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建業實業有限公司
Chinney Investments, Limited

(Incorporated in Hong Kong with limited liability)

(Stock Code: 216)

2025-26 ANNUAL RESULTS ANNOUNCEMENT

The board of directors (the "Board") of Chinney Investments, Limited (the "Company", and together with its subsidiaries, the "Group") announces the consolidated annual results of the Group for the year ended 31 March 2026.

Result for the year

	For the year ended 31 March	
	2026	2025
	HK$'000	*HK$'000*
Revenue	**849,943**	1,027,235
Property development	**336,886**	528,210
Property investment	**478,097**	452,589
Property, carpark management and others	**34,960**	46,436
Gross profit	**443,994**	539,747
Fair value losses on investment properties	**(700,315)**	(703,872)
Loss for the year	**(620,648)**	(713,214)

Financial information

	For the year ended 31 March	
	2026	2025
	HK$	*HK$*
Loss per share	**(0.86)**	(1.02)
Dividend per share		
Final	-	-

	As at 31 March	
	2026	2025
	HK$	*HK$*
Net assets value per share	**12.53**	12.91

CHAIRMAN'S STATEMENT

"Our strategy is straightforward: maximize the value of our existing businesses while building complementary businesses where we have the capabilities, discipline and conviction to create durable long-term shareholder value."

James Wong
Chairman

Dear Shareholders,

For the year ended 31 March 2026, we began to see signs of improvement across our core property markets after several brutal years. In Mainland China, recovery is emerging, although unevenly, with higher-tier cities showing greater momentum. In Hong Kong, conditions are gradually finding a floor.

While these developments are encouraging, none of this has shown up in our numbers yet. Revenue and earnings were lower, primarily due to the expected decline in development property sales, only partially offset by stronger leasing income. Property valuation adjustments hit us again, although the declines in values began to ease in the second half. The one bright spot, shareholders' equity remained intact, and net assets per share attributable to shareholders held up well. It matters, but we aren't ready to start cheering.

Resilience In Our Core Markets

This was another challenging year for our property businesses in both Hong Kong and Mainland China. The operating environment continues to be shaped by several powerful forces. Interest rates have remained higher for longer than many anticipated. Capital is available, but increasingly selective. At the same time, geopolitical tensions between the United States and China continue to influence investment decisions. Tariffs, technology restrictions and strategic competition are altering global capital flows and supply chains in ways that are likely to persist for years.

In China, policymakers have taken meaningful steps to support the economy and property market, including easing purchase restrictions, reducing mortgage rates and implementing measures to stimulate demand. These actions have helped stabilize transaction volumes. However, consumer and investor confidence is rebuilt over time, not overnight. That's just how people work.

Hong Kong's office market remains oversupplied and super competitive. Rental levels in prime locations have generally stabilized, while secondary markets remain under pressure. Retail activity has improved and residential transactions have increased, but a broad-based recovery in commercial real estate will likely be gradual.

Within our affiliated businesses, Chinney Alliance Group delivered mixed results. While its aviation systems business saw lower earnings, it continues to demonstrate significant long-term potential. Chinney Kin Wing's foundations business remained robust in 2025, although the broader construction sector in Hong Kong weakened during the year and is expected to remain subdued in 2026.

Against this backdrop, our businesses demonstrated resilience. Teams across the Group are taking decisive actions to navigate current conditions, restore profitability, and position for long-term growth.

Articulating our Vision

Here's the reality check: many of the challenges facing the property sector today are not merely cyclical. Some are structural. Markets evolve. Industries change. Successful companies adapt. That's why we've made the call to pursue a broader and more ambitious vision for the Group.

Our strategy comes down to two things:

- To maximize value and returns from our existing property and related businesses; and
- To leverage our capabilities to develop complementary businesses that we believe can generate durable long-term shareholder value.

As the property industry evolves, new opportunities are emerging. We are increasingly deploying digital technologies to improve efficiency, strengthen asset management capabilities and enhance competitiveness.

At the same time, we are making deliberate moves into adjacent sectors where we see long-term potential, including intelligent automation, AI infrastructure, and digital solutions. These areas are attracting significant investment globally and are becoming increasingly important to the future competitiveness of businesses across industries.

Making this work means changing how we operate, upgrading our talent, and being more disciplined about where we put our capital. We've already started:

- Optimizing performance and returns across our property portfolio;
- Rationalizing business units to improve efficiency and strengthen earnings;
- Actively evaluating investment opportunities in strategic growth sectors; and
- Strengthening internal systems, governance and operating disciplines to support execution.

Transformation is never accomplished through vision alone. It requires consistent execution over time. We believe these initiatives will strengthen the Group's competitive position and create new avenues for long-term growth. I look forward to updating shareholders on our progress throughout the coming year.

Strengthening Our Leadership Team

A strategy is only as good as the people responsible for executing it. During the year, we strengthened our leadership team to ensure we have the depth of experience and capability required for the opportunities and challenges ahead.

Mr. Raymond Chow joined the Group as Managing Director with responsibility for enhancing the performance of our existing businesses while helping drive expansion into new growth areas. Raymond brings extensive experience across the Hong Kong property sector, as well as expertise in complex operating and corporate environments.

We also welcomed Mr. Winfred Fan as Finance Director. Having served as an Independent non-Executive Director since 2019, Winfred assumed an executive role during the year. His financial expertise, combined with his experience in technology-related businesses, will be valuable as we prepare the Group for an increasingly digital and AI-driven future.

In addition, Mr. Donald Lam has continued to make strong progress at Hon Kwok Land, improving portfolio performance and enhancing shareholder value following his transition to Managing Director.

Looking further ahead

Last year I said we looked like we'd stabilized on revaluation losses and trading performance. Broadly speaking, that assessment remains valid.

While geopolitical tensions have intensified in various parts of the world, economic conditions have evolved largely as anticipated.

China's policy measures have helped provide stability during a period of uncertainty, supporting confidence in both the Mainland and Hong Kong economies. We expect the Mainland's growth to stay on a steady path. Better external trade and continued policy support should help consumer confidence recover gradually.

Hong Kong's commitment to infrastructure is going to pay off for us down the road. And Hong Kong keeps cementing its place as a top global financial center. There's a real sense of long overdue optimism building across the Territory right now.

Technology and data infrastructure are going to keep pulling in capital. Every business is going to have to engage with this next wave of innovation, and we intend to be right in the middle of it. We're not waiting around for the future to happen to us. We're going after it.

The future will belong to organizations that are adaptable, disciplined and willing to invest through periods of uncertainty. Our vision reflects that belief, and we are committed to building the Group accordingly.

Appreciation

On behalf of the Board, I would like to thank my fellow directors for their guidance and stewardship during the year. I also extend my sincere appreciation to our management team and employees for their commitment, professionalism and hard work in a demanding environment.

Finally, I would like to thank our shareholders, customers and business partners for their continued trust and support.

Our focus remains unchanged: protecting and growing shareholder value over the long term. We approach the future with confidence, discipline and a clear sense of purpose.

James Sing-Wai Wong
Chairman

Hong Kong, 29 June 2026

MANAGING DIRECTOR’S REVIEW

Performance

The Group’s revenue decreased by 17.3% to HK$850 million for the year ended 31 March 2026 (2025: HK$1,027 million) and the operating profit before revaluation of investment properties, finance costs and income tax credit/(expense) was 27.6% lower at HK$320 million (2025: HK$442 million). The main driver of the lower revenue and operating profit was the reduction in contributions from the sale of development properties as activity decreased, which was anticipated.

Reflecting the ongoing subdued property markets in Hong Kong and Mainland China, we marked down the Group’s investment properties by a further 4.6%, with the majority of the decline being recorded in the first half. This produced a fair value loss of HK$700 million for the full year, unchanged from the HK$704 million loss recorded in 2025. Finance costs were reduced by 14.3% to HK$313 million (2025: HK$365 million). Overall, there was a loss attributable to equity holders of HK$472 million, compared to a HK$564 million loss in prior financial year. Basic loss per share for the year was HK$0.86 (2025: loss of HK$1.02).

As at 31 March 2026, shareholders’ equity was little changed at HK$6,908 million (as at 31 March 2025: HK$7,118 million), while net assets per share attributable to shareholders were HK$12.53 (as at 31 March 2025: HK$12.91).

Highlights this year

Property

In the property sector there were a number of significant developments in the year under review for Hon Kwok Land. *The Riverside* in Guangzhou continued to sell, producing HK$308 million in recognized revenue, as it benefited from its prime riverside location, premium product and disciplined pricing. Additional units were released during the year, and more are coming to market. The pipeline has real upside.

The *Guangzhou commercial cluster* (including Hon Kwok Building, Tung Hing Fong and Ganghui Dasha alongside The Riverside) is working well. Hon Kwok Building went from 5% occupancy to 54% during the year, and has since reached 89%. Tung Hing Fong retail went from 42% to 71%, and is now at 99%. The strong improvements are reflective of a commercial district coming alive.

Shenzhen's *Hon Kwok City Commercial Centre* achieved 75% occupancy, up from 63%. A hotel operator was added to the top floors to improve the tenant mix and commercial offering. The building is targeting 80% occupancy by the end of the third quarter of 2026.

Japan remained a standout performer with the hotel portfolio running at 91% average occupancy as the Group captured Japan's inbound tourism boom. Two hotel assets were disposed of post-year-end at meaningful premiums to acquisition cost.

The Bauhinia Hotel and Serviced Apartment in Central, Hong Kong reopened in January 2026, and its early performance was strong. The property was refurbished with thought and care, updating the image with a new design, solar-integrated curtain wall, and enviable ESG credentials. This is a flagship asset that will contribute in the coming year and grow the recurring income base.

