

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



MULTIFIELD INTERNATIONAL HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 898)

ANNUAL RESULTS FOR THE YEAR ENDED 31 DECEMBER 2024

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

Year ended 31 December 2024

	Notes	2024 HK\$'000	2023 HK\$'000
REVENUE	5	285,848	283,671
Cost of services provided		<u>(47,706)</u>	<u>(48,214)</u>
Gross profit		238,142	235,457
Other income and gains	5	21,463	33,639
Fair value changes on financial assets at fair value through profit or loss, net		176,705	43,031
Fair value changes on investment properties, net		(1,089)	141,400
Operating and administrative expenses		(42,517)	(41,124)
Finance costs	7	(75,971)	(79,983)
Share of results of investments accounted for using the equity method		<u>(219)</u>	<u>(217)</u>
PROFIT BEFORE TAX	6	316,514	332,203
Income tax expense	8	<u>(32,591)</u>	<u>(83,296)</u>
PROFIT FOR THE YEAR		<u>283,923</u>	<u>248,907</u>
PROFIT FOR THE YEAR ATTRIBUTABLE TO:			
Owners of the Company		235,177	179,229
Non-controlling interests		<u>48,746</u>	<u>69,678</u>
		<u>283,923</u>	<u>248,907</u>
EARNINGS PER SHARE			
Basic and diluted	10	<u>HK28.13 cents</u>	<u>HK21.44 cents</u>

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

Year ended 31 December 2024

	2024 <i>HK\$'000</i>	2023 <i>HK\$'000</i>
PROFIT FOR THE YEAR	283,923	248,907
OTHER COMPREHENSIVE LOSS		
<i>Other comprehensive loss that may be reclassified to profit or loss in subsequent periods:</i>		
Exchange differences on translation of foreign operations	<u>(194,344)</u>	<u>(5,901)</u>
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	<u>89,579</u>	<u>243,006</u>
TOTAL COMPREHENSIVE INCOME FOR THE YEAR ATTRIBUTABLE TO:		
Owners of the Company	85,167	167,761
Non-controlling interests	<u>4,412</u>	<u>75,245</u>
	<u>89,579</u>	<u>243,006</u>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

31 December 2024

	<i>Notes</i>	2024 HK\$'000	2023 HK\$'000
NON-CURRENT ASSETS			
Property, plant and equipment		249,764	253,825
Investment properties	<i>11</i>	10,902,981	11,141,489
Right-of-use assets		843	331
Club debenture		330	330
Investments accounted for using the equity method		42	51
		<hr/>	<hr/>
Total non-current assets		11,153,960	11,396,026
		<hr/>	<hr/>
CURRENT ASSETS			
Amounts due from investments accounted for using the equity method		27,649	11,794
Properties held for sale		281,851	281,851
Properties under development		294,121	—
Trade receivables	<i>12</i>	5,572	3,537
Prepayments, deposits and other receivables		221,542	241,635
Financial assets at fair value through profit or loss		1,004,358	821,422
Cash and cash equivalents		388,261	452,539
		<hr/>	<hr/>
Total current assets		2,223,354	1,812,778
		<hr/>	<hr/>
CURRENT LIABILITIES			
Trade payables	<i>13</i>	2,170	1,751
Other payables and accruals		248,741	238,345
Lease liabilities		309	—
Interest-bearing bank borrowings		248,594	877,449
Tax payable		40,061	57,461
		<hr/>	<hr/>
Total current liabilities		539,875	1,175,006
		<hr/>	<hr/>
NET CURRENT ASSETS		1,683,479	637,772
		<hr/>	<hr/>
TOTAL ASSETS LESS CURRENT LIABILITIES		12,837,439	12,033,798
		<hr/>	<hr/>

	2024 <i>HK\$'000</i>	2023 <i>HK\$'000</i>
NON-CURRENT LIABILITIES		
Interest-bearing bank borrowings	1,392,500	660,000
Amount due to a director	97,357	50,177
Lease liabilities	225	–
Deferred tax liabilities	1,389,541	1,420,001
	<u>2,879,623</u>	<u>2,130,178</u>
Total non-current liabilities		
	<u>2,879,623</u>	<u>2,130,178</u>
Net assets	<u>9,957,816</u>	<u>9,903,620</u>
EQUITY		
Equity attributable to owners of the Company		
Issued capital	41,804	41,804
Reserves	8,068,156	8,016,431
	<u>8,109,960</u>	<u>8,058,235</u>
Non-controlling interests	1,847,856	1,845,385
	<u>1,847,856</u>	<u>1,845,385</u>
Total equity	<u>9,957,816</u>	<u>9,903,620</u>

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

1. GENERAL INFORMATION

Multifield International Holdings Limited (the “Company”) is a limited liability company incorporated in Bermuda. The registered office of the Company is situated at Victoria Place, 5th Floor, 31 Victoria Street, Hamilton HM 10, Bermuda and the principal place of business of the Company is located at Units 22-28, 25/F., Tower A, Southmark, 11 Yip Hing Street, Wong Chuk Hang, Hong Kong. The shares of the Company are listed on Main Board of The Stock Exchange of Hong Kong Limited (the “Hong Kong Stock Exchange”).

