Chuang's Consortium International Limited

（莊士機構國際有限公司）

(Incorporated in Bermuda with limited liability)

(Stock Code: 367)

ANNOUNCEMENT OF FINAL RESULTS FOR THE YEAR ENDED 31 MARCH 2026

The board of Directors (the "Board") of Chuang's Consortium International Limited (the "Company") announces the consolidated final results of the Company and its subsidiaries (collectively as the "Group") for the year ended 31 March 2026 as follows:

HIGHLIGHTS FOR THE YEAR ENDED 31 MARCH 2026

Business

1. The Group had successfully completed the disposal of the subsidiary that held House A, No. 37 Island Road, Deep Water Bay, Hong Kong for a consideration of about HK$538.2 million in September 2025, and net cash proceeds of HK$524.0 million was received by the Group which has significantly strengthened the financial position of the Group.

2. As announced on 30 July 2025, the Group entered into an agreement with independent third parties to assign the debt related to the judgement payments of the project at Chengdu, Sichuan, the People's Republic of China for a consideration of approximately RMB95 million (equivalent to approximately HK$103.7 million). The assignment of debt has been completed, and a net cash proceed of approximately HK$103.0 million was received during the current year.

3. For ARUNA, the Ap Lei Chau project, up to the date of this report, 78 units have been sold with an aggregate sale amount of about HK$429.2 million, in which 10 units with aggregate sale amount of about HK$43.7 million had been completed and recognized as revenues in the last financial year. During the year, a further 34 units with sales amounted to HK$182.3 million had been handed-over and recognized as revenues. It is expected that the remaining 34 units with sales amounted to HK$203.2 million will be completed in the first half of the financial year ending 31 March 2027.

4. For the redevelopment project at Gage Street, during the year under review, the Group had further acquired the properties of the adjacent site at No. 33 Graham Street, which enlarged the combined site area to about 4,500 *sq. ft.*. New general building plans of the project to develop a 24-storey residential/commercial building comprising clubhouse facilities and retail units with total GFA of about 43,300 *sq. ft.* had been submitted to the local authority for approval. The new site acquisition will enhance the whole project value by improving the overall efficiency of the project and layout of the units. Foundation piling works and pile cap works had been completed for the Gage Street site, whereas the demolition of the buildings at Graham Street will be carried out soon.

Financial

- Total cash resources of the Group (including bond and securities investments) amounted to HK$1.61 billion, in which cash and bank balances aggregated to approximately HK$1.55 billion.

- Net assets attributable to equity holders of the Company amounted to HK$7,326.2 million.

- Net debt to equity ratio of the Group improved to 9.1%.

- Loss attributable to equity holders of the Company was reduced to HK$356.4 million (2025: HK$590.7 million).

CONSOLIDATED INCOME STATEMENT

For the year ended 31 March 2026

	Note	**2026** **HK$'000**	2025 HK$'000
Continuing operations			
Revenues	3	**347,996**	210,838
Cost of sales		**(184,719)**	(246,331)
Gross profit/(loss)		**163,277**	(35,493)
Other income and net (loss)/gain	5A	**40,479**	81,774
(Loss)/gain on disposal of a subsidiary	5B	**(141,991)**	25,842
Selling and marketing expenses		**(30,879)**	(20,461)
Administrative and other operating expenses		**(242,352)**	(296,060)
Change in fair value of investment properties		**(55,219)**	(442,723)
Operating loss	6	**(266,685)**	(687,121)
Finance costs	7	**(75,360)**	(136,126)
Share of results of associated companies		**(4,621)**	(2,751)
Share of results of joint ventures	8	**(46,262)**	1,589
Loss before taxation		**(392,928)**	(824,409)
Taxation (charge)/credit	9	**(1,548)**	23,066
Loss for the year from continuing operations		**(394,476)**	(801,343)
Discontinued operation			
Profit for the year from discontinued operation	10	**–**	56,265
Loss for the year		**(394,476)**	(745,078)
(Loss)/profit for the year attributable to:			
Equity holders			
Continuing operations		**(356,441)**	(647,662)
Discontinued operation		**–**	56,968
		(356,441)	(590,694)
Non-controlling interests			
Continuing operations		**(38,035)**	(153,681)
Discontinued operation		**–**	(703)
		(38,035)	(154,384)
		(394,476)	(745,078)
		HK cents	*HK cents*
(Loss)/earnings per share (basic and diluted)	12		
Continuing operations		**(21.31)**	(38.72)
Discontinued operation		**–**	3.41
		(21.31)	(35.31)

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 March 2026

	2026	2025
	HK$'000	*HK$'000*
Loss for the year	**(394,476)**	(745,078)
Other comprehensive income:		
Items that had been/may be reclassified subsequently to profit and loss:		
Net exchange differences	**113,445**	(9,537)
Share of exchange reserve of a joint venture	**14,531**	(1,809)
Realization of exchange reserve upon liquidation/ disposal of a subsidiary	**(6,267)**	(2,852)
Total other comprehensive income/(loss) that had been/ maybe reclassified subsequently to profit and loss	**121,709**	(14,198)
Item that may not be reclassified subsequently to profit and loss:		
Change in fair value of financial assets at fair value through other comprehensive income	**(18,066)**	(38,926)
Total other comprehensive income/(loss) for the year	**103,643**	(53,124)
Total comprehensive loss for the year	**(290,833)**	(798,202)
Total comprehensive (loss)/income for the year attributable to:		
Equity holders		
Continuing operations	**(286,443)**	(674,446)
Discontinued operation	**–**	47,861
	(286,443)	(626,585)
Non-controlling interests		
Continuing operations	**(4,390)**	(170,919)
Discontinued operation	**–**	(698)
	(4,390)	(171,617)
	(290,833)	(798,202)

CONSOLIDATED BALANCE SHEET

As at 31 March 2026

	Note	2026 HK$'000	2025 HK$'000
Non-current assets			
Property, plant and equipment		**88,199**	111,835
Investment properties		**6,190,827**	6,838,599
Right-of-use assets		**2,306**	14,885
Properties for/under development		**114,477**	359,934
Cemetery assets		**271,701**	255,400
Associated companies		**37,041**	41,722
Joint ventures		**565,868**	618,609
Financial assets at fair value through other comprehensive income		**66,234**	84,300
Loans and receivables and other deposits		**115,389**	122,915
		7,452,042	8,448,199
Current assets			
Properties for sale		**1,418,751**	1,405,329
Cemetery assets		**459,107**	435,289
Inventories		**99,311**	99,311
Debtors and prepayments	*13*	**94,911**	96,265
Financial assets at fair value through profit or loss		**161,668**	172,196
Cash and cash equivalents and bank deposits		**1,545,557**	1,580,430
		3,779,305	3,788,820
Current liabilities			
Creditors and accruals	*14*	**202,287**	334,207
Sales deposits received		**8,622**	1,040
Short-term bank borrowings		**115,100**	116,252
Current portion of long-term bank borrowings		**826,963**	989,436
Taxation payable		**10,157**	34,572
		1,163,129	1,475,507
Net current assets		**2,616,176**	2,313,313
Total assets less current liabilities		**10,068,218**	10,761,512

	2026	2025
	HK$'000	*HK$'000*
Equity		
Share capital	**418,138**	418,138
Reserves	**6,908,093**	7,194,536
Shareholders' funds	**7,326,231**	7,612,674
Non-controlling interests	**1,127,316**	1,119,351
Total equity	**8,453,547**	8,732,025
Non-current liabilities		
Long-term bank borrowings	**1,331,277**	1,750,088
Deferred taxation liabilities	**209,134**	205,654
Loans and payables with non-controlling interests	**38,632**	40,078
Other non-current liabilities	**35,628**	33,667
	1,614,671	2,029,487
	10,068,218	10,761,512

NOTES:

1. GENERAL INFORMATION

Chuang's Consortium International Limited (the "Company") is a limited liability company incorporated in Bermuda and listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange"). The address of its registered office is Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda and its principal place of business in Hong Kong is 25th Floor, Alexandra House, 18 Chater Road, Central.

The principal activities of the Company and its subsidiaries (collectively as the "Group") are property development, investment and trading, hotel operation and management, development and operation of cemetery, sales of goods and merchandises, securities investment and trading and money lending business.

As at 31 March 2026, the Company was 56.77% owned by Evergain Holdings Limited ("Evergain"), a private limited liability company incorporated in the British Virgin Islands. The board of Directors of the Company (the "Board") regards Evergain as the Company's immediate holding company and ultimate holding company. Evergain does not produce financial statements available for public use.

