



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)

2025
INTERIM REPORT



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CORPORATE INFORMATION

DIRECTORS

Executive Directors

Mr. Chu Ming Chuan
Ms. Liu Yuk Ming
Ms. Lam Ching Fun

Independent Non-executive Directors

Mr. Chui Chi Yun Robert
Mr. Hong Sijie
Ms. Amporn Lohathanulert

AUTHORISED REPRESENTATIVES

Mr. Chu Ming Chuan
Mr. Shum Shing Kei

COMPANY SECRETARY

Mr. Shum Shing Kei

AUDIT COMMITTEE

Mr. Chui Chi Yun Robert (Chairman)
Mr. Hong Sijie
Ms. Amporn Lohathanulert

REMUNERATION COMMITTEE

Mr. Chui Chi Yun Robert (Chairman)
Mr. Hong Sijie
Ms. Amporn Lohathanulert

NOMINATION COMMITTEE

Mr. Hong Sijie (Chairman)
Mr. Chui Chi Yun Robert
Ms. Amporn Lohathanulert

WEBSITE ADDRESS

www.asiacassava.com

PRINCIPAL BANKERS

Bank of China (Hong Kong) Ltd.
Bank of Communications (Hong Kong) Limited
Hang Seng Bank Limited
Bangkok Bank Public Company Ltd.
Agricultural Bank of China Limited, Rizhao Branch

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE IN CAYMAN ISLANDS

Butterfield Fulcrum Group (Cayman) Limited
Butterfield House
68 Fort Street
P.O. Box 609
Grand Cayman KY1-1107
Cayman Islands

BRANCH SHARE REGISTRAR AND TRANSFER OFFICE IN HONG KONG

Tricor Investor Services Limited
Level 54, Hopewell Centre
183 Queen's Road East
Wanchai
Hong Kong

REGISTERED OFFICE

Cricket Square
Hutchins Drive
P.O. Box 2681
Grand Cayman KY1-1111
Cayman Islands

HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS

Units 1109, 11/F,
Houston Centre
63 Mody Road
Tsim Sha Tsui East
Kowloon
Hong Kong

STOCK CODE

841

MANAGEMENT DISCUSSION AND ANALYSIS

During the six months ended 30 September 2025 (the “Current Period”), 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”) and Thailand. 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.

BUSINESS REVIEW

During the Current Period, 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\$836.0 million, representing an increase of approximately 90.6% from approximately HK\$438.7 million for the corresponding period of previous year

As regards the Group’s hotel operation, the catering services were outsourced in return of a fixed annual income and the revenue generated from hotel room rental was stabilised during the Current Period. However, the Group will continue to put efforts on overcoming unfavourable factors and capitalising opportunities, and optimising staff allocation.

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 are currently operated by the Group as serviced apartment or leased to third party tenants.

FINANCIAL REVIEW

Revenue

The Group's revenue from procurement and sales of dried cassava chips increased by approximately HK\$397.3 million or approximately 90.6% from approximately HK\$438.7 million in the corresponding period of previous year to approximately HK\$836.0 million for the Current Period. Increase in the Group's revenue was mainly attributable to the increase in the Group's sales volume of dried cassava chips during the Current Period.

Gross profit and gross profit margin

The Group's cost of sales from procurement and sales of dried cassava chips increased by approximately HK\$340.2 million, or approximately 82.2%, from approximately HK\$414.0 million for the corresponding period of the previous year to approximately HK\$754.2 million in the Current Period, mainly due to the increase in sales of dried cassava chips in the Current Period.

The Group's gross profit from procurement and sales of dried cassava chips increased from approximately HK\$24.7 million for the corresponding period of previous year to approximately HK\$81.8 million for the Current Period, mainly due to increase in sales and gross profit margin.

The Group's gross profit margin from procurement and sales of dried cassava chips for the Current Period was approximately 9.8 (2024: 5.6%).

Selling and distribution costs

Selling and distribution costs of the Group was approximately HK\$39.8 million for the Current Period compared with approximately HK\$16.1 million for the corresponding period of previous year. Such increase was mainly due to the increase in procurement and export sale quantities of dried cassava chips during the Current Period.

General and administrative expenses

General and administrative expenses of the Group was approximately HK\$32.9 million for the Current Period compared with approximately HK\$25.8 million for the corresponding period of previous year.

Finance costs

Finance expenses of the Group was approximately HK\$28.9 million for the Current Period compared with approximately HK\$15.1 million for the corresponding period of previous year. Such increase was due to the inclusion of interest on an amount due to a non-controlling interest of a subsidiary of approximately HK\$15.6 million (2024: nil).

Profit/Loss for the period

The Group's profit for the Current Period attributable to the owner of the Company amounted to approximately HK\$10.0 million (2024: loss of HK\$9.0 million).

