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THE HONGKONG AND SHANGHAI HOTELS, LIMITED
香港上海大酒店有限公司
(Incorporated in Hong Kong with limited liability)
(Stock Code: 00045)

Unaudited Operating Statistics – First Quarter of 2021

The appended unaudited operating statistics and press release contain the first quarter operating information of The Hongkong and Shanghai Hotels, Limited (the “Company”). This announcement is made pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and Part XIVA of the Securities and Futures Ordinance (Cap. 571, Laws of Hong Kong). The same information is dispatched to shareholders and members of the press at the Annual General Meeting of the Company held on 21 May 2021.

Shareholders and potential investors of the Company are reminded that the operating information has not been reviewed or audited by the Company’s independent auditor. Shareholders and potential investors of the Company should therefore exercise caution when dealing in the securities of the Company.

For and on behalf of the Board
The Hongkong and Shanghai Hotels, Limited
Christobelle Liao
Company Secretary

Hong Kong, 21 May 2021

As at the date of this announcement, the Board of Directors of the Company comprises the following Directors:

Non-Executive Chairman

The Hon. Sir Michael Kadoorie

Non-Executive Deputy Chairman

Andrew Clifford Winawer Brandler

Executive Directors

Managing Director and Chief Executive Officer

Clement King Man Kwok

Chief Operating Officer

Peter Camille Borer

Chief Financial Officer

Christopher Shih Ming Ip

Non-Executive Directors

William Elkin Mocatta

John Andrew Harry Leigh

Nicholas Timothy James Colfer

James Lindsay Lewis

Philip Lawrence Kadoorie

Independent Non-Executive Directors

Dr the Hon. Sir David Kwok Po Li

Patrick Blackwell Paul

Pierre Roger Boppe

Dr William Kwok Lun Fung

Dr Rosanna Yick Ming Wong

Dr Kim Lesley Winser

Ada Koon Hang Tse



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香港上海大酒店有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 00045)

Unaudited Operating Statistics – First Quarter of 2021

The unaudited quarterly operating statistics of The Hongkong and Shanghai Hotels, Limited (the “Company”) for 2021 and 2020 are as follows:

THE PENINSULA HOTELS

| RevPAR (HK\$) * | 2021 | | | | 2020 | | | |
|-----------------|-------|----|----|----|-------|-----|-------|-------|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| Hong Kong | 791 | | | | 616 | 352 | 760 | 1,173 |
| Other Asia | 506 | | | | 1,038 | 516 | 1,048 | 1,152 |
| USA and Europe | 1,066 | | | | 2,944 | 975 | 1,213 | 964 |

| Average Room Rate (HK\$) | 2021 | | | | 2020 | | | |
|--------------------------|-------|----|----|----|-------|-------|-------|-------|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| Hong Kong | 2,642 | | | | 4,395 | 2,804 | 2,929 | 2,975 |
| Other Asia | 2,549 | | | | 2,887 | 2,456 | 2,737 | 3,103 |
| USA and Europe | 4,784 | | | | 5,711 | 4,930 | 5,047 | 5,019 |

| Occupancy Rate (%) * | Number of Rooms (as at 31 Mar 2021) | 2021 | | | | 2020 | | | |
|----------------------|----------------------------------------|------|----|----|----|------|----|----|----|
| | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| Hong Kong | 300 | 30 | | | | 14 | 13 | 26 | 39 |
| Other Asia | 1,500 | 20 | | | | 36 | 21 | 38 | 37 |
| USA and Europe | 969 | 22 | | | | 52 | 20 | 24 | 19 |

* From mid/end of March 2020, six of the Peninsula hotels in New York, Chicago (reopened in July 2020), Paris (reopened in March 2021), Tokyo (reopened in June 2020), Bangkok (reopened in November 2020) and Manila (reopened in November 2020) were temporarily closed due to public health concerns, government advisories, travel bans and community lockdowns as a result of the COVID-19 coronavirus. RevPAR and occupancy rates of these hotels have been adjusted to reflect the reduction in room inventory during the closure periods.