During the year ended 31 March 2025, the Group disposed of the land and factory building in Singapore and afterwards there is no more sales of goods and merchandises operation of the Group. Accordingly, the result of the sales of goods and merchandises operation had been presented as discontinued operation in the consolidated income statement for the year ended 31 March 2025 in accordance with HKFRS 5 "Non-current Assets Held for Sale and Discontinued Operations".

2. BASIS OF PREPARATION

The consolidated financial statements have been prepared under the historical cost convention, as modified by the revaluation of investment properties, financial assets at fair value through other comprehensive income and financial assets at fair value through profit or loss at fair value, and in accordance with HKFRS Accounting Standards ("HKFRSs"). HKFRSs comprise the following authoritative literature: all applicable HKFRSs, Hong Kong Accounting Standards ("HKASs") and Interpretations issued by the Hong Kong Institute of Certified Public Accountants.

The preparation of the consolidated financial statements in conformity with HKFRSs requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the accounting policies of the Group. The significant accounting policies adopted for the preparation of the consolidated financial statements have been consistently applied to all the years presented, except as stated below.

(i) Effect of adopting amendments to standards

For the year ended 31 March 2026, the Group adopted the following amendments to standards that are effective for the accounting periods beginning on or after 1 April 2025 and relevant to the operations of the Group:

HKAS 21 and HKFRS 1 (Amendments)	Lack of Exchangeability

The Group has assessed the impact of the adoption of these amendments to standards and considered that there was no significant impact on the Group's results and financial position nor any substantial changes in the Group's accounting policies and presentation of the consolidated financial statements.

(ii) New standards, amendments to standards and interpretation that are not yet effective

The following new standards, amendments to standards and interpretation have been published which are relevant to the Group's operations and are mandatory for the Group's accounting periods beginning on or after 1 April 2026, but have not been early adopted by the Group:

HKAS 7, HKFRS 1, HKFRS 7, HKFRS 9 and HKFRS 10	Annual Improvements to HKFRS Accounting Standards – Volume 11 (effective from 1 January 2026)
HKFRS 9 and HKFRS 7 (Amendments)	Classification and Measurement of Financial Instruments (effective from 1 January 2026)
HKFRS 9 and HKFRS 7 (Amendments)	Contracts Referencing Nature-dependent Electricity (effective from 1 January 2026)
HKFRS 10 and HKAS 28 (Amendments)	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (no mandatory effective date)
HKFRS 18	Presentation and Disclosure in Financial Statements (effective from 1 January 2027)
HKFRS 19	Subsidiaries without Public Accountability: Disclosures (effective from 1 January 2027)
Hong Kong Interpretation 5 (Amendment)	Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause (effective from 1 January 2027)

The Group will adopt the above new standards, amendments to standards and interpretation as and when they become effective. The Group has commenced a preliminary assessment of the likely impact of adopting the above new standards, amendments to standards and interpretation and expects the adoption will have no significant impact on the Group's results and financial position or any substantial changes in the Group's accounting policies, expect for the application of HKFRS 18 which is expected to primarily affect the presentation and disclosures in the consolidated financial statements. The Group will continue to assess in more details.

3. REVENUES

Revenues recognized during the year are as follows:

	2026	2025
	HK$'000	*HK$'000*
Continuing operations		
Sales of properties	**198,504**	44,077
Rental income and management fees	**128,550**	141,050
Sales of cemetery assets	**17,371**	21,288
Interest income from money lending business	**1,077**	1,238
Interest and other income from bond investments of financial assets at fair value through profit or loss	**2,476**	3,162
Dividend income from securities investments for trading of financial assets at fair value through profit or loss	**18**	23
	347,996	210,838

4. SEGMENT INFORMATION

(a) Segment information by business lines

The chief operating decision maker (the "CODM") has been identified as the Executive Directors and senior management. The CODM reviews the Group's internal reporting in order to assess performance and allocate resources. Management has determined the operating segments based on these reports.

The CODM considers the business from a business perspective, including property development, investment and trading, development and operation of cemetery, sales of goods and merchandises, securities investment and trading and money lending business. The CODM assesses the performance of the operating segments based on the measure of segment result. During the year ended 31 March 2025, the Group disposed of the sales of goods and merchandises operation and the result of such operation together with the related net gain on disposal had been presented as discontinued operation in segment information.

The segment information by business lines is as follows:

	Continuing operations					
	Property development, investment and trading *HK$'000*	**Cemetery** *HK$'000*	**Securities investment and trading** *HK$'000*	**Money lending business** *HK$'000*	**Others and corporate** *HK$'000*	**2026 Total** *HK$'000*
Revenues from contracts with customers:						
– Recognized at a point in time	198,504	17,371	–	–	–	215,875
– Recognized over time	11,900	–	–	–	–	11,900
Revenues from other sources	116,650	–	2,494	1,077	–	120,221
Revenues	327,054	17,371	2,494	1,077	–	347,996
Other income and net gain/(loss)	10,335	400	(9,076)	–	38,820	40,479
Operating (loss)/profit	(127,665)	262	(6,907)	1,009	(133,384)	(266,685)
Finance costs	(75,360)	–	–	–	–	(75,360)
Share of results of associated companies	69	–	–	–	(4,690)	(4,621)
Share of results of joint ventures	(46,262)	–	–	–	–	(46,262)
(Loss)/profit before taxation	(249,218)	262	(6,907)	1,009	(138,074)	(392,928)
Taxation (charge)/credit	(668)	(1,836)	956	–	–	(1,548)
(Loss)/profit for the year	(249,886)	(1,574)	(5,951)	1,009	(138,074)	(394,476)
Segment assets	8,243,766	770,846	164,188	15,273	1,434,365	10,628,438
Associated companies	139	–	–	–	36,902	37,041
Joint ventures	565,868	–	–	–	–	565,868
Total assets	8,809,773	770,846	164,188	15,273	1,471,267	11,231,347
Total liabilities	2,529,414	191,533	345	50	56,458	2,777,800
Other segment items are as follows:						
Capital expenditure	119,906	422	–	–	–	120,328
Depreciation of property, plant and equipment	2,034	499	–	–	18,630	21,163
Depreciation of right-of-use assets	–	63	–	–	12,605	12,668
Provision for impairment of properties for/under development	7,574	–	–	–	–	7,574
Provision for impairment of properties for sale	20,440	–	–	–	–	20,440
Provision for impairment of trade debtors	5,204	–	–	–	–	5,204
Provision for impairment of other deposits	19,429	–	–	–	–	19,429
Reversal of provision for impairment of trade debtors	1,409	–	–	–	–	1,409
Loss on liquidation of a subsidiary	4,741	–	–	–	–	4,741
Fair value loss of investment properties	55,219	–	–	–	–	55,219

	Continuing operations						Discontinued operation	
	Property development, investment and trading *HK$'000*	Cemetery *HK$'000*	Securities investment and trading *HK$'000*	Money lending business *HK$'000*	Others and corporate *HK$'000*	Total *HK$'000*	Sales of goods and merchandises *HK$'000*	2025 Total *HK$'000*
Revenues from contracts with customers:								
– Recognized at a point in time	44,077	21,288	–	–	–	65,365	6,859	72,224
– Recognized over time	14,844	–	–	–	–	14,844	–	14,844
Revenues from other sources	126,206	–	3,185	1,238	–	130,629	–	130,629
Revenues	185,127	21,288	3,185	1,238	–	210,838	6,859	217,697
Other income and net gain/(loss)	23,819	381	(65)	–	57,639	81,774	4,333	86,107
Operating (loss)/profit	(584,402)	5,803	2,953	840	(112,315)	(687,121)	(4,693)	(691,814)
Finance costs	(136,126)	–	–	–	–	(136,126)	(1,263)	(137,389)
Share of results of associated companies	71	–	–	–	(2,822)	(2,751)	–	(2,751)
Share of results of joint ventures	1,589	–	–	–	–	1,589	–	1,589
(Loss)/profit before taxation	(718,868)	5,803	2,953	840	(115,137)	(824,409)	(5,956)	(830,365)
Taxation credit/(charge)	23,679	(1,964)	1,351	–	–	23,066	–	23,066
(Loss)/profit after taxation	(695,189)	3,839	4,304	840	(115,137)	(801,343)	(5,956)	(807,299)
Gain on disposal of subsidiaries of discontinued operation	–	–	–	–	–	–	62,221	62,221
(Loss)/profit for the year	(695,189)	3,839	4,304	840	(115,137)	(801,343)	56,265	(745,078)
Segment assets	9,149,618	729,455	204,659	28,528	1,464,428	11,576,688	–	11,576,688
Associated companies	130	–	–	–	41,592	41,722	–	41,722
Joint ventures	618,609	–	–	–	–	618,609	–	618,609
Total assets	9,768,357	729,455	204,659	28,528	1,506,020	12,237,019	–	12,237,019
Total liabilities	3,256,819	177,405	1,283	51	69,436	3,504,994	–	3,504,994
Other segment items are as follows:								
Capital expenditure	107,345	7,932	–	–	–	115,277	–	115,277
Depreciation of property, plant and equipment	2,953	473	–	–	18,465	21,891	770	22,661
Depreciation of right-of-use assets	–	95	–	–	12,605	12,700	989	13,689
Provision for impairment of properties for/under development	37,905	–	–	–	–	37,905	–	37,905
Provision for impairment of properties for sale	116,418	–	–	–	–	116,418	–	116,418
Provision for impairment of trade debtors	4,644	–	–	–	–	4,644	–	4,644
Provision for impairment of other deposits	78,649	–	–	–	–	78,649	–	78,649
Reversal of provision of inventories	–	–	–	–	–	–	2,200	2,200
Fair value loss of investment properties	442,723	–	–	–	–	442,723	–	442,723