During the year, the Company and its subsidiaries (collectively referred to as the “Group”) were involved in the following principal activities:

- property investment;
- provision of serviced apartment and property management services; and
- trading of securities and investment holding.

These consolidated financial statements are presented in Hong Kong dollars (“HK\$”) and all values are rounded to the nearest thousand (HK\$’000) except when otherwise indicated. The consolidated financial statements for the year ended 31 December 2024 were approved for issue by the board of directors on 27 March 2025.

2. STATEMENT OF COMPLIANCE AND BASIS OF PREPARATION

(a) Statement of compliance

These consolidated financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) (which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards (“HKASs”) and Interpretations) issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and the disclosure requirements of the Hong Kong Companies Ordinance Cap. 622. These consolidated financial statements also comply with the applicable disclosure provisions of the Rules Governing the Listing of Securities on the Hong Kong Stock Exchange.

The HKICPA has issued certain amendments to HKFRSs that are first effective or available for early adoption for the current accounting period of the Group. Note 3 provides information on any changes in accounting policies resulting from initial application of these developments to the extent that they are relevant to the Group for the current accounting period reflected in these consolidated financial statements.

(b) Basis of preparation

The measurement basis used in the preparation of the consolidated financial statements is the historical cost basis except for investment properties and certain financial assets which are measured at fair value.

The preparation of consolidated financial statements in conformity with HKFRSs requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

3. ADOPTION OF NEW OR AMENDED HKFRSs AND CHANGES IN OTHER ACCOUNTING POLICIES

(i) *Changes in accounting policies*

The Group has applied the following amendments to HKFRSs issued by the HKICPA to these consolidated financial statements for the current accounting period:

- Amendments to HKAS 1, Presentation of financial statements – Classification of liabilities as current or non-current and amendments to HKAS 1, Presentation of financial statements – Non-current liabilities with covenants
- Amendments to HKFRS 16, Leases – Lease liability in a sale and leaseback
- Amendments to HKAS 7, Statement of cash flows and HKFRS 7, Financial instruments: Disclosures – Supplier finance arrangements
- Hong Kong Interpretation 5 (Revised), Presentation of financial statements – Classification by the borrower of a term loan that contains a repayment on demand clause

The adoption of new or amended HKFRSs has no material impact on the Group's results, financial position and accounting policies.

(ii) Possible impact of amendments, new standards and interpretations issued but not yet effective for the year ended 31 December 2024

Up to the date of issue of these consolidated financial statements, the HKICPA has issued a number of new or amended standards, which are not yet effective for the year ended 31 December 2024 and which have not been adopted in these consolidated financial statements. These developments include the following which may be relevant to the Group.

	Effective for accounting periods beginning on or after
Amendments to HKAS 21, The effects of changes in foreign exchange rates – Lack of exchangeability	1 January 2025
Amendments to HKFRS 9, Financial instruments and HKFRS 7, Financial instruments: Disclosures – Amendments to the classification and measurement of financial instruments	1 January 2026
Annual improvements to HKFRSs – Volume 11	1 January 2026
HKFRS 18, Presentation and disclosure in financial statements	1 January 2027
HKFRS 19, Subsidiaries without public accountability: Disclosures	1 January 2027
Amendments to HK-Int 5, Presentation of financial statements – Classification by the borrower of a term loan that contains a repayment on demand clause	1 January 2027
Amendments to HKFRS 10 and HKAS 28, Sale or contribution of assets between an investor and its associate or joint venture	To be determined

The directors of the Group are in the process of making an assessment of what the impact of these developments is expected to be in the period of initial application. So far it has concluded that the adoption of them is unlikely to have a significant impact on the consolidated financial statements.

4. OPERATING SEGMENT INFORMATION

For management purposes, the Group is organised into three (2023: three) reportable operating segments as follows:

- (a) the property investment segment mainly comprises rental income from investment properties;
- (b) the provision of serviced apartment and property management services segment; and
- (c) the trading and investments segment includes the trading of securities and investment income from securities investment and investment holding.

Management monitors the results of the Group's operating segments separately for the purpose of making decisions about resources allocation and performance assessment. Segment performance is evaluated based on reportable segment profit/loss, which is a measure of adjusted profit/loss before tax. The adjusted profit/loss before tax is measured consistently with the Group's profit/loss before tax except that unallocated corporate expenses, interest income on bank deposits, share of results of investments accounted for using the equity method, other gains and finance costs are excluded from such measurement.

Segment assets exclude other unallocated head office and corporate assets, and investments accounted for using the equity method.

Segment liabilities exclude interest-bearing bank borrowings, amount due to a director, tax payable, deferred tax liabilities and other unallocated head office and corporate liabilities are managed as these liabilities on a group basis.

There are no sales or other transactions between the operating segments during the year (2023: Nil).