The *data centre in Kwai Chung* remains 100% leased on a long-term basis to a leading international operator and producing stable returns. The asset is exactly aligned with where intelligent infrastructure demand is heading.

The *South Bay luxury residential joint venture* is on schedule. The infrastructure will be completed by the third quarter of 2026, with initial viewings available by 2027.

Other

Within our construction and trading businesses, Chinney Alliance Group delivered an overall weaker result in 2025, mainly due to revaluation write-downs for property held by the Group alongside mixed performances from its businesses.

The group's mainstay General Contracting and Building Construction operations returned to profitability despite market challenges, helped by strict cost controls. Shun Cheong Engineering Group experienced a difficult year with pressures on cash flows and profitability, but the business is responding with a disciplined project selection, tighter cost control, and greater operational flexibility. In particular, it is growing its interests in new automation and digitisation in the construction sector by crossing new technology and E&M domestic knowledge. CSC Robotics, in which Shun Cheong Engineering Group has a 30% interest, is developing automated construction products for international markets and is showing promising progress.

Chinney Alliance Engineering, the aviation systems business had a weaker year. However, with Hong Kong's airport operating at record levels and Macau's expansion underway, demand for aviation systems, weather monitoring, radar, and anti-drone capabilities will continue to grow. The company is the leader in this business segment, and we see significant potential over the next five years.

Chinney Kin Wing produced a very creditable result in 2025 in a subdued construction sector that continued to weaken as the year progressed. Construction output is expected to contract further in 2026 intensifying competition for a limited pipeline of projects and driving down prices. The longer-term prospects, however, remain encouraging.

We are beginning to seek selective investments in businesses active in the fields of intelligent automation, AI infrastructure and digital solutions that align with our new strategy. We are building the nucleus of a team of executives with experience in the sector to lead our new initiative. Key will be taking a measured approach and concentrating on areas where we already possess related underlying business sector experience.

Developing our Capabilities

As the Group enters a period of change and realignment, we are taking actions necessary strengthen capabilities, clarify accountability and improve operational efficiency. Where appropriate, our businesses are seeking to recruit selectively to address capability gaps, align headcounts with future-state operating models, match KPIs with strategic objectives and link compensation with measurable results.

Important will be the embedding of applied intelligence in our systems and workflows to improve automation and the availability of real-time reporting. Enhanced document workflows, improved cost controls and risk reduction are benefits we see stemming from our initiatives in these areas.

We shall be taking our people along with us on this journey in areas such as targeted training for new systems, leadership pathways and succession planning. It will be an exciting time to work with the Group.

ESG

The Group is committed to building a better future by incorporating sustainability practices into its day-to-day operations. We give our best efforts to manage all risks relating to Environmental, Social and Governance ("ESG") which we believe provide an essential dimension to the quality of products and services that we provide with pride.

Among the highlights this year were the LEED Platinum Certification, the highest globally recognized tier of green building achievement, received by Hon Kwok Land's Shenzhen Hon Kwok City Commercial Centre in September 2025. Meanwhile, Chinney Kin Wing received the Harmony@Workplace Organisation 2025-26 (Branch/SMEs Category) Merit Award from Hong Kong's Department of Health, Labour Department, and Occupational Safety and Health Council.

Our 2025/26 Environmental, Social and Governance Report provides the full extent the Group's ESG performance, including the work we have undertaken with our stakeholders to incorporate their expectations and opinions into our projects and operations.

Looking ahead

My focus in the year ahead is on implementing our Vision, as outlined by the Chairman.

In our property business we are entering a phase of stabilization. The priorities are straightforward and deliverable: maintain financial discipline, keep building recurring income, drive occupancy across every asset, and recycle capital when good prices are offered. We have a portfolio of investment properties that in a normalized environment will generate substantially more income than they do today.

Elsewhere, in our building services interests the goals in the businesses are run efficiently in what is expected to be a relatively slow year, but we are hopeful for the markets to pick up in the next year or two. We shall be looking at ways that we can control costs and increase efficiencies, as well as bring into the operations the benefits of AI infrastructure and new digital solutions that we believe can radically enhance operating performances.

We shall also be seeking further opportunities to play a pro-active role in new sectors that leverage our skills, expertise and passion in the new technologies where we see our homeland, the Greater Bay Area, as a future global hub for development.

Raymond Ming-Joe Chow
Managing Director

Hong Kong, 29 June 2026

BUSINESS REVIEW

The Group continued to focus on property development and property investment businesses, mainly conducted by **Hon Kwok Land Investment Company, Limited** ("Hon Kwok Land"), a 68.09% owned subsidiary listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") (Stock Code: 160), and its subsidiaries ("Hon Kwok Group") with regional focus in Hong Kong, Mainland China and Japan. In addition, the Group is interested in construction and trading through **Chinney Alliance Group Limited** ("Chinney Alliance Group"), a 29.1% owned associate listed on the Main Board of the Stock Exchange (Stock Code: 385).

PROPERTY

During the year, Hon Kwok Land continued to focus on property development, property investment, property management services and hotel operations in Hong Kong, the Mainland China and Japan.

As part of its macroeconomic policies to further strengthen domestic consumption, the Mainland Government relaxed home purchase restrictions, reduced the minimum down payment ratio and lowered housing loan interest rates to support the real estate market and stimulate housing demand. Residential property transaction volumes showed a gradual recovery. The general market in Guangzhou has been recovering slowly, but sales of The Riverside in Guangzhou remained stable, supported by its prime location and premium quality.

During the year, the number of visitor arrivals to Hong Kong and overnight stays continued to increase. The Group's hotel and serviced apartment operations in Central, Hong Kong have delivered strong revenue growth since its reopening in January 2026.

The leasing markets in Hong Kong and the Mainland China remained challenging. Driven by contributions from its newly built retail and office properties in Guangzhou and its newly acquired hotel portfolio in Japan, the Group recorded an increase in rental income despite the prevailing market slowdown. The Group remains confident in the demand for grade A offices as prospective tenants continue their flight to quality towards premium buildings in prime locations. The Group's unique range of self-developed leasing products such as Hon • Link, Hon • Work and Hon • Cowork that designed to address the evolving needs of modern businesses has been well received in the market since their launch. Each product offering provides tailored workspace solutions that combine flexibility, functionality and premium service quality.

(i) Property Development

(1) The Riverside 港匯臺, Guangzhou

The Riverside is one of the few new riverside residential developments in Beijing Road of Guangzhou. It offers ready-for-sale residential units with prime orientations overlooking the Pearl River, featuring premium high-rise residences with a distinctive retro-style Qilou design and high-quality finishes. By the end of 2025, four residential units previously subject to a court-ordered restriction were released and available for sale. Up to 31 March 2026, 148 saleable units (previously 144) have been made available for sale and more will be made available in coming months. This is expected to bring additional revenue upside for the Group.

Since its launch for pre-sale in October 2023, The Riverside recorded a sale of 89 units as at the date of this announcement, with an aggregate sales amount of approximately HK$926 million. Revenue of approximately HK$308 million in respect of 34 fully paid and delivered units were recognised during the year, as compared to 40 units with the revenue of HK$399 million recognized in the prior year.

(2) Botanica 寶翠園, Guangzhou

Botanica is a residential project located in Tianhe District of Guangzhou and was completed in 2016 with all residential units sold in prior years. The remaining car parking spaces were held as inventory, of which revenue of approximately HK$8 million was recognised for the year (2025: HK$45 million).

(3) Metropolitan Oasis 雅瑤綠洲, Nanhai

Metropolitan Oasis is a residential project located in Dali District of Foshan Nanhai and was completed in 2020. The remaining residential units were sold last year, with revenue of approximately HK$84 million recognised in 2025. During the year, all the remaining car parking spaces and retail shops were fully sold, contributing approximately HK$21 million to Hon Kwok Group's revenue.

(4) Enterprise Square 僑城坊, Shenzhen

The Enterprise Square is a large-scale, premium eco-friendly business complex located in the Overseas Chinese Town area of Nanshan District of Shenzhen, with a total gross floor area of approximately 224,500 square meters. The project comprises 12 standalone buildings and integrates a diverse range of functions, including premium luxury residential apartment, offices buildings and commercial mall. The unsold residential units are classified as properties held for sale, the office tower and commercial mall are recognized as investment properties for rental income generation, with a stable occupancy rate of 90% as at the year-end date. During the year, Enterprise Square recorded total revenue of approximately HK$189 million (2025: HK$172 million), comprising both property sales and rental income. The complex recorded a net loss attributable to Hon Kwok Group, after deducted fair value loss on investment properties, amounted to approximately HK$7 million (2025: net profit of HK$0.2 million).

(5) Development project on South Bay Road, Repulse Bay

The Repulse Bay project is located at traditional luxury residential area in Repulse Bay whereas Hon Kwok Group holds 50% equity interest. It is being developed into luxury residences with endless intoxicating sea views, featuring a stunning panoramic view of Repulse Bay. The development project is expected to be completed in 2028.

(ii) Property Investment

The Group's investment properties contributed rental income of approximately HK$478 million (2025: HK$453 million) to revenue for the year ended 31 March 2026, representing a year-on-year increase of 5.5%. The property portfolio comprises a diversified mix of retail, office, data centre and hotel properties located in Hong Kong, the Mainland China and Japan, and is strategically positioned to capture growth opportunities and deliver steady long-term value. During the year, the Group's major property investment projects demonstrated strong resilience despite industry pressures, maintaining competitive rental levels and increasing occupancy rates at the forefront of the market.

