

# Shoucheng Holdings Limited (0697.HK)

## 2021 Interim Results

September 2021

# Disclaimer


These materials are prepared by Shoucheng Holdings Ltd. (the “Company”) solely for information use during its presentation to investors/research analysts and may not be reproduced, passed on or redistributed directly or indirectly to any other person (whether within or outside your organization/firm) or published, in whole or in part, for any purpose.

The information contained in these materials 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 the information or opinions contained herein. It is not the intention to provide, and you may not rely on these materials as providing, a complete or comprehensive analysis of the Company's financial or trading position or prospects. Some of the information is still in draft form and will only be finalized at the time of publication of the financial report.

The information and opinions in these materials are provided as at the date of this presentation and are subject to change without notice. None of the Company, nor any of its respective affiliates, advisors or representatives accepts any liability whatsoever (in negligence or otherwise) for any loss howsoever arising from any use of these materials or their contents or otherwise arising in connection with these materials.

Except as required by law or any appropriate regulatory authority, the Company undertakes no obligation to publicly release the result of any revision to any forward-looking statement in this document that may occur due to any change in the Company's expectations or to reflect events or circumstances after the date of this presentation.

By attending this presentation and accepting this document, you agree to maintain absolute confidentiality regarding the information contained in this document (until notified by the sponsors that research publication is permitted) and to be bound by the restrictions and other limitations set forth herein. Any failure to comply with these limitations may constitute a violation of law and may lead to legal or regulatory action.



- 1 Financial Highlights**
- 2 Financial Overview**
- 3 Business Development**
- 4 Future Prospects**



01

# Financial Highlights

# 2021 Interim Financial Highlights

Revenue growth hit a new high, with a stable dividend to reward the support of our shareholders



## Core business achieved doubled growth, maintaining stable profitability

- Revenue increased rapidly by **148%** compared with the same period last year and recorded **HKD639 million** in the first half of 2021;
- Infrastructure and real estate fund management business recorded revenue of **HKD357 million** and parking business recorded revenue of **HKD273 million** ;
- Profit before tax from core business achieved **HKD312 million**.
- Profit before tax from parking business achieved **HKD32 million**, which continued to be profitable.
- Profit before tax from Infrastructure and real estate fund management business achieved **HKD280 million**, which increased by **263%** compared with the same period last year.



