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**MAN SANG INTERNATIONAL LIMITED**

*(Incorporated in Bermuda with limited liability)*

**(Stock Code: 938)**

**INTERIM RESULTS ANNOUNCEMENT  
FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2025**

The board of directors (the “**Board**”) of Man Sang International Limited (the “**Company**”) hereby announces the unaudited condensed consolidated interim results of the Company and its subsidiaries (collectively, the “**Group**”) for the six months ended 30 September 2025, together with the comparative figures for the corresponding period in 2024.

## CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the six months ended 30 September 2025

|  |              | <b>Six months ended</b> |                       |
|--|--------------|-------------------------|-----------------------|
|  |              | <b>30 September</b>     |                       |
|  | <i>Notes</i> | <b>2025</b>             | <b>2024</b>           |
|  |              | <b>HK\$'000</b>         | <b>HK\$'000</b>       |
|  |              | <b>(Unaudited)</b>      | <b>(Unaudited)</b>    |
|  |              |                         | <b>(Re-presented)</b> |
| <b>Continuing operations</b>   |              |                         |                       |
| Revenue  | 4            | 43,883                  | 48,909                |
| Cost of sales  |              | <u>(24,893)</u>         | <u>(43,942)</u>       |
| Gross profit   |              | <b>18,990</b>           | 4,967                 |
| Other income and gains, net  |              | <b>876</b>              | 1,573                 |
| Administrative expenses  |              | <b>(13,044)</b>         | (12,412)              |
| Reversal of impairment loss on trade and other receivables                   |              | –                       | 870                   |
| Finance income   | 5            | <b>2</b>                | 3                     |
| Finance costs  | 5            | <u>(16,554)</u>         | <u>(12,626)</u>       |
| <b>Loss before tax</b>   | 6            | <b>(9,730)</b>          | (17,625)              |
| Income tax expense   | 7            | <u>(4,621)</u>          | <u>(4,296)</u>        |
| Loss for the period from continuing operations                               |              | <b>(14,351)</b>         | (21,921)              |
| <b>Discontinued operation</b>  |              |                         |                       |
| Profit/(loss) for the period from discontinued operation                     | 16           | <u>464,756</u>          | <u>(158,885)</u>      |
| <b>Profit/(loss) for the period</b>  |              | <u><b>450,405</b></u>   | <u>(180,806)</u>      |
| <b>Attributable to:</b>  |              |                         |                       |
| Equity holders of the Company  |              |                         |                       |
| From continuing operations   |              | <b>(14,286)</b>         | (21,305)              |
| From discontinued operation  |              | <u>464,756</u>          | <u>(158,885)</u>      |
|  |              | <u><b>450,470</b></u>   | <u>(180,190)</u>      |
| Non-controlling interest   |              | <u>(65)</u>             | <u>(616)</u>          |
|  |              | <u><b>450,405</b></u>   | <u>(180,806)</u>      |
| <b>EARNINGS/(LOSS) PER SHARE FROM CONTINUING AND DISCONTINUED OPERATIONS</b> |              |                         |                       |
| – basic and diluted ( <i>HK cents</i> )                                      | 9            | <u><b>70</b></u>        | <u>(28)</u>           |
| <b>LOSS PER SHARE FROM CONTINUING OPERATIONS</b>                             |              |                         |                       |
| – basic and diluted ( <i>HK cents</i> )                                      | 9            | <u><b>(2)</b></u>       | <u>(3)</u>            |

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

*For the six months ended 30 September 2025*

|   | <b>Six months ended</b> |                 |
|---|-------------------------|-----------------|
|   | <b>30 September</b>     |                 |
|   | <b>2025</b>             | 2024            |
|   | <i>HK\$'000</i>         | <i>HK\$'000</i> |
|   | <b>(Unaudited)</b>      | (Unaudited)     |
|   |                         | (Re-presented)  |
| <b>Profit/(loss) for the period</b>   | <b>450,405</b>          | (180,806)       |
| <b>Other comprehensive income:</b>  |                         |                 |
| <i>Items that may be reclassified subsequently to profit or loss:</i>                     |                         |                 |
| Exchange differences arising on translation of financial statements of foreign operations | <b>4,588</b>            | 1,180           |
| Release of translation reserve upon disposal of subsidiaries                              | <b>31,326</b>           | –               |
|   | <hr/>                   | <hr/>           |
| Total comprehensive income/(expenses) for the period                                      | <b>486,319</b>          | (179,626)       |
|   | <hr/>                   | <hr/>           |
| Total comprehensive income/(expenses) for the period attributable to:                     |                         |                 |
| Equity holders of the Company   |                         |                 |
| From continuing operations  | <b>(9,686)</b>          | (20,084)        |
| From discontinued operation   | <b>496,082</b>          | (158,885)       |
|   | <hr/>                   | <hr/>           |
|   | <b>486,396</b>          | (178,969)       |
|   | <hr/>                   | <hr/>           |
| Non-controlling interests   | <b>(77)</b>             | (657)           |
|   | <hr/>                   | <hr/>           |
|   | <b>486,319</b>          | (179,626)       |
|   | <hr/>                   | <hr/>           |

## CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 30 September 2025

|  |              | 30 September<br>2025           | 31 March<br>2025             |
|--|--------------|--------------------------------|------------------------------|
|  | <i>Notes</i> | <i>HK\$'000</i><br>(Unaudited) | <i>HK\$'000</i><br>(Audited) |
| <b>Non-current assets</b>                            |              |                                |                              |
| Investment properties                                | 10           | 110,090                        | 1,120,290                    |
| Property, plant and equipment                        | 10           | 36,579                         | 392,404                      |
| Financial asset at fair value through profit or loss |              | –                              | –                            |
| Right-of-use asset                                   |              | –                              | 130,535                      |
| Intangible assets                                    |              | 1,615                          | 1,606                        |
| Deferred income tax assets                           |              | 19,142                         | 21,130                       |
| Other receivables                                    | 11           | 2,180                          | 2,140                        |
|  |              | <b>169,606</b>                 | 1,668,105                    |
| <b>Current assets</b>                                |              |                                |                              |
| Properties held for sales                            |              | –                              | 261,080                      |
| Inventories  |              | 62                             | 69                           |
| Trade and other receivables                          | 11           | 26,652                         | 39,247                       |
| Contract assets                                      | 11           | 18,884                         | 16,589                       |
| Amounts due from related companies                   |              | 22,491                         | 16,590                       |
| Cash and cash equivalents                            |              | 14,307                         | 23,422                       |
|  |              | <b>82,396</b>                  | 356,997                      |
| <b>Current liabilities</b>                           |              |                                |                              |
| Trade and other payables                             | 12           | 49,477                         | 161,543                      |
| Amounts due to related companies                     |              | 2,599                          | 19,540                       |
| Tax payables   |              | 7,245                          | 143,694                      |
| Bank and other borrowings                            | 14           | –                              | 1,486,055                    |
| Promissory notes                                     | 13           | –                              | 951,502                      |
| Lease liabilities                                    |              | 23,441                         | 22,598                       |
|  |              | <b>82,762</b>                  | 2,784,932                    |
| <b>Net current liabilities</b>                       |              | <b>(366)</b>                   | <b>(2,427,935)</b>           |
| <b>Total assets less current liabilities</b>         |              | <b>169,240</b>                 | <b>(759,830)</b>             |

|  |              | <b>30 September<br/>2025</b> | 31 March<br>2025       |
|--|--------------|------------------------------|------------------------|
|  | <i>Notes</i> | <b><i>HK\$'000</i></b>       | <b><i>HK\$'000</i></b> |
|  |              | <b>(Unaudited)</b>           | <b>(Audited)</b>       |
| <b>Non-current liabilities</b>               |              |                              |                        |
| Deferred income tax liabilities              |              | <b>36,509</b>                | 36,378                 |
| Promissory notes                             | <i>13</i>    | <b>541,051</b>               | –                      |
| Bank and other borrowings                    | <i>14</i>    | <b>112,288</b>               | 98,528                 |
| Unsecured borrowings from a director         | <i>15</i>    | <b>13,755</b>                | 538,633                |
| Lease liabilities                            |              | <b>53,122</b>                | 61,917                 |
|  |              | <u><b>756,725</b></u>        | <u>735,456</u>         |
| <b>Net liabilities</b>                       |              | <u><b>(587,485)</b></u>      | <u>(1,495,286)</u>     |
| <b>Capital and reserves</b>                  |              |                              |                        |
| Share capital                                |              | <b>323,599</b>               | 323,599                |
| Reserves                                     |              | <b>(910,342)</b>             | (1,818,220)            |
| Equity attributable to owners of the Company |              | <b>(586,743)</b>             | (1,494,621)            |
| Non-controlling interests                    |              | <b>(742)</b>                 | (665)                  |
| <b>Total equity</b>                          |              | <u><b>(587,485)</b></u>      | <u>(1,495,286)</u>     |

## NOTES

### 1. GENERAL INFORMATION

Man Sang International Limited (the “**Company**”) was incorporated in Bermuda as an exempted company with limited liability under the Companies Act 1981 of Bermuda (as amended). The addresses of the registered office and principal place of business of the Company are disclosed in the corporate information section to the interim report. The immediate and ultimate holding company and the ultimate controlling party of the Company is China DaDi Group Limited, which is incorporated in the British Virgin Islands (the “**BVI**”) and Mr. Hu Xingrong (“**Mr. Hu**”), an executive director of the Company, respectively.