(1) Hon Kwok Building and Tung Hing Fong 漢國大廈及同慶坊, Guangzhou

Hon Kwok Building is a 32-storey office tower with a gross floor area of approximately 31,300 square meters. Located at Beijing Road of Guangzhou and adjacent to The Riverside, the building sits within an area renowned for its rich historical character and ongoing urban revitalisation. The building has been awarded the Leadership in Energy and Environmental Design (LEED) Gold certification. Completed in late 2024, Hon Kwok Building has demonstrated strong leasing momentum, with its occupancy rate surging from 5% in March 2025 to 54% by this financial year-end and further to 89% at the date of this announcement.

Tung Hing Fong is the retail component occupying the podium levels of The Riverside and Hon Kwok Building, comprising five exquisitely designed podium structures with distinctive retro-style Qilou design, it enjoys high pedestrian traffic in this prime location. The occupancy rate of Tung Hing Fong increased significantly from 42% in March 2025 to 71% by this financial year-end and further to 99% at the date of this announcement.

(2) Ganghui Dasha 港滙大廈, Guangzhou

Ganghui Dasha is a 20-storey commercial and office building with a total gross floor area of approximately 13,000 square meters. As at the year-end date, Ganghui Dasha achieved an improvement in occupancy rate to 85% from 79% in the previous year.

It is located along Beijing Road of Guangzhou in close proximity to The Riverside. Ganghui Dasha, Hon Kwok Building and Tung Hing Fong together form an integrated cluster of developments that create strong synergy in attracting high pedestrian traffic. They contribute to a vibrant and evolving commercial ecosystem, enhancing the overall vitality and attractiveness of the area.

(3) Hon Kwok City Commercial Centre 漢國城市商業中心, Shenzhen

Hon Kwok City Commercial Centre is a landmark 75-storey office tower rising 330 meters above the ground with a total gross floor area of approximately 128,000 square meters. The building is located in the prime commercial district of Futian in Shenzhen. It offers high-quality grade A office and retail component positioned at the heart of the Shenzhen Hong Kong Science and Technology

Innovation Cooperation Zone. It was awarded the Leadership in Energy and Environmental Design (LEED) Platinum certification and continued to maintain the WELL Health-Safety Rating during the year.

During the year, the top nine floors were leased to a tenant for hotel operations under “Intercity” four-star brand. This arrangement is expected to enhance the building’s tenant mix and overall commercial offerings. As at the year-end date, Hon Kwok City Commercial Centre achieved an increase in overall occupancy rate to 75% from 63% in the previous year, with further growth expected to reach 80% by the end of the third quarter of 2026.

(4) City Square and City Suites 城市天地廣場及寶軒公寓, Shenzhen

City Square is a 5-storey commercial building located in Jiabin Road of Shenzhen, adjacent to Luohu Port and directly opposite to China Resources MixC in Luohu. Along with the City Suites on the upper floors, City Square is designed as a vibrant urban hub, offering a curated mix of retail and lifestyle offerings to meet the needs of the surrounding business community and residents.

City Suites occupies levels 32 to 39 of City Square, offering a collection of 64 premium serviced apartment units that deliver refined urban living experience for residents in one of Shenzhen’s most desirable locations.

During the year, City Square and City Suites implemented a series of upgrades, enhanced tenant operations and elevated the overall customer experience. As at the year-end date, the occupancy rate increased to 96% from 93% in the previous year.

(5) Chongqing Hon Kwok Centre 重慶漢國中心, Chongqing

Chongqing Hon Kwok Centre is a 25-storey twin-tower integrated office complex with a 4-storey retail and commercial podium, offers a total gross floor area of approximately 108,000 square meters. The building is located in Liangjiang New District of Chongqing, the core of Chongqing’s northern CBD area, a key district earmarked for growth by the municipal government. As at the year-end date, Chongqing Hon Kwok Centre achieved an increase in occupancy rate to 67% from 65% in the previous year.

Chongqing Hon Kwok Centre offers open-plan shared spaces, enhanced by natural ventilation and daylighting systems to promote energy conservation and environmental sustainability. The design incorporates multi-layered vertical landscaping features, creating a green and engaging urban office environment. The office spaces are further enhanced by the provision of open-plan shared areas, fostering collaboration, flexibility and a dynamic workplace culture. The full suite of self-developed leasing solutions including Hon • Link, Hon • Work and Hon • Cowork are fully deployed in Chongqing.

(6) Chongqing Jinshan Shangye Zhongxin 重慶金山商業中心, Chongqing

Chongqing Jinshan Shangye Zhongxin is another twin-tower development adjacent to Chongqing Hon Kwok Centre, comprising a 41-storey office tower and a 42-storey hotel-cum-office composite tower, each with a 4-storey retail and commercial podium, with a total gross floor area of approximately 173,000 square meters. As at the year-end date, Chongqing Jinshan Shangye Zhongxin recorded an increase in occupancy rate to 85% from 81% in the previous year.

Benefited from the recent merger of three districts in Chongqing which is expected to enhance regional integration, with improved connectivity and growing demand, Chongqing Jinshan Shangye Zhongxin and Chongqing Hon Kwok Centre are well positioned to attract more tenants and increase occupancy rates further.

(7) HF608, Shanghai (100% owned by the Group)

HF608, Shanghai. Situated on Xikang Road, Shanghai, it is a 4-storey commercial premises with total gross floor area of approximately 6,660 square meters. The property had an occupancy rate of over 90% as at 31 March 2026.

(8) Digital Realty Kin Chuen (HKG11)

Digital Realty Kin Chuen is a 12-storeys above ground and a 2-level basement with a gross floor area of approximately 228,000 square feet. Located at Kin Chuen Street of Kwai Chung of New Territories, the building is entirely leased to a leading international data centre operator on a long-term basis with progressive rental increments. During the year, Digital Realty Kin Chuen continues to generate stable and solid income stream to the Group.

(9) Hon Kwok Jordan Centre 漢國佐敦中心

Hon Kwok Jordan Centre is a 23-storey commercial and office building with a gross floor area of approximately 62,000 square feet. The building is located at Hillwood Road of Tsim Sha Tsui. As at the year-end date, Hon Kwok Jordan Centre recorded an improvement in occupancy rate to 88% from 86% in the previous year, reflecting positive leasing momentum and sustained demand for its office space.

(10) The Bauhinia Hotel (Central) and The Bauhinia Serviced Apartment 寶軒酒店 (中環)及寶軒服務式住宅

The Bauhinia (Central) is a 20-storey commercial building composite retail, hotel and serviced apartments, located in the heart of Sheung Wan. The Bauhinia Hotel (Central) and the Bauhinia Serviced Apartment re-opened in January 2026 with a new design concept incorporating stamp-frame motif aesthetics. The project has made meaningful progress in enhancing sustainability and climate resilience through the introduction of a new glass curtain wall with a grid-connected solar solution. This building-Integrated Photovoltaic (BIPV) system integrates solar panels directly into the building structure, improving energy efficiency and reducing carbon emissions.

The Bauhinia Hotel (Central) is a four-star boutique hotel comprises 44 rooms, occupying the four podium floors of the building, of which 31 rooms were available for rent as at the year-end date. **The Bauhinia Serviced Apartment** comprises of 112 units located above the hotel, of which 48 units were available for leasing as at the year-end date. The complex of hotel and serviced apartments provides a range of amenities including a fitness centre and restaurant, while selected rooms offer views of Victoria Harbour.

(11) Hotels in Japan

During the year, the Group operated seven hotels in Japan in collaboration with a joint venture partner, primarily located in Tokyo, Osaka and Okinawa. One of the hotels in Tennoji has been temporarily closed for renovation since January 2026 and is scheduled to reopen in October 2026. Supported by a full year of operations and a booming tourism market in Japan, the investment portfolio posted higher rental income, with an average occupancy rate of 91% at the year-end date.

(iii) Property Management and Other Business

Hon Kwok Group provides property and car park management services in Hong Kong and continues to explore the catering business under the name Chef Kam Japanese Cuisine. During the year, property management and other businesses contributed approximately HK$35 million (2025: HK$46 million) in revenue to the Group.

OTHER INTERESTS

Construction and Trading

Chinney Alliance Group delivered HK$6,498 million in revenue (compared to HK$7,692 million in FY2024) and HK$31 million in net profit (compared to HK$83 million in FY2024), respectively, in the year ended 31 December 2025. As such, there was a HK$3 million loss attributable to owners of the Company, mainly due to revaluation write-downs for property, alongside weaker performances in Building Services and Plastic Trading.

(1) *Chinney Kin Wing Holdings Limited ("Chinney Kin Wing")*, Chinney Alliance Group's 74.5% owned subsidiary listed on the Main Board of the Stock Exchange (Stock Code: 1556), delivered another strong year in the sector of foundation piling and ground investigations. Its revenue for the year was HK$2,271 million, compared to HK$2,486 million in 2024, and operating profit was HK$163 million, up from HK$150 million. This performance came in a market where private contracts were nearly non-existent and pricing pressure was intense. Yet, Chinney Kin Wing was able to improve margins through disciplined cost control, expanded depot facilities and investment in AI enabled monitoring systems.

(2) *DrilTech*, which provides drilling engineering services, continued to scale its technical capabilities while expanding its service scope with marine ground investigation that is launching in 2026. DrilTech also included a major NEC4 Framework Contract which reinforces its credibility.

(3) *Chinney Alliance Engineering*, the aviation systems business which focuses on the low-altitude economy related services, delivered HK$273 million in revenue in 2025, against HK$490 million in 2024, and HK$19 million in operating profit, compared with HK$24 million in 2024. With Hong Kong's airport operating at record levels and Macau's expansion underway, demand for aviation systems, weather monitoring, radar and anti-drone technologies will continue to grow. The company is the leader in this niche and has huge potential in this business segment.