## Strong ability to withstand capital market volatility

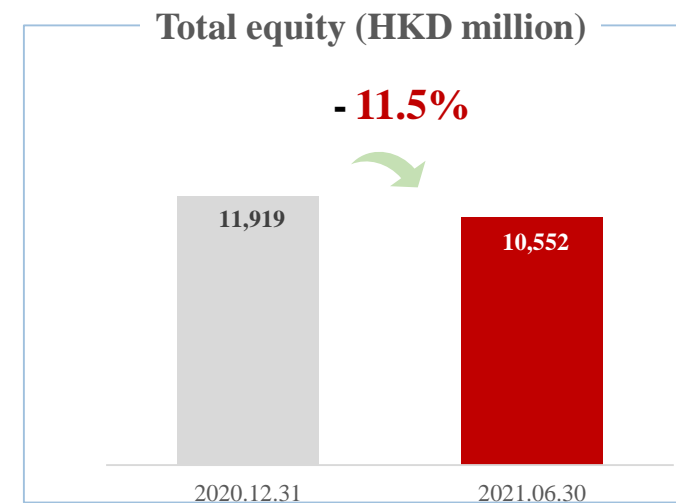
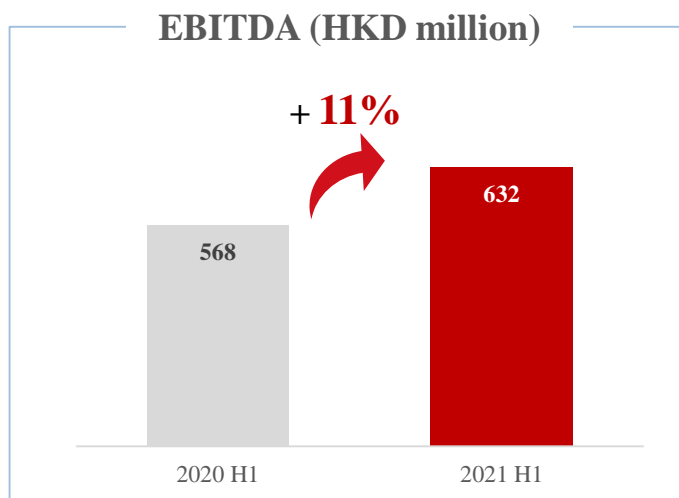
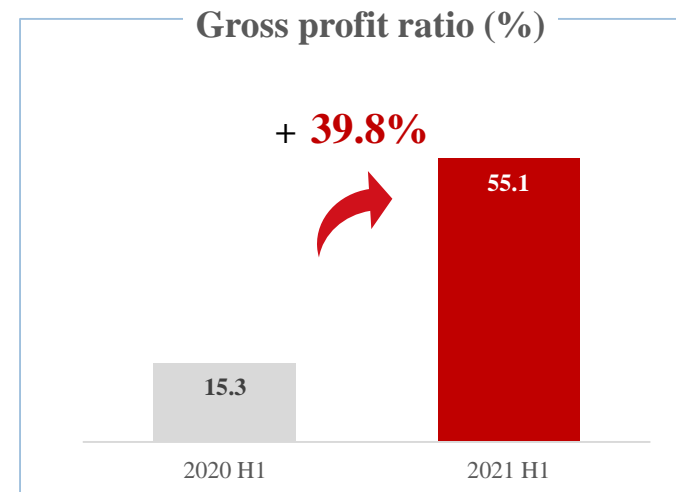
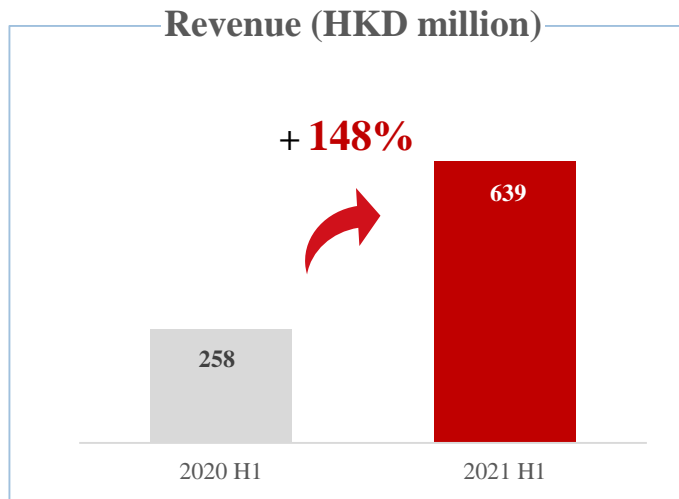
- Total Assets was **HKD13.3 billion**.
- The debt to asset ratio was **20.8%** and the debt equity ratio was only **5%**



## Continue to declare stable dividend

- The Company has announced a interim dividends for the six months ended 30 June 2021 would be **HKD300 million** of HK4.11 cents per share, based on 7,291,017,194 ordinary shares of the Company in issue.
- Accumulated dividends payout in the total amount of **HKD2.4 billion** from 2018 to 2021.

# Key Indicators of 2021 Interim Financial Performance





02

# Financial Overview

# 2021 Interim Financial Overview

- Total equity has achieved **HKD10.56 billion**, with an decrease of 11% compared to 31 December 2020
- Debt equity ratio was 5%, increased by 1% compared to 31 December 2020
- Finance costs was HKD38 million, representing a decrease of 10% compared to the same period of last year

Balance Sheet (HKD million)			
Item	30 June 2021	31 December 2020	Change %
Total assets	13,315	14,126	<b>-6%</b>
—Current assets	8,542	4,814	<b>+77%</b>
—Non current assets	4,773	9,311	<b>-49%</b>
Total liabilities	2,763	2,206	<b>+25%</b>
—Current liabilities	1,211	700	<b>+73%</b>
—Non current liabilities	1,552	1,506	<b>+3%</b>
Total equity	10,552	11,919	<b>-11%</b>
Debt equity ratio	5%	4%	<b>Increased by 1%</b>

Note: The debt-to-equity ratio = Total interest bearing liabilities/ Equity attributable to the owners of the company





03

**Business Development**

# Parking business progress

## Progress of key projects in municipal infrastructure --- Airports

### Further consolidating the leading position of airport car parking field:

- Won the bid for **Henan Zhengzhou Airport**, **Zhejiang Ningbo Airport**, and **Yunnan Zhaotong Airport**, continued to stay ahead in the airport car parking field. The company have obtained 9 airports parking projects through bidding and contracts.