Years ended 31 December 2024 and 2023

	Property investment		Provision of serviced apartment and property management services		Trading and investments		Total	
	2024	2023	2024	2023	2024	2023	2024	2023
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Segment revenue:								
Revenue from external customers	<u>193,517</u>	<u>202,192</u>	<u>31,979</u>	<u>34,500</u>	<u>60,352</u>	<u>46,979</u>	<u>285,848</u>	<u>283,671</u>
Segment results	<u>151,510</u>	<u>306,709</u>	<u>(2,564)</u>	<u>(1,724)</u>	<u>233,829</u>	<u>87,419</u>	<u>382,775</u>	<u>392,404</u>
<i>Reconciliation:</i>								
Unallocated corporate expenses							(11,534)	(13,640)
Interest income on bank deposits							13,900	16,820
Share of results of investments accounted for using the equity method							(219)	(217)
Other gains							7,563	16,819
Finance costs							<u>(75,971)</u>	<u>(79,983)</u>
Profit before tax							<u>316,514</u>	<u>332,203</u>
	Property investment		Provision of serviced apartment and property management services		Trading and investments		Total	
	2024	2023	2024	2023	2024	2023	2024	2023
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Segment assets	11,871,115	12,049,021	38,536	33,279	990,595	906,689	12,900,246	12,988,989
<i>Reconciliation:</i>								
Corporate and unallocated assets							<u>477,068</u>	<u>219,815</u>
Total assets							<u>13,377,314</u>	<u>13,208,804</u>
Segment liabilities	181,350	179,988	22,573	22,821	416	1,620	204,339	204,429
<i>Reconciliation:</i>								
Corporate and unallocated liabilities							<u>3,215,159</u>	<u>3,100,755</u>
Total liabilities							<u>3,419,498</u>	<u>3,305,184</u>

	Provision of serviced apartment and									
	Property investment		property management services		Trading and investments		Unallocated		Total	
	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Other segment information:										
Depreciation and amortisation	2,533	2,889	9	11	-	-	284	4	2,826	2,904
Fair value changes on investment properties, net	(1,089)	141,400	-	-	-	-	-	-	(1,089)	141,400
Fair value changes on financial assets at fair value through profit or loss, net	-	-	-	-	176,705	(43,031)	-	-	176,705	(43,031)
Capital expenditure*	39	551	331	1,731	-	-	1,216	-	1,586	2,282
	<u>39</u>	<u>551</u>	<u>331</u>	<u>1,731</u>	<u>-</u>	<u>-</u>	<u>1,216</u>	<u>-</u>	<u>1,586</u>	<u>2,282</u>

* Capital expenditure consists of additions to property, plant and equipment.

Geographical information

(a)	Hong Kong		Mainland China		Total	
	2024	2023	2024	2023	2024	2023
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Revenue from external customers	134,102	121,991	151,746	161,680	285,848	283,671
	<u>134,102</u>	<u>121,991</u>	<u>151,746</u>	<u>161,680</u>	<u>285,848</u>	<u>283,671</u>

The revenue information above is based on the locations of the customers. No single external customer accounted for 10% or more of the total revenue for the years ended 31 December 2024 and 2023.

(b)	Hong Kong		Mainland China		Malaysia		Total	
	2024	2023	2024	2023	2024	2023	2024	2023
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Non-current assets	4,086,424	4,135,492	6,935,493	7,130,994	131,671	129,159	11,153,588	11,395,645
	<u>4,086,424</u>	<u>4,135,492</u>	<u>6,935,493</u>	<u>7,130,994</u>	<u>131,671</u>	<u>129,159</u>	<u>11,153,588</u>	<u>11,395,645</u>

The non-current assets information above is based on the locations of assets and excludes club debenture and investments accounted for using equity method.

5. REVENUE, OTHER INCOME AND GAINS

	2024 HK\$'000	2023 HK\$'000
<i>Revenue from contracts with customers</i>		
Serviced apartment and property management services	31,979	34,500
<i>Revenue from other sources</i>		
Rental income from property letting under fixed lease payments	193,517	202,192
Dividend income from listed equity investments	60,036	46,824
Interest income from debt securities	316	155
	253,869	249,171
	285,848	283,671

Revenue from contracts with customers

(a) Disaggregation of revenue information

	2024 HK\$'000	2023 HK\$'000
By source of revenue:		
<i>Revenue recognised overtime</i>		
Serviced apartment and property management services	31,979	34,500
By geographical locations:		
Hong Kong	1,321	1,196
Mainland China	30,658	33,304
	31,979	34,500

(b) Performance obligations for contracts with customers

Serviced apartment and property management services income is recognised over time because the customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs. Revenue is recognised for these serviced apartment and property management services based on monthly statement issued by the Group's property management agent using output method.