(4) *General Contracting and Building Construction*, the group's mainstay business returned to profitability with HK$1,107 million in revenue, up from HK$718 million in 2024, and HK$1.2 million in operating profit compared with a loss of HK$13.2 million in 2024. The real estate downturn kept tender prices unsustainably low, but the team executed with discipline and controlled costs. Projects completing in 2026, including the New Airport District Police Operational Base, should sustain this positive momentum. The Greater Bay Area including Macau remains a standout for long-term opportunities. Airport expansion, infrastructure upgrades, and urban renewal indicate meaningful growth from 2027 onward.

(5) *Shun Cheong Engineering Group*, a leading building services group in Hong Kong, reported HK$2,474 million in revenue, compared with HK$3,485 million in 2024, and an operating loss of HK$1.4 million, against a profit of HK$8.8 million in 2024. Delays in project handover, upstream bottlenecks, and financial stress among main contractors created pressure on cash flow and profitability. To meet the challenging conditions, Shun Cheong Engineering Group responded with disciplined project selection, tighter cost control and greater operational flexibility. The outlook for the medium-term pipeline is solid. More importantly, the business is leaning into robotics, EV charging infrastructure, data centres, and solar energy. By including technology into their processes, Shun Cheong Engineering Group is able to enhance its competitive position.

(6) *Jacobson van den Berg*, the plastics trading division, reported an operating loss of HK$1.2 million for the year, compared with a profit of HK$10.3 million in 2024, on sharply lower revenues of HK$371 million, down from HK$513 million in 2024. Customers continue to face geopolitical uncertainty and tariff volatility. Its pivot toward disinfectant, hygiene, and wellness products is strategically sound, but consumer brand building takes time.

FINANCE DIRECTOR'S REPORT

As reported, the Group's revenue, operating profit before revaluation, and non-cash revaluation deficit on investment properties were again the largest drivers towards the Group's result for the year ended 31 March 2026.

The two further items which led to the loss attributable to shareholders were:

- **Finance costs** — fell to HK$313 million (2025: HK$365 million). The reduction reflects lower benchmark interest rates as HIBOR eased through the year and a modest decrease in gross debt, partly offset by lower interest capitalisation as development projects reached completion. For a capital-intensive group such as ours, the lower-rate environment was the single most helpful external development of the year.
- **Share of results of associates** — principally our 29.1% interest in Chinney Alliance Group — was a loss of HK$870,000 (2025: share of profit of HK$15 million). The Managing Director's review comments on the underlying performance of those businesses.

After these items, the loss attributable to owners of the Company was HK$472 million for the year under review (2025: HK$564 million).

Financial position and capital

Despite another year of valuation pressure, the Group's capital base was preserved — the Managing Director's Report has noted the movement in shareholders' equity and net assets per share. The balance sheet remains substantially property-backed, with income-producing assets across Hong Kong, the Mainland and Japan; we also carry a small number of early-stage technology investments at fair value. Of importance is how the balance sheet is funded, and how we manage debt, liquidity and gearing. The key measures are set out below.

Capital and funding — HK$ million unless stated	FY2026	FY2025
Total interest-bearing bank and other borrowings and lease liabilities	7,130	7,568
Net interest-bearing debt	6,295	6,462
Cash and cash equivalents	835	1,106
Proportion of debt due within one year	42%	13%
Gearing ratio [1]	60%	60%

[1] *Gearing ratio is measured as net interest-bearing debt over the sum of shareholders' funds and non-controlling interests.*

Liquidity, funding and debt maturity

Cash and cash equivalents stood at HK$835 million (2025: HK$1,106 million), including restricted project deposits applicable only to designated developments. Total interest-bearing bank and other borrowings and lease liabilities was HK$7,130 million (2025: HK$7,568 million); the reduction during the year was achieved mainly by applying disposal proceeds to debt repayment.

The majority of our facilities are secured against income-producing assets with substantial value headroom, and we maintain long-standing relationships with a stable group of principal bankers.

Proceeds from the year's asset disposals, and from the further non-core disposals now in progress, are being applied to debt reduction. Selling at sensible prices and redeploying funds into deleveraging — rather than holding non-core assets through the cycle — remains central to how we manage the balance sheet.

Gearing

The gearing ratio remained steady at 60% (2025: 60%). A measured reduction in gearing — achieved through disciplined disposals and restrained capital expenditure rather than through forced sales — is a central financial objective for the period ahead.

Treasury and financial risk management

The Group adopts prudent funding and treasury policies. Surplus funds are held with banks of strong credit standing, subject to concentration thresholds and routine counterparty monitoring, and we maintain diversified sources of debt to limit concentration risk.

Foreign exchange risk. A substantial part of our assets and earnings is Renminbi-denominated. Borrowing in a mix of Hong Kong dollars and Renminbi — approximately 26% of debt is Renminbi-denominated — provides a partial natural hedge against our net Mainland investment. We review net currency exposure regularly and use cross-currency interest-rate swaps where appropriate.

Interest-rate risk. Borrowings are predominantly floating-rate, which has worked in our favour as benchmark rates have eased. We monitor rate movements closely and use a combination of fixed- and floating-rate debt, and selective swaps, to manage the exposure.

Refinancing and liquidity risk. We manage this through a staggered maturity profile, diversified lenders, the proactive extension of maturing facilities, and the maintenance of committed undrawn lines and disposal optionality.

Pledge of assets

As at the year-end date, properties (comprising investment properties and development properties) with an aggregate carrying value of approximately HK$15,320 million (2025: HK$16,147 million), together with shares in certain subsidiaries, were pledged to secure banking facilities of the Group.

Contingent liabilities and commitments

The Group has provided guarantees in respect of a banking facility granted to a joint venture, and guarantees to banks for mortgage loans extended to purchasers of the Group's properties pending issuance of property ownership certificates. Particulars of contingent liabilities and of capital commitments are set out in the notes to the financial statements.

Capital management and going concern

The objective of our capital management is to maintain a strong and flexible balance sheet that allows the Group to continue as a going concern, to withstand valuation and market volatility, and to fund the selective investments the Chairman has outlined. We review and adjust the capital structure in response to changes in economic conditions and the Group's requirements.

As at 31 March 2026, the Group's current liabilities exceeded its current assets by approximately HK$938 million, principally reflecting the classification of certain bank borrowings as current liabilities due to their contractual maturity dates falling within twelve months of the reporting date. The Directors have considered this position carefully in their going concern assessment. In doing so, they have reviewed the Group's cash flow projections, its available and undrawn facilities, the maturity profile of its borrowings, and the refinancing and extension exercises currently in progress. Subsequent to the reporting date, the Group has made further progress in managing its near-term debt maturities: on 22 June 2026, a bank loan of HK$243 million within the Group was extended for a further three years, and on 24 June 2026, the extension of the loan from Chinney Kin Wing was approved by independent shareholders. The Directors are also continuing to apply proceeds from asset disposals — including those now completed and in progress in Japan — to debt reduction. On that basis, the Directors are satisfied that the Group has, and will continue to have, adequate resources to meet its financial obligations as they fall due for at least twelve months from the reporting date, and the financial statements have accordingly been prepared on a going concern basis.

Financial priorities for the year ahead

My financial priorities for the coming year, distinct from the operational and strategic priorities set out elsewhere in this report, are:

1. **Manage the maturity profile.** Complete the facility extensions in progress and continue to term out near-term maturities, so that refinancing is routine rather than a source of pressure.
2. **Reduce gearing.** Apply the proceeds of disciplined, non-core disposals to debt reduction, lowering gearing without compromising the quality of the portfolio.
3. **Lower the cost of funds.** Take advantage of the easing rate environment in China to refinance at improved pricing that also increases the amount of natural hedge against our Mainland China assets.
4. **Impose capital discipline on the strategic pivot.** Apply clear investment criteria, staged commitments and measurable return hurdles to the Group's move into new sectors, so that it is funded without weakening the balance sheet.
5. **Strengthen financial systems and controls.** Continue to upgrade reporting, forecasting and internal controls, including the use of applied intelligence in our finance workflows, to support faster and better-informed decisions.

While we are waiting for the property market to recover, the finance team's responsibility is to ensure the Group reaches that point with its balance sheet intact, its banking relationships strong, and its options open. This will allow us to maximise shareholder value and returns over the medium and long term.

Winfred Wai-Lap Fan
Finance Director

Hong Kong, 29 June 2026

FINANCIAL REVIEW

Property Revaluation

As at 31 March 2026, the Group's investment properties were valued at a total of HK$14,798 million. These comprised primarily the Mainland China portfolio of approximately HK$9,752 million and the Hong Kong portfolio of approximately HK$4,667 million. These properties were appraised by an independent valuer, Savills Valuation and Professional Services Limited, as of the same date.

A revaluation loss of approximately HK$700 million was recorded for the year (2025: HK$704 million). The Mainland China portfolio recorded a revaluation loss of approximately HK$610 million. The Hong Kong portfolio had a revaluation loss of approximately HK$101 million.

Operating Profit and Loss for The Year

The Group’s overall operating profit represents the profit generated from its business operations excluding finance costs, the changes in fair value of investment properties and income tax credit/(expense), amounted to approximately HK$320 million for the year, representing a decrease of 27.6% from HK$442 million last year. The decline in operating profit was primarily due to reduced revenue from property sales.

After taking into account the revaluation loss on investment properties, finance costs and income tax credit/(expense), the Group reported a loss for the year of approximately HK$621 million.

