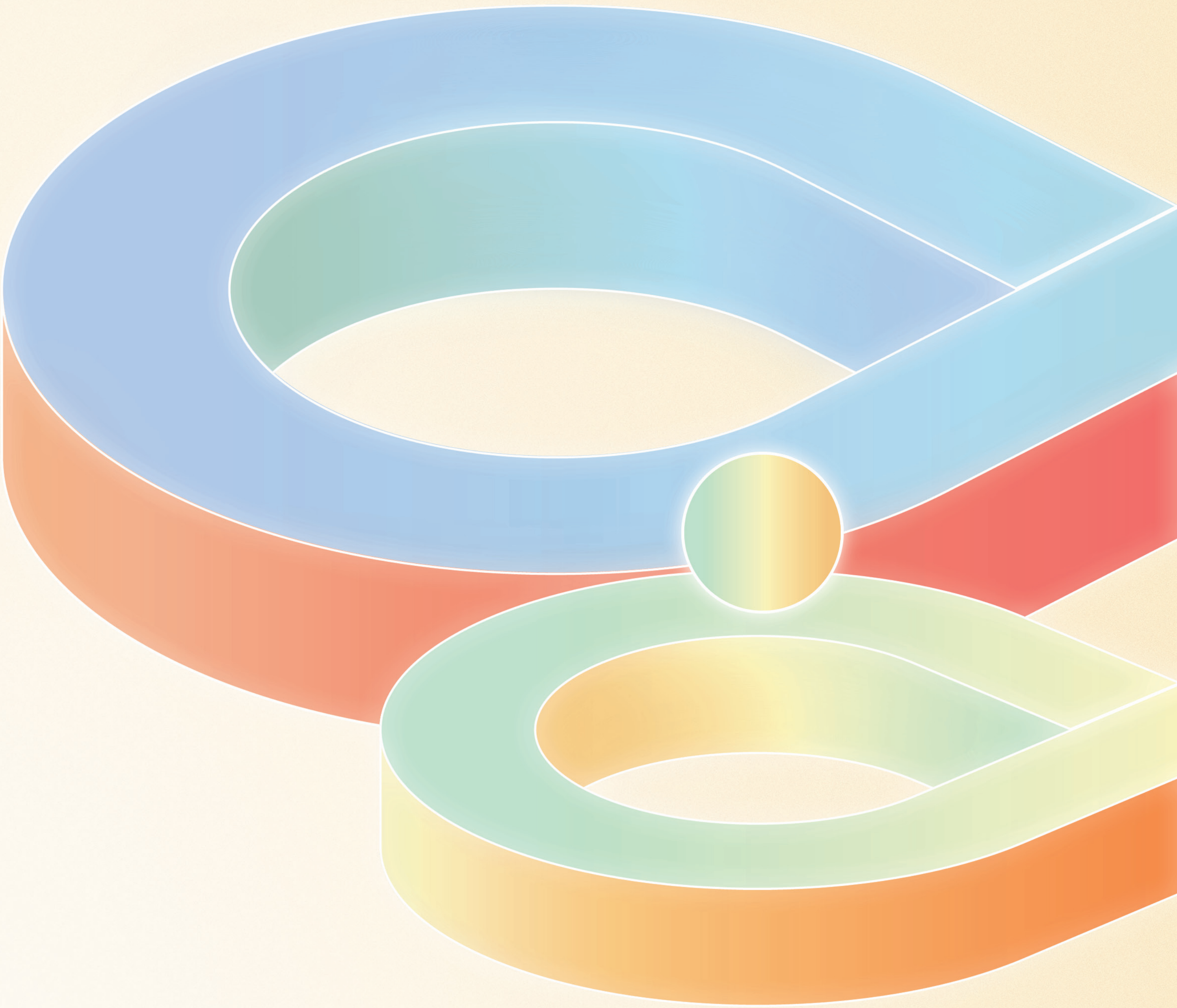
CHUANG'S CHINA INVESTMENTS LIMITED

ANNUAL REPORT
2024/2025

Contents



Chairman's Statement

Highlights

for the year ended 31 March 2025

- Loss attributable to equity holders of the Company amounted to HK$394.9 million.
- The Group had net cash of HK$263.5 million as at 31 March 2025. Total cash resources of the Group (including bond and securities investments of HK$26.8 million) amounted to HK$394.6 million, and bank borrowings amounted to HK$131.1 million.
- Net asset value per share amounted to HK$1.24.
- Loss per share was 16.83 HK cents.

Results Review

During the year under review, the Group's revenues amounted to about HK$86.0 million (2024: HK$90.6 million), and comprised of the following:

- sales of properties amounted to about HK$44.1 million (2024: HK$49.7 million) in the current year which mainly represented the completion of the sold properties of ARUNA, Ap Lei Chau in Hong Kong;
- rental and management fee income amounted to about HK$20.0 million (2024: HK$19.6 million);
- revenues from securities investment and trading amounted to about HK$0.6 million (2024: HK$3.0 million) which represented interest and other income from bond investments; and
- sales of cemetery assets in the People's Republic of China (the "PRC") amounted to about HK$21.3 million (2024: HK$18.3 million).

During the year under review, gross loss of HK$48.5 million (2024: HK$117.0 million) was recorded which was mainly attributable to the impairment provision for properties for sale at ARUNA under the current property market conditions.

Other income and net loss amounted to a net income of about HK$18.9 million (2024: net loss of HK$37.4 million) which included bank interest income of HK$18.4 million (2024: HK$38.5 million) and net loss of bond and other investments of HK$8.5 million (2024: HK$71.3 million) as a result of mark to market valuation at the balance sheet date. A breakdown of other income and net loss is shown in note 7 on page 147 hereof.

The Group recorded a loss on change in fair value of investment properties of HK$234.3 million (2024: HK$76.1 million) mainly arising from the investment properties in Anshan, Liaoning, the PRC (2024: Same).

On the costs side, selling and marketing expenses amounted to about HK$20.5 million (2024: HK$25.3 million) mainly represented the selling and marketing expenses for ARUNA during the year under review. Administrative and other operating expenses amounted to about HK$142.0 million (2024: HK$82.7 million), which included an impairment provision of about HK$78.6 million (2024: Nil) for a development site at Anshan, the PRC. Excluding this provision, the administrative and other operating expenses would amount to about HK$63.4 million (2024: HK$82.7 million), which represented a decrease of about 23.3% comparing to that of the last corresponding year. Finance costs increased to about HK$10.6 million (2024: HK$6.2 million) mainly due to the decrease in interest capitalization upon completion of ARUNA during the year under review. Share of profit of a joint venture was about HK$12.6 million (2024: HK$11.6 million). Taxation credit amounted to about HK$27.7 million (2024: HK$10.0 million) mainly due to the reversal of deferred taxation liabilities arising from the fair value loss of investment properties recorded during the year (2024: Same).

Taking into account the above, loss attributable to equity holders of the Company for the year ended 31 March 2025 amounted to HK$394.9 million (2024: HK$320.7 million). Loss per share was 16.83 HK cents (2024: 13.67 HK cents).

Dividend

In order to maintain a stronger cash position under the current uncertain business environment, the Board has resolved not to recommend the payment of a final dividend (2024: Nil) for the year ended 31 March 2025. No interim dividend had been paid during the year (2024: Nil).

Business Review

A. Investment Properties

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

The Esplanade Place

Yip Wong Road, Tuen Mun, New Territories, Hong Kong

(100% owned)

The Esplanade Place has gross floor area ("GFA") of about 24,375 *sq. ft.* comprising a two-storey commercial podium with 16 commercial units and 12 commercial carparking spaces, of which 9 commercial units and certain carparking spaces are leased to independent third parties with an aggregate annual rental income of about HK$2.9 million. The Group will continue to market the remaining units and carparking spaces in order to generate rental income. As at 31 March 2025, the property was recorded at valuation of about HK$168.0 million.

A. Investment Properties

Chuang's Mid-town

Anshan, Liaoning

(100% owned)

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

The economy in Anshan remains weak, in which the business and leasing activities are progressing slowly. During the year under review, the Group had leased certain residential flats to multi tenants with aggregate rental income of about RMB0.6 million (equivalent to approximately HK$0.7 million). The Group will explore more marketing ideas on promotion and leasing of the commercial podium as well as the residential flats of the twin tower.

Anshan is experiencing serious population loss. Based on government statistics, there is continuous net outflow of population in Anshan, and this has shed light on the decline of the property market and its gloomy outlook. Both residential and retail markets remain stagnant, with slow-moving inventory and limited buyer interest, making it increasingly challenging to sell or lease out the flats and commercial podium. In view of the sluggish market condition, comparable residential units with basic finishings are being sold at approximately RMB3,000 to RMB3,500 per *sq. m.*. Even at such selling prices, transaction volume is unsatisfactory. As most of the residential flats in Chuang's Mid-town are bare-shell flats without basic fittings, a discount of about RMB800 to RMB1,000 per *sq. m.* should be applied. For the retail/commercial market, a number of vacant or abandoned shopping malls or hotel blocks are found at the core retail district in Anshan which implies a weak retail market. Low spending power in addition to the exaggerated development of online shopping would account for the existence of those withered malls. Both supply and demand sides have released negative signals, no matter from the view of population dropped or reduced number of commodity housing sold. As a result, the valuation of the property had further dropped to RMB307.8 million (equivalent to approximately HK$329.4

million) as at 31 March 2025, comprising RMB94.0 million for the commercial podium and RMB213.8 million for the twin tower, and a net fair value loss of investment properties of RMB208.4 million (equivalent to approximately HK$225.0 million) was recorded for the year under review. In light of the weak economy and property market of Anshan, the Group will identify opportunities to dispose of this project.

Hotel and resort villas

Xiamen, Fujian

(59.5% owned)

This hotel complex is developed by the Group, comprising a 6-storey hotel building with 100 guest-rooms (GFA of 8,838 *sq. m.*) and 30 villas (aggregate GFA of about 9,376 *sq. m.*) in Siming District, Xiamen. As at 31 March 2025, the properties were recorded at valuation of RMB383.2 million (comprising RMB171.2 million for the hotel and RMB212.0 million for the 30 villas). The valuation attributable to the Group was about RMB228.0 million (equivalent to approximately HK$244.0 million), whereas the total investment costs of the Group were about RMB128.5 million (equivalent to approximately HK$137.5 million).

A. Investment Properties

Hotel and resort villas

Xiamen, Fujian

(59.5% owned)

During the year under review, the hotel building together with 23 villas were leased to 廈門佲家鷺江酒店 (Xiamen Mega Lujiang Hotel) and is operated as "鷺江 • 佲家酒店" (Mega Lujiang Hotel). As at the date of this report, another 5 villas are leased to independent third parties and the Group is actively marketing the remaining 2 villas which are currently vacant for further rental income. The aggregate annual rental income of this hotel complex amounted to about RMB19.6 million (equivalent to approximately HK$21.0 million).

A. Investment Properties

One villa, Chuang's Le Papillon

Guangzhou, Guangdong

(100% owned before disposal)

On 30 March 2024, the Group entered into a sale and purchase agreement with an independent third party for the disposal of this villa for a consideration of RMB10.0 million (equivalent to approximately HK$10.8 million). The disposal was completed in May 2024. Net cash proceed of approximately RMB8.8 million (equivalent to approximately HK$9.5 million) was received by the Group.

Pursuant to the sale and purchase agreement of the disposal of the property project in Panyu, the PRC as announced by the Company on 11 February 2021 and 14 May 2021, there is a deferred consideration of RMB25 million (equivalent to approximately HK$26.8 million) which had been settled by the purchaser to the Group in May 2025.

Commercial Property

Shatian, Dongguan, Guangdong

(100% owned)

The Group holds a 4-storey commercial building in Shatian, Dongguan, providing a total GFA of about 4,167 *sq. m.* for commercial, retail and office usage. As at 31 March 2025, valuation of the property was RMB34.2 million (equivalent to approximately HK$36.6 million). During the year under review, one storey was leased to 中國人壽東莞分公司 (China Life Dongguan branch) for office use up to the expiration of its tenancy on 30 June 2024. Another storey and the ground floor were leased to independent third parties for gymnasium and retail use respectively. The aggregate annual rental income was about RMB0.7 million (equivalent to approximately HK$0.8 million). The Group will continue to carry out marketing to lease out the vacant units of the property.

Wisma Chuang

Jalan Sultan Ismail, Kuala Lumpur, Malaysia

(100% owned)

Wisma Chuang is located within the prime city centre, situated right next to the landmark shopping complex, Pavilion KL, the heart of central business district and prestigious shopping area of Kuala Lumpur. It is built on a freehold land and is a 29-storey high rise office building having retail and office spaces of approximately 254,000 *sq. ft.* (on total net lettable area basis is approximately 195,000 *sq. ft.*) and 298 carparking spaces. As at 31 March 2025, the valuation of this property was MYR158.1 million (equivalent to approximately HK$277.1 million), which represents an average value of approximately MYR811 (equivalent to approximately HK$1,421) per *sq. ft.* of net lettable retail and office area.

Wisma Chuang is leased to multi tenants with an occupancy rate of approximately 63%, and annual rental income was approximately MYR5.5 million (equivalent to approximately HK$9.6 million). The Group will seek appropriate strategies to accelerate return from this investment.

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

B. Property Development

ARUNA

No. 8 Ping Lan Street, Ap Lei Chau, Hong Kong

(100% owned)

The property has a site area of about 4,320 *sq. ft.* and has a developable GFA of about 40,000 *sq. ft.*. It is developed into a 27-storey residential/commercial building comprising 105 residential units with clubhouse facilities and retail units at the podium levels. Construction works had been completed and occupation permit had been obtained on 13 June 2024. Pre-sale had commenced in April 2024 and a total of 43 residential units have been launched to the market for sale. Up to the date of this report, 29 units have been sold with an aggregate sale amount of about HK$143.5 million. During the year under review, sales of 10 residential units amounted to HK$43.7 million had been completed with units handed-over to end-buyers and were recognized as revenues in the Group's financial statements. It is expected that the remaining 19 residential units with sales amounted to HK$99.8 million will be completed in the financial year ending 31 March 2026. Besides, up to the date of this report, the Group has leased 12 residential units with aggregate annual rental income of HK$2.6 million in order to generate more income from this project.

Completed building

This photograph was taken on 19 June 2025 and had been edited and processed with computerized imaging techniques.

As affected by the fall in property market, a further provision for impairment of about HK$59.9 million (2024: HK$154.8 million) was recorded for this project during the year under review. The Group will closely monitor the property market in Hong Kong for marketing and selling the remaining residential units and the retail units.

All of the above are perspectives of interior design.

B. Property Development

Chuang's Plaza

Anshan, Liaoning

(100% owned)

Adjacent to Chuang's Mid-town, the Group acquired through government tender the second site located in the prime city centre of Tie Dong Qu (鐵東區) with a site area of about 39,449 *sq. m.*. It is recorded as "Deposits" in the Group's financial statements at a historical cost of about RMB167.0 million (equivalent to approximately HK$178.7 million). As about 1,193 *sq. m.* of the land title has not yet been rectified by the government authorities with the local railway corporation, the Group is holding discussions with the local authorities regarding such reduction in land area. In view of the weak economy and market condition of Anshan as detailed in the discussion of Chuang's Mid-town above, as well as the uncertainties in policies and execution aspect by the local government authorities, an impairment provision of about HK$78.6 million (2024: Nil) was made for this development site during the year under review. The Group continues to identify opportunities to dispose of this project.

Changsha

Hunan

(69% owned)

The Group owns an effective 69% interests in a property development project in Changsha, and the total historical investment cost incurred by the Group in the PRC project company was about HK$23.8 million. The voluntary liquidation of the PRC project company is close to the final stage. Based on the assessment by the liquidation team regarding the assets and liabilities of the PRC project company and as adversely affected by the weak market condition in Changsha, there may not be much distribution available to shareholders of the PRC project company. However, the actual outcome will still be subject to finalization of the liquidation process. Taking into account the estimated net liabilities position of the PRC project company, its consolidated net value is not material in the consolidated financial statements of the Group.

Chengdu

Sichuan

(51% owned)

The Group holds a 51% development interest in a project in Wuhou District, Chengdu. The Group's historical book cost in this project was about RMB123.8 million (equivalent to approximately HK$137.9 million) after taking into account a portion of judgement payments amounting to about RMB12.9 million (equivalent to approximately HK$13.8 million) received by the Group in August 2021 through court enforcement. A provision of about HK$12.7 million (2024: HK$7.9 million) was recorded during the year in view of the slow recovery progress of judgement payments. The Group will continue to explore ways in order to recover its investment.

Others

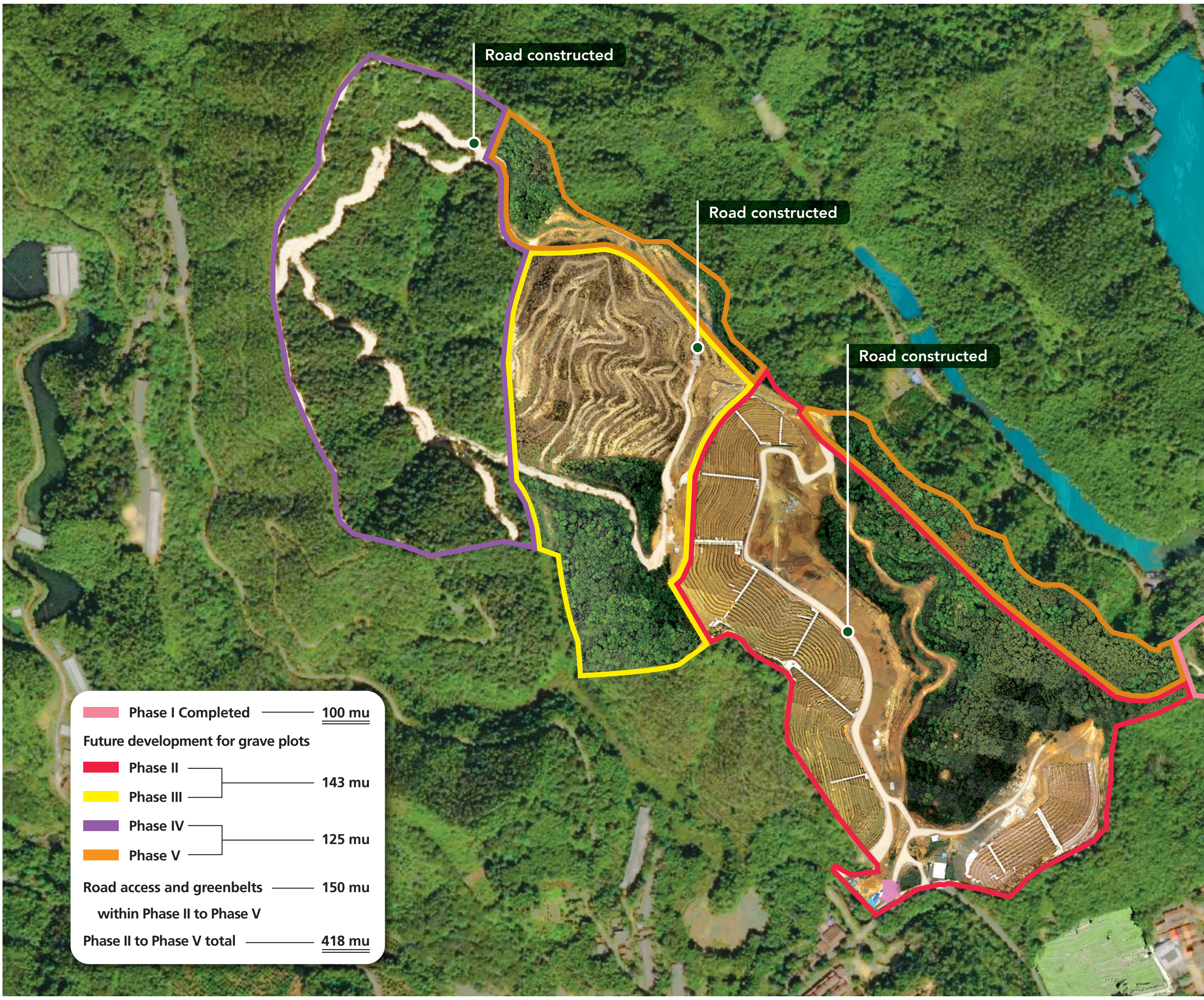
As previously reported, the Group obtained a judgement from court in Beijing for the registered owners of the courtyard house to transfer the title to the designated nominee of the Group. The transfer of one courtyard house was completed in prior years, whereas procedure for the transfer of another courtyard house is in progress. The Group keeps on monitor and follow up the status.

c. Fortune Wealth

Sihui, Guangdong

(86% owned)

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



Development of the remaining 418 mu will be divided into Phase II to Phase V. Based on the revised master layout plan of Phase II to Phase V, about 36,726 grave plots will be constructed covering land area of 268 mu and 150 mu of road access and greenbelts. For Phase II to Phase III, land use rights of approximately 143 mu had been obtained, which will accommodate a total of about 22,212 grave plots. For Phase IV to Phase V, land use rights of approximately 5.2 mu had been obtained and additional land quota of about 119.8 mu shall be required for the construction of a total of about 14,514 grave plots. As for the 150 mu of road access and greenbelts, Fortune Wealth will ascertain the arrangement required by the local authorities. During the year under review, the construction works of roads for Phase II and Phase III are being carried out. Site formation and construction works on other parts of the land are in progress.

As at 31 March 2025, the cemetery assets (including non-controlling interests) were recorded based on the book cost of about RMB920.0 million (equivalent to approximately HK$984.6 million).

Fortune Wealth has full license for sale not only in the PRC, but also includes overseas Chinese as well as residents of Hong Kong, Macau and Taiwan. As at 31 March 2025, about 2,532 grave plots and 521 niches were available for sale. Fortune Wealth will review its sales and marketing strategy and will take more proactive steps in its brand building and customer services.

D. Securities Investments

1. Investments in CNT Group Limited ("CNT") and CPM Group Limited ("CPM")

As at 31 March 2025, the Group owned about 19.35% interests in CNT and about 0.6% interests in CPM, both of them are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange"). CNT and its subsidiaries are principally engaged in the property business, and through its 75% owned subsidiary, CPM, is principally engaged in the manufacture and sale of paint products under its own brand names with focus on the PRC market.

With reference to the respective closing share prices of CNT and CPM as at 31 March 2025 of HK$0.225 (2024: HK$0.33) and HK$0.213 (2024: HK$0.26), the aggregate book value of the Group's investments in CNT and CPM is about HK$84.2 million (2024: HK$123.2 million). The change in book value is accounted for as "Reserve" in the financial statements.

2. Investments in listed corporate bonds and other investments

As at 31 March 2025, investments of the Group amounted to HK$124.0 million, comprised as to HK$26.6 million for investments in listed corporate bonds, HK$0.2 million for investments in securities listed on the Stock Exchange and the balance of HK$97.2 million for other investments.

The Group has redeemed/disposed and accepted restructuring exchange of certain listed corporate bond investments since the last financial year. During the year under review, the Group recorded net loss before tax of HK$7.9 million for investments, comprising interest and other income from bond investments of HK$0.6 million, net gain on disposals of investments of HK$0.7 million, and unrealized net fair value loss on investments of HK$9.2 million mainly as a result of mark to market valuation of investments held as at the balance sheet date. The unrealized fair value loss is accounting loss with no immediate cash flow impact to the Group. Subsequent to the year ended, the Group continues to seek and secure opportunities to slim down the bond portfolio by disposing of all the bonds of Greenland Global Investment Limited to the market at a profit.

The other investments of the Group (of which about HK$19.4 million are denominated in Renminbi, and about HK$77.8 million are denominated in United States dollar) comprised of FinTech companies, venture capital investment platforms, high technology companies and investment funds which are not listed or just listed in the markets. On top of the amount of RMB6 million received in the prior year, the Group had fully redeemed the investment with original principal amount of RMB30 million during the year under review. The Group will continue to monitor the performance of its respective investment portfolios from time to time.

Financial Review

Net asset value

As at 31 March 2025, the net asset value attributable to equity holders of the Company amounted to HK$2,905.6 million. Net asset value per share amounted to HK$1.24.

Financial Resources

As at 31 March 2025, the Group had cash and bank balances of HK$367.8 million (2024: HK$920.1 million) and held bond and securities investments amounting to HK$26.8 million (2024: HK$18.7 million), totaling HK$394.6 million (2024: HK$938.8 million). As at the same date, bank borrowings of the Group amounted to HK$131.1 million (2024: HK$652.3 million). On this basis, the Group had net cash of HK$263.5 million (2024: HK$286.5 million) and the calculation of net debt to equity ratio was therefore not applicable (2024: Same).

Approximately 85.4% of the Group's cash, bank balances, bond and securities investments were in Hong Kong dollar and United States dollar, 12.7% were in Renminbi and the balance of 1.9% were in other currencies. All the Group's bank borrowings were in Hong Kong dollar.

Based on the agreed scheduled repayment dates in the loan agreements and ignoring the effect of any repayment on demand clause, approximately 7.3% of the Group's bank borrowings were repayable within the first year, 7.3% were repayable within the second year, and the balance of 85.4% were repayable within the third to fifth years.

Foreign Exchange Risk

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

Prospects

The Group continues to hold a cautious view about the global economic outlook. In the PRC, with various supportive policies including reduction in down payments and mortgage rates, and relaxation of purchase restrictions implemented by the central government, the property market has gradually stabilized and shown signs of steady recovery. In Hong Kong, with the new measures including various talent admission schemes and the relaxation of mortgage lending restrictions implemented by the Hong Kong government, as well as the interest rate reductions, it is expected that the property market will gradually recover. Against such backdrop, the Group will continue to optimize its operations and will also continue to identify opportunities to enhance its cash resources and maximize return for its shareholders.

Staff

The Group puts emphasis on training and cultivating elite talent. We are committed to providing a dynamic and enthusiastic working atmosphere and increase hiring talents of all fields. As at 31 March 2025, the Group employed 72 staff. The Group provides its staff with other benefits including discretionary bonus, double pay, contributory provident fund, share options and medical insurance. Staff training is also provided as and when required.

Appreciation

On behalf of the Board, I would like to thank my fellow Directors and our dedicated staff for their hard work and contribution during the year.

Albert Chuang Ka Pun
Chairman

Hong Kong, 26 June 2025

Corporate
Information

Corporate Information

Honorary Chairman

Abraham Shek Lai Him, G.B.S., J.P.

Directors

Albert Chuang Ka Pun, B.B.S., J.P. *(Chairman)*

Ann Li Mee Sum *(Deputy Chairman)*

Edwin Chuang Ka Fung *(Managing Director)*

Geoffrey Chuang Ka Kam

Dominic Lai@

Abraham Shek Lai Him, G.B.S., J.P.*

Andrew Fan Chun Wah, J.P.*

Ng Kit Chong, M.H., J.P.*

@ *Non-Executive Director*

* *Independent Non-Executive Directors*

Audit Committee

Abraham Shek Lai Him, G.B.S., J.P.#

Andrew Fan Chun Wah, J.P.

Ng Kit Chong, M.H., J.P.

Nomination Committee

Abraham Shek Lai Him, G.B.S., J.P.#

Andrew Fan Chun Wah, J.P.

Ng Kit Chong, M.H., J.P.

Ann Li Mee Sum

Remuneration Committee

Abraham Shek Lai Him, G.B.S., J.P.#

Andrew Fan Chun Wah, J.P.

Ng Kit Chong, M.H., J.P.

Chairman of the relevant committee

Corporate Governance Committee

Albert Chuang Ka Pun, B.B.S., J.P.#
Ann Li Mee Sum
Edwin Chuang Ka Fung

Company Secretary

Lee Wai Ching

Independent Auditor

PricewaterhouseCoopers
Certified Public Accountants and
Registered Public Interest Entity Auditor
22nd Floor, Prince's Building
10 Chater Road
Central, Hong Kong

Registrars

Bermuda:
Conyers Corporate Services (Bermuda) Limited
Clarendon House
2 Church Street
Hamilton HM 11
Bermuda

Hong Kong:
Tricor Investor Services Limited
17/F., Far East Finance Centre
16 Harcourt Road
Hong Kong

Chairman of the relevant committee

Principal Bankers

The Hongkong and Shanghai Banking Corporation Limited
Bank of China (Hong Kong) Limited
Nanyang Commercial Bank, Limited
Bank of Communications Co., Ltd.