The shares of the Company are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”).

The Company and its subsidiaries (hereinafter collectively referred to as the “**Group**”) are engaged in the provision of property management services, leasing of properties, renovation and decoration services and hotel operation.

During the six months ended 30 September 2025, the Group discontinued its business of sales of properties, operation of serviced apartment and leasing of properties in Chongqing. Further details of this discontinued operation are set out in note 16.

This condensed consolidated interim financial information is presented in Hong Kong dollars (“**HK\$**”), which is also the functional currency of the Company.

This condensed consolidated interim financial information has not been audited.

### 2. BASIS OF PREPARATION

The condensed consolidated interim financial information has been prepared in accordance with the applicable disclosure requirements of Appendix D2 to the Rules Governing the Listing of Securities on the Stock Exchange (the “**Listing Rules**”) and with Hong Kong Accounting Standard (“**HKAS**”) 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (the “**HKICPA**”).

This condensed consolidated interim financial information contains condensed consolidated financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Group since the 2025 annual financial statements. The condensed consolidated interim financial information and notes thereon do not include all of the information and disclosures required for a full set of financial statements prepared in accordance with HKFRS Accounting Standards and should be read in conjunction with the Group’s annual consolidated financial statements for the year ended 31 March 2025.

The condensed consolidated interim financial information has been prepared on a going concern basis notwithstanding that the Group had net current liabilities of approximately HK\$366,000 at the end of the interim period. In preparing the condensed consolidated interim financial information, the Directors have given careful consideration to the current and anticipated future liquidity of the Group. Taking into account, inter alia, (i) cash and cash equivalents of approximately HK\$14,307,000 at 30 September 2025, (ii) the unutilised loan facilities at the end of the interim period, and (iii) the expected net cash inflows generated from the Group’s operations for the next twelve months, the Directors are of the opinion that the Group will be able to meet its liabilities as and when they fall due. Accordingly, the Directors consider that the preparation of the condensed consolidated interim financial information on a going concern basis is appropriate.

### 3. MATERIAL ACCOUNTING POLICIES

The condensed consolidated interim financial information has been prepared on the historical cost basis except for investment properties and financial asset at fair value through profit or loss which are measured at fair value at the end of each reporting period.

The accounting policies used in the preparation of these condensed consolidated interim financial information are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 March 2025 except as described below.

#### Application of amendments to HKFRS Accounting Standards

The Group has applied the following amendments to HKFRS Accounting Standards issued by the HKICPA to this condensed consolidated financial information for the current accounting period:

Amendments to HKAS 21      Lack of Exchangeability

The application of the above amendments to HKFRS Accounting Standards in the current period had no material impact on the Group's financial positions and performance for the current period and prior years and/or on the disclosures set out in this condensed consolidated financial information.

The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

### 4. REVENUE AND SEGMENT INFORMATION

Revenue represents income arising from provision of property management services and renovation and decoration services in the People's Republic of China (the "PRC") and hotel operation in Japan during the reporting periods.

An analysis of the Group's revenue is as follows:

|   | <b>Six months ended</b> |                       |
|---|-------------------------|-----------------------|
|   | <b>30 September</b>     |                       |
|   | <b>2025</b>             | <b>2024</b>           |
|   | <i>HK\$'000</i>         | <i>HK\$'000</i>       |
|   | <b>(Unaudited)</b>      | <b>(Unaudited)</b>    |
|   |                         | <b>(Re-presented)</b> |
| <b>From continuing operations</b>                             |                         |                       |
| <b>Type of goods and services</b>                             |                         |                       |
| – Property management services                                | 11,233                  | 11,316                |
| – Renovation and decoration services                          | 11,787                  | 31,649                |
| – Hotel room  | 1,741                   | 1,525                 |
| – Restaurant operations                                       | 274                     | 332                   |
| – Golf club operations  | 3,439                   | 3,992                 |
| – Other   | 74                      | 95                    |
|   | <hr/>                   | <hr/>                 |
| Total revenue from contracts with customers                   | 28,548                  | 48,909                |
| Rental income for investment properties under operating lease | 15,335                  | –                     |
|   | <hr/>                   | <hr/>                 |
| Total revenue   | <u>43,883</u>           | <u>48,909</u>         |

The executive directors of the Company have been identified as the chief operating decision-maker ("CODM"). The management of the Company determines the operating segments based on the Group's internal reports, which are reviewed by the CODM for performance assessment and resources allocation.

The Group's operating businesses are structured and managed separately according to the nature of the operations and the product perspectives. Each of the Group's reportable operating segment represents a strategic business unit that are subject to risks and returns that are different from the other reportable operating segment. No operating segments identified by the CODM have been aggregated in arriving at the reportable segment of the Group.

As discussed in note 16, the Group no longer engages in Chongqing property business. The results of this segment have been classified as discontinued operation of the Group during the six months ended 30 September 2025. In this regard, the Group has re-presented the comparative information for the six months ended 30 September 2024. Details of the reportable operating segments are as follows:

1. Property management services – Provision of property management services and leasing of properties;
2. Renovation and decoration – Provision of renovation and decoration services;
3. Hotel operation in Japan – Hotel and golf club operations in Hokkaido, Japan.

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

**For the six months ended 30 September 2025 (unaudited)**

|                                 | Continuing operations                    |                                       |                                      | Discontinued operation         | Total<br>HK\$'000 |
|---------------------------------|--|---------------------------------------|--------------------------------------|--------------------------------|-------------------|
|                                 | Property management services<br>HK\$'000 | Renovation and decoration<br>HK\$'000 | Hotel operation in Japan<br>HK\$'000 | Chongqing property<br>HK\$'000 |                   |
| <b>REVENUE</b>                  |  |                                       |                                      |                                |                   |
| Revenue from external customers | <u>26,568</u>                            | <u>11,787</u>                         | <u>5,528</u>                         | <u>1,466</u>                   | <u>45,349</u>     |
| Segment profit/(loss)           | 12,300                                   | (216)                                 | (409)                                | 464,756                        | 476,431           |
| Unallocated income              |  |                                       |                                      |                                | 2                 |
| Unallocated expenses            |  |                                       |                                      |                                | <u>(21,407)</u>   |
| Profit before tax               |  |                                       |                                      |                                | <u>455,026</u>    |

**For the six months ended 30 September 2024 (unaudited and re-presented)**

|                                 | Continuing operations                    |                                       |                                      | Discontinued operation         | Total<br>HK\$'000 |
|---------------------------------|--|---------------------------------------|--------------------------------------|--------------------------------|-------------------|
|                                 | Property management services<br>HK\$'000 | Renovation and decoration<br>HK\$'000 | Hotel operation in Japan<br>HK\$'000 | Chongqing property<br>HK\$'000 |                   |
| <b>REVENUE</b>                  |  |                                       |                                      |                                |                   |
| Revenue from external customers | <u>11,316</u>                            | <u>31,649</u>                         | <u>5,944</u>                         | <u>21,536</u>                  | <u>70,445</u>     |
| Segment profit/(loss)           | 901                                      | 2,630                                 | (1,146)                              | (156,960)                      | (154,575)         |
| Unallocated income              |  |                                       |                                      |                                | 928               |
| Unallocated expenses            |  |                                       |                                      |                                | <u>(20,938)</u>   |
| Loss before tax                 |  |                                       |                                      |                                | <u>(174,585)</u>  |

The accounting policies of the operating segments are the same as the Group's accounting policies. Segment profit/(loss) represents the profit earned by/(loss from) each segment without allocation of certain expenses, certain reversal of impairment loss on trade and other receivables, certain finance income and certain finance costs. This is the measure reported to CODM for the purposes of resource allocation and performance assessment.