Employees and remuneration policies

As at 31 March 2026, the Group (not including its joint ventures and associates) had 305 employees (2025: 330). Employee costs (including directors’ compensation and before deduct the amount capitalised under properties under development) were approximately HK$76 million (2025: HK$98 million) for the year, representing a 22% reduction from previous year.

Employee compensation aligns with market trends and industry standards and is regularly reviewed based on individual performance. Besides basic salaries, our employees receive benefits including social security contributions, participation in an employee provident fund scheme.

Disposal of Subsidiaries

On 28 October 2025, the Group entered into a provisional sale and purchase agreement with an independent third party to dispose of its interests in the hotel property located at Knutsford Place, Nos. 5, 7 and 9 Observatory Court, Kowloon, Hong Kong via sale of share together with assignment of shareholder’s loans in Oseling Investments Limited, an indirect non wholly-owned subsidiary of the Company, and its subsidiaries (altogether the “Target Group”) for a consideration of HK$338 million. Following completion of the transaction on 12 December 2025, the Group ceased to have any interest in the Target Group and no longer operating the hotel. A small loss on disposal of approximately HK$14 million was recognised for the year.

Details of the transaction were set out in the voluntary announcement of the Company dated 28 October 2025.

LEGAL PROCEEDINGS

The Group had no significant legal proceedings during the year.

CONNECTED TRANSACTIONS

On 26 September 2022, Honour Well Development Limited ("Honour Well"), an indirect wholly-owned subsidiary of Hon Kwok Land and an indirect non wholly-owned subsidiary of the Company, entered into a framework agreement with each of Chinney Construction Company, Limited ("Chinney Construction") and Shun Cheong Building Services Limited ("SC Building Services"), both being indirect wholly-owned subsidiaries of Chinney Alliance Group, pursuant to which, Chinney Construction was appointed by Honour Well as the contractor for the builder's works at the contract sum of not exceeding HK$96 million and SC Building Services was appointed by Honour Well as the contractor for the mechanical and electrical engineering works and façade works at the contract sum of not exceeding HK$141 million relating to the revamp project of the building located at 119-121 Connaught Road Central, Sheung Wan, Hong Kong. The related transactions constituted connected transactions for each of the Company, Hon Kwok Land and Chinney Alliance Group under the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules"). The transactions were approved by the independent shareholders of the Company, Hon Kwok Land and Chinney Alliance Group at the respective general meetings held by each of the companies on 28 November 2022.

Details of the transactions were set out in the joint announcement of the Company, Hon Kwok Land and Chinney Alliance Group dated 26 September 2022 and the Company's circular dated 8 November 2022. During the year ended 31 March 2026, aggregate payments of approximately HK$128 million and HK$81 million were made to Shun Cheong and Chinney Construction, respectively in respect of the transactions.

EVENTS AFTER THE REPORTING PERIOD

On 4 March 2026, the Group entered into a sale and purchase agreement with an independent third party for the disposal of a hotel property in Osaka, Japan, in which Hon Kwok Group holds a 60% interest, at the consideration of JPY1,542 million (equivalent to approximately HK$77 million). The property was acquired by the Group in September 2023 at a cost of approximately JPY900 million (equivalent to approximately HK$45 million). The consideration represented a premium of 2.1% of the valuation of the property as of 31 December 2025. Completion of the transaction took place on 22 May 2026.

On 6 April 2026, the Group entered into a sale and purchase agreement with an independent third party for the disposal of a hotel property in Asakusa Tokyo, Japan, in which Hon Kwok Group holds a 60% interest, for a consideration of JPY2,723 million (equivalent to approximately HK$133 million). The property was acquired by the Group in August 2023 at a cost of approximately JPY1,573 million (equivalent to approximately HK$77 million). The consideration represented a premium of 8.9% over the market valuation as at 1 March 2026. Completion of the transaction is expected to take place in the second half of 2026.

On 24 June 2026, the independent shareholders of Chinney Alliance Group and Chinney Kin Wing each passed an ordinary resolution to approve the extension of the Group's loan from Chinney Kin Wing for 12 months from 7 October 2026, with an option to further extend the loan for an additional 12 months subject to the approval of Chinney Kin Wing.

Furthermore, the Group has ongoing transactions in relation to the sale of the remaining portions of its prior development projects, all of which are non-core in nature and are classified as inventory, including the sale of the residual portion of the Dongguan Zhuang project and the remaining retail shops in Botanica Guangzhou, for considerations of RMB100 million and RMB33 million respectively. These disposals enable the Group to unlock the underlying value of its assets and provide it with an opportunity to reallocate capital into other investments.

DIVIDEND

The Board does not recommend the payment of a final dividend for the year ended 31 March 2026 (2025: Nil).

CLOSURE OF REGISTER OF MEMBERS FOR ANNUAL GENERAL MEETING

The annual general meeting of the Company is scheduled to be held on 27 August 2026. For determining the entitlement to attend and vote at the annual general meeting, the register of members of the Company will be closed from 24 August 2026 to 27 August 2026 (both days inclusive), during which period no share transfers will be registered. In order to be eligible to attend and vote at the annual general meeting, all transfer forms accompanied by relevant share certificates must be lodged with Tricor Investor Services Limited at 17th Floor, Far East Finance Centre, No. 16 Harcourt Road, Hong Kong not later than 4:30 p.m. on 21 August 2026. Shareholders whose names appear on the register of members of the Company on 27 August 2026 (i.e. the record date) will be entitled to attend and vote at the annual general meeting.

INTERNAL CONTROL AND RISK MANAGEMENT

The Group has dedicated internal audit function which reviews the effectiveness of risk management and internal control systems from time to time in order to ensure that they meet with the dynamic and ever-changing business environment. The Group recognises the operational challenges it faces and manages them prudently with the support of a robust internal control environment that is responsive to an ever-changing business and market landscape. Set out below is a non-exhaustive summary of the key risks and uncertainties facing by the Group.

Market Risk

The Group is engaged in the real estate industry, the market demand is closely related to the development of the national economy, infrastructure investment and construction and environmental protection policies etc. Any future adverse changes in the macro environment, market demand and the environment of competition in the future, which will adversely affect the business growth, its revenue or cost, will lead to a decline in the results of operations of the Group and adversely affect its sustainable profitability. The Group is committed to carry out asset enhancement initiatives to maintain its properties' competitiveness and create a decent environment to tenants and customers, act on market changes to recruit best trades under leasing portfolios. The Group promotes compliance across its diversified development, enhances business arrangements to enrich the revenue structure of its core operations and maintains a sustainable competitive advantage in a complex operating environment.

Exchange Risk

The major operating units of the Group are in the Mainland China and are exposed to foreign exchange risk that comes from future commercial transactions and holding assets and liabilities in Renminbi, as the reporting currency of the Group is Hong Kong Dollar, a strengthen of the Hong Kong Dollar against Renminbi will have a negative impact on the reported comprehensive income. The Group manages its foreign exchange risk by regularly reviewing its net exposure to foreign exchange risk, the management of the Group continuously monitors factors that may affect exchange rate fluctuations, including but not limited to changes in the economic environment, policy changes, and geopolitical events and considers taking appropriate hedging measures when necessary.

Financial Risk

A portion of the Group's borrowings comprises floating-rate bank loans, exposing the Group to potential fluctuations in interest rates and market conditions. The Group continuously tracks and monitors interest rate movements and utilises a range of financing instruments and derivatives, such as interest rate swaps, to achieve an appropriate mix of fixed and floating-rate debts. In addition, the Group performs regular stress testing on its borrowing capacity and maintains a relatively conservative gearing ratio.

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

		For the year ended 31 March	
		2026	2025
	Notes	***HK$'000***	*HK$'000*
Revenue	*3*	**849,943**	1,027,235
Cost of sales		**(405,949)**	(487,488)
Gross profit		**443,994**	539,747
Other income and gains, net	*3*	**74,979**	51,450
Fair value losses on investment properties, net		**(700,315)**	(703,872)
Administrative and other operating expenses, net		**(189,821)**	(144,592)
Impairment of Goodwill		**-**	(18,184)
Finance costs	*4*	**(312,579)**	(364,670)
Share of profits/(losses) of associates		**(8,745)**	14,971
Share of loss of a joint venture		**(746)**	(1,862)
Loss before tax	*5*	**(693,233)**	(627,012)
Income tax credit/(expense)	*6*	**72,585**	(86,202)
Loss for the year		**(620,648)**	(713,214)
Attributable to:			
Owners of the Company		**(472,002)**	(563,971)
Non-controlling interests		**(148,646)**	(149,243)
		(620,648)	(713,214)
Loss per share attributable to ordinary equity holders of the Company	*7*		
Basic and diluted		**HK$(0.86)**	HK$(1.02)