Registered Office

Clarendon House, 2 Church Street
Hamilton HM 11, Bermuda

Principal Office in Hong Kong

25th Floor, Alexandra House
18 Chater Road, Central, Hong Kong
Telephone: (852) 2522 2013
Facsimile: (852) 2810 6213
Email address: chuangs@chuangs.com.hk
Website: *www.chuangs-china.com*

Regional Office in the People's Republic of China (the "PRC")

Guangdong Regional Office
2nd Floor, Chuang's New City Administration Building
No. 8 Chuang's Road, Dongguan
Guangdong, the PRC

Office in Malaysia

Suite 16.05, 16th Floor, Wisma Chuang
34 Jalan Sultan Ismail, 50250 Kuala Lumpur
Malaysia

Sales Office in Hong Kong

ARUNA Sales Office
Shop 5, 1/F., ARUNA
No. 8 Ping Lan Street
Ap Lei Chau, Hong Kong

Sales/Leasing Offices in the PRC

Chuang's Mid-town Sales/Leasing Office
No. 690 Jian Guo Road
Tie Dong Qu, Anshan
Liaoning, the PRC

Xiamen Leasing Office
Xiamen Mingjia Binhai Resort Company Limited
No. 382 Long Hu Shan Road
Siming District, Xiamen
Fujian, the PRC

Fortune Wealth Sales Office
Jiang Gu, Sihui
Guangdong, the PRC

Stock Code

298

Biographical Details of Directors and Senior Management

Executive Directors

Mr. Albert Chuang Ka Pun B.B.S., J.P., (aged 45), the chairman, has over 21 years of experience in property business and general management. He is the chairman of the corporate governance committee of the Company. He is also the chairman and managing director of Chuang's Consortium International Limited (stock code: 367) ("Chuang's Consortium", the controlling shareholder of the Company) which is listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange"). He holds a Bachelor degree of Arts with major in Economics. He is a member of the Election Committee for the Government of the Hong Kong Special Administrative Region, a vice president of the Chinese Manufacturers' Association of Hong Kong, a vice chairman of the All-China Youth Federation and a committee member of the Tianjin Municipal Committee of the Chinese People's Political Consultative Conference. Mr. Albert Chuang Ka Pun is the son of Mr. Alan Chuang Shaw Swee (the controlling shareholder of Chuang's Consortium). He is also the brother of Mr. Edwin Chuang Ka Fung, Mrs. Candy Kotewall Chuang Ka Wai (an executive director of Chuang's Consortium) and Mr. Geoffrey Chuang Ka Kam. He joined the Group in 2008.

Miss Ann Li Mee Sum (aged 64), the deputy chairman, has over 39 years of experience in finance, corporate finance and business management. She is a member of the nomination committee and the corporate governance committee of the Company. She is also an executive director of Chuang's Consortium. She holds a Master degree in Business Administration and is a fellow member of the Chartered Institute of Management Accountants. She joined the Group in 1999.

Mr. Edwin Chuang Ka Fung[1] (aged 40), the managing director, has over 15 years of experience in architecture, interior design and general management. He is a member of the corporate governance committee of the Company. He is also the deputy managing director of Chuang's Consortium. He holds a Bachelor degree of Fine Arts in Architecture Design covering architecture; interior; and urban planning. He is a member of the thirteenth Henan Provincial Committee of the Chinese People's Political Consultative Conference, a committee member of Henan Chinese Overseas Friendship Association, an honorary president of Hong Kong Federation of Quanzhou Association ("HKFQA"), an honorary director of the Young Executives' Committee of HKFQA, a president of Hong Kong Quanzhou Quangang Association. He is also a director of The Chinese General Chamber of Commerce ("CGCC") and a vice chairman of the Greater Bay Area Committee of CGCC, a director of the Hong Kong Chang Sha Chamber of Commerce, the vice chairman of Hong Kong Huian Natives Association, the deputy secretary general of the Hunan Youth Federation and a vice secretary general of The Y. Elites Association Limited. Mr. Edwin Chuang Ka Fung is the son of Mr. Alan Chuang Shaw Swee. He is also the brother of Mr. Albert Chuang Ka Pun, Mrs. Candy Kotewall Chuang Ka Wai and Mr. Geoffrey Chuang Ka Kam. He joined the Group in 2012.

Mr. Geoffrey Chuang Ka Kam (aged 37), an executive director, has 16 years of experience in financial and general management. He is also an executive director of Chuang's Consortium. He holds a Bachelor degree of Arts with major in Economics. Mr. Geoffrey Chuang Ka Kam is the son of Mr. Alan Chuang Shaw Swee. He is also the brother of Mr. Albert Chuang Ka Pun, Mrs. Candy Kotewall Chuang Ka Wai and Mr. Edwin Chuang Ka Fung. He joined the board in December 2017.

[1] *formerly known as Chong Ka Fung*

Non-Executive Director

Mr. Dominic Lai[2] (aged 78), was appointed as a non-executive director in December 2017. He is a practising solicitor in Hong Kong and is admitted as a solicitor in England and Wales, the Republic of Singapore and the States of New South Wales and Victoria, Australia. Mr. Lai is currently a non-executive director of Oriental Enterprise Holdings Limited (stock code: 18), which is listed on the Stock Exchange.

Independent Non-Executive Directors

Mr. Abraham Shek Lai Him[3] G.B.S., J.P., (aged 80), was appointed as an independent non-executive director of the Company in April 2008. He has acted as the honorary chairman of the Company since 29 April 2019 following his retirement from his position as the chairman. Mr. Shek is the chairman of the audit committee, the nomination committee and the remuneration committee of the Company. He is the former member of the Legislative Council for the Hong Kong Special Administrative Region from 2000 to 2021. He is currently a honorary member of the Court of The Hong Kong University of Science & Technology and a Court member of City University of Hong Kong and Hong Kong Metropolitan University. He holds a Bachelor degree of Arts and a Juris Doctor degree. He is an independent non-executive director of Chuang's Consortium, Paliburg Holdings Limited (stock code: 617), CTF Services Limited (stock code: 659), ITC Properties Group Limited (stock code: 199), China Resources Building Materials Technology Holdings Limited (stock code: 1313), Lai Fung Holdings Limited (stock code: 1125), Cosmopolitan International Holdings Limited (stock code: 120), Everbright Grand China Assets Limited (stock code: 3699), CSI Properties Limited (stock code: 497), Far East Consortium International Limited (stock code: 35), Shin Hwa World Limited (stock code: 582), Hao Tian International Construction Investment Group Limited (stock code: 1341) and Alliance International Education Leasing Holdings Limited (stock code: 1563) and a non-executive director of JY Grandmark Holdings Limited (stock code: 2231), all are listed on the Stock Exchange. Mr. Shek is also an independent non-executive director of Eagle Asset Management (CP) Limited, the manager of Champion Real Estate Investment Trust (stock code: 2778), and Regal Portfolio Management Limited, the manager of Regal Real Estate Investment Trust (stock code: 1881), both trusts are listed on the Stock Exchange.

[2] *also known as Dominic Lai Wing or Lai Hing Chiu*

[3] *also known as Abraham Razack*

Independent Non-Executive Directors (continued)

Mr. Andrew Fan Chun Wah J.P., (aged 46), was appointed as an independent non-executive director in January 2013. Mr. Fan is a member of the audit committee, the nomination committee and the remuneration committee of the Company. He is a practising certified public accountant in Hong Kong with over 19 years of experience. He holds a Bachelor degree of Business Administration (accounting and finance) from The University of Hong Kong and a Bachelor degree in Laws from the University of London. Mr. Fan is a fellow member of the Association of Chartered Certified Accountants in the United Kingdom and the Hong Kong Institute of Certified Public Accountants. He is also a member of the fourteenth National Committee of the Chinese People's Political Consultative Conference, a committee member of the tenth to twelfth Chinese People's Political Consultative Conference of the Zhejiang Province, the fourth and fifth Chinese People's Political Consultative Conference of Shenzhen and the tenth to twelfth vice chairman of Zhejiang Province United Youth Association.

Mr. Fan is currently an independent non-executive director of Nameson Holdings Limited (stock code: 1982), Sing Tao News Corporation Limited (stock code: 1105), China Aircraft Leasing Group Holdings Limited (stock code: 1848), China Overseas Grand Oceans Group Limited (stock code: 81) and China Unicom (Hong Kong) Limited (stock code: 762), all are listed on the Main Board of the Stock Exchange. Mr. Fan had been an independent non-executive director of Space Group Holdings Limited (stock code: 2448) from December 2017 to August 2022 and Culturecom Holdings Limited (stock code: 343) from April 2015 to May 2024, the shares of these companies are listed on the Main Board of the Stock Exchange.

Dr. Ng Kit Chong M.H., J.P., (aged 50), was appointed as an independent non-executive director in May 2019. Dr. Ng is a member of the audit committee, the nomination committee and the remuneration committee of the Company. He has over 26 years of experience in information technology. He holds a Ph.D. and a bachelor degree of Engineering in Manufacturing Engineering from The Hong Kong Polytechnic University and post-doctorate research degree from Tsing Hua University. Dr. Ng is the founder and chairman of Goldford Business Inc., which engages in technology, media and telecommunication, education and creative industries. He is currently a member of the Legislative Council for the Hong Kong Special Administrative Region, the Advisory Committee on Arts Development and the Council of the Hong Kong Baptist University. He is an adjunct professor of The Hong Kong Polytechnic University. He is a convener of Hong Kong Youth Synergy Foundation, a founding convener of Young Professionals Alliance and a committee member of Chinese People's Political Consultative Conference. Dr. Ng was awarded Ten Outstanding Young Digi Person in Hong Kong in 2000, the Innovative Entrepreneur of the Year for 2003 sponsored by Hong Kong Science and Technology Park, and the Top Ten Outstanding Cantonese Youth in Guangzhou in 2013. He is currently an independent director of China United Network Communications Limited (stock code: 600050), which is listed on the Shanghai Stock Exchange.

Senior Management

Mr. Huang Shi Zhao (aged 69), the general manager of the Group's operation in Guangdong, the PRC. He has over 51 years of experience in legal field, electrical engineering, property development, construction project, administration and management. He is a university graduate in PRC laws and is a National Constructor (Class II) in the PRC. He is the president of The Association of Foreign Investment Enterprises of Shatian, Dongguan and the supervisor of Guangdong Quangang Association for Economic & Cultural Advancement. He joined the Group in 1993.

Mr. Guo Caihong (aged 55), the general manager of the Group's development project in Anshan, the PRC. He has 33 years of experience in project planning, design and management. He joined the Group in 1992.

Mr. Zhuang Xue Nong (aged 51), the general manager of the Group's cemetery project in Guangdong, the PRC. He has over 30 years of experience in real estate and project management, construction, administration, marketing and finance. He holds a postgraduate certificate in Economic Management. He joined the Group in 2003.

Mr. Chan Hing Kwong (aged 49), the assistant general manager of property development and sales department, has over 26 years of experience in property sales, leasing, marketing and property management. He holds a bachelor degree in science and a master degree in housing management. He is a chartered member of the Chartered Institute of Housing and a holder of the property management practitioner (Tier 1) licence. He joined the Group in 2008.

Mr. Andrew Ho Kar Kin (aged 42), the financial controller, has over 20 years of experience in finance, accounting and auditing. He holds a bachelor degree in Accountancy. He is a fellow of the Hong Kong Institute of Certified Public Accountants and a fellow of the Institute of Chartered Accountants in England & Wales. He joined the Group in 2009.

Ms. Lee Wai Ching (aged 64), the company secretary, has over 41 years of experience in corporate services and office administration. She holds a Master degree in Business Administration and a Master degree in Laws. She is a fellow of both the Chartered Governance Institute in the United Kingdom and the Hong Kong Chartered Governance Institute. She joined the Group in 1998.

Corporate Governance Report

Corporate Governance Report

Introduction

The Company is committed to achieving a high standard of corporate governance that properly protects and promotes the interests of its shareholders.

The Company has adopted the code provisions set out in the Corporate Governance Code (the "CG Code") as set out in Appendix C1 of the Rules Governing the Listing of Securities (the "Listing Rules") on The Stock Exchange of Hong Kong Limited (the "Stock Exchange").

Report on corporate governance practices

(A) The Board

The board of Directors (the "Board") is responsible for overseeing the business and strategies of the Company and its subsidiaries (collectively as the "Group") with the objective of enhancing value for its shareholders.

A Board diversity policy (the "Board Diversity Policy") and a nomination policy (the "Nomination Policy") have been approved by the Board with effect from 1 January 2019.

A summary of the Board Diversity Policy is extracted below:

The Company continuously seeks to enhance the effectiveness of its Board and to maintain high standards of corporate governance and recognizes and embraces the benefits of diversity in the boardroom. The Company recognizes and embraces the benefits of having a diverse Board to enhance the quality of its performance.

The Company endeavours to ensure that its Board has the appropriate balance of skills, experience and diversity of perspectives that are required to support the execution of its business strategy for sustainable and balanced development. In designing the Board's composition, Board diversity has been considered from a number of aspects, including but not limited to gender, age, cultural and educational background, professional experience and skills. All Board appointments will be based on meritocracy, and candidates will be considered against objective criteria, having due regard for the benefits of diversity on the Board.

Board selection of candidates will be based on a range of diversity perspectives, including but not limited to gender, age, cultural and educational background, professional experience and skills. The ultimate decision will be based on merit and contribution that the selected candidates will bring to the Board.

The Nomination Committee will report annually, in the Corporate Governance Report, on the Board's composition under diversified perspectives, and monitor the implementation of this Board Diversity Policy to ensure that recruitment and selection practices are appropriately structured so that a diverse range of candidates are considered.

The Nomination Committee will review this Board Diversity Policy, as appropriate, to ensure the effectiveness of this Board Diversity Policy. The Nomination Committee will discuss any revisions that may be required, and recommend any such revisions to the Board for consideration and approval.

Report on corporate governance practices (continued)

(A) The Board (continued)

A summary of the selection criteria and nomination procedures as set out in the Nomination Policy and adopted by the Nomination Committee is extracted below:

Selection Criteria
The factors listed below would be used as reference by the Nomination Committee in assessing the suitability of a proposed candidate.

- Reputation for integrity
- Accomplishment and experience in the industry which the Group operates
- Commitment in respect of available time and relevant interest
- Diversity in all its aspects, including but not limited to gender, age (18 years or above), cultural and educational background, professional experience and skills

These factors are for reference only, and not meant to be exhaustive and decisive. The Nomination Committee has the discretion to nominate any person, as it considers appropriate.

Nomination Procedures
The secretary of the Nomination Committee shall call a meeting of the Nomination Committee after receiving nominations of candidates from the management of the Company for consideration by the Nomination Committee by way of meeting or by way of resolution in writing of all members of the Nomination Committee.

- For filling a casual vacancy and/or as an addition to the Board, the Nomination Committee shall make recommendations for the Board's consideration and approval. For proposing candidates to stand for election at a general meeting, the Nomination Committee shall make nominations to the Board for its consideration and recommendation.
- Until the issue of the shareholder circular, the nominated persons shall not assume that they have been proposed by the Board to stand for election at the general meeting.
- In order to provide information of the candidates nominated by the Board to stand for election at a general meeting, a circular will be sent to shareholders. The names, brief biographies (including qualifications and relevant experience), independence, proposed remuneration and any other information, as required pursuant to the Listing Rules, applicable laws, rules and regulations, of the proposed candidates will be included in the circular to shareholders.

Report on corporate governance practices (continued)

(A) The Board (continued)

Nomination Procedures (continued)

- A shareholder can serve a notice to the Company Secretary within the lodgement period of its intention to propose a resolution to elect a certain person as a director, without the Board's recommendation or the Nomination Committee's nomination, other than those candidates set out in the shareholder circular in accordance with bye-law no. 88 of the Company. The particulars of the candidates so proposed will be sent to all shareholders for information by a supplementary circular, if necessary.

- A candidate is allowed to withdraw his candidature at any time before the general meeting by serving a notice in writing to the Company Secretary.

- The Board shall have the final decision on all matters relating to its recommendation of candidates to stand for election at any general meeting.

The Nomination Committee will monitor and review the Nomination Policy, as appropriate, to ensure that the Nomination Policy remains relevant to the Company's needs and reflects both current regulatory requirements and good corporate governance practice.

(i) Board composition

The Board comprises 8 Directors as at the date of this report. The Board members are as follows:

Name	Position
Mr. Albert Chuang Ka Pun* ("Mr. Albert Chuang")	Chairman
Miss Ann Li Mee Sum ("Miss Ann Li")	Deputy Chairman
Mr. Edwin Chuang Ka Fung* ("Mr. Edwin Chuang")	Managing Director
Mr. Geoffrey Chuang Ka Kam* ("Mr. Geoffrey Chuang")	Executive Director
Mr. Dominic Lai	Non-Executive Director
Mr. Abraham Shek Lai Him ("Mr. Abraham Shek")	Independent Non-Executive Director
Mr. Andrew Fan Chun Wah ("Mr. Andrew Fan")	Independent Non-Executive Director
Dr. Ng Kit Chong ("Dr. Johnny Ng")	Independent Non-Executive Director

* *Mr. Albert Chuang, Mr. Edwin Chuang and Mr. Geoffrey Chuang are siblings.*

Report on corporate governance practices (continued)

(A) The Board (continued)

(i) Board composition (continued)

The composition of the Board is well balanced with each Director having sound knowledge, experience and/or expertise relevant to the business of the Group. The Board has on a regular basis reviewed the composition of the Board and the skills and experience required for all the Executive, Non-Executive and Independent Non-Executive Directors of the Board, in the context of the business and strategies of the Company. Each of the Directors' respective biographical details are set out in the section headed "Biographical Details of Directors and Senior Management" of this annual report.

(ii) Appointment, re-election and removal of Directors

There are formal, considered and transparent procedures for the appointment and removal of Directors. All Directors newly appointed to fill a casual vacancy are subject to election at the first general meeting after their appointment. Every Director is subject to retirement by rotation and re-election in annual general meeting at least once every three years.

(iii) Nomination Committee

A Nomination Committee was established by the Company with clear terms of reference. As at the date of this report, the Nomination Committee comprises three Independent Non-Executive Directors, Mr. Abraham Shek, Mr. Andrew Fan and Dr. Johnny Ng. The committee met once during the year to review the structure, size and composition of the Board and to assess the independence of each Independent Non-Executive Director.

The attendance record of each committee member is as follows:

Name	No. of meeting attended/held
Mr. Abraham Shek*	1/1
Mr. Andrew Fan	1/1
Dr. Johnny Ng	1/1

* *Chairman of the Nomination Committee*

Pursuant to Code B.3.5 of the CG Code effective on 1 July 2025, Miss Ann Li was appointed as a member of the Nomination Committee with effect from 1 July 2025. The members of the Nomination Committee then comprises Mr. Abraham Shek, Mr. Andrew Fan, Dr. Johnny Ng and Miss Ann Li.

Report on corporate governance practices (continued)

(A) The Board (continued)

(iv) Board meetings

The Board held four regular board meetings during the year. Arrangements were in place to ensure that sufficient notice and adequate information were given to each Director prior to the regular meetings. The Chairman, together with the Deputy Chairman and the Managing Director, established the agendas for the meetings. Other Directors were invited to include items in the agendas. Minutes of the meetings were kept in sufficient details to reflect the decisions made in the meetings.

The attendance record of each of the current Directors in Board meetings is as follows:

Name	Position	No. of meetings attended/held
Mr. Albert Chuang	Chairman	4/4
Miss Ann Li	Deputy Chairman	4/4
Mr. Edwin Chuang	Managing Director	4/4
Mr. Geoffrey Chuang	Executive Director	3/4
Mr. Dominic Lai	Non-Executive Director	4/4
Mr. Abraham Shek	Independent Non-Executive Director	4/4
Mr. Andrew Fan	Independent Non-Executive Director	4/4
Dr. Johnny Ng	Independent Non-Executive Director	4/4

(v) Chairman and Chief Executive Officer

The roles of Chairman and Chief Executive Officer are separated. Currently, Mr. Albert Chuang is the Chairman and Mr. Edwin Chuang, the Managing Director, is the Chief Executive Officer.

(vi) Responsibilities of Directors

Each Director of the Company is required to keep abreast of his/her responsibilities as a Director of the Company and each Director is provided in a timely manner with appropriate information of the Group to enable him/her to make an informed decision and to discharge his/her duties and responsibilities as a Director of the Company. On appointment, new Directors will be given a comprehensive induction to the Group's business.

(vii) Directors' dealings in securities

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

(viii) Independence of Independent Non-Executive Directors

The Company has received, from each of the Independent Non-Executive Directors, an annual confirmation of his independence pursuant to Rule 3.13 of the Listing Rules. The Company considers all of the Independent Non-Executive Directors are independent.

Report on corporate governance practices (continued)

(A) The Board (continued)

(ix) Directors' training

According to the code provision C.1.4 of the CG Code, all Directors should participate in a programme of continuous professional development to develop and refresh their knowledge and skills to ensure that their contribution to the Board remains informed and relevant. The Company should be responsible for arranging and funding training, placing an appropriate emphasis on the roles, functions and duties of the Directors of the Company.

During the year, the Company had arranged seminar and provided reading materials to the Directors that are relevant to their duties and responsibilities. A summary of the training record of each of the current Directors received by the Company is as follows:

Name	Reading regulatory updates relating to the director's duties and responsibilities or information relevant to the Group or its business	Reading newspapers, journals and updates relating to the economy, environment and social issues or the director's duties and responsibilities	Attending in-house seminar(s) or seminar(s) organized by external professional institution(s) or attending conference(s) relevant to the director's duties and responsibilities or reading materials of such seminar(s) or conference(s)
Mr. Albert Chuang	✓	✓	✓
Miss Ann Li	✓	✓	✓
Mr. Edwin Chuang	✓	✓	✓
Mr. Geoffrey Chuang	✓	✓	✓
Mr. Dominic Lai	✓	✓	✓
Mr. Abraham Shek	✓	✓	✓
Mr. Andrew Fan	✓	✓	✓
Dr. Johnny Ng	✓	✓	✓

Report on corporate governance practices (continued)

(B) Remuneration of Directors and senior management

(i) Remuneration policy of Executive Directors and senior management

The Group's remuneration policy seeks to provide a fair market remuneration so as to attract, retain and motivate high quality staff. The Group will set levels of remuneration to ensure comparability and competitiveness with companies competing within a similar talent pool.

(ii) Fees paid to Non-Executive Directors

The former Chairman was appointed as the Honorary Chairman and, being an Independent Non-Executive Director, entitles to an annual fee of HK$430,000. Each of the other Non-Executive Directors of the Company entitles to an annual fee of HK$200,000. In determining such fee, the Board has taken into account the current market conditions. The Board is authorized to fix the remuneration of the Directors by the shareholders in annual general meetings.

(iii) Remuneration Committee

A Remuneration Committee was established by the Company with clear terms of reference and is responsible for making recommendations to the Board on the Company's policy and structure for all Directors' and senior management's remuneration and on the Company's establishment of a formal and transparent procedure for developing remuneration policy.

The Remuneration Committee comprises three Independent Non-Executive Directors, Mr. Abraham Shek, Mr. Andrew Fan and Dr. Johnny Ng. The committee met once during the year to review the remuneration policy of the Group and the management's remuneration proposals with reference to the Board's corporate goals and objectives. The committee performs an advisory role to the Board with the Board retaining the final authority to approve the remuneration packages of Directors and senior management and the model (c)(ii) as stipulated in code provision E.1.2 of the CG Code was adopted. The committee performs the reviewing and/or approving matters, if any, relating to share option scheme as stipulated in code provision E.1.2 (i) of the CG Code.

The attendance record of each committee member is as follows:

Name	No. of meeting attended/held
Mr. Abraham Shek*	1/1
Mr. Andrew Fan	1/1
Dr. Johnny Ng	1/1

* *Chairman of the Remuneration Committee*

Report on corporate governance practices (continued)

(C) Accountability and audit

(i) Financial reporting

The Board acknowledges that it is its responsibility to prepare the consolidated financial statements and to present a balanced, clear and comprehensive assessment of the performance, position and prospects of the Group in the interim and annual reports of the Group.

The reporting responsibility of the Company's auditor on the consolidated financial statements of the Group is set out in the "Independent Auditor's Report" on pages 93 to 99 of this annual report.

(ii) Risk management and internal control

(a) Responsibilities of the Board and management

The Board acknowledges that it is responsible for maintaining an appropriate and effective risk management and internal control systems in the Group and reviewing the systems effectiveness to safeguard the Group's assets and shareholders' interests. These risk management and internal control systems can only reasonably, but do not absolutely ensure the non-occurrence of material misstatement, significant loss, error or fraud and they are designed to manage, rather than eliminate the risk of failure in the Group's operational systems to achieve its business objectives.

Management of the Company is responsible for designing, implementing and monitoring the risk management and internal control systems; and providing confirmation to the Audit Committee on the systems effectiveness through the completion of controls self-assessment on key business processes in the Group.

(b) Risk Management

To provide sound and effective risk management, the Board has established an enterprise risk management framework which includes the following key features:

- Risk Governance Structure

  The Group's risk governance structure comprises of day-to-day operational management and control, risk and compliance oversight, and independent assurance. The Group has developed a risk management policy which outlines the principles and procedures for the Group to manage its risks and also clearly defines roles and responsibilities of each of the multiple layers of the structure, including the Board, the Audit Committee, department heads, staff at operational levels and the internal audit, in order to achieve the Group's strategic and operational goals and objectives.

Report on corporate governance practices (continued)

(C) Accountability and audit (continued)

(ii) Risk management and internal control (continued)

(b) Risk Management (continued)

○ Risk Management Process

A robust risk management process is developed to identify, evaluate and manage significant risks. The risk management process includes the following elements:

- Risk identification – Identify the risks faced by the Group.

- Risk assessment and prioritization – Analyze the identified risks based on two dimensions: potential impact and likelihood of occurrence; prioritize key risks and confirm top risks.

- Risk treatment – Select an appropriate risk treatment and develop the relevant risk management strategies for identified key risks.

- Control activities – Controls must be designed, evaluated and implemented on the identified risks.

- Risk monitoring – Perform ongoing and periodic monitoring of risks to ensure the risk management strategies are operating effectively.

- Risk reporting – Consolidate the results from the risk assessment; establish detailed action plan; and report to management and the Audit Committee in a timely manner.

The Group maintains a risk register, which includes information of key enterprise-level risks, their potential consequences, likelihood, impact and overall risk rating. Risk owners will execute risk mitigation actions and respond to their assigned risks in the risk register based on the Board's risk tolerance. On an annual basis, the risks in the risk register are re-evaluated, with consideration of potential new or emerging risks. Also, depending on changes in circumstances and the external environment, risk tolerances and risk responses are adjusted accordingly.

Report on corporate governance practices (continued)

(C) Accountability and audit (continued)

(ii) Risk management and internal control (continued)

(c) Internal Control

The Group has implemented an internal control system in accordance with an integrated internal control framework established by the COSO (Committee of Sponsoring Organizations of the Treadway Commission), which comprises five main features and principal components of internal control: the control environment, risk assessment, control activities, information and communication, and monitoring activities.

The Group has an Internal Audit Department which uses a risk-based approach to derive an internal audit plan and it is approved by the Audit Committee on an annual basis to assess the adequacy, effectiveness, efficiency and reliability of internal control procedures over financial, operational and compliance activities of the Group. The results of the independent reviews together with the recommended remedial actions, in the form of internal audit reports, are submitted to the Audit Committee and management on a regular basis. Follow-up reviews are performed to ensure that all identified issues have been resolved satisfactorily.

The Head of the Internal Audit Department reports directly to the Audit Committee. During the year, the Internal Audit Department conducted reviews and reported the status of implementation of follow-up actions on control deficiencies. Relevant recommendations reported by the Internal Audit Department will be implemented by management to enhance the Group's internal control policies, procedures and practices, and to resolve material internal control deficiencies in a timely manner.

The Group has also developed an Inside Information Disclosure Policy and internal controls for the handling and dissemination of inside information to ensure consistent and timely disclosure, and fulfilment of the Group's disclosure obligations. The Group has also established and implemented procedures to guide its staff on how to report, escalate and handle inside information, and strictly prohibit them from any unauthorized use of inside information.

The Board also established a whistleblowing policy and system for employees and those who deal with the Company and a code of conduct that promotes and supports anti-corruption laws and regulations.

Report on corporate governance practices (continued)

(C) Accountability and audit (continued)

(ii) Risk management and internal control (continued)

(d) Review of Systems Effectiveness

Through the Audit Committee, the Board had conducted an annual review of the effectiveness and adequacy of the risk management and internal control systems by reviewing the work performed by the Internal Audit Department and the controls self-assessment on key business processes performed by management for the year ended 31 March 2025. The review covered all material controls, including financial, operational and compliance controls, and risk management functions. The scope and quality of ongoing monitoring of risks and the internal control systems have been assessed. The changes in the nature and extent of significant risks faced by the Group and response plans have been evaluated. The Board considered that the risk management and internal control systems are functioning effectively and adequately.

During the review, the Board also assessed and was satisfied with the adequacy of the resources, staff qualification and experience, training programmes and budget of the Group's accounting, financial reporting and internal audit functions. Qualified personnel throughout the Group maintains and monitors these internal control procedures on an ongoing basis.

The Board is satisfied that the Group has fully complied with the code provisions D.2 on risk management and internal control set out in the CG Code as set forth in the Appendix C1 of the Listing Rules for the year ended 31 March 2025.

Report on corporate governance practices (continued)

(C) Accountability and audit (continued)

(iii) Audit Committee

An Audit Committee was established by the Company with clear terms of reference to review and supervise the financial reporting process, and the risk management and internal control of the Group. The Audit Committee comprises three Independent Non-Executive Directors, Mr. Abraham Shek, Mr. Andrew Fan and Dr. Johnny Ng. The committee held four meetings during the year to discuss the relationship with the external auditor, to review the consolidated interim financial information for the six months ended 30 September 2024 and the consolidated annual financial statements for the year ended 31 March 2025 of the Group, and to evaluate the risk management and internal control systems of the Group.

The attendance record of each committee member is as follows:

Name	No. of meetings attended/held
Mr. Abraham Shek*	4/4
Mr. Andrew Fan	4/4
Dr. Johnny Ng	4/4

* *Chairman of the Audit Committee*

(iv) Auditor's remuneration

During the year, the remuneration paid or payable to the principal auditor, PricewaterhouseCoopers, is set out as follows:

Services rendered	HK$'000
Audit and audit related services	1,700

(D) Delegation by the Board

(i) Board Committees

The Company has established four committees, namely Audit Committee, Nomination Committee, Remuneration Committee and Corporate Governance Committee (the "CG Committee"). These committees were formed with specific clear written terms of reference which deal clearly with the committees' authorities and duties.