Management Discussion and Analysis

Financial resources and liquidity

As at 30 September 2025, the net assets amounted to approximately HK\$357.2 million, representing an increase of approximately HK\$7.7 million from approximately HK\$349.5 million as at 31 March 2025 due to the total comprehensive income for the Current Period and increase in non-controlling interest.

Current assets as at 30 September 2025 amounted to approximately HK\$214.5 million (31 March 2025: HK\$712.4 million), including cash and cash equivalents of approximately HK\$46.7 million (31 March 2025: HK\$57.8 million), trade and bills receivables of approximately HK\$41.4 million (31 March 2025: HK\$159.2 million) pledged deposits and a restricted bank balance of HK\$ 6.8 million (31 March 2025: HK\$49.8 million), inventories of approximately HK\$53.2 million (31 March 2025: HK\$335.5 million), financial assets at fair value through profit or loss of approximately HK\$0.1 million (31 March 2025: HK\$5.8 million) and prepayments, deposits and other receivables of HK\$66.3 million (31 March 2025: HK\$104.3 million). As at 30 September 2025, The Group had non-current assets of HK\$967.4 million (31 March 2025: HK\$984.4 million) which mainly included the investment properties of approximately HK\$180.1 million (31 March 2025: HK\$185.8 million), property, plant and equipment of approximately HK\$711.1 million (31 March 2025: HK\$721.8 million) and equity investment at fair value through other comprehensive income of HK\$18.5 million in aggregate (31 March 2025: HK\$18.3 million).

The Group's current liabilities amounted to approximately HK\$521.7 million (31 March 2025: HK\$1,044.6 million), which comprised mainly trade and other payables and accruals of approximately HK\$13.5 million (31 March 2025: HK\$56.5 million), tax payable of approximately HK\$107.2 million (31 March 2025: HK\$108.7 million) and bank borrowings of approximately HK\$401.0 million (31 March 2025: HK\$879.4 million).

The Group's non-current liabilities included deferred tax liabilities of approximately HK\$7.1 million (31 March 2025: HK\$7.3 million), and the amount due to a non-controlling shareholder of approximately HK\$295.9 million (31 March 2025: HK\$295.3 million).

The Group expresses its gearing ratio as a percentage of borrowings over total assets. As at 30 September 2025, the Group had a gearing ratio of 33.9% (31 March 2025: 51.8%) which was mainly due to the decrease in trade-related bank borrowings.

The Group's inventory turnover period is 86.5 days as at 30 September 2025, representing a decrease of 38.2 days from 124.7 days as at 31 March 2025.

The Group's debtor turnover period is 21.6 days as at 30 September 2025, representing a decrease of 11.8 days from 33.4 days as at 31 March 2025.

Management Discussion and Analysis

Employment and remuneration policy

As at 30 September 2025, the total number of the Group's staff was approximately 220. The total staff costs (including directors' remuneration) amounted to approximately HK\$ 10.1 million for the six months ended 30 September 2025. 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, Lao, Vietnam and Thailand.

Charge on group assets

As at 30 September 2025, the Group's bank borrowings are secured by:

- (i) legal charges over the Group's leasehold land, hotel properties and serviced apartment and buildings situated in Hong Kong with a carrying value of HK\$7.0 million, HK\$630 million and HK\$1.2 million, respectively;
- (ii) legal charges over the Group's investment properties situated in Hong Kong with a carrying value of HK\$87 million; and
- (iii) pledged time deposits of the Group amounting to approximately HK\$6.8 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 Group currently does not have a foreign currency hedging policy in respect of foreign currency exposure. However, the directors monitor the related foreign currency exposure and will consider hedging significant foreign currency exposure should the need arise.

Material acquisition and disposal

The Group did not have material acquisition and disposal during the Current Period.

Capital commitment

As 30 September 2025, the Group did not have material capital commitment.

Contingent liabilities

As 30 September 2025, the Group did not have any material contingent liabilities.

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 Laos 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, Laos 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 construction work of the factory for the Group's joint venture company in Laos, whose principal activities are production and sales of tapioca starch, is in final stage and it expects to commence production this year. 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.

SUPPLEMENTARY INFORMATION

DIVIDENDS AND CLOSURE OF REGISTER OF MEMBERS

The Board do not recommends payment of an interim dividend for the six months ended 30 September 2025 and hence, no closure of register of members is necessary.