## 5. FINANCE INCOME AND FINANCE COSTS

|   | <b>Six months ended</b> |                 |
|---|-------------------------|-----------------|
|   | <b>30 September</b>     |                 |
|   | <b>2025</b>             | 2024            |
|   | <i>HK\$'000</i>         | <i>HK\$'000</i> |
|   | <b>(Unaudited)</b>      | (Unaudited)     |
|   |                         | (Re-presented)  |
| <b>From continuing operations</b>       |                         |                 |
| Finance income:                         |                         |                 |
| – Bank interest income                  | <u>(2)</u>              | <u>(3)</u>      |
| Finance costs:                          |                         |                 |
| – Interest on bank and other borrowings | <b>3,805</b>            | 1,590           |
| – Interest on promissory notes          | <b>11,030</b>           | 11,030          |
| – Interest on lease liabilities         | <u>1,719</u>            | <u>6</u>        |
|   | <u><b>16,554</b></u>    | <u>12,626</u>   |

## 6. LOSS BEFORE TAX

Loss before tax has been arrived at after charging:

|  | <b>Six months ended</b> |                 |
|--|-------------------------|-----------------|
|  | <b>30 September</b>     |                 |
|  | <b>2025</b>             | 2024            |
|  | <i>HK\$'000</i>         | <i>HK\$'000</i> |
|  | <b>(Unaudited)</b>      | (Unaudited)     |
|  |                         | (Re-presented)  |
| <b>From continuing operations</b>                          |                         |                 |
| Reversal of impairment loss on trade and other receivables | –                       | (870)           |
| Depreciation of property, plant and equipment              | <u>2,168</u>            | <u>2,233</u>    |

## 7. INCOME TAX EXPENSE

|                                     | Six months ended<br>30 September |                               |
|-------------------------------------|----------------------------------|-------------------------------|
|                                     | 2025                             | 2024                          |
|                                     | HK\$'000                         | HK\$'000                      |
|                                     | (Unaudited)                      | (Unaudited)<br>(Re-presented) |
| Current income tax:                 |                                  |                               |
| – PRC Enterprise Income Tax         | <u>2,712</u>                     | <u>6,674</u>                  |
| Deferred income tax                 | <u>1,909</u>                     | <u>(453)</u>                  |
|                                     | <u>4,621</u>                     | <u>6,221</u>                  |
| Income tax expense attributable to: |                                  |                               |
| Continuing operations               | 4,621                            | 4,296                         |
| Discontinued operation              | <u>–</u>                         | <u>1,925</u>                  |
|                                     | <u>4,621</u>                     | <u>6,221</u>                  |

### Hong Kong Profits Tax

No Hong Kong Profits Tax has been provided since no assessable profits have been generated during the six months ended 30 September 2025 (2024: Nil).

### Japan Corporate Income Tax

No Japan Corporate Income Tax has been provided since no assessable profits have been generated during the six months ended 30 September 2025 (2024: Nil).

### The PRC Enterprise Income Tax

The PRC Enterprise Income Tax in respect of operations in the PRC is calculated at a rate of 25% (2024: 25%) on the estimated assessable profits for the six months ended 30 September 2025 under the Law of the PRC's on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of the EIT Law.

### The PRC Land Appreciation Tax

Land appreciation tax in the PRC is levied on properties developed by the Group for sale, at progressive rates ranging from 30% to 60% on the appreciation of land value under the applicable regulations, which is calculated based on the proceeds of sales of properties less deductible expenditures including cost of land use rights, borrowing costs, statutory deduction and all property development expenditures.

## 8. DIVIDEND

No dividend was paid or proposed during the six months ended 30 September 2025, nor has any dividend been proposed since the end of the reporting period (2024: Nil).

## 9. EARNINGS/(LOSS) PER SHARE

The calculation of the basic and diluted earnings/(loss) per share attributable to equity holders of the Company is based on the following data:

|  | <b>Six months ended</b>     |                             |
|--|-----------------------------|-----------------------------|
|  | <b>30 September</b>         |                             |
|  | <b>2025</b>                 | 2024                        |
|  | <i>HK\$'000</i>             | <i>HK\$'000</i>             |
|  | <b>(Unaudited)</b>          | (Unaudited)                 |
|  |                             | (Re-presented)              |
| <b>Earnings/(loss)</b>   |                             |                             |
| Earnings/(loss) for the period attributable to equity holders of the Company for the purpose of calculation of the basic and diluted earnings/(loss) per share |                             |                             |
| – from continuing operations   | <b>(14,286)</b>             | (21,305)                    |
| – from discontinued operation  | <b>464,756</b>              | (158,885)                   |
|  | <u>                    </u> | <u>                    </u> |
|  | <i>'000</i>                 | <i>'000</i>                 |
| <b>Number of shares</b>  |                             |                             |
| Weighted average number of shares for the purpose of basic and diluted loss per share  | <b>647,199</b>              | 647,199                     |
|  | <u>                    </u> | <u>                    </u> |

The denominators used are the same as those calculated above for both basic and diluted earnings/(loss) per share.

As there was no potential dilutive shares in issue during the six months ended 30 September 2025 and 2024, basic and diluted earnings/(loss) per share are the same for both reporting periods.

## 10. INVESTMENT PROPERTIES AND PROPERTY, PLANT AND EQUIPMENT

Valuations of the Group's investment properties as at 30 September 2025 and 31 March 2025 were respectively performed by the directors of the Company and Ravia Global Appraisal Advisory Limited, an independent professional valuer not connected with the Group who holds recognised relevant professional qualification and have recent experience in valuing similar properties in the similar locations.

The fair value measurements for the investment properties are categorised in level 3 of the fair value hierarchy. There were no transfers between levels of fair value hierarchy during the six months ended 30 September 2025 and year ended 31 March 2025.

The valuation of the investment properties was determined by using the market approach or income approach. In estimating the fair value of the Group's investment properties, the highest and best use of these properties is their current use.

Under the market approach, by making reference to the observable comparables from market.

Under the income approach, by making reference to the capitalised income derived from market observable transactions.

There are no changes to the valuation techniques as at 30 September 2025 and 31 March 2025.

During the six months ended 30 September 2025, there was no addition to the Group's investment properties (six months ended 30 September 2024: Nil (Re-presented)). During the six months ended 30 September 2025, there was disposal of investment properties in Chongqing of approximately HK\$1,012,220,000 due to the discontinued operation. As at 30 September 2025, the carrying amount of the investment properties was approximately HK\$110,090,000 (31 March 2025: HK\$1,120,290,000), with no fair value change during the six months ended 30 September 2025 (six months ended 30 September 2024: Nil (Re-presented)).

During the six months ended 30 September 2025, additions to the Group's property, plant and equipment were approximately HK\$109,000 (six months ended 30 September 2024: HK\$6,000) and there was disposal of property, plant and equipment of approximately HK\$354,175,000 due to disposal of subsidiaries (six months ended 30 September 2024: Nil (Re-presented)).

During the six months ended 30 September 2025, no impairment loss on property, plant and equipment was recognised in profit or loss (six months ended 30 September 2024: Nil (Re-presented)).

## 11. TRADE AND OTHER RECEIVABLES AND CONTRACT ASSETS

|   | <b>30 September<br/>2025<br/>HK\$'000<br/>(Unaudited)</b> | 31 March<br>2025<br>HK\$'000<br>(Audited) |
|---|---|---|
| Trade receivables                                   | 19,231  | 20,627                                    |
| Less: allowance for impairment of trade receivables | <u>(4,117)</u>  | <u>(4,045)</u>                            |
|   | <b>15,114</b>   | 16,582                                    |
| Deposits and other receivables                      | 14,365  | 25,094                                    |
| Less: allowance for impairment of other receivables | <u>(1,067)</u>  | <u>(1,682)</u>                            |
| Prepayments   | <u>420</u>  | <u>1,393</u>                              |
| Total trade and other receivables                   | <u><b>28,832</b></u>                                      | <u>41,387</u>                             |
| Portion classified as non-current assets            | <u><b>2,180</b></u>                                       | <u>2,140</u>                              |
| Contract assets                                     | <u><b>18,884</b></u>                                      | <u>16,589</u>                             |

The Group allows an average credit period of 0-60 days to its trade customers. The following is an aged analysis of trade receivables net of allowance for impairment of trade receivables presented based on the invoice date, which approximates to revenue recognition date, at the end of the reporting period.

