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CSI PROPERTIES LIMITED
資本策略地產有限公司*
(Incorporated in Bermuda with limited liability)
(Stock Code: 497)

**ANNOUNCEMENT OF ANNUAL RESULTS
FOR THE YEAR ENDED 31 MARCH 2025**

The board of directors of CSI Properties Limited (the “Company”) is pleased to present the annual results of the Company and its subsidiaries (collectively, the “Group”) for the year ended 31 March 2025.

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

The Group’s loss attributable to owners of the Company for the year ended 31 March 2025 amounted to HK\$1,691.5 million, compared to loss of HK\$425.6 million last year. Loss per share was HK36.73 cents, compared to loss per share of HK9.18 cents (restated) last year.

The Group’s revenue for the year was HK\$520.6 million, representing a decrease of HK\$1,058.5 million, compared to HK\$1,579.1 million last year. Consolidated loss for the year amounted to HK\$1,710.9 million, compared to consolidated loss of HK\$456.0 million last year. The loss attributable to owners of the Company was primarily attributable to the aggregate of (i) decrease in revenue from the sales of properties; and (ii) adverse change in fair value of the Group’s investment properties, write-down of the Group’s properties held for sale and the impairment provisions for joint ventures and associates’ properties of approximately HK\$1,122.3 million. Change in fair value of investment properties, write-down of the Group’s properties held for sale and impairment provisions for joint ventures and associates’ properties are non-cash items which will not have an impact on the operating cash flow of the Group. The overall financial, business and trading positions of the Group remain healthy.

Total revenue attributable to the Group from sales of properties for the year, including those contributed by joint ventures and associates was HK\$1,573.3 million (2024: HK\$3,128.2 million).

* For identification purpose only

The fiscal year under review continued to be very challenging. The persistently high interest rate environment has dampened overall property investment sentiment, and has remained a substantial strain on our profitability during this fiscal period. Facing continuing weakness in the Mainland China and Hong Kong economies, our asset sales have remained relatively subdued, in addition to the need for making impairment provisions for some of our Group's property portfolio. All these factors have combined to extend our losses since the last financial year end.

In the residential property market, Hong Kong Government has relaxed the various measures previously taken to dampen purchase sentiment since the beginning of 2024. The results have been mixed with improving sales volume but at subdued pricing levels. The Group's portfolio of residential properties has seen gradually stronger sales on both the mass end and luxury end since the beginning of 2025 which we hope is a turning sign. In light of the better equity market performance in Hong Kong since the beginning of 2025 and some influx of capital from the Mainland China and overseas resulting in much lower Hong Kong Interbank Offered Rate, we remain optimistic of an improving residential market and sales going forward, albeit at subdued prices.

The Hong Kong commercial property sector continues to face significant challenges, with office and retail uptake demand remaining at subdued levels. The ongoing uncertainty in the broader economic environment, coupled with shifts in consumer behavior and workplace dynamics, have contributed to sluggish demand for commercial spaces. The outlook for the commercial property market remains challenging, however, we are hopeful of improvements in the medium to longer term due to a recovering Hong Kong stock market and the Mainland China economy. In spite of the still elevated interest rate cycle, the Group will endeavor to navigate the complex landscape and seek strategies to adapt to the evolving market conditions prudently and carefully.

During the second half of the fiscal year, the Group has made tremendous efforts to significantly improve the balance sheet and liquidity. In February 2025, the Group announced a strategic fundraising of HK\$1,992 million including a HK\$1,492 million rights issue and a HK\$500 million 4-year senior unsecured note. The exercise was led by the Group's chairman and majority shareholder, who made a personal contribution, and introduced a new institutional investor Gaw Capital as an equity partner. The successful equity fundraising helped to inject additional equity and liquidity to the Group to support our strong belief in a gradual recovery of the real estate markets, which the Group can benefit on a more orderly unlocking of values for the Group's assets.

Furthermore, the successful issue of a new US\$150 million 3-year guaranteed notes in May 2025 also demonstrates investors' confidence in the ongoing credit strength and asset quality of the Group. This is the first unrated bond issue by any Hong Kong issuer for the year 2025 and the issue was well supported by numerous leading international credit investors, highlighting their strong conviction in the Group's future and a validation of our business model and management strength in a challenging but hopefully improving real estate market.

Looking ahead, we expect the property markets in both Hong Kong and the Mainland China to have a gradually improving future, with encouraging signs from the improving Hong Kong stock market and the ongoing Chinese economic stimulus measures. The Group will maintain a cautiously optimistic outlook given our improved balance sheet and liquidity, while focusing on continued asset disposal to further raise liquidity, prudent financial management and strategic commercial bank refinancing strategies to balance the interests of all stakeholders.

Hong Kong Commercial Property Portfolio

The Group has continued to make solid progress to develop and upgrade its portfolio of strategic commercial projects. The URA project at Gage Street/Graham Street, Central, is a joint venture mixed-use commercial development with Wing Tai Properties Limited. The project will deliver a Grade A office tower, luxury international hotel, F&B and retail shops with a combined gross floor area of approximately 432,000 square feet. The construction is underway with final construction completion set for mid-2026.