DIRECTORS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

At 30 September 2025, the interests and short positions of the directors in the share capital and underlying shares of the Company or its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")), as recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code"), were as follows:

Long positions in ordinary shares of the Company:

| Name of director | Number of shares held, capacity and nature of interest | | | Percentage of the Company's issued share capital |
|--|---|--------------------------------------|-------------|---|
| | Directly beneficially owned | Through controlled corporation | Total | |
| Mr. Chu Ming Chuan ("Mr. Chu") (note (a)) | 135,520,715 | 225,000,000 | 360,520,715 | 61.66% |

Supplementary Information

Long positions in shares and underlying shares of associated corporations:

| Name of director | Name of associated corporation | Capacity and nature of interest | Percentage of the associated corporation's issued share capital |
|------------------|--------------------------------|---------------------------------|---|
| Mr. Chu | Art Rich Management Limited | Directly beneficially owned | 97% |
| | ("AR Management") (note (b)) | Deemed interest | 3% |

Notes:

- (a) The entire issued share capital of AR Management is legally and beneficially owned by Mr. Chu as to 97% and Ms. Ng Nai Nar ("Mrs. Chu") as to 3%. By virtue of the SFO, Mr. Chu is deemed to be interested in the 225,000,000 Shares held by AR Management.
- (b) AR Management is a holding company of the Company and is owned as to 97% by Mr. Chu and 3% by Mrs. Chu. Mr. Chu is also deemed to be interested in the shares of AR Management held by Mrs. Chu.

Save as disclosed above, as at 30 September 2025, none of the directors had registered an interest or short position in the shares, underlying shares or debentures of the Company or any of its associated corporations that was required to be recorded pursuant to Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

DIRECTORS' RIGHTS TO ACQUIRE SHARES

At no time during the period were rights to acquire benefits by means of acquisition of shares in the Company granted to any director or their respective spouses or minor children, or were such rights exercised by them; or was the Company, its holding company, or any of its subsidiaries or fellow subsidiaries a party to any arrangement to enable the directors to acquire such rights in any other body corporate.

SUBSTANTIAL SHAREHOLDERS' INTERESTS IN SHARES AND UNDERLYING SHARES

At 30 September 2025, the following interests of 5% or more of the issued share capital of the Company were recorded in the register of interests required to be kept by the Company pursuant to Section 336 of the SFO:

| Name | Note | Capacity and nature of interest | Number of ordinary shares held | Percentage of the Company's issued share capital |
|------------------------|------|----------------------------------|--------------------------------|--|
| <i>Long positions:</i> | | | | |
| AR Management | (a) | Directly beneficially owned | 225,000,000 | 38.48% |
| Mr. Chu | (a) | Through a controlled corporation | 225,000,000 | 38.48% |
| | | Directly beneficially owned | 135,520,715 | 23.18% |
| | | | 360,520,715 | 61.66% |
| Mrs. Chu | (a) | Through a controlled corporation | 225,000,000 | 38.48% |

Note:

- (a) The entire issued share capital of AR Management is legally and beneficially owned by Mr. Chu as to 97% and Mrs. Chu as to 3%. As spouse, Mr. Chu is deemed to be interested in the shares of AR Management which Mrs. Chu is interested in and Mrs. Chu is also deemed to be interested in the shares of AR Management which Mr. Chu is interested in.

Save as disclosed above, as at 30 September 2025, no person, other than the directors of the Company, whose interests are set out in the section "Directors' interests and short positions in shares and underlying shares" above, had registered an interest or short position in the shares or underlying shares of the Company that was required to be recorded pursuant to Section 336 of the SFO.

SUFFICIENCY OF PUBLIC FLOAT

Based on information that is publicly available to the Company and within the knowledge of the directors, at least 25% of the Company's total issued share capital was held by the public as at the date of this report.

COMPETING BUSINESS

None of the directors of the Company have an interest in a business which competes or may compete with the business of the Group.

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 Period.

CODE OF CONDUCT REGARDING SECURITIES TRANSACTIONS BY DIRECTORS

During the six months ended 30 September 2025, 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 the 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 ("CG Code") as set out in Appendix 14 to the Listing Rules for the six months ended 30 September 2025, save for the deviation from the code provision A.2.1 of the CG Code.

Under provision A.2.1 of the CG Code, the role of the Chairman and the Chief Executive Officer should be performed by separate individuals. Mr. Chu Ming Chuan is the Chairman of the Board who provides leadership for the Board. According to A.2.2 and A.2.3 of the CG Code, Mr. Chu Ming Chuan as the Chairman ensures that all directors are properly briefed on issues 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 specialised 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 Audit Committee comprises three independent non-executive directors of the Company. The Audit Committee held a meeting on 28 November 2025 and has reviewed with the management the accounting principles and practices adopted by the Group, the interim report and interim financial information of the Group for the Current Period and to give recommendations to the Board.

