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**凱聯國際酒店有限公司**

**Associated International Hotels Limited**

*(Incorporated in Hong Kong with limited liability)*

**(Stock Code: 105)**

**Preliminary Announcement of Results  
for the year ended 31 March 2026**

*(Expressed in Hong Kong dollars)*

The Board of Directors would like to announce the audited results of the Group for the year ended 31 March 2026. These results have been reviewed with no disagreement by the audit committee of the Company. The figures in respect of this preliminary announcement of the Group's results have been agreed by the Company's auditor, KPMG, to the amounts set out in the Group's consolidated financial statements for the year. The work performed by KPMG in this respect did not constitute an assurance engagement and consequently no opinion or assurance conclusion has been expressed by KPMG on the preliminary announcement.

**Consolidated statement of profit or loss and other comprehensive income**

	<i>Note</i>	<b>Year ended 31 March</b>	
		<b>2026</b>	2025
		<b>\$'000</b>	\$'000
<b>Revenue</b>	3	<b>290,222</b>	299,008
Cost of services		<u>(93,862)</u>	<u>(94,478)</u>
<b>Gross profit</b>		<b>196,360</b>	204,530
Other revenue	5(a)	<b>15,582</b>	20,515
Other net loss	5(b)	<b>(2)</b>	(1)
Administrative expenses		<u>(40,734)</u>	<u>(39,761)</u>
<b>Profit from operations before valuation changes in investment properties</b>		<b>171,206</b>	185,283
Valuation losses on investment properties		<u>(612,815)</u>	<u>(708,911)</u>
<b>Loss from operations after valuation changes in investment properties</b>		<b>(441,609)</b>	(523,628)
Finance costs	6(a)	<u>(7,392)</u>	<u>(11,239)</u>
<b>Loss before taxation</b>	6	<b>(449,001)</b>	(534,867)
Income tax	7	<u>(25,426)</u>	<u>(25,764)</u>
<b>Loss and total comprehensive income for the year attributable to equity shareholders of the Company</b>		<u><b>(474,427)</b></u>	<u>(560,631)</u>
<b>Loss per share – basic and diluted</b>	9	<u><b>\$(1.32)</b></u>	<u>\$(1.56)</u>

Details of dividends payable to equity shareholders of the Company are set out in note 8.

## Consolidated statement of financial position

	<i>Note</i>	<b>At 31 March 2026</b>		At 31 March 2025	
		<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
<b>Non-current assets</b>					
Fixed assets					
– Investment properties			<b>6,322,560</b>		6,933,340
– Other properties, plant and equipment			<b>41,354</b>		44,462
			<b>6,363,914</b>		6,977,802
<b>Current assets</b>					
Accounts receivable, deposits and prepayments	10	<b>129,467</b>		119,561	
Pledged bank deposits		<b>9,612</b>		5,675	
Cash and cash equivalents		<b>523,597</b>		510,838	
			<b>662,676</b>		636,074
<b>Current liabilities</b>					
Other payables and accruals	11	<b>18,012</b>		18,665	
Deposits received		<b>107,327</b>		108,465	
Provision for long service payments		<b>3,277</b>		2,906	
Bank loan – secured		<b>200,000</b>		–	
Current tax payable		<b>3,813</b>		4,773	
			<b>332,429</b>		134,809
<b>Net current assets</b>			<b>330,247</b>		501,265
<b>Total assets less current liabilities</b>			<b>6,694,161</b>		7,479,067
<b>Non-current liabilities</b>					
Bank loan – secured		–		200,000	
Government lease premiums payable		<b>1,226</b>		1,319	
Deferred tax liabilities		<b>138,088</b>		129,674	
			<b>139,314</b>		330,993
<b>NET ASSETS</b>			<b>6,554,847</b>		7,148,074
<b>CAPITAL AND RESERVES</b>					
Share capital		<b>360,000</b>		360,000	
Reserves		<b>6,194,847</b>		6,788,074	
<b>TOTAL EQUITY</b>			<b>6,554,847</b>		7,148,074

Notes:

## 1. Basis of preparation

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

The financial statements have been prepared in accordance with the same accounting policies adopted in the financial statements for the year ended 31 March 2025, except for the accounting policy changes that have been reflected in the financial statements for the year ended 31 March 2026. Details of these changes in accounting policies are set out in note 2.

