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ASIA CASSAVA RESOURCES HOLDINGS LIMITED

亞洲木薯資源控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 841)

ANNUAL RESULT ANNOUNCEMENT FOR THE YEAR ENDED 31 MARCH 2026 AND RESUMPTION OF TRADING

HIGHLIGHTS

— Revenue amounted to approximately HK$1,275.3 million (2025: HK$977.9 million).

— Loss attributable to owners of the Company for the year amounted to approximately HK$2.5 million (2025: HK$130.7 million).

— The Directors do not recommend the final dividend for the year.

The Board of Directors (the "Board") of Asia Cassava Resources Holdings Limited (the "Company") hereby announce the consolidated results of the Company and its subsidiaries (the "Group") for the year ended 31 March 2026 together with the comparative figures in 2025, which had been reviewed by the Company's Audit Committee.

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

Year ended 31 March 2026

		2026	2025
	Notes	***HK$'000***	*HK$'000*
REVENUE	*5*	**1,275,303**	977,903
Cost of sales		**(1,177,435)**	(896,753)
Gross profit		**97,868**	81,150
Other income, net	*5*	**35,787**	20,103
Fair value changes on investment properties, net		**5,641**	(53,763)
Selling and distribution expenses		**(52,578)**	(36,705)
General and administrative expenses		**(50,865)**	(128,094)
Finance costs	*6*	**(36,154)**	(44,736)
LOSS BEFORE TAX	*7*	**(301)**	(162,045)
Income tax	*8*	**4,083**	(5,976)
PROFIT/(LOSS) FOR THE YEAR		**3,782**	(168,021)
ATTRIBUTABLE TO:			
Owners of the Company		**(2,532)**	(130,721)
Non-controlling interest		**6,314**	(37,300)
		3,782	(168,021)
PROFIT/(LOSS) PER SHARE	*9*		
Basic and diluted		**HK 0.43 cents**	(HK 22.36 cents)

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (continued)

Year ended 31 March 2026

	2026	2025
	HK$'000	*HK$'000*
PROFIT/(LOSS) FOR THE YEAR	**3,782**	(168,021)
OTHER COMPREHENSIVE LOSS		
Other comprehensive income that may be reclassified to profit or loss in subsequent periods:		
Exchange differences on translation of foreign operations	**3,553**	22,668
	3,553	22,668
Other comprehensive loss that will not be reclassified to profit or loss in subsequent periods:		
Equity investment designated at fair value through other comprehensive income:		
Changes in fair value	**(194)**	(2,163)
Income tax effect	**39**	433
	(155)	(1,730)
Profit/(losses) on property revaluation	**20,234**	(142)
Income tax effect	**(3,339)**	27
	16,895	(115)
	16,740	(1,845)
OTHER COMPREHENSIVE (LOSS)/INCOME FOR THE YEAR, NET OF TAX	**20,293**	20,823
TOTAL COMPREHENSIVE INCOME/(LOSS) FOR THE YEAR	**24,075**	(147,198)
ATTRIBUTABLE TO:		
Owners of the Company	**10,293**	(110,170)
Non-controlling interest	**13,782**	(37,028)
	24,075	(147,198)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

31 March 2026

	Notes	2026 HK$'000	2025 HK$'000
NON-CURRENT ASSETS			
Property, plant and equipment		**761,778**	721,802
Investment properties		**208,919**	185,845
Right-of-use assets		**34,481**	48,380
Equity investments at fair value through other comprehensive income		**18,914**	18,330
Prepayments, deposits and other receivables		**8,864**	8,864
Club membership		**1,151**	1,151
Total non-current assets		**1,034,107**	984,372
CURRENT ASSETS			
Inventories		**172,250**	335,488
Trade and bills receivables	*10*	**105,200**	159,156
Prepayments, deposits and other receivables		**79,674**	104,270
Financial assets at fair value through profit or loss		**–**	5,842
Restricted bank balance and pledged time deposits		**15,232**	49,794
Cash and cash equivalents		**24,761**	57,804
Total current assets		**397,117**	712,354
CURRENT LIABILITIES			
Trade and other payables and accruals	*11*	**(94,770)**	(56,514)
Interest-bearing bank borrowings		**(184,482)**	(879,441)
Tax payables		**(104,242)**	(108,678)
Total current liabilities		**(383,494)**	(1,044,633)
NET CURRENT ASSETS/(LIABILITIES)		**13,623**	(332,279)
TOTAL ASSETS LESS CURRENT LIABILITIES		**1,047,730**	652,093