Report on corporate governance practices (continued)

(D) Delegation by the Board (continued)

(ii) Management function

The Board has determined which matters are to be retained by the full Board sanction and which matters are to be delegated to the executive management. The executive management has been given clear terms of reference, in particular, circumstances where the executive management should report to and obtain prior approval from the Board. All delegations to executive management are reviewed periodically to ensure that they remain appropriate.

(E) Corporate Governance

The Board delegated the corporate governance functions to the CG Committee which was established with clear terms of reference and is responsible for developing and reviewing the Company's policies and practices on corporate governance. The CG Committee is also delegated the responsibility to review any potential inside information of the Group and to make recommendations to the Board for any disclosure requirement or actions required.

The CG Committee comprises three Executive Directors, Mr. Albert Chuang, Miss Ann Li and Mr. Edwin Chuang. The committee met twice during the year to review the corporate governance matters of the Company to ensure that the Company has complied with the principles and applicable code provisions of the CG Code.

The attendance record of each committee member is as follows:

Name	No. of meetings attended/held
Mr. Albert Chuang*	2/2
Miss Ann Li	2/2
Mr. Edwin Chuang	2/2

* *Chairman of the CG Committee*

Report on corporate governance practices (continued)

(F) Communication with shareholders

The Company has established a shareholders communication policy with the objectives of enabling its shareholders to exercise their rights in an informed manner and to allow the shareholders and the investment communities to engage actively with the Company. The Board has the responsibility to review the policy regularly to ensure its effectiveness. A summary of the policy is set out below:

(i) General meetings

The Board regards annual general meeting as the principal opportunity to meet the shareholders of the Company. All Directors attended the 2024 annual general meeting of the Company (the "2024 AGM") either in person or through the telecommunication facilities to answer questions raised by the shareholders.

The attendance records of each of the current Directors in 2024 AGM are as follows:

		Attendance
Name	**Position**	**2024 AGM on 9 September 2024**
Mr. Albert Chuang	Chairman	Yes
Miss Ann Li	Deputy Chairman	Yes
Mr. Edwin Chuang	Managing Director	Yes
Mr. Geoffrey Chuang	Executive Director	Yes
Mr. Dominic Lai	Non-Executive Director	Yes
Mr. Abraham Shek	Independent Non-Executive Director	Yes
Mr. Andrew Fan	Independent Non-Executive Director	Yes
Dr. Johnny Ng	Independent Non-Executive Director	Yes

(ii) Significant issues

The Company has ensured that any significant issue to be dealt with in general meetings had been proposed as a separate resolution.

Report on corporate governance practices (continued)

(F) Communication with shareholders (continued)

(iii) Voting by poll

Pursuant to Rule 13.39(4) of the Listing Rules, votes of shareholders in all general meetings of the Company have been taken by poll and results of the poll have been announced in accordance with the procedures prescribed under Rule 13.39(5) of the Listing Rules.

(iv) Corporate documents available in websites of the Company and the Stock Exchange

The Company has placed on the websites of the Company and the Stock Exchange the announcements, circulars, annual/interim reports, notices of general meetings and other information of the Company as required by the Listing Rules.

(v) Shareholders' enquiries

Shareholders of the Company may direct their questions about their shareholdings to the Company's share registrar and all other questions to the Board.

(G) Shareholders' rights

(i) Convening a special general meeting

Pursuant to bye-law no. 57 of the Company, shareholders holding at the date of deposit of the requisition not less than one-tenth of the paid up capital of the Company carrying the right of voting at general meetings of the Company shall at all times have the right, by written requisition to the Board or the secretary of the Company, to require a special general meeting ("SGM") to be called by the Board for the transaction of any business specified in such requisition and add resolutions to a meeting agenda; and such meeting to be convened pursuant to the requisition by the shareholders shall be held in the form of a physical meeting only and within two (2) months after the deposit of such requisition. If within twenty-one (21) days of such deposit the Board fails to proceed to convene such meeting, the requisitionists, or any of them representing more than one half of the total voting rights of all of them, may themselves convene a physical meeting, but any meeting so convened shall not be held after the expiration of three months from the said date. The written requisition must state the purposes of the general meeting and is signed by the shareholder(s) concerned and may consist of several documents in like form, each signed by one or more of those shareholders.

If the requisition is in order, the secretary of the Company will ask the Board to convene a SGM by serving sufficient notice in accordance with the statutory requirements to all the shareholders. On the contrary, if the requisition is invalid, the shareholders concerned will be advised of this outcome and accordingly, a SGM will not be convened as requested.

Report on corporate governance practices (continued)

(G) Shareholders' rights (continued)

(ii) Enquiries to the Board

Shareholders of the Company will have the opportunity to ask questions to the Board in general meetings. Shareholders of the Company may also make enquires to the Board at their discretion. Such enquiries shall be made in writing directed to "The Board of Directors, Chuang's China Investments Limited" by one of the following means:

- By mail to : 25th Floor, Alexandra House, 18 Chater Road, Central, Hong Kong
- By email to : china-board@chuangs.com.hk
- By facsimile to : (852) 2810 6213

The Board will respond promptly to proper enquiries raised by the shareholders.

(iii) Putting forward proposals at shareholders' meetings

(a) Shareholders may put forward proposals relating to the election of Directors in general meetings as follows:

- ○ Pursuant to bye-law no. 88 of the Company, a shareholder (not being the person to be proposed) duly qualified to attend and vote at the meeting of the Company may propose a person for election as a Director at any general meeting of the Company by giving the secretary of the Company a notice in writing:
    - of his/their intention to propose such person for election; and
    - signed by the person to be proposed of his willingness to be elected.

Report on corporate governance practices (continued)

(G) Shareholders' rights (continued)

(iii) Putting forward proposals at shareholders' meetings (continued)

(a) (continued)

○ Any notice given for such proposal must include such person's information as may from time to time be required to be disclosed under Rule 13.51(2) of the Listing Rules in the event that such person is elected as a Director or any other applicable laws, rules and regulations which the Company may be subject to. Currently, the following information are required:

- Full name and age;

- Positions held with the Company and other members of the Group (if any);

- Experience including (i) other directorships held in the last three years in public companies, the securities of which are listed on any securities market in Hong Kong or overseas, and (ii) other major appointments and professional qualifications;

- Length or proposed length of service with the Company;

- Relationships with any Directors, senior management or substantial or controlling shareholders of the Company;

- His interests in shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Cap. 571) of the Laws of Hong Kong;

- Amount of the Director's, supervisor's or chief executive's emoluments and the basis of determining the Director's, supervisor's or chief executive's emoluments and how much of these emoluments are covered by a service contract; and

- A declaration by the nominated person stating that he is not and has not been subject to any of the events provided for under Rule 13.51(2)(h) to (w) of the Listing Rules, or if any one or more of these provisions are applicable to him, full details thereof.

Report on corporate governance practices (continued)

(G) Shareholders' rights (continued)

(iii) Putting forward proposals at shareholders' meetings (continued)

(a) (continued)

- Any notice given for this purpose shall be directed to "The secretary, Chuang's China Investments Limited" by one of the following means:

  - By mail to : 25th Floor, Alexandra House, 18 Chater Road, Central, Hong Kong
  - By email to : chuangs@chuangs.com.hk
  - By facsimile to : (852) 2810 6213

- Any such shareholder(s) shall be one(s) that is/are entitled to attend and vote at the meeting for which such notice is given.

- The minimum length of the period, during which such notice(s) are given, shall be at least seven (7) days and that the period for lodgement of such notice(s) shall commence no earlier than the day after the despatch of the notice of the general meeting appointed for such election and end no later than seven (7) days prior to the date of such general meeting. If the notice is received less than fifteen (15) business days prior to that general meeting, the Company will need to consider adjournment of the general meeting in order to (i) assess the suitability of the proposed candidate; and (ii) publish an announcement or circulate a supplementary circular in relation to the proposal to the shareholders at least fourteen (14) clear days prior to the general meeting.

(b) Except for proposals relating to the election of Directors which should follow the procedures mentioned in (a) above, shareholders may put forward proposals at general meetings by following the requirements and procedures as set out in sections 79 and 80 of the Companies Act 1981 of Bermuda (the "Act"). Specifically, such shareholders should:

- Collectively hold not less than one-twentieth of the total voting rights of all shareholders of the Company having at the date of the requisition the right to vote at the meeting to which the requisition relates, or constitute not less than 100 shareholders.

- Submit a written request stating the resolution intended to be moved at the AGM, or a statement of not more than 1,000 words with respect to the matter referred to in any proposed resolution or business to be dealt with at that general meeting.

Report on corporate governance practices (continued)

(G) Shareholders' rights (continued)

(iii) Putting forward proposals at shareholders' meetings (continued)

(b) (continued)

- The written request/statement must be signed by such shareholders, or two more copies which between them contain the signatures of all such shareholders, and deposited at the registered office of the Company at Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda and its principal office in Hong Kong at 25th Floor, Alexandra House, 18 Chater Road, Central, Hong Kong, for the attention of the secretary of the Company:

  - In the case of a requisition requiring notice of a resolution, not less than six weeks before the meeting; and

  - In the case of any other requisition, not less than one week before the meeting, provided that if, after a copy of the requisition requiring notice of a resolution has been deposited at the registered office of the Company, an AGM is called for a date six weeks or less after the copy has been deposited, the copy though not deposited within the time required by section 80 of the Act shall be deemed to have been properly deposited for the purposes thereof.

- If the written request is in order, the secretary will ask the Board (i) to include the resolution in the agenda for the AGM; or (ii) to circulate the statement for the general meeting, provided that the shareholder(s) concerned have deposited a sum of money reasonably determined by the Board sufficient to meet the Company's expenses in serving the notice of the resolution and/or circulating the statement submitted by the shareholder(s) concerned in accordance with the statutory requirements to all the registered shareholders. On the contrary, if the requisition is invalid or the shareholder(s) concerned have failed to deposit sufficient money to meet the Company's expenses for the said purposes, the shareholder(s) concerned will be advised of this outcome and accordingly, the proposed resolution will not be included in the agenda for the AGM; or the statement will not be circulated for the general meeting.

- Any questions relating to putting forward proposals at shareholders' meetings should be directed in writing to "The Board of Directors, Chuang's China Investments Limited" by one of the following means:

  - By mail to : 25th Floor, Alexandra House, 18 Chater Road, Central, Hong Kong

  - By email to : china-board@chuangs.com.hk

  - By facsimile to : (852) 2810 6213

Report on corporate governance practices (continued)

(H) Amendments to constitutional documents of the Company

No amendment had been made to the constitutional documents of the Company during the year ended 31 March 2025.

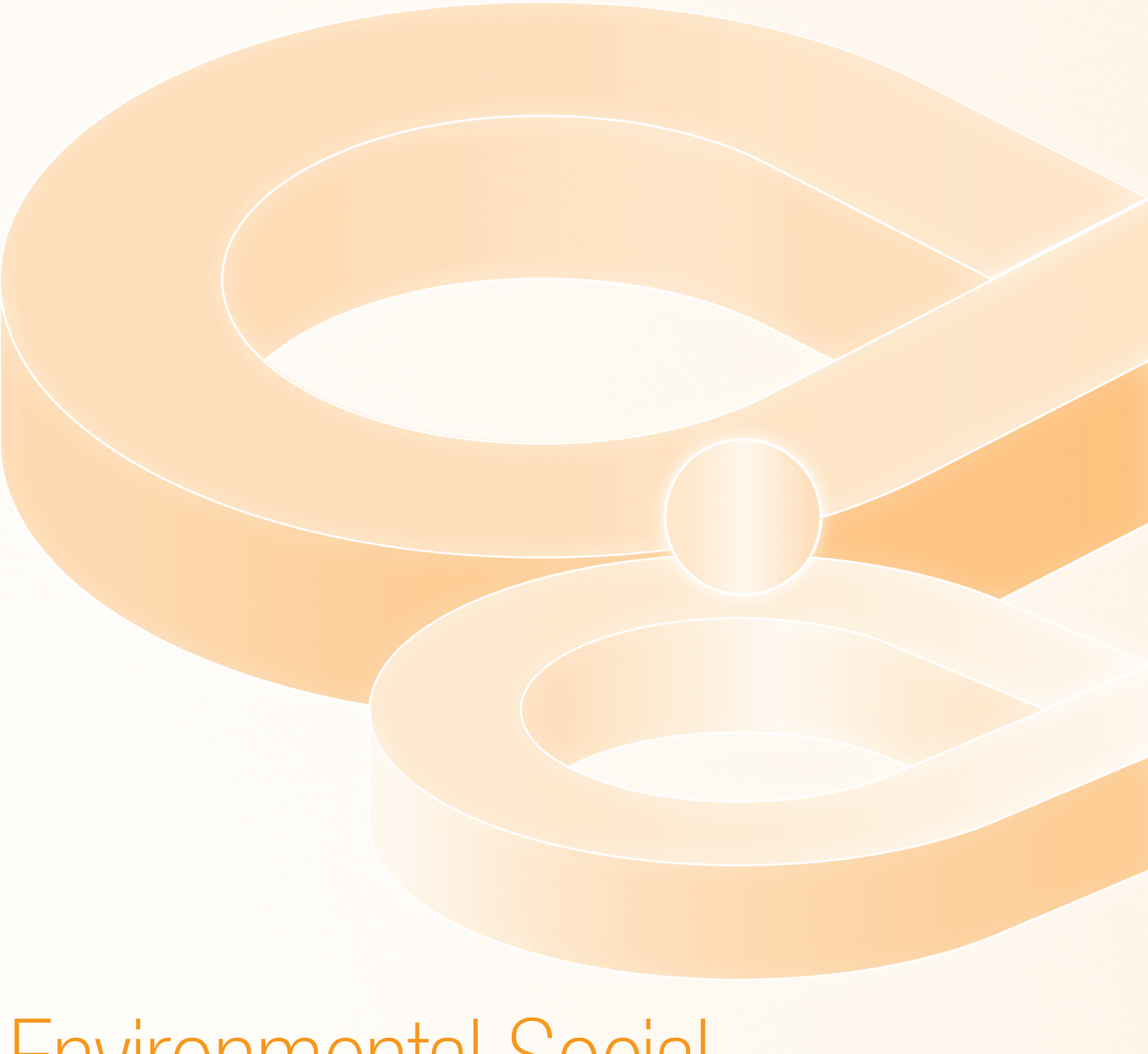
Conclusion

Except as mentioned above, the Company has complied with the code provisions of the CG Code for the year ended 31 March 2025.

On behalf of the Board of
Chuang's China Investments Limited

Edwin Chuang Ka Fung
Managing Director

Hong Kong, 26 June 2025



Environmental, Social and Governance Report

About This Report

This Environmental, Social and Governance ("ESG") report covers the Company and its subsidiaries (collectively as the "Group") which are principally engaged in property development, investment and trading, hotel operation and management, development and operation of cemetery, sales of goods and merchandises, and securities investment and trading.

The Group is committed to the long-term sustainability of its businesses, which is one of the key focuses of the Group's development and growth strategy, and is committed to developing initiatives that will merit value and positive impact for the betterment of its stakeholders and the communities within which it operates and serves. This report places emphasis on the ESG achievements and challenges as well as initiatives undertaken for the financial year ended 31 March 2025 in respect of the Group's key business operations, namely property development and investment businesses in Hong Kong, the People's Republic of China (the "PRC") and Malaysia covering key properties with principal businesses and operations, as well as the cemetery business of the Group in the PRC. Operations in Changsha and Chengdu of the PRC are removed from the reporting boundary as there were no operations during the reporting year.

The ESG report is prepared in accordance with the ESG Reporting Code (formerly named as the ESG Reporting Guide) under Appendix C2 of the Main Board Listing Rules (the "Listing Rules") issued by The Stock Exchange of Hong Kong Limited (the "Stock Exchange").

The preparation of this ESG report adopts the following four reporting principles stated in the ESG Reporting Code:

Materiality	Senior management conducted materiality review of ESG topics to identify ESG issues material to our business operations and stakeholders.
Quantitative	Quantitative metrics are collected and regularly monitored to review the progress and evaluate the effectiveness of our ESG initiatives.
Balance	ESG accomplishments are highlighted while areas for improvement are also drawn attention to, providing an unbiased picture of our ESG performance.
Consistency	Consistent methodologies are adopted to provide meaningful comparison of our ESG performance overtime. Any changes in data compilation and scope are disclosed.

Approach to Sustainability

Beyond delivering quality products and service excellence, we strive to create long-term value for our key stakeholders by keeping close communication with them and operating in a sustainable and responsible manner. While sustainability is believed to be one of the keys for the Group's development and growth strategy, we are committed to developing initiatives that will merit value and positive impact through our operations to our stakeholders. Through the implementation of ESG management systems and initiatives, we incorporate sustainability considerations in the way we grow and develop. The Group recognizes the importance of establishing a robust governance structure to facilitate effective management across our business operations, further ensuring compliance with applicable laws and regulations. To this end, the Group adopts a top-down approach to involve all levels of personnel in the Group in driving our sustainability visions into action.

Board Statement

The board of Directors (the "Board") is responsible for overseeing the business and strategies of the Group, in which ESG-related risks are also assessed. The Board also reviews the material ESG topics (including ESG risks) annually to ensure important issues are dealt with according to their priorities. Moreover, the Group's ESG targets are reviewed and approved by the Board. Day-to-day operations are managed by corresponding operation sites and departments according to the policies and management approaches set out by the Group. Senior management reviews and monitors the on-going ESG performance of the Group, reviews the progress made against the Group's ESG targets set during the reporting year and reports to the Board to ensure effective ESG risk management and internal control system are in place.

Approach to Sustainability (continued)

Stakeholder Engagement

As we strive to create long-term value for our stakeholders, on-going communications with stakeholders is essential to understand their expectations and feedback, while identifying opportunities for continuous improvement. To maintain effective communication with our stakeholders and incorporate their feedback into our decision-making process, we conduct regular engagement exercises with different stakeholder groups through appropriate communication channels.

Stakeholder Group	Engagement Approaches
Employees	• Email • Internal memo • Meeting • Survey
Shareholders and investors	• Regular announcements • Annual general meeting
Customers	• Service hotlines • Email • Meeting
Suppliers/Contractors	• Email • Communication at site • Meeting • Survey
Industry associations	• Email • Meeting
Media	• Press release • Annual general meeting • Email

Approach to Sustainability (continued)

Material Topics on Environmental, Social and Governance

To effectively manage ESG topics and determine appropriate management approach, we analyzed ESG topics that matter most to our stakeholders and our business operations through our on-going stakeholder engagement process. A materiality assessment was conducted in previous years in the form of a survey to identify material ESG topics, where both internal and external stakeholders were invited to participate. The material ESG topics were then reviewed and approved by senior management and the Board during the reporting year to ensure the relevancy and materiality to the Group. The list of material topics has been reviewed according to the assessment result and is summarized as follows. Moreover, the Group has been taking steps to enhance the process of collecting resource consumption data so that a more comprehensive picture of the Group's ESG performance can be provided.

Material ESG Topics	Our Responses
Environmental	
Climate change, energy consumption and carbon emissions	Buildings account for a significant amount of cities' electricity consumption. Through optimizing resource efficiency, acting on climate change and leveraging on innovative solutions, the Group seeks to contribute to building sustainable cities and communities.
Green buildings and green finance	The Group supports green building development and green loan financing as part of our strategy. Pledging to enhance our green building and green loan commitment, the Group has achieved or targets to achieve green building certification on our projects and to obtain green loan and make green deposit. For further details, please refer to the sections headed "Green Building Initiatives" and "Green Finance" below.
Social	
Employee welfare and benefits	Adopting fair and lawful labour practices are key to attracting and retaining top talents and safeguarding the rights and interests of our employees.
Occupational health and safety	Occupational health and safety of workers is significant to the Group's operations, in particular to property development projects. By prioritizing occupational health and safety, the Group is actively mitigating these risks and creating a safer working environment for employees and contractors. This not only helps in preventing accidents and injuries but also promotes a culture of care and responsibility within the Group.
Corporate governance	Our robust corporate governance strategies and policies are the foundations of our sustainable development in safeguarding against the risk of corruption in our property development and investment businesses. We consider compliance with anti-corruption laws to manage such risks to be an important part of our operation.

Environmental

The Group is mindful of minimizing our impact on the environment and use of natural resources. We have established environmental protection policies that include both emissions reduction and energy saving policies in order to achieve such an objective. The Group also has procedures in place to ensure we have an up-to-date understanding of the environmental protection regulations set out by respective environmental protection bureaus of countries in which we operate.

The Group strictly adheres to all relevant environmental laws and regulations in Hong Kong, the PRC and Malaysia, including Waste Disposal Ordinance (Cap. 354), Air Pollution Control Ordinance (Cap. 311), Water Pollution Control Ordinance (Cap. 358), Noise Control Ordinance (Cap. 400) of the Laws of Hong Kong, the Environmental Protection Law of the PRC and Solid Waste and Public Cleansing Management Act 2007 (Act 672) of Malaysia, which cover regulations on controlling pollution to air, water and land during property development and construction stages. During the reporting year, the Group was not aware of any material non-compliance with the environmental laws and regulations.

Green Strategies

Green Building Initiatives

To achieve decarbonization, the Group has implemented green building initiatives through constructing certified green buildings and optimizing energy performance of existing buildings. Our development properties have achieved notable success in green certifications. For instance, The Esplanade at Tuen Mun, Hong Kong and ARUNA at Ap Lei Chau, Hong Kong have attained a "Final Silver" rating and a "Provisional Silver" rating under BEAM Plus respectively.

Green Finance

The Group is committed to integrating sustainability considerations into our financing mechanisms. During the reporting year, we participated in the Corporate Green Deposits Scheme launched by the Bank of Communications (Hong Kong) Limited. The deposits will be used to finance environmental projects, including renewable energy, green buildings as well as water and waste management. The Group targets to engage more green finance for our projects and properties in the future to enhance the green and sustainability initiatives.

Environmental (continued)

Emissions

Air and Greenhouse Gas ("GHG") Emissions

The Group is committed in promoting a green environment and reducing GHG emissions. The Group has implemented strict policies and procedures to fulfil the commitments which include:

- Developing and promoting the culture of an environmentally responsible company;
- Ensuring that environmental protection objectives and targets are achieved by allocating adequate and appropriate resources; and
- Educating, training and encouraging employees to participate in environmental protection initiatives to cultivate a spirit of corporate social responsibility.

During project planning, design and construction stages of the Group's property development projects, the Group consistently incorporates industry best practices to construct green buildings wherever feasible. The Group applies different sustainability considerations, such as taking into account energy consumption and GHG emissions to different projects according to their locations and customers' requirements. For example, the following measures have been included in our projects:

- Seasonal wind direction is considered and applied in residential architecture design to improve natural ventilation;
- Tinted and/or insulating glass curtain walls are double glazed and made with low emissive glass to increase visibility and control natural lighting which could save energy and/or reduce solar heat radiation;
- The oxide film of the surface area is used to minimize the reflectivity of the glass; and
- Natural, energy efficient and automatic control light systems are installed in its buildings to reduce the energy needed for lighting and to reduce overall running cost.

Environmental (continued)

Emissions (continued)

Air and GHG Emissions (continued)

Moreover, during the planning and design stages, the Group would ensure that our buildings can be seamlessly integrated into the neighbourhood and environment. The Group embeds our commitment to being environmentally responsible into its day-to-day business activities. For example, as part of the procurement process, the Group prioritizes the selection of greener or environmentally-friendly materials and products to minimize carbon footprint. Some of the factors considered include:

- Use of materials and products with high reusability and proportion of recycled content;
- Business conduct which fosters the sustainable use of the earth's resources by minimizing waste and mitigating any adverse environmental impacts; and
- Use of "greener" alternatives and adoption of, or investment in, energy efficient practices and technologies.

The Group also encourages employees to participate in environmental protection initiatives. For example, the Group reduces energy use and GHG emissions by adopting energy efficient technologies and by switching off office lights, computers and photocopiers whenever they are not required after work. Building external lights, stair lights, floor corridor lights, certain lifts are also switched off and car parks are closed during off-peak hours. To enhance our environmental performance, we target to replace existing lighting with energy-efficient lighting for our commercial and office buildings in order to reduce electricity consumption and GHG emission. We will continuously keep track of our target progress. On the other hand, we will consider and explore quantitative targets setting in the future.

The Group is actively engaged in the mapping and quantification of scope 3 emissions. We are in the process of finalizing our scope 3 emission inventories and plan to disclose these emissions in the forthcoming years' reports.

Waste Management

For hazardous waste, we understand the importance of minimizing waste and mitigating any adverse environmental impacts; and recognize the benefits of doing so. Hence, we consider environmental responsibility throughout the procurement process and have assigned vendors to collect and recycle the empty toners and electronic wastes, such as computer hardware. While paper and other office materials are our major non-hazardous waste sources, waste papers are collected daily by the management office of the building where the principal office of the Group in Hong Kong is located. We have implemented waste-reduction measures ranging from using double-sided printing, issuing memos in electronic form across offices; collecting and recycling used ink cartridges.

Environmental (continued)

Use of Resources

The Group strives to drive sustainable business growth through effective and efficient utilization of the resources, including energy, water and other raw materials. This objective is made aware of across our management and staffs, and a number of "green office practices" have been implemented.

Eco-friendly measures are being introduced to a substantial portfolio of properties that the Group managed. Such measures include but not limited to the reduction in the use of paper. Examples on how we reduce the use of paper include closely monitoring total amount of paper printed by every employee, enforcing the use of recycled paper and use of electronic memo across offices. In addition, Wisma Chuang at Malaysia has installed a smart gadget on the wash basins of all restrooms in the property and adopted ticketless parking solution to reduce excessive use of water and paper respectively.

To further reduce the negative environmental impacts associated with our businesses, our cemetery operation is taking steps to reduce waste generation. We actively encourage visitors to minimize waste disposal such as those respective offerings while honouring and commemorating the ancestors.

Climate Change

Climate change is being recognized globally as an emerging risk potentially impacting all businesses and communities. As a responsible corporate organization, we are conscious of the environmental impact of our operations and seek to identify and mitigate the significant climate-related issues relevant to our business. In prior year, the Group engaged a third-party consultant to identify the material climate-related risks, including physical and transition risks, for our major properties in Hong Kong, the PRC and Malaysia.

Initially, we identified relevant climate-related issues by examining industry trends, insights from industry peers, and academic research. Subsequently, we refined our focus to identify the potential climate-related risks and opportunities impacting our operations at an asset-specific level. Drawing from the initial risk assessment, we conducted a detailed examination using two climate scenarios to gauge the risk exposure of our assets in the short term (2030s) and medium term (2050s) respectively. Our evaluation factored in three primary climate hazards: flooding, typhoons, and extreme heat. We examined six existing assets, comprising one each in Hong Kong, Xiamen, Anshan, Dongguan, Sihui, and Kuala Lumpur.

Environmental (continued)

Climate Change (continued)

Our analysis integrated transition pathways and climate-model scenarios recommended by the Network for Greening the Financial System ("NGFS") and the United Nations Intergovernmental Panel on Climate Change ("IPCC"). These scenarios, developed by leading international institutions, underpin the robustness of our evaluation.

Scenarios	Publicly available scenario referenced
Below 2°C	• IPCC RCP 2.6 • NGFS Below 2°C
Business as Usual	• IPCC RCP 8.5 • NGFS Current Policies

Physical Risks

The following table illustrates the key physical risks and their respective potential impacts.

Risk Type	Key Physical Risks	Potential impacts
Acute (short/medium-term)	Flooding/ Extreme Precipitation	• Operational disruption due to damage of facilities and equipment by flood • Increased property insurance premiums • Increased operating costs for maintenance to prevent significant losses from flooding • Reduced asset value for properties in high flooding risk areas
Acute (short/medium-term)	Typhoon	• Operational disruption due to damage of facilities and equipment by typhoon • Threatened customers' and employees' safety • Increased property insurance premiums • Increased operating costs for maintenance to prevent significant losses from typhoon • Reduced asset value for properties in high typhoon risk areas
Chronic (medium/long-term)	Extreme Heat	• Increased heat-related occupational health risks for workers and thus resulting in higher labor costs and expenses • Increased operating costs for air-conditioning demand and equipment replacement due to high temperature • Reduced workers' productivity leading to business disruptions and project delays

Environmental (continued)

Climate Change (continued)

Physical Risks (continued)

Presented below are tables illustrating the levels of risk associated with the climate hazards present in the cities where our assets are located, forecasted across different scenarios and time spans.

Legend				
Very Low	Low	Medium	High	Very High
1	2	3	4	5

Flooding/Extreme Precipitation		
Location	**RCP 2.6 (2030 and 2050)**	**RCP 8.5 (2030 and 2050)**
The Esplanade Place, Hong Kong	4	4
Anshan	4	4
Dongguan	3	3
Sihui	1	1
Xiamen	1	1
Kuala Lumpur	1	1

Typhoon		
Location	**Severity (2030 and 2050)**	**Likelihood (2030 and 2050)**
The Esplanade Place, Hong Kong	5	5
Anshan	1	1
Dongguan	4	5
Sihui	2	3
Xiamen	4	5
Kuala Lumpur	1	1

Extreme Heat				
	RCP 2.6		**RCP 8.5**	
Location	**2030**	**2050**	**2030**	**2050**
The Esplanade Place, Hong Kong	2	2	2	4
Anshan	5	5	5	5
Dongguan	4	5	4	5
Sihui	4	4	4	5
Xiamen	4	4	4	4
Kuala Lumpur	4	4	4	4

Environmental (continued)

Climate Change (continued)

Physical Risks (continued)

Among the relevant acute and chronic climate hazards, extreme wind events, such as typhoon, have been identified as the most material physical risk to our operations considering both likelihood and impact, especially to our properties in Hong Kong and Xiamen, the PRC. Extreme wind events could potentially impact the safety of our employees and tenants while they commute to work and cause damages to our properties, resulting in operation disruption and financial loss.

