



I. FY2023 Interim Results – Strong Development Pipeline and Sustainable Growth of Recurring Businesses

On 28 November 2022, Far East Consortium International Limited (“FEC” or “the Group”) was pleased to announce its unaudited consolidated results for the six months ended 30 September 2022 (“1H FY2023”).

Against and despite the difficult backdrop of rising inflation, higher cost of debt and strength of the USD, the Group’s diversification and vigilance have again played a key role in navigating through 1H FY2023 successfully. The Group recorded revenue of HK\$3.0 billion, a slight decrease of 3.0% as compared with that of the six months ended 30 September 2021 (“1H FY2022”) stems from the reason of less completion and settlement of property development compared with the same period last year. Having said that, adjusting for the attributable revenue for The Star Residences (Tower 1) for approximately AUD91 million (equivalents to approximately HK\$500 million), which was accounted as a share of results of joint ventures, adjusted revenue, a non-GAAP financial measure, was up 13.0% to approximately HK\$3.5 billion.

Despite the lower recognition of revenue from property development, the overall schedule of our projects remains intact. Three property developments expected to start handover in the second half of financial year ended 31 March 2023 (“2H FY2023”), namely West Side Place (Towers 3 and 4) in Melbourne, Hornsey Town Hall in London and New Cross Central in Manchester, providing a predictable and significant cash flow to the Group. The revenue of the Group’s hotel business increased by 36.2% year-on-year to approximately HK\$897 million, largely due to the increased steady demand for hotel rooms thanks to the recent progressively lifted travelling restrictions. A new aparthotel brand, namely “Dao by Dorsett” was launched with the opening of Dao by Dorsett West London in June 2022. Additionally, the Group rebranded the Oakwood Premier AMTD Singapore to Dao by Dorsett AMTD Singapore. With relaxed travel restrictions and lockdown, the revenue from the Group’s car park and gaming businesses increased by 17.9% and 70.5%, respectively. In an effort to attract more guests and to complement the existing offline gaming experience, the Group has obtained an online gaming license in Malta in November 2022.

Net profit attributable to shareholders decreased by 46.7% to HK\$571 million in 1H FY2023. Adjusted cash profit^(vi), a non-GAAP financial measure, was up 7.3% to HK\$897 million compared to 1H FY2022.

Interim dividend for 1H FY2023 was maintained at HK4.0 cents per share (1H FY2022: HK4.0 cents per share) after the issuance of bonus shares in September 2022. Earnings per share in 1H FY2023 decreased by 47.4% to HK21.4 cents.

Notes:

- (i) Includes hotel revaluation surplus.
- (ii) Accounted the 1:10 Bonus Shares issued by the Company in September 2022.
- (iii) As compared with 31.3.2022.
- (iv) As compared to 31.3.2022, which only accounts for cumulative attributable presales.
- (v) Adjusted cash profit is calculated by adjusting for fair value changes in investment properties (after tax), change in fair value of financial assets at fair value through profit or loss, loss on disposal of debt instruments at fair value through other comprehensive income (“FVTOCI”), change in fair value of derivative financial instruments, (reversal of) impairment loss under expected credit loss (“ECL”) model recognised on trade debtors, impairment loss under ECL model recognised on debt instruments at FVTOCI, and depreciation and impairment charges to net profit attributable to shareholders.



New Cross Central, Manchester



Dao by Dorsett AMTD Singapore

Stock Information

Stock price (HK\$, as at 22/02/2023)	1.98
52-week range (HK\$)	1.68-2.40
Market capitalisation (HK\$ bn)	5.36

1H FY2023 Interim Result Highlights

Earnings per share (HK cents)	21.4 (-47.4% YoY)
Dividend per share (HK cents)	4.0 (0.0% YoY)
NAV per share ⁽ⁱ⁾ (HK\$)	11.53 ⁽ⁱⁱⁱ⁾ (-16.5% ⁽ⁱⁱⁱ⁾)
Adjusted net gearing ratio	67.8% (+9.9 ppts ⁽ⁱⁱⁱ⁾)
Total cumulative presales and unbooked contracted sales (HK\$ mn)	17,974 (+7.4% ^(iv))

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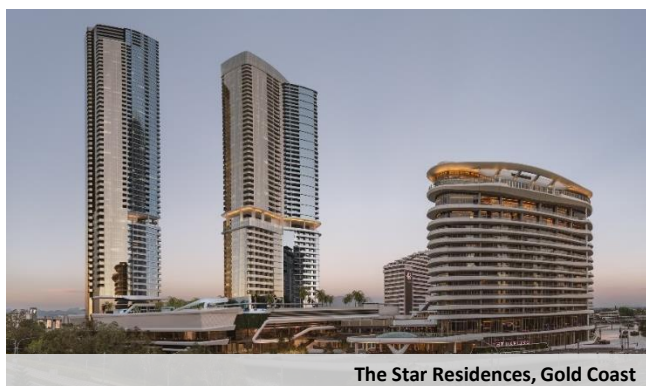


II. The Company's Issuance of Bonus Share

To celebrate the Group's 50th Listing Anniversary, the Company has issued bonus shares in September 2022, on the basis of one bonus share for every ten existing ordinary shares held by the Shareholders whose names appear on the Company's Register of Members on 14 September 2022.