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

31 March 2026

	2026	2025
	HK$'000	*HK$'000*
NON-CURRENT LIABILITIES		
Deferred tax liabilities	**(9,929)**	(7,298)
Amount due to a non-controlling interest of a subsidiary	**(294,054)**	(295,313)
Interest-bearing bank borrowings	**(339,909)**	–
Total non-current liabilities	**(643,892)**	(302,611)
Net assets	**403,838**	349,482
EQUITY		
Equity attributable to owners of the Company		
Share capital	**58,473**	58,473
Reserves	**470,181**	446,099
	528,654	504,572
Non-controlling interest	**(124,816)**	(155,090)
Total equity	**403,838**	349,482

1. CORPORATE INFORMATION

The Company was incorporated as an exempted company with limited liability in the Cayman Islands on 8 May 2008. The registered address of the Company is Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1–1111, Cayman Islands. The head office and principal place of business of the Company is located at Unit 1109, 11/F., Houston Centre, 63 Mody Road, Tsim Sha Tsui East, Kowloon, Hong Kong.

The shares of the Company have been listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") since 23 March 2009.

The principal activities of the Group are the procurement of dried cassava chips in Southeast Asian countries and the sale of dried cassava chips in Mainland China and Thailand, hotel and serviced apartment operations in Mainland China and Hong Kong and property investment.

In the opinion of the directors, the immediate and ultimate holding company of the Company is Art Rich Management Limited, which was incorporated in the British Virgin Islands.

2. BASIS OF PREPARATION

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

As at 31 March 2026, the Group has bank and other borrowings of approximately HK$184,482,000 included in the current liabilities, in which the Group has cash and cash equivalents of approximately HK$24,761,000. These events or conditions indicate that a material uncertainty exists that may cast significant doubt on the Group's ability to continue as a going concern, and thus, the Group may not be able to realise its assets and discharge its liabilities in the normal course of business.

The Group continues to adopt the going concern basis in preparing its consolidated financial statements. In order to improve the Group's financial position, liquidity and cash flows, the Directors have adopted or shall adopt the following measures:

— the Group will actively negotiate with banks for refinancing of the loan facilities maturing within the next twelve months; and

2. **BASIS OF PREPARATION (continued)**

— in July 2026, the Group obtained a letter of support from the controlling shareholder, unconditionally undertaking to provide continuing financial support to the Company to enable it to meet its liabilities as they fall due for a period of not less than twelve months from date of approval of the financial statements of the Company.

Taking into consideration the operating cash flows to be generated from the sales of dried cassava chips, the planned refinancing of loan facilities maturing within the next twelve months, the Group's unutilised loan facilities, and the controlling shareholder's continuing financial support to the Company subsequent to the year end date, the directors of the Company are of the opinion that the Group will have sufficient working capital to meet its operations and financial obligations as and when they fall due within the next twelve months from the end of the reporting period. Accordingly, the directors of the Company consider it is appropriate to prepare the consolidated financial statements of the Group for the year ended 31 March 2026 on a going concern basis.

Basis of consolidation

The consolidated financial statements include the financial statements of the Company and its subsidiaries (collectively referred to as the "Group") for the year ended 31 March 2026. A subsidiary is an entity (including a structured entity), directly or indirectly, controlled by the Company. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee (i.e., existing rights that give the Group the current ability to direct the relevant activities of the investee).

Generally, there is a presumption that a majority of voting rights results in control. When the Company has, directly or indirectly, less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

(a) the contractual arrangement with the other vote holders of the investee;

(b) rights arising from other contractual arrangements; and

(c) the Group's voting rights and potential voting rights.

The financial statements of the subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies. The results of subsidiaries are consolidated from the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases.

Profit or loss and each component of other comprehensive income are attributed to the owners of the parent of the Group and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

2. BASIS OF PREPARATION (continued)

Basis of consolidation (continued)

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control described above. A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

If the Group loses control over a subsidiary, it derecognises the related assets (including goodwill), liabilities, any non-controlling interest and the exchange fluctuation reserve; and recognises the fair value of any investment retained and any resulting surplus or deficit in profit or loss. The Group's share of components previously recognised in other comprehensive income is reclassified to profit or loss or retained profits, as appropriate, on the same basis as would be required if the Group had directly disposed of the related assets or liabilities.

3. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

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

In the current year, the Group has applied the following amendments to a HKFRS Accounting Standard as issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") for the first time, which are mandatorily effective for the Group's annual period beginning on 1 April 2025 for the preparation of the consolidated financial statements:

Amendments to HKAS 21	*Lack of Exchangeability*

The application of the amendments to the HKFRS Accounting Standard in the current year had no material impact on the Group's financial positions and performance for the current and prior years and/or on the disclosures.

3. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (continued)

New and amendments to HKFRS Accounting Standards in issue but not yet effective

The Group has not early applied the following new and amendments to HKFRS Accounting Standards that have been issued but are not yet effective:

HKFRS 18	*Presentation and Disclosure in Financial Statements*[2]
Amendments to HKFRS 9 and HKFRS 7	*Amendments to the Classification and Measurement of Financial Instruments*[1]
Amendments to HKFRS 9 and HKFRS 7	*Contracts Referencing Nature-dependent Electricity*[1]
Amendments to HKFRS Accounting Standards	*Annual Improvements to HKFRS Accounting Standards Volume 11*[1]
Amendments to HKFRS 10 and HKAS 28	*Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*[3]

[1] Effective for annual periods beginning on or after 1 January 2026.

[2] Effective for annual periods beginning on or after 1 January 2027.

[3] Effective for annual periods beginning on or after a date to be determined.

HKFRS 18 "Presentation and Disclosure in Financial Statements"

HKFRS 18 sets out requirements on presentation and disclosures in financial statements and will replace HKAS 1 Presentation of Financial Statements. HKFRS 18 introduces new requirements to present specified categories and defined subtotals in the statement of profit or loss; provide disclosures on management defined performance measures in the notes to the financial statements and improve aggregation and disaggregation of information to be disclosed in the financial statements. Minor amendments to HKAS 7 "Statement of Cash Flows" and HKAS 33 "Earnings per Share" are also made.

HKFRS 18, and the consequential amendments to other HKFRS Accounting Standards, will be effective for annual periods beginning on or after 1 January 2027, with early application permitted.

The application of the HKFRS 18 is not expected to have material impact on the financial position of the Group. The directors are in the process of making assessment of the impact of HKFRS 18, but is not yet in a position to state whether the adoption would have a material impact on the presentation and disclosures of consolidated financial statements of the Group.

Except as described below, the directors anticipate that the application of all new and amendments to HKFRS Accounting Standards will have no material impact on the consolidated financial statements in the foreseeable future.

4. 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 procurement and sale of dried cassava chips segment engages in the procurement and sale of dried cassava chips;

(b) the property investment segment invests in office space and industrial properties for their rental income potential; and

(c) the hotel and serviced apartment operations segment engages in hotel and serviced apartment operations in the Mainland China and Hong Kong.

Management monitors the results of its operating segments separately for the purpose of making decisions about resource 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 loss before tax except that interest income, certain other operating expenses, finance costs, as well as head office and corporate expenses are excluded from such measurement.

Segment assets exclude cash and cash equivalents, restricted bank balance, equity investment at fair value through other comprehensive income, debt investments at fair value through other comprehensive income, financial assets at fair value through profit or loss, club membership, deferred tax assets, other unallocated head office and corporate assets as these assets are managed on a group basis.

Segment liabilities exclude deferred tax liabilities and other unallocated head office and corporate liabilities as these liabilities are managed on a group basis.

4. **SEGMENT INFORMATION (continued)**

	Procurement and sale of dried cassava chips *HK$'000*	Property investment *HK$'000*	Hotel and serviced apartment operations *HK$'000*	Total *HK$'000*
Year ended 31 March 2026				
Segment revenue:				
Sales to external customers	**1,254,693**	**–**	**–**	**1,254,693**
Hotel room and serviced apartment revenue, and food and beverage income	**–**	**–**	**14,872**	**14,872**
Gross rental income	**–**	**5,738**	**–**	**5,738**
Total	**1,254,693**	**5,738**	**14,872**	**1,275,303**
Segment results	**(10,256)**	**3,270**	**25,022**	**18,036**
Interest and unallocated gains				**35,787**
Corporate and other unallocated expenses				**(17,970)**
Finance costs				**(36,154)**
Loss before tax				**(301)**
Segment assets	**452,942**	**192,322**	**684,940**	**1,330,204**
Corporate and other unallocated assets				**101,020**
Total assets				**1,431,224**
Segment liabilities	**333,347**	**15,148**	**666,525**	**1,014,020**
Corporate and other unallocated liabilities				**13,366**
Total liabilities				**1,027,386**
Other segment information:				
Depreciation of property, plant and equipment	**5,274**	**–**	**16,302**	**21,576**
Depreciation of right-of-use assets	**–**	**–**	**38**	**38**
Depreciation of right-of-use assets (unallocated)	**–**	**–**	**–**	**836**
Capital expenditure	**37,205**	**–**	**–**	**37,205**
Fair value changes on investment properties, net	**–**	**(5,641)**	**–**	**(5,641)**