The Group has established several adaptation and mitigation plans accordingly.

To address typhoon, we:

- Allow flexible working arrangements and precautions in the event of severe or extreme weather conditions.
- Take out insurance policies against property loss and damage.
- Require our contractors diligently adhere to governmental guidelines and follow the architects' instructions regarding preventive and precautionary measures during the typhoon season.
- Incorporate wind-resistant building design through a combination of advance computer analysis, wind load testing and innovative engineering to ensure safety and comfort of building.

To address flooding/extreme precipitation, we:

- Install on-site flood control measures such as sump pumps, water retaining boards, and sandbags to mitigate water damage risks. Sump pumps are installed in the basement with regular maintenance and inspections to guarantee their operational readiness. Water retaining boards and sandbags are stored within the building premises to mitigate the possible damage due to heavy rainfall.

To address extreme heat, we:

- Utilize heat insulation in our building structures to regulate indoor temperatures effectively. Calculated glass window size and double-glazing panel with reflective coating are designed as heat insulation and installed in our building envelope to reduce heat absorbed from the exterior of the premises.
- Provide educational resources and guidance to prevent heatstroke and promote heat safety practices for workers on-site.

Environmental (continued)

Climate Change (continued)

Transition Risks

The following table illustrates the key transition risks and opportunities and their respective potential impacts.

Risk Type	Key Transition Risks and Opportunities	Potential impacts
Market and Reputation	Increasing market demand and consumer preference for sustainable products, services, and buildings, including climate-resilient and green structures	• Increased investment costs for sustainable design and retrofits • Increased training costs to adequately respond to consumers' concerns on about sustainable products and environmental issues • Increased revenue from the growing market demands (e.g. for green buildings)
Policy and Legal	Implementation of carbon pricing mechanisms and regulations	• Increased compliance costs and business uncertainty due to carbon pricing regulations • Increased operation costs for non-renewable energy, such as rising electricity cost
Policy and Legal	Stringent building regulations and compliance standards	• Increased investment costs for low-carbon products and energy-efficiency upgrades • Increased training cost for compliance to green building requirements • Increased litigation risks and the potential for fines due to non-compliance
Technology	Growing adoption of green building practices and renewable energy sources	• Increased investment costs for renewable energy • Reduced operational costs through implementing energy-efficient technologies

In line with the targets committed by the governments of Hong Kong and Malaysia to achieve carbon neutrality by 2050, and in 2060 for the PRC, the Group anticipates regulatory, technological and market changes resulting from the transition to a low carbon economy. The vision of carbon neutrality may lead to amendments to national policies and the Listing Rules and the introduction of environmental-related taxes, potentially incurring additional compliance costs. To address the policy and legal risks, the Group continuously monitors any changes in laws or regulations and global trends in climate change to avoid increased costs, fines for non-compliance, or reputational risks. In addition, the Group has implemented comprehensive environmental measures, including measures aimed at reducing GHG emissions, to achieve relevant targets set.

During the reporting year, the Group has analyzed its gap against the new released Climate-Related Disclosures under Part D of the ESG Code. We are committed to enhancing our climate-related disclosure including financial impact assessment in the coming years.

Social

Employment and Labour Practices

The Group is an equal opportunity employer, offering equal employment and advancement opportunities to all candidates and employees as well as implementing fair and consistent human resource policies and programmes in relation to recruitment, compensation and dismissal, promotion, working hours, resting periods, equal opportunity, diversity and anti-discrimination. We adhere to all applicable labour laws and regulations including the Employment Ordinance (Cap. 57) and anti-discrimination legislation of the Laws of Hong Kong, the Labour Law and the Labour Contract Law of the PRC, and the relevant employment laws in Malaysia[1]. The Group dismisses employees and compensates them in accordance with the relevant laws and regulations including the Employees' Compensation Ordinance (Cap. 282) and Minimum Wage Ordinance (Cap. 608) of the Laws of Hong Kong, the Labour Law and the Labour Contract Law of the PRC, and the Minimum Wages Order of Malaysia.

As of 31 March 2025, the Group had 72 employees in total under the reporting boundary, including 14 employees in Hong Kong, 49 in the PRC, and 9 in other regions. The Group believes that its human resource is the most valuable asset as it is the driving force of business growth and success. One of the measures the Group takes to achieve the goal of retaining and empowering talent is by providing a safe and healthy working environment. This commitment serves as a recognition of workforce satisfaction and contributes to the overall success of the organization.

As part of its core strategy to create an open and harmonious workplace, the Group seeks to provide its employees with the most competitive compensation and benefits. These include:

- Entitlement to paid leaves beyond those required by the law including marriage leave, birthday leave and compassionate leave;
- Financial allowance for external training, as well as entitlement to training leave for eligible employees to facilitate their learning and development; and
- To allow better work-life balance, employees can apply to leave the workplace early to handle their family affairs.

[1] *The major employment regulations in Malaysia include Employment Act 1955, Minimum Wages Order, Children and Young Persons (Employment) Act 1966, Employment Regulations 2010, Industrial Relations Act 1967, Employees Provident Fund Act 1991, Employees' Social Security Act 1969 and Employment Insurance System 2017.*

Social (continued)

Employment and Labour Practices (continued)

To maintain a strong and diverse workforce, the Group nurtures its employees through its retention policy:

- Excellent culture: The Group advocates an open and trusting working relationship amongst its employees.
- Competitive package: The Group offers full-time employees compensation such as discretionary bonus, double pay, contributory provident fund, share options and medical insurance to employees and their family members.
- Emotional care: The Group understands the importance of family values and culture and encourages celebration of international and national holidays and events such as Chinese New Year, Dragon Boat Festival, Mid-Autumn Festival and Christmas, and complement these festivities with gift packages to the staff, lunch gatherings and early leave.
- Employee referral programme: The Group uses various recruitment channels to attract and retain talents. It launched an employee referral programme to encourage its employees to refer talents to the Group to maintain its culture and would provide employee referral rewards for the successful cases.

Furthermore, the Group emphasizes in building employee engagement, striving to enrich both their work and personal lives. Various kinds of activities ranging from movie nights, yoga classes to bread-spread-making classes were regularly organized for employees for enjoyment and relaxation and promoting teambuilding and bonding.

Labour Standards

The Group is against and prohibits the employment of child and forced labour and strictly adheres to applicable laws and regulations. Our human resources department shall adhere to our standard protocols to verify the identification documents of all candidates during the interview process to ensure their eligibility for lawful hiring. Upon commencement of their respective employments in Hong Kong, new hires are required to provide their original HKID Card for copy for official record. In the unlikely event that child and forced labour are discovered, immediate action would be taken to terminate the employment, seek legal advice and, if necessary, report the case to the relevant authorities. Additionally, we also conduct a thorough investigation to identify any loopholes and implement more stringent steps to prevent similar incident from happening in the future. During the reporting year, the Group was not aware of any incident of child or forced labour.

Social (continued)

Health and Safety

The Group is committed to providing a safe and secure workplace for employees, contractors and site staff across its entire operations. With its core businesses in property development, safety at construction sites is of utmost importance. We adhere to all applicable laws and regulations including the Occupational Safety and Health Ordinance (Cap. 509) of the Laws of Hong Kong, the Labour Law of the PRC, Production Safety Law of the PRC, Law of the PRC on the Prevention and Control of Occupational Diseases and Occupational Safety and Health Act 1994 of Malaysia, as well as industry best practices to maintain a safe and healthy working environment. Over the past three reporting years, zero cases of work-related fatalities have been reported.

To achieve this, the Group has adopted a number of health and safety initiatives and requirements, including:

- Fulfilment of all relevant and applicable legal obligations;
- Systematic framework for identifying and reviewing safety responsibilities;
- Management of the health and safety risks arising from work activities;
- Communication of relevant policies and procedures to employees and other stakeholders as appropriate;
- Adequate and sufficient personal protective equipment and tools required for the job;
- Adequate training and motivation of team members to observe health and safety preventive measures at workplace;
- Communication of applicable health and safety requirements to employees and contractors;
- Regular fire drills and emergency evacuation simulations in place to prepare employees for handling real emergencies;
- Corporate flu vaccination programme offered on a free of charge basis to employees to effectively reduce the risk of mass infection, and ensure a safe and healthy workplace; and
- Continuous improvement of corporate policies, procedures, programmes and work performance.

Social (continued)

Development and Training

The Group believes that the development of employees and enhancement of their skills and knowledge will contribute significantly to the growth and success of the business. As such, the Group is committed to developing and implementing a number of comprehensive training programmes for its people. These programmes seek to advance the employees' professional skills based on identified areas of growth, while ensuring that the skills of the Group's workforce meets current business needs. The Group's commitment to this is demonstrated through the following programmes:

- On boarding programme – this programme seeks to enable employees, especially new hires to learn and understand about the mission, vision, values and service culture of the Group;

- Compliance programme – this programme is designed for all staff, such as anti-corruption training in order to prevent offences such as bribery, extortion and fraud;

- Operations and job skills programme – the aim of this programme is to help employees develop the essential skills and competencies required for their jobs. In addition to participation in on-the-job training programmes, employees are also encouraged to attend external seminars and workshops to keep themselves on the cutting edge of the industry development; and

- Manager and leadership programme – this includes the accelerated development programme and leader programme, which assists employees in creating personal management plans to progress their careers and achieve higher levels of responsibility. For the directors of the Group, they are offered various programmes for continuous development to constantly enhance their skills and knowledge in leading the Group. With an emphasis on developing the directors' understanding of their roles, functions and duties, their contribution to the Group can be assured to be informed and relevant.

During the reporting year, the Group organized a seminar training to its directors and managers, in collaboration with a law firm. The training focused on the key amendments to the Corporate Governance Code, expansion of the Paperless Listing Regime, case studies on compliances and guidance on preparation of the annual report. Through these programmes, the Group ensures that all employees receive full support in their development and progress in the Group. These initiatives differentiate the Group to attract, retain, and prepare the workforce for greater personal and organizational success while achieving employee satisfaction and gratification.

Social (continued)

Supply Chain Management

The Group has a diverse range of supply chain relationships. The Group recognizes the critical role supply chain management plays in running an efficient business operation and to provide quality services in accordance with the highest ethical, social and environmental standards. The Group is committed to being a responsible corporation to include a good management of its suppliers so as to maintain the high standard of products delivered to its customers.

The Group is committed to develop initiatives in managing environmental and social risks of the supply chain. This includes the implementation of strict standards and policies to select and provide services, adhering to and exceeding where practicable, all relevant legal obligations and codes of practice ensuring that, where possible:

- Minimal to negligible adverse impact on the environment; and
- Prevention of pollution, reduction of waste production and efficient utilization of resources.

Embedded within its supplier selection process, the Group considers the following key aspects:

- The environmental values and commitments of suppliers;
- The environmental certification and memberships of suppliers;
- Supplier's compliance with international environmental laws and regulations; and
- Supplier's commitment to meeting the Group's environmental specification.

The Group's policy also encourages contractors to use locally manufactured materials to reduce the environmental impacts arising from transportation. Specifically on timber resources, the Group has set up clear guidance on using certified wood for contractors in order to avoid using virgin forest products and tropical hardwood.

The Group remains in close contact with its suppliers, monitoring their performance to ensure alignment with its commitments.

Social (continued)

Product Responsibility

As part of the Group's operating practices, we employ group-wide quality assurance procedures to protect the health and safety of its employees, contractors and customers while providing high quality products and services.

These are strictly imposed across all business operations, employees and third parties under the Group. For example, to ensure high quality service delivery and performance, all new employees must undergo:

- Induction training which instils the mission and vision of the Group;
- Training in relation to proper product knowledge and customer service standards;
- Buddy training in order to identify areas for improvement of the new team member; and
- Refresher and additional training to develop in areas of improvement.

The Group commits to providing high quality products and services to customers. The Group keeps good relationships and maintains effective communication mechanisms with its customers. This is to ensure that the Group is well aware of all customers' requirements or feedbacks on a timely basis and provide high quality services to its customers.

The Group believes that providing accurate and complete information about its products and services is vital for customers to make informed decisions. To ensure compliance with the Residential Properties (First-hand Sales) Ordinance (Cap. 621) of the laws of Hong Kong, the Law of the PRC on Protection of Consumer Rights and Interests, and Standards of Malaysia Act 1996 (Act 549) of Malaysia, products are required to be labelled and advertised with due care for the sake of customer interest.

The Group pays high attention to privacy, protecting the data of its customers, staff and potential recruits. All job applicants had agreed to the personal information collection statement, while the data the Group collected from all employees would not be released to any third party without the prior consent from the employees. All customers' and employees' data are protected by the Personal Data (Privacy) Ordinance (Cap. 486) of the laws of Hong Kong, whereas in the other countries the Group followed all relevant local and national regulations. Well-established procedures and training programmes are in place to guide employees on how to handle customer personal information.

Social (continued)

Anti-corruption

The Group embraces and enforces rules, regulations and procedures in accordance with the Group's code of business conduct to ensure that the business is conducted in full compliance with all applicable laws and regulations including the Prevention of Bribery Ordinance (Cap. 201) of the laws of Hong Kong, Unfair Competition Law of the PRC, the Criminal Law of the PRC, the Anti-Money Laundering, Anti-Terrorism Financing and Proceeds of Unlawful Activities Act 2001 and the Malaysian Anti-Corruption Commission (Amendment) Act 2018 of Malaysia. In recognition of the importance of anti-corruption, a 'Code of Conduct' which includes strict standards and policies, is in place to prevent offences such as bribery, extortion and fraud. These standards and practice expectations are imposed on all employees, contracted independent third parties, as well as the Group's business partners. Training on relevant laws and regulations is also provided to directors and senior management on an ongoing basis.

The Group has maintained a whistle-blowing system to allow whistle-blowers to disclose information in relation to any misconduct, malpractice or irregularity through a confidential reporting channel. All reported cases would be investigated in a fair and proper manner by the Audit Committee of the Company. The Audit Committee classifies the reported cases according to their nature and reports the cases directly to the Board on a regular basis. In previous years, the Group's directors and management had participated in anti-corruption training organized by the Group, including but not limited to the topics of anti-money laundering and counter-terrorist financing requirements.

Community

Community Investments

The Group advocates the philosophy of "what is taken from the community is to be used for the good of the community". It continuously aims to incorporate this idea as part of its business strategy in helping to meet the needs of society.

Staff members are encouraged to play an active role in charity projects, organized either by the Group or other organizations. The Group is dedicated to fostering volunteerism as part of its corporate culture of giving back to the community. During the reporting year, the Group donated a total of approximately HK$1,584,000 to a large variety of organizations, including charitable and non-profit organizations that provide help to the needs.

During the reporting year, the Group also participated in different charitable events, including Skip Lunch Day in March 2025, to support the needy in the community.

Performance Data Summary

Environmental Performance[2]	Unit	2025	2024
Air Emissions[3]			
NO_x Emissions	kg	**11.70**	13.70
SO_x Emissions	kg	**0.21**	0.26
PM Emissions	kg	**0.71**	0.90
Greenhouse gas (GHG) emissions[4]			
Direct GHG emissions (Scope 1)	tonnes CO_2e	**45**[5]	146
Indirect GHG emissions (Scope 2)	tonnes CO_2e	**1,456**	1,419
Total GHG emissions (Scope 1 and 2)	tonnes CO_2e	**1,501**	1,565
Total GHG emissions per GFA m^2	kg CO_2e/m^2	**11.06**	11.54
Energy consumption			
Electricity purchased	MWh	**2,664**	2,208
Unleaded petrol consumption for vehicle[6]	MWh	**137**	107
Total energy consumption	MWh	**2,800**	2,315
Total energy consumption per GFA m^2	MWh/m^2	**0.02**	0.02
Resource consumption			
Total paper consumption	kg	**400**	519
Total water consumption	m^3	**41,183**	44,614
Total water consumption per GFA m^2	m^3/m^2	**0.30**	0.33

2 *Reporting boundary covered environmental activities in offices in Hong Kong, Xiamen, Anshan, Dongguan and Fortune Wealth Memorial Park in the PRC, and Wisma Chuang in Malaysia (2024: same, and also included Changsha and Chengdu).*

3 *It refers to air emissions from vehicles calculated with reference to How to Prepare an ESG Report Appendix 2: Reporting guidance on Environmental KPIs, published by the Stock Exchange. A new estimation methodology has been adopted on vehicle travelled distance based on Electrical and Mechanical Services Department's energy utilization index in this reporting year.*

4 *Direct GHG emissions (Scope 1) refers to the emissions from combustion of unleaded petrol for vehicles. Indirect GHG emissions (Scope 2) refers to emissions derived from the purchase of electricity. The GHG emissions calculation method and emission factors for Scope 1 emissions are with reference to "Guideline to Account for and Report on Greenhouse Gas Emissions and Removals for Buildings (Commercial, Residential or Institutional Purposes) in Hong Kong", and that of emission factors of Scope 2 emissions are taken from the data released by CLP Power Hong Kong Limited, The Hongkong Electric Company Limited, and the National Emission Factors for the PRC issued by The Ministry of Ecology and Environment of the PRC in 2022.*

5 *The Esplanade Place had refilled refrigerant in the last year, so the total consumption of refrigerant decreased significantly in the current year.*

6 *Conversion factors for unleaded petrol: 0.0095 MWh/litre.*

Performance Data Summary (continued)

Social performance[7]	Unit	2025	2024
Employee profile (as of 31 March 2025/2024)			
Total workforce	no. of people	**72**	89
Total workforce by employment type			
Full-time	no. of people	**72**	89
Part-time	no. of people	**0**	0
Total workforce by employee category			
Senior management	no. of people	**4**	5
Middle management	no. of people	**18**	23
General staff	no. of people	**50**	61
Total workforce by gender			
Male	no. of people	**45**	56
Female	no. of people	**27**	33
Total workforce by age group			
30 or under	no. of people	**6**	6
31–50	no. of people	**40**	50
Above 51	no. of people	**26**	33
Total workforce by geographic region			
Hong Kong	no. of people	**14**	15
The PRC	no. of people	**49**	61
Malaysia	no. of people	**9**	13
Employee turnover rate by gender			
Male	percentage	**36%**	27%
Female	percentage	**22%**	45%
Employee turnover rate by age group			
30 or under	percentage	**0%**	33%
31–50	percentage	**28%**	26%
Above 51	percentage	**42%**	45%
Employee turnover rate by geographical region			
Hong Kong	percentage	**29%**	7%
The PRC	percentage	**29%**	41%
Malaysia	percentage	**44%**	31%

7 *Reporting boundary covers employees directly employed by the Group limited to those engaging in property development, investment and management businesses as well as cemetery operation business across Hong Kong, the PRC and Malaysia.*

Performance Data Summary (continued)

Social performance[7]	Unit	2025	2024
Occupational health and safety			
Total number of work-related fatalities	no. of people	**0**	0
Work related injury cases	no. of cases	**0**	0
Lost days due to work injury	days	**0**	0
Development and training			
Average training hours			
Total training hours	hours	**171**	27
Average training hours	hours	**2.4**	0.3
Average training hours per employee by gender			
Male	hours	**1.6**	0.1
Female	hours	**3.6**	0.7
Average training hours per employee by employee category			
Senior management	hours	**0.3**	0.2
Middle management	hours	**6.8**	1.1
General staff	hours	**1**	0
Percentage of employees trained by gender			
Male	percentage	**50%**	20%
Female	percentage	**50%**	80%
Percentage of employees trained by employee category			
Senior management	percentage	**12%**	20%
Middle management	percentage	**63%**	80%
General staff	percentage	**25%**	0%
Supply Chain Management			
Number of suppliers (Top 5 supplier list) by geographical region			
Hong Kong	number	**4**	2
The PRC	number	**1**	3
Community investments			
Total amount of cash donations and sponsorships	HK$	**1,584,000**	959,000

References to the Stock Exchange ESG Reporting Code

Subject Areas, Aspects, General Disclosures and KPIs		Reference/Remarks
A. Environmental		
Aspect A1 Emission		
General Disclosure		Environmental Emissions Green strategies
KPI A1.1	The types of emissions and respective emissions data.	Performance Data Summary
KPI A1.2	Direct (Scope 1) and energy indirect (Scope 2) greenhouse gas emissions (in tonnes) and, where appropriate, intensity.	Performance Data Summary
KPI A1.3	Total hazardous waste produced (in tonnes) and, where appropriate, intensity.	Operations within the reporting boundary generated insignificant quantity of hazardous waste during the reporting year.
KPI A1.4	Total non-hazardous waste produced (in tonnes) and, where appropriate, intensity.	Operations within the reporting boundary generated insignificant quantity of non-hazardous waste during the reporting year. The Group's paper consumption is disclosed under Performance Data Summary.
KPI A1.5	Description of emissions target(s) set and steps taken to achieve them.	Emissions
KPI A1.6	Description of how hazardous and non-hazardous wastes are handled, and a description of reduction target(s) set and steps taken to achieve them.	Emissions Use of Resources As waste management was not identified as a material topic for the Group, waste disposal targets are considered not relevant.
Aspect A2 Use of Resources		
General Disclosure		Environmental Use of Resources
KPI A2.1	Directed and/or indirect energy consumption by type in total (kWh in '000s) and intensity.	Performance Data Summary
KPI A2.2	Water consumption in total and intensity.	Performance Data Summary
KPI A2.3	Description of energy use efficiency target(s) set and steps taken to achieve them.	Emissions Use of Resources
KPI A2.4	Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency target(s) set and steps taken to achieve them.	The Group's operations did not encounter water sourcing issues. As water was not identified as a material topic for the business, water efficiency targets are considered not relevant.
KPI A2.5	Total packaging material used for finished products (in tonnes) and, if applicable, with reference to per unit produced.	Not disclosed. Operations within the reporting boundary do not use packaging material for finished products.

References to the Stock Exchange ESG Reporting Code (continued)

Subject Areas, Aspects, General Disclosures and KPIs		Reference/Remarks
A. Environmental (continued)		
Aspect A3 The Environment and Natural Resources		
General Disclosure		Environmental Emissions
KPI A3.1	Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them.	Environmental
Aspect A4 Climate Change		
General Disclosure		Climate Change
KPI A4.1	Description of the significant climate-related issues which have impacted, and those which may impact, the issuer, and the actions taken to manage them.	Climate Change
B. Social		
Employment and Labour Practices		
Aspect B1 Employment		
General Disclosure		Employment and Labour Practices
KPI B1.1	Total workforce by gender, employment type, age group and geographical region.	Performance Data Summary
KPI B1.2	Employee turnover rate by gender, age group and geographical region.	Performance Data Summary
Aspect B2 Health and Safety		
General Disclosure		Health and Safety
KPI B2.1	Number and rate of work-related fatalities occurred in each of the past three years including the reporting year.	Health and Safety Performance Data Summary
KPI B2.2	Lost days due to work injury.	Performance Data Summary
KPI B2.3	Description of occupational health and safety measures adopted, how they are implemented and monitored.	Health and Safety

References to the Stock Exchange ESG Reporting Code (continued)

Subject Areas, Aspects, General Disclosures and KPIs		Reference/Remarks
B. Social (continued)		
Employment and Labour Practices (continued)		
Aspect B3 Development and Training		
General Disclosure		Development and Training
KPI B3.1	The percentage of employees trained by gender and employee category.	Performance Data Summary
KPI B3.2	The average training hours completed per employee by gender and employee category.	Performance Data Summary
Aspect B4 Labour Standards		
General Disclosure		Employment and Labour Practices, Labour Standards
KPI B4.1	Description of measures to review employment practices to avoid child and forced labour.	Employment and Labour Practices, Labour Standards
KPI B4.2	Description of steps taken to eliminate such practices when discovered.	Employment and Labour Practices, Labour Standards
Operating Practices		
Aspect B5 Supply Chain Management		
General Disclosure		Supply Chain Management
KPI B5.1	Number of suppliers by geographical region.	Performance Data Summary
KPI B5.2	Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, how they are implemented and monitored.	Supply Chain Management
KPI B5.3	Description of practices used to identify environmental and social risks along the supply chain, and how they are implemented and monitored.	Supply Chain Management
KPI B5.4	Description of practices used to promote environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored.	Supply Chain Management

References to the Stock Exchange ESG Reporting Code (continued)

Subject Areas, Aspects, General Disclosures and KPIs		Reference/Remarks
B. Social (continued)		
Operating Practices (continued)		
Aspect B6 Product Responsibility		
General Disclosure		Product Responsibility
KPI B6.1	Percentage of total products sold or shipped subject to recalls for safety and health reasons.	This indicator is not applicable to the operations within the reporting boundary. No physical goods were produced under the reported business segments.
KPI B6.2	Number of products and services related complaints received and how they are dealt with.	No critical products and service-related complaints were received within the reporting year.
KPI B6.3	Description of practices relating to observing and protecting intellectual property rights.	Intellectual property rights are not considered a material topic to the operations within the reporting boundary.
KPI B6.4	Description of quality assurance process and recall procedures.	Product Responsibility
KPI B6.5	Description of consumer data protection and privacy policies, how they are implemented and monitored.	Product Responsibility
Aspect B7 Anti-corruption		
General Disclosure		Anti-Corruption
KPI B7.1	Number of concluded legal cases regarding corrupt practices brought against the issuer or its employees during the reporting period and the outcomes of the cases.	There were no cases regarding corrupt practices brought against the Group during the reporting year.
KPI B7.2	Description of preventive measures and whistle-blowing procedures, how they are implemented and monitored.	Anti-Corruption
KPI B7.3	Description of anti-corruption training provided to directors and staff.	Anti-Corruption

References to the Stock Exchange ESG Reporting Code (continued)

Subject Areas, Aspects, General Disclosures and KPIs		Reference/Remarks
B. Social (continued)		
Community		
Aspect B8 Community Investment		
General Disclosure		Community Investments
KPI B8.1	Focus areas of contribution.	Community Investments
KPI B8.2	Resources contributed to the focus area.	Performance Data Summary

On behalf of the Board of
Chuang's China Investments Limited

Edwin Chuang Ka Fung
Managing Director

Hong Kong, 26 June 2025

Report of the Directors

The board of Directors (the "Board") presents the report of the Directors together with the audited consolidated financial statements of the Company and its subsidiaries (collectively as the "Group") for the year ended 31 March 2025.

Business review

The review of the business of the Group during the year including discussion of the principal risks and uncertainties facing the Group, particulars of important events affecting the Group that have occurred during and subsequent to the year ended 31 March 2025, and an indication of likely future developments in the Group's business are provided in the Chairman's Statement as set out on pages 2 to 20 of this report. Financial risks of the Group are shown in note 3 to the consolidated financial statements. The key financial and business performance indicators of the Group included revenues, gross profit/loss, profit/loss attributable to equity holders of the Company, shareholders' funds, net debt to equity ratio and segment information. Details of these indicators are provided in the Chairman's Statement and Summary of Financial Information as set out on pages 2 to 20 and page 192 of this report respectively, and note 6 to the consolidated financial statements.

In addition, discussions on the Group's environmental policies and performance and the key relationships with its employees, customers, suppliers and others that have significant impact on the Group are provided in the Environmental, Social and Governance Report as set out on pages 52 to 79 of this report.

Principal activities and geographical analysis of operations

The principal activity of the Company is investment holding and those of its principal subsidiaries are set out in note 42 to the consolidated financial statements.

Analysis of the performance of the Group for the year by business lines and geographical segments is set out in note 6 to the consolidated financial statements.

Results and appropriations

The consolidated results of the Group for the year are set out in the consolidated income statement on page 100.

In order to maintain a stronger cash position under the current uncertain business environment, the Board has resolved not to recommend the payment of a final dividend (2024: Nil) for the year ended 31 March 2025. No interim dividend had been paid during the year (2024: Nil).

Dividend policy

The Company strives for generating steady returns to the shareholders of the Company (the "Shareholders"). It is the policy of the Company, in considering the payment of dividends, to allow the Shareholders to participate in the Company's profits whilst retaining adequate reserves for the Group's future growth.

The dividend payout ratio shall be determined by the Board at its absolute discretion after taking into account of, among others, the following factors:

- the Group's financial performance;
- retained earnings and distributable reserves of the Company and each of the subsidiaries of the Group;
- the Group's working capital requirements, capital expenditure requirements and future expansion plans;
- the Group's liquidity position;
- general economic environment; and
- other factors that the Board deems relevant.

The payment of the dividend by the Company is also subject to any restrictions under the applicable laws and regulations, including the Companies Act 1981 of Bermuda (as amended from time to time) and the memorandum of association and bye-laws of the Company.

Donations

During the year, the Group made charitable donations and sponsorships amounting to approximately HK$1,584,000.

Pre-emptive rights

No pre-emptive rights exist in Bermuda being the jurisdiction in which the Company is incorporated.

Reserves

Movements in reserves of the Group and the Company during the year are set out in note 33 and note 41(a) to the consolidated financial statements respectively. Total distributable reserves of the Company amounted to approximately HK$1,935,085,000 as at 31 March 2025.

Particulars of principal properties

Particulars of principal properties held by the Group as at 31 March 2025 are set out on pages 187 to 188.

Summary of financial information

A summary of financial information of the Group for the last five financial years is set out on page 192.