Increment



Henan Zhengzhou Airport

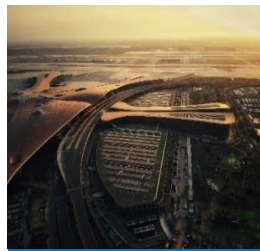


Zhejiang Ningbo Airport



Yunnan Zhaotong Airport

Stock



Daxing Airport



Capital Airport



Hongqiao Airport



Pudong Airport



Guiyang Airport



Bo'ao Airport

# Parking business progress

## Progress of key projects in municipal infrastructure --- high-speed railway station

Won the bid of **Beijing-Harbin High-speed Railway**, **Beijing-Zhangjiakou High-speed Railway** and a number of high-speed railway station projects along the **Beijing-Xiong'an Intercity Railway**, continued to expand the scale of parking management in high-speed railway station scenarios.

### Beijing-Harbin High-speed Railway

#### 4 stations

Chaoyang Station, Huairou South Station, Shunyixi Station, Miyun Station



### Beijing-Zhangjiakou High-speed Railway

#### 6 stations

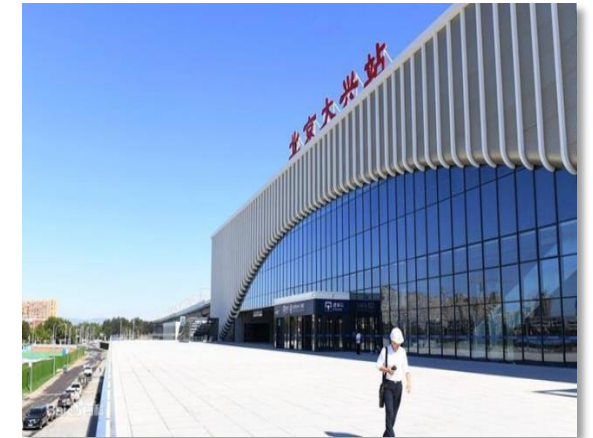
Beijing Qinghe Station, Donghuayuanbei Station, Zhangjiakou Station, Taizicheng Station, Huailai Station, Xuanhuabei Station



### Beijing-Xiong'an Intercity Railway

#### Beijing Daxing Station

Beijing-Xiong'an Intercity Railway has been opened to traffic, Daxing Station is not yet opened



# Parking business progress

## BOT Projects

### Accelerated construction of BOT projects and achieved replication in multiple locations

- In the first half of 2021, the company vigorously strengthen the investment and construction of BOT projects. In Beijing, Tianjin, Hebei, Yangtze River Delta, Chengdu and Chongqing and other key regions, the company has landed a number of BOT garage projects.

## Star Projects



**Beijing Haidian Wuhuqiao**



**Xicheng Lianhua Hutong**



**Nanjing Bailuzhou Park**



**Xicheng Xuanwai Street**



**Chaoyang Yanbao Changying**



**Chongqing Dadukou**

## Key projects for city-level cooperation

**Expanding city-level projects:** Opened Tianjin market, obtained more than **10,000** parking spaces, further strengthening regional cooperation

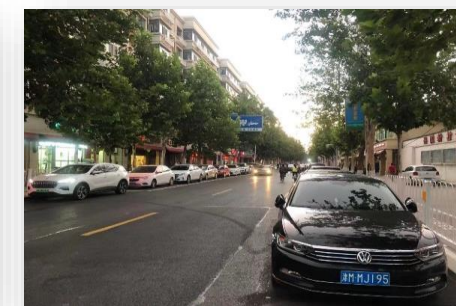
### Tianjin Meijiang Convention and Exhibition Centre