The financial information relating to the years ended 31 March 2026 and 2025 included in this preliminary announcement of results does not constitute the Company’s statutory annual consolidated financial statements for those years but is derived from those financial statements. Further information relating to these statutory financial statements required to be disclosed in accordance with section 436 of the Hong Kong Companies Ordinance is as follows:

The Company has delivered the financial statements for the year ended 31 March 2025 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Hong Kong Companies Ordinance and will deliver the financial statements for the year ended 31 March 2026 in due course.

The Company’s auditor has reported on the financial statements of the Group for both years. The auditor’s reports were unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its reports; and did not contain a statement under sections 406(2), 407(2) or (3) of the Hong Kong Companies Ordinance.

## 2. Changes in accounting policies

The HKICPA has issued an amendment to HKFRS Accounting Standards that is first effective for the current accounting period of the Group. However, this development is not relevant to the Group.

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

## 3. Revenue

The principal activity of the Group is property investment.

Revenue represents gross rental income received and receivable from investment properties.

The Group’s customer base is diversified and includes only one customer (2025: one customer) with whom transactions have exceeded 10% of the Group’s revenue. During the year, revenue from this customer amounted to approximately \$32,343,000 (2025: \$33,600,000).

#### 4. Segment information

The Group has a single reportable segment which is “Property leasing”. Accordingly, the business segment information for this sole reportable segment is equivalent to the consolidated figures.

No separate geographical information is presented as the Group’s revenue and results of property leasing were derived from Hong Kong.

#### 5. Other revenue and net loss

	Year ended 31 March	
	2026 \$'000	2025 \$'000
<b>(a) Other revenue</b>		
Interest income	12,154	18,837
Management fee received from holding company	1,200	1,200
Others	2,228	478
	<u>15,582</u>	<u>20,515</u>
<b>(b) Other net loss</b>		
Net loss on disposals of fixed assets	<u>(2)</u>	<u>(1)</u>

#### 6. Loss before taxation

Loss before taxation is arrived at after charging:

	Year ended 31 March	
	2026 \$'000	2025 \$'000
<b>(a) Finance costs</b>		
Interest on bank loan	7,075	10,438
Other borrowing costs	250	730
Interest on government lease premiums payable	67	71
	<u>7,392</u>	<u>11,239</u>
<b>(b) Other items</b>		
Depreciation charge	4,300	4,323
Impairment losses on accounts receivable	295	2,304

7. **Income tax**

	<b>Year ended 31 March</b>	
	<b>2026</b>	2025
	<b>\$'000</b>	<b>\$'000</b>
<b>Current tax – Hong Kong Profits Tax</b>		
Provision for the year	17,015	17,500
Over-provision in respect of prior years	(3)	(6)
	<u>17,012</u>	<u>17,494</u>
<b>Deferred tax</b>		
Origination and reversal of temporary differences	8,414	8,270
	<u>25,426</u>	<u>25,764</u>

The provision for Hong Kong Profits Tax is calculated at 16.5% (2025: 16.5%) of the estimated assessable profits for the year, except for the Company which is a qualifying corporation under the two-tiered Profits Tax rate regime. For the Company, the first \$2,000,000 of assessable profits are taxed at 8.25% and the remaining assessable profits are taxed at 16.5%. The provision for Hong Kong Profits Tax for the Company was calculated at the same basis in 2025.

8. **Dividends**

(a) **Dividends payable to equity shareholders of the Company attributable to the year**

	<b>Year ended 31 March</b>	
	<b>2026</b>	2025
	<b>\$'000</b>	<b>\$'000</b>
Interim dividend declared and paid of \$0.14 per share (2025: \$0.16 per share)	50,400	57,600
Final dividend proposed after the end of the reporting period of \$0.19 per share (2025: \$0.19 per share)	68,400	68,400
	<u>118,800</u>	<u>126,000</u>

The final dividend proposed after the end of the reporting period has not been recognised as a liability at the end of the reporting period.