Directors

The Directors of the Company during the year and up to the date of this report are as follows:

Mr. Albert Chuang Ka Pun
Miss Ann Li Mee Sum
Mr. Edwin Chuang Ka Fung
Mr. Geoffrey Chuang Ka Kam
Mr. Dominic Lai
Mr. Abraham Shek Lai Him
Mr. Andrew Fan Chun Wah
Dr. Ng Kit Chong

In accordance with the Company's bye-law nos. 86(1) and 86(2), Mr. Edwin Chuang Ka Fung and Dr. Ng Kit Chong will retire by rotation from the Board at the forthcoming annual general meeting of the Company and, being eligible, will offer themselves for re-election at the annual general meeting. Mr. Andrew Fan Chun Wah will also retire at the annual general meeting but will not offer himself for re-election.

Biographical details of Directors and senior management

Biographical details of the Directors and senior management as at the date of this report are set out on pages 26 to 30 of this report.

Directors' rights to acquire shares or debentures

Other than the share option scheme adopted by the Company as disclosed in the section headed "Share option scheme" below and the share option scheme adopted by Chuang's Consortium International Limited ("CCIL"), at no time during the year was the Company, any of its holding companies, its subsidiaries and fellow subsidiaries or its other associated corporations a party to any arrangements to enable the Directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company, its specified undertaking or any of its associated corporations.

Directors' interests and short positions in shares, underlying shares and debentures

As at 31 March 2025, the interests and short positions of the Directors and chief executive of the Company in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")) which had been notified to the Company and The Stock Exchange of Hong Kong Limited (the "Stock Exchange") pursuant to the provisions of Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which any such Directors and chief executive of the Company would be taken or deemed to have under such provisions of the SFO) or which were required, pursuant to Section 352 of Part XV of the SFO, to be entered in the register referred to therein or which were required, pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code"), to be notified to the Company and the Stock Exchange were as follows:

Interests in associated corporations

(i) Evergain Holdings Limited ("Evergain")

Name of Director	Number of shares	Capacity	Percentage of shareholding
Mr. Albert Chuang Ka Pun ("Mr. Albert Chuang")	1	Beneficial owner	10.00
Mr. Edwin Chuang Ka Fung ("Mr. Edwin Chuang")	1	Beneficial owner	10.00
Mr. Geoffrey Chuang Ka Kam ("Mr. Geoffrey Chuang")	1	Beneficial owner	10.00

(ii) CCIL

Name of Director	Number of shares	Capacity	Percentage of shareholding
Mr. Albert Chuang	1,299,678	Beneficial owner	0.08

Save as disclosed, during the year under review, none of the Directors and chief executive of the Company nor their spouses or children under 18 years of age were granted or had exercised any right to subscribe for any securities of the Company, its specified undertaking or any of its associated corporations.

Directors' interests and short positions in shares, underlying shares and debentures (continued)

Other than as disclosed herein, as at 31 March 2025, none of the Directors and chief executive of the Company had any interests or short positions in shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which had to be notified to the Company and the Stock Exchange pursuant to the provisions of Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO) or which were required, pursuant to Section 352 of Part XV of the SFO, to be entered in the register referred to therein or which were required, pursuant to the Model Code, to be notified to the Company and the Stock Exchange.

Directors' service contracts

None of the Directors has any service contract with the Company or any of its subsidiaries not terminable by the employing company within one year without payment of compensation (other than statutory compensation).

Directors' material interests in transactions, arrangements and contracts that are significant in relation to the Group's business

Save as disclosed, no transactions, arrangements and contracts of significance in relation to the Group's business to which the Company, any of its holding companies or its subsidiaries and fellow subsidiaries was a party and in which a Director of the Company and the Director's connected party had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

Directors' interests in competing business

Pursuant to Rule 8.10 of the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules"), the Company discloses that during the year ended 31 March 2025, Mr. Albert Chuang, Mr. Edwin Chuang and Mr. Geoffrey Chuang held directorships in CCIL and held equity interests and directorships in certain private companies. Miss Ann Li Mee Sum ("Miss Ann Li") is also a director of CCIL. The principal activities of CCIL include property development and investment in Hong Kong and securities investment and trading, whereas the principal activities of the private companies include securities investment and trading. As the properties owned by CCIL are of different types and/or in different locations from those of the Group, and the compositions of the respective boards of directors of CCIL and the private companies are different from that of the Group, the Group operates its businesses independently of, and at arm's length from, the businesses of CCIL and the private companies.

Management contracts

No contracts concerning the management and administration of the whole or any substantial part of the business of the Company were entered into or existed during the year.

Substantial shareholders

So far as is known to any Directors or chief executive of the Company and save as disclosed in the section headed "Directors' interests and short positions in shares, underlying shares and debentures" above, as at 31 March 2025, the interests and short positions of person in the shares and underlying shares of the Company which would fall to be disclosed to the Company pursuant to the provisions of Divisions 2 and 3 of Part XV of the SFO or which were required, pursuant to Section 336 of Part XV of the SFO, to be entered in the register referred to therein were as follows:

Name of Shareholder	Number of shares of the Company	Capacity	Percentage of shareholding
Profit Stability Investments Limited ("PSI")	1,435,314,923	Beneficial Owner	61.15
CCIL	1,435,314,923	*Note 1*	61.15
Evergain	1,435,314,923	*Note 1*	61.15
Mr. Alan Chuang Shaw Swee ("Mr. Alan Chuang")	1,435,314,923	*Note 1*	61.15
Mrs. Chong Ho Pik Yu	1,435,314,923	*Note 2*	61.15

Note 1: Interests in 1,435,314,923 shares owned by PSI. PSI is a wholly-owned subsidiary of CCIL. Mr. Alan Chuang is entitled to exercise or control the exercise of one third or more of the voting power in general meetings of CCIL through Evergain which is 60% beneficially owned by Mr. Alan Chuang. Mr. Albert Chuang, Mr. Edwin Chuang and Mr. Geoffrey Chuang are directors of CCIL and directors and shareholders of Evergain, and Mr. Albert Chuang is also a director of PSI. Miss Ann Li is also a director of CCIL.

Note 2: Such interests arose by attribution through her spouse, Mr. Alan Chuang.

Save as disclosed above, as at 31 March 2025, there was no other person who was recorded in the register of the Company as having interests and short positions in the shares or underlying shares of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO or which was required, pursuant to Section 336 of Part XV of the SFO, to be entered in the register referred to therein.

Controlling shareholder's interests in contracts

There was no contract of significance between the Company or any of its subsidiaries and the controlling shareholder or any of its subsidiaries at the balance sheet date or at any time during the year and up to the date of this report.

Purchase, sale or redemption of the Company's listed securities

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

Major suppliers and customers

The aggregate purchases attributable to the largest supplier and five largest suppliers of the Group accounted for approximately 13% and 48% of the total purchases of the Group for the year respectively.

The aggregate revenues attributable to the largest customer and five largest customers of the Group accounted for approximately 11% and 32% of the total revenues of the Group for the year respectively.

None of the Directors, their associates, or any shareholder (which to the knowledge of the Directors owns more than 5% of the share capital of the Company) had any interest in the five largest suppliers and five largest customers of the Group respectively.

Relationships with suppliers and customers

The Group establishes long-term cooperation relationships with reputable suppliers within the industries. The Group implements a series of procurement management systems and control procedures so as to select suppliers in a prudent manner.

The Group keeps good relationship and maintains effective communication mechanisms with its customers. This is to ensure that the Group is well aware of all customers' requirements or feedbacks on a timely basis and provides high quality services to its customers.

Compliance with the relevant laws and regulations

During the year under review, the Group had complied with all the relevant laws and regulations that have significant impacts on the businesses and operations of the Group. As far as the Board and management are aware, there was no material breach of or non-compliance with the applicable laws and regulations by the Group that has a significant impact on the businesses and operations of the Group.

Retirement schemes

Details of retirement schemes of the Group are set out in note 9 to the consolidated financial statements.

Permitted indemnity provision

Under bye-law no. 166(1) of the Company's bye-laws, the Directors for the time being acting in relation to any of the affairs of the Company, shall be indemnified and secured harmless out of the assets and profits of the Company from and against all actions, costs, charges, losses, damages and expenses which they or any of them, their or any of their heirs, executors or administrators, shall or may incur or sustain by or by reason of any act done, concurred in or omitted in or about the execution of their duty, or supposed duty, in their respective offices or trusts, provided that this indemnity shall not extend to any matter in respect of any wilful negligence, wilful default, fraud or dishonesty which may attach to any of said persons. During the year under review, the Company had taken out and maintained an insurance in respect of the Directors' liabilities.

Share option scheme

Pursuant to the ordinary resolution passed in the annual general meeting of the Company held on 2 September 2022, a share option scheme (the "Scheme") has been adopted.

Summary of the Scheme is set out as follows:

1.	Purpose:	To give incentive to Directors and employees of the Group and any other party as approved under the Scheme
2.	Participants:	Including, inter alia, Directors and employees of the Group
3.	Total number of shares available for issue under the Scheme and percentage of the issued share capital that it represents as at the date of the annual report:	234,703,531 shares are available for issue under the Scheme, representing approximately 10% of the issued share capital as at the date of this report
4.	Maximum entitlement of each participant:	1% of the maximum aggregate number of shares that may be issued within 12 months pursuant to the Scheme
5.	Period within which the shares must be taken up under an option:	Not applicable. No share option has been granted since the date of adoption of the Scheme on 2 September 2022
6.	Amount payable on acceptance of an option and the period within which payments shall be made:	HK$1.00 payable to the Company upon acceptance of the option which should be taken up within 28 days from the date of offer for option ("Offer Date") (which must be a trading day)
7.	The basis of determining the exercise price:	No less than the highest of (i) the closing price of the shares as stated in the Stock Exchange's daily quotation sheet on the Offer Date (which must be a trading day); (ii) the average closing price of the shares as stated in the Stock Exchange's daily quotation sheets for the five (5) trading days immediately preceding the Offer Date (which must be a trading day); and (iii) the nominal value of a share
8.	The remaining life of the Scheme:	Valid until 1 September 2032 unless otherwise terminated under the terms of the Scheme

The Scheme adopted by the Company on 2 September 2022 is for a period of 10 years expiring on 1 September 2032. As at the date of this report, the Company did not have any share option scheme other than the Scheme and there were no options granted under the Scheme which remained valid or exercisable.

Update on information of Directors pursuant to Rule 13.51B(1) of the Listing Rules

Save as disclosed in other sections of this annual report, other changes in the information of Directors during the year and up to the date of this report which are required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules are set out below:

Mr. Abraham Shek Lai Him was appointed as a non-executive director of JY Grandmark Holdings Limited with effect from 6 June 2025. He is an independent non-executive director of NWS Holdings Limited ("NWS"). NWS changed its name to CTF Services Limited with effect from 22 November 2024. The shares of both companies are listed on the Stock Exchange.

Continuing connected transactions

(a) On 19 January 2017, a joint venture of the Group ("Xiamen JV") as landlord entered into a tenancy agreement with Lujiang Hotel, a non-wholly-owned subsidiary of the joint venture partner of Xiamen JV at that time, as tenant for the lease of a hotel for a term of nearly ten years from 24 March 2017 to 19 January 2027 with rental at RMB9 million per annum for years 1 to 5 and RMB10 million per annum for years 6 to 10. Details of the continuing connected transaction were announced by the Company on 19 January 2017. The tenancy agreement was subsequently assigned by Lujiang Hotel to its wholly-owned subsidiary, Xiamen Mingjia Lujiang Hotel Limited ("Mingjia Lujiang Hotel").

On 30 April 2018, Xiamen JV as landlord entered into another tenancy agreement with Mingjia Lujiang Hotel as tenant for the lease of the additional three villas situated right next to the hotel for a term of nearly 8.7 years from 1 May 2018 to 19 January 2027 (coterminous with the tenancy agreement of hotel) with rental at RMB159,348 per month for years 1 to 5 and RMB175,282.8 per month for year 6 onwards. Details of the transaction were announced by the Company on 30 April 2018.

(b) On 15 October 2021, Xiamen JV as landlord entered into (i) another tenancy agreement with Mingjia Lujiang Hotel as tenant for the lease of additional sixteen villas for a term of 10 years from 15 October 2021 to 14 October 2031 with rental at RMB380,900 per month for years 1 to 3, RMB399,945 per month for years 4 to 6, RMB419,942 per month for years 7 to 9, and RMB440,933 per month for year 10; and (ii) an amendment agreement to amend certain terms of the tenancy agreements for the existing leases of the hotel and three villas situated right next to the hotel as follows: (1) the monthly rental for the hotel was reduced from RMB750,000 to RMB480,000 for the period from 20 October 2021 to 19 January 2022; and from approximately RMB833,333 to approximately RMB533,333 for the period from 20 March 2022 to 19 December 2023; and (2) the monthly rental for the three villas was reduced from approximately RMB159,348 to approximately RMB101,983 for the period from 1 November 2021 to 30 April 2023; and from approximately RMB175,283 to approximately RMB112,181 for the period from 1 May 2023 to 31 January 2024. For the remaining periods thereafter up to 19 January 2027, monthly rental for the hotel and three villas will resume to the original level. Details of these transactions were announced by the Company on 15 October 2021 and 20 October 2021 respectively.

Continuing connected transactions (continued)

(c) On 26 January 2022, Xiamen JV as landlord entered into another tenancy agreement with Mingjia Lujiang Hotel as tenant for the lease of additional four villas for a term of 10 years from 1 February 2022 to 31 January 2032 with rental at RMB128,000 per month for years 1 to 3, RMB134,400 per month for years 4 to 6, RMB141,120 per month for years 7 to 9, and RMB148,176 per month for year 10. Details of the transaction were announced by the Company on 26 January 2022.

(d) On 26 June 2023, Xiamen JV as landlord entered into the second amendment agreement with Mingjia Lujiang Hotel as tenant to amend certain terms of the tenancy agreement for the existing lease of the hotel and three villas situated right next to the hotel as follows: (i) the monthly rental for the hotel was reduced from approximately RMB833,333 to approximately RMB691,667 for the period from 20 December 2023 (the date immediately after the end date of the respective rental concession period under the first amendment agreement) to the month when the road access is resumed by the relevant authority, which was previously expected to be in February 2025; (ii) the monthly rental for the three villas was reduced from approximately RMB175,283 to approximately RMB145,485 for the period from 1 February 2024 (the date immediately after the end date of the respective rental concession period under the first amendment agreement) to the month when the road access is resumed by the relevant authority, which was previously expected to be in February 2025; (iii) for the remaining periods thereafter from the end date of the rental concession period up to January 2027, monthly rental for the hotel and three villas will resume to the original level; and (iv) during the rental concession period as stated in (i) and (ii) above, Mingjia Lujiang Hotel will pay 17% of its annual audited net profit (if any) to Xiamen JV as rental income, but such amount will not exceed the total amount of rental reduction during such rental concession period. Details of the transaction were announced by the Company on 26 June 2023. As at the date of this report, the road access as stated above is still not yet resumed by the relevant authority, and thus the rental concession period has not yet ended.

The aggregate annual cap of the above transactions for the year ended 31 March 2025 is RMB16,348,000. The aggregate value for the year ended 31 March 2025 per books and records of Xiamen JV is RMB15,613,000.

The Independent Non-Executive Directors have reviewed and confirmed that the above continuing connected transactions have been entered into in the ordinary and usual course of business of the Group, on normal commercial terms and in accordance with the relevant agreements governing such transactions on terms that are fair and reasonable and in the interests of the Company and its shareholders as a whole.

Continuing connected transactions (continued)

Pursuant to Rule 14A.56 of the Listing Rules, the auditor of the Company was engaged to report on the Group's continuing connected transactions in accordance with Hong Kong Standard on Assurance Engagements 3000 (Revised) "Assurance Engagements Other than Audits or Reviews of Historical Financial Information" and with reference to Practice Note 740 (Revised) "Auditor's Letter on Continuing Connected Transactions under the Hong Kong Listing Rules" issued by the Hong Kong Institute of Certified Public Accountants. The auditor has issued an unqualified letter containing the findings and conclusions in respect of the disclosed continuing connected transactions, confirming that (i) nothing has come to their attention that causes the auditor to believe that the disclosed continuing connected transactions have not been approved by the Board; (ii) for transactions involving the provision of goods or services by the Group, nothing has come to their attention that causes the auditor to believe that the transactions were not, in all material respects, in accordance with the pricing policies of the Group; (iii) nothing has come to their attention that causes the auditor to believe that the transactions were not entered into, in all material respects, in accordance with the relevant agreements governing such transactions; and (iv) with respect to the aggregate amounts of the disclosed continuing connected transactions, nothing has come to their attention that causes the auditor to believe that the amounts have exceeded the annual caps as disclosed in the announcement dated 26 June 2023.

Sufficiency of public float

Based on the information that is publicly available to the Company and within the knowledge of the Directors, the Company has maintained a sufficient public float of the Company's securities as required under the Listing Rules throughout the year ended 31 March 2025 and up to the date of this report.

Auditor

The consolidated financial statements have been audited by PricewaterhouseCoopers who retire and, being eligible, offer themselves for re-appointment.

On behalf of the Board of
Chuang's China Investments Limited

Edwin Chuang Ka Fung
Managing Director

Hong Kong, 26 June 2025

Financial Information

羅兵咸永道

To the Shareholders of
Chuang's China Investments Limited
(Incorporated in Bermuda with limited liability)

Opinion

What we have audited

The consolidated financial statements of Chuang's China Investments Limited (the "Company") and its subsidiaries (the "Group"), which are set out on pages 100 to 186, comprise:

- the consolidated balance sheet as at 31 March 2025;
- the consolidated income statement for the year then ended;
- the consolidated statement of comprehensive income for the year then ended;
- the consolidated cash flow statement for the year then ended;
- the consolidated statement of changes in equity for the year then ended; and
- the notes to the consolidated financial statements, comprising material accounting policy information and other explanatory information.

Our opinion

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 March 2025, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with HKFRS Accounting Standards as issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

Basis for Opinion

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSAs") as issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Group in accordance with the HKICPA's Code of Ethics for Professional Accountants ("the Code"), and we have fulfilled our other ethical responsibilities in accordance with the Code.

PricewaterhouseCoopers, 22/F, Prince's Building, Central, Hong Kong
T: +852 2289 8888, F: +852 2810 9888, www.pwchk.com

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matters identified in our audit are summarized as follows:

- Valuation of investment properties; and
- Recoverability of properties for/under development and properties for sale.

Key Audit Matter	How our audit addressed the Key Audit Matter
Valuation of investment properties *Refer to Notes 4(a), 16, and 21 to the consolidated financial statements* As at 31 March 2025, the investment properties held by the Group's subsidiaries were carried at fair value of HK$815 million and the Group's proportionate share of fair value of investment properties was HK$244 million in the interest in a joint venture. Net fair value change in investment properties held by subsidiaries amounting to loss of HK$234 million was recorded in the consolidated income statement during the year ended 31 March 2025. The Group's investment property portfolio comprises commercial and residential properties in Hong Kong, the People's Republic of China and Malaysia. Management has engaged independent valuers to determine the valuation of the Group's investment properties held by the Group's subsidiaries and a joint venture as at 31 March 2025.	Our procedures in relation to the key assumptions used in management's valuation of investment properties held by the Group's subsidiaries and a joint venture included: • Understanding management's controls and processes for determining the valuation of investment properties and assessing the inherent risk of material misstatement by considering the degree of estimation uncertainty and the judgments involved in determining assumptions to be applied. • Evaluating the independent valuers' competence, capabilities and objectivity. • Obtaining the valuation reports and meeting with the independent valuers to discuss the valuation methodologies and key assumptions applied. • Checking the accuracy of the input data used by the independent valuers in the valuation of properties, on a sample basis, including rental rates and lease terms from existing tenancies, by agreeing them to underlying agreements with the tenants and management's records.

Key Audit Matters (continued)

Key Audit Matter	How our audit addressed the Key Audit Matter
Valuation of investment properties (continued) The valuation was arrived at using the income capitalization method by considering the capitalized income derived from existing tenancies and the reversionary potential, including capitalization rates and prevailing market rents, of the properties, and wherever appropriate, the direct comparison method by reference to market evidence of recent transaction prices of comparable properties. Due to the existence of inherent estimation uncertainty on significant judgments and estimates of the assumptions involved in the valuation of investment properties held by the Group's subsidiaries and a joint venture, we considered this a key audit matter.	• Assessing the appropriateness of the key assumptions used in the valuation of properties by comparing them with prevailing market yields for capitalization rates, prevailing market rents of leasing transactions of comparable and subject properties and recent market prices of comparable properties, where appropriate. • Involving our internal valuation expert in assessing the valuations and the key assumptions of selected investment properties. • Evaluating the appropriateness of the related disclosures made in the consolidated financial statements. Based on the procedures performed, we found the key assumptions used in management's valuation of investment properties were supported by the available evidence.

Key Audit Matters (continued)

Key Audit Matter	How our audit addressed the Key Audit Matter
Recoverability of properties for/under development and properties for sale *Refer to Notes 4(c), 18 and 24 to the consolidated financial statements* The Group had HK$120 million and HK$596 million of properties for/under development and properties for sale respectively as at 31 March 2025. Management assessed the recoverability of properties for/under development and properties for sale based on an estimation of the net realizable value of the underlying properties. This involves estimation of anticipated costs to completion based on existing plans (for properties for/under development), applicable variable selling expenses and expected future sales prices based on prevailing market conditions such as current market prices of properties with comparable conditions and locations or reference to the valuation reports from the independent valuers, if applicable. If the actual net realizable values of the underlying stock of properties are significantly different from those values estimated as a result of changes in market condition and/or significant variation in the budgeted development costs, material reversal of or provision for net realizable value may result. Due to the existence of inherent estimation uncertainty on the net realizable values and management judgment, we considered this a key audit matter.	Our procedures in relation to management's assessment of recoverability of properties for/under development and properties for sale (the "properties") included: • Understanding management's controls and processes for determining the net realizable value of the properties and assessing the inherent risk of material misstatement by considering the degree of estimation uncertainty and the judgments involved in determining key assumptions to be applied. • Testing the key controls around the construction cycle of the properties with particular focus on, but not limited to, controls over cost budgeting and periodic review, sources of net realizable value assessment data and calculation of provision. • Evaluating the independent valuers' competence, capabilities and objectivity, where applicable. • Obtaining the valuation reports and meeting with the independent valuers to discuss the valuation of properties, where applicable. • Assessing the reasonableness of key assumptions and estimates in management's assessment, on a sample of properties selected, including: – expected future sales prices which we compared to contracted sales prices of the underlying properties or current market prices of comparable properties, where applicable; – anticipated costs to completion which we compared to latest approved budgets on total construction costs and checked to supporting documentation such as quantity surveyor reports and signed contracts, where applicable. • Evaluating the appropriateness of the related disclosures made in the consolidated financial statements. Based on the procedures performed, we found the key assumptions used in management's assessment of recoverability of the properties were supported by the available evidence.

Other Information

The directors of the Company are responsible for the other information. The other information comprises all of the information included in the annual report other than the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Directors and the Audit Committee for the Consolidated Financial Statements

The directors of the Company are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRS Accounting Standards as issued by the HKICPA and the disclosure requirements of the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

The audit committee is responsible for overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. We report our opinion solely to you, as a body, in accordance with Section 90 of the Companies Act 1981 of Bermuda, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with HKSAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (continued)

- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with the audit committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the audit committee with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the audit committee, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Tsang Nga Kwan (practising certificate number: P05155).

PricewaterhouseCoopers
Certified Public Accountants

Hong Kong, 26 June 2025

(If there is any inconsistency between the English and Chinese versions of this independent auditor's report, the English version shall prevail.)

Consolidated Income Statement

For the year ended 31 March 2025

	Note	2025 HK$'000	2024 HK$'000 (Restated)
Revenues	5	**86,044**	90,607
Cost of sales		**(134,519)**	(207,558)
Gross loss		**(48,475)**	(116,951)
Other income and net loss	7	**18,941**	(37,437)
Selling and marketing expenses		**(20,461)**	(25,344)
Administrative and other operating expenses		**(141,964)**	(82,677)
Change in fair value of investment properties	16	**(234,294)**	(76,084)
Operating loss	8	**(426,253)**	(338,493)
Finance costs	10	**(10,582)**	(6,170)
Share of result of a joint venture	21	**12,624**	11,609
Loss before taxation		**(424,211)**	(333,054)
Taxation credit	12	**27,745**	10,011
Loss for the year		**(396,466)**	(323,043)
Attributable to:			
Equity holders		**(394,944)**	(320,738)
Non-controlling interests		**(1,522)**	(2,305)
		(396,466)	(323,043)
		HK cents	HK cents
Loss per share (basic and diluted)	14	**(16.83)**	(13.67)

The notes on pages 106 to 186 are an integral part of the consolidated financial statements.

Consolidated Statement of Comprehensive Income

For the year ended 31 March 2025

	2025 HK$'000	2024 HK$'000
Loss for the year	**(396,466)**	(323,043)
Other comprehensive income:		
Items that had been/may be reclassified subsequently to profit and loss:		
Net exchange differences	**(3,944)**	(120,065)
Share of exchange reserve of a joint venture	**(1,809)**	(13,178)
Total other comprehensive loss that had been/may be reclassified subsequently to profit and loss	**(5,753)**	(133,243)
Item that may not be reclassified subsequently to profit and loss:		
Change in fair value of financial assets at fair value through other comprehensive income	**(38,926)**	(19,744)
Total other comprehensive loss for the year	**(44,679)**	(152,987)
Total comprehensive loss for the year	**(441,145)**	(476,030)
Total comprehensive loss attributable to:		
Equity holders	**(438,571)**	(465,323)
Non-controlling interests	**(2,574)**	(10,707)
	(441,145)	(476,030)

The notes on pages 106 to 186 are an integral part of the consolidated financial statements.

Consolidated Balance Sheet

As at 31 March 2025

	Note	2025 HK$'000	2024 HK$'000
Non-current assets			
Property, plant and equipment	15	**16,964**	23,337
Investment properties	16	**814,795**	1,062,744
Right-of-use assets	17(a)	**1,229**	1,335
Properties for/under development	18	**120,000**	135,750
Cemetery assets	19	**270,879**	273,033
Joint venture	21	**296,232**	319,645
Financial assets at fair value through other comprehensive income	22	**84,300**	123,226
Loans and receivables and other deposits	23	**119,354**	219,910
		1,723,753	2,158,980
Current assets			
Properties for sale	24	**596,435**	652,354
Cemetery assets	19	**713,693**	716,846
Inventories	25	**49,795**	49,795
Debtors and prepayments	26	**42,211**	26,830
Financial assets at fair value through profit or loss	27	**124,021**	159,261
Cash and bank balances	28	**367,783**	920,141
		1,893,938	2,525,227
Investment property held for sale	29	**–**	10,780
		1,893,938	2,536,007
Current liabilities			
Creditors and accruals	30	**167,827**	246,642
Sales deposits received	31	**1,040**	–
Current portion of long-term bank borrowings	34	**9,500**	494,473
Taxation payable		**33,283**	33,294
		211,650	774,409
Liability held for sale	29	**–**	1,860
		211,650	776,269
Net current assets		**1,682,288**	1,759,738
Total assets less current liabilities		**3,406,041**	3,918,718

	Note	**2025 HK$'000**	2024 HK$'000
Equity			
Share capital	32	**117,352**	117,352
Reserves	33	**2,788,297**	3,226,868
Shareholders' funds		**2,905,649**	3,344,220
Non-controlling interests		**82,162**	84,736
Total equity		**2,987,811**	3,428,956
Non-current liabilities			
Long-term bank borrowings	34	**121,600**	157,788
Deferred taxation liabilities	35	**222,885**	252,911
Loans and payables with non-controlling interests	36	**40,078**	45,141
Other non-current liabilities		**33,667**	33,922
		418,230	489,762
		3,406,041	3,918,718

Albert Chuang Ka Pun
Director

Ann Li Mee Sum
Director

The notes on pages 106 to 186 are an integral part of the consolidated financial statements.

Consolidated Cash Flow Statement

For the year ended 31 March 2025

	Note	**2025** **HK$'000**	2024 HK$'000
Cash flows from operating activities			
Cash used in operations	39(a)	**(64,433)**	(149,405)
Interest paid		**(18,126)**	(41,764)
Tax paid		**(3,012)**	(6,423)
Net cash used in operating activities		**(85,571)**	(197,592)
Cash flows from investing activities			
Interest income received		**21,395**	38,147
Dividend income received from financial assets at fair value through other comprehensive income		**–**	7,366
Purchase of property, plant and equipment		**(87)**	(137)
Additions to investment properties		**(278)**	–
Proceeds from disposal of property, plant and equipment		**1,002**	673
Proceeds from disposal of an investment property		**9,888**	–
Increase in investment in and change in amount with a joint venture		**34,380**	352
Decrease/(increase) in bank deposits maturing more than three months from date of placement		**27,236**	(68,040)
Net cash from/(used in) investing activities		**93,536**	(21,639)
Cash flows from financing activities			
New bank borrowings	39(b)	**70,000**	86,766
Repayment of bank borrowings	39(b)	**(597,538)**	(251,745)
Change in loans and payables with non-controlling interests, net	39(b)	**(5,071)**	65
Lease payments	39(b)	**(41)**	(1,847)
Net cash used in financing activities		**(532,650)**	(166,761)
Net decrease in cash and cash equivalents		**(524,685)**	(385,992)
Cash and cash equivalents at the beginning of the year		**801,246**	1,188,639
Exchange difference on cash and cash equivalents		**(437)**	(1,401)
Cash and cash equivalents at the end of the year	39(c)	**276,124**	801,246

The notes on pages 106 to 186 are an integral part of the consolidated financial statements.