(b) Geographical segment information

The business of the Group operates in different geographical areas. Revenues are presented by the countries where the customers are located. Non-current assets, total assets and capital expenditure are presented by the countries where the assets are located. The segment information by geographical area is as follows:

	Revenues		Capital expenditure	
	2026	2025	**2026**	2025
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*
Continuing operations				
Hong Kong	**294,868**	154,870	**119,518**	99,469
The People's Republic of China (the "PRC")	**24,859**	31,548	**422**	7,932
Other countries	**28,269**	24,420	**388**	7,876
	347,996	210,838	**120,328**	115,277
Discontinued operation	**–**	6,859	**–**	–
	347,996	217,697	**120,328**	115,277

	Non-current assets *(Note)*		Total assets	
	2026	2025	**2026**	2025
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*
Continuing operations				
Hong Kong	**5,410,187**	6,269,083	**8,590,638**	9,499,639
The PRC	**1,220,322**	1,363,060	**1,965,561**	2,099,532
Other countries	**639,910**	608,841	**675,148**	637,848
	7,270,419	8,240,984	**11,231,347**	12,237,019

Note: Non-current assets in geographical segment represent non-current assets other than financial assets at fair value through other comprehensive income, and loans and receivables and other deposits.

5A. OTHER INCOME AND NET (LOSS)/GAIN

	2026	2025
	HK$'000	*HK$'000*
Continuing operations		
Interest income from bank deposits	**44,302**	74,244
Net loss of bonds and other investments of financial assets at fair value through profit or loss	**(10,027)**	(1,151)
Net gain/(loss) on disposal of investment properties	**106**	(437)
Net gain on disposal of property, plant and equipment	**185**	1,032
Net exchange gain	**4,127**	1,297
Forfeited deposits from sales of properties	**–**	635
Reversal of over-provision for construction costs payable	**–**	3,297
Others	**1,786**	2,857
	40,479	81,774

5B. (LOSS)/GAIN ON DISPOSAL OF A SUBSIDIARY

(a) On 19 June 2025, a direct wholly-owned subsidiary of the Company entered into a conditional agreement with independent third parties to dispose of a wholly-owned subsidiary that held an investment property at No. 37 Island Road, Deep Water Bay, Hong Kong for a consideration of about HK$538.2 million (the "Island Road Disposal"). Details of the Island Road Disposal were announced by the Company on 19 June 2025 and 17 September 2025 respectively, and published in the circular of the Company on 14 August 2025. The Island Road Disposal was completed on 17 September 2025, and a loss on disposal of a subsidiary of approximately HK$142.0 million was recorded in the year ended 31 March 2026, taking into account the net assets disposed of approximately HK$666.0 million, and the related transaction costs.

(b) On 9 May 2024, an indirect wholly-owned subsidiary of the Company entered into an agreement with an independent third party to dispose of a wholly-owned subsidiary that held an investment property under development in Mongolia for a consideration of approximately US$33 million (equivalent to approximately HK$256.7 million) (the "Mongolia Disposal"). Details of the Mongolia Disposal were announced by the Company on 9 May 2024, and published in the circular of the Company on 17 June 2024. The Mongolia Disposal was completed on 19 June 2024, and a gain on disposal of a subsidiary before taxation of approximately HK$25.8 million was recorded in the year ended 31 March 2025, taking into account the net assets disposed of approximately HK$222.6 million, the realization of a negative exchange reserve upon disposal of approximately HK$6.2 million and the related transaction costs.

6. OPERATING LOSS

	2026	2025
	HK$'000	*HK$'000*
Continuing operations		
Operating loss is stated after crediting:		
Reversal of provision for impairment of trade debtors	**1,409**	–
Reversal of over-provision for construction costs payable of properties for sale *(note a)*	**53,352**	–
and after charging:		
Cost of properties sold	**163,895**	42,194
Cost of cemetery assets sold	**3,876**	4,374
Depreciation of property, plant and equipment	**21,163**	21,891
Depreciation of right-of-use assets	**12,668**	12,700
Provision for impairment of properties for/under development *(note a)*	**7,574**	37,905
Provision for impairment of properties for sale *(note a)*	**20,440**	116,418
Provision for impairment of trade debtors	**5,204**	4,644
Provision for impairment of other deposits *(note b)*	**19,429**	78,649
Loss on liquidation of a subsidiary *(note c)*	**4,741**	–
Staff costs, including Directors' emoluments		
Wages and salaries	**96,460**	99,175
Retirement benefit costs	**3,213**	3,663

Notes: (a) *The amounts have been included in cost of sales for the years ended 31 March 2026 and 2025.*

(b) *On 30 July 2025, certain indirect wholly-owned subsidiaries of Chuang's China Investments Limited ("Chuang's China") (a listed subsidiary of the Group) (as assignors) entered into an agreement with independent third parties (as assignee and guarantor) for the assignment of debt related to the prepayment made for the acquisition of right-of-use assets at Chengdu, Sichuan, the PRC for a consideration of approximately RMB95 million (equivalent to approximately HK$103.7 million) (the "Debt Assignment"). Details of the Debt Assignment were announced by Chuang's China and the Company on 30 July 2025, and published in the circular of Chuang's China on 10 September 2025. The Debt Assignment was completed, and the consideration was received during the year ended 31 March 2026, and a provision for impairment of other deposits of approximately HK$19.4 million was recorded in the year ended 31 March 2026, taking into account the carrying amount of the prepayment of approximately HK$122.6 million and the related transaction costs.*

As for the year ended 31 March 2025, provision for impairment of other deposits of approximately HK$78.6 million was made for the deposits paid for the acquisition of another right-of-use assets in the PRC after management assessment in view of the respective market conditions.

(c) *In view of the liquidation status of an indirect non-wholly-owned PRC project company of Chuang's China at Changsha in the PRC during the year ended 31 March 2026, the Group deconsolidated the assets and liabilities of the PRC project company in the consolidated financial statements of the Group as at and since 30 September 2025. A loss on liquidation of a subsidiary of approximately HK$4.7 million was recorded for the year ended 31 March 2026, taking into account the gain from the assigned assets of approximately HK$2.4 million, the loss of the net assets taken out of approximately HK$1.1 million, the income from the realization of exchange reserve of approximately HK$6.3 million and the loss from the non-controlling interests portion of approximately HK$12.3 million.*

7. FINANCE COSTS

	2026	2025
	HK$'000	*HK$'000*
Continuing operations		
Interest expenses of		
Bank borrowings	**106,996**	180,574
Lease liabilities	**327**	913
	107,323	181,487
Amounts capitalized into properties under development	**(31,963)**	(45,361)
	75,360	136,126

The capitalization rates applied to funds borrowed for the development of properties ranged from 3.90% to 4.11% (2025: 4.89% to 6.65%) per annum.

8. SHARE OF RESULTS OF JOINT VENTURES

Share of loss of joint ventures of HK$46,262,000 (2025: profit of HK$1,589,000) in the consolidated income statement included the share of fair value loss of the investment properties (net of the related deferred taxation) of a joint venture of HK$50,459,000 (2025: Nil), and the rental income from the wholly-owned subsidiary of the joint venture partner for the year ended 31 March 2026 of approximately HK$15,432,000 (2025: HK$16,854,000).