- Located in the core area of Tianjin - Meijiang Scenic Area, it is the largest convention center in Tianjin and hosts a number of heavyweight domestic and international exhibitions



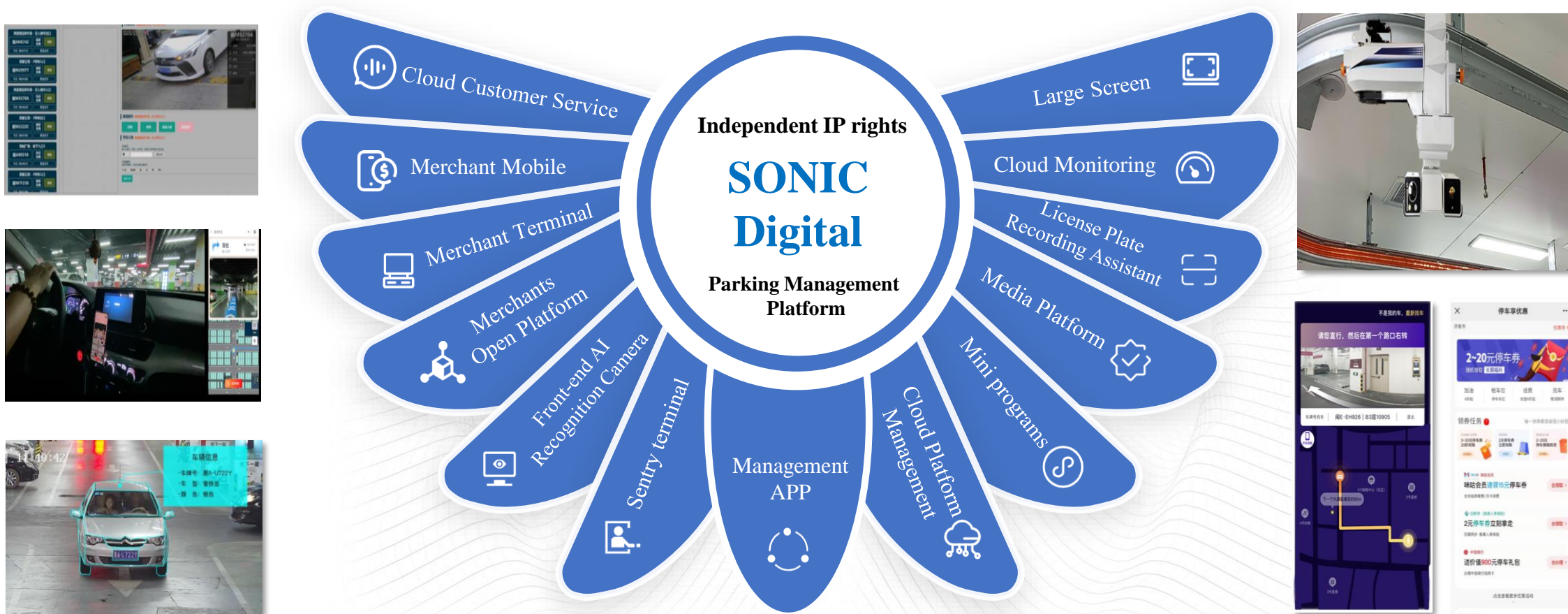
### Tianjin Xiqing District Zhongbei Town

- Located in the northeastern part of Xiqing District, Tianjin, it is a comprehensive pilot area for new-type urbanization of the countryside, and the management area covers many main streets with high parking market potential