|                    | <b>30 September<br/>2025<br/>HK\$'000<br/>(Unaudited)</b> | 31 March<br>2025<br>HK\$'000<br>(Audited) |
|--------------------|---|---|
| 0-30 days          | 13,532  | 14,533                                    |
| 31-90 days         | 150   | 291                                       |
| 91-180 days        | 97  | 608                                       |
| 181-365 days       | 695   | 363                                       |
| More than 365 days | <u>640</u>  | <u>787</u>                                |
|                    | <u><b>15,114</b></u>                                      | <u>16,582</u>                             |

## 12. TRADE AND OTHER PAYABLES

|  | <b>30 September<br/>2025<br/>HK\$'000<br/>(Unaudited)</b> | 31 March<br>2025<br>HK\$'000<br>(Audited) |
|--|---|---|
| Trade payables   | 23,276  | 22,147                                    |
| Construction costs accruals and payables ( <i>note</i> ) | –   | 50,725                                    |
| Contract liabilities                                     | 2,660   | 3,666                                     |
| Other accruals and payables                              | 23,541  | 85,005                                    |
|  | <u>49,477</u>   | <u>161,543</u>                            |

*Note:*

During the six months ended 30 September 2025, the Group disposed of Gloryyear Investments Limited (“**Gloryyear**”) and its subsidiaries, and certain subsidiary was embroiled in a legal dispute with the contractor concerning a longstanding construction cost payable (31 March 2025: approximately HK\$8,798,000) and the certain units of the properties held for sales of the Group were sealed as at 31 March 2025 based on court orders and potentially subject to auction process based on the court orders. The respective payable was discharged as referred in note 16. Details of the litigation are set out in note 17.

## 13. PROMISSORY NOTES

|  | <b>30 September<br/>2025<br/>HK\$'000<br/>(Unaudited)</b> | 31 March<br>2025<br>HK\$'000<br>(Audited) |
|--|---|---|
| Promissory notes:  |   |   |
| – More than 2 years but less than 3 years<br>(31 March 2025: within in 1 year) | <u>541,051</u>  | <u>951,502</u>                            |

On 11 April 2025, the maturity date of the promissory notes has been further extended from 31 December 2025 to 31 December 2027 and the interest payable until 11 April 2025 of approximately HK\$421,482,000 was waived by Total Idea International Limited, in which Mr. Hu, the executive director and chairman of the Company, is the ultimate beneficial owner, and recognised in other reserve as contribution from the shareholder to the Group. Details are set out in the Company’s announcements dated 18 March 2025 and 11 April 2025.

## 14. BANK AND OTHER BORROWINGS

|   | 30 September<br>2025<br><i>HK\$'000</i><br>(Unaudited) | 31 March<br>2025<br><i>HK\$'000</i><br>(Audited) |
|---|--|--|
| Other borrowings – unsecured  | 112,288  | 100,908  |
| Bank borrowing – secured  | –  | 1,483,675  |
|   | <u>112,288</u>   | <u>1,584,583</u>                                 |
| Current:  |  |  |
| Unsecured other loan – principal portion ( <i>note (i)</i> )            | –  | 1,498  |
| Unsecured other loan – interest portion ( <i>note (i)</i> )             | –  | 882  |
| Secured bank borrowing – principal portion ( <i>note (ii)</i> )         | –  | 1,295,443  |
| Secured bank borrowing – interest portion ( <i>note (ii)</i> )          | –  | 188,232  |
|   | <u>–</u>   | <u>1,486,055</u>                                 |
| Non-current:  |  |  |
| Unsecured other loan – principal portion ( <i>notes (i) and (iii)</i> ) | 96,941   | 87,886   |
| Unsecured other loan – interest portion ( <i>notes (i) and (iii)</i> )  | 15,347   | 10,642   |
|   | <u>112,288</u>   | <u>98,528</u>                                    |
| Total bank and other borrowings   | <u>112,288</u>   | <u>1,584,583</u>                                 |

### Notes:

- (i) The unsecured other borrowings as at 30 September 2025 represents the unsecured borrowings from related companies, which are beneficially owned by Mr. Hu, with outstanding principal amount of RMB1,400,000 (31 March 2025: RMB1,400,000), equivalent to approximately HK\$1,526,000 (31 March 2025: HK\$1,498,000) carrying fixed interest rate of 15% per annum (31 March 2025: 15% per annum); and interest payable of approximately RMB932,000 (31 March 2025: RMB824,000), equivalent to approximately HK\$1,016,000 (31 March 2025: HK\$882,000), which are repayable on the maturity date.

As of 14 May 2023, the repayment date for the outstanding principal amount of RMB1,400,000, equivalent to HK\$1,554,000 and interest payable of RMB719,000, equivalent to HK\$798,000, both as at 30 September 2024, has been extended from 14 May 2023 to 14 May 2025. All other terms remained unchanged. On 16 June 2025, the repayment date for the outstanding principal and interest payable has been extended from 14 May 2025 to 14 May 2027. All other terms remain unchanged.

- (ii) During the six months ended 30 September 2025, the Group disposed of Gloryear and discharged the secured bank borrowing. Details of disposal are set out in note 22 (31 March 2025: The secured bank borrowing with total principal amount of approximately RMB1,210,694,000, equivalent to approximately HK\$1,295,443,000).

During the year ended 31 March 2024, the Group breached certain terms of the bank borrowing, which were primarily related to the default payment of the Group. As a result of the above breach, the bank had the right to demand immediate repayment based on the borrowing agreement, and as a result, the bank had the right to serve a notice and require the Group to repay the entire principal and defaulted interest of approximately HK\$1,452,967,000 as at 30 September 2024. On 22 July 2024, the interest rate including the defaulted interest was adjusted from 7.425% to 7.275% per annum. The bank initiated legal proceedings against the Group to recover the outstanding loan amount owed to them. Details of the legal proceedings are set out in note 17.

The secured bank borrowing carried a fixed interest rate of 5.3% per annum with interest payable quarterly and would mature on 30 March 2035 based on the borrowing agreement.

At the end of the reporting period, carrying amounts of the Group's assets pledged to secure the bank borrowing of the Group were as follows:

|                               | <b>30 September<br/>2025</b> | 31 March<br>2025 |
|-------------------------------|------------------------------|------------------|
|                               | <b>HK\$'000</b>              | HK\$'000         |
|                               | <b>(Unaudited)</b>           | (Audited)        |
| Property, plant and equipment | –                            | 354,165          |
| Properties held for sale      | –                            | 261,080          |
| Right-of-use asset            | –                            | 130,535          |
| Investment properties         | –                            | 1,012,220        |
|                               | <u>–</u>                     | <u>1,012,220</u> |

As at 30 September 2025, the Group does not have secured bank borrowing (31 March 2025: approximately HK\$1,295,443,000) which is subject to the fulfilment of covenants relating to certain usage restriction.

- (iii) On 1 July 2021, an unsecured revolving loan facility with facility amount of HK\$100,000,000 has been granted from a related company, which is beneficially owned by Mr. Hu, which carries a fixed interest rate of 8% per annum, with maturity date on 31 December 2025. On 28 February 2025, the maturity date has been extended to 31 December 2027.

As at 30 September 2025, unsecured revolving loan facility with aggregate principal amount of approximately HK\$95,415,000 (31 March 2025: HK\$87,886,000) has been drawn down and interest payable of approximately HK\$14,331,000 (31 March 2025: HK\$10,642,000), which will be repayable on the maturity date. The remaining loan facility with principal amount of approximately HK\$4,585,000 (31 March 2025: HK\$12,114,000) has not yet been utilised.

## 15. UNSECURED BORROWINGS FROM A DIRECTOR

|  | <b>30 September<br/>2025<br/>HK\$'000<br/>(Unaudited)</b> | 31 March<br>2025<br>HK\$'000<br>(Audited) |
|--|---|---|
| Unsecured borrowings denominated in RMB ( <i>note (i)</i> )  |   |   |
| – principal portion  | –   | 372,172                                   |
| – interest portion   | –   | 152,706                                   |
|  | <u>–</u>  | <u>524,878</u>                            |
| Unsecured borrowing denominated in HK\$ ( <i>note (ii)</i> ) |   |   |
| – interest portion   | <u>13,755</u>   | <u>13,755</u>                             |
|  | <u>13,755</u>   | <u>13,755</u>                             |
| Amounts shown under non-current liabilities                  | <u>13,755</u>   | <u>538,633</u>                            |

### Notes:

- (i) On 1 June 2018 and 29 August 2018, an unsecured revolving loan facility with an aggregate facility amount of RMB500,000,000 has been granted from Mr. Hu to certain subsidiaries established in the PRC which carries a fixed interest rate of 9% per annum, which will be repayable on the maturity date.