III. Strong Settlement on The Star Residences (Tower 1) in Gold Coast

The Star Residences (Tower 1) is a mixed-use development project in a joint venture with The Star and Chow Tai Fook Group. It is located in the heart of the Gold Coast's world-class integrated resorts on Broadbeach Island and features a 313-room Dorsett hotel and 422 residential apartments with a total saleable floor area of approximately 300,000 sq. ft.. The Dorsett hotel was officially opened in December 2021 and the residential component has been completed in May 2022 and commenced the handover process smoothly. Attributable revenue for approximately AUD91 million (equivalents to approximately HK\$500 million), which was accounted as a share of results of joint ventures in 1H FY2023.



The Star Residences, Gold Coast

IV. Handover of Hornsey Town Hall Development in London begins

In November 2022, the Group started the handover process of Hornsey Town Hall, a mixed-use redevelopment project located in North London. This includes the conversion of the existing town hall into a hotel/serviced apartment tower with communal areas and a residential component with 135 private residential apartments. The development also involves approximately 37,500 sq. ft. commercial components. Together with an aparthotel – Dao by Dorsett Hornsey opening in FY2024.



Hornsey Town Hall, London

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V. Acquired the Development Right of a site at Sai Ying Pun, Hong Kong

The Group acquired the development right, through a tender conducted by Urban Renewal Authority in September 2022, for a land that covers a site area of about 1,077.3 sq. m. at Sai Ying Pun, Hong Kong. The Group intends to develop primarily residential apartments with a few retail outlets. The development is currently under planning, with overall plans and timetable under review.

VI. Launch of Victoria Riverside (Tower A) and Collyhurst Village Development in Manchester

The Group launched the Victoria Riverside (Tower A) in September 2022. It is located within the Victoria North masterplan area in close proximity to major transport links. It features 293 residential units with a total saleable floor area of approximately 226,000 sq. ft. and a total expected GDV of approximately HK\$899 million. The development is expected to be completed in FY2025.

Development of Collyhurst Village is launched in November 2022, and expected to be completed in phases between FY2024 and FY2026. The development comprises 144 private residential units with a total saleable area of approximately 151,000 sq. ft. and a total expected GDV of approximately HK\$350 million. It also includes 130 affordable housing units with total saleable floor area of approximately 104,000 sq. ft. and an expected gross GDV of approximately HK\$306 million.



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VII. Disposal of Vauxhall Square Development in London and realised a gain of approximately GBP10.9 million

In September 2022, the Group received a notice from a subsidiary of R&F Properties (HK) Company Limited to exercise the option to repurchase the entire issued share capital of R&F Properties VS (UK) Co., Ltd. which holds a development site at Vauxhall Square, London. The Group recorded a gain of approximately GBP10.9 million in on the transaction and booked most of the gain on an accrual basis amounting to approximately HK\$101 million in 1H FY2023. The transaction was completed on 5 October 2022.

VIII. BC Invest Issued 2 Residential Mortgage-backed Securities (RMBS) Bond



BC Invest successfully issued two residential mortgage-backed security ("RMBS") bonds that raised AUD824 million in aggregate. The first AUD416 million Australian dollar-denominated Ruby Bond Trust 2022-1 and the second AUD508 million Australian dollar-denominated Crimson Bond Trust 2022-1 were issued in Apr 2022 and Aug 2022, respectively. The RMBSs were backed primarily by first mortgage loans to both Australian residents and non-residents borrowers, including SMSF prime borrowers, secured by mortgages over Australian residential properties.

Mr Chris HOONG, Chairman of BC Invest and Managing Director of FEC, said, "Once again, we are delighted to see BC Invest successfully tapping the RMBS market, to continue on its strong growth trajectory. Despite volatile market conditions, existing and new investors showed strong interest to participate. We believe that the solid fundamentals of the Australian RMBS market are being increasingly recognized by investors globally and this bodes well for the future. Having originated more than A\$2.5 billion in new loans in the last 12 months and now raised A\$2.4 billion from RMBS issuances in the last 2 years, the RMBS market is an integral part of our financing strategy."

Mr David Hinde, Chief Executive Officer of BC Invest, said "this latest RMBS offer further demonstrates the success of our Australian domestic origination strategy and our preparedness to maintain our regular RMBS issuance program despite unfavourable market conditions, this being particularly important for our investors and the financial institutions that support us.

IX. Three Honours from Corporate Governance Asia's 12th Asian Excellence Award 2022

FEC is honoured to be awarded three awards at the "12th Asian Excellence Award 2022" hosted by Corporate Governance Asia. Mr. David Chiu, Chairman and Chief Executive Officer of FEC was awarded the "Asia's Best CEO" award, while Mr. Boswell Cheung, Chief Financial Officer and Company Secretary of FEC was awarded the "Asia's Best CFO" award. The Group also won the "Best Investor Relations Company" award. These awards are fitting testament to the Group's accountability and responsibility towards investors and clear recognition of FEC's excellent performance by the investment community.