4. **SEGMENT INFORMATION (continued)**

	Procurement and sale of dried cassava chips *HK$'000*	Property investment *HK$'000*	Hotel and serviced apartment operations *HK$'000*	Total *HK$'000*
Year ended 31 March 2025				
Segment revenue:				
Sales to external customers	960,498	–	–	960,498
Hotel room and serviced apartment revenue, and food and beverage income	–	–	13,044	13,044
Gross rental income	–	4,361	–	4,361
Total	960,498	4,361	13,044	977,903
Segment results	5,955	(49,402)	(26,945)	(70,392)
Interest and unallocated gains				20,103
Corporate and other unallocated expenses				(67,020)
Finance costs				(44,736)
Loss before tax				(162,045)
Segment assets	734,427	186,950	666,139	1,587,516
Corporate and other unallocated assets				109,210
Total assets				1,696,726
Segment liabilities	629,777	91,539	614,881	1,336,197
Corporate and other unallocated liabilities				11,047
Total liabilities				1,347,244
Other segment information:				
Depreciation of property, plant and equipment	3,518	–	15,324	18,842
Depreciation of right-of-use assets	–	–	38	38
Depreciation of right-of-use assets (unallocated)	–	–	–	1,222
Capital expenditure	41,815	–	–	41,815
Capital expenditure (unallocated)	–	–	–	2,500
Fair value changes on investment properties, net	–	53,763	–	53,763
Impairment of property, plant and equipment	3,527	–	22,641	26,168
Impairment of right-of-use assets (unallocated)	–	–	–	8,918
Impairment of club membership (unallocated)	–	–	–	1,089

4. SEGMENT INFORMATION (continued)

Geographical information

(a) Revenue from external customers

	2026	2025
	HK$'000	*HK$'000*
Mainland China	**1,252,368**	963,618
Hong Kong	**15,088**	14,285
Thailand	**7,847**	–
	1,275,303	977,903

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

(b) Non-current assets

	2026	2025
	HK$'000	*HK$'000*
Hong Kong	**856,173**	838,353
Mainland China	**37,012**	43,114
Thailand	**39,930**	40,402
Laos	**80,927**	43,022
	1,014,042	964,891

The information of the remaining non-current assets above is based on the locations of assets and excludes financial instruments and club membership.

Information about major customers

For the year ended 31 March 2026, revenue from two customers of the procurement and sale of dried cassava chips segment, amounting to HK$234,412,000 and HK$181,645,000 respectively, are individually accounted for over 10% of the Group's total revenue.

For the year ended 31 March 2025, revenue from a customer of the procurement and sale of dried cassava chips segment, amounting to HK$303,845,000 individually accounted for over 10% of the Group's total revenue.

5. REVENUE AND OTHER INCOME

An analysis of revenue is as follows:

	2026	2025
	HK$'000	*HK$'000*
Revenue from contracts with customers		
Sales of dried cassava chips and other goods	**1,254,693**	960,498
Hotel room and serviced apartment revenue, food and beverage income	**14,872**	13,044
Revenue from other sources		
Gross rental income from investment property operating leases	**5,738**	4,361
	1,275,303	977,903

An analysis of other income, net is as follows:

	2026	2025
	HK$'000	*HK$'000*
Other income, net		
Bank interest income	**1,876**	2,798
Fair value changes of financial assets at fair value through profit or loss, net	**(133)**	1,703
Realised gain on disposal of financial assets at fair value through profit or loss, net	**1,073**	–
Loss on modification of interest-bearing bank borrowings	**(7,917)**	–
Modification gain on an amount due to a non-controlling interest of a subsidiary	**30,894**	14,159
Imputed interest income on interest-bearing bank borrowings	**7,562**	–
Others	**2,432**	1,443
	35,787	20,103

6. FINANCE COSTS

An analysis of finance costs is as follows:

	2026	2025
	HK$'000	*HK$'000*
Interest on bank loans	**22,193**	29,123
Interest on an amount due to a non-controlling interest of a subsidiary	**13,961**	15,613
	36,154	44,736

7. LOSS BEFORE TAX

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

	2026	2025
	HK$'000	*HK$'000*
Cost of inventories sold	**1,177,435**	896,753
Depreciation of items of property, plant and equipment	**21,576**	18,842
Depreciation of right-of-use assets	**874**	1,260
Employee benefit expenses (including directors' remuneration):		
Wages and salaries	**14,645**	18,453
Pension scheme contributions	**753**	977
	15,398	19,430
Impairment of property, plant and equipment	**–**	26,168
Impairment of right-of-use assets	**–**	8,918
Impairment of club membership	**–**	1,089
Fair value changes on financial assets at fair value through profit or loss, net	**133**	(1,703)

8. INCOME TAX

Hong Kong profits tax has been provided at the rate of 16.5% (2025: 16.5%) on the estimated assessable profits arising in Hong Kong during the year. Taxes on profits assessable elsewhere have been calculated at the rates of tax prevailing in the countries/jurisdictions in which the Group operates.