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	For the year ended 31 March	
	2026	2025
	HK$'000	*HK$'000*
Loss for the year	**(620,648)**	(713,214)
Other comprehensive income/(loss)		
Other comprehensive income that may be reclassified to profit or loss in subsequent periods:		
Share of other comprehensive income of associates	**25,892**	5,813
Exchange differences on translation of foreign operations	**364,435**	205,396
Net other comprehensive income that may be reclassified to profit or loss in subsequent periods	**390,327**	211,209
Other comprehensive income/(loss) that will not be reclassified to profit or loss in subsequent periods:		
Revaluation gain on a property	**579**	-
Equity Investments designated at fair value through other comprehensive income:		
Changes in fair value	**-**	(19,368)
Other comprehensive income for the year, net of tax	**390,906**	191,841
Total comprehensive loss for the year	**(229,742)**	(521,373)
Attributable to:		
Owners of the Company	**(209,314)**	(408,312)
Non-controlling interests	**(20,428)**	(113,061)
	(229,742)	(521,373)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Notes	**31 March 2026 HK$'000**	31 March 2025 HK$'000
NON-CURRENT ASSETS			
Property, plant and equipment		**229,543**	232,252
Goodwill		**36,369**	36,369
Investment properties		**14,798,131**	15,391,331
Investments in joint ventures		**390,521**	391,267
Investments in associates		**1,288,604**	1,286,662
Financial assets at fair value through other comprehensive income		**48,385**	46,978
Financial assets at fair value through profit or loss		**7,980**	7,864
Total non-current assets		**16,799,533**	17,392,723
CURRENT ASSETS			
Tax recoverable		**36,116**	35,614
Properties held for sale under development and completed properties held for sale		**851,859**	1,074,838
Trade receivables	9	**24,303**	24,308
Contract costs		**20,003**	18,401
Financial assets at fair value through profit or loss		**7,752**	9,138
Amount due from a joint venture		**89,766**	56,616
Prepayments, deposits and other receivables		**413,660**	391,787
Cash and cash equivalents		**835,262**	1,105,641
		2,278,721	2,716,343
Assets held for sale	10	**196,490**	-
Total current assets		**2,475,211**	2,716,343
CURRENT LIABILITIES			
Trade payables, other payables, accrued liabilities and others	11	**124,499**	248,752
Derivative financial instruments		**-**	1,435
Interest-bearing bank and other borrowings		**2,666,746**	738,157
Loans from related companies	12	**310,000**	250,000
Lease liabilities		**18,461**	16,933
Contract liabilities		**90,258**	42,395
Customer deposits		**88,329**	74,932
Tax payable		**114,985**	81,589
Total current liabilities		**3,413,278**	1,454,193
NET CURRENT ASSETS/(LIABILITIES)		**(938,067)**	1,262,150
TOTAL ASSETS LESS CURRENT LIABILITIES		**15,861,466**	18,654,873

CONSOLIDATED STATEMENT OF FINANCIAL POSITION *(Continued)*

	31 March 2026 *HK$'000*	31 March 2025 *HK$'000*
NON-CURRENT LIABILITIES		
Interest-bearing bank and other borrowings	**4,119,709**	6,551,148
Lease liabilities	**14,775**	11,483
Deferred tax liabilities	**1,158,001**	1,286,623
Total non-current liabilities	**5,292,485**	7,849,254
Net assets	**10,568,981**	10,805,619
EQUITY		
Equity attributable to owners of the Company		
Share capital	**405,411**	405,411
Reserves	**6,502,797**	6,712,111
	6,908,208	7,117,522
Non-controlling interests	**3,660,773**	3,688,097
Total equity	**10,568,981**	10,805,619

NOTES:

1. Basis of Preparation and Changes in Accounting Policies and Disclosures

Basis of preparation

The consolidated financial statements of the Group have been prepared in accordance with HKFRS Accounting Standards (which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards ("HKASs") and Interpretations) as issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and the Hong Kong Companies Ordinance. They have been prepared under the historical cost convention, except for investment properties, assets held for sale, financial assets at fair value through other comprehensive income, financial assets at fair value through profit or loss and derivative financial instruments which have been measured at fair value. The consolidated financial statements of the Group are presented in Hong Kong dollars ("HK$") and all values are rounded to the nearest thousand except when otherwise indicated.

The unaudited financial information relating to the year ended 31 March 2026 and the financial information relating to the year ended 31 March 2025 included in this preliminary announcement of annual results for the year ended 31 March 2026 do not constitute the Company's statutory annual consolidated financial statements for those years but, in respect of the year ended 31 March 2025, 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 financial statements for the year ended 31 March 2026 have yet to be reported on by the Company's auditor and will be delivered to the Registrar of Companies in due course. 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.

The Company's auditor has reported on the consolidated financial statements of the Group for the year ended 31 March 2025. The auditor's report was 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.

As at 31 March 2026, the Group had a net current liabilities of HK$938 million, including contract liabilities of HK$90 million that will be realised as revenue rather than resulting in cash outflows, out of which HK$852 million represented properties held for sale under development and completed properties held for sale and HK$835 million represented its cash and bank balances. The Group has interest-bearing bank and other borrowings due within one year amounting to HK$2,977 million as at 31 March 2026.

In view of the continued slow-down in the property market and the current economic environment, the directors of the Company have given due consideration to the future liquidity and operating performance of the Group in assessing whether the Group will have sufficient fund to fulfill its financial obligations and to continue as a going concern for at least 12 months from 31 March 2026. Taking into account the cash flows projection of the Group including the Group's ability to obtain new financing, to renew or refinance the existing credit facilities before maturity, and the fact that:

(i) the Group has successfully renewed an existing bank loan of approximately HK$243 million and a loan from a related company, Chinney Kin Wing of HK$250 million and a loan from another related company of HK$60 million after the end of the reporting period and up to the date of this report;
(ii) the Group has entered into agreements in March 2026 and April 2026 to dispose of certain investment properties with carrying value of HK$74 million and HK$122 million as at 31 March 2026, respectively;
(iii) the fair value of investment properties exceeded the total amount of bank loans by approximately HK$8,012 million as of 31 March 2026;
(iv) the Group can repay the outstanding borrowings through realisation of assets; and
(v) the Group has obtained an additional loan facility of HK$250 million from another related company, to finance its operation subsequent to the year end and of which none was utilised up to the date of this report,

1. Basis of Preparation and Changes in Accounting Policies and Disclosures *(continued)*

Basis of preparation *(continued)*

the directors of the Company are of the view that the Group has sufficient working capital to finance its operations in the next twelve months from the end of the reporting period.

After taking into consideration of the (i) the ability to re-finance of existing borrowings as well as new debt financing to the Group to finance the existing financial and future operating and capital expenditures; (ii) the acceleration of sales of properties and to speed up the collection of sales proceeds; and (iii) the realisation of certain of its assets to generate more cashflow when needed, the directors of the Company are of the view that the Group maintains adequate working capital. Accordingly, these financial statements have been prepared on the going concern basis which assumes, inter alia, the realisation of assets and satisfaction of liabilities in the normal course of business.

Changes in accounting policies and disclosures

The Group has adopted amendments to HKAS 21 *Lack of Exchangeability* for the first time for the current year's financial statements. The Group has not early adopted any other standard or amendment that has been issued but is not yet effective.

Amendments to HKAS 21 specify how an entity shall assess whether a currency is exchangeable into another currency and how it shall estimate a spot exchange rate at a measurement date when exchangeability is lacking. The amendments require disclosures of information that enable users of financial statements to understand the impact of a currency not being exchangeable. As the currencies that the Group had transacted in and the functional currencies of overseas subsidiaries, joint ventures and an associate for translation into the Group's presentation currency were exchangeable, the amendments did not have any impact on the Group's financial statements.

In addition, the HKICPA has issued amendments to Illustrative Examples on HKFRS 7, HKFRS 18, HKAS 1, HKAS 8, HKAS 36 and HKAS 37 *Disclosures about Uncertainties in the Financial Statements*, which added illustrative examples in the corresponding HKFRS Accounting Standards. These examples reflect existing requirements in the corresponding HKFRS Accounting Standards to report the effects of uncertainties in the financial statements using climate-related examples. Therefore, the amendments do not have an effective date or transitional provisions. The amendments did not have any impact on the Group's financial statements.

2. Operating Segment Information

For management purposes, the Group is organised into business units based on their products and services and has three reportable operating segments as follows:

(a) the property development segment develops properties for sale;

(b) the property investment segment holds investment properties for development and the generation of rental income; and

(c) the property, carpark management and others segment comprises the sub-leasing of carparking business and the property management service business which provides management services to residential and commercial properties.

Management monitors the results of the Group’s operating segments separately for the purpose of making decisions about resources allocation and performance assessment. Segment performance is evaluated based on reportable segment profit/(loss), which is a measure of adjusted profit/(loss) before tax. The adjusted profit/(loss) before tax is measured consistently with the Group's profit/(loss) before tax except that interest income, non-lease-related finance costs, share of profits/(losses) of associates, share of loss of a joint venture, loss on disposal of subsidiaries, loss on disposal of an associate, fair value losses on derivative financial instruments and fair value losses on financial assets at fair value through profit or loss, as well as head office and corporate expenses are excluded from such measurement.

Segment assets exclude investments in joint ventures, investments in associates, financial assets at fair value through profit or loss, financial assets at fair value through other comprehensive income, other unallocated head office and corporate assets, including tax recoverable and cash and cash equivalents as these assets are managed on a group basis.

Segment liabilities exclude other unallocated head office and corporate liabilities, including interest-bearing bank and other borrowings, loans from related companies, tax payable, derivative financial instruments and deferred tax liabilities as these liabilities are managed on a group basis.

During the current and prior years, there were no intersegment transactions.