On 30 November 2021, the maturity date of the above-mentioned loan facility has been further extended from 6 July 2022 to 6 July 2023 while the other terms remained unchanged.

On 14 March 2023, the maturity date of the above-mentioned loan facility has been further extended to 31 December 2025 while the other terms remained unchanged.

On 28 February 2025, the maturity date of the above-mentioned loan facility has been further extended to 31 December 2027 while the other terms remain unchanged.

On 27 June 2023, the Group was granted an additional facility amount of RMB300,000,000 from Mr. Hu while the other terms remained unchanged.

On 1 October 2023, the fixed interest rate is adjusted down from 9% to 5% per annum for the period from 1 October 2023 to 31 March 2024. Afterwards, it carries at 9% per annum.

As at 30 September 2025, the Group has no outstanding unsecured borrowings (31 March 2025: RMB347,824,000, equivalent to HK\$372,172,000). This is due to the disposal of subsidiaries holding these unsecured borrowings during the period, and accordingly, there is no remaining balance to be utilised as at 30 September 2025 (31 March 2025: RMB452,176,000, equivalent to HK\$483,828,000). Details of the disposal are set out in note 16.

- (ii) On 7 January 2019, another unsecured revolving loan facility with maximum facility amount of HK\$100,000,000 has been granted from Mr. Hu to an indirectly wholly-owned subsidiary of the Company, which carries a fixed interest rate of 8% per annum, with maturity date on 6 July 2022.

On 12 October 2021, unsecured borrowings and outstanding interest of HK\$100,000,000 were settled by the issuance of subscription shares of the Company.

On 14 March 2023, the maturity date of the above-mentioned loan facility has been extended to 31 December 2025.

On 28 February 2025, the maturity date of the above-mentioned loan facility has been further extended to 31 December 2027.

As at 30 September 2025 and 31 March 2025, none of the facility has been drawn down. The effective interest rate of the unsecured borrowing is 8% per annum.

At the end of the reporting period, the Group has the following undrawn facilities granted from a director:

|                                | <b>30 September<br/>2025</b> | 31 March<br>2025 |
|--------------------------------|------------------------------|------------------|
|                                | <i>HK\$'000</i>              | <i>HK\$'000</i>  |
|                                | <b>(Unaudited)</b>           | (Audited)        |
| Fixed rate                     |                              |                  |
| – expiring on 31 December 2027 | <b>100,000</b>               | 583,828          |

## 16. DISPOSAL OF SUBSIDIARIES

On 6 February 2025, the Group entered into a sale agreement to dispose of Gloryear which carried out the Group's Chongqing property business. The disposal was completed on 11 April 2025.

The loss for the period from the discontinued Chongqing property business is set out below. The comparative figures in the condensed statement of profit or loss have been re-presented the Chongqing property business as discontinued operation.

|                                 | <b>Six months ended 30</b> |                 |
|---------------------------------|----------------------------|-----------------|
|                                 | <b>September</b>           |                 |
|                                 | <b>2025</b>                | 2024            |
|                                 | <i>HK\$'000</i>            | <i>HK\$'000</i> |
|                                 | <b>(Unaudited)</b>         | (Unaudited)     |
| Loss for the period             | <b>(4,978)</b>             | (158,885)       |
| Gain on disposal for the period | <b>469,734</b>             | –               |
|                                 | <b>464,756</b>             | (158,885)       |

The results of the Chongqing property business for the periods from 1 April 2025 to 11 April 2025 and preceding interim period, which have been included in condensed consolidated statement of profit or loss:

|  | <b>Period from<br/>1 April 2025<br/>to 11 April<br/>2025<br/>HK\$'000<br/>(Unaudited)</b> | For the<br>six months<br>ended<br>30 September<br>2024<br>HK\$'000<br>(Unaudited) |
|--|---|---|
| Revenue ( <i>note a</i> )                        | <b>1,466</b>  | 21,536  |
| Cost of sales                                    | <b>(946)</b>  | (16,541)  |
| Gross profit                                     | <b>520</b>  | 4,995   |
| Other income and gains (losses), net             | –   | 89  |
| Selling expenses                                 | <b>(101)</b>  | (1,785)   |
| Administrative expenses                          | <b>(1,468)</b>  | (19,101)  |
| Impairment loss on right-of-use assets           | –   | (3,364)   |
| Impairment loss on property, plant and equipment | –   | (10,202)  |
| Impairment loss on properties held for sales     | –   | (12,393)  |
| Decrease in fair value of investment properties  | –   | (59,095)  |
| Finance income                                   | –   | 2   |
| Finance costs                                    | <b>(3,929)</b>  | (56,106)  |
| Loss before tax                                  | <b>(4,978)</b>  | (156,960)   |
| Income tax expense                               | –   | (1,925)   |
| Loss for the period                              | <b>(4,978)</b>  | (158,885)   |

The net liabilities of Gloryyear Investments Limited and its subsidiaries (the “Disposal Group”) at the date of disposal were as follows:

|  | As at<br>11 April 2025<br>HK\$'000<br>(Unaudited) |
|--|---|
| <b>Non-current assets</b>  |   |
| Investment properties  | 1,012,220   |
| Property, plant and equipment  | 354,175   |
| Right-of-use assets  | 130,535   |
| Financial asset at fair value through profit or loss   | –   |
|  | <u>1,496,930</u>                                  |
| <b>Current assets</b>  |   |
| Properties held for sale   | 261,080   |
| Inventories  | 10  |
| Trade and other receivables  | 10,416  |
| Cash and cash equivalents  | 10,021  |
|  | <u>281,527</u>                                    |
| <b>Current liabilities</b>   |   |
| Trade and other payables ( <i>note b</i> )   | 467,905   |
| Amounts due to related companies   | 17,161  |
| Tax payables   | 143,415   |
| Bank and other borrowings  | 1,486,594   |
|  | <u>2,115,075</u>                                  |
| Net current liabilities  | <u>(1,833,548)</u>                                |
| Total assets less current liabilities  | <u>(336,618)</u>                                  |
| <b>Non-current liability</b>   |   |
| Unsecured borrowings from a director   | 526,209   |
| Net liabilities  | <u>(862,827)</u>                                  |
| <b>Gain on disposal of subsidiaries</b>  |   |
| Consideration for the disposal   | –   |
| Net liabilities disposed of  | 862,827   |
| Assignment of shareholder loan   | (361,767)   |
| Reclassification of cumulative translation reserve upon disposal of the Disposal Group to profit or loss | (31,326)  |
| Gain on disposal   | <u>469,734</u>                                    |
| <b>Net cash flow arising on disposal of the Disposal Group</b>   |   |
| Cash consideration   | –   |
| Less: cash and cash equivalents disposed of  | (10,021)  |
|  | <u>(10,021)</u>                                   |

Net cash flows of the discontinued operation:

|                         | <b>Period from<br/>1 April 2025<br/>to 11 April<br/>2025<br/>HK\$'000<br/>(Unaudited)</b> | For the<br>six months<br>ended<br>30 September<br>2024<br>HK\$'000<br>(Unaudited) |
|-------------------------|---|---|
| Operating cash outflows | (1,028)   | (119,569)   |
| Investing cash inflows  | –   | 2   |
| Financing cash inflows  | –   | 120,825   |
|                         | <u>–</u>  | <u>120,825</u>  |

Loss before tax has been arrived after charging:

|   | <b>Period from<br/>1 April 2025<br/>to 11 April<br/>2025<br/>HK\$'000<br/>(Unaudited)</b> | For the<br>six months<br>ended<br>30 September<br>2024<br>HK\$'000<br>(Unaudited) |
|---|---|---|
| Depreciation of property, plant and equipment | 349   | 6,989   |
| Depreciation of right-of-use assets           | 129   | 2,567   |
|   | <u>478</u>  | <u>9,556</u>  |

*Note a:*

|                               | <b>Period from<br/>1 April 2025<br/>to 11 April<br/>2025<br/>HK\$'000<br/>(Unaudited)</b> | For the<br>six months<br>ended<br>30 September<br>2024<br>HK\$'000<br>(Unaudited) |
|-------------------------------|---|---|
| Timing of revenue recognition |   |   |
| Over time                     | 1,296   | 18,784  |
|                               | <u>1,296</u>  | <u>18,784</u>   |

*Note b:* The Disposal Group was embroiled in a legal dispute with the contractor concerning a longstanding construction cost payable (included in trade and other payables) of approximately HK\$8,798,000 and certain units of the properties held for sales of the Disposal Group were sealed as at 31 March 2025 based on court orders.