9. TAXATION CHARGE/(CREDIT)

	2026	2025
	HK$'000	*HK$'000*
Continuing operations		
Current taxation		
Hong Kong profits tax	**8,179**	13
PRC corporate income tax	**1,045**	2,891
PRC land appreciation tax	**225**	882
Overseas profits tax	**1,458**	307
Overseas withholding tax *(note 5B(b))*	**–**	2,967
Deferred taxation	**(9,359)**	(30,126)
	1,548	(23,066)

Hong Kong profits tax has been provided at the rate of 16.5% on the estimated assessable profits for the year ended 31 March 2026 (2025: no provision for Hong Kong profits tax was made as the Group had either sufficient tax losses brought forward to set off against the estimated assessable profits for that year or had no estimated assessable profits for that year). PRC corporate income tax and overseas profits tax have been calculated on the estimated assessable profits for the year at the rates of taxation prevailing in the PRC and the countries in which the Group operates respectively. PRC land appreciation tax is levied at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds of sales of properties less deductible expenditures including costs of land and development expenditures. Overseas withholding tax for 2025 included the relevant tax on disposal of a subsidiary arising from the Mongolia Disposal as mentioned in note 5B(b).

Share of taxation charge of associated companies for the year ended 31 March 2026 of HK$19,000 (2025: HK$19,000) is included in the consolidated income statement as "Share of results of associated companies". Share of current taxation charge of HK$863,000 (2025: HK$1,085,000) and share of deferred taxation credit arising from the fair value loss of the investment properties of the joint ventures for the year ended 31 March 2026 of HK$16,820,000 (2025: Nil) are included in the consolidated income statement as "Share of results of joint ventures".

10. DISCONTINUED OPERATION

On 13 December 2024, the Group entered into an agreement with an independent third party to dispose of the subsidiaries that held the land and factory building in Singapore (the "Sintex Group") for a consideration of approximately S$12.6 million (equivalent to approximately HK$71.3 million) (the "Sintex Disposal"). Details of the Sintex Disposal were announced by the Company on 13 December 2024. The Sintex Disposal was completed on 27 December 2024, and a net gain on disposal of approximately HK$62.2 million was recorded in the year ended 31 March 2025, taking into account the net assets disposed of approximately HK$14.6 million, net off with the portion of the non-controlling interests of about HK$1.0 million, the realization of exchange reserve upon disposal of approximately HK$9.1 million and the related transaction costs.

The Sintex Group was principally engaged in the sales of goods and merchandises operation in Singapore. After the Sintex Disposal, there is no more sales of goods and merchandises operation of the Group. In accordance with HKFRS 5 "Non-current Assets Held for Sale and Discontinued Operations", the consolidated results of the Sintex Group had been presented as discontinued operation in the consolidated financial statements for the year ended 31 March 2025.

(a) Results of discontinued operation

	2025 *HK$'000*
Revenues	6,859
Cost of sales	(7,773)
Gross loss	(914)
Other income	4,333
Selling and marketing expenses	(3,437)
Administrative and other operating expenses	(4,675)
Operating loss	(4,693)
Finance costs	(1,263)
Loss before and after taxation	(5,956)
Gain on disposal of subsidiaries of discontinued operation	62,221
Profit for the year from discontinued operation	56,265
Attributable to:	
Equity holders	56,968
Non-controlling interests	(703)
	56,265

(b) Cash flows used in discontinued operation

	2025
	HK$'000
Net cash used in operating activities	(1,881)
Net cash from investing activities	33
Net cash used in financing activities	(43)
Net cash flows used in discontinued operation for the year	(1,891)

Note: The discontinued operation was partly financed by intercompany loan from the continuing operations, which had been eliminated in the consolidated financial statements of the Group.

(c) Gain on disposal of subsidiaries of discontinued operation

	2025
	HK$'000
Consideration	71,333
Carrying value of net assets disposed of	(14,555)
	56,778
Non-controlling interests	980
Transaction costs for disposal	(4,582)
Realization of exchange reserve	9,045
Gain on disposal of subsidiaries of discontinued operation	62,221

11. DIVIDENDS

On 29 June 2026, the Board had resolved not to recommend the payment of a final dividend for the year ended 31 March 2026 (2025: Nil). No interim dividend had been paid for the year ended 31 March 2026 (2025: Nil).

12. LOSS PER SHARE

The calculation of the loss per share is based on the following loss attributable to equity holders and the weighted average number of 1,672,553,104 (2025: 1,672,553,104) shares in issue during the year:

	2026			2025		
	Continuing operations	**Discontinued operation**	**Total**	Continuing operations	Discontinued operation	Total
	HK$'000	***HK$'000***	***HK$'000***	*HK$'000*	*HK$'000*	*HK$'000*
(Loss)/profit attributable to equity holders	**(356,441)**	**–**	**(356,441)**	(647,662)	56,968	(590,694)

The diluted loss per share is equal to the basic loss per share since there are no dilutive potential shares in issue during the years.

13. DEBTORS AND PREPAYMENTS

Receivables from sales of properties and cemetery assets are settled in accordance with the terms of respective contracts. Rental income and management fees are received in advance. The aging analysis of the trade debtors of the Group based on the date of invoices is as follows:

	2026	2025
	HK$'000	*HK$'000*
Below 30 days	**2,823**	3,592
31 to 60 days	**1,547**	1,957
61 to 90 days	**1,437**	1,134
Over 90 days	**8,380**	4,311
	14,187	10,994

Debtors and prepayments include net deposits of HK$1,382,000 (2025: HK$1,382,000) for acquisition of property projects and right-of-use assets after the accumulated provision for impairment as at 31 March 2026.

Pursuant to the sale and purchase agreement of the disposal of the property projects in Panyu, the PRC as announced by Chuang's China and the Company on 11 February 2021 and 14 May 2021, there was a deferred consideration which represented a deferred tax receivable of RMB25 million (equivalent to approximately HK$26.8 million) which would be settled by the purchaser to the Group on or before 14 May 2025. The Group received it on the aforesaid date.

14. CREDITORS AND ACCRUALS

The aging analysis of the trade creditors of the Group based on the date of invoices is as follows:

	2026	2025
	HK$'000	*HK$'000*
Below 30 days	**2,281**	2,754
31 to 60 days	**98**	585
Over 60 days	**2,064**	2,854
	4,443	6,193

Creditors and accruals include the construction cost payables and accruals of HK$34,805,000 (2025: HK$138,732,000) for the property projects of the Group.

15. FINANCIAL GUARANTEES

As at 31 March 2026, the Company had provided a guarantee of HK$236,736,000 (2025: HK$246,600,000) for the banking facility granted to a joint venture, and certain subsidiaries had provided guarantees of HK$3,658,000 (2025: HK$3,696,000) to banks for mortgage loans made by the banks to the purchasers of properties sold by the subsidiaries in the PRC.

16. COMMITMENTS

As at 31 March 2026, the Group had commitments contracted but not provided for in respect of property projects, properties and property, plant and equipment of HK$14,076,000 (2025: HK$27,960,000) and financial assets at fair value through profit or loss of HK$18,460,000 (2025: HK$30,199,000) respectively.

17. PLEDGE OF ASSETS

As at 31 March 2026, the Group had pledged certain assets including investment properties and properties for sale, with an aggregate carrying value of HK$5,581,063,000 (2025: HK$6,531,719,000, also included properties for/under development), to secure banking facilities granted to the subsidiaries.

18. CAPITAL EXPENDITURE

For the year ended 31 March 2026, the Group incurred acquisition and development costs on property, plant and equipment of HK$1,966,000 (2025: HK$887,000), and property projects, investment properties and cemetery assets of HK$118,362,000 (2025: HK$114,390,000) respectively.

19. EVENT AFTER THE REPORTING PERIOD

As announced by Chuang's China and the Company on 18 June 2026, the Chuang's China group had disposed of 18,922,000 shares of CNT Group Limited ("CNT", a listed company on the Stock Exchange and the Chuang's China group held its shares as "Financial assets at fair value through other comprehensive income" on the consolidated balance sheet) on the market with a total cash consideration of approximately HK$2.6 million, and had accepted the cash offer of CNT at the offer price in respect of the 299,277,655 CNT shares with a total cash consideration of approximately HK$29.9 million. Details of these disposals were announced by Chuang's China and the Company on 18 June 2026. It is expected that the Group will record an estimated net loss on the disposals of approximately HK$23.6 million (before deducting non-controlling interests) which would be accounted for in the "Reserves" in the consolidated financial statements of the Group for the financial year ending 31 March 2027.