Consolidated Statement of Changes in Equity

For the year ended 31 March 2025

	Attributable to equity holders of the Company					
	Share capital HK$'000	Other reserves HK$'000	Retained profits HK$'000	Shareholders' funds HK$'000	Non-controlling interests HK$'000	Total HK$'000
At 1 April 2023	117,352	2,179,433	1,512,758	3,809,543	95,443	3,904,986
Loss for the year	–	–	(320,738)	(320,738)	(2,305)	(323,043)
Other comprehensive income:						
Net exchange differences	–	(113,640)	–	(113,640)	(6,425)	(120,065)
Share of exchange reserve of a joint venture	–	(11,201)	–	(11,201)	(1,977)	(13,178)
Change in fair value of financial assets at fair value through other comprehensive income	–	(19,744)	–	(19,744)	–	(19,744)
Total comprehensive loss for the year	–	(144,585)	(320,738)	(465,323)	(10,707)	(476,030)
At 31 March 2024	117,352	2,034,848	1,192,020	3,344,220	84,736	3,428,956
Loss for the year	–	–	(394,944)	(394,944)	(1,522)	(396,466)
Other comprehensive income:						
Net exchange differences	–	(3,163)	–	(3,163)	(781)	(3,944)
Share of exchange reserve of a joint venture	–	(1,538)	–	(1,538)	(271)	(1,809)
Change in fair value of financial assets at fair value through other comprehensive income	–	(38,926)	–	(38,926)	–	(38,926)
Total comprehensive loss for the year	–	(43,627)	(394,944)	(438,571)	(2,574)	(441,145)
Transfer to statutory reserve	–	265	(265)	–	–	–
At 31 March 2025	**117,352**	**1,991,486**	**796,811**	**2,905,649**	**82,162**	**2,987,811**

The notes on pages 106 to 186 are an integral part of the consolidated financial statements.

1. General information

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

As at 31 March 2025, the Company was a 61.15% owned subsidiary of Profit Stability Investments Limited, a company incorporated in the British Virgin Islands which is a wholly-owned subsidiary of Chuang's Consortium International Limited ("CCIL"), a limited liability company incorporated in Bermuda and listed on the Main Board of the Stock Exchange. The board of Directors (the "Board") regards CCIL as the ultimate holding company.

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

2. Summary of material accounting policies

The material accounting policies adopted for the preparation of the consolidated financial statements are set out below, which have been consistently applied to all the years presented, unless otherwise stated. Certain prior year's figures have been restated in order to conform to the current year's presentation.

(a) Basis of preparation

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

The preparation of the consolidated financial statements in conformity with HKFRSs requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the accounting policies of the Group. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements, are disclosed in note 4.

2. Summary of material accounting policies (continued)

(a) Basis of preparation (continued)

(i) Effect of adopting amendments to standards and interpretation

For the year ended 31 March 2025, the Group adopted the following amendments to standards and interpretation that are effective for the accounting periods beginning on or after 1 April 2024 and relevant to the operations of the Group:

HKAS 1 (Amendment)	Classification of Liabilities as Current or Non-current
HKAS 1 (Amendment)	Non-current Liabilities with Covenants
HKAS 7 and HKFRS 7 (Amendments)	Supplier Finance Arrangements
HKFRS 16 (Amendment)	Lease Liability in a Sale and Leaseback
Hong Kong Interpretation 5 (2020)	Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause

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

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

The following new standards, amendments and improvements to standards and interpretation have been published which are relevant to the Group's operations and are mandatory for the Group's accounting periods beginning on or after 1 April 2025, but have not been early adopted by the Group:

HKAS 21 and HKFRS 1 (Amendments)	Lack of Exchangeability (effective from 1 January 2025)
HKFRS 9 and HKFRS 7 (Amendments)	Classification and Measurement of Financial Instruments (effective from 1 January 2026)
HKFRS 10 and HKAS 28 (Amendments)	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (no mandatory effective date)
HKFRS 18	Presentation and Disclosure in Financial Statements (effective from 1 January 2027)
HKFRS 19	Subsidiaries without Public Accountability: Disclosures (effective from 1 January 2027)
Hong Kong Interpretation 5 (Amendment)	Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause (effective from 1 January 2027)
HKAS 7, HKFRS 1, HKFRS 7, HKFRS 9 and HKFRS 10	Annual Improvements to HKFRS Accounting Standards – Volume 11 (effective from 1 January 2026)

2. Summary of material accounting policies (continued)

(a) Basis of preparation (continued)

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

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

(b) Consolidation

The consolidated financial statements include the financial statements of the Company and its subsidiaries made up to 31 March and include the share of post-acquisition results and reserves of its associated companies and joint ventures attributable to the Group.

Results attributable to subsidiaries, associated companies and joint ventures acquired or disposed of during the financial period are included in the consolidated income statement from the date of acquisition or up to the date of disposal as applicable.

The gain or loss on disposal of subsidiaries, associated companies or joint ventures is calculated by reference to the share of net assets at the date of disposal including the attributable amount of goodwill not yet written off.

(c) Subsidiaries

A subsidiary is an entity (including a structured entity) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity.

Subsidiaries are fully consolidated from the date on which control is transferred to the Group and are de-consolidated from the date that control ceases.

Intra-group transactions, balances and unrealized gains on transactions between group companies are eliminated. Unrealized losses are also eliminated unless the transaction provides evidence of an impairment of the transferred assets. When necessary, amounts reported by subsidiaries have been adjusted to conform with the Group's accounting policies.

2. Summary of material accounting policies (continued)

(c) Subsidiaries (continued)

(i) Business combinations

The Group uses the acquisition method of accounting to account for business combinations. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Acquisition-related costs are expensed as incurred. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. The Group recognizes any non-controlling interest in the acquiree on an acquisition-by-acquisition basis. Non-controlling interests in the acquiree that are present ownership interests and entitle their holders to a proportionate share of the entity's net assets in the event of liquidation are measured at either fair value or the present ownership interests' proportionate share in the recognized amounts of the acquiree's identifiable net assets. All other components of non-controlling interests are measured at their acquisition date fair values, unless another measurement basis is required by HKFRS.

If the business combination is achieved in stages, the acquisition-date carrying value of the acquirer's previously held equity interest in the acquiree is re-measured to fair value at the acquisition date; any gains or losses arising from such remeasurement are recognized in the consolidated income statement.

Any contingent consideration to be transferred by the Group is recognized at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration that is deemed to be an asset or liability is recognized in accordance with HKFRS 9 either in the consolidated income statement or as a change to other comprehensive income. Contingent consideration that is classified as equity is not remeasured, and its subsequent settlement is accounted for within equity.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the identifiable net assets acquired is recorded as goodwill. If the total of consideration transferred, non-controlling interest recognized and previously held interest measured is less than the fair value of the net assets of the subsidiary acquired in the case of a bargain purchase, the difference (negative goodwill) is recognized directly in the consolidated income statement.

2. Summary of material accounting policies (continued)

(c) Subsidiaries (continued)

(ii) Disposal of subsidiaries

When the Group ceases to have control, any retained interest in the subsidiary is remeasured to its fair value at the date when control is lost, with the change in carrying amount recognized in the consolidated income statement. The fair value is the initial carrying amount for the purpose of subsequently accounting for the retained interest as an associated company, a joint venture or a financial asset. In addition, any amounts previously recognized in other comprehensive income in respect of that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities. This means that amounts previously recognized in other comprehensive income are reclassified to the consolidated income statement or transferred to another category of equity as specified/ permitted by applicable HKFRSs.

(iii) Separate financial statements

In the balance sheet of the Company, investments in subsidiaries are carried at cost less impairment losses. The results of subsidiaries are accounted for by the Company on the basis of dividend received and receivable.

Impairment testing of the investments in subsidiaries is required upon receiving a dividend from these investments if the dividend exceeds the total comprehensive income of the subsidiary in the period the dividend is declared or if the carrying amount of the investment in the separate financial statements exceeds the carrying amount in the consolidated financial statements of the investee's net assets including goodwill.

(d) Changes in ownership interests in subsidiaries without change of control

Transactions with non-controlling interests that do not result in a loss of control are accounted for as equity transactions – that is, as transactions with the owners of the subsidiary in their capacity as owners. The difference between the fair value of any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary is recorded in equity. Gains or losses on disposals to non-controlling interests are also recorded in equity.

2. Summary of material accounting policies (continued)

(e) Associated companies

An associated company is an entity over which the Group has significant influence but not control, generally accompanying a shareholding of between 20% and 50% of the voting rights.

Investments in associated companies are accounted for under the equity method of accounting. Under the equity method, the investments are initially recognized at cost, and the carrying amount is increased or decreased to recognize the investor's share of the profit or loss of the investee after the date of acquisition. The Group's investments in associated companies include goodwill identified on acquisition. Upon the acquisition of the ownership interest in an associated company, any difference between the cost of the associated company and the Group's share of the net fair value of the associated company's identifiable assets and liabilities is accounted for as goodwill.

If the ownership interest in an associated company is reduced but significant influence is retained, only a proportionate share of the amounts previously recognized in other comprehensive income are reclassified to the consolidated income statement where appropriate.

The share of post-acquisition profits or losses of associated companies attributable to the Group is recognized in the consolidated income statement, and the share of post-acquisition movements in other comprehensive income is recognized in other comprehensive income. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. When the share of losses of the Group in an associated company equals or exceeds its interest in the associated company (which includes any long-term interests that, in substance, form part of the Group's net investment in the associated company), the Group does not recognize further losses, unless it has incurred legal or constructive obligations or made payments on behalf of the associated company.

The Group determines at each balance sheet date whether there is any objective evidence that the investment in associated company is impaired. If this is the case, the Group calculates the amount of impairment as the difference between the recoverable amount of the associated company and its carrying value and recognizes the amount adjacent to "share of results of associated companies" in the consolidated income statement.

Unrealized gains on transactions between the Group and its associated companies are eliminated to the extent of the interest in the associated companies held by the Group. Unrealized losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of associated companies have been changed where necessary to ensure consistency with the accounting policies adopted by the Group. Dilution gains and losses arising from investments in associated companies are recognized in the consolidated income statement.

2. Summary of material accounting policies (continued)

(f) Joint arrangements

Investments in joint arrangements are classified as either joint operations or joint ventures depending on the contractual rights and obligations of each investor, rather than the legal structures of the joint arrangements. The Group has assessed the nature of its joint arrangements and applied HKFRS 11 in preparing the consolidated financial statements.

Joint operation

A joint arrangement which does not involve the establishment of a separate entity but involves the joint control and ownership by the Group and other parties of assets contributed to, or acquired for the purpose of, the joint arrangement is accounted for as a joint operation. The Group's share of joint operation and any liabilities incurred jointly with other joint operation partners are recognized and classified according to the nature of the relevant items. Income from the sale or use of the Group's share of the output of joint operation is recognized when it is probable that the economic benefits associated with the transaction will flow to the Group, while the Group's share of expenses in respect of joint operation is recognized as incurred.

Joint venture

Under the equity method of accounting, interests in joint ventures are initially recognized at cost and adjusted thereafter to recognize the Group's share of the post-acquisition profits or losses and movements in other comprehensive income. The Group's investments in joint ventures include goodwill identified on acquisition. Upon the acquisition of the ownership interest in a joint venture, any difference between the cost of the joint venture and the Group's share of the net fair value of the joint venture's identifiable assets and liabilities is accounted for as goodwill. When the Group's share of losses in a joint venture equals or exceeds its interest in the joint venture (which includes any long-term interests that, in substance, form part of the Group's net investment in the joint venture), the Group does not recognize further losses, unless it has incurred obligation or made payments on behalf of the joint venture.

Unrealized gains on transactions between the Group and its joint venture are eliminated to the extent of the interest in the joint venture held by the Group. Unrealized losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of joint venture have been changed where necessary to ensure consistency with the accounting policies adopted by the Group.

2. Summary of material accounting policies (continued)

(g) Goodwill

Goodwill represents the excess of the cost of an acquisition over the fair value of the share of the net identifiable assets of the acquired subsidiaries, associated companies or joint ventures attributable to the Group at the effective date of acquisition, and in respect of an increase in holding in a subsidiary, it is regarded as a transaction with non-controlling interest. The cost of an acquisition is measured at the fair value of the assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange.

Goodwill on acquisitions of subsidiaries is included in intangible assets while goodwill on acquisitions of associated companies or joint ventures is included in investments in associated companies or joint ventures respectively. If the cost of acquisition is less than the fair value of the net assets acquired, the difference is recognized directly in the consolidated income statement.

Goodwill is tested for impairment at least annually and whenever there is an indication for impairment, and is carried at cost less accumulated impairment losses. Impairment losses on goodwill are not reversed. Goodwill is allocated to cash-generating units for the purpose of impairment testing. The allocation is made to those cash-generating units or groups of cash-generating units that are expected to benefit from the business combination in which the goodwill arose has been identified according to operating segment.

Impairment testing of the investments in subsidiaries, associated companies and joint ventures is required upon receiving dividends from these investments if the dividend exceeds the total comprehensive income of the subsidiaries, associated companies and joint ventures in the period the dividend is declared or if the carrying amount of the investments in the separate financial statements exceeds the carrying amount in the consolidated financial statements of the investee's net assets including goodwill.

2. Summary of material accounting policies (continued)

(h) Property, plant and equipment

Property, plant and equipment are stated at historical cost less accumulated depreciation and impairment losses. Historical cost includes expenditure that is directly attributable to the acquisition of the assets. Subsequent costs are included in the carrying amount of the asset or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the asset will flow to the Group and the cost of the asset can be measured reliably. The carrying amount of the replaced part is derecognized. All other repairs and maintenance costs are expensed in the consolidated income statement during the financial period in which they are incurred.

Depreciation of property, plant and equipment is calculated using the straight-line method to allocate their costs to their residual values over their estimated useful lives at the following annual rates:

Buildings	2% to 5%
Furniture and fixtures	10% to 30%
Other assets	10% to 30%

The residual values and useful lives of the assets are reviewed, and adjusted if appropriate, at each balance sheet date. Where the estimated recoverable amounts have declined below their carrying amounts, the carrying amounts are written down to their estimated recoverable amounts.

Gain or loss on disposal is determined as the difference between the net sales proceeds and the carrying amount of the relevant assets, and is recognized in the consolidated income statement.

(i) Investment properties

Properties that are held for long-term rental yields or for capital appreciation or both, and that are not occupied by the Group, are classified as investment properties. Investment properties also include properties that are being constructed or developed for future use as investment properties.

All leases that meet the definition of investment properties are classified as investment properties and measured at fair value.

Investment property is measured initially at its cost, including related transaction costs and borrowing costs. Borrowing costs incurred for the purpose of acquiring, constructing or producing a qualifying investment property are capitalized as part of its cost. Borrowing costs are capitalized while acquisition or construction is actively underway and will be ceased once the asset is substantially completed, or suspended if the development of the asset is suspended.

2. Summary of material accounting policies (continued)

(i) Investment properties (continued)

Investment property that is obtained through a lease is measured initially at the lease liability amount adjusted for any lease payments made at or before the commencement date (less any lease incentives received), and any initial direct costs incurred by the Group.

After initial recognition, investment property is carried at fair value. Fair value is based on valuations carried out by professional valuers who hold recognized and relevant professional qualifications and have recent experience in the location and category of the investment property being valued. These valuations form the basis of the carrying amounts in the consolidated financial statements. Investment property that is being redeveloped for continuing use as investment property or for which the market has become less active continues to be measured at fair value.

Fair value measurement on property under construction is only applied if the fair value is considered to be reliably measurable.

It may sometimes be difficult to determine reliably the fair value of the investment property under construction. In order to evaluate whether the fair value of an investment property under construction can be determined reliably, management considers the following factors, among others:

- The provisions of the construction contract
- The stage of completion
- Whether the project/property is standard (typical for the market) or non-standard
- The level of reliability of cash inflows after completion
- The development risk specific to the property
- Past experience with similar constructions
- Status of construction permits

The fair value of investment property reflects, among other things, rental income from current leases and assumptions about rental income from future leases in the light of current market conditions. The fair value also reflects, on a similar basis, any cash outflows that could be expected in respect of the property. Some of those outflows are recognized as liabilities, including lease liabilities in respect of right-of-use assets classified as investment property; others, including contingent rent payments, are not recognized in the consolidated financial statements. The fair value of investment property also reflects the market values of comparable properties which have been recently transacted, adjusted for any qualitative differences that may affect the price such as location, floor area, quality and the finishes of the building and other related factors.

2. Summary of material accounting policies (continued)

(i) Investment properties (continued)

Subsequent expenditure is capitalized to the carrying amount of the property only when it is probable that future economic benefits associated with the property will flow to the Group and the cost can be measured reliably. All other repairs and maintenance costs are expensed in the consolidated income statement during the financial period in which they are incurred.

Changes in fair values of investment properties are recognized in the consolidated income statement. Investment property is derecognized either when it has been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal.

Investment properties under construction have been valued at the balance sheet date. All fair value gains or losses are recognized in the consolidated income statement as fair value gains or losses.

If an investment property becomes owner-occupied, it is reclassified as property, plant and equipment. Its fair value at the date of reclassification becomes its cost for subsequent accounting purposes.

Where an investment property undergoes a change in use, evidenced by commencement of development with a view to sale, the property is transferred to inventories. A property's deemed cost for subsequent accounting as inventories is its fair value at the date of change in use.

If an owner-occupied property becomes an investment property because its use has changed, any difference resulting from the carrying amount and the fair value of this property at the date of transfer is recognized in other comprehensive income as revaluation reserve of property, plant and equipment. However, if the fair value gives rise to a reversal of a previous impairment, this amount is recognized in the consolidated income statement. This revaluation reserve shall remain and be transferred to retained profits upon disposal of this property.

If a property for/under development or a property for sale becomes an investment property when there is a change in use, any difference resulting from the fair value of the property at that date and its previous carrying amount is recognized in the consolidated income statement.

The investment properties are classified under non-current assets except for those properties which are expected to be disposed of within one year and are classified under current assets. Investment properties are reclassified as assets of disposal group held for sale when their carrying amount is to be recovered principally through a sale transaction and a sale is considered highly probable.

2. Summary of material accounting policies (continued)

(j) Cemetery assets

Cost of cemetery assets comprises right-of-use assets and costs of development expenditures incurred for the grave plots and niches for cremation urns. Cemetery assets are classified as current assets unless the construction period of the relevant grave plots or niches for cremation urns is expected to complete beyond the normal operating cycle.

Grave plots and niches for cremation urns are stated at the lower of cost and net realizable value. Net realizable value represents the estimated selling price for cemetery assets less all estimated costs of completion and applicable variable selling expenses.

(k) Properties for/under development

Properties for/under development are stated at the lower of cost and net realizable value. Costs include right-of-use assets, development and construction expenditures incurred and any borrowing costs capitalized and other direct costs attributable to the development. Net realizable value is determined on the basis of anticipated sales proceeds less applicable variable selling expenses and costs to complete.

Properties for/under development are classified as properties for sale under current assets unless the construction period of the relevant development project is expected to complete beyond the normal operating cycle.

(l) Properties for sale

Properties for sale which include properties under development (note 2(k)) and completed properties are classified under current assets and comprise right-of-use assets, development and construction expenditures, any borrowing costs capitalized and other direct costs attributable to the development. Properties for sale are carried at the lower of cost and net realizable value. Net realizable value is determined on the basis of anticipated sales proceeds less applicable variable selling expenses and costs to complete.

2. Summary of material accounting policies (continued)

(m) Financial assets

(i) Classification

The Group classifies its financial assets in the measurement categories of those to be measured subsequently at fair value (either through other comprehensive income ("OCI") or through profit or loss) and those to be measured at amortized cost.

The classification depends on the Group's business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at fair value, gains and losses will either be recorded in OCI or profit or loss. For investments in equity instruments that are not held for trading, this will depend on whether the Group has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income ("FVOCI").

The Group reclassifies debt investments when and only when its business model for managing those assets changes.

(ii) Recognition and derecognition

Regular purchases and sales of financial assets are recognized on trade-date, the date on which the Group commits to purchase or sell the asset. Financial assets are derecognized when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership.

(iii) Measurement

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss ("FVPL"), transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVPL are expensed in consolidated income statement.

Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

2. Summary of material accounting policies (continued)

(m) Financial assets (continued)

(iii) Measurement (continued)

Debt instruments

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Group classifies its debt instruments:

- Amortized cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortized cost. Interest income from these financial assets is included in the consolidated income statement using the effective interest rate method. Any gain or loss arising on derecognition is recognized directly in consolidated income statement and presented in other income and net gains/losses together with foreign exchange gains and losses. Impairment losses, if material, are presented as separate line item in the consolidated income statement.

- FVOCI: Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest income and foreign exchange gains and losses which are recognized in consolidated income statement. When the financial asset is derecognized, the cumulative gain or loss previously recognized in OCI is reclassified from equity to profit or loss and recognized in other income and net gains/losses. Interest income from these financial assets is included in other income and net gains/losses using the effective interest rate method. Foreign exchange gains and losses are presented in other income and net gains/losses and impairment losses, if material, are presented as separate line item in the consolidated income statement.

- FVPL: Assets that do not meet the criteria for amortized cost or FVOCI are measured at FVPL. A gain or loss on a debt investment that is subsequently measured at FVPL is recognized in consolidated income statement.

Equity instruments

The Group subsequently measures all equity investments at fair value. Where the Group's management has elected to present fair value gains and losses on equity investments in OCI, there is no subsequent reclassification of fair value gains and losses to profit or loss following the derecognition of the investment. Dividends from such investments continue to be recognized in consolidated income statement when the Group's right to receive payments is established.

2. Summary of material accounting policies (continued)

(n) Impairment of financial assets

The Group assesses on a forward looking basis the expected credit losses ("ECL") associated with its debt instruments carried at amortized cost and FVOCI. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade debtors, the Group applies the simplified approach permitted by HKFRS 9, which requires expected lifetime losses to be recognized from initial recognition of the receivables.

The Group's other financial assets carried at amortized cost include loans and receivables, other receivables and amount due from a joint venture. The impairment loss of other financial assets carried at amortized cost is measured based on twelve months expected credit loss. The twelve months expected credit loss is the portion of lifetime expected credit loss that results from default events on a financial instrument that are possible within twelve months after the reporting date. However, when there has been a significant increase in credit risk since origination, the allowance will be based on the lifetime expected credit loss.

(o) Offsetting financial instruments

Financial assets and liabilities are offset and the net amount is reported in the balance sheet when there is a legally enforceable right to offset the recognized amounts and there is an intention to settle on a net basis or realize the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the company or the counterparty.

(p) Inventories

Inventories, which mainly comprise merchandises and art pieces, are stated at the lower of cost and net realizable value. Cost is calculated on the specific identification basis. The cost of inventory includes expenditure that is directly attributable to the acquisition of the asset. Net realizable value is the estimated selling price in the ordinary course of business less applicable variable selling expenses.

2. Summary of material accounting policies (continued)

(q) Trade and other debtors

Trade and other debtors are amounts due from customers for properties and goods and merchandises sold or services performed in the ordinary course of business. If collection of trade and other debtors is expected within one year or less (or in the normal operating cycle of the business if longer), they are classified as current assets. If not, they are presented as non-current assets.

Trade and other debtors are recognized initially at the amount of consideration that is unconditional and subsequently measured at amortized cost using the effective interest method, less provision for impairment, as the Group holds the trade and other debtors with the objective to collect the contractual cash flows and those cash flows represent solely payments of principal and interest. The Group's impairment policies are set out in note 2(n). The carrying amount of trade and other debtors is reduced through the use of an allowance account and the amount of the provision is recognized in the consolidated income statement within administrative and other operating expenses. When a debtor is uncollectible, it is written off against the allowance account for trade and other debtors. Subsequent recoveries of amounts previously written off are credited in the consolidated income statement.

(r) Impairment of non-financial assets

Assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognized for the amount by which the carrying amount of the asset exceeds its recoverable amount, which is the higher of the fair value of an asset less costs to sell and value-in-use. For the purpose of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units). Assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at each balance sheet date.

(s) Creditors and accruals

Creditors and accruals are obligations to pay for goods or merchandises or services that have been acquired in the ordinary course of business from suppliers. Creditors and accruals are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current liabilities.

Creditors and accruals are recognized initially at fair value and subsequently measured at amortized cost using the effective interest method.

2. Summary of material accounting policies (continued)

(t) Provisions

Provisions are recognized when there is a present legal or constructive obligation as a result of past events, and it is probable that an outflow of resources will be required to settle the obligation, and a reliable estimate of the amount can be made. Where a provision is expected to be reimbursed, the reimbursement is recognized as a separate asset but only when the reimbursement is virtually certain. Restructuring provisions comprise lease termination penalties and employee termination payments. Provisions are not recognized for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognized even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognized as interest expense.

(u) Share capital

Ordinary shares are classified as equity.

Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

Where any group company purchases the Company's equity share capital, the consideration paid, including any directly attributable incremental costs (net of income taxes) is deducted from equity attributable to owners of the Company. Where such ordinary shares are subsequently reissued, any consideration received, net of any directly attributable incremental transaction costs and the related income tax effects, is included in equity attributable to owners of the Company.

2. Summary of material accounting policies (continued)

(v) Borrowings

Borrowings are recognized initially at fair value, net of transaction costs incurred. Transaction costs are incremental costs that are directly attributable to the acquisition, issue or disposal of a financial liability, including fees and commissions to agents, advisers, brokers and dealers, levies by regulatory agencies and securities exchanges, and transfer taxes and duties. Borrowings are subsequently stated at amortized cost; any difference between the proceeds, net of transaction costs, and the redemption value is recognized in the consolidated income statement over the period of the borrowings using the effective interest method.

Fees paid on the establishment of loan facilities are recognized as transaction costs of the loan to the extent that it is probable that some or all of the facilities will be drawn down. In this case, the fee is deferred until the drawdown occurs. To the extent there is no evidence that it is probable that some or all of the facilities will be drawn down, the fee is capitalized as a prepayment for liquidity services and amortized over the period of the facility to which it relates.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least twelve months after the balance sheet date.

(w) Current and deferred taxation

The tax expenses for the year comprise current and deferred taxes. Tax is recognized in the consolidated income statement, except to the extent that it relates to items recognized in other comprehensive income or directly in equity. In this case, the tax is also recognized in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the balance sheet date in the countries where the Group, its associated companies and joint ventures operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be payable to the tax authorities.

Deferred taxation is recognized, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. However, deferred taxation liabilities are not recognized if they arise from the initial recognition of goodwill, the deferred taxation is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted at the balance sheet date and are expected to apply when the related deferred income tax asset is realized or the deferred income tax liability is settled.

2. Summary of material accounting policies (continued)

(w) Current and deferred taxation (continued)

Deferred taxation assets are recognized to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilized.

Deferred taxation liabilities are provided on taxable temporary differences arising from investments in subsidiaries, associated companies and joint arrangements, except for deferred taxation liability where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred taxation assets are recognized on deductible temporary differences arising from investments in subsidiaries, associated companies and joint arrangements only to the extent that it is probable the temporary difference will reverse in the future and there is sufficient taxable profit available against which the temporary difference can be utilized.

Deferred taxation assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred taxation assets and liabilities relate to income taxes levied by the same taxation authority on either the taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

(x) Leases

Leases are recognized as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the Group.

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of fixed payments (including in-substance fixed payments), less any lease incentives receivables.

The lease payments are discounted using the lessee's incremental borrowing rate.

Lease payments are allocated between the principal and finance cost. The finance cost is charged to the consolidated income statement over the lease period so as to produce a constant period rate of interest on the remaining balance of the liability for each period.

Right-of-use assets are measured at cost comprising the following:

- the amount of the initial measurement of lease liability, and
- any lease payments made at or before the commencement date less any lease incentives received.

2. Summary of material accounting policies (continued)

(x) Leases (continued)

Right-of-use assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis.

When right-of-use assets meet the definition of investment properties, they are presented in investment properties, and are initially measured at cost and subsequently measured at fair value, in accordance with the Group's accounting policy.

The Group also has interests in land use rights for use in its operations. Lump sum payments were made upfront to acquire these land interests from their previous registered owners or governments in the jurisdictions where the land is located. There are no ongoing payments to be made under the term of the land leases, other than insignificant lease renewal costs or payments based on rateable value set by the relevant government authorities. These payments are stated at cost and are amortized over the term of the lease which includes the renewal period if the lease can be renewed by the Group without significant cost.

Payments associated with short-term leases are recognized on a straight-line basis as an expense in the consolidated income statement. Short-term leases are leases with a lease term of twelve months or less.

Lease liabilities are classified as non-current liabilities unless payments are made within twelve months from the end of the reporting period.

Rental income from operating leases where the Group is a lessor is recognized as income on a straight-line basis over the lease term (note 2(y)). Initial direct costs incurred in obtaining an operating lease are added to the carrying amount of the underlying asset and recognized as expense over the lease term on the same basis as rental income. The respective leased assets are included in the consolidated balance sheet based on their nature.

2. Summary of material accounting policies (continued)

(y) Revenue and income recognition

Revenue comprises the fair value of the consideration received or receivable for goods supplied, and is shown, net of value-added taxes, returns, rebates and discounts, allowances for credit and other revenue reducing factors.

Revenue is recognized when it is probable that future economic benefits will flow to the Group and specific criteria for each of the Group's activities as described below have been met. Estimates are based on historical results, taking into consideration the type of customers, the type of transactions and the specifics of each arrangement.