2. **Operating Segment Information** *(Continued)*

	Property development HK$'000	Property investment HK$'000	Property, carpark management and others HK$'000	Total HK$'000
	For the year ended 31 March 2026			
Segment revenue:				
Sales to external customers	**336,886**	**478,097**	**34,960**	**849,943**
Segment results	**147,083**	**(432,985)**	**(7,395)**	**(293,297)**
Reconciliation:				
Interest income				**6,932**
Corporate and other unallocated expenses				**(55,805)**
Fair value losses on derivative financial instruments				**(10,042)**
Fair value loss on a financial asset at fair value through profit or loss				**(1,387)**
Losses on disposal of subsidiaries				**(13,736)**
Loss on disposal of an associate				**(6,790)**
Finance costs (other than interest on lease liabilities)				**(309,617)**
Share of losses of associates				**(8,745)**
Share of loss of a joint venture				**(746)**
Loss before tax				**(693,233)**

	Property development HK$'000	Property investment HK$'000	Property, carpark management and others HK$'000	Total HK$'000
	For the year ended 31 March 2025			
Segment revenue:				
Sales to external customers	528,210	452,589	46,436	1,027,235
Segment results	180,947	(426,551)	(11,623)	(257,227)
Reconciliation:				
Interest income				20,633
Corporate and other unallocated expenses				(40,982)
Fair value losses on derivative financial instruments				(1,435)
Fair value gain on a financial asset at fair value through profit or loss				328
Finance costs (other than interest on lease liabilities)				(361,438)
Share of profits of associates				14,971
Share of loss of a joint venture				(1,862)
Loss before tax				(627,012)

2. **Operating Segment Information** *(Continued)*

	At 31 March 2026			
	Property development *HK$'000*	**Property investment** *HK$'000*	**Property, carpark management and others** *HK$'000*	**Total** *HK$'000*
Segment assets	**1,586,858**	**15,412,140**	**3,531,276**	**20,530,274**
Reconciliation:				
Elimination of intersegment receivables				**(3,870,150)**
Investments in joint ventures				**390,521**
Investments in associates				**1,288,604**
Financial assets at fair value through profit or loss				**15,732**
Financial assets at fair value through other comprehensive income				**48,385**
Corporate and other unallocated assets				**871,378**
Total assets				**19,274,744**
Segment liabilities	**1,283,136**	**2,028,495**	**894,841**	**4,206,472**
Reconciliation:				
Elimination of intersegment payables				**(3,870,150)**
Corporate and other unallocated liabilities				**8,369,441**
Total liabilities				**8,705,763**

	For the year ended 31 March 2026			
	Property development *HK$'000*	**Property investment** *HK$'000*	**Property, carpark management and others** *HK$'000*	**Total** *HK$'000*
Other segment information:				
Fair value losses on investment properties, net	**-**	**700,315**	**-**	**700,315**
Gain on disposal of items of property, plant and equipment	**(176)**	**(31)**	**(120)**	**(327)**
Gain on disposal of an investment property	**-**	**(1,263)**	**-**	**(1,263)**
Depreciation	**280**	**8,939**	**23,704**	**32,923**
Capital expenditure*	**-**	**189,897**	**2,328**	**192,225**

* Capital expenditure represents additions to property, plant and equipment and investment properties.

2. Operating Segment Information *(Continued)*

	At 31 March 2025			
	Property development *HK$'000*	Property investment *HK$'000*	Property, carpark management and others *HK$'000*	Total *HK$'000*
Segment assets	1,661,920	16,034,514	3,115,323	20,811,757
Reconciliation:				
Elimination of intersegment receivables				(3,585,855)
Investments in joint ventures				391,267
Investments in associates				1,286,662
Financial assets at fair value through profit or loss				17,002
Financial assets at fair value through other comprehensive income				46,978
Corporate and other unallocated assets				1,141,255
Total assets				20,109,066
Segment liabilities	1,264,407	2,333,248	391,880	3,989,535
Reconciliation:				
Elimination of intersegment payables				(3,585,855)
Corporate and other unallocated liabilities				8,899,767
Total liabilities				9,303,447

	For the year ended 31 March 2025			
	Property development *HK$'000*	Property investment *HK$'000*	Property, carpark management and others *HK$'000*	Total *HK$'000*
Other segment information:				
Fair value losses on investment properties, net	-	703,872	-	703,872
Gain on disposal of items of property, plant and equipment	(91)	-	-	(91)
Depreciation	1,916	7,573	31,748	41,237
Capital expenditure*	976	305,745	591	307,312

* Capital expenditure represents additions to property, plant and equipment and investment properties.

2. Operating Segment Information *(Continued)*

Geographical information

(a) Revenue

	2026	2025
	HK$'000	*HK$'000*
Hong Kong	**175,275**	186,366
Mainland China	**649,952**	831,075
Japan	**24,716**	9,794
	849,943	1,027,235

The revenue information above is based on the locations of the operations.

(b) Non-current assets

	2026	2025
	HK$'000	*HK$'000*
Hong Kong	**5,584,158**	6,119,285
Mainland China	**10,779,453**	10,656,150
Japan	**379,358**	562,247
Other	**199**	199
	16,743,168	17,337,881

The non-current asset information above is based on the locations of the assets and excludes financial assets at fair value through profit or loss and financial assets at fair value through other comprehensive income.

3. Revenue, Other Income and Gains, Net

Disaggregation of revenue

Set out below is the disaggregation of the Group's revenue from contracts with customers and the reconciliation of the revenue from contracts with customers with the amounts disclosed in the segment information:

	For the year ended 31 March 2026			
	Property development *HK$'000*	**Property investment** *HK$'000*	**Property, carpark management and others** *HK$'000*	**Total** *HK$'000*
Segment				
Type of goods or services				
Sales of properties	**336,886**	**-**	**-**	**336,886**
Property management income and others	**-**	**45,327**	**7,358**	**52,685**
Total revenue from contracts with customers	**336,886**	**45,327**	**7,358**	**389,571**
Revenue from other sources				
Gross rental income	**-**	**432,770**	**27,602**	**460,372**
Total revenue from other sources	**-**	**432,770**	**27,602**	**460,372**
Revenue disclosed in the segment information	**336,886**	**478,097**	**34,960**	**849,943**
Timing of revenue recognition				
Goods transferred at a point in time	**336,886**	**-**	**-**	**336,886**
Services transferred over time	**-**	**45,327**	**7,358**	**52,685**
Total revenue from contracts with customers	**336,886**	**45,327**	**7,358**	**389,571**

	For the year ended 31 March 2025			
	Property development *HK$'000*	Property investment *HK$'000*	Property, carpark management and others *HK$'000*	Total *HK$'000*
Segment				
Type of goods or services				
Sales of properties	528,210	-	-	528,210
Property management income and others	-	38,391	9,530	47,921
Total revenue from contracts with customers	528,210	38,391	9,530	576,131
Revenue from other sources				
Gross rental income	-	414,198	36,906	451,104
Total revenue from other sources	-	414,198	36,906	451,104
Revenue disclosed in the segment information	528,210	452,589	46,436	1,027,235
Timing of revenue recognition				
Goods transferred at a point in time	528,210	-	-	528,210
Services transferred over time	-	38,391	9,530	47,921
Total revenue from contracts with customers	528,210	38,391	9,530	576,131

3. Revenue, Other Income and Gains, Net *(Continued)*

	2026	2025
	HK$'000	*HK$'000*
Other income and gains, net		
Bank and other interest income	**6,932**	20,633
Gain on disposal of items of property, plant and equipment	**327**	91
Gain on disposal of an investment property	**1,263**	-
Reversal of provision made for property held for development	**21,600**	-
Gain on waiver of a loan	**22,727**	-
Others	**22,130**	30,726
	74,979	51,450

4. Finance Costs

	2026	2025
	HK$'000	*HK$'000*
Interest on bank and other loans	**339,378**	453,546
Interest on lease liabilities	**2,962**	3,232
Less: Interest capitalised under properties under development and investment properties	**(29,761)**	(92,108)
	312,579	364,670

5. Loss Before Tax

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

	2026	2025
	HK$'000	*HK$'000*
Cost of properties sold	**175,561**	280,241
Direct operating expenses (including repairs and maintenance) arising from rental-earning investment properties	**230,388**	207,247
Depreciation of property, plant and equipment and right-of-use assets	**32,923**	41,237
Amortisation of loan arrangement fee	**22,765**	19,496
Lease payments not included in the measurement of lease liabilities	**227**	699
Contract costs arising from the sale of properties	**24,608**	43,078
Gain on lease modification	**(79)**	(27)
Auditor's remuneration	**4,642**	4,816
Gain on disposal of an investment property	**(1,263)**	-
Gain on disposal of items of property, plant and equipment	**(327)**	(91)
Fair value loss/(gain) on financial assets at fair value through profit or loss	**1,387**	(328)
Losses on disposal of subsidiaries	**13,736**	-
Loss on disposal of an associate	**6,790**	-
Fair value losses on derivative financial instruments	**10,042**	1,435
Impairment of goodwill	**-**	18,184
Foreign exchange differences, net	**19**	1,833
Employee benefit expenses (including directors' remuneration):		
Wages, salaries, allowances and benefits in kind	**73,647**	95,207
Pension scheme contributions	**2,733**	2,808
	76,380	98,015
Less: Amount capitalised under properties under development/construction	**(25,676)**	(41,400)
	50,704	56,615

At 31 March 2026 and 31 March 2025, the amount of forfeited pension scheme contributions available to the Group for future utilisation was not significant.

6. Income Tax

	2026	2025
	HK$'000	*HK$'000*
Current tax		
Hong Kong	**10**	-
Elsewhere	**39,559**	72,564
Land appreciation tax in Mainland China	**60,898**	63,441
	100,467	136,005
Deferred tax	**(173,052)**	(49,803)
Total tax charge/(credit) for the year	**(72,585)**	86,202

Hong Kong profits tax has been provided at the rate of 16.5% on the estimated assessable profits arising in Hong Kong during the year, except for one subsidiary of the Group which is a qualifying entity under the two-tiered profits tax rates regime. The first HK$2,000,000 of assessable profits of this subsidiary are taxed at 8.25%. In the prior year, no provision for Hong Kong profits tax was made as the Group had available tax losses brought forward from prior years to offset the assessable profits generated during that year. Taxes on profits assessable elsewhere have been calculated at the rates of tax prevailing in the jurisdictions in which the Group operates.

