photo source:
http://www.trekearth.com/gallery/Europe/United_Kingdom/England/London/Paddington/photo1117240.htm

Major acquisition: One Kingdom Street (cont'd)

- Currently fully multi-let to a variety of tenants, including Vodafone, Shire, Misys and Statoil and generated a current net rent in the region of approx. GBP14.5 million

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

Major acquisition: Leadenhall Building

"City of London Building of the Year 2015"

- Acquired in May 2017 at an aggregate consideration of approx. **GBP1,135 million** (approx. HK$11 billion)
- An iconic and award-winning building situated in the prime financial and insurance districts of London with over 46 floors, comprising approx. 610,000 sq. ft. of office and retail space
- Current annual rental income is in the region of approx. GBP40.2 million
- Rental yield is approx. 3.5% per annum
- Occupancy rate is 100%

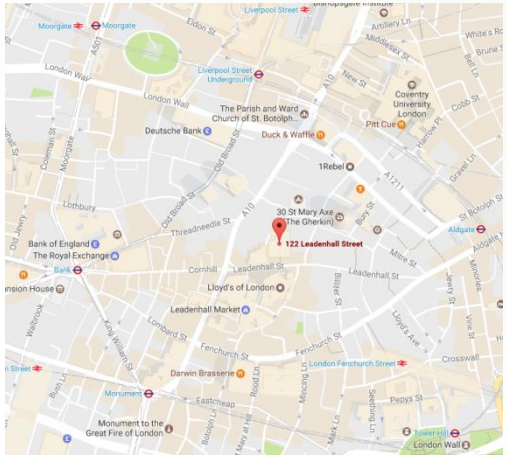


Photo source: www.theleadenhallbuilding.com

Major acquisition: Leadenhall Building (cont'd)

Photo source: www.theleadenhallbuilding.com

- Fully multi-let with a weighted average unexpired lease term of approx. 13 years with over 10 years on a term-certain basis
- Tenant base includes major international insurance companies alongside financial institutions, technology and professional service businesses
- Generate a stable and strong recurrent income for the Group and affirm the Group's presence in the international property markets

New Development Project: Nine Elms Square

- In August 2017, the Group participated in a joint venture with Guangzhou R&F Properties Co., Ltd. to invest in a mixed-use residential-led development project occupying a site of 10.3 acres (4.2 hectares)
- Nine Elms Square is located at New Covent Garden Market in London, the United Kingdom
- The project is planned to provide a gross floor area of circa 2.3 million square feet of residential, office and retail spaces

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

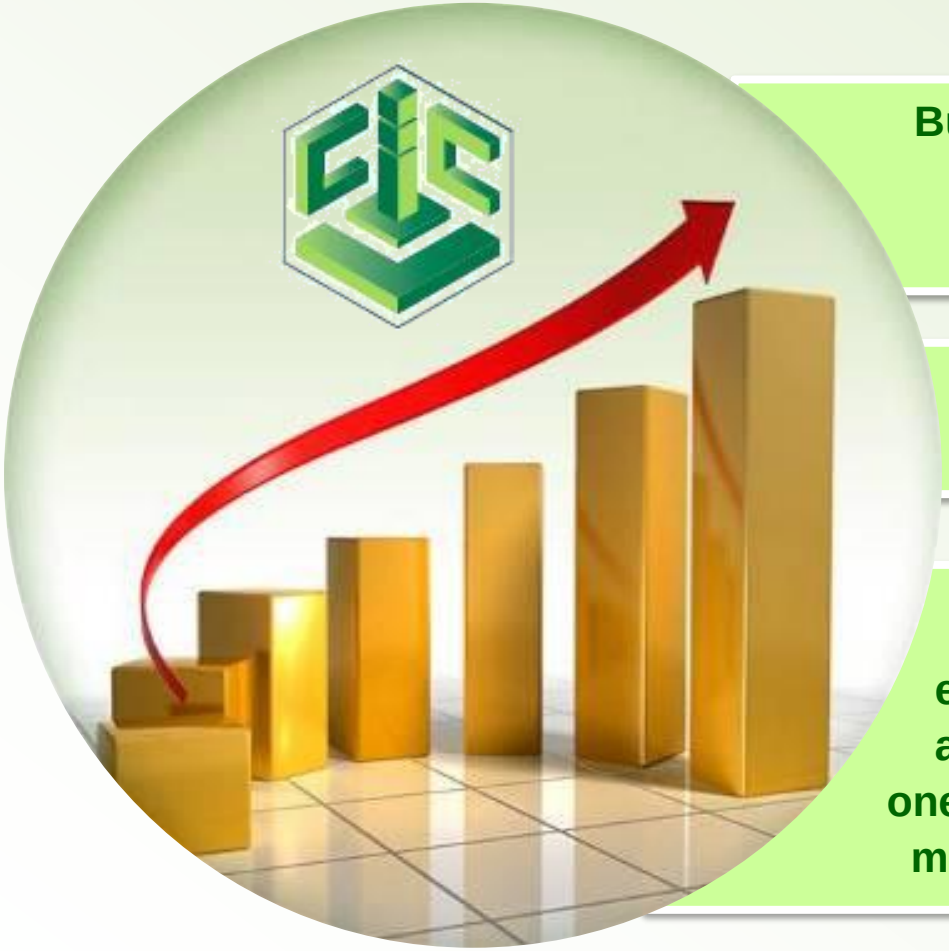
Rights Issue

1. **The Group completed the Rights Issue on 28 April, 2017 for 1 right share for every 2 shares then held at a price of HK$2 per share, raising a net proceeds of about HK$2.58 billion**

2. **Provide the Group with immediate financial resources to capture any investment opportunities in the global property markets and/or other investments**

Outlook & Strategies

Growth Drivers



Building a Global Real Estate portfolio of investment properties for steady rental income

Developing properties for sales revenue

With management's experience and expertise in the property industry and actively looking for opportunities in tier one cities in China, Hong Kong, and mature cities globally

Vision

C C Land

WELL POSITIONED TO BE AN
INTERNATIONAL REAL ESTATE COMPANY

Open Forum

Disclaimer

- *This document contains information that is commercially sensitive, and is proprietary and confidential in nature. Any professional privilege to which this document is subject is not waived or lost by reason of mistaken delivery or transmission. If you receive a copy of this document but are not an authorized recipient, you must not use, distribute, copy, disclose or take any action in reliance on this document or its contents.*

- *The information contained in this document is provided for information purposes only and has not been independently verified. No representation or warranty express or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of such information or opinions contained herein. The information contained in this document should be considered in the context of the circumstances prevailing at the time and has not been, and will not be, updated to reflect material developments which may occur after the date of the presentation. Neither the Company nor any of its affiliates, advisers or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising from any use of this document or its contents or otherwise arising in connection with this document.*

- *The document contains statements that reflect the Company's beliefs and expectations about the future. These forward-looking statements are based on a number of assumptions about the Company's operations and factors beyond the Company's control, and accordingly, actual results may differ materially from those in or expected under the forward-looking statement. The Company does not undertake to revise forward-looking statements to reflect future events or circumstances.*