(i) Revenue from sales of properties is recognized when or as the control of the asset is transferred to the customer. Depending on the terms of the contract and laws that apply to the contract, control of the properties under development may transfer over time or at a point in time. If properties have no alternative use to the Group contractually and the Group has an enforceable right to payment from the customers for performance completed to date, the Group satisfies the performance obligation over time and therefore, recognizes revenue over time in accordance with the input method for measuring progress. Otherwise, revenue is recognized at a point in time when the customer obtains control of the completed property.

For property development and sales contract for which the control of the property is transferred at a point in time, revenue is recognized when the customer obtains the physical possession or the legal title of the completed property and the Group has present right to payment and the collection of the consideration is probable.

In determining the transaction price, the Group adjusts the promised amount of consideration for the effect of a financing component if it is significant.

Contract acquisition costs incurred to obtain contracts are capitalized and amortized when the related revenue is recognized.

(ii) Rental income, net of incentives given to lessees, is recognized on a straight-line basis over the period of the respective leases.

(iii) Sales of cemetery assets are recognized when the control of the asset is transferred to the customer, which are when the customer obtains the physical possession or the legal title of the relevant cemetery assets and the Group has present right to payment and the collection of the consideration is probable.

2. Summary of material accounting policies (continued)

(y) Revenue and income recognition (continued)

(iv) Sales of goods and merchandises are recognized when the control of the asset is transferred to the customer, which generally coincide with the time when goods and merchandises are delivered to the customers and legal title has been passed.

(v) Gain or loss from securities investment and trading is recognized on the transaction date when the relevant sale and purchase contracts are entered into.

(vi) Service and management fees are recognized when the services are rendered.

(vii) Interest income is recognized on a time proportion basis, using the effective interest method, taking into account the principal amounts outstanding and the interest rates applicable.

(viii) Dividend income is recognized when the right to receive payment is established.

(z) Borrowing costs

Interest and related costs on borrowings attributable to the construction or acquisition of an asset that necessarily takes a substantial period of time to complete and prepare for its intended use or sale are capitalized as part of the cost of their assets. All other borrowing costs are charged to the consolidated income statement in the financial period in which they are incurred.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization.

2. Summary of material accounting policies (continued)

(aa) Employee benefits

Contributions to defined contribution retirement schemes such as the Mandatory Provident Fund Scheme in Hong Kong and the respective government employee retirement benefit schemes in the People's Republic of China (the "PRC") and other countries are charged to the consolidated income statement in the financial period to which the contributions relate. The Group has no further payment obligations once the contributions have been paid. Prepaid contributions are recognized as an asset to the extent that a cash refund or a reduction in the future payments is available.

Employee entitlements to annual leaves are recognized when they accrue to employees. A provision is made for the estimated liability for annual leave as a result of services rendered by employees up to the balance sheet date. Employee entitlements to sick and maternity leaves are not recognized until the time of leaves.

Provisions for bonus entitlements are recognized when the Group has a present legal or constructive obligation as a result of services rendered by employees and a reliable estimate of the obligation can be made. Such bonuses are payable within twelve months from the balance sheet date.

(ab) Cash and cash equivalents

Cash and cash equivalents comprise cash and bank balances, deposits with banks and financial institutions with maturity within three months from the date of placement.

(ac) Translation of foreign currencies

Transactions included in the financial statements of each of the entities of the Group are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The consolidated financial statements are presented in Hong Kong dollar, which is the functional and presentation currency of the Company.

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at the exchange rates ruling at the balance sheet date are recognized in the consolidated income statement.

2. Summary of material accounting policies (continued)

(ac) Translation of foreign currencies (continued)

The results and financial position of all the entities in the Group that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

(i) assets and liabilities for each balance sheet presented are translated at the rate of exchange ruling at the date of that balance sheet;

(ii) income and expenses for each income statement are translated at average exchange rates unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the dates of the transactions; and

(iii) all resulting exchange differences are recognized in other comprehensive income.

Goodwill and fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and translated at the rate of exchange ruling at the balance sheet date. Exchange differences arising are recognized in other comprehensive income.

On the disposal of a foreign operation (that is, a disposal of the Group's entire interest in a foreign operation, or a disposal involving loss of control over a subsidiary that includes a foreign operation), all of the exchange differences accumulated in equity in respect of that operation attributable to the equity holders of the Company are reclassified to the consolidated income statement.

In the case of a partial disposal that does not result in the Group losing control over a subsidiary that includes a foreign operation, the proportionate share of accumulated exchange differences are re-attributed to non-controlling interests and are not recognized in the consolidated income statement.

(ad) Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker (the "CODM"). The CODM, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the Executive Directors and senior management.

2. Summary of material accounting policies (continued)

(ae) Dividend distribution

Dividend distribution to the shareholders of the Company is recognized as a liability in the consolidated financial statements in the financial period in which the dividends are approved by the Company's shareholders or Directors as applicable.

(af) Financial guarantee liabilities

The Group provides financial guarantees to banks for mortgage loans made by the banks to certain purchasers of the Group's properties in the PRC.

Financial guarantees are recognized as a financial liability at the time the guarantee is issued. The liability is initially measured at fair value and subsequently at the higher of (1) the amount determined in accordance with the expected credit loss model under HKFRS 9; and (2) the amount initially recognized less, where appropriate, the cumulative amount of income recognized in accordance with the principles of HKFRS 15.

The fair value of financial guarantees is determined based on the present value of the difference in cash flows between the contractual payments required under the debt instrument and the payments that would be required without the guarantee, or the estimated amount that would be payable to a third party for assuming the obligations.

Where guarantees in relation to loans or other payables of associated companies or joint ventures are provided for no compensation, the fair values are accounted for as contributions and recognized as part of the cost of the investment.

(ag) Government grants

Grants from governments are recognized at fair value when there is a reasonable assurance that the grant will be received and the Group will comply with all attached conditions.

Government grants relating to costs are deferred and recognized in the consolidated income statement over the period necessary to match them with costs that are intended to compensate and offset with related expenses.

2. Summary of material accounting policies (continued)

(ah) Non-current assets (or disposal groups) held for sale

Non-current assets (or disposal groups) are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use and a sale is considered highly probable. They are measured at the lower of their carrying amount and fair value less costs to sell, except for assets such as deferred tax assets, assets arising from employee benefits and investment property that are carried at fair value, which are specifically exempted from their requirement.

An impairment loss is recognized for any initial or subsequent write-down of the asset (or disposal group) to fair value less costs to sell. A gain is recognized for any subsequent increases in fair value less costs to sell of an asset (or disposal group), but not in excess of any cumulative impairment loss previously recognized. A gain or loss not previously recognized by the date of the sale of the non-current asset (or disposal group) is recognized at the date of derecognition.

Non-current assets (including those that are part of a disposal group) are not depreciated or amortized while they are classified as held for sale. Interest and other expenses attributable to the liabilities of disposal group classified as held for sale continue to be recognized.

Non-current assets classified as held for sale and the assets of a disposal group classified as held for sale are presented separately from the other assets in the balance sheet. The liabilities of a disposal group classified as held for sale are presented separately from other liabilities in the balance sheet.

3. Financial risk management

(a) Financial risk factors

The activities of the Group expose it to a variety of financial risks including credit risk, liquidity risk, cash flow and fair value interest rate risk, foreign exchange risk and price risk. The overall risk management programme of the Group focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the financial performance of the Group.

Financial risk management is carried out by the finance department under policies approved by the Board. The Board provides principles for overall risk management, as well as written policies covering specific areas.

3. Financial risk management (continued)

(a) Financial risk factors (continued)

(i) Credit risk

The maximum exposure to credit risk is represented by the carrying amount of each financial assets after deducting any impairment provision in the consolidated balance sheet. The Group's exposure to credit risk arising from debtors is set out in note 26. For financial guarantees provided by the Group, the maximum amount of guarantees under the respective contract is disclosed in note 38.

Credit risk of the Group is primarily attributable to deposits with banks and financial institutions and non-current loans and receivables, as well as credit exposures to customers and other debtors. The Group has credit policies in place and exposures to these credit risks are monitored on an ongoing basis.

The Group applies the HKFRS 9 simplified approach in measuring expected credit losses which uses a lifetime expected loss allowance for all trade debtors.

To measure the expected credit losses, trade debtors are grouped based on shared credit risk characteristics and the days past due. The expected loss rates are based on the historical payment profiles and the corresponding historical credit losses. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors and industry trends affecting the ability of the debtors to settle the outstanding balance.

Management considered the credit risk of loans and receivables, and other receivables is low, as counterparties have a strong capacity to meet their contractual cash flow obligations in the near term, except for other receivables relating to amounts which are non-response to collection activities, they are assessed individually for impairment allowance which have taken into account the expected recoveries from the collateral, if any. The Group has assessed that the expected credit losses for these loans and receivables, and other receivables were nil (2024: HK$7,898,000) under 12 months expected losses method and no provision (2024: provision of HK$7,898,000) was recognized.

The Group manages its deposits with banks and financial institutions by monitoring credit ratings and only places deposits with banks and financial institutions which have credit ratings of at least investment grade. As at 31 March 2025, the monies placed with banks and financial institutions in Hong Kong, the PRC and other countries amounted to approximately HK$311 million (2024: HK$839 million), HK$50 million (2024: HK$77 million) and HK$7 million (2024: HK$4 million), respectively.

3. Financial risk management (continued)

(a) Financial risk factors (continued)

(i) Credit risk (continued)

In respect of credit exposures to customers, the Group normally receives deposits or progress payments from customers prior to the completion of sales of properties or goods or merchandises transactions. Customers are assessed and rated individually based on the credit quality by taking into account their financial position, credit history and other factors. Rentals in respect of investment properties are payable in advance by tenants in accordance with the lease agreements. The Group has policies in place to ensure that rental deposits are required from tenants prior to commencement of leases. Loans and receivables are generally supported by the respective underlying assets.

In addition, the Group has other monitoring procedures to ensure that follow up action is taken to recover overdue debts. The Group reviews regularly the recoverable amount of each individual debtor to ensure that adequate impairment provision are made for irrecoverable amounts. The Group has no significant concentrations of credit risk as the receivables consist of a large number of customers.

In respect of the other debtors and loans and receivables, the Group monitors the recovery of the balances closely and ensures that adequate impairment provision has been made for the estimated irrecoverable amounts.

The Group has provided guarantees in respect of mortgage loans made by certain banks to certain purchasers of the Group's properties in the PRC. Since the Group is able to retain the purchasers' deposits and sell the properties to recover any amounts paid by the Group to the banks, the management considers that the Group's credit risk is minimal (see also note 38).

(ii) Liquidity risk

Liquidity risk is the risk that the Group is unable to meet its current obligations when they fall due. The Group measures and monitors its liquidity through the maintenance of prudent ratios regarding the liquidity structure of the overall assets, liabilities, loans and commitments of the Group. The Group has put in place a policy of obtaining long-term banking facilities to match its long-term investments in Hong Kong, the PRC and other countries. The Group also maintains a conservative level of liquid assets to ensure the availability of sufficient cash flows to meet any unexpected and material cash requirements in the ordinary course of business. In addition, as at 31 March 2025, the Group has standby banking facilities to provide contingent liquidity support which amounted to approximately HK$200 million (2024: HK$357 million). Details of the bank borrowings are disclosed in note 34.

3. Financial risk management (continued)

(a) Financial risk factors (continued)

(ii) Liquidity risk (continued)

The table below analyzes the Group's financial liabilities that will be settled in relevant maturity groupings based on the remaining period at the balance sheet date to the contractual maturity date. Specifically, bank borrowings with a repayment on demand clause are included in the earliest time band regardless of the probability of the banks choosing to exercise their rights. The amounts disclosed in the table are the contractual undiscounted cash flows including interest payment.

	Within the first year or on demand HK$'000	Within the second year HK$'000	Within the third to fifth years HK$'000	After the fifth year HK$'000	Total HK$'000
2025					
Creditors and accruals (excluded lease liabilities)	**167,820**	**–**	**–**	**–**	**167,820**
Lease liabilities	**7**	**–**	**–**	**–**	**7**
Bank borrowings	**15,803**	**15,323**	**122,516**	**–**	**153,642**
Loans and payables with non-controlling interests	**–**	**–**	**–**	**40,078**	**40,078**
Other non-current liabilities	**–**	**–**	**–**	**33,667**	**33,667**
	183,630	**15,323**	**122,516**	**73,745**	**395,214**
Financial guarantees	**3,696**	**–**	**–**	**–**	**3,696**
	187,326	**15,323**	**122,516**	**73,745**	**398,910**
2024					
Creditors and accruals (excluded lease liabilities)	246,603	–	–	–	246,603
Lease liabilities	41	9	–	–	50
Bank borrowings	510,180	106,201	65,841	–	682,222
Loans and payables with non-controlling interests	–	–	–	45,141	45,141
Other non-current liabilities (excluded lease liabilities)	–	–	–	33,913	33,913
	756,824	106,210	65,841	79,054	1,007,929
Financial guarantees	4,396	–	–	–	4,396
	761,220	106,210	65,841	79,054	1,012,325

3. Financial risk management (continued)

(a) Financial risk factors (continued)

(iii) Cash flow and fair value interest rate risk

Interest rate risk is the risk that the position of the Group may be adversely affected by the changes in market interest rate. The policy of the Group involves close monitoring of interest rate movements and replacing and entering into new banking facilities when favourable pricing opportunities arise.

The interest rate risk of the Group mainly arises from interest-bearing loans and receivables, bank deposits, bank borrowings, and bond investments in the financial assets at fair value through profit or loss. Loans and receivables, bank deposits and bank borrowings issued at variable rates expose the Group to cash flow interest rate risk. Bond investments at fixed rates expose the Group to fair value interest rate risk. The Group currently does not have any interest rate hedging policy in relation to interest rate risk. The Board monitors the Group's exposure on an ongoing basis and will consider hedging interest rate risk should the need arise.

As at 31 March 2025, in respect of cash flow interest rate risk, if interest rates had been 0.5% (2024: 0.5%) higher/lower with all other variables held constant, the pre-tax result of the Group would have increased/decreased by approximately HK$2,673,000 (2024: HK$4,851,000).

(iv) Foreign exchange risk

Foreign exchange risk arises on monetary assets and liabilities being denominated in a currency that is not the functional currency; differences resulting from the translation of financial statements into the presentation currency of the Group are not taken into consideration.

The Group mainly operates in Hong Kong, the PRC and Malaysia. The Group has no significant foreign exchange risk due to limited foreign currency transactions other than the functional currencies of the respective entities.

As at 31 March 2025, if Hong Kong dollar had strengthened or weakened by 5% (2024: 5%) against Renminbi, with all other variables held constant, the pre-tax result of the Group would have decreased/increased by approximately HK$1.3 million (2024: HK$11.6 million) mainly as a result of foreign exchange losses/gains arising from cash and bank balances.

3. Financial risk management (continued)

(a) Financial risk factors (continued)

(v) Price risk

The Group is exposed to equities and bonds investments price risk because investments held by the Group are classified as financial assets at fair value through other comprehensive income and financial assets at fair value through profit or loss. Unrealized gains and losses arising from the change in the fair value of financial assets at fair value through other comprehensive income and financial assets at fair value through profit or loss are recognized in other comprehensive income and the consolidated income statement respectively. To manage its price risk arising from investments in equities and bonds investments, the Group diversifies its portfolio. Diversification of the portfolio is done in accordance with the limits set by the Group.

The table below summarizes the impact of increase/decrease of the market price of the Group's publicly-traded investments by 5% (2024: 5%) with all other variables held constant:

	Impact on pre-tax result		Impact on investment revaluation reserve	
	2025	2024	**2025**	2024
	HK$'000	HK$'000	**HK$'000**	HK$'000
5% change in market price	**1,343**	934	**4,211**	6,160

(b) Capital risk management

The objectives of the Group when managing capital are to safeguard the ability of the Group to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, issue new shares or sell assets to reduce debt.

The Group monitors capital on the basis of the net debt to equity ratio. This ratio is calculated as net debt divided by total capital. Net debt is calculated as total bank borrowings (including short-term and long-term bank borrowings as shown in the consolidated balance sheet) less cash and bank balances and listed bonds and listed equity investments of financial assets at fair value through profit or loss. Total capital represents shareholders' funds as shown in the consolidated balance sheet. As at 31 March 2025, the Group had net cash of HK$263.5 million (2024: HK$286.5 million) and the calculation of net debt to equity ratio was therefore not applicable.

3. Financial risk management (continued)

(c) Fair value estimation

The fair value of financial instruments traded in active markets is based on quoted market prices at the balance sheet date. The quoted market price used for financial assets held by the Group is the current price within the bid-ask spread which is the most representative of the fair value in the given circumstances.

The fair values of long-term loans and receivables and bank borrowings are estimated using the expected future payments discounted at market interest rates. The carrying values of the long-term loans and receivables and bank borrowings approximate their fair values since they are floating interest rate loans and receivables and borrowings.

The carrying values less any estimated credit adjustments for financial assets and liabilities with a maturity of less than one year, including debtors and prepayments, cash and bank balances, creditors and accruals and current bank borrowings approximate their fair values.

The Group adopted the amendment to HKFRS 7 for financial instruments that are measured in the balance sheet at fair value. This requires disclosure of fair value measurements by level in the following fair value measurement hierarchy:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1)
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (level 2)
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3)

3. Financial risk management (continued)

(c) Fair value estimation (continued)

The following table presents the Group's financial assets that are measured at fair value at 31 March 2025 and 2024. The investment properties are measured at fair value and disclosed in note 16.

	Level 1 HK$'000	Level 2 HK$'000	Level 3 HK$'000	Total HK$'000
2025				
Assets				
Financial assets at fair value through other comprehensive income				
– Listed equity investments	**84,225**	**–**	**–**	**84,225**
– Unlisted equity investment	**–**	**–**	**75**	**75**
	84,225	**–**	**75**	**84,300**
Financial assets at fair value through profit or loss				
– Listed equity investments	**281**	**–**	**–**	**281**
– Listed debt investments – bonds	**–**	**26,577**	**–**	**26,577**
– Unlisted investments	**–**	**–**	**97,163**	**97,163**
	281	**26,577**	**97,163**	**124,021**
Total assets	**84,506**	**26,577**	**97,238**	**208,321**
2024				
Assets				
Financial assets at fair value through other comprehensive income				
– Listed equity investments	123,194	–	–	123,194
– Unlisted equity investment	–	–	32	32
	123,194	–	32	123,226
Financial assets at fair value through profit or loss				
– Listed equity investments	360	–	–	360
– Listed debt investments – bonds	–	18,317	–	18,317
– Unlisted investments	–	–	140,584	140,584
	360	18,317	140,584	159,261
Total assets	123,554	18,317	140,616	282,487

3. Financial risk management (continued)

(c) Fair value estimation (continued)

The fair value of financial instruments traded in active markets is based on quoted market prices at the balance sheet date. A market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis. The quoted market price used for these financial assets held by the Group, which are listed equity investments, is the current price within the bid-ask spread in stock market. These instruments are included in level 1 which comprise primarily listed equity investments classified as financial assets at fair value through other comprehensive income and financial assets at fair value through profit or loss respectively.

The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined by using valuation techniques. These valuation techniques maximize the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2, which comprises primarily listed debt investments classified as financial assets at fair value through profit or loss.

If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3 which comprises primarily unlisted investments classified as financial assets at fair value through other comprehensive income and financial assets at fair value through profit or loss respectively.

Specific valuation techniques used to value financial instruments include:

- Quoted market prices or dealer quotes for similar instruments

- Other techniques, such as market approach and discounted cash flow analysis, are used to determine fair value for the remaining financial instruments

Investments in unlisted investment funds that are not traded in an active market are valued based on information derived from individual fund reports, or audited reports received from respective fund managers and adjusted by other relevant factors if deemed necessary. For other investments in unlisted investments, the Group establishes the fair value by using valuation techniques including the use of recent arm's length transactions, reference to other instruments that are substantially the same, and discounted cash flow analysis, making maximum use of market inputs and relying as little as possible on entity-specific inputs.

3. Financial risk management (continued)

(c) Fair value estimation (continued)

The key assumptions adopted in the valuation models include market multiples and discount rates which are based on historical patterns and industry trends of comparable companies. The fair values of these level 3 instruments may differ significantly if there are material changes to the underlying assumptions applied in the relevant valuation models. The main level 3 input used by the Group for the valuations of unlisted investments pertains to the use of recent arm's length transactions, indexing and price/sales multiples, and reference to other listed instruments that are substantially the same.

Except for the listed debt investments under financial assets at fair value through profit or loss which were transferred from level 1 to level 2 during the year ended 31 March 2024 due to lack of active market transactions during that year, there was no other transfer of financial assets among fair value hierarchy classifications for the years ended 31 March 2025 and 2024.

The following table presents the changes in level 3 instruments of the Group for the years ended 31 March 2025 and 2024.

	Financial assets at fair value through other comprehensive income HK$'000	Financial assets at fair value through profit or loss HK$'000
At 1 April 2023	994	136,371
Additions	–	6,199
Disposals	–	(7,035)
Changes in fair value recognized in other comprehensive income	(915)	–
Changes in fair value recognized in consolidated income statement	–	8,553
Changes in exchange rates	(47)	(3,504)
At 31 March 2024	32	140,584
Additions	–	6,695
Disposals and redemptions	–	(32,564)
Changes in fair value recognized in other comprehensive income	43	–
Changes in fair value recognized in consolidated income statement	–	(16,981)
Changes in exchange rates	–	(571)
At 31 March 2025	**75**	**97,163**

As at 31 March 2025, if the significant unobservable inputs applied in the valuation technique such as indexing and price/sales multiples increase, the fair value of unlisted investment increases.

4. Critical accounting estimates and judgments

Estimates and judgments used in preparing the consolidated financial statements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The Group makes estimates and assumptions concerning the future. The estimates and assumptions that may have a significant effect on the carrying values of assets and liabilities are discussed below:

(a) Estimate of fair value of investment properties

The valuation of investment properties is mainly performed in accordance with "The HKIS Valuation Standards 2024" published by the Hong Kong Institute of Surveyors and other prevailing international valuation standards. Details of the judgment and assumptions have been disclosed in note 16.

(b) Classification of investment properties

In making the judgment to determine whether a property qualifies as investment property, the Group considers whether the property (land or building) is held to earn rental or for capital appreciation rather than for use in the production or supply of goods and services or sale and the Group has the financing capability to hold the property for long-term strategic investment.

To transfer a property to an investment property, there must be a change in use. To conclude if a property has changed its use, management assesses whether the property meets the definition of investment property as aforementioned and the change must be supported by evidence.

In addition, in making the judgment to determine whether a completed investment property was qualified as asset of disposal group held for sale, the Group considered whether the sale transaction was highly probable (i.e. the sale should be expected to qualify for recognition as a completed sale within one year from the date of classification).

The Group considers each property separately in making its judgment.

4. Critical accounting estimates and judgments (continued)

(c) Recoverability of properties for/under development and properties for sale

The Group assesses the carrying values of properties for/under development and properties for sale according to their estimated recoverable amounts or net realizable values based on assessment of the realizability of these properties, taking into account costs to completion and applicable variable selling expenses based on past experience and net sales value based on prevailing market conditions. Provision for impairment is made when events or changes in circumstances indicate that the carrying values may not be realized. The assessment requires the use of judgment and estimates.

For recoverability assessment purpose, the valuation of certain properties for/under development and properties for sale is mainly performed in accordance with "The HKIS Valuation Standards 2024" published by the Hong Kong Institute of Surveyors and other prevailing international valuation standards.

(d) Income taxes, land use taxes, land appreciation taxes and deferred taxes

The Group is subject to income taxes, land use taxes, land appreciation taxes and deferred taxes mainly in Hong Kong, the PRC and other countries. Significant judgment is required in determining the provision for taxation for each entity of the Group. There are transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. Where the final tax outcome of these estimates is different from the amounts that are initially recorded, such differences will impact the current and deferred taxation in the financial period in which such determination is made.

The Group has rebutted the presumption that the carrying amount of the investment properties located in the PRC measured at fair value will be recovered entirely through sale. These investment properties are held within a business model whose objective is to consume its economic benefit over time.

Deferred taxation assets relating to tax losses are recognized when management considers to be probable that future taxation profit will be available against which the tax losses can be utilized. The outcome of their actual utilization may be different.

4. Critical accounting estimates and judgments (continued)

(e) Fair value of unlisted investments

The fair value of unlisted investments classified as financial assets at fair value through profit or loss is determined by using valuation techniques. The Group uses its judgment to select a variety of methods and determine the fair values primarily based on the recent transaction price, net asset value and taking into account of the analysis of the investees' financial trends and results, risk profile, prospects, industry trends and other factors. The key assumptions adopted in the valuation are disclosed in note 3(c).

5. Revenues

Revenues recognized during the year are as follows:

	2025 **HK$'000**	2024 HK$'000 (Restated)
Sales of properties	**44,077**	49,723
Rental income and management fees	**20,089**	19,579
Sales of cemetery assets	**21,288**	18,307
Interest and other income from financial assets at fair value through profit or loss	**590**	2,998
	86,044	90,607

6. Segment information

(a) Segment information by business lines

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

The CODM considers the business from a business perspective, including property development, investment and trading, development and operation of cemetery, securities investment and trading and others (including hotel operation and management and sales of goods and merchandises). The CODM assesses the performance of the operating segments based on the measure of segment result.

6. Segment information (continued)

(a) Segment information by business lines (continued)

The segment information by business lines is as follows:

	Property development, investment and trading HK$'000	Cemetery HK$'000	Securities investment and trading HK$'000	Others and corporate HK$'000	2025 Total HK$'000
Revenues from contracts with customers:					
– Recognized at a point in time	44,077	21,288	–	–	65,365
– Recognized over time	1,581	–	–	–	1,581
Revenues from other sources	18,508	–	590	–	19,098
Revenues	64,166	21,288	590	–	86,044
Other income and net gain/(loss)	8,622	381	(7,429)	17,367	18,941
Operating (loss)/profit	(398,111)	2,232	(6,933)	(23,441)	(426,253)
Finance costs	(10,582)	–	–	–	(10,582)
Share of result of a joint venture	12,624	–	–	–	12,624
(Loss)/profit before taxation	(396,069)	2,232	(6,933)	(23,441)	(424,211)
Taxation credit/(charge)	27,465	(1,071)	1,351	–	27,745
(Loss)/profit for the year	(368,604)	1,161	(5,582)	(23,441)	(396,466)
Segment assets	1,709,913	1,023,337	156,454	431,755	3,321,459
Joint venture	296,232	–	–	–	296,232
Total assets	2,006,145	1,023,337	156,454	431,755	3,617,691
Total liabilities	355,116	250,955	1,253	22,556	629,880
Other segment items are as follows:					
Capital expenditure	47,047	7,932	–	–	54,979
Depreciation of property, plant and equipment	550	473	–	5,450	6,473
Depreciation of right-of-use assets	–	95	–	–	95
Provision for impairment of properties for/under development	12,747	–	–	–	12,747
Provision for impairment of properties for sale	59,867	–	–	–	59,867
Provision for impairment of trade debtors	352	–	–	–	352
Provision for impairment of other deposits	78,649	–	–	–	78,649
Fair value loss of investment properties	234,294	–	–	–	234,294

6. Segment information (continued)

(a) Segment information by business lines (continued)

	Property development, investment and trading HK$'000	Cemetery HK$'000	Securities investment and trading HK$'000 (Restated)	Others and corporate HK$'000	2024 Total HK$'000 (Restated)
Revenues from contracts with customers:					
– Recognized at a point in time	49,723	18,307	–	–	68,030
– Recognized over time	1,763	–	–	–	1,763
Revenues from other sources	17,816	–	2,998	–	20,814
Revenues	69,302	18,307	2,998	–	90,607
Other income and net gain/(loss)	3,856	423	(70,142)	28,426	(37,437)
Operating loss	(252,848)	(3,568)	(68,104)	(13,973)	(338,493)
Finance costs	(6,170)	–	–	–	(6,170)
Share of result of a joint venture	11,609	–	–	–	11,609
Loss before taxation	(247,409)	(3,568)	(68,104)	(13,973)	(333,054)
Taxation credit/(charge)	13,413	(828)	(2,574)	–	10,011
Loss for the year	(233,996)	(4,396)	(70,678)	(13,973)	(323,043)
Segment assets	2,283,415	1,030,435	193,118	857,594	4,364,562
Joint venture	319,645	–	–	–	319,645
Investment property held for sale	10,780	–	–	–	10,780
Total assets	2,613,840	1,030,435	193,118	857,594	4,694,987
Segment liabilities	941,109	253,504	35,109	34,449	1,264,171
Liability held for sale	1,860	–	–	–	1,860
Total liabilities	942,969	253,504	35,109	34,449	1,266,031
Other segment items are as follows:					
Capital expenditure	171,825	11,000	–	–	182,825
Depreciation of property, plant and equipment	540	458	–	5,702	6,700
Depreciation of right-of-use assets	1,709	95	–	–	1,804
Provision for impairment of properties for sale	154,756	–	–	–	154,756
Provision for impairment of trade debtors	365	3,940	–	–	4,305
Provision for impairment of other receivables	7,898	–	–	–	7,898
Fair value loss of investment properties	76,084	–	–	–	76,084

6. Segment information (continued)

(b) Geographical segment information

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

	Revenues		Capital expenditure	
	2025	2024	**2025**	2024
	HK$'000	HK$'000	**HK$'000**	HK$'000
		(Restated)		
Hong Kong	**49,579**	10,258	**46,682**	171,756
The PRC	**23,190**	19,836	**7,932**	11,000
Malaysia	**13,275**	12,090	**365**	69
France	**–**	48,423	**–**	–
	86,044	90,607	**54,979**	182,825

	Non-current assets *(note)*		Total assets	
	2025	2024	**2025**	2024
	HK$'000	HK$'000	**HK$'000**	HK$'000
Hong Kong	**176,421**	187,370	**1,297,987**	1,935,273
The PRC	**1,065,668**	1,364,866	**2,033,520**	2,491,514
Malaysia	**278,010**	263,608	**286,184**	268,200
	1,520,099	1,815,844	**3,617,691**	4,694,987

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

7. Other income and net loss

	2025 HK$'000	2024 HK$'000 (Restated)
Interest income from bank deposits	**18,360**	38,539
Dividend income from financial assets at fair value through other comprehensive income	**–**	7,366
Net loss of financial assets at fair value through profit or loss *(note)*	**(8,516)**	(71,267)
Net loss on disposal of an investment property *(note 29)*	**(437)**	–
Net gain on disposal of property, plant and equipment	**1,002**	89
Net exchange gain/(loss)	**2,240**	(13,446)
Forfeited deposits from sales of properties	**635**	–
Reversal of over-provision for construction costs payable	**3,297**	–
Others	**2,360**	1,282
	18,941	(37,437)

Note: The amount comprises of net gain on disposal of HK$0.7 million (2024: HK$76.0 million) and net fair value loss of HK$9.2 million (2024: HK$147.3 million) for financial assets at fair value through profit or loss.