LEASING

| Average Monthly Yield per available square foot (HK\$) | 2021 | | | | 2020 | | | |
|--------------------------------------------------------|------|----|----|----|------|-----|-----|-----|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| Residential | 40 | | | | 48 | 47 | 44 | 41 |
| Shopping Arcades | 125 | | | | 132 | 136 | 139 | 135 |
| Office | 66 | | | | 64 | 66 | 65 | 66 |

| Occupancy Rate (%) | 2021 | | | | 2020 | | | |
|--------------------|------|----|----|----|------|----|----|----|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| Residential | 81 | | | | 94 | 92 | 87 | 83 |
| Shopping Arcades | 89 | | | | 83 | 82 | 82 | 90 |
| Office | 98 | | | | 95 | 95 | 95 | 98 |

Note for All Operations:

- All amounts are expressed in HK\$

Notes for The Peninsula Hotels:

- Number of rooms is the total number of guestrooms in a hotel, whether available for sale or not. Rooms available for sale is the total room inventory less rooms unavailable for an extended period of time and / or permanent house use rooms
- RevPAR is the total rooms revenue / rooms available for sale
- Average Room Rate is the total rooms revenue / number of rooms sold
- Occupancy Rate is the number of rooms sold / rooms available for sale
- RevPAR, average room rates and occupancy rates are weighted averages for the hotels in each grouping
- The Peninsula Hotels are located in:

| | |
|-----------------|----------------------------------------------|
| Hong Kong: | Hong Kong |
| Other Asia: | Shanghai, Beijing, Tokyo, Bangkok and Manila |
| USA and Europe: | New York, Chicago, Beverly Hills and Paris |

Notes for Leasing:

- Average Monthly Yield per available square foot is the total rental income / area available for lease
- Occupancy Rate is the area leased / area available for lease
- Average monthly yield per available square foot and occupancy rates are weighted averages based on the area available in each grouping
- The Group's most significant shopping arcades are located in The Peninsula Hotels in Hong Kong, Shanghai, Beijing, New York, as well as The Repulse Bay Complex and The Peak Tower
- The operating statistics do not include information for operations whose results are not material in the Group context: The Landmark, Vietnam; The Peninsula Residences, Shanghai; and 21 avenue Kléber, Paris



THE HONGKONG AND SHANGHAI HOTELS, LIMITED
香港上海大酒店有限公司

To: All Finance/Business/Real Estate/Travel Editors

FOR IMMEDIATE RELEASE

21 MAY, 2021

**HSH ANNOUNCES FIRST QUARTER 2021 UNAUDITED OPERATING
STATISTICS**

Hong Kong, 21 May 2021 At its Annual General Meeting held today, The Hongkong and Shanghai Hotels, Limited (HSH) disclosed its unaudited first quarter operating statistics for 2021.

Commenting on the year-to-date results, HSH Deputy Chairman Andrew Brandler said, “In the first quarter of 2021, the hospitality industry continued to be impacted by the effects of the COVID-19 coronavirus pandemic. This is reflected in the group’s first quarter results. Our hotels division reported a mild recovery in some markets, particularly the Chinese mainland, and we saw business picking up in some of our US properties as restrictions began to be relaxed and vaccinations gathered pace.

“Unfortunately, our home market of Hong Kong remained weak due to ongoing border closures and stringent government restrictions in the first quarter. On the commercial property side, rents continued to come under pressure in the luxury retail market. We are renovating The Peninsula Hong Kong retail arcade and more lifestyle options will be available from late May 2021 in order to attract the local market. Office leasing has been stable but the outlook for residential leasing is uncertain.