Other income and gains/(losses)

	2024 HK\$'000	2023 HK\$'000
Government grants and subsidies (<i>Note</i>)	2,198	8,271
Interest income on bank deposits	13,900	16,820
Interest income from amounts due from investments accounted for using the equity method	379	—
Loss on disposal of investment properties	(219)	—
Others	5,205	8,548
	<u>21,463</u>	<u>33,639</u>

Note:

During the year ended 31 December 2024, the Group has received subsidies in form of return of income tax and various taxes of approximately HK\$2,198,000 (2023: HK\$8,271,000) as an incentive for the investments in various cities in the PRC.

There are no unfulfilled conditions or contingencies relating to grants.

6. PROFIT BEFORE TAX

The Group's profit before tax is arrived at after charging/(crediting):

	2024 HK\$'000	2023 HK\$'000
Auditor's remuneration – audit services	820	780
Cost of services provided	47,706	48,214
Depreciation of property, plant and equipment	2,663	2,895
Depreciation of right-of-use assets	163	9
Direct operating expenses (including repairs and maintenance) arising on rental-earning investment properties	23,365	21,912
Foreign exchange differences, net	(1,136)	(1,452)
	<u>28,976</u>	<u>28,289</u>
Employee benefit expense (including directors' and chief executive's remuneration):		
Salaries, wages and benefits in kind	28,976	28,289
Pension scheme contributions (defined contribution scheme) (<i>Note (i)</i>)	3,985	4,206
	<u>32,961</u>	<u>32,495</u>

Note:

- (i) At 31 December 2024, the Group had no forfeited contributions available to reduce its contributions to the pension scheme in future years (2023: Nil).

7. FINANCE COSTS

	2024 <i>HK\$'000</i>	2023 <i>HK\$'000</i>
Interest on bank loans	<u>75,971</u>	<u>79,983</u>

8. INCOME TAX EXPENSE

The provision for Hong Kong Profits Tax for 2024 is calculated at 16.5% (2023: 16.5%) of the estimated assessable profits for the year, except for one subsidiary of the Group which is a qualifying corporation under the two-tiered profits tax rates regime.

For this subsidiary, the first HK\$2 million of assessable profits are taxed at 8.25% (2023: 8.25%) and the remaining assessable profits are taxed at 16.5% (2023: 16.5%) in 2024.

Under the Law of the PRC on Enterprise Income Tax and Implementation Regulation of the Enterprise Income Tax Law, the tax rate of the PRC subsidiaries is 25% for both years.

Pursuant to the relevant PRC tax laws and regulations, a non-resident enterprise is generally subject to a 10% Enterprise Income Tax on PRC-sourced income if such non-resident enterprise does not have an establishment or place in the PRC. The Group's subsidiaries incorporated in Hong Kong and the British Virgin Islands, and engaged in the property investment in the PRC do not have an establishment or place in the PRC. As a result, those subsidiaries are subject to a 10% Enterprise Income Tax on PRC-sourced income.

	2024 <i>HK\$'000</i>	2023 <i>HK\$'000</i>
Current tax – Hong Kong		
Charge for the year	5,395	4,269
Under-provision in prior year	19	–
	<u>5,414</u>	<u>4,269</u>
Current tax – Mainland China		
Charge for the year	12,373	13,910
Current tax – Malaysia		
Charge for the year	145	20
Deferred tax	<u>14,659</u>	<u>65,097</u>
Total tax charge for the year	<u>32,591</u>	<u>83,296</u>

9. DIVIDENDS

	2024 <i>HK\$'000</i>	2023 <i>HK\$'000</i>
Interim dividend – HK2 cents per ordinary share of par value HK\$0.05 each (2023: HK2 cents per ordinary share of par value HK\$0.05 each)	16,721	16,721
Proposed final dividend – HK2 cents per ordinary share of par value HK\$0.05 each (2023: HK2 cents per ordinary share of par value HK\$0.05 each)	<u>16,721</u>	<u>16,721</u>
	<u><u>33,442</u></u>	<u><u>33,442</u></u>

Subject to shareholders' approval at the forthcoming annual general meeting of the Company to be held on 28 May 2025, dividend warrants will be posted on or about 26 June 2025 to shareholders whose names appear on the register of members of the Company on 5 June 2025.

10. EARNINGS PER SHARE

The calculation of the basic earnings per share amounts is based on the profit for the year attributable to ordinary equity holders of the Company of approximately HK\$235,177,000 (2023: HK\$179,229,000) and the weighted average number of ordinary shares of 836,074,218 (2023: 836,074,218 shares) in issue for the year.

The Group had no potentially dilutive ordinary shares in issue for the years ended 31 December 2024 and 2023.