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

Six months ended 30 September 2025

| | Notes | Six months ended 30 September | |
|---|-------|----------------------------------|------------------|
| | | 2025 HK\$'000 | 2024 HK\$'000 |
| REVENUE | 4 | 848,398 | 449,210 |
| Cost of sales | | (754,690) | (415,164) |
| Gross profit | | 93,708 | 34,046 |
| Other income | 4 | 23,663 | 10,710 |
| Fair value changes on investment properties | | (5,745) | (5,780) |
| Selling and distribution costs | | (39,792) | (16,082) |
| General and administrative expenses | | (32,867) | (25,809) |
| Finance costs | | (28,945) | (15,056) |
| PROFIT/(LOSS) BEFORE TAX | 5 | 10,022 | (17,971) |
| Income tax expense | 6 | (850) | 2,987 |
| PROFIT/(LOSS) FOR THE PERIOD | | 9,172 | (14,984) |
| ATTRIBUTE TO: | | | |
| Owners of the Company | | 10,072 | (9,038) |
| Non- controlling interest | | (900) | (5,946) |
| | | 9,172 | (14,984) |
| EARNINGS/(LOSS) PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY | 7 | | |
| Basic and diluted (HK cents) | | 1.7 | (1.5) |

Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income (Unaudited)

Six months ended 30 September 2025

| | Notes | Six months ended 30 September | |
|--|-------|----------------------------------|------------------|
| | | 2025 HK\$'000 | 2024 HK\$'000 |
| PROFIT/(LOSS) FOR THE PERIOD | | 9,172 | (14,984) |
| OTHER COMPREHENSIVE INCOME/(LOSS) | | | |
| Other comprehensive income/(loss) that may be reclassified to profit or loss in subsequent periods: | | | |
| Exchange differences arising on translation of foreign operations | | (320) | (345) |
| | | <u>(320)</u> | <u>(345)</u> |
| Other comprehensive income/(loss) that will not be reclassified to profit or loss in subsequent periods: | | | |
| Equity investment at fair value through other comprehensive income: | | | |
| Change in fair value | | 162 | — |
| Income tax effect | | (27) | — |
| | | <u>135</u> | <u>—</u> |
| Loss on property valuation | | (1,490) | (6,220) |
| Income tax effect | | 246 | 1,026 |
| | | <u>(1,244)</u> | <u>(5,194)</u> |
| TOTAL COMPREHENSIVE INCOME/(LOSS) FOR THE PERIOD | | 7,743 | (20,523) |
| ATTRIBUTE TO: | | | |
| Owners of the Company | | 8,643 | (12,499) |
| Non- controlling interest | | (900) | (8,024) |
| | | <u>7,743</u> | <u>(20,523)</u> |

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

30 September 2025

| | | 30 September 2025 | 31 March 2025 |
|---|-------|-------------------------|-----------------------|
| | Notes | HK\$'000 (unaudited) | HK\$'000 (audited) |
| NON-CURRENT ASSETS | | | |
| Property, plant and equipment | | 711,122 | 721,802 |
| Investment properties | | 180,100 | 185,845 |
| Right-of-use assets | | 47,745 | 48,380 |
| Equity investments at fair value through other comprehensive income | 8 | 18,492 | 18,330 |
| Prepayments, deposits and other receivables | | 8,816 | 8,864 |
| Club membership | | 1,151 | 1,151 |
| Total non-current assets | | 967,426 | 984,372 |
| CURRENT ASSETS | | | |
| Inventories | | 53,168 | 335,488 |
| Trade and bills receivables | 9 | 41,369 | 159,156 |
| Prepayments, deposits and other receivables | | 66,342 | 104,270 |
| Financial assets at fair value through profit or loss | 10 | 133 | 5,842 |
| Pledged deposits and a restricted bank balance | | 6,798 | 49,794 |
| Cash and cash equivalents | | 46,706 | 57,804 |
| Total current assets | | 214,516 | 712,354 |
| CURRENT LIABILITIES | | | |
| Trade and other payables and accruals | 11 | 13,535 | 56,514 |
| Interest-bearing bank borrowings | | 400,967 | 879,441 |
| Tax payable | | 107,220 | 108,678 |
| Total current liabilities | | 521,722 | 1,044,633 |
| NET CURRENT LIABILITIES | 12 | (307,206) | (332,279) |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | 660,220 | 652,093 |

Condensed Consolidated Statement of Financial Position

30 September 2025

| | 30 September 2025 | 31 March 2025 |
|--|-------------------------|-----------------------|
| Notes | HK\$'000 (unaudited) | HK\$'000 (audited) |
| NON-CURRENT LIABILITIES | | |
| Deferred tax liabilities | 7,052 | 7,298 |
| Amount due to non-controlling interest of a subsidiary | 295,943 | 295,313 |
| | 302,995 | 302,611 |
| Net assets | 357,225 | 349,482 |
| EQUITY | | |
| Equity attributable to owners of the Company | | |
| Issued share capital | 58,473 | 58,473 |
| Reserves | 454,742 | 446,099 |
| | 513,215 | 504,572 |
| Non-controlling interest | (155,990) | (155,090) |
| Total equity | 357,225 | 349,482 |