Over in Kowloon East, the Group has been actively managing and upgrading leasing arrangements for the “Harbourside HQ” joint venture project, the prime office building in prime Kowloon Bay. The Group has continually upgraded its tenant mix with the Hospital Authority renting an additional 16,000 square feet of office space in addition to the 100,000 square feet previously rented. The Group will strive to continue bringing in high calibre tenants, as well as achieving respectable rental yields.

The “Hong Kong Health Check Tower” at Nos. 241 and 243 Nathan Road in Jordan has a leading Hong Kong medical service provider, Hong Kong Health Check and Medical Diagnostic Centre Limited, anchored as main tenant. Other tenants include Chow Tai Fook Jewellery and the Bank of East Asia. The tower is strategically located at the junction of Nathan Road and Jordan Road. We will continue to actively manage and upgrade leasing arrangements to achieve better returns.

The redevelopment plan for “ex-Novotel Hotel” in Jordan, via transformation into a new commercial and residential complex, is progressing well with construction completion targeting in the latter part of 2025. The residential portion, namely “Topside Residences” has conducted successful presales since May 2024 with over 230 out of 259 units presold.

In Central, we have another commercial project, “DL Tower” at No. 92 Wellington Street, which is in close proximity to the SOHO district. This joint venture project with Canada Pension Plan Investment Board and a minority partner has been developed into a stylish commercial building with construction completed in March 2024. The strata-sale of individual floors is well underway with a total of 10 floors sold.

Despite the current challenging commercial market, the Group has continued its efforts in driving the development and repositioning of our various commercial properties. We are hopeful that these continual efforts will enable the Group in capitalising on these value-added works in the future with the slow recovery of commercial real estate market on a longer-term horizon.

Hong Kong Residential Property Portfolio

The Group currently maintains a portfolio of luxury and mass residential projects in prime locations of Hong Kong.

“Dukes Place” at No. 47 Perkins Road in Jardine’s Lookout is our luxury residential joint venture project. Nestled in a quiet, prestigious ultra-high-net-worth neighbourhood, the project offers a selective number of super luxury simplexes, duplexes, garden villas and a penthouse, with layouts and sizes ranging from approximately 2,850 square feet to over 6,800 square feet. The Group has seen improving buying interest in ultra-luxury units after the US Federal Reserve rate cut in September 2024 and sold an additional two duplex units. To date the Group has successfully sold a substantial majority of units in the project.

“Infinity” at Nos. 8-12 Peak Road is a joint venture project, consisting of the refurbishment of a collection of ultra-high-end residences. In addition, the Group wholly owns a newly built detached house at No. 10 Peak Road at this Prime Peak address. This project is endowed with sweeping, full 180-degree views of Victoria Harbour. We believe that this premium project will continue to solidify our renowned reputation for ultra-luxury residential projects.

Our residential project “Cadenza” at No. 333 Fan Kam Road in Sheung Shui comprises 6 luxurious villas, each providing a gross floor area of more than 6,000 square feet. Each villa includes its own swimming pool and exquisite private garden, setting the benchmark for the most prestigious country houses. The project is a mere three-minute drive from the acclaimed Hong Kong Golf Club at Fanling, with easy accessibility to the Mainland China for cross border travellers. We sold one of the villas in the second half of the fiscal period and we are hopeful for more sales in the near future.

Our MTR Yau Tong Ventilation Building residential project in joint venture with Sino Land Company Limited is progressing well according to schedule. We currently anticipate the presale of the residential units to be in the second half of 2025 and remain hopeful to receive solid market response due to its convenient location in Kowloon East.

Our Phase V development project at Wong Chuk Hang MTR station, namely “Deep Water Pavilia”, in joint venture with New World Development Company Limited among others, is a superior residential property located atop “The Southside” shopping mall in Hong Kong Island South at Wong Chuk Hang MTR station. The plan is to develop the prime site into a premium residential complex, with a total gross floor area of around 636,000 square feet. The residential units will have excellent views of Ocean Park Hong Kong and Deep Water Bay, creating a well-located haven for premium residential units at this convenient address with a short five-minute MTR ride away from Admiralty. Construction of superstructure has commenced for this project and target project completion in 2026. Presales of Phase 5A of the residential units have already commenced in June 2025 with solid buyer interest, over 340 units presold and with top pricings being achieved for some superior high floor units via the tender process. The Group is hopeful the project will continue to command solid response and achieve decent presales in light of the recent stronger residential market sentiment from stamp duties relaxation, in addition to the extremely convenient location in Hong Kong Island South.

Our joint venture project in Yuen Long, “Lai Sun Yuen Long Centre”, is planned for conversion into a mass residential complex with an anticipated gross floor area of approximately 480,000 square feet. We are progressing with the preparation work for the site.

Overall, the Group’s residential properties development pipeline is on track with our business plan.

Mainland China Operations

“Knightsbridge” is the Group’s first luxury residential joint venture project in Beijing and located at Nos. 90 and 92 Jinbao Street. This project has a classical European style façade which is one-of-a-kind landmark in the area. The completed renovation works include an upgrade of the façade, common areas, and the fitting out of the interiors of the 2 floors of show units. Sales of the units are well underway with over 90 of the total 114 refurbished units sold at solid pricing, demonstrating resilient demand from affluent mainlanders for high-end luxury residential properties in the Mainland China.