(b) **Dividends payable to equity shareholders of the Company attributable to the previous financial year, approved and paid during the year**

	<b>Year ended 31 March</b>	
	<b>2026</b>	2025
	<b>\$'000</b>	<b>\$'000</b>
Final dividend in respect of the previous financial year, approved and paid during the year, of \$0.19 per share (2025: \$0.25 per share)	68,400	90,000

## 9. Loss per share – basic and diluted

The calculation of basic loss per share is based on the loss attributable to equity shareholders of the Company of \$474,427,000 (2025: \$560,631,000) and 360,000,000 (2025: 360,000,000) ordinary shares in issue during the year. There were no potential dilutive ordinary shares in existence in 2026 and 2025.

## 10. Accounts receivable, deposits and prepayments

The ageing analysis of accounts receivable (net of allowance for credit losses) which was included in accounts receivable, deposits and prepayments as of the end of the reporting period is as follows:

	<b>At 31 March</b>	
	<b>2026</b>	<b>2025</b>
	<b>\$'000</b>	<b>\$'000</b>
Current (Note)	<b>107,924</b>	100,607
Less than 1 month past due	<b>4,837</b>	3,881
1 to 3 months past due	<b>5,821</b>	3,736
More than 3 months but less than 12 months past due	<b>258</b>	388
More than 12 months past due	<b>950</b>	1,327
Amounts past due	<b>11,866</b>	9,332
Total accounts receivable, net of allowance for credit losses	<b>119,790</b>	109,939
Deposits and prepayments	<b>9,677</b>	9,622
	<b>129,467</b>	119,561

Note: The amount includes the receivable for lease incentives of \$107,132,000 (2025: \$98,691,000) which is not past due. The movement in the said receivable during the year will only affect the accounting revenue but not the contractual cash flows of the Group.

Accounts receivable are generally due on the 1st day of each month and 10 to 14 days are allowed for settlement or else interest will be charged. Legal action will be taken against past due debtors whenever the situation is appropriate.

## 11. Other payables and accruals

All of the other payables and accruals are expected to be settled within one year.

## BUSINESS REVIEW AND COMMENTARY

- The Group achieved a profit from operations before valuation changes in investment properties of \$171.2 million for the financial year ended 31 March 2026, representing a decrease of approximately 7.6% compared with the previous financial year. The decrease was attributable to the decrease in rental income from iSQUARE compared to the previous financial year and the decrease in interest income due to the decline in interest rates.
- Valuation losses on investment properties for the financial year ended 31 March 2026 amounted to \$612.8 million, compared with the valuation losses of \$708.9 million for the previous financial year. The valuation changes will only affect the accounting profit or loss but not the cash flows of the Group.
- The Group recorded a loss attributable to equity shareholders of \$474.4 million for the financial year ended 31 March 2026, compared with a loss attributable to equity shareholders of \$560.6 million for the previous financial year.
- iSQUARE is a commercial complex housing retail, entertainment, food and beverage establishments. Rental income from iSQUARE amounted to approximately \$287.7 million for the financial year ended 31 March 2026, representing a decrease of approximately 3.0% compared with the previous financial year. The occupancy rate at 31 March 2026 was approximately 81.2% (2025: 77.1%).
- The total equity for the Group at 31 March 2026 was \$6,554.8 million, compared with \$7,148.1 million at 31 March 2025.
- On 7 October 2013, the Company entered into a facility agreement with a bank comprising of a 3-year term loan facility of up to \$200 million and a 3-year revolving loan facility of up to \$100 million both at floating interest rate. Following the first supplemental agreement for extension of the facilities to 8 October 2021, the Company entered into the second supplemental agreement with the bank on 23 August 2021 for extension of the facilities for three years to 8 October 2024. With the agreement of the lending bank, the facilities have been further extended for two additional years to 8 October 2026. At 31 March 2026, the banking facilities were utilised to the extent of \$200 million (2025: \$200 million) and the Group's gearing ratio (calculated as total bank loans divided by total equity) was 3.1% (2025: 2.8%).
- At 31 March 2026, the total number of employees of the Group, excluding the staff employed by Cushman & Wakefield Property Management Limited for general building and property management of iSQUARE, was 35 (2025: 36) and the related costs incurred during the year were approximately \$30.0 million (2025: \$30.3 million).