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)

Six months ended 30 September 2025

| | Attributable to owners of the Company | | | | | | | | | | Non-controlling interest | Total equity |
|--|---------------------------------------|----------------|----------------------|-----------------|----------------|----------------------------|-------------------------------|-------------------|--------------------|----------|--------------------------|--------------|
| | Issued capital | Share premium* | Contributed surplus* | Merger reserve* | Legal reserve* | Asset revaluation reserve* | Exchange fluctuation reserve* | Retained profits* | Proposed dividends | Total | | |
| | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 |
| | | | (note (i)) | (note (ii)) | (note (iii)) | | | | | | (note (iv)) | |
| At 1 April 2024 | 58,473 | 424,931 | 8,229 | (249,726) | 46 | 38,130 | (42,866) | 373,522 | - | 610,739 | (126,788) | 483,951 |
| Loss for the period | - | - | - | - | - | - | - | (9,038) | - | (9,038) | (5,946) | (14,984) |
| Other comprehensive loss for the period: | | | | | | | | | | | | |
| Exchange differences arising on translation of foreign operations, as restated | - | - | - | - | - | - | (345) | - | - | (345) | - | (345) |
| Loss on property valuation, net of tax | - | - | - | - | - | (3,116) | - | - | - | (3,116) | (2,078) | (5,194) |
| Total comprehensive income for the period | - | - | - | - | - | (3,116) | (345) | (9,038) | - | (12,499) | (8,024) | (20,523) |
| At 30 September 2024 | 58,473 | 424,931 | 8,229 | (249,726) | 46 | 35,014 | (43,211) | 364,484 | - | 598,240 | (134,812) | 463,428 |

| | Attributable to owners of the Company | | | | | | | | | | Non-controlling interest | Total equity |
|--|---------------------------------------|----------------|----------------------|-----------------|----------------|----------------------------|-------------------------------|-------------------|--------------------|----------|--------------------------|--------------|
| | Issued capital | Share premium* | Contributed surplus* | Merger reserve* | Legal reserve* | Asset revaluation reserve* | Exchange fluctuation reserve* | Retained profits* | Proposed dividends | Total | | |
| | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 |
| | | | (note (i)) | (note (ii)) | (note (iii)) | | | | | | (note (iv)) | |
| At 1 April 2025 | 58,473 | 424,931 | 8,229 | (249,726) | 46 | 11,511 | (20,470) | 271,578 | - | 504,572 | (155,090) | 349,482 |
| Profit for the period | - | - | - | - | - | - | - | 10,072 | - | 10,072 | (900) | 9,172 |
| Other comprehensive income for the period: | | | | | | | | | | | | |
| Exchange differences arising on translation of foreign operations | - | - | - | - | - | - | (320) | - | - | (320) | - | (320) |
| Change in fair value of equity instrument at fair value through other comprehensive income, net of tax | - | - | - | - | - | 135 | - | - | - | 135 | - | 135 |
| Loss on property valuation, net of tax | - | - | - | - | - | (1,244) | - | - | - | (1,244) | - | (1,244) |
| Total comprehensive income for the period | - | - | - | - | - | (1,109) | (320) | 10,072 | - | 8,643 | (900) | 7,743 |
| At 30 September 2025 | 58,473 | 424,931 | 8,229 | (249,726) | 46 | 10,402 | (20,790) | 281,650 | - | 513,215 | (155,990) | 357,225 |

Condensed Consolidated Statement of Changes in Equity (Unaudited)

Six months ended 30 September 2025

Notes:

- (i) The Group's contributed surplus represents the excess of the nominal value of the shares of the subsidiaries acquired pursuant to a group reorganisation (the "Group Reorganisation") prior to the listing of the Company's shares, over the nominal value of the Company's shares issued in exchange therefor.
- (ii) The merger reserve represents (1) the excess of the consideration paid over the net asset value of the subsidiaries acquired pursuant to the Group Reorganisation in the prior year and (2) the difference between the consideration paid and the net assets value of the acquiree arising from the business combination under common control.
- (iii) In accordance with the provisions of the Macau Commercial Code, the Group's subsidiary incorporated in Macau is required to transfer 25% of the annual net profit to the legal reserve before the appropriation of profits to dividends until the reserve equals half of the capital. This reserve is not distributable to the respective shareholders.
- * These reserve accounts comprise the consolidated reserves of HK\$454,742,000 (30 September 2024: HK\$539,767,000) in the consolidated statement of financial position.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)