	2026	2025
	HK$'000	*HK$'000*
Current — Hong Kong		
Charge for the year	**1,653**	617
Overprovision in prior years	**(7,162)**	(452)
Current — Macau		
Charge for the year	**2,435**	5,577
Current — Thailand		
Charge for the year	**556**	–
	(2,518)	5,742
Deferred	**(1,565)**	234
	(4,083)	5,976

9. 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 owners of the Company, and the weighted average number of ordinary shares of 584,726,715 (2025: 584,726,715) in issue during the year.

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 had no potentially dilutive ordinary shares in issue during these years.

10. TRADE AND BILLS RECEIVABLES

	2026	2025
	HK$'000	*HK$'000*
Trade receivables	**123,354**	119,570
Bills receivable discounted to the banks with recourse	**–**	56,822
	123,354	176,392
Impairment	**(18,154)**	(17,236)
	105,200	159,156

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

	2026	2025
	HK$'000	*HK$'000*
Within 30 days	**105,200**	159,156

11. TRADE AND OTHER PAYABLES AND ACCRUALS

	2026	2025
	HK$'000	*HK$'000*
Trade payables	**4,477**	38,927
Other payables	**6,417**	2,521
Contract liabilities	**1,760**	3,497
Accrued liabilities	**66,968**	5,626
Rental deposits received	**15,148**	5,943
	94,770	56,514

Based on the invoice date, the trade payables as at the end of the reporting period would mature within one month (2025: one month). Trade and other payables are non-interest-bearing and have an average term of three months.

MANAGEMENT DISCUSSION AND ANALYSIS

During the year ended 31 March 2026 (the "Current Year"), the Group was principally engaged in procurement of dried cassava chips in Southeast Asian countries, including Thailand, Cambodia and Vietnam, and sales of dried cassava chips, to customers in the People's Republic of China (the "PRC"). The Group is continued to be the largest procurer and exporter of dried cassava chips in Thailand and the largest supplier of imported dried cassava chips in the PRC with an all-round integrated business model covering procurement, processing, warehousing, logistics and sale of cassava chips. During the Current Year, the Group's starch producing plant in Lao commenced production and the operating results were consolidated in the Group's results.

Business review

During the Current Year, the demand for dried cassava chips from customers in mainland China was increased. Hence, the Group's revenue from procurement and sales of dried cassava chips was increased to approximately HK$1,254.7 million, representing an increase of approximately 30.6% from approximately HK$960.5 million for the previous year

As regards the Group's hotel operation, the Group outsourced the room service and catering services to independent operator in return of a fixed annual income.

As regards "338 Apartment", a shop on the ground floor of this property is currently leased out to a third party for operation of a chain restaurant while the remaining rentable upper apartment units were operated by the Group as serviced apartment but from November 2025 onwards, was leased to independent operator for a fixed annual income.

Financial Review on Audited Results

Revenue

The Group's revenue from procurement and sales of dried cassava chips increased by approximately HK$294.2 million or approximately 30.6% from approximately HK$960.5 million for the previous year to approximately HK$1,254.7 million for the Current Year. Increase in the Group's revenue was mainly attributable to (i) the increase in sales quantities during the Current Year, and (ii) inclusion of revenue of tapioca starch made by the Group's plant in Lao which commenced the production during the Current Year.

The Group's revenue from hotel and serviced apartment operation amounted to approximately HK$14.9 million for the Current Year, representing an increase of approximately 14.6% from approximately HK$13.0 million for the previous year.

Gross profit and gross profit margin

The Group's cost of sales from procurement and sales of dried cassava chips increased by approximately HK$280.7 million, or approximately 31.3%, from approximately HK$896.7 million for the previous year to approximately HK$1,177.4 million for the Current Year, mainly due to the increase in export volume and the inclusion of cost of sales of tapioca starch incurred by the Group's plant in Lao during the Current Year.

The Group's gross profit margin from procurement and sales of dried cassava chips for the Current Year was approximately 6.2% (2025: 6.6%).

Selling and distribution costs

During the Current Year, the Group's selling and distribution expenses of approximately HK52.5 million (2025: approximately HK$36.7 million) comprised mainly (a) ocean freight costs of approximately HK$10.7 million (2025: approximately HK$8.6 million), (b) warehouse, handling and inland transportation expenses of approximately HK$40.6 million (2025: approximately HK$25.9 million) and (c) those related to hotel operation of approximately HK$1.2 million (2025: approximately HK$2.2 million).

General and administrative expenses

General and administrative expenses of the Group decreased from approximately HK$128.1 million in the previous year to approximately HK$50.9 million in the Current Year, mainly due to (i) the inclusion of the impairment in Right-of-use assets of HK$ Nil in the Current Year (2025: HK$8.9 million); (ii) the inclusion of impairment loss on the segment of hotel and serviced apartment operations of approximately HK$ Nil (2025: HK$26.2 million); (iii) the inclusion of the impairment in club membership of HK$ Nil (2025: HK$ 1.2 million); (iv) the increase in depreciation of approximately HK$2.8 million; (v) the decrease in staff cost of approximately HK$4.0 million and (vi) the increase in foreign exchange gain.