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X. Awards

2022-2023 Awards	Organisation
iNOVA Awards 2022 <ul style="list-style-type: none"> Corporate Websites: Corporate Image – Gold Online Annual Reports: Real Estate – Silver Investor/Shareholder Relations – Bronze 	Mercomm, Inc.
FinanceAsia’s Best Companies Poll 2022 <ul style="list-style-type: none"> Asia’s Best Small-cap Company in Hong Kong Best CEO in Hong Kong – Mr. David Chiu, Chairman and Chief Executive Officer 	FinanceAsia
Questar Awards 2022 <ul style="list-style-type: none"> Interactive Annual Report: Overall Presentation – Asia/Pacific Gold Interactive Annual Report: Corporate Social Responsibility Report Bronze Corporate Video Story Telling – Silver Corporate Video Campaign – Bronze Corporations: Sustainability/Corporate Responsibility - Bronze 	Mercomm, Inc.
Hong Kong Investor Relations Association 8th IR Awards <ul style="list-style-type: none"> Best IR Company Best Investor Meeting Best Annual Report 	HKIRA
The International ARC Awards 2022 <ul style="list-style-type: none"> Traditional Annual Report of Various & Multi-Use “Property Development”: Bronze Prize 	Mercomm, Inc.
12th Asian Excellence Award 2022 <ul style="list-style-type: none"> Asia’s Best CEO – Mr. David Chiu, Chairman and Chief Executive Officer Asia’s Best CFO – Mr. Boswell Cheung, Chief Financial Officer and Company Secretary Best Investor Relations Company 	Corporate Governance Asia
IR Magazine Awards - Greater China 2022 <ul style="list-style-type: none"> Best Use of Multimedia for IR (small to mid-cap) 	IR Magazine
Environmental Social & Governance Awards 2022-2023 <ul style="list-style-type: none"> Gold ESG Corporate Governance Award 	Pacific Basin Economic Council
Mercury Excellence Awards 2022-2023 <ul style="list-style-type: none"> Annual Reports Interior Design Category [Traditional Format / Asia Pacific] - Bronze Special Events [Anniversary]: Deeply Rooted, Far Ahead - 50th Anniversary of FEC's Listing - Bronze 	Mercomm, Inc.

XI. Recent Investor Relations Activities

Date	Organiser	Activities	Venue
25-26 Jan 2022	DBS	NDR	Hong Kong (Virtual Conference)
21-22 Jun 2022	HSBC	6 th Annual Asia Credit Conference	Hong Kong (Virtual Conference)
29-30 Jun 2022	DBS	Post-results NDR	Hong Kong/Singapore (Virtual Conference)
4 Jul 2022	DBS	Post-results NDR	Hong Kong (Virtual Conference)
4-5 Jul 2022	AMTD	Post-results NDR	Hong Kong/Singapore (Virtual Conference)
5 Jul 2022	Barclays	Post-results NDR	Hong Kong/Singapore (Virtual Conference)
6-7 Jul 2022	OCBC	Post-results NDR	Hong Kong (Virtual Conference)
7 Jul 2022	Credit Suisse	Post-results NDR	Hong Kong /Singapore/Malaysia (Virtual Conference)
8 Jul 2022	DBS	Post-results NDR	Singapore
8 Jul 2022	UBS	Post-results NDR	Hong Kong/Singapore (Virtual Conference)
11 Jul 2022	Credit Suisse	Post-results NDR	UK/Germany (Virtual Conference)
12 Jul 2022	DBS	Post-results NDR	UK
5 Aug 2022	Daiwa	Post-results NDR	United States (Virtual Conference)
11 Aug 2022	UBS	Post-results NDR	Hong Kong (Virtual Conference)
29-30 Nov 2022	DBS	Post-results NDR	Hong Kong
1-2 Dec 2022	Barclays	Post-results NDR	Hong Kong (Virtual Conference)
5-6 Dec 2022	Credit Suisse	Post-results NDR	Hong Kong (Virtual Conference)

About Far East Consortium International Limited

Far East Consortium International Limited has been listed on the Hong Kong Stock Exchange since 1972 (Stock code: 35.HK). The Group is mainly engaged in property development and investment, hotel operations and management, car park operations and facilities management, securities and financial product investment and gaming operations. The Group adopts the diversified regional strategy and the “Asian Wallet” strategy with business covering Hong Kong, Mainland China, Australia, New Zealand, Malaysia, Singapore, the United Kingdom and other European countries.

The preliminary figures disclosed above are subject to change and may differ from those appearing in audited and unaudited financial statements of FEC to be published on yearly and half-yearly basis. As such they are strictly for information only and not for any other purpose. Investors are advised not to place any reliance on the information disclosed herein but to exercise due caution when dealing in the securities of the Company. Any investor who is in doubt is advised to seek advice from professional advisor.