Six months ended 30 September 2025

| | Six months ended 30 September | |
|--|----------------------------------|-----------|
| | 2025 | 2024 |
| | HK\$000 | HK\$000 |
| NET CASH INFLOW FROM OPERATING ACTIVITIES | 425,763 | 226,821 |
| NET CASH INFLOW/(OUTFLOW) FROM INVESTING ACTIVITIES | 41,748 | (3,500) |
| NET CASH OUTFLOW FROM FINANCING ACTIVITIES | (478,474) | (156,145) |
| NET CHANGE IN CASH AND CASH EQUIVALENTS | (10,963) | 67,176 |
| Cash and cash equivalents at beginning of period | 57,804 | 49,424 |
| Effect of foreign exchange rate changes, net | (135) | (328) |
| CASH AND CASH EQUIVALENTS AT END OF PERIOD | 46,706 | 116,272 |

NOTES TO FINANCIAL STATEMENT

30 September 2025

1. CORPORATE INFORMATION

The Company was incorporated as an exempted company with limited liability in the Cayman Islands on 8 May 2008. The registered office of the Company is located at Cricket Square, Hutchins Drive, PO Box 2681, Grand Cayman, KY1-1111, Cayman Islands.

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

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

2. ACCOUNTING POLICIES AND BASIS OF PRESENTATION

These interim condensed consolidated financial information have been prepared in accordance with Hong Kong Accounting Standard (“HKAS”) 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”), and the disclosure requirements set out in Appendix 16 of the Rules Governing the Listing of Securities on the Stock Exchange. The accounting policies and basis of preparation adopted in the preparation of the interim condensed consolidated financial statements are the same as those used in the annual financial statements for the year ended 31 March 2025, except for the adoption of certain new and revised Hong Kong Financial Reporting Standards (“HKFRSs”) (which also include HKASs and Interpretation) for the first time in the current period as disclosed in note 2.1 below.

2.1 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

In the current period, the Group has applied the following new and revised HKFRSs issued by the Hong Kong Institute of Certified Public Accountants (the “HKICPA”).

Amendments to HKAS 21

Lack of Exchangeability

The adoption of the new and revised HKFRSs has had no significant financial effect on the unaudited condensed interim financial statements of the Group.

3. 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 its 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 resources allocation and performance assessment. Segment performance is evaluated based on reportable segment profit, which is a measure of adjusted profit before tax. The adjusted profit before tax is measured consistently with the Group's profit before tax except that interest income, non-leased related finance costs, as well as head office and corporate expenses are excluded from such measurement.

Segment assets exclude cash and cash equivalents, pledged deposits and a restricted bank balance, equity instrument at fair value through other comprehensive income, debt instrument 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 tax payable, deferred tax liabilities and other unallocated head office and corporate assets as these liabilities are managed on a group basis.

Notes to Financial Statement

30 September 2025

3. SEGMENT INFORMATION (Continued)

| | Procurement and sales of dried cassava chips HK\$'000 | Property investment HK\$'000 | Hotel & serviced apartment operation HK\$'000 | Total HK\$'000 |
|---|--|------------------------------------|--|-------------------|
| Six months ended 30 September 2025 | | | | |
| Segment revenue: | | | | |
| Sales to external customers | 835,982 | – | – | 835,982 |
| Gross rental income | – | 3,139 | – | 3,139 |
| Hotel and serviced apartment room revenue, food and beverage | – | – | 9,277 | 9,277 |
| Total | 835,982 | 3,139 | 9,277 | 848,398 |
| Segment results | 27,213 | (5,654) | (2,899) | 18,660 |
| Interest and unallocated gains | | | | 23,663 |
| Corporate and other unallocated expenses | | | | (3,356) |
| Finance costs | | | | (28,945) |
| Profit before tax | | | | 10,022 |
| Other segment information: | | | | |
| Depreciation of property, plant and equipment | 1,844 | 180 | 7,496 | 9,520 |
| Depreciation of right-of-use assets | 12 | 604 | 14 | 630 |
| Capital expenditure | 1,248 | – | – | 1,248 |

Notes to Financial Statement

30 September 2025

3. SEGMENT INFORMATION (Continued)

| | Procurement and sales of dried cassava chips HK\$'000 | Property investment HK\$'000 | Hotel & serviced apartment operation HK\$'000 | Total HK\$'000 |
|---|--|------------------------------------|--|-------------------|
| Six months ended 30 September 2024 | | | | |
| Segment revenue: | | | | |
| Sales to external customers | 438,684 | – | – | 438,684 |
| Gross rental income | – | 2,300 | – | 2,300 |
| Hotel and serviced apartment room revenue, food and beverage | – | – | 8,226 | 8,226 |
| Total | 438,684 | 2,300 | 8,226 | 449,210 |
| Segment results | 10,957 | (3,923) | (8,805) | (1,771) |
| Interest and unallocated gains | | | | 1,151 |
| Corporate and other unallocated expenses | | | | (2,295) |
| Finance costs | | | | (15,056) |
| Loss before tax | | | | (17,971) |
| Other segment information: | | | | |
| Depreciation of property, plant and equipment | 1,826 | 122 | 5,032 | 6,980 |
| Depreciation of right-of-use assets | 10 | 617 | 13 | 640 |
| Capital expenditure | 3,500 | – | – | 3,500 |