MANAGEMENT DISCUSSION AND ANALYSIS

FINANCIAL REVIEW

For the year ended 31 March 2026, revenues of the Group increased to HK$348.0 million (2025: HK$210.8 million) mainly due to the increase in sales of properties. Revenues of the Group comprised of revenues from sales of properties of HK$198.5 million (2025: HK$44.1 million), revenues from rental and other income of investment properties of HK$128.5 million (2025: HK$141.1 million), revenues from cemetery business of HK$17.4 million (2025: HK$21.3 million), revenues from money lending business of HK$1.1 million (2025: HK$1.2 million), and revenues from securities investment and trading business of HK$2.5 million (2025: HK$3.1 million).

During the year under review, gross profit amounted to HK$163.3 million (2025: gross loss of HK$35.5 million) as a result of increase in revenues and the decrease in impairment provision recorded for properties for sale of the Group as comparing to the last corresponding year, and also a reversal of over-provision of construction costs payable of HK$53.4 million (2025: Nil) related to the development costs of properties for sale was recorded for the current year. Gross profit margin is 46.9% (2025: N/A).

Other income and net (loss)/gain amounted to HK$40.5 million (2025: HK$81.8 million) which included bank interest income of HK$44.3 million (2025: HK$74.2 million). A breakdown of other income and net (loss)/gain is shown in note 5A on page 13 of this report. Loss on disposal of a subsidiary of HK$142.0 million during the year represented the loss on disposal of a subsidiary that held the investment property at No. 37 Island Road, Deep Water Bay, Hong Kong as announced by the Company on 19 June 2025, whereas the gain of HK$25.8 million for the last corresponding year represented the gain on disposal of a subsidiary that held the investment property in Mongolia as announced by the Company on 9 May 2024. Loss from change in fair value of investment properties of the Group amounted to HK$55.2 million (2025: HK$442.7 million) mainly arising from the investment properties in Hong Kong and the PRC (2025: Same).

On the costs side, selling and marketing expenses amounted to about HK$30.9 million (2025: HK$20.5 million) principally due to the increase in sales commission of ARUNA in Ap Lei Chau recorded upon the sales recognition during the year. Administrative and other operating expenses amounted to HK$242.4 million (2025: HK$296.1 million) which included an impairment provision of about HK$19.4 million arising from the assignment of debt related to the project at Chengdu, the PRC (2025: an impairment provision of HK$78.6 million for a development site at Anshan, the PRC) and a loss on liquidation of a subsidiary of about HK$4.7 million (2025: Nil) as a result of the liquidation of a subsidiary in the PRC. Excluding these exceptional items in both years, the administrative and other operating expenses would amount to about HK$218.3 million (2025: HK$217.5 million). Finance costs decreased to HK$75.4 million (2025: HK$136.1 million) mainly due to the decrease in interest rates and the level of bank borrowings during the year under review. Share of loss of associated companies amounted to HK$4.6 million (2025: HK$2.8 million) and share of loss of joint ventures amounted to HK$46.3 million (2025: profit of HK$1.6 million) mainly due to the share of revaluation loss from the investment properties of a joint venture during the current year. Taxation charge amounted to HK$1.5 million (2025: taxation credit of HK$23.1 million) mainly due to the reversal of deferred taxation liabilities arising from the fair value loss of investment properties in Anshan recorded in the last corresponding year.

Taking into account the above, loss attributable to equity holders of the Company for the year ended 31 March 2026 amounted to HK$356.4 million (2025: HK$590.7 million), representing a reduction of loss of about 39.7%. Loss per share was 21.31 HK cents (2025: 35.31 HK cents).

DIVIDENDS

After taking into account the need to maintain sufficient financial resources for the working capital of the Group's projects and businesses, in particular under the current uncertain business environment, the Board has resolved not to recommend the payment of a dividend for year ended 31 March 2026 (2025: Nil). No interim dividend had been paid during the year (2025: Nil).

BUSINESS REVIEW

(A) Investment Properties

(i) Chuang's Tower, Nos. 30–32 Connaught Road Central, Hong Kong (100% owned)

The property is a commercial/office building and is strategically located at the heart of Central District and close to the exits of both the Central Station of the Mass Transit Railway and the Hong Kong Station of the Airport Express Line. The property has a site area of about 3,692 *sq. ft.* and a total gross floor area ("GFA") of about 55,367 *sq. ft.*. During the year, rental and other income from this property amounted to about HK$28.0 million. With the high leasing supply and softened tenant demand of the commercial properties in the market, the competition of leasing activities is very keen. The Group would be more flexible on tenant selection as well as tenancy period in order to maintain its competitiveness and increase the occupancy.

(ii) Chuang's London Plaza, No. 219 Nathan Road, Tsim Sha Tsui, Kowloon (100% owned)

Strategically located at the heart of shopping centres in Tsim Sha Tsui, Kowloon, and near the exits of the Mass Transit Railway and the Guangzhou-Shenzhen-Hong Kong Express Rail Link Hong Kong Section, the property is a shopping and entertainment complex. The property has a site area of about 9,145 *sq. ft.* and a total GFA of about 103,070 *sq. ft.*. During the year, rental and other income from this property amounted to about HK$41.6 million. Despite the departure of certain tenants upon expiry of their tenancies, the Group has sought a new tenant in the e-sports entertainment sector to restore part of the occupancy. The Group will continue to explore more marketing ideas on leasing so as to further enhance the rental yield of the property.

(iii) Posco Building, No. 165 Un Chau Street, Sham Shui Po, Kowloon (100% owned)

The property is a commercial/industrial building located in between the Cheung Sha Wan (approximately 0.4 kilometre) and the Sham Shui Po (approximately 0.5 kilometre) Mass Transit Railway Stations, enjoying the convenience of good transportation network. The property has a site area of about 3,920 *sq. ft.* and a total GFA of about 47,258 *sq. ft.*. During the year, rental and other income from this property amounted to about HK$9.4 million. Currently, the property is for commercial (G/F to 3/F and 12/F) and industrial (4/F to 11/F) use. Building plans to redevelop the property into a commercial/residential property with a total GFA of about 35,280 *sq. ft.* had been approved by the Buildings Department. The Group will evaluate the best timing to carry out such redevelopment (if any).

(iv) House A, No. 37 Island Road, Deep Water Bay, Hong Kong (100% owned before disposal)

Located at Deep Water Bay, a prestigious residential area, the property enjoys a glamourous sea-view. On 19 June 2025, the Group entered into a conditional agreement with independent third parties to dispose of the subsidiary that held this property for a consideration of about HK$538.2 million. The disposal was completed on 17 September 2025. The net cash proceeds of approximately HK$524.0 million was received and has significantly strengthened the financial position of the Group. Details of the disposal were announced by the Company on 19 June 2025 and 17 September 2025 respectively, and published in the circular of the Company on 14 August 2025.

(v) 1st to 3rd Floors of Peng Building, Luohu District, Shenzhen, the PRC (100% owned)

This property is located next to an exit of Honghu Station of Line 7, Shenzhen Metro, and it is for commercial use with a total gross area of about 5,318 *sq. m.*. The Group leased out the property in March 2022 to an independent third party for 10 years to operate it as a medical centre. During the year, the tenant requested for a rent concession due to its operational difficulty and the overall market environment. In October 2025, the Group entered into a supplemental agreement with the tenant with monthly rent of RMB530,000 for 3 years starting from 1 July 2025. The monthly rent will resume to the original level of about RMB787,000 after the end of the rent concession period.

(B) Hotels and Serviced Apartments

(i) sáv Residence, Xinyi District, Taipei City, Taiwan (100% owned)

In Taiwan, the Group owns sáv Residence which is located nearby the city centre of Taipei City. The property is a residential complex developed by the Group and comprises a fully furnished villa and 6 serviced apartments (of which 2 are duplex) with a total GFA of about 20,600 *sq. ft.*. The serviced apartments have been leased out with rental income amounting to approximately HK$2.5 million for the year under review. Marketing work for leasing the villa is in progress.