## OUTLOOK

Despite recent improvements in various economic indicators, the Hong Kong business environment remains challenging. The management considers the retail sector in Hong Kong continues to face uncertainties. It is anticipated that adverse impact on rental income from iSQUARE and the results from operations of the Group for the coming financial year will continue.

## DIVIDENDS

The Board is pleased to recommend a final dividend of \$0.19 per share for the year ended 31 March 2026 (2025: \$0.19 per share). As the Company paid an interim dividend of \$0.14 per share during the year (2025: \$0.16 per share), the total distribution will be \$0.33 per share for the year (2025: \$0.35 per share).

Subject to the members' approval at the Company's forthcoming annual general meeting, the proposed final dividend will be paid on Thursday, 8 October 2026 to members whose names appear on the register of members of the Company on Monday, 21 September 2026.

## ANNUAL GENERAL MEETING

The forthcoming annual general meeting of the Company will be held on Friday, 4 September 2026. Details of which are set out in the notice of annual general meeting to be published and despatched to members in July 2026.

## RECORD DATES AND CLOSURE OF REGISTER OF MEMBERS

For the purposes of determining members' eligibility to attend, speak and vote at the forthcoming annual general meeting of the Company, and entitlement to the proposed final dividend, the register of members of the Company will be closed, details of which are set out below. During such closure periods, no transfer of shares will be registered.

- (i) For determining members' eligibility to attend, speak and vote at the forthcoming annual general meeting of the Company:

Latest time to lodge transfer documents* for registration	4:30 p.m. on Thursday, 27 August 2026 (Hong Kong time)
Closure of register of members	Friday, 28 August 2026 to Friday, 4 September 2026 (both dates inclusive)
Record date	Friday, 4 September 2026

- (ii) For determining members' entitlement to the proposed final dividend:

Latest time to lodge transfer documents* for registration	4:30 p.m. on Wednesday, 16 September 2026 (Hong Kong time)
Closure of register of members	Thursday, 17 September 2026 to Monday, 21 September 2026 (both dates inclusive)
Record date	Monday, 21 September 2026

\* All transfers accompanied by the relevant share certificates must be lodged with the Company's share registrar, Computershare Hong Kong Investor Services Limited, Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong.

## **PURCHASE, SALE OR REDEMPTION BY THE COMPANY AND ITS SUBSIDIARIES OF ITS LISTED SECURITIES**

There were no purchases, sales or redemptions of the Company's listed securities by the Company or any of its subsidiaries during the year (including sale of treasury shares, if any). As at 31 March 2026, the Company did not hold any treasury shares.

## **COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE**

In the opinion of the Directors, the Company throughout the financial year ended 31 March 2026 complied with all the code provisions, where applicable, set out in Part 2 of the Corporate Governance Code in Appendix C1 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited ("Listing Rules"), except for the deviations as disclosed hereunder:

- Code Provision C.1.7: Appropriate insurance cover in respect of legal action against directors should be arranged

Currently, the Company does not have insurance cover for legal action against its Directors. After taking into account the business nature and operational complexity and diversity of the Group, as well as the close supervision of and prudent approach adopted by the management, the Board believes that the Directors' risk of being sued or getting involved in litigation in their capacity as Directors is relatively low. Benefits to be derived from taking out insurance may not outweigh the cost. Despite it, 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 Articles of Association of the Company. In view of the above, the Board considers that the Directors' exposure to risk is manageable.