“The group came into this crisis with low gearing and considerable liquidity. We are minimising cash spend and implementing cost saving measures as much as possible. Our main priority is to save jobs and maintain our staff’s livelihoods while this pandemic continues, and we are actively encouraging our staff to take vaccinations for their own protection as well as helping business get back to normal. We believe our financial resources are currently sufficient to meet the group’s funding requirements for an extended period. In light of the current situation and ongoing government restrictions, unless there are any significant changes in the near future, the negative impact trend is expected to continue.”

The Peninsula Hotels

The hotels division continued to be severely impacted by the effects of the COVID-19 pandemic, with government restrictions and economic shutdowns in the key markets where we operate. Our hotels in the Chinese mainland performed well in the first quarter, particularly in Shanghai. Hong Kong, Tokyo, Manila and Bangkok suffered challenging markets due to ongoing travel restrictions and the resurgence of positive cases in some cities. The Peninsula Paris reopened its rooms business on 1 March 2021 but the situation in Paris remains severe. In Chicago and Beverly Hills, domestic business began to resume and we reported a satisfactory performance at Quail Lodge & Golf Club. The Peninsula New York remains closed and is expected to reopen in June.

Commercial Properties

Residential Leasing: Occupancy at The Repulse Bay Complex suffered from a weak local leasing environment, decreasing 13% compared with the same period last year. Rents in the luxury sector in Hong Kong remained under pressure and the outlook is uncertain for the rest of the year.

Shopping Arcades: The shopping arcades in The Peninsula Hotels, The Peak Tower and The Repulse Bay have been negatively impacted by the difficult environment and yield declined year-on-year. We are renovating the retail arcade at The Peninsula Hong Kong and a new Peninsula Boutique and Café will open in that arcade later in May 2021.

Offices: Yield from the group’s office leasing has remained stable over the same period last year with occupancy slightly improving at 98%.

Outlook and Developments

We believe the hotels division will continue to face challenges over the summer months and for the rest of the year. We are cautiously optimistic for the Chinese mainland and the US markets, however, other countries and regions remain severely impacted and any recovery may take some time to be reflected in our operating results.

As a company with a long-term focus, our priority is to maintain a strong financial position for the group in order to fund our significant capital commitments for The Peninsula London and The Peninsula Istanbul hotel projects, as well as the Peak Tram upgrade project which is expected to launch later in 2021. Due to the unfortunate situation in Myanmar, we have agreed with our partners to temporarily suspend construction at The Peninsula Yangon for 12 months. We will continue to monitor the situation in Myanmar and sincerely hope to resume our project as soon as the situation stabilises. Our commitment to the long-term development of the group and in particular The Peninsula brand remains unchanged.”

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About The Hongkong and Shanghai Hotels, Limited (HSH)

Incorporated in 1866 and listed on the Hong Kong Stock Exchange (00045), The Hongkong and Shanghai Hotels, Limited is the holding company of a group which is engaged in the ownership, development, and management of prestigious hotels and commercial and residential properties in key locations in Asia, the United States and Europe, as well as the provision of tourism and leisure, club management and other services. The Peninsula Hotels portfolio comprises The Peninsula Hong Kong, The Peninsula Shanghai, The Peninsula Beijing, The Peninsula Tokyo, The Peninsula Bangkok, The Peninsula Manila, The Peninsula New York, The Peninsula Chicago, The Peninsula Beverly Hills, and The Peninsula Paris. Projects under development include The Peninsula London, The Peninsula Istanbul, and The Peninsula Yangon. The property portfolio of the group includes The Repulse Bay Complex, The Peak Tower and St. John’s Building in Hong Kong; The Landmark in Ho Chi Minh City, Vietnam; and 21 avenue Kléber in Paris, France. The clubs and services portfolio of the group includes The Peak Tram in Hong Kong; Quail Lodge & Golf Club in Carmel, California; Peninsula Clubs and Consultancy Services, Peninsula Merchandising, and Tai Pan Laundry in Hong Kong.

For further information on this release, please contact:
The Hongkong and Shanghai Hotels, Limited

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