Land appreciation tax has been calculated in conformity with the prevailing rules and practices on the Group's completed projects in Mainland China at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds from the sale of properties less deductible expenditures including amortisation of land use rights, borrowing costs and all property development expenditures.

7. Loss Per Share Attributable to Ordinary Equity Holders of the Company

The calculation of the basic loss per share amount is based on the loss for the year attributable to ordinary equity holders of the Company of HK$472,002,000 (2025: HK$563,971,000) and the weighted average number of ordinary shares in issue during the year of 551,368,153 (2025: 551,368,153).

No adjustment has been made to the basic loss per share amounts presented for the years ended 31 March 2026 and 2025 in respect of a dilution as the Group has no potential dilutive ordinary shares in issue during the years ended 31 March 2026 and 2025.

8. Dividend

The Board does not recommend the payment of a final dividend for the year ended 31 March 2026 (2025: Nil).

9. Trade Receivables

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

	2026	2025
	HK$'000	*HK$'000*
Within 30 days	**19,431**	14,610
31 to 60 days	**332**	402
61 to 90 days	**69**	430
Over 90 days	**4,471**	8,866
Total	**24,303**	24,308

Monthly rent in respect of leased properties is payable in advance by the tenants pursuant to the terms of the tenancy agreements. The balance of the consideration in respect of the sold properties is payable by the purchasers pursuant to the terms of the sale and purchase agreements. Overdue balances are reviewed regularly by senior management. In view of the aforementioned and the fact that the Group's trade receivables relate to a large number of diversified customers, there is no significant concentration of credit risk.

10. Assets held for sale

(a) In March 2026, the Group entered into a sale and purchase agreement with an independent third party to dispose of its property comprises land and a 10-storey hotel building situated at 1-18-2, Bakuromachi, Chuo-ku, Osaka, Japan (the “Osaka Property”), which was previously classified as investment property.

As at 31 March 2026, the disposal transaction was highly probable and the Osaka Property was available for immediate sale in its present condition. Accordingly, the Osaka Property was reclassified as assets held for sale. The disposal was completed on 22 May 2026.

(b) In March 2026, the Group accepted the offer from an independent third party to dispose of its property comprises the land and a 9-storey hotel building situated at Kaminarimon 1, Taito-ku, Tokyo, Japan (the “Tokyo Property”), which was previously classified as investment property.

As at 31 March 2026, the disposal transaction was highly probable and the Tokyo Property was available for immediate sale in its present condition. Accordingly, the Tokyo Property was reclassified as assets held for sale. The disposal is expected to be completed within twelve months from the end of the reporting period.

11. Trade Payables, Other Payables, Accrued Liabilities and Others

Included in trade payables, other payables, accrued liabilities and others are trade payables of HK$23,217,000 (2025: HK$16,623,000). An ageing analysis of the trade payables as at the end of the reporting period, based on the invoice date, is as follows:

	2026	2025
	HK$’000	*HK$’000*
Within 30 days	**23,217**	16,623
Total	**23,217**	16,623

12. Loans from related companies

(a) The loan of HK$250 million from a related company represented advance from Chinney Kin Wing, a subsidiary of the Company’s associate, Chinney Alliance Group pursuant to a loan agreement dated 25 July 2024. The loan is unsecured, interest-bearing at 6% per annum and repayable within 12 months from the date of drawdown with an option for extension for further 12 months subject to the approval of Chinney Kin Wing. Details of the transactions were set out in the voluntary announcement of the Company dated 25 July 2024.

(b) The loan of HK$60 million from a related company represented advance from Rong Mei Capital Limited, a company also controlled by the substantial shareholder of the Company pursuant to a loan agreement dated 5 January 2026. The loan is unsecured, interest-bearing at 10% per annum and repayable within 6 months from the date of drawdown. The transaction constitutes a connected transaction of the Company, however as the loan is not secured by any assets of the Group and is conducted on normal commercial terms or better, the transaction is fully exempted from shareholders’ approval, annual review and all disclosure requirements pursuant to Rule 14A.90 of the Listing Rules.

13. Contingent Liabilities

(a) As at 31 March 2026, the Group has given a guarantee of HK$487,500,000 (2025: HK$487,500,000) to a bank in connection with a facility granted to a joint venture and such banking facility guaranteed by the Group to the joint venture was utilised to the extent of HK$269,650,000 (2025: HK$237,500,000).

(b) As at 31 March 2026, the Group has given guarantees of HK$21,850,000 (2025: HK$178,200,000) to banks for housing loans extended by the banks to the purchasers of the Group’s properties for a period from the date the loans are granted to the purchasers up to the date of issuance of property ownership certificates to the purchasers.

14. Events After the Reporting Period

Subsequent to the end of the reporting period, there were updates on the disposal transactions of the Group's hotel properties located in Japan:

(a) Completion of Disposal of the Osaka Property

On 22 May 2026, the Group completed the disposal of the Osaka Property to an independent third party at a total consideration of approximately JPY1,542,000,000 (equivalent to HK$77,100,000). Upon the completion, the Group ceased to hold any interest in the Osaka Property. The transaction resulted in a gain on disposal of approximately HK$1,664,000 (before any related tax and transaction costs), which will be recognised in the Group’s consolidated statement of profit or loss for the year ending 31 March 2027.

(b) Disposal of the Tokyo Property

On 6 April, 2026, the Group entered into a sale and purchase agreement with an independent third party to dispose of the Tokyo Property (which was included in assets held for sale as at 31 March 2026) for a total consideration of approximately JPY2,722,500,000 (equivalent to HK$133,402,500). As at the date of approval of these consolidated financial statements, the disposal of the Tokyo Property has not yet been completed.

(c) Extension of loan from Chinney Kin Wing

On 24 June 2026, the independent shareholders of Chinney Alliance Group and Chinney Kin Wing each passed an ordinary resolution to approve the extension of the Group’s loan from Chinney Kin Wing for 12 months from 7 October 2026, with an option to further extend the loan for an additional 12 months subject to the approval of Chinney Kin Wing. Details of the transactions were set out in the voluntary announcement of the Company dated 4 May 2026.

CORPORATE GOVERNANCE

Compliance with Model Code for Securities Transactions by Directors

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix C3 to the Listing Rules as its own code of conduct for directors' securities transactions. Having made specific enquiry, all the directors have confirmed that they have complied with the required standard as set out in the Model Code throughout the year ended 31 March 2026.

Compliance with the Corporate Governance Code

In the opinion of the Directors, the Company has complied with the applicable code provisions of the Corporate Governance Code (the "CG Code") as set out in Appendix C1 to the Listing Rules for the year ended 31 March 2026, except for the following deviations:

1. CG Code provision B.2.2 stipulates that every director, including those appointed for a specific term, should be subject to retirement by rotation at least once every three years.

   Article 109(A) of the articles of association of the Company require that at each annual general meeting of the Company, one-third of the directors for the time being, or, if their number is not three or a multiple of three, then the number nearest to but not less than one-third, shall retire from office by rotation, provided that no director holding office as an executive chairman and/or managing director of the Company shall be subject to retirement by rotation or taken into account in determining the number of directors to retire. The Board will ensure the retirement of each director, other than the one who holds the office as executive chairman and/or managing director, by rotation at least once every three years in order to comply with the CG Code provisions.

   The Chairman and the Managing Director will not be subject to retirement by rotation; which deviates from CG Code provision B.2.2 as the Board considers that the continuity of office of the Chairman and the Managing Director provide the Group with a strong and consistent leadership and is of great importance to the smooth operations of the Group.

2. CG Code provision E.1.2 stipulates that the remuneration committee should review and approve the management's remuneration proposals with reference to the board's corporate goals and objectives.

   The remuneration of the Company's management is currently attended by the executive directors of the Company. The management report to the executive directors who therefore have a clear understanding of the management's performance, enabling a more objective review of the management remuneration. In the Board's opinion, it is more appropriate for the executive directors, instead of the Remuneration Committee, to perform these responsibilities.

Audit committee

Regular meetings have been held by the Audit Committee of the Company since its establishment and it meets at least twice each year to review and supervise the Group's financial reporting process and internal control. The Audit Committee has reviewed with management the annual results of the Group for the year ended 31 March 2026.

REVIEW OF PRELIMINARY ANNOUNCEMENT

The figures in respect of the Group's consolidated statement of financial position, consolidated statement of profit or loss, consolidated statement of comprehensive income and the related notes thereto for the year ended 31 March 2026 as set out in the preliminary announcement have been agreed by the Company's auditor, Ernst & Young, to the amounts set out in the Group's draft consolidated financial statements for the year. The work performed by Ernst & Young in this respect did not constitute an assurance engagement and consequently no opinion or assurance conclusion has been expressed by Ernst & Young on the preliminary announcement.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY

There were no purchases, sales or redemptions of the Company's listed securities by the Company or any of its subsidiaries during the year ended 31 March 2026.

By Order of the Board
James Sing-Wai Wong
Chairman

Hong Kong, 29 June 2026

At the date of this announcement, the directors of the Company are Mr. James Sing-Wai Wong (Chairman), Mr. Yuen-Keung Chan (Vice Chairman), Mr. Raymond Ming-Joe Chow (Managing Director) and Mr. Winfred Wai-Lap Fan (Finance Director) as executive directors; Dr. Emily Yen Wong as non-executive director; and Mr. Richard Chi-Ho Lo, Mr. Randall Todd Turney and Mr. Stephen Henry Chu as independent non-executive directors.