Notes to Financial Statement

30 September 2025

3. SEGMENT INFORMATION (Continued)

| | Procurement and sales of dried cassava chips HK\$'000 | Property investment HK\$'000 | Hotel & serviced apartment operation HK\$'000 | Total HK\$'000 |
|--|--|------------------------------------|--|-------------------|
|--|--|------------------------------------|--|-------------------|

As at 30 September 2025

| | | | | |
|---|----------------|----------------|----------------|------------------|
| Segment assets | 281,121 | 180,212 | 665,821 | 1,127,154 |
| Corporate and other unallocated assets | | | | 54,788 |
| Total assets | | | | 1,181,942 |
| Segment liabilities | 117,980 | 89,830 | 606,113 | 813,923 |
| Corporate and other unallocated liabilities | | | | 10,794 |
| Total liabilities | | | | 824,717 |

| | Procurement and sales of dried cassava chips HK\$'000 | Property investment HK\$'000 | Hotel & serviced apartment operation HK\$'000 | Total HK\$'000 |
|--|--|------------------------------------|--|-------------------|
|--|--|------------------------------------|--|-------------------|

As at 31 March 2025

| | | | | |
|---|----------------|----------------|----------------|------------------|
| 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 |

Notes to Financial Statement

30 September 2025

3. SEGMENT INFORMATION *(Continued)*

Geographical information

(a) Revenue from external customers

| | Six months ended | |
|----------------|------------------|----------|
| | 30 September | 2024 |
| | 2025 | 2024 |
| | HK\$'000 | HK\$'000 |
| Hong Kong | 11,316 | 8,326 |
| Mainland China | 837,082 | 440,884 |
| | 848,398 | 449,210 |

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

(b) Non-current assets

| | 30 September | 31 March |
|----------------|----------------|----------|
| | 2025 | 2025 |
| | HK\$'000 | HK\$'000 |
| Hong Kong | 822,284 | 838,353 |
| Mainland China | 42,598 | 43,114 |
| Thailand | 39,981 | 40,402 |
| Laos | 42,920 | 43,022 |
| | 947,783 | 964,891 |

The information of the remaining non-current asset above is based on the location of assets and excludes financial instruments and deferred tax assets.

Notes to Financial Statement

30 September 2025

4. REVENUE AND OTHER INCOME

Revenue, which is also the Group's turnover, represents the net invoiced value of goods sold, after allowances for returns and trade discounts.

An analysis of revenue for six months ended 30 September 2024 and 2025 is as follows:

| | 2025 HK\$'000 | 2024 HK\$'000 |
|--|------------------|------------------|
| Revenue | | |
| Sales of dried cassava chips | 835,982 | 438,684 |
| Hotel and serviced apartment room revenue, food and beverage | 9,277 | 8,226 |
| Gross rental income | 3,139 | 2,300 |
| | 848,398 | 449,210 |

An analysis of other income for six months ended 30 September 2024 and 2025 is as follows:

| | 2025 HK\$'000 | 2024 HK\$'000 |
|---|------------------|------------------|
| Other income | | |
| Bank interest income | 1,000 | 1,151 |
| Modification gain on amount due to non-controlling interest of a subsidiary | 15,613 | 8,116 |
| Others | 7,050 | 1,443 |
| | 23,663 | 10,710 |

5. PROFIT/(LOSS) BEFORE TAX

The Group's profit/(loss) before tax for six months ended 30 September 2024 and 2025 is arrived at after charging/(crediting):

| | 2025 HK\$'000 | 2024 HK\$'000 |
|-------------------------------------|------------------|------------------|
| Cost of inventories sold | 754,690 | 415,164 |
| Employee benefit expenses | | |
| Wages and salaries | 9,573 | 12,055 |
| Pension scheme contributions | 488 | 502 |
| | 10,061 | 12,557 |
| Depreciation | 9,520 | 6,980 |
| Depreciation of right-of-use assets | 630 | 640 |

6. INCOME TAX

Hong Kong profits tax has been provided at the rates of 16.5% (2024: 16.5%) on the estimated assessable profits arising in Hong Kong during the period. Taxes on profits assessable elsewhere have been calculated at the rates of tax prevailing in the countries/jurisdictions in which the Group operates.