Finance costs

Finance expenses of the Group decreased from approximately HK$44.7 million for the previous year to approximately HK$36.2 million for the Current Year. The decrease in finance costs was mainly due to the net effect (i) inclusion of implicit interest on an amount due to a non-controlling interest of a subsidiary of approximately HK$14.0 million (2025: HK$15.6 million); and (ii) decrease in interest expenses incurred for trade financing loans and bank borrowing by HK$7.0 million during the Current Year.

Loss for the year

The Group's loss for the Current Year attributable to the owner of the Company amounted to approximately HK$2.5 million (2025: HK$130.7 million).

Financial resources and liquidity

As at 31 March 2026, the net assets amounted to approximately HK$403.8 million, representing an increase of approximately HK$54.3 million from approximately HK$349.5 million as at 31 March 2025 which was mainly due to change in non-controlling interest and the total comprehensive income for the year.

Current assets amounted to approximately HK$397.1 million (2025: HK$712.4 million), including cash and cash equivalents of approximately HK$24.8 million (2025: HK$57.8 million), restricted bank balance and pledged time deposits of approximately HK$15.2 million (2025: HK$49.8 million), trade and bills receivables of approximately HK$105.2 million (2025: HK$159.2 million), inventories of approximately HK$172.3 million (2025: HK$335.5 million), financial assets at fair value through profit or loss of HK$ Nil (2025: HK$5.8 million) and prepayments, deposits and other receivables of HK$79.7 million (2025: HK$104.3 million). The Group had non-current assets of HK$1,034.1 million (2025: HK$984.4 million) which mainly included investment properties of approximately HK$208.9 million (2025: HK$185.8 million), property, plant and equipment of approximately HK$761.8 million (2025: HK$721.8 million), Right-of-use assets of approximately HK$34.5 million (2025: HK$48.3 million), prepayments, deposits and other receivables of approximately HK$8.9 million (2025: HK$8.9 million), club membership of approximately HK$1.2 million (2025: HK$1.2 million) and equity investments at fair value through other comprehensive income of approximately HK$18.9 million (2025: HK$18.3 million).

The Group's current liabilities amounted to approximately HK$383.5 million (2025: HK$1,044.6 million), which comprised mainly trade and other payables and accruals of approximately HK$94.8 million (2025: HK$56.5 million), tax payable of approximately HK$104.2 million (2025: HK$108.7 million) and bank borrowings of approximately HK$184.5 million (2025: HK$879.4 million). The Group's non-current liabilities included non-current bank borrowings of HK$339.9 million (2025: HK$ Nil), deferred tax liabilities of approximately HK$9.9 million (2025: HK$7.3 million) and the amount due to a non-controlling shareholder of approximately HK$294.1 million (2025: HK$295.3 million) for the acquisition and operation of 338 Apartment.

The Group expresses its gearing ratio as a percentage of borrowings over total assets. As at 31 March 2026, the Group had a gearing ratio of 36.6% (2025: 51.8%) which was mainly due to decrease in bank borrowing during the Current Year.

The Group's inventory turnover period is 78.7 days as at 31 March 2026, representing a decrease of 46 days from 124.7 days as at 31 March 2025 due to the Group's intention to hold less inventories strategically at reporting date.

The Group's debtor turnover period is 37.8 days as at 31 March 2026 (2025: 33.4 days).

Employment and remuneration policy

As at 31 March 2026, the total number of the Group's staff was approximately 200. The total staff costs (including directors' remuneration) amounted to approximately HK$15.4 million for the Current Year. The Group remunerates its employees based on their performance, experience and prevailing industry practice. The Group provides retirement benefit for its employees in Hong Kong in form of mandatory provident fund and provides similar schemes for its employees in the PRC, Macau, Vietnam, Lao and Thailand.

Charge on group assets

As at 31 March 2026, the Group's bank borrowings are secured by:

(i) legal charges over the Group's hotel properties and serviced apartment situated in Hong Kong with a carrying value of HK$638.4 million (2025: HK$635.7 million);

(ii) legal charges over the Group's investment properties situated in Hong Kong with a carrying value of HK$110.4 million (2025: HK$107.1 million);

(iii) bills receivable of the Group amounting to HK$ Nil (2025: HK$56.8 million) discounted to the banks with recourse; and

(iv) pledged time deposits of the Group amounting to HK$9.0 million (2025: HK$43.4 million).