Our premium shopping malls, namely “In Point” and “Richgate Plaza” in Shanghai, are well positioned to capture long-term benefits after the latest revamp with improving occupancies and better tenant mix.

Securities Investment

As at 31 March 2025, the Group held financial assets at fair value through profit or loss of approximately HK\$250.9 million (31 March 2024: HK\$351.8 million). The investment portfolio comprises 34.9% listed debt securities, 2.8% listed equity securities and 62.3% unlisted equity and debt securities. They are denominated in different currencies with 97.2% in United States dollars and 2.8% in Hong Kong dollars.

During the year under review, a mark-to-market valuation net loss of HK\$107.3 million, comprising HK\$1.7 million of net fair value loss from listed debt securities, HK\$2.0 million of net fair value loss from equity securities (mostly listed in Hong Kong) and HK\$103.6 million arising from net fair value loss from unlisted equity and debt securities.

Interest income and dividend income from securities investment decreased to approximately HK\$29.4 million (31 March 2024: HK\$44.5 million).

As at 31 March 2025, approximately HK\$5.7 million (31 March 2024: HK\$5.1 million) of these listed securities investments were pledged to banks as collateral for banking facilities granted to the Group.

FINANCIAL POLICIES AND MARKET OUTLOOK

The Group has made various initiatives to improve its stability, resilience, and has adopted prudent risk management to manage the current challenges. This includes stringent cost management practices, optimising our capital structure, and ensuring adequate liquidity to meet our obligations and seize opportunities as they arise. As we highlighted, the Group has recently completed the strategic fundraising of HK\$1,992 million including a HK\$1,492 million rights issue exercise and a HK\$500 million 4-year senior unsecured note in April 2025 with participation from the chairman and new equity partner Gaw Capital. In addition, in May 2025, US\$150 million 3-year guaranteed notes issue was well supported by leading international credit investors and helped the Group to refinance the US\$300 million guaranteed notes due in July 2025. The Group will strive to continue maintaining strong liquidity, stable financial position and a well-managed maturity profile for our liabilities going forward.

We anticipate the Mainland China and Hong Kong economies to continue its slow recovery in the coming period amidst new government support policies. Over the medium to long term, demand for residential property in Hong Kong is expected to remain resilient, demonstrated by our presale of “Deep Water Pavilia” Phase 5A and other project launches by our peers.

We are currently actively working on and preparing for the pre-sale launches of our joint venture “Deep Water Pavilia” Phase 5B and MTR Yau Tong Ventilation Building residential projects. These two projects are well situated along MTR lines and are well-positioned to capitalise on the release of pent-up demand from first-time home buyers at these convenient locations.

With the aforementioned efforts in continual asset disposal, property sales, and operational enhancement, the Group is determined to stay resilient in the currently challenging environment. The management team is grateful to the various stakeholders including our investors, customers and banking partners for their continual support to the Group during such challenging time. We remain hopeful for a slow but gradual recovery of the Hong Kong property markets eventually.

Looking forward, we are seeing signs of easing on financing costs and we believe this trend will especially benefit the Hong Kong real estate sector with lower mortgage cost which in turn stimulate user and investor demands.

RESULTS

The board of directors (the “Board”) of CSI Properties Limited (the “Company”) is pleased to announce the audited consolidated results of the Company and its subsidiaries (the “Group”) for the year ended 31 March 2025, together with comparative figures for the previous year.

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

FOR THE YEAR ENDED 31 MARCH 2025

		2025 HK\$'000	2024 HK\$'000
	NOTES		
Revenue	2		
Sales of properties held for sale		289,790	1,343,298
Rental income		230,833	235,834
		<u>520,623</u>	<u>1,579,132</u>
Total revenue		520,623	1,579,132
Cost of sales and services		<u>(504,887)</u>	<u>(793,039)</u>
Gross profit		15,736	786,093
Income from investments	4	29,362	44,463
Losses from investments	4	(108,345)	(126,312)
Other income	5	285,127	400,704
Fair value loss on investment properties		(69,431)	(36,069)
Impairment loss recognised on amounts due from joint ventures, under expected credit loss model		(7,920)	(554,926)
Other gains and losses	6	(64,103)	(114,291)
Administrative expenses		(210,209)	(231,469)
Finance costs	7	(577,418)	(663,740)
Share of results of joint ventures		(825,562)	62,263
Share of results of associates		<u>(232,638)</u>	<u>(64,130)</u>
Loss before taxation		(1,765,401)	(497,414)
Income tax credit	8	<u>54,550</u>	<u>41,462</u>
Loss for the year	9	<u>(1,710,851)</u>	<u>(455,952)</u>
Loss attributable to:			
Owners of the Company		(1,691,529)	(425,605)
Non-controlling interests		<u>(19,322)</u>	<u>(30,347)</u>
		<u>(1,710,851)</u>	<u>(455,952)</u>
Loss per share (HK cents)	11		(Restated)
Basic		<u>(36.73)</u>	<u>(9.18)</u>

**CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND
OTHER COMPREHENSIVE INCOME**

FOR THE YEAR ENDED 31 MARCH 2025

	2025 <i>HK\$'000</i>	2024 <i>HK\$'000</i>
Loss for the year	<u>(1,710,851)</u>	<u>(455,952)</u>
Other comprehensive expense		
<i>Items that may be reclassified subsequently to profit or loss:</i>		
Exchange differences arising on translation of foreign operations	(46,635)	(94,234)
Share of exchange differences of joint ventures, net of related income tax	<u>(13,592)</u>	<u>(53,349)</u>
	<u>(60,227)</u>	<u>(147,583)</u>
Total comprehensive expense for the year	<u><u>(1,771,078)</u></u>	<u><u>(603,535)</u></u>
Total comprehensive expense attributable to:		
Owners of the Company	(1,751,756)	(573,188)
Non-controlling interests	<u>(19,322)</u>	<u>(30,347)</u>
	<u><u>(1,771,078)</u></u>	<u><u>(603,535)</u></u>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AT 31 MARCH 2025

		2025	2024
	<i>NOTES</i>	<i>HK\$'000</i>	<i>HK\$'000</i>
Non-Current Assets			
Property, plant and equipment		147,959	165,047
Investment properties		3,079,657	3,204,457
Financial assets at fair value through profit or loss ("FVTPL")	<i>13</i>	186,473	283,230
Club memberships		12,405	12,405
Interests in joint ventures		3,518,053	5,645,075
Amounts due from joint ventures		7,088,682	6,813,871
Interests in associates		535,516	503,086
Amounts due from associates		927,127	940,018
Loan receivables		30,741	72,792
		15,526,613	17,639,981
Current Assets			
Loan receivables		45,338	115,399
Trade and other receivables	<i>12</i>	200,005	290,858
Properties held for sale		5,187,679	5,598,042
Financial assets at FVTPL	<i>13</i>	64,465	68,591
Taxation recoverable		1,239	1,560
Cash held by securities brokers		1,584	3,399
Bank balances and cash		1,411,918	2,520,518
		6,912,228	8,598,367
Current Liabilities			
Other payables and accruals	<i>14</i>	211,236	229,605
Contract liabilities		348	620
Taxation payable		103,416	128,872
Amounts due to joint ventures		741,178	1,699,816
Amounts due to non-controlling shareholders of subsidiaries		119,731	123,254
Bank borrowings – due within one year		1,112,596	3,876,918
Guaranteed notes – due within one year		2,307,731	–
		4,596,236	6,059,085
Net Current Assets		2,315,992	2,539,282
Total assets less current liabilities		17,842,605	20,179,263

	2025 HK\$'000	2024 HK\$'000
Capital and Reserves		
Share capital	73,678	73,678
Reserves	<u>11,907,151</u>	<u>13,658,907</u>
Equity attributable to owners of the Company	11,980,829	13,732,585
Non-controlling interests	<u>(51,302)</u>	<u>3,533</u>
Total Equity	<u>11,929,527</u>	<u>13,736,118</u>
Non-Current Liabilities		
Bank borrowings – due after one year	5,812,064	4,005,930
Guaranteed notes – due after one year	–	2,301,660
Deferred tax liabilities	<u>101,014</u>	<u>135,555</u>
	<u>5,913,078</u>	<u>6,443,145</u>
	<u><u>17,842,605</u></u>	<u><u>20,179,263</u></u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1. APPLICATION OF NEW AND AMENDMENTS TO HKFRS ACCOUNTING STANDARDS

Amendments to HKFRS Accounting Standards that are mandatorily effective for the current year

In the current year, the Company and its subsidiaries (collectively referred to as the “Group”) have applied the following amendments to HKFRS Accounting Standards issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) for the first time, which are mandatorily effective for the annual periods beginning on or after 1 April 2024 for the preparation of the consolidated financial statements:

Amendments to HKFRS 16	Lease Liability in a Sale and Leaseback
Amendments to HKAS 1	Classification of Liabilities as Current or Non-current and related amendments to Hong Kong Interpretation 5 (2020)
Amendments to HKAS 1	Non-current Liabilities with Covenants
Amendments to HKAS 7 and HKFRS 7	Supplier Finance Arrangements

Except as described below, the application of amendments to HKFRS Accounting Standards in the current year has had no material impact on the Group’s financial positions and performance for the current and prior years and/or on the disclosures set out in these consolidated financial statements.

Impacts on application of Amendments to HKAS 1 Classification of Liabilities as Current or Non-current and related amendments to Hong Kong Interpretation 5 (2020) (the “2020 Amendments”) and Amendments to HKAS 1 Non-current Liabilities with Covenants (the “2022 Amendments”)

The Group has applied the amendments for the first time in the current year.

The 2020 Amendments provide clarification and additional guidance on the assessment of right to defer settlement for at least twelve months from reporting date for classification of liabilities as current or noncurrent, which:

- specify that the classification of liabilities as current or non-current should be based on rights that are in existence at the end of the reporting period. Specifically, the classification should not be affected by management intentions or expectations to settle the liability within 12 months.
- clarify that the settlement of a liability can be a transfer of cash, goods or services, or the entity’s own equity instruments to the counterparty. If a liability has terms that could, at the option of the counterparty, result in its settlement by the transfer of the entity’s own equity instruments, these terms do not affect its classification as current or non-current only if the entity recognises the option separately as an equity instrument applying HKAS 32 Financial Instruments: Presentation.