## 17. LITIGATIONS

- (i) The Group breached certain of the terms of the bank borrowing, which were primarily related to the default payment of the Group. The financial institution (the “**Bank**”) initiated legal proceedings against the Group to recover the outstanding loan amount owed to them on 31 August 2023 (the “**Legal Proceedings**”).

On 27 June 2024, a hearing was held at the Chengyu Financial Court\* (成渝金融法院) (the “**Court**”) in respect of the Legal Proceedings. On 24 July 2024, the Company received a judgment (the “**Judgment**”) handed down by the Court in respect of the Legal Proceedings. Pursuant to the Judgment, the Court ordered, (i) the Group to repay the outstanding principal and interests as of 31 May 2024 which were approximated to HK\$1,413,568,000 (equivalent to RMB1,308,861,000), and the outstanding interests for the period from 1 June 2024 until date of settlement (collectively, the “**Judgment Debt**”) to the Bank within 10 days from the effective date of the Judgment; (ii) that the Bank was entitled to enforce its rights under the mortgage in respect of the pledged properties for repayment of the Judgment Debt; and (iii) the Group and Mr. Hu to jointly bear the legal fees of approximately HK\$6,735,000 (equivalent to approximately RMB6,236,000) of which was not recognised in the profit or loss for the year ended 31 March 2024 and 2025.

On 7 August 2024, the Group lodged an appeal against the Judgment at the Chongqing City People’s Supreme Court\* (重慶市高級人民法院). For further details on the Legal Proceedings, please refer to the Company’s announcements dated 5 June 2024, 6 June 2024, 27 June 2024, 24 July 2024, 7 August 2024, 22 October 2024, 24 October 2024 and 9 January 2025.

- (ii) As at 31 March 2025, the Group was embroiled in a legal dispute with the contractor concerning a construction payable of approximately HK\$8,798,000 and the certain units of the properties held for sales of the Group were sealed based on court orders.

After the completion of the very substantial disposal transaction of the Disposal Group on 11 April 2025, the directors of the Group consider that the above litigations will not have any material adverse impact on the Group.

\* *For identification purpose only*

## MANAGEMENT DISCUSSION AND ANALYSIS

### FINANCIAL OVERVIEW

The board (the “**Board**”) of directors (the “**Directors**”) of Man Sang International Limited (the “**Company**”) and its subsidiaries (collectively as the “**Group**”) is pleased to report the results for the six months ended 30 September 2025 (the “**Current Period**”). During the Current Period, basic earnings per share from continuing and discontinued operations was approximately HK\$0.70 (six months ended 30 September 2024: basic loss per share of approximately HK\$0.28), and total comprehensive income was approximately HK\$486,319,000 (six months ended 30 September 2024: total comprehensive expenses of approximately HK\$179,626,000).

### BUSINESS REVIEW

During the Current Period, the Group had engaged in four business segments (i) property development, sales and leasing of properties in Chongqing; (ii) provision of property management services; (iii) provision of renovation and decoration services; and (iv) hotel and golf club operations in Hokkaido, Japan, to create diversified income sources for the Group.

#### Chongqing Property

Revenue for the Current Period: approximately HK\$1,466,000 (six months ended 30 September 2024: approximately HK\$21,536,000).

Chongqing Kingstone Land Co., Limited\* (重慶皇石置地有限公司) (“**Chongqing Kingstone**”), an indirect wholly-owned subsidiary of Gloryyear Investments Limited (“**Gloryyear Investments**”), holds a property located at 77 Qingnian Road, Yuzhong District, Chongqing City (the “**Chongqing Property**”). Gloryyear Investments was a direct wholly-owned subsidiary of the Company prior to its disposal by the Company during the Current Period.

The Chongqing Property comprises residential apartments (for sale), serviced apartments managed by an internationally renowned hotel management group and a shopping mall (for lease) (the “**Chongqing Property Business**”).

In view of the downturn of the PRC property market, the uncertain prospect of the real estate industry, the unsatisfactory financial performance and net liabilities position of the Chongqing Property Business and the uncertainly arising from the legal proceedings against Chongqing Kingstone (details of which are set out in note 17 to the condensed consolidated interim financial information), the Company had decided to dispose of its Chongqing Property Business. Following the completion of the disposal of the entire issued share capital of Gloryyear Investments on 11 April 2025, the Group no longer engages in the Chongqing Property Business. Accordingly, this business segment was classified as a discontinued operation. For details of the said transaction, please refer to the circular of the Company dated 18 March 2025 and the announcement of the Company dated 11 April 2025.

\* For identification purpose only

## Property Management Services

Revenue for the Current Period: approximately HK\$26,568,000 (six months ended 30 September 2024: approximately HK\$11,316,000).

In 2020, the Group entered into the property management industry and created synergies with the Group's other businesses and has diversified the income sources of the Group. Founded in 2019, Zhejiang Huiyong Property Management Service Co., Ltd. (浙江暉永物業管理服務有限公司) (“**Huiyong Service**”), an indirect wholly-owned subsidiary of the Company, was recognised as the “2020 Top 100 Property Management Companies in China” by the China Index Academy and was awarded the title of “China Property Service Company with Featured Brands” in 2021.

Huiyong Service provides diversified property management services and value-added services, with a number of property management projects and potential projects in Zhejiang, Sichuan, Fujian, Yunnan, Guizhou and Chongqing. The properties under management comprised a variety of property types including residential communities, retail premises, office premises, sales offices and scenic areas, etc.

In recent years, Huiyong Service has been committed to developing a high-quality property service brand. The company takes leading domestic property service enterprises as benchmarks and adheres to the development philosophy of “quality first, brand foremost”. As a pioneer in innovations in property management area, it keeps abreast of the times and carries out management rigorously. It gains deep insights on customer needs with advanced and scientific service concepts. Placing customer needs at the forefront, the company employs cutting-edge property service systems and butler-style services to enhance service quality and efficiency while reducing service costs. Continuously creating greater value for customers, Huiyong Service is committed to building a better life and strives to become a top-tier service provider in the PRC.

During the Current Period, Huiyong Service's revenue remained stable at approximately HK\$11,233,000 (six months period ended 30 September 2024: approximately HK\$11,316,000).

The management of Huiyong Service has been taking steps to implement the five-year strategic plan for the business development of Huiyong Service. In addition to providing continuous services for the existing quality projects under its management, Huiyong Service has planned to synchronize and focus its resources on businesses with greater potential and development prospects, and strives to expand its business and seek more opportunities in cooperation in commercial, office and public building management projects.

Additionally, Huiyong Service places a high priority on staff training and development. In this regard, it has established a well-structured three-tier training framework. Regular training sessions are organised, covering a range of topics such as professional skills, management techniques, and service excellence, all aimed at continuously improving the competence and expertise of its team members. This approach has helped them forge a highly skilled and widely praised workforce. Equipped with professional knowledge and skills, they provide high-quality services to customers, ensuring their satisfaction and trust, which is key to Huiyong Service's sustainable development. Such a team also provides strong impetus and support for the company's future expansion, allowing Huiyong Service to excel in a competitive market and continually achieve new milestones.

In November 2024, the Group acquired Chengdu Doof Commercial Management Limited Liability Company\* (“**Chengdu Doof**”) (成都多弗商業管理有限責任公司). Chengdu Doof is principally engaged in commercial property management and artificial intelligence software development in the PRC and has entered into an exclusive property management contract with the owner of a commercial complex located in Chengdu's Shanbanqiao business district (杉板橋商圈). The complex comprises hotels, shopping malls, office buildings, and parking lots, with a total gross floor area of approximately 136,492.98 square meters for a fixed term of ten years. The property has an excellent geographical location with convenient access to Line 6 and Line 8 of the Chengdu Metro and is also well-connected to core business districts, including the Jianshe Road business district (建設路商圈) and the Wanxiangcheng business district (萬象城商圈) of Chengdu, which have affluent pedestrian flow. This new business brings an additional source of income and operating cash flow to the Group. During the Current Period, commercial property management services contributed revenue of approximately HK\$15,335,000 (six months ended 30 September 2024: HK\$ Nil).

### **Renovation and Decoration**

Revenue for the Current Period: approximately HK\$11,787,000 (six months ended 30 September 2024: approximately HK\$31,649,000).