Foreign currency exposure

The Group carries on business in Renminbi ("RMB"), United States dollars ("US$") and Thai Baht and therefore the Group is exposed to foreign currency risk as the values of these currencies fluctuate in the international market. The directors monitor the related foreign currency exposure and will consider hedging significant foreign currency exposure should the need arise.

Contingent liabilities

As at 31 March 2026, the Group did not have any material contingent liabilities.

Material acquisition

As at 31 March 2026, the Group had no material acquisition during the Current Year.

Prospect

In the PRC, renewable energy is considered a vital resource of energy, playing an important role in the aspects such as satisfying national energy safety and demand, and reducing environmental pollution. The use of non-grain feedstock to produce bio-fuel is still encouraged by the PRC government.

The Group's unique and integrated business model combines the procurement, processing, warehousing, logistics and sale of cassava chips. The Group has procurement facilities and networks in Thailand, Cambodia and Lao of total storage capacity of 600,000 tonnes, which pave the solid foundation for enhancement of the market coverage and maintenance of long-term business development. The Group targets to reduce its unit cost of dried cassava chips and increase its gross profit margin with the effect of economy of scales in relation to the procurement business of dried cassava chips by the Group's procurement networks in Thailand, Laos and Cambodia. In medium and long-run, the Group intends to set up additional procurement facilities and networks (when appropriate) in Thailand, Lao or Cambodia so as to cope with the expected increase in demand of dried cassava chips, to increase the Group's market share and to maintain our leading position in the industry.

The Group established a joint venture company in Laos, whose principal activities are production and sales of tapioca starch. It commences production since December 2025. It will help extend the Group's existing dried cassava chips business to the downstream business of producing tapioca starch. It will enlarge export markets so as to gradually alleviate the Group's reliance on the Chinese market or the adverse effects of the economic downturn in mainland China exerted on the Group's business. The Group aims to promote its market coverage and industrial diversification development in order to maximise the return to Shareholders and in the interest of the Company and its Shareholders as a whole.

DIVIDENDS

The Board does not recommend the payment of final dividend for the year ended 31 March 2026.

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

There were no purchases, redemption or sale of the Company's listed securities by the Company or its subsidiaries during the Current Year.

CODE OF CONDUCT REGARDING SECURITIES TRANSACTIONS BY DIRECTORS

During the year ended 31 March 2026, the Company had adopted a code of conduct regarding securities transactions by directors on terms no less exacting than the required standard of dealings set out in Appendix 10 to the Rules Governing the Listing of Securities (the "Listing Rules") on the Stock Exchange. The Company also had made specific enquiry of all directors and the Company was not aware of any non-compliance with he required standard of dealings and its code of conduct regarding securities transactions by directors.

CORPORATE GOVERNANCE

To the knowledge of the Board, the Company has complied with all the code provisions in the Code on Corporate Governance Practices as set out in Appendix 14 to the Listing Rules for the year ended 31 March 2026, save for the deviation from the code provision as detailed below.

Under provision A.2.1 of the Code, the role of the Chairman and the Chief Executive Officer should be performed by separate individuals. Mr. Chu Ming Chuan is the Chairman who provides leadership for the Board. According to A.2.2 and A.2.3 of the Code, Mr. Chu Ming Chuan as the Chairman ensures that all directors are properly briefed on issued arising at board meetings, and receive adequate information, both complete and reliable, in a timely manner. The executive directors of the Company collectively oversee the overall management of the Group in each of their specialized executive fields, which fulfils the function of Chief Executive Officer in substance. Therefore, the Company currently has not appointed its Chief Executive Officer to avoid the duplication of duties.

AUDIT COMMITTEE

The Company has set up an audit committee (the "Audit Committee") for the purposes of reviewing and providing supervision over financial reporting process and internal controls of the Group. The Audit Committee comprises independent non-executive directors of the Company. The Audit Committee held a meeting on 13 July 2026 to consider and review the annual report and annual financial information of the Group and to give their opinion and recommendations to the Board. The Audit Committee considers that the annual report and the annual financial information of the Company have complied with the applicable accounting standards and the Company has made appropriate disclosure thereof.

CHANGE IN AUDITORS

Reference was made to the Company's announcements dated 27 April 2026 and 30 June 2026, respectively.

The Company has been engaging Ernst & Young ("E&Y") as its auditor since its listing in 2009. However, the Company could not reach a consensus with E&Y in respect of the audit fee of the Company for the year ended 31 March 2026. The Audit Committee has reviewed the audit fee proposal provided by E&Y and considered that the estimated fee level may not commensurate with the current operation scale of the Group.