For rights to defer settlement for at least twelve months from reporting date which are conditional on the compliance with covenants, the 2022 Amendments specifically clarify that only covenants that an entity is required to comply with on or before the end of the reporting period affect the entity's right to defer settlement of a liability for at least twelve months after the reporting date, even if compliance with the covenant is assessed only after the reporting date. The 2022 Amendments also specify that covenants with which an entity must comply after the reporting date (i.e. future covenants) do not affect the classification of a liability as current or non-current at the reporting date. However, if the entity's right to defer settlement of a liability is subject to the entity complying with covenants within twelve months after the reporting period, an entity discloses information that enables users of financial statements to understand the risk of the liabilities becoming repayable within twelve months after the reporting period. This would include information about the covenants, the carrying amount of related liabilities and facts and circumstances, if any, that indicate that the entity may have difficulties complying with the covenants.

The application of the amendments has no material impact on the classification of the Group's liabilities.

2. REVENUE

(i) Disaggregation of revenue

	2025 HK\$'000	2024 HK\$'000
Sales of properties held for sale – at a point in time	289,790	1,343,298
Rental income	230,833	235,834
	<u>520,623</u>	<u>1,579,132</u>
Sales of properties held for sale		
	2025 HK\$'000	2024 HK\$'000
Geographical market		
Hong Kong	260,060	1,343,298
Macau	29,730	–
	<u>289,790</u>	<u>1,343,298</u>

(ii) **Set out below is the reconciliation of the revenue from contracts with customers with the amounts disclosed in the segment information**

	2025 <i>HK\$'000</i>	2024 <i>HK\$'000</i>
Sales of properties held for sale		
Commercial property holding	127,980	203,298
Residential property holding	132,080	1,140,000
Macau property holding	29,730	–
	<hr/>	<hr/>
Revenue from contracts with customers	289,790	1,343,298
Rental income	230,833	235,834
Interest income and dividend income	29,362	44,463
	<hr/>	<hr/>
Revenue disclosed in segment information	<u>549,985</u>	<u>1,623,595</u>

(iii) **Performance obligations for contracts with customers**

Revenue from sales of properties held for sale is recognised at a point in time when the customer obtains the control of the properties, which is the property stated in the sale and purchase agreement being delivered and its title being passed to the customer. The Group receives at least 5% of the contract value as deposits from customers when they sign the preliminary sale and purchase agreements and the balance of purchase price shall be paid upon completion of the sale and purchase of the properties.

All contracts are for periods of one year or less. As permitted under HKFRS 15, the transaction price allocated to these unsatisfied contracts is not disclosed.

(iv) **Leases**

	2025 <i>HK\$'000</i>	2024 <i>HK\$'000</i>
For operating leases:		
Lease payments that are fixed	230,833	235,834
	<hr/>	<hr/>

3. SEGMENT INFORMATION

The following is an analysis of the Group's revenue and results by operating segment, based on information provided to the chief operating decision maker ("CODM") representing the executive directors of the Company, for the purpose of allocating resources to segments and assessing their performance. This is also the basis upon which the Group is arranged and organised.

There are four reportable and operating segments in current year as follows:

- (a) commercial property holding segment, which engages in the investment and trading of commercial properties, properties under development and also the strategic alliances with the partners of the joint ventures and associates in Hong Kong and the Mainland China;
- (b) residential property holding segment, which engages in the investment and trading of residential properties, properties under development and also the strategic alliances with the partners of the joint ventures and associates in Hong Kong and the Mainland China;
- (c) Macau property holding segment, which engages in the investment and trading of properties located in Macau; and
- (d) securities investment segment, which engages in the securities trading and investment.

The CODM also considered the share of revenue of associates and joint ventures for the purpose of allocating resources and assessing performance of each segment.

Segment revenue and results

The following is an analysis of the Group's revenue and results by reportable and operating segments:

	Commercial property holding HK\$'000	Residential property holding HK\$'000	Macau property holding HK\$'000	Securities investment HK\$'000	Consolidated HK\$'000
<i>For the year ended 31 March 2025</i>					
EXTERNAL REVENUE					
Rental income	227,880	874	2,079	–	230,833
Sales of properties held for sale	127,980	132,080	29,730	–	289,790
Revenue of the Group	355,860	132,954	31,809	–	520,623
Interest income and dividend income	–	–	–	29,362	29,362
	355,860	132,954	31,809	29,362	549,985
SHARE OF REVENUE OF ASSOCIATES AND JOINT VENTURES					
Rental income	65,223	416	–	–	65,639
Sales of properties held for sale	266,188	1,017,353	–	–	1,283,541
	331,411	1,017,769	–	–	1,349,180
Segment revenue	687,271	1,150,723	31,809	29,362	1,899,165
RESULTS					
Share of results of joint ventures <i>(note)</i>	(874,653)	49,091	–	–	(825,562)
Share of results of associates <i>(note)</i>	153	(232,791)	–	–	(232,638)
Segment profit (loss) excluding share of results of joint ventures and associates	3,691	(16,950)	(34,919)	(153,344)	(201,522)
Segment loss	(870,809)	(200,650)	(34,919)	(153,344)	(1,259,722)
Unallocated other income					91,160
Unallocated other gains and losses					(2,606)
Central administrative costs					(16,815)
Finance costs					(577,418)
Loss before taxation					(1,765,401)