# Technology in Parking Business

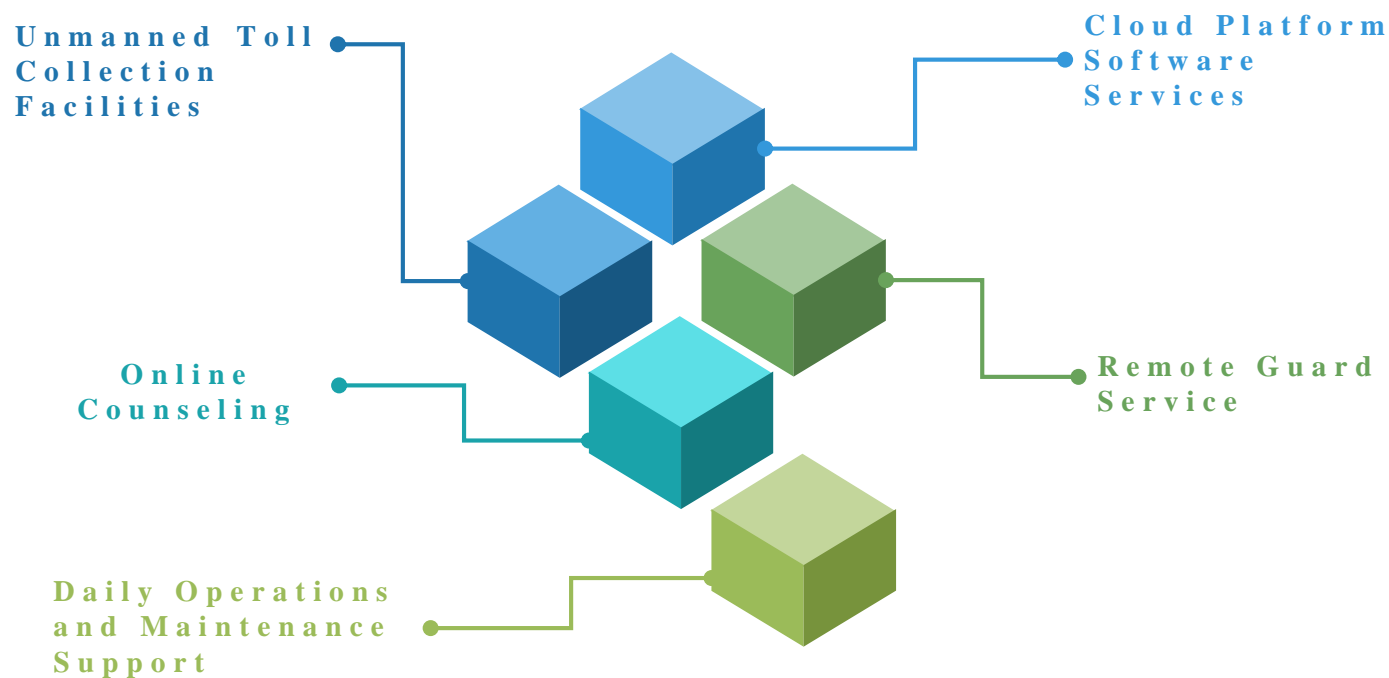
Adhere to technological investment, deepening technological innovation, continuously updating and iterating on the basis of its self-developed "SONIC" intelligent parking system, empowering lean operations through digital innovation, and supporting the goal of scaled operations



# Technology in Parking Business

## Cloud Hosting Service

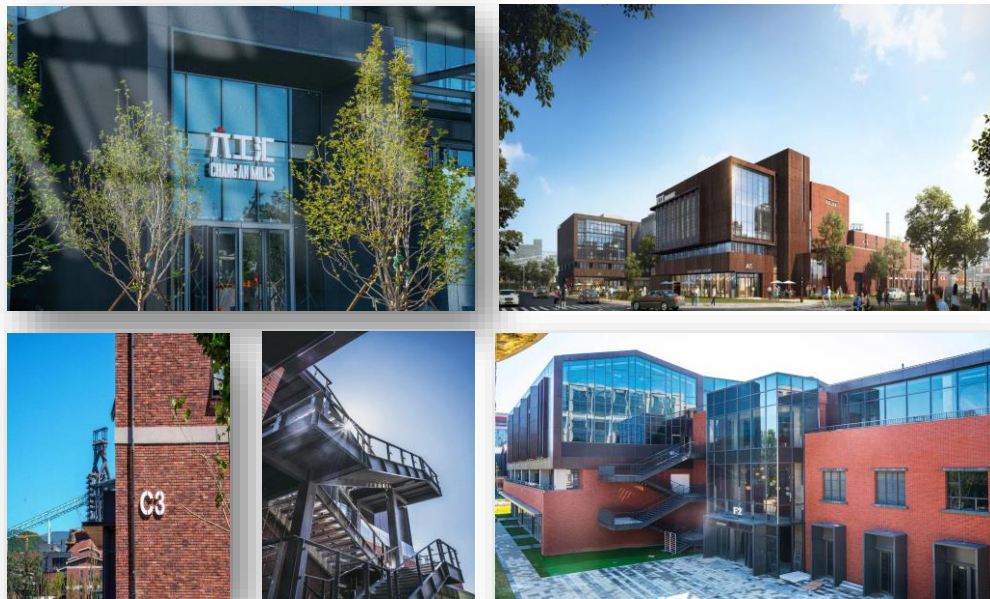
Through “**parking equipment upgrade + full-scene self-service payment + panoramic video monitoring**”, the front-end kiosk toll collectors are released to reduce manual intervention in the parking lot and eliminate “leakage”, realizing unmanned toll collection at the entrance and exit of the parking lot



