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## Chuang's Consortium International Limited

(莊士機構國際有限公司)

*(Incorporated in Bermuda with limited liability)*

(Stock Code: 367)

### ESTIMATED FINAL RESULTS FOR THE YEAR ENDED 31 MARCH 2022

This announcement is made by the Company pursuant to Rule 13.09(2)(a) of the Listing Rules and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The Board wishes to inform shareholders of the Company and potential investors that the Group expects to record a loss attributable to equity holders of the Company in the range of approximately HK\$460 million to HK\$540 million for the year ended 31 March 2022, as compared to a profit of approximately HK\$37 million for the last corresponding year, principally due to the effect of the unrealized fair value accounting loss for the Bond Investment held by the Group.

**Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.**

This announcement is made by Chuang's Consortium International Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Based on an analysis of the unaudited financial information of the Group for the year ended 31 March 2022 currently available, the Group expects to record an increase in net gains attributable to (i) the completion of the disposals of the property projects in Panyu, the People's Republic of China and Vietnam as disclosed in the interim report of the Company for the six months ended 30 September 2021, and a hotel in Hong Kong as disclosed in the circular of the Company dated 21 January 2022; and (ii) the recognition of a fair value gain

of investment properties of the Group for the year as opposed to a fair value loss for the last corresponding year. However, such increase in net gains is expected to be offsetted by (i) the decrease in recognition of revenue and profit for the sales of The Esplanade in Tuen Mun, Hong Kong during the year as the majority of the completed units were handed-over to the end-buyers in the last corresponding year; and (ii) the effect of the net loss recorded for the bond investment of the Group (the “**Bond Investment**”) as disclosed in the announcement (the “**Announcement**”) of the Company dated 4 April 2022.

After taking into account the above factors, the Group expects to record a loss attributable to equity holders of the Company in the range of approximately HK\$460 million to HK\$540 million for the year ended 31 March 2022, as compared to a profit of approximately HK\$37 million for the last corresponding year, principally due to the effect of the net loss recorded for the Bond Investment as mentioned above with the amount of about HK\$1,361 million (after deducting non-controlling interests). Further information on the expected performance of the Bond Investment is set out in the Announcement. Shareholders of the Company and potential investors should, however, note that the net loss recorded for the Bond Investment is mainly arising from the unrealized fair value loss on Bond Investment as a result of mark to market prices of the Bond Investment as at 31 March 2022, and such unrealized fair value loss is an accounting loss with no immediate cash flow impact to the Group. Despite the Group is expected to record a loss for the year ended 31 March 2022, the business operation and the financial position of the Group remain healthy and sound.

The Company is in the process of preparing the final results of the Group for the year ended 31 March 2022. The information contained in this announcement is only based on the preliminary assessment by the board of the Company (the “**Board**”) according to the unaudited consolidated management accounts of the Group for the year ended 31 March 2022 currently available which have not been finalized as at the date of this announcement and have not been reviewed by the Company’s auditor. Further details of the financial information of the Group will be disclosed in the final results announcement and the annual report of the Company to be published in accordance with the Listing Rules.

**Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.**

By order of the Board of  
**Chuang’s Consortium International Limited**  
**Albert Chuang Ka Pun**  
*Chairman and Managing Director*

Hong Kong, 6 May 2022

*As at the date of this announcement, Mr. Albert Chuang Ka Pun, Mr. Richard Hung Ting Ho, Mr. Edwin Chuang Ka Fung, Miss Ann Li Mee Sum, Mrs. Candy Kotewall Chuang Ka Wai, Mr. Geoffrey Chuang Ka Kam and Mr. Chan Chun Man are the Executive Directors of the Company, and Mr. Abraham Shek Lai Him, Mr. Fong Shing Kwong, Mr. Yau Chi Ming, Mr. David Chu Yu Lin and Mr. Tony Tse Wai Chuen are the Independent Non-Executive Directors of the Company.*