- Code Provision C.2.1: The roles of chairman and chief executive should be separate and performed by two individuals

The roles of the Chairman and chief executive officer ("CEO") of the Company are taken up by the same person. To avoid concentration of power and authority in any one individual, the Executive Directors have been sharing the day-to-day management of the Company's business whilst the Board is collectively responsible for formulation of objectives and strategic decisions. In addition, the Board comprises three Independent Non-executive Directors ("INEDs") with differing expertise/calibre who can provide a "check and balance" effect on the management through their high attendance at board meetings and active roles in board committees thereby ensuring a balance of power. Given consideration to the aforesaid, the Board is of the view that the structure of CEO duality does not have any adverse effect on the Company and believes that the current structure enables the Group to make and implement decisions promptly and efficiently on the one hand while achieving an equilibrium of power on the other.

- Code Provision D.2.2: Issuer should have an internal audit function and review the need for one in case of its absence annually

At present, the Company does not have an internal audit function. The Board reviewed the need for setting up one in March 2026 and considered that there was no such immediate need after taking into account the Group's current circumstances, such as the focused nature and geographical spread of business, the relatively simple operating structure and small size of the Group and the close involvement and supervision of the management in daily operation, which could provide sufficient risk management and internal control for the Group. Notwithstanding the above, the Board has taken initiatives to promote the adequacy and effectiveness of the risk management and internal control systems by creating a control environment across the Group (such as building up a corporate culture based on sound business ethics and accountability through the implementation of whistleblowing policy and procedure manuals with defined roles, responsibilities and reporting lines) and putting control activities in place (such as conducting group-wide risk assessment exercise biannually). In addition, where the external auditor of the Company considers any internal controls that are relevant to the audit of the financial statements, it will report to the audit committee any significant deficiencies in internal control identified during the audit.

In view of the above considerations, together with the review result on the effectiveness of the existing control mechanism and the potential cost to be involved, the Board is of the opinion that it is not cost effective to set up and maintain an internal audit function for the time being. Nonetheless, the Board will review the need for one on an annual basis.

- Code Provision E.1.5: Remuneration details of senior management should be disclosed by band in annual reports

The remuneration details of the senior management are not disclosed by band in the annual report. To ensure they are remunerated at a reasonable but not excessive rate, none of them is involved in deciding his/her own remuneration or related to the remuneration committee members (who are all INEDs and authorised to collectively determine the remuneration of the senior management based on a number of factors set out in the Company's remuneration policy). The Directors consider that the non-disclosure does not pose any negative impact on the Company. On the contrary, the disclosure of the remuneration details of the senior management may cause undue comparison among staff members, and would unnecessarily provide highly sensitive and confidential information to competitors and other third parties looking to recruit the senior management. In light of the above, the Directors are of the view that the disclosure of such information would neither provide pertinent information in furtherance of corporate governance, nor be in the interests of the members of the Company.

## **MODEL CODE FOR SECURITIES TRANSACTIONS**

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers ("Model Code") set out in Appendix C3 to the Listing Rules as its code for dealing in securities in the Company by its Directors. Specific enquiry has been made to all Directors as to whether they have complied with or whether there has been any non-compliance with the Model Code, and all Directors have confirmed compliance with the required standard set out in the Model Code during the financial year ended 31 March 2026.

## **PUBLICATION OF FINAL RESULTS AND ANNUAL REPORT**

This announcement is published on the websites of Hong Kong Exchanges and Clearing Limited (<http://www.hkexnews.hk>) and the Company ([http://aihl.etnet.com.hk/eng/ca\\_calendar.php](http://aihl.etnet.com.hk/eng/ca_calendar.php)). The annual report for the financial year ended 31 March 2026 which contains all information required by the Listing Rules will be despatched to members of the Company and made available on the above websites in due course.

By order of the Board  
**Associated International Hotels Limited**  
**Ng Sau Mei**  
Company Secretary

Hong Kong, 26 June 2026

*As at the date of this announcement, Mr Cheong Kheng Lim, Mr Cheong Keng Hooi, Mr Cheong Sim Lam, Ms Cheong Chong Ling, Mr Cheong Tiong Ham and Mr Cheong Chin Hong Rodney are executive directors, and Mr Chow Wan Hoi, Paul, Mr Wong Yiu Tak and Mr Lee Chung are independent non-executive directors.*

*Note: The translation into Chinese language of this announcement is for reference only. In case of any inconsistency, the English version shall prevail.*