In mid-April 2026, the Company made up the decision to appoint CCTH CPA Limited ("CCTH") as its new auditor, and so informed E&Y of its resignation as auditor due to the reason above. While E&Y was preparing its resignation letter via internal procedures, the Stock Exchange issued updated Frequently Asked Questions (the "FAQs"), considering the request or action by listed issuer for auditors to resign may amount to a removal of auditor which requires shareholders' approval under the Listing Rules. Under such implication of the updated FAQs, the Company (i) initially published the announcement for Proposed Change of Auditors on 27 April 2026 and (ii) published and dispatched the circular dated 13 May 2026 or other document to shareholders for removing E&Y as the auditor and appointing CCTH as the new auditor on the extraordinary general meeting ("EGM"). Consequently, the EGM was held on 1 June 2026, and the proposed change of auditors were approved by the Company's shareholders and so CCTH becomes the existing auditors of the Company.

Should the updated FAQs not be effective as it is, CCTH may be able to commence audit field work in early May 2026 (i.e such timeline was just similar to E&Y last year), and should have sufficient time to complete their audit work substantially in June 2026. As such, it is probable that the Company is able to publish the result announcement on or before 30 June 2026.

However, in reality, CCTH was required to commence its audit after its appointment on 1 June 2026, which, on hindsight, is considered as the main reason for their needs for additional time to complete the necessary substantive audit procedures, and to obtain sufficient appropriate audit evidence in accordance with applicable auditing standards as mentioned in the Company's announcement dated 23 June 2026.

The appointment of the Auditors was approved by the Company's shareholders in the EGM held on 1 June 2026. The Audit Committee held first meeting with the Auditors on 8 June 2026 immediately after the engagement letter was issued to the Board, in which the Audit Committee had a detailed discussion with the Auditors about the Audit Methodology, Audit Approach to be adopted, etc. Besides, the Audit Committee showed concerns about the tight reporting deadlines, and the Auditors expressed its willingness to work with the Company with attempt to catching the reporting deadline. The Auditors also advised that should the significant audit work not be completed by 30 June 2026, it would lead to delay in annual result announcement. In addition, both parties had share of views on speeding up the audit progress by hiring local auditors in Thailand, Cambodia and Lao to be the component auditors which will issue reporting packages to the Auditors. Agreement was made by both parties to keep subsequent on-going monitoring on regular basis (say weekly or bi-weekly).

Subsequently, on 19 June 2026, the Auditors served a letter (the "Letter") via email to the Audit Committee members in relation to the proposed delay in the publication of the Company's annual results announcement for the year ended 31 March 2026. As explained in the Letter, due to their appointment as auditor at a relatively late stage, additional time was required for the Auditors to complete the necessary audit documentation and procedures, and to obtain sufficient appropriate audit evidence in accordance with applicable auditing standards.

Measures to prevent re-occurrence of a delay in result publication

The Board devotes to strictly comply with the Listing Rules, especially paying particular attention to the delay in publishing the annual results. The Board carried out internal review and preliminarily concluded that there were no material deficiencies in the Company's financial reporting system and risk management and internal control systems. However, there may be some rooms for improvement for re-election of auditors. Re-election of auditors is normally one of the resolutions for shareholders' approval in the AGM. The Board or Audit

Committee should have communications with the auditors prior to the AGM so as to seeking a realistic audit fee quotation, which will avoid receiving an unacceptable high fee quotation from the auditors after re-election of auditors at the AGM. Should the Company be unable to accept the audit fee quotation offered from the auditors, the Board (including the Audit Committee) should consider to change of auditors right at the AGM. The Board is confident that such measures are effective to prevent re-occurrence of a delay in result publication due to late change in auditors in future.

The Audit Committee's view towards the above measures or improvements was the same as that the Company's management.

SCOPE OF WORK OF CCTH CPA LIMITED

The figures in respect of the Group's consolidated statement of financial position, consolidated statement of profit or loss and other 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 Group's auditor, CCTH CPA Limited, to the amounts set out in the Group's audited consolidated financial statements for the year. The work performed by CCTH CPA Limited in this respect did not constitute an assurance engagement and consequently no opinion or assurance conclusion has been expressed by CCTH CPA Limited on the preliminary announcement.

RESUMPTION OF TRADING

At the request of the Company, trading in the shares of the Company on the Stock Exchange has been suspended with effect from 9:00 a.m. on 2 July 2026, pending the release of the financial results for the year ended 31 March 2026 of the Company contained in this announcement. Application has been made to the Stock Exchange for the resumption of trading in shares of the Company on the Stock Exchange with effect from 9:00 a.m. on 14 July 2026.

By order of the Board
Chu Ming Chuan
Chairman

Hong Kong, 13 July 2026

As at the date of this announcement, the executive directors of the Company are Mr. Chu Ming Chuan, Ms. Liu Yuk Ming and Ms. Lam Ching Fun; the independent non-executive directors of the Company are Mr. Chui Chi Yun Robert, Mr. Hong Sijie and Ms. Amporn Lohathanulert.