The Group entered into the renovation and decoration industry in 2020 which enables the Group to acquire resources, skills and techniques and expand to complementary businesses. Wenzhou Beichen Construction Co., Ltd. (溫州北宸建設有限公司) (“**Beichen Construction**”), an indirect subsidiary of the Company, is principally engaged in renovation and decoration and engineering services in the PRC and holds the PRC Grade One construction and decoration engineering contractor qualification.

Beichen Construction specializes in decoration design and construction of hotels, shopping malls, office buildings, schools, hospitals, and other places. Its business is mainly located in Zhejiang Province, and it is currently gradually expanding business to other provinces. Beichen Construction strategically focuses on regional and third and fourth-tier cities, with in-depth development in the Zhejiang and Yangtze River Delta market.

During the Current Period, revenue from the Renovation and Decoration segment recorded a decline as compared with the same period of last year. The segment's revenue decreased by 63% to approximately HK\$11,787,000, mainly attributable to a slowdown in the property market amid a challenging macroeconomic environment.

\* For identification purpose only

To address these challenges, management has undertaken measures to streamline operations, optimize cost structures, and strengthen relationships with major clients. Going forward, while diligently completing ongoing renovation projects and expanding new projects, the company will explore business transformation, shifting from a construction-focused model to a parallel development of both construction and consulting services, which is expected to bring the Group sustainable revenue, despite the current market headwinds.

### **Hotel Operation in Japan**

Revenue for the Current Period: approximately HK\$5,528,000 (six months ended 30 September 2024: approximately HK\$5,944,000).

Tafutsu Kabushiki Kaisha\* (株式會社多弗), an indirect wholly-owned subsidiary of the Company, operates a resort hotel at the Yoichi town of Hokkaido, Japan. Seasonal colors decorate this resort all year round and rooms are open up to the beautiful natural surroundings. The resort is also adjacent to an 18-hole golf course, which allows our guests to enjoy resort golfing.

The decrease in revenue in the Current Period as compared with the same period of last year was mainly attributable to the prolonged winter time in the Current Period leading to decline of 13.9% in the business of golf club operations. Leveraging on the experience and the network of the Group's management team, the Group's management team will continue to liaise with travel agents, especially in the PRC, to attract more tour groups to visit the hotel and organise golf competitions to improve the occupancy rate of the hotel and the utilisation rate of the golf course. The Group actively engages in close cooperation and exchanges with local government bodies and various business groups to promote the hotel and golf course, thereby expanding the local customer base. The management also seeks to attract new international customers by collaborating with specialist organisations in the PRC, South Korea, Europe, the US, and Southeast Asia.

Although inbound tourism and overall industry demand are expected to remain robust, hotel's operation was significantly impacted by rising operating costs, including labor shortages and wage inflation. Increased competition from both local and international operators further exerted pressures on operations of the hotel.

Management has been closely monitoring these headwinds and has implemented a series of cost-control initiatives and service improvement plans to protect profitability while maintaining our commitment to guest satisfaction and quality service and create better results for the hotel.

\* *For identification purpose only*

## **PROSPECTS**

The Group has completed the disposal of the Chongqing Property in April 2025 having considered the continued downturn in the PRC property market, uncertainty in the outlook of the real estate industry, unsatisfactory financial performance and uncertainty related to the Chongqing Property Business. As a result, the Group's overall financial position improves as finance costs and debts have been significantly reduced after the disposal of the Chongqing Property, easing the pressure on capital. Subject to prevailing market condition, the Company will actively seek equity fund raising and/or debt financing opportunities for the purpose of further improving the gearing ratio of the Group.

With respect to property management business, the Group completed the acquisition of the entire equity interest in Chengdu Doof in November 2024, and this acquisition enhances our consolidated revenues. Meanwhile, we will continue to leverage on our industry reputation to enhance our brand awareness and influence in the property management segment, and seek partnership opportunities with other property leaders in the future.

For the Group's renovation and decoration business, the management will continue to capitalize on the foundation laid in recent years to expand its industry presence. Looking ahead, we will focus our business on the renovation of public projects, while strengthening our connection with local governments to seek new business opportunities. Meanwhile, the company will explore business transformation, shifting from a construction-focused model to a parallel development of both construction and consulting services, which is expected to bring the Group sustainable revenue.

As for the Group's Japan hotel operation business, it is expected that there will be continuous growth in tourism in Japan. We will seize this opportunity and strengthen our close cooperation with local governments and social organizations to expand our customer base. The Group will focus on operational efficiency, workforce stability, and differentiated service offerings to support steady growth of our hotel and golf club businesses in Japan.

## **HUMAN RESOURCES AND REMUNERATION POLICY**

As at 30 September 2025, the Group had a total workforce of 138 (six months ended 30 September 2024: 158). The total staff cost, including directors' emoluments and mandatory provident fund contributions for the Current Period, amounted to approximately HK\$14,318,000 (six months ended 30 September 2024: approximately HK\$13,937,000). Employees are remunerated based on their performance and experience. Remuneration package is determined by reference to market conditions and individual performance.

The Group operates a defined contribution Mandatory Provident Fund retirement benefit scheme (the “**MPF Scheme**”) under the Mandatory Provident Fund Schemes Ordinance (Cap. 485 of the Laws of Hong Kong) for those Hong Kong employees who are eligible to participate in the MPF Scheme, and follows the national pension system (“**National Pension System**”) for the employees of the Group’s subsidiaries which operate in Japan, contributions of which are made based on a percentage of the employees’ basic salaries, and the employees of the Group’s subsidiaries which operate in Mainland China are required to participate in a central pension scheme (the “**Central Pension Scheme**”, together with the MPF Scheme and National Pension System, the “**Defined Contribution Schemes**”) operated by the local municipal government, in which these subsidiaries are required to contribute a certain percentage, which was pre-determined by the local municipal government, of the sum of basic salary and allowance of employees to the Central Pension Scheme. The contributions by the Group for the Defined Contribution Schemes are charged to the statement of profit or loss as they become payable in accordance with the relevant rules of the respective schemes.

The Group’s contributions to the Defined Contribution Schemes vest fully and immediately with the employees. Accordingly, (i) for each of the six months ended 30 September 2025 and 30 September 2024, there were no forfeiture of contributions under the Defined Contribution Schemes; and (ii) there were no forfeited contributions available for the Group to reduce its existing level of contributions to the Defined Contribution Schemes as at 30 September 2025 and 30 September 2024.

For each of the six months ended 30 September 2025 and 30 September 2024, the Group did not have any defined benefit plan.

## **INTERIM DIVIDEND**

The Board does not recommend the payment of an interim dividend for the Current Period (six months ended 30 September 2024: Nil).

## **FINANCIAL REVIEW**

### **Revenue, gross profit and gross profit margin from continuing operations**

Revenue of the Group from continuing operations for the Current Period amounted to approximately HK\$43,883,000 (six months ended 30 September 2024: approximately HK\$48,909,000), which comprised income from operation of a hotel in Japan, income from provision of property management service and income from provision of renovation and decoration services in the PRC. The decrease in revenue of approximately HK\$5,026,000 as compared to the prior period was mainly due to the decrease in revenue from the renovation and decoration segment partially offset by the increase in revenue from the property management services segment.

The Group’s gross profit from continuing operations for the Current Period amounted to approximately HK\$18,990,000 (six months ended 30 September 2024: approximately HK\$4,967,000), representing an increase of approximately 282% which was mainly due to effective cost control measures being imposed by the Group and a gross profit of approximately HK\$14,676,000 (six months ended 30 September 2024: HK\$ Nil) brought by the commercial property management services during the Current Period.

The Group's gross profit margin from continuing operations the Current Period was approximately 43.27% (six months ended 30 September 2024: approximately 10.16%), representing an increase of 33.11 percentage points as compared to the prior period. The difference was mainly due to different gross profit margin levels resulting from different business segments and the on-going strict control on costs in all business segments.

### **Administrative Expenses from continuing operations**

Administrative expenses from continuing operations amounted to approximately HK\$13,044,000 (six months ended 30 September 2024: approximately HK\$12,412,000). The Group's administrative expenses increased by approximately 5.09% which was primarily due to the increase of administrative expenses of approximately HK\$1,664,000 (six months ended 30 September 2024: HK\$ Nil) incurred by the commercial property management services during the Current Period.