11. INVESTMENT PROPERTIES

	2024 <i>HK\$'000</i>	2023 <i>HK\$'000</i>
Carrying amount at 1 January	11,141,489	11,022,134
Disposals	(2,590)	–
Net (loss)/gain from fair value adjustments	(1,089)	141,400
Exchange realignment	<u>(234,829)</u>	<u>(22,045)</u>
Carrying amount at 31 December	<u><u>10,902,981</u></u>	<u><u>11,141,489</u></u>

12. TRADE RECEIVABLES

	2024 HK\$'000	2023 HK\$'000
Trade receivables	5,572	3,537
Less: loss allowance	<u>—</u>	<u>—</u>
	<u>5,572</u>	<u>3,537</u>

Trade receivables mainly consist of receivables from property management services and rental receivables, the tenants are usually required to settle the rental payments on the first day of the rental period, and are required to pay rental deposits with amount ranging from two to three months' rentals in order to secure any default in their rental payments. The Group does not hold any other collateral or other credit enhancements over its trade receivables balances.

An ageing analysis of the trade receivables as at the end of the reporting period, based on the invoice dates and net of loss allowance, is as follows:

	2024 HK\$'000	2023 HK\$'000
Within 1 month	1,948	1,631
1 to 2 months	700	800
2 to 3 months	765	243
3 to 12 months	1,765	706
Over 1 year	394	157
	<u>5,572</u>	<u>3,537</u>

13. TRADE PAYABLES

An ageing analysis of the trade payables as at the end of the reporting period, based on the invoice dates, is as follows:

	2024 HK\$'000	2023 HK\$'000
Within 1 month	<u>2,170</u>	<u>1,751</u>

The trade payables are non-interest-bearing and are normally settled on 60-day terms.

14. COMPARATIVE FIGURES

Certain comparative figures have been reclassified to conform to the current year's presentation. The new classification was considered to provide a more appropriate presentation of the state of affairs of the Group.

CLOSURE OF REGISTER OF MEMBERS

The register of members of the Company will be closed during the following periods:

- (i) from Friday, 23 May 2025 to Wednesday, 28 May 2025, both days inclusive, during which period no transfer of shares will be registered. In order to be eligible to attend and vote at the forthcoming annual general meeting, all transfers accompanied by the relevant share certificates must be lodged with the Company's branch share registrar in Hong Kong, Tricor Tengis Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong not later than 4:30 p.m. on Thursday, 22 May 2025.
- (ii) from Tuesday, 3 June 2025 to Thursday, 5 June 2025, both days inclusive, during which period no transfer of shares will be registered. In order to qualify for the proposed final dividend, all transfers accompanied by the relevant share certificates must be lodged with the Company's branch share registrar in Hong Kong, Tricor Tengis Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong not later than 4:30 p.m. on Monday, 2 June 2025.

REVIEW OF OPERATIONS

PROPERTY INVESTMENT

Hong Kong

The Group's investment properties in Hong Kong mainly comprise office buildings, industrial buildings, retail shops and car parks. The Group's investment properties portfolio contributed stable rental revenue of approximately HK\$72 million in 2024 (2023: HK\$74 million).

Shanghai, China

The Group's investment property portfolio in Shanghai, China comprises three residential complexes operating under the brand name of "Windsor Renaissance", which consist of around 182 blocks of hotel-serviced villas and 126 hotel-serviced apartments in total. Windsor Renaissance is regarded as a symbol of high quality hotel-serviced villas and apartments in Shanghai, and is well recognised by consulates and management of foreign business entities. These properties in Shanghai had an average occupancy rate of approximately 80% and generated rental and management fee revenue of approximately HK\$152 million in 2024 (2023: HK\$162 million).

Zhuhai, China

Zhuhai Qianshan

The Group has a plot of 36,808 square meters commercial use land in Qianshan, Zhuhai, where a few existing residents have not yet relocated. Local government is responsible for relocation work, but the progress has been slow.

To speed up the relocation progress, the Group has proposed to local government an adjustment in planning that a portion of such commercial use land be allocated for building residential units for in situ resettlement of existing residents. However, such proposal requires coordination among a number of government departments, for example, the change of land use planning. The Group is currently waiting for comments and approval from relevant government departments.

Zhuhai Doumen

On 24 February 2021, 珠海市自然資源局 (literally translated as Zhuhai Municipal Natural Resources Bureau) issued its latest compensation notice (letter reference number (2021)52) in respect of the resumption of the 94,110.84 square meters hotel, commercial and exhibition use land located in Doumen, Zhuhai (the “Doumen Land”) which was previously owned by the Group, the amount of compensation was approximately RMB205,538,000.

The management considered that the Zhuhai Municipal Natural Resources Bureau had no legal basis to make the above compensation decision and was against legal procedures. The Zhuhai Municipal Natural Resources Bureau not only failed to specify relevant legal basis on the above compensation notice, it also once again hired valuation agency unilaterally without the Group’s consent, and submitted to such agency information which had not been confirmed by the Group as the basis for making assessment. As a result, the assessment for the Doumen Land’s value was substantially inaccurate and thus was unfair to the Group. To protect the Group’s legitimate interests, the Group has engaged lawyers to file administrative complaints against local government departments including the Zhuhai Municipal Natural Resources Bureau, and the judicial proceedings are still in progress.

As of the date of approval of these consolidated financial statements, the Group has not reached an agreement with the Zhuhai Municipal Natural Resources Bureau on the amount of compensation available to the Group in respect of the resumption of the Doumen Land. Nevertheless, no material negative impact on the daily operations and the financial position of the Group is expected.