	Commercial property holding HK\$'000	Residential property holding HK\$'000	Macau property holding HK\$'000	Securities investment HK\$'000	Consolidated HK\$'000
<i>For the year ended 31 March 2024</i>					
EXTERNAL REVENUE					
Rental income	232,775	990	2,069	–	235,834
Sales of properties held for sale	203,298	1,140,000	–	–	1,343,298
Revenue of the Group	436,073	1,140,990	2,069	–	1,579,132
Interest income and dividend income	–	–	–	44,463	44,463
	436,073	1,140,990	2,069	44,463	1,623,595
SHARE OF REVENUE OF ASSOCIATES AND JOINT VENTURES					
Rental income	91,803	2,569	–	–	94,372
Sales of properties held for sale	32,475	1,752,379	–	–	1,784,854
	124,278	1,754,948	–	–	1,879,226
Segment revenue	560,351	2,895,938	2,069	44,463	3,502,821
RESULTS					
Share of results of joint ventures (<i>note</i>)	(130,946)	193,209	–	–	62,263
Share of results of associates (<i>note</i>)	9	(64,139)	–	–	(64,130)
Segment profit (loss) excluding share of results of joint ventures and associates	151,293	76,351	(67,000)	(103,144)	57,500
Segment profit (loss)	20,356	205,421	(67,000)	(103,144)	55,633
Unallocated other income					170,018
Unallocated other gains and losses					(34,337)
Central administrative costs					(24,988)
Finance costs					(663,740)
Loss before taxation					(497,414)

Note: Share of results of associates and joint ventures mainly represent share of the operating profit or loss of these entities from their businesses of property investment and development.

The accounting policies of the reportable segments are the same as the Group's accounting policies. Segment (loss) profit represents the (loss incurred) profit earned by each segment, without allocation of certain items of other income (primarily bank interest income, interest income from loan receivables and amortisation of financial guarantee contracts) and of other gains and losses (primarily impairment loss recognised on financial guarantee contracts, net, gain (loss) on disposal of property, plant and equipment and net exchange gain), central administrative costs and finance costs. This is the measure reported to the CODM for the purposes of resource allocation and assessment of segment performance.

4. INCOME AND LOSSES FROM INVESTMENTS

	2025 HK\$'000	2024 HK\$'000
Income from investments includes the following:		
Interest income from financial assets at FVTPL	5,435	23,878
Dividend income from financial assets at FVTPL	<u>23,927</u>	<u>20,585</u>
	<u>29,362</u>	<u>44,463</u>

Losses from investments includes the following:

Net change in fair value of financial assets at FVTPL	(108,345)	(127,890)
Net change in fair value of derivative financial instruments	<u>–</u>	<u>1,578</u>
	<u>(108,345)</u>	<u>(126,312)</u>

The following is the analysis of the investment income and losses from respective financial instruments:

	2025 HK\$'000	2024 HK\$'000
Derivative financial instruments	–	1,578
Financial assets at FVTPL	<u>(78,983)</u>	<u>(83,427)</u>
	<u>(78,983)</u>	<u>(81,849)</u>

5. OTHER INCOME

	2025 HK\$'000	2024 HK\$'000
Bank interest income	63,891	118,990
Interest income from loan receivables	5,028	25,629
Interest income from amounts due from joint ventures and an associate	158,348	182,606
Amortisation of financial guarantee contracts	7,322	8,012
Assets management income from joint ventures	34,785	35,246
Consultancy fee income	834	12,834
Others	14,919	17,387
	<u>285,127</u>	<u>400,704</u>

Total interest income of financial assets measured at amortised cost amounts to HK\$227,267,000 (2024: HK\$327,225,000) for the year ended 31 March 2025.

6. OTHER GAINS AND LOSSES

	2025 HK\$'000	2024 HK\$'000
Impairment loss recognised on financial guarantee contracts, net	(3,300)	(44,889)
Impairment loss recognised on investment in a joint venture	–	(79,954)
Gain (loss) on disposal of property, plant and equipment	420	(16)
Net exchange gain	274	10,568
Written off loan receivable	(61,497)	–
	<u>(64,103)</u>	<u>(114,291)</u>

7. FINANCE COSTS

	2025 HK\$'000	2024 HK\$'000
Interests on:		
Bank borrowings	440,876	523,827
Loan from joint ventures	11,006	13,678
Guaranteed notes	125,536	126,235
	<u>577,418</u>	<u>663,740</u>
Total borrowing costs	<u>577,418</u>	<u>663,740</u>

8. INCOME TAX CREDIT

	2025 HK\$'000	2024 HK\$'000
The credit comprises:		
Hong Kong Profits Tax		
– Current year	1,447	2,074
– Overprovision in prior years	(22,689)	(37,110)
	<u>(21,242)</u>	<u>(35,036)</u>
Deferred taxation	<u>(33,308)</u>	<u>(6,426)</u>
	<u>(54,550)</u>	<u>(41,462)</u>

Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profits for both years.

According to the Macau Complementary Tax Law, complementary tax is calculated at a rate of 12% on the assessable profits above Macau Pataca (“MOP”) 600,000 (2024: MOP600,000) for the year.

No provision for Macau complementary tax was required as the subsidiaries of the Group in Macau did not have assessable profits more than MOP600,000 for both years.