(ii) sáv Plaza, Sukhbaatar District, Ulaanbaatar, Mongolia (100% owned)

The project is located in the city centre within the embassy district and is a 19-storey building comprising 142 units and 2 ground floor shops with a total GFA of about 19,000 *sq. m.* and 48 carparking spaces. During the year, rental and other income from this property amounted to about HK$10.7 million. As at the date of this report, 97 units, 42 carparking spaces and a shop at ground floor for a tea-house have been occupied and leased out. The Group will continue to explore more marketing ideas on promotion and leasing of the project. The Group will also seek appropriate opportunities to dispose of the property to accelerate return from this investment.

(iii) As announced in previous years, the Group entered into contract at the end of 2018 for a project commissioned by the Group for a make-to-order craft to facilitate liveaboard purpose in order to have further expansion of our hospitality business overseas. The project was completed in August 2022, and the net book value of the asset (stated at cost with accumulated depreciation) is approximately HK$77.4 million as at 31 March 2026 in the consolidated financial statements of the Group. As the tourism industry has suffered severe blow as a result of the pandemic and global economic uncertainty, it has all been the Group's intention to dispose of this asset in order to scale down the Group's investment in the hospitality business and to off-load investment in non-core assets. The Group will identify opportunities to dispose of this asset to recoup the cost of investment.

(C) Development Properties

(i) Nos. 16–20 Gage Street and No.33 Graham Street, Central, Hong Kong (100% owned)

The Group has successfully consolidated the site at Nos. 16-20 Gage Street with a total site area of about 3,600 *sq. ft.* in previous years. During the year under review, the Group had further acquired the properties at the adjacent site at No. 33 Graham Street, which enlarged the combined site area to about 4,500 *sq. ft.*. New general building plans of the project to develop a 24-storey residential/commercial building comprising clubhouse facilities and retail units with total GFA of about 43,300 *sq. ft.* had been submitted to the local authority for approval. The new site acquisition will enhance the whole project value by improving the overall efficiency of the project and layout of the units.

Foundation piling works and pile cap works had been completed for the Gage Street site, whereas the demolition of the buildings at Graham Street will be carried out soon. The Group targets to achieve BEAM Plus Silver Rating for the property development from the green building perspective. The Group will closely monitor the development progress of this project and will explore more ideas on its redevelopment strategy.

(ii) 28 Po Shan Road, Hong Kong (50% owned)

This project is owned as to 50% by the Group and 50% by a wholly-owned subsidiary of K. Wah International Holdings Limited (stock code: 173), and the Group is the project manager of the development. The property, with a site area of about 10,000 *sq. ft.*, is located in a prestigious mid-level area that enjoys a glamorous sea-view. The property is developed into an one vertical house with 8 storeys over the podium, and has achieved LEED Silver Rating for the property development from the green building perspective. The 8-storey house includes a luxury living and dining area with 6m floor-to-floor height, an entertainment floor and 6 residential suite floors with at least 3.5m floor-to-floor height. The GFA for the house is about 44,431 *sq. ft.*, with an additional area of about 5,400 *sq. ft.* for garden and about 3,477 *sq. ft.* for roof.

The occupation permit was obtained on 30 September 2024. External finishing of the property and enhancement works have been completed. Consultancy work for the interior design and renovation of certain floors is currently in progress. Both joint venture partners are exploring various options (including disposal) to accelerate return on this investment. Marketing work for the house is in progress.

(iii) ONE SOHO, Kowloon Inland Lot No. 11254, Reclamation Street/Shantung Street, Mongkok, Kowloon, Hong Kong (40% owned)

Through the joint venture with a wholly-owned subsidiary of Sino Land Company Limited (stock code: 83), the Group participated in this project tendered by the Urban Renewal Authority in December 2017. It is a residential/commercial building comprising 322 residential units, clubhouse facilities, commercial podium and 12 carparking spaces. The commercial portion is retained by the Urban Renewal Authority.

Up to the date of this report, nearly all residential units and carparking spaces have been sold with an aggregate consideration of about HK$2.2 billion. During the year under review, 2 more units with an aggregate consideration of about HK$12.9 million had been handed-over. The joint venture company will continue to sell the remaining 1 residential unit and 3 carparking spaces of this project.

(iv) Duc Hoa District, Long An Province, Vietnam (70% owned)

The Group had participated in a 70% interest in the project pursuant to an agreement entered into between the Group and the joint venture partner in June 2007. As disclosed in various announcements and previous years' annual reports of the Company, the Group is yet to successfully enforce the arbitral award in accordance with its terms to recover the investment cost, and thus the Group had made full provision on the investment cost for this project of about US$15 million (equivalent to approximately HK$117.2 million) in previous years. During the last financial year, the Group was informed by the joint venture partner that it would like to terminate the agreement with proposed settlement terms and compensation payable to the Group. The Group will continue to monitor the progress in order to recoup the investment cost made in this project with return.

(D) Chuang's China Investments Limited ("Chuang's China", stock code: 298) (61.15% owned)

Chuang's China and its subsidiaries (the "Chuang's China Group") are principally engaged in, inter alia, property development, investment and trading. For the year ended 31 March 2026, the Chuang's China Group recorded loss attributable to equity holders of HK$71.4 million (2025: HK$394.9 million) and revenues of HK$224.5 million (2025: HK$86.0 million) (which comprised revenues from sales of properties of HK$183.0 million (2025: HK$44.1 million), revenues from rental and management fee income of HK$23.1 million (2025: HK$20.0 million), revenues from cemetery assets of HK$17.4 million (2025: HK$21.3 million) and revenues from securities investment and trading of HK$1.0 million (2025: HK$0.6 million)).

(i) Investment Properties

The Chuang's China Group holds the following portfolio of investment properties in Hong Kong, the PRC and Malaysia for steady recurring rental income.

1. The Esplanade Place, Yip Wong Road, Tuen Mun, New Territories, Hong Kong (100% owned by Chuang's China)

   The Esplanade Place has GFA of about 24,375 *sq. ft.* comprising a two-storey commercial podium with 16 commercial units and 12 commercial carparking spaces. As at 31 March 2026, the property was recorded at valuation of about HK$156.5 million. During the year, 8 commercial units and certain carparking spaces were leased to independent third parties with an aggregate annual rental income of about HK$2.5 million. The Chuang's China Group will continue to market the remaining units and carparking spaces in order to generate rental income.

2. Chuang's Mid-town, Anshan, Liaoning (100% owned by Chuang's China)

   Chuang's Mid-town consists of a 6-level commercial podium providing an aggregate GFA of about 29,600 *sq. m.*. Above the podium stands a twin tower (Block AB and C) with 27 and 33-storey respectively, offering a total GFA of about 62,700 *sq. m.*.

   As previously reported, Anshan is experiencing serious population loss, which has shed light on the decline of the property market and its gloomy outlook. Both residential and retail markets remain stagnant, with slow-moving inventory and limited buyer interest, making it increasingly challenging to sell or lease out the flats and commercial podium. Low spending power in addition to the exaggerated development of online shopping would account for the existence of those withered malls. Both supply and demand sides have released negative signals, no matter from the view of population dropped or reduced number of commodity housing sold. As at 31 March 2026, the valuation of the property was RMB307.8 million (equivalent to approximately HK$348.6 million), comprising RMB94.0 million for the commercial podium and RMB213.8 million for the twin tower. In light of the weak economy and property market of Anshan, the Chuang's China Group will identify opportunities to dispose of this project.

3. Hotel and resort villas in Xiamen, Fujian (59.5% owned by Chuang's China)

   This hotel complex is developed by the Chuang's China Group, comprising a 6-storey hotel building with 100 guest-rooms (GFA of 8,838 *sq. m.*) and 30 villas (aggregate GFA of about 9,376 *sq. m.*) in Siming District, Xiamen. As at 31 March 2026, the valuation of the properties dropped to RMB296.0 million (comprising RMB139.0 million for the hotel and RMB157.0 million for the 30 villas) due to the decrease in rental income with details below. The valuation attributable to the Chuang's China Group was about RMB176.1 million (equivalent to approximately HK$199.4 million), whereas the total investment costs of the Chuang's China Group were about RMB182.6 million (equivalent to approximately HK$206.8 million).