FINANCIAL INVESTMENTS

As of 31 December 2024, the Group held approximately HK\$980 million (2023: HK\$803 million) of highly liquid equity investments consisted mainly of blue chip stocks and Exchange Traded Funds listed in Hong Kong. These equity investments were held by the Group for long-term investment purpose and earning dividend income.

The Group's equity investments recorded a net fair value gain of approximately HK\$177 million for the year (2023: HK\$43 million) when marking the investment portfolio to market valuation as of 31 December 2024 along with dividend income of approximately HK\$60 million in 2024 (2023: HK\$47 million).

The equity investments held by the Group as at 31 December 2024 were as follows:

Stock code	Company name	Principal business	Number of	Percentage of	Investment	Realised	Unrealised	Dividend	Fair value/ carrying amount as at	Percentage
			shares held	shareholding		on change in	gain/(loss)			to the
			as at	as at		fair value	fair value	income		Company's
			31 December	31 December	cost	for the	for the	for the		total asset
			2024	2024		year ended	year ended	year ended		as at
			'000	%	HK\$'000	2024	2024	2024	2024	2024
						HK\$'000	HK\$'000	HK\$'000	HK\$'000	%
2800	Tracker Fund of Hong Kong	Collective investment fund, structured as a unit trust established under Hong Kong law, provide investment results that closely correspond to the performance of the Hang Seng Index.	7,850	0.12	196,381	–	24,099	6,045	159,041	1.19
5	HSBC Holdings plc	Banking and financial services, manages its products and services through four businesses: Retail Banking and Wealth Management (RBWM), Commercial Banking (CMB), Global Banking and Markets (GB&M), and Global Private Banking (GPB)	5,743	0.03	385,760	–	73,506	36,770	435,294	3.25
2828	Hang Seng China Enterprises Index ETF	Sub-fund of the Hang Seng Investment Index Funds Series, a unit trust established as an umbrella fund under the laws of Hong Kong, which aims to match, before expenses, as closely as practicable the performance of the Hang Seng China Enterprises Index.	2,664	0.74	337,354	–	42,251	4,262	197,882	1.48

Stock code	Company name	Principal business	Number of shares held as at 31 December 2024 '000	Percentage of shareholding as at 31 December 2024 %	Investment cost HK\$'000	Realised	Unrealised	Dividend income for the year ended 2024 HK\$'000	Fair value/ carrying amount as at 31 December 2024 HK\$'000	Percentage to the Company's total asset as at 31 December 2024 %
						gain on change in fair value for the year ended 2024 HK\$'000	gain/(loss) on change in fair value for the year ended 2024 HK\$'000			
3988	Bank of China Limited	Banking and financial services, a China-based company principally engage in the provision of banking and related financial services.	29,300	0.04	101,558	–	29,007	7,591	116,321	0.87
941	China Mobile Limited	Telecommunication and Services, a China-based company principally engage in telecommunication and related businesses including mobile businesses, wireline Broadband businesses and Internet of Things (IoT) businesses.	340	0.00	31,219	–	4,012	1,700	26,044	0.19
2628	China Life Insurance Company Limited	Life insurance, a China-based company principally engage provides a range of insurance products, including individual and group life insurance, health insurance and accident insurance products.	1,000	0.01	29,741	–	4,560	689	14,680	0.11
857	PetroChina Co. Ltd.	Petroleum and gases, a China-based company principally engage in the production and distribution of oil and gas.	2,378	0.01	24,819	–	2,259	1,173	14,528	0.11
	Other listed securities [#]				56,014	–	(3,034)	1,806	16,279	0.12
						–	176,660	60,036	980,069	7.32

[#] Other listed securities comprised equity investments in 11 companies whose shares were mainly listed on the Main Board of The Stock Exchange of Hong Kong Limited. The carrying value of each of these investments represented less than 1% of the total assets of the Group as at 31 December 2024.

The board of directors of the Company (the “Board”) acknowledges that the performance of the equity investments may be affected by worldwide economy, volatility in the Chinese and Hong Kong stock markets, and susceptible to other external factors that may affect their values. In order to mitigate possible financial risk related to the equity investments, the management will closely monitor the performance of respective equity investments and the changes in market condition. The Group will adjust its portfolio of investments as the Board considers appropriate.

FINANCIAL REVIEW

The Group recorded an increase of 14% in net profit for the year ended 31 December 2024 to approximately HK\$284 million (2023: HK\$249 million). The increase in profit was mainly due to an increase in fair value gain on financial assets at fair value through profit or loss.

The Group's rental and property management services income decreased by approximately 5% to approximately HK\$225 million in 2024 (2023: HK\$237 million). During the year, rental income from Hong Kong decreased by approximately 3% to approximately HK\$72 million (2023: HK\$74 million), while rental and management fee income from hotel-serviced apartments and villas in Shanghai decreased by approximately 6% to approximately HK\$152 million (2023: HK\$162 million).