Under the two-tiered profits tax rates regime of Hong Kong Profits Tax, the first HK\$2 million of profits of the qualifying group entity will be taxed at 8.25%, and profits above HK\$2 million will be taxed at 16.5%. The profits of group entities not qualifying for the two-tiered profits tax rates regime will continue to be taxed at a flat rate of 16.5%.

Under the Law of the People’s Republic of China (the “PRC”) on Enterprise Income Tax (the “EIT Law”) and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiaries is 25% for both years.

No provision for the PRC on enterprise income tax was required as the subsidiaries of the Group in the PRC have accumulated losses available for offset against future profits for both years.

9. LOSS FOR THE YEAR

	2025 HK\$'000	2024 HK\$'000
Loss for the year has been arrived at after charging (crediting):		
Directors' remuneration	<u>36,117</u>	<u>37,552</u>
Other staff costs:		
Salaries and other benefits	52,271	58,682
Performance-related incentive bonus	8,765	9,607
Contributions to retirement benefits schemes	<u>4,325</u>	<u>4,887</u>
	<u>65,361</u>	<u>73,176</u>
Total staff costs	<u><u>101,478</u></u>	<u><u>110,728</u></u>
Auditor's remuneration	3,103	2,982
Cost of properties held for sale recognised as an expense	285,289	697,009
Depreciation of property, plant and equipment	17,527	32,778
Write-down (net reversal of write-down) of properties held for sale (included in cost of sales)	130,981	(40,992)
Gross rental income from investment properties	(139,345)	(124,078)
Less: direct operating expenses incurred for investment properties that generated rental income during the year	40,093	40,742
direct operating expenses incurred for investment properties that did not generate rental income during the year	<u>13,043</u>	<u>2,086</u>
	<u><u>(86,209)</u></u>	<u><u>(81,250)</u></u>

10. DIVIDEND

	2025 <i>HK\$'000</i>	2024 <i>HK\$'000</i>
Dividends recognised as distribution during the year		
– Final dividend of HK nil cent per share in respect of financial year ended 31 March 2024 (2024: Final dividend of HK 0.42 cent per share in respect of financial year ended 31 March 2023)	–	39,350
Dividends proposed after the end of the reporting period		
– Final dividend of HK nil cent per share (2024: Final dividend of HK nil cent per share)	–	–
	<u>–</u>	<u>–</u>

11. LOSS PER SHARE

The calculation of the basic loss per share attributable to the owners of the Company is based on the following data:

	2025 <i>HK\$'000</i>	2024 <i>HK\$'000</i>
Loss		
Loss for the purpose of basic loss per share:		
Loss for the year attributable to owners of the Company	<u>(1,691,529)</u>	<u>(425,605)</u>
	2025	2024 (Restated)
Number of shares		
Weighted average number of ordinary shares for the purpose of basic loss per share (in thousands)	<u>4,604,895</u>	<u>4,638,318</u>

The weighted average number of ordinary shares used to calculate the basic loss per share for both years have been adjusted to reflect the Share Consolidation during the year ended 31 March 2025. Accordingly, the basic loss per share for the year ended 31 March 2024 is restated.

No diluted loss per share is presented as there is no potential ordinary shares outstanding during both years.

12. TRADE AND OTHER RECEIVABLES

Trade receivables mainly comprise of rental receivables which are receivable on the presentation of debit notes and rental income is billed in advance. The Group allows credit period of 0 – 60 days (2024: 0 – 60 days) to its tenants. The ageing analysis of the trade receivables, presented based on the debit note date for rental receivables which approximated the revenue recognition date, at the end of the reporting period is as follows:

	2025 HK\$'000	2024 HK\$'000
Trade receivables:		
0 – 30 days	5,131	5,125
31 – 90 days	5,145	4,318
	<hr/>	<hr/>
	10,276	9,443
Prepayments and deposits	38,908	29,400
Other receivables (<i>note</i>)	150,821	252,015
	<hr/>	<hr/>
	200,005	290,858
	<hr/> <hr/>	<hr/> <hr/>

Before accepting new customers, the Group will assess and understand the potential customer's credit quality.

The entire trade receivables balance was neither past due nor credit-impaired and had no default record based on historical information.

Note: As at 31 March 2025 and 31 March 2024, other receivables mainly comprised of promissory note issued by a joint venture amounted to HK\$72,000,000 and HK\$152,000,000 respectively, which is interest bearing at Hong Kong Interbank Offered Rate plus 1.2% per annum.

13. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

The financial assets at FVTPL comprise:

	2025 HK\$'000	2024 HK\$'000
Listed equity securities	6,933	8,949
Unlisted equity securities/limited partnership	103,944	175,918
Listed debt securities	87,635	97,234
Unlisted debt securities	52,426	69,720
	<u>250,938</u>	<u>351,821</u>
Total and reported as:		
Listed		
Hong Kong	62,542	63,916
Singapore	2,132	2,166
Elsewhere	29,894	40,101
Unlisted	156,370	245,638
	<u>250,938</u>	<u>351,821</u>
<i>Analysed for reporting purposes as:</i>		
Non-current assets	186,473	283,230
Current assets	64,465	68,591
	<u>250,938</u>	<u>351,821</u>

14. OTHER PAYABLES AND ACCRUALS

The following is the breakdown of other payables and accruals at the end of the reporting period:

	2025 HK\$'000	2024 HK\$'000
Rental and related deposits received	89,674	86,949
Other tax payables	2,590	2,488
Financial guarantee contracts	12,618	23,003
Interest payables	36,821	48,372
Accrued construction costs	33,515	38,248
Accruals and other payables	36,018	30,545
	<u>211,236</u>	<u>229,605</u>

DIVIDEND

The Board has not recommended a final dividend for the year ended 31 March 2025 and 31 March 2024.