   During the year, the hotel building together with 23 villas were leased to 廈門佲家鷺江酒店 (Xiamen Mega Lujiang Hotel) operating as "鷺江•佲家酒店" (Mega Lujiang Hotel). From the last quarter of 2022, the main road (龍虎山路) where the hotel complex is located was closed to facilitate the construction of underground metro train of Siming District. The expected resumption date of the road access may further delay to 2027 as notified by the relevant authority. This had adversely affected not only accessibility to the hotel complex but also business demands of our tenants. In view of this, the Chuang's China Group has provided certain concession to tenants of the hotel complex for a reasonable period of time until the road access is expected to be resumed. As announced on 12 February 2026, the Chuang's China Group entered into the third amendment agreement with Xiamen Mega Lujiang Hotel for the reduction of rent for the hotel building and 23 villas for about one year from February 2026. As at the date of this report, another 3 villas were leased to independent third parties. The aggregate annual rental income of this hotel complex amounted to about

RMB15.1 million (equivalent to approximately HK$17.1 million). The Chuang's China Group is actively marketing the remaining 4 villas for further rental income.

4. Commercial property in Shatian, Dongguan, Guangdong (100% owned by Chuang's China)

   The Chuang's China Group holds a 4-storey commercial building in Shatian, Dongguan, providing a total GFA of about 4,167 *sq. m.* for commercial, retail and office usage. As at 31 March 2026, valuation of the property was RMB34.2 million (equivalent to approximately HK$38.7 million). During the year, one storey and the ground floor were leased to independent third parties for gymnasium and retail use respectively. The aggregate annual rental income was about RMB0.7 million (equivalent to approximately HK$0.8 million). The Chuang's China Group will continue to carry out marketing to lease out the vacant units of the property.

5. Wisma Chuang, Jalan Sultan Ismail, Kuala Lumpur, Malaysia (100% owned by Chuang's China)

   Wisma Chuang is located within the prime city centre, situated right next to the landmark shopping complex, Pavilion KL, the heart of central business district and prestigious shopping area of Kuala Lumpur. It is built on a freehold land and is a 29-storey high rise office building having retail and office spaces of approximately 254,000 *sq. ft.* (on total net lettable area basis is approximately 195,000 *sq. ft.*) and 294 carparking spaces. As at 31 March 2026, the valuation of this property was MYR158.1 million (equivalent to approximately HK$307.2 million), which represents an average value of approximately MYR811 (equivalent to approximately HK$1,576) per *sq. ft.* of net lettable retail and office area.

   Wisma Chuang is leased to multi tenants with an occupancy rate of approximately 64%, and annual rental income was approximately MYR5.5 million (equivalent to approximately HK$10.7 million). The Chuang's China Group will seek appropriate strategies, including disposal, to accelerate return from this investment.

The Chuang's China Group will identify suitable opportunities to dispose of its investment properties in order to strengthen the Chuang's China Group's cash resources and financial position.

(ii) Property Development

1. ARUNA, No. 8 Ping Lan Street, Ap Lei Chau, Hong Kong (100% owned by Chuang's China)

   The property has a site area of about 4,320 *sq. ft.* and has a developable GFA of about 40,000 *sq. ft.*. It is developed into a 27-storey residential/commercial building comprising 105 residential units with clubhouse facilities and retail units at the podium levels and ground floor. Up to the date of this report, a total of 88 residential units have been launched to the market for sale, in which 78 units have been sold with an aggregate sale amount of about HK$429.2 million. Sale of 10 units with aggregate sale amount of about HK$43.7 million had been completed and recognized as revenues in the last financial year. During the year, a further 34 units amounted to HK$182.3 million had been handed-over and recognized as revenues. It is expected that the remaining 34 units with sales amounted to HK$203.2 million will be completed in the first half of the financial year ending 31 March 2027. Besides, during the current year, the Chuang's China Group has leased out 14 residential units (in which 12 units had been subsequently sold and most of these sales will be completed in the first half of this financial year ending March 2027) and one retail shop with aggregate rental income of about HK$2.6 million recorded for the current year. The Chuang's China Group will closely monitor the property market in Hong Kong for marketing and selling the remaining residential units and the retail units.

2. Chuang's Plaza, Anshan, Liaoning (100% owned by Chuang's China)

   Adjacent to Chuang's Mid-town, the Chuang's China Group acquired through government tender the second site located in the prime city centre of Tie Dong Qu (鐵東區) with a site area of about 39,449 *sq. m.*. It is recorded as "Deposits" in the Chuang's China Group's financial statements with net book value of about RMB93.0 million (equivalent to approximately HK$105.3 million). As about 1,193 *sq. m.* of the land title has not yet been rectified by the government authorities with the local railway corporation, the Chuang's China Group is holding discussions with the local authorities regarding such reduction in land area. In view of the weak economy and market condition of Anshan as detailed in the section of Chuang's Mid-town above, as well as the uncertainties in policies and execution aspect by the local government authorities, the Chuang's China Group continues to identify opportunities to dispose of this project.

3. Others

Chengdu, Sichuan

The Chuang's China Group holds a 51% development interest in a project in Wuhou District, Chengdu with net investment cost of about RMB112.1 million (equivalent to approximately HK$122.6 million). On 30 July 2025, the Chuang's China Group entered into an agreement with independent third parties (as assignee and guarantor) to assign the debt related to this project to the assignee for a consideration of approximately RMB95 million (equivalent to approximately HK$103.7 million). Details of the assignment of debt were announced by Chuang's China and the Company on 30 July 2025, and published in the circular of Chuang's China on 10 September 2025. The assignment of debt had been completed, and net cash proceed of approximately HK$103.0 million was received during the year.

Changsha, Hunan

The Chuang's China Group owns an effective 69% interests in a property development project in Changsha, and the total historical investment cost incurred by the Chuang's China Group in the PRC project company was about HK$23.6 million. The execution of the voluntary liquidation of the PRC project company has been carried out during the year, and the Chuang's China Group has been assigned with 3 residential units with aggregate estimated value of about RMB6.6 million (equivalent to approximately HK$7.5 million) as partial repayment of the advance made by the Chuang's China Group. Since then, the Chuang's China Group has disposed of one unit at consideration of about RMB0.6 million (equivalent to approximately HK$0.7 million) and the disposal was completed during the year. The Chuang's China Group will take actions to dispose of the remaining 2 units, and it is expected that the execution of the liquidation of the PRC project company will continue for some time. In view of the liquidation status of the PRC project company, the Chuang's China Group deconsolidated the assets and liabilities of the PRC project company in the consolidated financial statements of the Chuang's China Group since 30 September 2025. The Chuang's China Group will continue to monitor the liquidation progress.

Beijing courtyard house

As previously reported, the Chuang's China Group obtained a judgement from court in Beijing for the registered owners of the courtyard house to transfer the title to the designated nominee of the Chuang's China Group. The transfer of one courtyard house was completed in previous years, whereas the transfer of another courtyard house is in progress. The Chuang's China Group keeps on monitoring and following up the status. The Chuang's China Group will identify opportunities to dispose of these properties.

(iii) Fortune Wealth, Sihui, Guangdong (86% owned by Chuang's China)

The Fortune Wealth Memorial Park operates a cemetery in Sihui with a site area of approximately 518 mu agreed by the local government authorities. Development of the project is conducted by phases. Phase I of about 100 mu has been completed with 5,485 grave plots, one mausoleum providing 550 niches, as well as an administrative and customer service building.

Development of the remaining 418 mu will be divided into Phase II to Phase V. Based on the revised master layout plan of Phase II to Phase V, about 37,798 grave plots will be constructed covering land area of 268 mu and 150 mu of road access and greenbelts. For Phase II to Phase III, land use rights of approximately 143 mu had been obtained, which will accommodate a total of about 20,224 grave plots. For Phase IV to Phase V, land use rights of approximately 5.2 mu had been obtained and additional land quota of about 119.8 mu shall be required for the construction of a total of about 17,574 grave plots. As for the 150 mu of road access and greenbelts, Fortune Wealth will ascertain the arrangement required by the local authorities. During the year, the construction works of roads for Phase II and Phase III, as well as the site formation and construction works on other parts of the land, were both in progress.

As at 31 March 2026, the cemetery assets (including non-controlling interests) were recorded based on the book cost of about RMB645.3 million (equivalent to approximately HK$730.8 million).

Fortune Wealth has full license for sale not only in the PRC, but also includes overseas Chinese as well as residents of Hong Kong, Macau and Taiwan. As at 31 March 2026, about 2,408 grave plots and 519 niches were available for sale. Fortune Wealth will review its sales and marketing strategy and will take more proactive steps in its brand building and customer services.