## The Shouao Industrial Park project – the Chang'an Mills project

### Project Construction Progress

- Jointly launched by the Group and Tishman Speyer, a multi-functional complex covering Grade A offices, retail and dining, culture, etc.
- The main structural work has been completed and is expected to be unveiled at the end of this year.



### Investment and Marketing Progress

Commercial investment progress is nearly **70%**, has signed a number of large sports, culture and technology experience flagship brands through various industry forums and other activities

- Actively provide supporting services for the 2021 CIFTIS
- **NEOBIO's** first super flagship store in Beijing and **Umeplay**, an immersive theater, will both be located in exclusive flagship buildings in Chang'an Mills
- The first Flagship store of NIO in western Beijing—**NIO-House** will be located in Chang'an Mills





## C-REITs Strategic Placement Investment

### Warehousing & Logistics



GLP



Yantian Port

### Highway



Hu Hang Yong

### Industrial Park



Merchant Shekou



Zhangjiang Park



Suzhou Industrial Park

- Participated in **6** of the first batch of Public Offering REITs strategic placement in Mainland China
- Achieved **full coverage** of industrial parks, warehousing and logistics and other property rights REITs
- Establish a first-mover position in the initial stage of the Public Offering REITs market
- Achieved strategic synergy, sharing abundant resources

## Private equity investment fund

- The Company's equity investment business adheres to the concept of 'keep straight and be innovative, incubating with ecology'.
- The private equity investment business mainly focuses on industrial investment in areas such as **smart travel, intelligent manufacturing** and **new materials**.
- On one hand, equity investment business can generate **investment income** for the Company, and on the other hand, it can also provide an ecological platform to promote **repeated operation and innovation** and incubation in core business industry.

### ➤ Key projects

#### Leading Ideal (Stock Code:LI)



“LEADING IDEAL” was officially listed on the **HKEX** on 12 August 2021, Realize dual listing on US and Hong Kong stock market

#### Horizon Robotics



Horizon Robotics is a pioneer in smart mobility of AI computing in China. It has completed C7 round financing of **USD1.5 billion** in the first half of 2021

#### Haomo. Ai



A leading supplier of self-driving software solution in China. It has Completed hundreds of millions of RMB pre-A round of financing in the first half of the year



04

**Future Prospects**

## 1 Parking business

- Adheres to the principle of “good location, large-scale, and long-term rights” in obtaining parking assets. Forms a scale and grid layout in core area of China and establishes leading position in the number of parking spaces under management.
- Establishes the standardized operation system of “Yi Parking”. The operational efficiency and revenue level of the Company’s parking assets become the benchmark of China's parking industry.
- Increases research and development investment. The “SONIC” system will be constructed as the top tier intelligent system of static transportation integrated service in China.

## 2 Infrastructure and Real Estate Fund Management business

- Based on the urban renewal real estate projects in first-tier cities, forming a multi-product line of projects through the fund's closed-loop investment operation.
- Adapts to the policy opportunity of the REITs pilot programs, creating a closed loop of investment in the field of infrastructure , seizing the first-mover advantage and becoming the new benchmark of the industry.
- Focuses on investing in “Big Travel” technology companies centered on our main industry, maximizing financial and strategic returns through low-frequency, high-volume and precise investments.

Thank you for your support to Shoucheng Holdings