EMPLOYEE

As at 31 March 2025, the total number of employees of the Group was 80 (2024: 104). The Group's employees are remunerated in line with the prevailing market terms and individual performance, with the remuneration package and policies reviewed on a regular basis. In addition to salaries, discretionary bonuses may be rewarded to employees after assessment of the performance of the Group and the individual employee.

FINANCIAL GUARANTEE CONTRACTS

	2025 HK\$'000	2024 HK\$'000
Guarantees given by the Group for banking facilities granted to:		
Joint ventures	7,294,388	8,122,698
Associates	1,317,240	1,220,656
	<u>8,611,628</u>	<u>9,343,354</u>
and utilised by:		
Joint ventures	6,397,388	6,975,561
Associates	957,240	993,736
	<u>7,354,628</u>	<u>7,969,297</u>

The directors of the Company assess the expected credit loss allowance in relation to the financial guarantee contracts. As at 31 March 2025, included in other payables and accruals represents financial guarantee contracts amounted to HK\$12,618,000 (2024: HK\$23,003,000).

PLEDGE OF ASSETS

At the end of the reporting period, the following assets were pledged to secure banking facilities granted to the Group:

	2025 HK\$'000	2024 HK\$'000
Property, plant and equipment	146,089	161,887
Investment properties	3,079,657	3,204,457
Properties held for sale	5,101,088	5,438,468
Financial assets at FVTPL	5,723	5,112
	8,332,557	8,809,924

For certain properties, the Group has assigned to the banks all its right, title and benefit as lessor of relevant properties for certain banking facilities granted to the Group.

CLOSURE OF REGISTER OF MEMBERS

The register of members of the Company will be closed for the purpose of determining shareholders who are entitled to attend and vote at the Annual General Meeting, the register of members of the Company will be closed from Monday, 25 August 2025 to Thursday, 28 August 2025 (both days inclusive), during which period no transfer of shares will be registered. The record date for determining the entitlements of the shareholders to attend and vote at the Annual General Meeting is Thursday, 28 August 2025. In order to qualify for attending and voting at the Annual General Meeting, all transfer forms accompanied by the relevant share certificates must be lodged with the branch share registrar of the Company in Hong Kong, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17/F, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, for registration not later than 4:30 p.m. on Friday, 22 August 2025.

CORPORATE GOVERNANCE CODE

The Company complied with the code provisions of the Corporate Governance Code (the "Code") as set out in Appendix C1 of the Rules Governing the Listing of Securities (the "Listing Rules") on The Stock Exchange of Hong Kong Limited during the year, except for code provision C.2.1 of the Code.

Code provision C.2.1 of the Code requires that the roles of chairman and chief executive should be separate and should not be performed by the same individual. However, the Company does not have a chief executive officer position. The Board is of the view that the current management structure has been effective in facilitating the Company's operation and business development and that necessary checks and balances consistent with sound corporate governance practices are in place.

THE MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

During the year, the Company adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the “Model Code”) as set out in Appendix C3 of the Listing Rules as its own code of conduct regarding directors’ securities transactions. Based on specific enquiry of all the directors of the Company, the directors complied throughout the year in review with the required standards as set out in the Model Code.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY’S LISTED SECURITIES

There was no purchase, sale or redemption of listed securities of the Company by the Company or its subsidiaries during the year.

AUDIT COMMITTEE

The Audit Committee has reviewed with management the accounting principles and practices adopted by the Group and discussed auditing, internal controls, risk management and financial reporting matters including review of the financial statements for the year ended 31 March 2025.

ANNUAL GENERAL MEETING

The 2025 Annual General Meeting of the Company will be held on 28 August 2025.

PUBLICATION OF RESULT ANNOUNCEMENT AND ANNUAL REPORT

A results announcement and annual report containing the information required by the Listing Rules will be published on the websites of Hong Kong Exchanges and Clearing Limited (www.hkexnews.hk) and the Company (www.csigroup.hk) in due course.

By order of the Board
Chung Cho Yee, Mico
Chairman

Hong Kong, 30 June, 2025

As at the date of this announcement, the executive directors of the Company are Mr. Chung Cho Yee, Mico (Chairman), Mr. Kan Sze Man, Mr. Chow Hou Man, Mr. Ho Lok Fai, Mr. Leung King Yin, Kevin and Ms. Chung Yuen Tung, Jasmine; the non-executive director of the Company is Mr. Lo Hing Hung (with Mr. Ip Ho Wang as his alternate); and the independent non-executive directors of the Company are Mr. Cheng Yuk Wo, Mr. Shek Lai Him, Abraham, GBS, JP and Dr. Lo Wing Yan, William, JP and Mr. Chak Hubert.