7. EARNINGS/(LOSS) PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY

The calculation of basic earnings/(loss) per share amounts is based on the profit for the six months ended 30 September 2025 and 2024 attributable to ordinary equity holders of the Company and the weighted average number of 584,726,715 (2024: 584,726,715) ordinary shares in issue during the period.

No adjustment has been made to the basic earnings/(loss) per share amounts presented for the six months ended 30 September 2025 and 2024 in respect of a dilution as the Group had no potentially dilutive ordinary shares in issue during those periods.

Notes to Financial Statement

30 September 2025

8. EQUITY INVESTMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

| | 30 September 2025 HK\$'000 | 31 March 2025 HK\$'000 |
|--|----------------------------------|------------------------------|
|--|----------------------------------|------------------------------|

Equity investments at fair value through other comprehensive income:

| | | |
|--|---------------|--------|
| Changting China Newtown Plaza Development Co., Limited | 18,492 | 18,330 |
|--|---------------|--------|

Notes:

The above equity investments were irrevocably designated at fair value through other comprehensive income as the Group considers these investments to be strategic in nature.

9. TRADE AND BILLS RECEIVABLES

It is the Group's policy that all customers who wish to trade with the Group to provide the Group with irrecoverable letters of credit issued by reputable banks, with terms within 90 days to 180 days at sight, or by cash on delivery. Credit limits are set for individual customers. The Group seeks to maintain tight control over its outstanding receivables in order to minimise credit risk.

An aged analysis of the Group's trade and bills receivable as at the end of the reporting period, based on the invoice date, is as follows:

| | 30 September 2025 HK\$'000 | 31 March 2025 HK\$'000 |
|----------------|----------------------------------|------------------------------|
| Within 30 days | 41,369 | 159,156 |
| 31 – 60 days | – | – |
| | 41,369 | 159,156 |

Receivables that were neither past due nor impaired relate to customers for whom there was no recent history of default.

10. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

| | 30 September 2025 HK\$'000 | 31 March 2025 HK\$'000 |
|--|----------------------------------|------------------------------|
| Listed equity securities, at fair value | – | 5,709 |
| Other unlisted fund investments, at fair value | 133 | 133 |
| | 133 | 5,842 |

The above equity investments were classified as financial assets at fair value through profit or loss as they were held for trading.

The above unlisted fund investments were mandatorily classified as financial assets at fair value through profit or loss as their contractual cash flows are not solely payments of principal and interest.

11. TRADE AND OTHER PAYABLES AND ACCRUALS

| | 30 September 2025 HK\$'000 | 31 March 2025 HK\$'000 |
|--------------------------|----------------------------------|------------------------------|
| Trade payables | – | 38,927 |
| Other payables | 2,179 | 2,521 |
| Contract liabilities | 3,205 | 3,497 |
| Accrued liabilities | 2,218 | 5,626 |
| Rental deposits received | 5,933 | 5,943 |
| | 13,535 | 56,514 |

An aged analysis of the trade payables as at the end of the reporting period, based on the invoice date, is as follows:

| | 30 September 2025 HK\$'000 | 31 March 2025 HK\$'000 |
|----------------|----------------------------------|------------------------------|
| Within 1 month | – | 38,927 |

Trade and other payables are non-interest-bearing and have an average term of three months.

Notes to Financial Statement

30 September 2025

12. NET CURRENT LIABILITIES

As at 30 September 2025, the Group's current liabilities exceeded its current assets by HK\$307.2 million. The net current liability position was primarily attributable to interest-bearing bank borrowings of HK\$401 million maturing within twelve months, and were classified as current liabilities as at the end of the reporting period.

The interest-bearing bank borrowings included a term loan related to a loan facility with an outstanding principal amount of HK\$400 million. Subsequent to the reporting period end, in early October 2025, the Group entered into new term loan of HK\$400 million with the relevant bank, in which the loan principal of HK\$45 million, HK\$10 million and the remaining HK\$345 million will be repayable within the first, second and third year from the date of entering into new term loan, respectively.

13. RELATED PARTY TRANSACTIONS

In addition to the transactions detailed elsewhere in this financial statements, the Group had the following material transactions with related parties during the period:

| | | Six months ended | |
|--|------|------------------|----------|
| | | 30 September | |
| | | 2025 | 2024 |
| | Note | HK\$'000 | HK\$'000 |
| Rental expenses paid to related companies* | (i) | 348 | 740 |

* A director of the Company is the controlling shareholder of these related companies.

Note:

(i) The rental expenses were determined based on prevailing market rent.

14. APPROVAL OF THE FINANCIAL STATEMENTS

These condensed financial statements were approved and authorised for issue by the board of directors on 28 November 2025.