The Group's equity investments recorded a fair value gain of approximately HK\$177 million in 2024 (2023: HK\$43 million). These equity investments recorded an increase in dividend income of approximately 28% to approximately HK\$60 million during the year (2023: HK\$47 million).

Investment properties held by the Group recorded a fair value loss of approximately HK\$1 million in 2024 (2023: fair value gain of approximately HK\$141 million). As at 31 December 2024, fair value of the Group's investment properties decreased by approximately 2% from the end of last year to approximately HK\$10,903 million (2023: HK\$11,141 million).

FOREIGN CURRENCY EXPOSURE

The Group's monetary assets, liabilities and transactions are mainly denominated in Renminbi, Hong Kong dollar, United States dollar and the Malaysian ringgit. The Group is exposed to foreign exchange risk with respect mainly to Renminbi which may affect the Group's performance. The management is aware of the possible exchange rate exposure due to the continuing fluctuation of Renminbi and will closely monitor its impact on the performance of the Group and when appropriate hedge its currency risk.

As of 31 December 2024, the Group did not have any financial instrument for foreign currency hedging purpose.

LIQUIDITY AND FINANCIAL RESOURCES

The Group generally finances its operations with internally generated cash flows and banking facilities provided by principal bankers in Hong Kong. In order to preserve liquidity and enhance interest yields, liquid assets were maintained in the form of highly liquid equity investments amounted to approximately HK\$980 million as of 31 December 2024 (2023: HK\$803 million). The Group's cash and cash equivalents as of 31 December 2024 amounted to approximately HK\$388 million (2023: HK\$453 million).

As of 31 December 2024, the Group had total bank borrowings amounted to approximately HK\$1,641 million (2023: HK\$1,537 million), which were secured by legal charges on the Group's certain investment properties in Hong Kong, Shanghai and properties under development in Malaysia. The Group's bank borrowings were mainly arranged on a floating rate basis. The maturity of bank borrowings of the Group as at 31 December 2024, ignoring the effect of any repayment on-demand clause, was as follows:

	<i>HK\$'000</i>
Within one year	248,594
In the second year	42,500
In the third to fifth years, inclusive	<u>1,350,000</u>
Total	<u><u>1,641,094</u></u>

With the total bank borrowings of approximately HK\$1,641 million (2023: HK\$1,537 million) and the aggregate of the shareholder funds, non-controlling interests and total bank borrowings of approximately HK\$11,599 million (2023: HK\$11,441 million), the Group's gearing ratio as at 31 December 2024 was around 14% (2023: 13%).

CORPORATE GUARANTEES

At 31 December 2024, the Company has given corporate guarantees in favour of banks for banking facilities granted to its subsidiaries to the extent of approximately HK\$1,899,829,000 (2023: HK\$1,972,000,000), of which approximately HK\$1,706,094,000 (2023: HK\$1,250,000,000) was utilised.

At 31 December 2024, the Company has given corporate guarantee in favour of a bank for banking facilities granted to a joint venture (which is indirectly owned by Oriental Explorer Holdings Limited, the listed subsidiary of the Company) to the extent of approximately HK\$244,607,000 (2023: Nil), of which approximately HK\$79,801,000 (2023: Nil) was utilised.

In the opinion of the directors, no material liabilities will arise from the above corporate guarantees which arose in the ordinary course of business of the Group and the fair values of the corporate guarantees granted by the Company are immaterial.

COMMITMENTS

As at 31 December 2024, the Group had committed payment for the construction and land development expenditure amounted to approximately HK\$4 million (2023: HK\$4 million).

EVENTS AFTER THE REPORTING PERIOD

On 17 March 2025, the Company entered into the corporate guarantee in favour of a bank to provide guarantee for 49% of the repayment obligations of THY Urban Developments Sdn. Bhd. (the “Borrower”), which is indirectly owned as to 49% by the Company, under the facilities agreement. The bank loan has a principal aggregate amount of up to RM132,000,000 (equivalent to approximately HK\$231,145,000) and will be used by the Borrower to finance the acquisition and development of 2 parcels of freehold lands located in Malaysia.

For details, please refer to the announcement of the Company dated 17 March 2025.

EMPLOYEES AND REMUNERATION POLICY

As of 31 December 2024, the Group had approximately 200 employees in Shanghai, Zhuhai, Hong Kong and Malaysia. During the year, the staff costs (including directors’ emoluments) amounted to approximately HK\$33 million (2023: HK\$32 million).

The objective of the Group’s remuneration policy is to maintain fair and competitive packages based on business requirements and industry practice. In order to determine the level of remuneration paid to its employees (including directors and senior management), their performance, experience and the prevailing market condition are mainly considered. In addition to salaries, provident fund scheme, discretionary bonuses and tuition/training subsidies are available to employees. Level of remuneration is reviewed annually. During the review process, no individual director is involved in decisions relating to his own remuneration.