### **Loss and total comprehensive expenses for the Current Period attributable to equity holders of the Company from continuing operations**

The loss for the period attributable to the equity holders of the Company from continuing operations for the Current Period was approximately HK\$14,286,000 (six month ended 30 September 2024: approximately HK\$21,305,000) and the total comprehensive expenses for the Current Period attributable to equity holders of the Company from continuing operations was approximately HK\$9,686,000 (six month ended 30 September 2024: approximately HK\$20,084,000) which were mainly attributable to (i) gain in exchange differences on translation of foreign operations which amounted to approximately HK\$4,588,000; and (ii) finance costs which amounted to approximately HK\$16,554,000.

### **CAPITAL STRUCTURE**

There has been no change in the capital structure of the Group during the Current Period. The capital of the Group only comprises ordinary shares.

### **LIQUIDITY AND CAPITAL RESOURCES**

As at 30 September 2025, the Group has funded its operations, working capital requirement, capital expenditure and other capital requirements primarily from cash generated from its operations, mainly including receipts of leasing income from investment property, receipts from hotel operations, receipts from property management services and renovation and decoration services and proceeds from other borrowings and unsecured borrowings from a director.

As at 30 September 2025, the Group's negative total equity was approximately HK\$587,485,000 (31 March 2025: approximately HK\$1,495,286,000), which represented a decrease of approximately HK\$907,801,000 for the Current Period. The decreases for the Current Period were mainly attributable to (i) completion of disposal of the entire issued share capital of Gloryyear Investments on 11 April 2025; and (ii) profit for the period amounted to approximately HK\$450,405,000.

## **Cash position**

As at 30 September 2025, The Group had cash and cash equivalent of approximately HK\$14,307,000 (31 March 2025: approximately HK\$23,422,000). Cash and bank balances are mainly denominated in RMB.

## **Borrowings**

As at 30 September 2025, the Group's total borrowings, comprising bank and other borrowings, promissory notes and unsecured borrowings from a director amounted to approximately HK\$667,094,000 (31 March 2025: approximately HK\$3,074,718,000), representing a decrease of approximately HK\$2,407,624,000 as compared with 31 March 2025. The borrowings as at 30 September 2025 were denominated either in RMB or Hong Kong dollars (31 March 2025: same) and carried at interest rate of 4% to 15% per annum (31 March 2025: 4% to 15% per annum).

## **Net current liabilities**

As at 30 September 2025, the Group net current liabilities amounted to approximately HK\$366,000 (31 March 2025: approximately HK\$2,427,935,000).

Specifically, the Group's total current assets decreased from approximately HK\$356,997,000 as at 31 March 2025 to approximately HK\$82,396,000 as at 30 September 2025. The Group's total current liabilities decreased from approximately HK\$2,784,932,000 as at 31 March 2025 to approximately HK\$82,762,000 as at 30 September 2025.

The decreased total current liabilities was primarily attributable to the decrease of approximately HK\$1,486,055,000 and approximately HK\$951,052,000 in bank and other borrowings and promissory notes respectively.

The current ratio, representing by total current assets divided by total current liabilities was approximately 1.00 (31 March 2025: approximately 0.13). The significantly improved current ratio was primarily due to the completion of disposal of the entire issued share capital of Gloryyear Investments on 11 April 2025.

The Group's gearing ratio, representing by bank and other borrowings, promissory notes and unsecured borrowings from a director, including current and non-current portions, divided by total equity, was approximately negative 1.14 (31 March 2025: approximately negative 2.06).

Basis of preparation of the condensed consolidated interim financial information is set out in note 2 to the condensed consolidated interim financial information.

## **Pledge on asset and contingent liabilities**

As at 30 September 2025, none of the Group's assets was pledged to secure the bank borrowing granted to the Group.

Save as disclosed herein, as at 30 September 2025, the Group had no material contingent liabilities.

## **Financial risks**

The main risks arising from the Group's activities are interest rate risk and foreign currency risk. Generally, the Group introduces conservative strategies on its risk management. To keep the Group's exposure to these risks to a minimum, the Group has not used any derivatives and other instruments for hedging purposes. The Group does not hold or issue derivative financial instruments for trading purposes.

### **Interests rate risk**

The Group's exposure to risk for changes in market interest rates relates primarily to its interest-bearing bank and other borrowings. The Group does not use derivative financial instruments to hedge interest rate risks. The Group manages its interest costs using variable rate bank borrowings and other borrowings.

### **Foreign currency rates risk**

The Group's functional currency is Hong Kong Dollars. The Group has subsidiaries operating in the PRC and Japan, in which most of their transactions are conducted in RMB and JPY respectively. Fluctuation of the exchange rates of HKD against foreign currency of RMB and JPY could affect the Group's result of operations. The Group currently does not enter into any hedging contract for manage foreign exchange rate risk. The Group will closely monitor the foreign currency movements and may use hedging derivatives, such as foreign currency forward contracts, to manage its foreign currency risk if appropriate.

## **SIGNIFICANT INVESTMENTS HELD**

Save as disclosed herein, the Group held no significant investment as at 30 September 2025.

## **FUTURE PLAN FOR MATERIAL INVESTMENTS AND CAPITAL ASSETS**

Save as disclosed herein, the Company currently does not have any future plans for material investments or capital assets, other than that in the Group's ordinary business.

## **MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES**

Save for the completion of the disposal of the entire issued share capital of Gloryear Investments as disclosed in the announcement of the Company dated 11 April 2025, there were no other material acquisitions and disposal of subsidiaries, associates or joint ventures by the Group during the Current Period.

## **CORPORATE GOVERNANCE PRACTICES**

The Group is committed to maintaining high standards of corporate governance to safeguard the interests of shareholders and enhance corporate value and accountability. The Company has adopted the Corporate Governance Code (the “**CG Code**”) contained on Appendix C1 to the Listing Rules on the Stock Exchange as its own code of corporate governance. The Company had been in compliance with the principles and code provisions as set out in Part 2 of the CG Code during the six months ended 30 September 2025 except for the deviation from code provision C.1.8, details of which is set out below.

Under code provision C.1.8 of the CG Code, the Company should arrange appropriate insurance cover in respect of legal action against its Directors. During the Current Period and up to the date of this interim results announcement, the Company does not have insurance cover for legal action against its Directors. Every Director is, subject to the provisions of the applicable laws, indemnified out of the assets of the Company against all costs, charges, expenses, losses and liabilities he/she may sustain or incur in or about the execution of his/her office or otherwise in relation thereto pursuant to the bye-laws of the Company. However, as the Company considers its risk management and internal control systems are effective and constantly under review, and as all the executive Directors and management are familiar with the operation of the Group, the Company believes that the risk of the Directors being sued or getting involved in litigation in their capacity as Directors is relatively low, and hence the Company is of the view that the benefits of the insurance may not outweigh the cost. Therefore, the Board considers that the Directors’ exposure to risk is manageable.

## **COMPLIANCE WITH THE MODEL CODE**

The Company has adopted the Model Code as set out in Appendix C3 of the Listing Rules for securities transactions by the Directors. The Company confirms that, having made specific enquiry of all Directors, all of the Directors confirmed that they have complied with the required standard as set out in the Model Code throughout the six months ended 30 September 2025.

## **SUFFICIENCY OF PUBLIC FLOAT**

The Company has maintained a sufficient public float throughout the Current Period.

## **PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES**

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company’s listed securities (including sale of treasury shares) during the six months ended 30 September 2025. As at 30 September 2025, the Company did not hold any treasury shares.

## **EVENTS AFTER THE REPORTING PERIOD**

No significant event has taken place subsequent to 30 September 2025 and up to the date of this interim results announcement.

## **AUDIT COMMITTEE AND REVIEW OF INTERIM RESULTS**

The audit committee of the Company, which comprises three independent non-executive directors, namely Ms. Pau Yee Ling, Mr. Wong Kwan Kit and Ms. Zhou Hong, has reviewed the unaudited interim results and interim report of the Group for the Current Period and has recommended their adoption to the Board.

## **PUBLICATION OF INTERIM RESULTS ANNOUNCEMENT AND INTERIM REPORT**

The interim results announcement is published on the websites of the Company ([www.msil.com.hk](http://www.msil.com.hk)) and the Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)). The interim report of the Company for the Current Period will be despatched to the shareholders of the Company and made available on the above websites in due course.

By Order of the Board  
**Man Sang International Limited**  
**HU XINGRONG**  
*Chairman*

Hong Kong, 28 November 2025

*As at the date of this announcement, the executive Directors are Mr. Hu Xingrong (Chairman), Mr. Li Zhenyu and Ms. Cong Wenlin and the independent non-executive Directors are Ms. Pau Yee Ling, Mr. Wong Kwan Kit and Ms. Zhou Hong.*