(iv) Investments in CNT Group Limited ("CNT") and CPM Group Limited ("CPM")

As at 31 March 2026, the Chuang's China Group owned about 19.35% interests in CNT and about 0.6% interests in CPM, both of them are listed on the Main Board of the Stock Exchange. CNT and its subsidiaries are principally engaged in the property business, and through its 75% owned subsidiary, CPM, is principally engaged in the manufacture and sale of paint products under its own brand names with focus on the PRC market.

With reference to the respective closing share prices of CNT and CPM as at 31 March 2026 of HK$0.176 (2025: HK$0.225) and HK$0.22 (2025: HK$0.213), the aggregate book value of the Chuang's China Group's investments in CNT and CPM is about HK$66.2 million (2025: HK$84.2 million). The change in book value is accounted for as "Reserve" in the financial statements.

On 21 April 2026, CNT issued a joint announcement with the offerors for a mandatory conditional cash offer by the offerors to acquire all the issued shares of CNT at the price of HK$0.1 per share. As announced by Chuang's China and the Company on 18 June 2026, the Chuang's China Group had disposed of 18,922,000 shares of its CNT shares on the market with a total cash consideration of approximately HK$2.6 million, and had accepted the above cash offer of CNT at the offer price in respect of the 299,277,655 CNT shares held by it with a total cash consideration of approximately HK$29.9 million. As at the date hereof, the Chuang's China Group retained approximately 50 million CNT shares.

(E) Securities Investment and Trading

The Group had redeemed/disposed and accepted restructuring exchange of certain listed corporate bond investments since the recent financial years. During the year, securities investment and trading business of the Group recorded a net loss before taxation and before deducting non-controlling interests of HK$7.5 million, comprising interest and other income from investments of HK$2.5 million, net gain on disposals of investments of HK$3.6 million, and unrealized net fair value loss on investments of HK$13.6 million mainly as a result of mark to market valuations of the investments held as at the balance sheet date. The unrealized fair value loss is accounting loss with no immediate cash flow impact to the Group.

As at 31 March 2026, investments of the Group amounted to HK$161.7 million (HK$41.7 million were held by the wholly-owned subsidiaries of the Group and HK$120.0 million were held by the Chuang's China Group), and comprised as to HK$55.1 million for investments in listed corporate bonds, HK$7.2 million for investments in securities listed on the Stock Exchange and the balance of HK$99.4 million for other investments (of which about HK$13.0 million are denominated in Hong Kong dollar, HK$10.0 million are denominated in Renminbi, and about HK$76.4 million are denominated in United States dollar) comprising FinTech companies, venture capital investment platforms, high technology companies and investment funds which are either not listed or just listed in the markets. The Group will continue to monitor the performance of its respective investment portfolios from time to time.

FINANCIAL POSITION

Net asset value

As at 31 March 2026, net assets attributable to equity holders of the Company was HK$7,326.2 million (2025: HK$7,612.7 million). Net asset value per share was HK$4.38 (2025: HK$4.55).

Financial resources

As at 31 March 2026, the Group's cash, bank balances and bond and securities investments amounted to HK$1,607.9 million (2025: HK$1,655.2 million). Bank borrowings as at the same date amounted to HK$2,273.3 million (2025: HK$2,855.8 million). The Group's net debt to equity ratio, expressed as a percentage of bank borrowings net of cash, bank balances and bond and securities investments over net assets attributable to equity holders of the Company, was 9.1% (2025: 15.8%).

Approximately 93.0% of the Group's cash, bank balances and bond and securities investments were denominated in Hong Kong dollar and United States dollar, 5.8% were in Renminbi and the balance of 1.2% were in other currencies. All the Group's bank borrowings were denominated in Hong Kong dollar.

Based on the agreed scheduled repayment dates in the loan agreements and ignoring the effect of any repayment on demand clause, approximately 37.9% of the Group's bank borrowings were repayable within the first year, 58.9% were repayable within the second year, 1.0% were repayable within the third to fifth years and the balance of 2.2% were repayable after the fifth year.

Foreign exchange risk

As disclosed in the "Business Review" section of this report, the Group also conducts its businesses in other places outside Hong Kong, with the income and the major cost items in those places being denominated in their local foreign currencies. Therefore, it is expected that any fluctuation of these foreign currencies' exchange rates would not have material effect on the operations of the Group. However, as the Group's consolidated financial statements are presented in Hong Kong dollar, and the Group has some monetary assets and liabilities denominated in foreign currencies, the Group's financial position is subject to exchange exposure to these foreign currencies. The Group would closely monitor this risk exposure from time to time.

PROSPECTS

There was a sight of recovery in buyer confidence and the residential property market in Hong Kong. The Group remains positive and has confidence in the property market and the overall economy in Hong Kong. We will monitor the situation closely and will take appropriate steps to preserve the Group's competitiveness and grasp opportunities ahead.

In the coming years, the Group will continue to monitor the redevelopment progress of the project at Gage Street in Hong Kong. It will take appropriate strategies to monitor the sale progress of ARUNA at Ap Lei Chau, and marketing work for the property at Po Shan Road. Moreover, the Group will continue to look for opportunities to realize investments in various investment properties and off-load investments in non-core assets in order to further enhance the financial resources and capability of the Group to replenish its land bank in Hong Kong, especially for the luxury and mass residential market, for future property development and trading. We are confident that, with the implementation of the above strategies, the Group's cash resources and financial position will be improved, and further value can be created for our shareholders.

CLOSING OF REGISTER

The forthcoming annual general meeting of the Company (the "AGM") is scheduled on Monday, 21 September 2026. For determining the entitlement to attend and vote at the AGM, the register of members of the Company will be closed from Wednesday, 16 September 2026 to Monday, 21 September 2026, both dates inclusive, during which period no transfer of shares will be effected. In order to be eligible to attend and vote at the AGM, all transfers of shares, accompanied by the relevant share certificates, must be lodged with the Company's share registrar in Hong Kong, Tricor Investor Services Limited, at 17/F., Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration not later than 4:30 p.m. on Tuesday, 15 September 2026.

STAFF

The Group puts emphasis on training and cultivating elite talent. We are committed to providing a dynamic and enthusiastic working atmosphere and increase hiring talents of all fields. As at 31 March 2026, the Group (excluding the Chuang's China Group) employed 108 staff and the Chuang's China Group employed 67 staff. The Group provides its staff with other benefits including discretionary bonus, double pay, contributory provident fund, share options and medical insurance. Staff training is also provided as and when required.

DEALING IN THE COMPANY'S SECURITIES

The Company has not redeemed any of its shares during the year. Neither the Company nor any of its subsidiaries has purchased or sold any of the Company's listed shares during the year.

CORPORATE GOVERNANCE

Mr. Albert Chuang Ka Pun took up the role as the Chairman and the Chief Executive Officer, being the Chairman and the Managing Director of the Company. The roles of the chairman and the chief executive officer are not separated pursuant to Code C.2.1 of the code provisions set out in the Corporate Governance Code (the "CG Code") of the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules"). However, the Board considers that this structure has the advantage of a strong and consistent leadership which is conducive to making and implementing decisions efficiently and consistently. Except as mentioned hereof, the Company has complied throughout the year ended 31 March 2026 with the code provisions set out in the CG Code.

An audit committee has been established by the Company to review and supervise the Company's financial reporting process, risk management and internal controls and review the relationship with the auditor. The audit committee has held meetings in accordance with the relevant requirements and reviewed the consolidated results of the Group for the year ended 31 March 2026. The current members of the audit committee are Mr. Abraham Shek Lai Him, Mr. Fong Shing Kwong and Mr. Andrew Fan Chun Wah, the Independent Non-Executive Directors of the Company.

The Company has also adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") contained in Appendix C3 of the Listing Rules. Having made specific enquiries of all Directors of the Company, the Company received confirmations from all Directors that they have complied with the required standard as set out in the Model Code.

REVIEW OF PRELIMINARY ANNOUNCEMENT

The figures in this preliminary announcement of the Group's results for the year ended 31 March 2026 have been agreed by the Group's auditor, PricewaterhouseCoopers, to the amounts set out in the Group's draft consolidated financial statements for the year. The work performed by PricewaterhouseCoopers in this respect did not constitute an assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants and consequently no assurance has been expressed by PricewaterhouseCoopers on this preliminary announcement.

PUBLICATION OF RESULTS ON THE STOCK EXCHANGE'S WEBSITE

The annual report of the Company for the year ended 31 March 2026 containing all applicable information required by paragraph 45 of Appendix D2 of the Listing Rules will be published on the website of the Stock Exchange in due course.

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

Hong Kong, 29 June 2026

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