PROSPECT

Prolonged geopolitical tensions, high interest rates, and the potential escalation of trade conflicts have created significant uncertainty in the global economy. These impacts have altogether resulted in weakened business sentiment and slowed down the economic growth of both Mainland China and Hong Kong.

Property investment

The residential leasing market remains slightly robust, supported by demand from talent schemes and high-income groups. However, the office and retail markets in Hong Kong are expected to face a complex landscape of challenges in 2025 due to influences from ongoing economic and political instability. Key factors include downward shifts in corporate demand, consumer demand and increased market supply.

In Shanghai, rental income from our hotel-serviced villas and apartments have reported a decrease from previous years. The decreased demand stems from weakened Chinese economy and shrinking expatriate population. However, the Shanghai properties benefit from being located in prime locations and exceptional management services. Each property is equipped with fully furnished interiors and modern amenities, providing a luxurious living experience for our residents. The management will adjust services and offerings according to weakened market demand. Based on these factors, we hoped rental income from Shanghai properties will recover in 2025.

The Group will closely monitor these market dynamics to respond effectively to the evolving environment. To strategically position ourselves, we have established joint businesses initiative aimed at expanding our operations and investing in property development in Malaysia. The Group is investing in Malaysia in a mission to further diversify the Group's property investment and development portfolio. The Group is currently engaged in property investment and development in the region. The Group believes in favorable investment value in the Malaysian property market and is actively seeking opportunities to acquire high-quality properties and land banks to expand our business.

Financial investment

In 2024, Hong Kong's capital market showed a strong recovery compared to previous years of decline and recession in the Covid and post-Covid years. The strong performance reflects sustained optimism and a turnaround in market sentiment. Reforms from Hong Kong Stock Exchange to enhance market efficiency such as streamlining the listing application process and allowing trading during bad weather reflects the city's commitment to the financial and investment sectors, further vitalizing the Hong Kong market.

Looking ahead, the Group maintains a positive outlook on navigating current uncertainties. The management of the Group will review and adjust business strategies on a regular basis with a prudent and balanced risk management approach. We will continue to monitor evolving market conditions closely and refine our strategies to reflect these market dynamics.

CORPORATE GOVERNANCE CODE

In the opinion of the directors of the Company (the "Director(s)"), the Company has applied the principles and complied with code provisions of the Corporate Governance Code (the "Code") as set out in Appendix C1 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") throughout the year ended 31 December 2024, save as disclosed below.

Under code provision B.2.2, every director, including those appointed for a specific term, should be subject to retirement by rotation at least once every three years.

Under the bye-laws of the Company, at each general meeting, one-third of the directors for the time being, or if their number is not three or a multiple of three, then the number nearest one-third, shall retire from office by rotation save any director holding office as chairman and managing director. The Board considers that the exemption of both the chairman and the managing director of the Company from such retirement by rotation provisions would provide the Group with strong and consistent leadership, efficient use of resources, effective planning, formulation and implementation of long-term strategies and business plans. The Board believes that it would be in the best interest of the Company for such directors to continue to be exempted from retirement by rotation provisions.

AUDIT COMMITTEE

The annual results of the Company for the year ended 31 December 2024 have been reviewed by the audit committee of the Company.

SCOPE OF WORK OF AUDITOR

The figures in respect of the Group's consolidated statement of financial position, consolidated statement of profit or loss, consolidated statement of profit or loss and other comprehensive income and the related notes thereto for the year ended 31 December 2024 as set out in this announcement have been agreed by the Group's auditor, Beijing Xinghua Caplegend CPA Limited, to the amounts set out in the Group's draft consolidated financial statements for the year. The work performed by Beijing Xinghua Caplegend CPA Limited in this respect did not constitute an assurance engagement and consequently no opinion or assurance has been expressed by Beijing Xinghua Caplegend CPA Limited on this announcement.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") set out in Appendix C3 to the Listing Rules as its own code of conduct regarding directors' securities transactions. Based on specific enquiry of all Directors, all Directors confirmed that they had complied with the required standard set out in the Model Code for the year ended 31 December 2024.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of listed securities of the Company during the year.

PUBLICATION OF ANNUAL RESULTS AND ANNUAL REPORT

This annual results announcement is published on the websites of the Company (www.irasia.com/listco/hk/multifield/index.htm) and Hong Kong Exchanges and Clearing Limited (www.hkexnews.hk). The annual report of the Company for 2024 containing all the information required by the Listing Rules will be dispatched to the shareholders of the Company and made available on the above websites in due course.

BOARD OF DIRECTORS

As of the date of this announcement, the executive Directors are Mr. Lau Chi Yung, Kenneth, Mr. Lau Michael Kei Chi and Ms. Leung Wei San Saskia and the independent non-executive Directors are Mr. Lo Mun Lam, Raymond, Mr. Lo Kam Cheung, Patrick, Mr. Tsui Ka Wah and Mr. Ng Sing Yip.

By Order of the Board
Multifield International Holdings Limited
Lau Chi Yung, Kenneth
Chairman

Hong Kong, 27 March 2025