8. Operating loss

	2025 HK$'000	2024 HK$'000
Operating loss is stated after crediting:		
Gross rental income from properties	**18,508**	17,816
and after charging:		
Auditor's remuneration to the auditor of the Company –		
Audit and audit related services	**1,700**	2,226
Auditors' remuneration to other auditors of the subsidiaries of the Group	**118**	102
	1,818	2,328
Cost of properties sold	**42,194**	32,110
Cost of cemetery assets sold	**7,945**	7,369
Depreciation of property, plant and equipment	**6,473**	6,700
Depreciation of right-of-use assets	**95**	1,804
Short-term lease expenses	**1,545**	1,572
Outgoings in respect of properties	**11,765**	13,323
Provision for impairment of properties for/under development *(notes a and 18)*	**12,747**	–
Provision for impairment of properties for sale *(notes a and 24(e))*	**59,867**	154,756
Provision for impairment of trade debtors	**352**	4,305
Provision for impairment of other deposits	**78,649**	–
Provision for impairment of other receivables	**–**	7,898
Staff costs, including Directors' emoluments		
Wages and salaries	**29,735**	32,092
Retirement benefit costs *(note 9)*	**2,003**	2,182

Notes:

(a) The amounts have been included in cost of sales for the years ended 31 March 2025 and 2024.

(b) Some corporate costs, including staff costs and general administrative expenses, were shared at cost from the Company's holding company to the Group in the current year and prior year in respect of the general services shared and provided by the larger group to the Group.

9. Employee retirement benefits

The Group participates in defined contribution schemes in Hong Kong for all eligible employees. Contributions to these schemes are calculated based on certain percentages of the applicable payroll costs or pre-determined fixed sums. The assets of the schemes are held separately from those of the Group in independently administered funds. Among these schemes, one scheme allows contributions to it to be reduced by contributions forfeited by those employees who leave that scheme prior to vesting fully in those contributions.

The Group participates in respective government retirement benefit schemes in the PRC and Malaysia pursuant to the relevant regulations whereby the Group is required to contribute to the schemes to fund the retirement benefits of the eligible employees. Contributions made to the schemes are calculated either based on certain percentages of the applicable payroll costs or fixed sums as stipulated under the requirements in the PRC and Malaysia. The governments of the respective countries are responsible for the entire retirement benefit obligations payable to the retired employees. The Group has no other obligations apart from making ongoing contributions under the schemes.

The retirement benefit costs represent the contributions by the Group to the above schemes. During the year, no contributions forfeited (2024: Nil) were utilized by the Group in Hong Kong, and the balance of forfeited contributions as at 31 March 2025 was nil (2024: Nil).

10. Finance costs

	2025 **HK$'000**	2024 HK$'000
Interest expenses of		
Bank borrowings	**17,086**	41,937
Lease liabilities	**1**	7
	17,087	41,944
Amounts capitalized into properties under development	**(6,505)**	(35,774)
	10,582	6,170

The capitalization rates applied to funds borrowed for the development of properties ranged from 5.17% to 5.74% (2024: from 5.89% to 6.31%) per annum.

11. Directors', five highest paid individuals' and senior management's emoluments

(a) Directors' emoluments

Name of Director	Fees (note i) HK$'000	Salaries (note ii) HK$'000	Other benefits (note ii) HK$'000	Retirement scheme contributions (note ii) HK$'000	Total HK$'000
2025					
Mr. Albert Chuang Ka Pun	**40**	**–**	**–**	**–**	**40**
Miss Ann Li Mee Sum	**30**	**1,974**	**600**	**178**	**2,782**
Mr. Edwin Chuang Ka Fung	**30**	**–**	**–**	**–**	**30**
Mr. Geoffrey Chuang Ka Kam	**30**	**–**	**–**	**–**	**30**
Mr. Dominic Lai[2]	**200**	**–**	**–**	**–**	**200**
Mr. Abraham Shek Lai Him[1]	**430**	**–**	**–**	**–**	**430**
Mr. Andrew Fan Chun Wah[1]	**200**	**–**	**–**	**–**	**200**
Dr. Ng Kit Chong[1]	**200**	**–**	**–**	**–**	**200**
	1,160	**1,974**	**600**	**178**	**3,912**
2024					
Mr. Albert Chuang Ka Pun	40	–	–	–	40
Miss Ann Li Mee Sum	30	1,974	600	178	2,782
Mr. Edwin Chuang Ka Fung	30	–	–	–	30
Mr. Geoffrey Chuang Ka Kam	30	–	–	–	30
Mr. Dominic Lai[2]	200	–	–	–	200
Mr. Abraham Shek Lai Him[1]	430	–	–	–	430
Mr. Andrew Fan Chun Wah[1]	200	–	–	–	200
Dr. Eddy Li Sau Hung[1, 3]	200	–	–	–	200
Dr. Ng Kit Chong[1]	200	–	–	–	200
	1,360	1,974	600	178	4,112

1 *The Independent Non-Executive Directors*
2 *The Non-Executive Director*
3 *Passed away on 25 March 2024*

11. Directors', five highest paid individuals' and senior management's emoluments (continued)

(a) Directors' emoluments (continued)

(i) The amounts represented emoluments paid or receivable in respect of a person's service as a Director, whether of the Company or its subsidiary undertakings.

(ii) The amounts represented emoluments paid or receivable in respect of a Director's other services in connection with the management of the affairs of the Company or its subsidiary undertakings.

(iii) There was no arrangement under which a Director waived or agreed to waive any emoluments during the years ended 31 March 2025 and 2024.

(iv) During the year, no emoluments, retirement benefits, payments or benefits in respect of termination of Directors' services were paid or made, directly or indirectly, to the Directors, nor are any payable (2024: Nil). No consideration was provided to or receivable by third parties for making available Directors' services (2024: Nil).

(v) There are no loans, quasi-loans or other dealings in favour of Directors, their controlled bodies corporate and connected entities (2024: None).

(vi) The Directors represent key management personnel of the Company having authority and responsibility for planning, directing and controlling the activities of the Group.

(vii) The emoluments paid to the Independent Non-Executive Directors and the Non-Executive Director amounted to HK$830,000 (2024: HK$1,030,000) and HK$200,000 (2024: HK$200,000) respectively.

(viii) In addition to the Directors' remuneration disclosed above, certain Executive Directors are not paid directly by the Company but receive remuneration from the Company's holding company, in respect of their services to the larger group which includes the Company and its subsidiary undertakings. No apportionment has been made for the current year and the prior year as the Directors are of the opinion that it is impracticable to apportion the amounts between their services to the Company and its subsidiary undertakings and the larger group.

11. Directors', five highest paid individuals' and senior management's emoluments (continued)

(b) Directors' material interests in transactions, arrangements or contracts

No significant transactions, arrangements and contracts in relation to the Group's business to which the Company was a party and in which a Director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year (2024: None).

(c) Five highest paid individuals' emoluments

The five highest paid individuals in the Group include one (2024: One) Director during the year ended 31 March 2025. Details of the total emoluments paid to the four (2024: Four) individuals, whose total emoluments were the five highest in the Group and who were not Directors as at 31 March 2025, are set out below:

	2025 **HK$'000**	2024 HK$'000
Salaries and other benefits	**4,380**	4,432
Retirement scheme contributions	**54**	54
	4,434	4,486

The emoluments of the individuals fall within the following band:

	Number of individuals	
Emolument band	**2025**	2024
HK$1,000,001 to HK$1,500,000	**4**	4

(d) Senior management's emoluments

The emoluments of senior management whose profiles are included in the section "Biographical Details of Directors and Senior Management" of this report fall within the following bands:

	Number of individuals	
Emolument bands	**2025**	2024
HK$1,000,000 or below	**5**	5
HK$1,000,001 to HK$1,500,000	**1**	1
	6	6

12. Taxation credit

	2025 HK$'000	2024 HK$'000
Current taxation		
PRC corporate income tax	**2,391**	1,986
PRC land appreciation tax	**882**	–
Overseas profit tax	**–**	3,782
Deferred taxation *(note 35)*	**(31,018)**	(15,779)
	(27,745)	(10,011)

No provision for Hong Kong profits tax has been made as the Group has either sufficient tax losses brought forward to set off against the estimated assessable profits for the year or has no estimated assessable profits for the year (2024: Same). PRC corporate income tax and overseas profits tax have been calculated on the estimated assessable profits for the year at the rates of taxation prevailing in the PRC and the countries in which the Group operates respectively. PRC land appreciation tax is levied at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds of sales of properties less deductible expenditures including costs of land and development expenditures.

Share of current taxation charge of the joint venture for the year ended 31 March 2025 of HK$893,000 (2024: HK$731,000) is included in the consolidated income statement as "Share of result of a joint venture".

12. Taxation credit (continued)

The taxation credit of the loss before taxation of the Group differs from the theoretical amount that would arise using the taxation rate of Hong Kong as follows:

	2025	2024
	HK$'000	HK$'000
Loss before taxation	**(424,211)**	(333,054)
Share of result of a joint venture	**(12,624)**	(11,609)
	(436,835)	(344,663)
Taxation credit at the rate of 16.5% (2024: 16.5%)	**(72,078)**	(56,869)
Effect of different taxation rates in other countries	**(22,335)**	(4,519)
Income not subject to taxation	**(4,371)**	(11,902)
Expenses not deductible for taxation purposes	**50,059**	19,796
Utilization of previously unrecognized tax losses	**(660)**	(904)
Tax losses not recognized and others	**21,640**	44,387
Taxation credit	**(27,745)**	(10,011)

13. Dividends

On 26 June 2025, the Board had resolved not to recommend the payment of a final dividend for the year ended 31 March 2025 (2024: Nil). No interim dividend had been paid for the year ended 31 March 2025 (2024: Nil).

14. Loss per share

The calculation of the loss per share is based on the loss attributable to equity holders of HK$394,944,000 (2024: HK$320,738,000) and the weighted average number of 2,347,035,316 (2024: 2,347,035,316) shares in issue during the year.

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

15. Property, plant and equipment

	Buildings HK$'000	Furniture and fixtures HK$'000	Other assets HK$'000	Total HK$'000
Cost				
At 1 April 2023	13,863	22,274	136,303	172,440
Changes in exchange rates	(777)	(508)	(333)	(1,618)
Additions	–	69	68	137
Disposals	–	–	(1,289)	(1,289)
At 31 March 2024	13,086	21,835	134,749	169,670
Changes in exchange rates	(95)	122	–	27
Additions	–	87	–	87
Disposals	–	(507)	(8,660)	(9,167)
At 31 March 2025	**12,991**	**21,537**	**126,089**	**160,617**
Accumulated depreciation and provision for impairment				
At 1 April 2023	5,606	19,896	115,786	141,288
Changes in exchange rates	(281)	(359)	(310)	(950)
Charge for the year	577	358	5,765	6,700
Disposals	–	–	(705)	(705)
At 31 March 2024	5,902	19,895	120,536	146,333
Changes in exchange rates	(42)	64	(8)	14
Charge for the year	582	369	5,522	6,473
Disposals	–	(507)	(8,660)	(9,167)
At 31 March 2025	**6,442**	**19,821**	**117,390**	**143,653**
Net book value				
At 31 March 2025	**6,549**	**1,716**	**8,699**	**16,964**
At 31 March 2024	7,184	1,940	14,213	23,337

(a) The buildings are situated on land in the PRC. Other assets comprise computer equipment, motor vehicles and yachts.

(b) Depreciation has been included in administrative and other operating expenses (2024: Same).

16. Investment properties

	Completed properties HK$'000
At 1 April 2023	1,210,926
Changes in exchange rates	(61,318)
Reclassified as investment property held for sale *(note 29)*	(10,780)
Change in fair value	(76,084)
At 31 March 2024	1,062,744
Additions	278
Cost written back	(27,464)
Changes in exchange rates	13,531
Change in fair value	(234,294)
At 31 March 2025	**814,795**

(a) Investment properties of the Group are located:

	2025 HK$'000	2024 HK$'000
In Hong Kong	**168,030**	173,530
Outside Hong Kong	**646,765**	889,214
	814,795	1,062,744

16. Investment properties (continued)

(b) Investment properties in Hong Kong, the PRC and Malaysia were revalued at 31 March 2025 on an open market value basis by Colliers International (Hong Kong) Limited ("Colliers"), Cushman & Wakefield Limited ("C&W") and JS Valuers Property Consultants Sdn. Bhd., independent professional property valuers, respectively.

(c) Investment properties of HK$168,030,000 (2024: HK$435,995,000) have been pledged as securities for the borrowing facilities granted to the Group (note 34).

(d) Valuation processes of the Group

The Group's investment properties were revalued at 31 March 2025 by independent professional valuers who hold recognized relevant professional qualifications and have recent experience in the locations and segments of the investment properties valued. For all investment properties, their current use equates to the highest and best use.

The Group's finance department and property department review the valuations performed by the independent valuers for financial reporting purposes and report directly to the senior management of the Group. Discussions of valuation processes and results are held between the management and valuers at least once every six months, in line with the Group's interim and annual reporting processes. The finance department and property department:

– verify all major inputs to the independent valuation reports;
– assess property valuation movements when compared to the prior period valuation reports; and
– hold discussions with the independent valuers.

16. Investment properties (continued)

(e) Valuation techniques

Fair value of completed properties in Hong Kong, the PRC and Malaysia is generally derived using the income capitalization method or direct comparison method, wherever appropriate and for cross-checking. Income capitalization method is based on the capitalization of the net income and reversionary potential by adopting appropriate capitalization rates, which are derived from analysis of sale transactions and valuers' interpretation of prevailing investor requirements or expectations. The prevailing market rents adopted in the valuation have reference to recent lettings, within the subject properties and other comparable properties. Direct comparison method is based on comparing the property to be valued directly with other comparable properties, which have recently transacted. However, given the heterogeneous nature of real estate properties, appropriate adjustments are usually required to allow for any qualitative differences that may affect the price likely to be achieved by the property under consideration.

There were no changes to the valuation techniques during the years.

The Group's policy is to recognize transfers into and transfers out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer. All of the fair value measurements of the Group's investment properties were categorised into level 3 of the fair value hierarchy. There were no transfers into or out of level 3 during the year.

(f) Significant unobservable inputs used to determine fair value

Prevailing market rents are estimated based on valuers' view of recent lettings, within the subject properties and other comparable properties. The lower the rents, the lower the fair value. Capitalization rates are estimated by valuers based on the risk profile of the investment properties being valued. The higher the rates, the lower the fair value.

The following rental values and capitalization rates are used in the income capitalization method for the completed commercial properties in respective locations:

	Hong Kong	The PRC	Malaysia
2025			
Rental value (HK$/*sq. m.*/month)	**193**	**43**	**109–189**
Capitalization rates	**3.3%**	**4.5%**	**4.5%**
2024			
Rental value (HK$/*sq. m.*/month)	196	43	103–178
Capitalization rates	3.3%	4.5%	4.5%

17. Right-of-use assets and lease liabilities

(a) Right-of-use assets

	2025 **HK$'000**	2024 HK$'000
Land use rights	**1,222**	1,289
Office premises	**7**	46
	1,229	1,335

(i) Land use rights of the Group are held under medium-term leases. The Group leases various office premises (2024: also included show flat) and rental contracts are typically made for fixed periods of 2 to 3 years. Lease terms are negotiated on an individual basis and contain different terms and conditions.

(ii) Right-of-use assets of the Group are located outside Hong Kong.

(iii) For the year ended 31 March 2025, in respect of office premises of right-of-use assets, there is no addition (2024: Nil) and total cash outflows of leases are HK$41,000 (2024: HK$1,847,000, included show flat) (note 39(b)).

(iv) Depreciation of right-of-use assets for land use rights and office premises (2024: also included show flat) are HK$55,000 (2024: HK$55,000) and HK$40,000 (2024: HK$1,749,000) respectively. Depreciation of HK$55,000 (2024: HK$1,709,000) and HK$40,000 (2024: HK$95,000) have been included in selling and marketing expenses and administrative and other operating expenses, respectively.

17. Right-of-use assets and lease liabilities (continued)

(b) Lease liabilities

	2025	2024
	HK$'000	HK$'000
Lease liabilities:		
Current portion included in creditors and accruals *(note 30)*	**7**	39
Non-current portion included in other non-current liabilities	**–**	9
	7	48

18. Properties for/under development

	2025	2024
	HK$'000	HK$'000
At the beginning of the year	**135,750**	143,442
Changes in exchange rates	**(3,003)**	(7,692)
Provision for impairment *(note b)*	**(12,747)**	–
At the end of the year	**120,000**	135,750

(a) Properties for/under development of the Group are the prepayment made for acquisition of right-of-use assets in the PRC.

(b) In view of the slow recovery progress on the prepayment made, the management performed impairment assessment on properties for/under development and a provision for impairment of HK$12,747,000 (2024: Nil) was recorded for properties for/under development for the year ended 31 March 2025. The recoverable amount was determined based on the management assessment.

19. Cemetery assets

	2025 HK$'000	2024 HK$'000
Total cemetery assets	**984,572**	989,879
Current portion included in current assets	**(713,693)**	(716,846)
	270,879	273,033

As at 31 March 2025, cemetery assets classified as current assets amounting to approximately HK$707,811,000 (2024: HK$711,688,000) are expected to be realized after more than twelve months from the balance sheet date.

20. Associated company

Since the share of losses of the Group in the associated company had been equal to its interest in the associated company since the year ended 31 March 2022, the Group will not recognize further losses of the associated company thereafter as the Group has not incurred legal or constructive obligations nor made payments on behalf of the associated company. The accumulated losses that have not been recognized by the Group amounted to HK$167,000 as at 31 March 2025 (2024: HK$182,000).

Particulars of the associated company are set out below:

Name	Place of incorporation/ operation	Registered capital/issued capital	Effective interest held by the Group 2025	2024	Principal activities
Treasure Auctioneer International Limited	British Virgin Islands/ Hong Kong	US$1,000,000 with 1,000,000 shares	**25.0%**	25.0%	Auction services

The associated company is not material to the Group for both years.

21. Joint venture

	2025 HK$'000	2024 HK$'000
Share of net assets	**366,173**	318,047
Amount due (to)/from a joint venture	**(69,941)**	1,598
	296,232	319,645

The movements of the carrying amounts of the joint venture are analyzed as follows:

	2025 HK$'000	2024 HK$'000
At the beginning of the year	**319,645**	321,678
Capital injection to a joint venture	**37,311**	–
Change in amount with a joint venture	**(71,691)**	(352)
Change in exchange rate for amount with a joint venture	**152**	(112)
Share of result	**12,624**	11,609
Share of exchange reserve	**(1,809)**	(13,178)
At the end of the year	**296,232**	319,645

Particulars of the joint venture are set out below:

Name	Place of incorporation/ operation	Registered capital	Interest held by the Group 2025	Interest held by the Group 2024	Principal activities
Xiamen Mingjia Binhai Resort Company Limited ("Xiamen Mingjia")*	PRC	RMB184,830,000	**70.0%**	70.0%	Property and hotel development and investment
			(effective interest held by the Group is 59.5% for both 2025 and 2024**)**		

* *Sino-foreign cooperative joint venture enterprise*

Share of profit of a joint venture of HK$12,624,000 (2024: HK$11,609,000) in the consolidated income statement represented the share of result of a joint venture.

21. Joint venture (continued)

As at 31 March 2025, the investment properties held by the joint venture were carried at fair value of RMB383,200,000 (equivalent to approximately HK$410,101,000) (2024: RMB383,200,000 (equivalent to approximately HK$413,090,000)) and the Group's effective proportionate share of fair value of these investment properties was approximately HK$244,010,000 (2024: HK$245,789,000). The rental values (per *sq. m.* per month) and capitalization rates used in the income capitalization method for the valuation of these investment properties ranged from approximately HK$74 to HK$143 (2024: HK$75 to HK$144) and was 5.5% (2024: 5.5%) respectively as at 31 March 2025. Details of the valuation processes and techniques are set out in note 16.

Amount due from a joint venture in 2024 was unsecured, interest free and not receivable within the next twelve months from the balance sheet date. Amount due to a joint venture is unsecured, interest bearing at 1% per annum and not repayable within the next twelve months from the balance sheet date.

The Group's share of the revenues and results of its joint venture for the years, and the related assets and liabilities, are as follows (excluding the balances with the Group):

	2025 **HK$'000**	2024 HK$'000
Revenues	**12,569**	14,892
Profit for the year	**12,624**	11,609
Assets	**410,422**	375,562
Liabilities	**(44,249)**	(57,515)
	366,173	318,047

On 19 January 2017, Xiamen Mingjia as landlord entered into a tenancy agreement with Lujiang Hotel, a non-wholly-owned subsidiary of the joint venture partner at that time and a related party of the Group, as tenant for the lease of the hotel held by Xiamen Mingjia for a term of nearly ten years from 24 March 2017 to 19 January 2027 with rental at RMB9 million per annum for years 1 to 5 and RMB10 million per annum for years 6 to 10. Details of the transaction were announced by the Company on 19 January 2017. The tenancy agreement was subsequently assigned by Lujiang Hotel to its wholly-owned subsidiary, Xiamen Mingjia Lujiang Hotel Limited ("Mingjia Lujiang Hotel").

On 30 April 2018, additional three villas situated right next to the hotel were leased to Mingjia Lujiang Hotel for a term of nearly 8.7 years from 1 May 2018 to 19 January 2027 (coterminous with the tenancy agreement of hotel) with rental at RMB159,348 per month for years 1 to 5 and RMB175,282.8 per month for years 6 onwards. Details of the transaction were announced by the Company on 30 April 2018.

21. Joint venture (continued)

On 15 October 2021, additional sixteen villas were leased to Mingjia Lujiang Hotel for a term of 10 years from 15 October 2021 to 14 October 2031 with rental at RMB380,900 per month for years 1 to 3, RMB399,945 per month for years 4 to 6, RMB419,942 per month for years 7 to 9 and RMB440,933 per month for year 10. Furthermore, certain terms of the tenancy agreement for the lease of the hotel and three villas situated right next to the hotel were amended as follows: (i) the monthly rental for the hotel was reduced from RMB750,000 to RMB480,000 for the period from 20 October 2021 to 19 January 2022; and from approximately RMB833,333 to approximately RMB533,333 for the period from 20 March 2022 to 19 December 2023 (in which the period from 20 January 2022 to 19 March 2022 remained as rent-free period); and (ii) the monthly rental for the three villas was reduced from approximately RMB159,348 to approximately RMB101,983 for the period from 1 November 2021 to 30 April 2023 (in which the period from 1 May 2022 to 31 July 2022 remained as rent-free period); and from approximately RMB175,283 to approximately RMB112,181 for the period from 1 May 2023 to 31 January 2024. For the remaining periods thereafter up to 19 January 2027, monthly rental for the hotel and three villas will resume to the original level. Details of these transactions were announced by the Company on 15 October 2021 and 20 October 2021 respectively.

On 26 January 2022, additional four villas were leased to Mingjia Lujiang Hotel for a term of 10 years from 1 February 2022 to 31 January 2032 with rental at RMB128,000 per month for years 1 to 3, RMB134,400 per month for years 4 to 6, RMB141,120 per month for years 7 to 9, and RMB148,176 per month for year 10. Details of the transaction were announced by the Company on 26 January 2022.

On 26 June 2023, certain terms of the tenancy agreement for the lease of the hotel and three villas situated right next to the hotel were further amended as follows: (i) the monthly rental for the hotel was reduced from approximately RMB833,333 to approximately RMB691,667 for the period from 20 December 2023 (the date immediately after the end date of the respective rental concession period under the first amendment agreement) to the month when the road access is resumed by the relevant authority, which was previously expected to be in February 2025; (ii) the monthly rental for the three villas was reduced from approximately RMB175,283 to approximately RMB145,485 for the period from 1 February 2024 (the date immediately after the end date of the respective rental concession period under the first amendment agreement) to the month when the road access is resumed by the relevant authority, which was previously expected to be in February 2025; (iii) for the remaining periods thereafter from the end date of the rental concession period up to January 2027, monthly rental for the hotel and three villas will resume to the original level; and (iv) during the rental concession period as stated in (i) and (ii) above, Mingjia Lujiang Hotel will pay 17% of its annual audited net profit (if any) to Xiamen Mingjia as rental income, but such amount will not exceed the total amount of rental reduction during such rental concession period. Details of the transaction were announced by the Company on 26 June 2023. As at the date of this report, the road access as stated above is still not yet resumed by the relevant authority, and thus the rental concession period has not yet ended.

Thus total rental income received by Xiamen Mingjia from Mingjia Lujiang Hotel for the year ended 31 March 2025 amounted to approximately HK$16,854,000 (2024: HK$17,317,000) and was included in the "Share of result of a joint venture" in the consolidated income statement.

22. Financial assets at fair value through other comprehensive income

	2025 HK$'000	2024 HK$'000
Listed equity investments in Hong Kong	**84,225**	123,194
Unlisted equity investment	**75**	32
	84,300	123,226

(a) The movements of the financial assets at fair value through other comprehensive income of the Group are analyzed as follows:

	2025 HK$'000	2024 HK$'000
At the beginning of the year	**123,226**	143,017
Changes in exchange rates	**–**	(47)
Change in fair value recognized in other comprehensive income	**(38,926)**	(19,744)
At the end of the year	**84,300**	123,226

(b) The listed equity investments in Hong Kong are denominated in Hong Kong dollar, whereas the unlisted equity investment is denominated in Renminbi. The listed equity investments in Hong Kong represent the Group's interests in listed companies in Hong Kong. The unlisted equity investment represents the Group's interest in a PRC company established for investments in various long-term projects in the PRC. Both listed and unlisted equity investments are designated at fair value through other comprehensive income.

23. Loans and receivables and other deposits

	2025 HK$'000	2024 HK$'000
Loans receivable *(note a)*	**20,038**	14,559
Other deposits *(note b)*	**99,529**	178,791
Deferred consideration from the disposal of Panyu project *(note 26(c))*	**–**	26,950
	119,567	220,300
Current portion of loans receivable included in debtors and prepayments *(note a and note 26(b))*	**(213)**	(390)
Loans and receivables and other deposits	**119,354**	219,910

(a) Loans receivable are mortgage loans provided to the independent third parties at the prevailing market interest rates to purchase the Group's properties in Hong Kong. The mortgage loans are secured by the aforesaid properties.

(b) Other deposits are the deposits paid for acquisition of right-of-use assets in the PRC. In view of the respective market conditions, the management performed impairment assessment on the deposits and a provision for impairment of HK$78,649,000 (2024: Nil) was recorded for the deposits for the year ended 31 March 2025. The recoverable amount was determined with reference to the valuation performed by C&W, independent professional property valuers.

24. Properties for sale

	2025	2024
	HK$'000	HK$'000
Completed properties *(note e)*	**559,835**	56,632
Properties for/under development *(notes a, d and e)*	**36,600**	595,722
	596,435	652,354

(a) The movements of the properties for/under development of the Group are analyzed as follows:

	2025	2024
	HK$'000	HK$'000
At the beginning of the year	**595,722**	581,056
Changes in exchange rates	**(122)**	(2,334)
Property development expenditure	**40,177**	135,982
Interest expenses capitalized *(note 10)*	**6,505**	35,774
Provision for impairment *(note e)*	**–**	(154,756)
Transfer to completed properties	**(605,682)**	–
At the end of the year	**36,600**	595,722

(b) Properties for sale of the Group are located at:

	2025	2024
	HK$'000	HK$'000
In Hong Kong	**517,965**	573,228
Outside Hong Kong	**78,470**	79,126
	596,435	652,354

(c) As at 31 March 2024, properties for sale of HK$559,000,000 had been pledged as securities for the borrowing facilities granted to the Group (note 34).

(d) As at 31 March 2025, properties for/under development amounting to approximately HK$36,600,000 (2024: HK$36,722,000) are expected to be completed after more than twelve months from the balance sheet date.

(e) In view of the respective market conditions, the management performed impairment assessment on properties for sale and a provision for impairment of HK$59,867,000 for completed properties (2024: HK$154,756,000 for properties under development) was recorded for the year ended 31 March 2025. The recoverable amount was determined with reference to the valuation performed by Colliers (2024: Colliers), independent professional property valuers.

25. Inventories

	2025 HK$'000	2024 HK$'000
Finished goods and merchandises	**49,795**	49,795

26. Debtors and prepayments

	2025 HK$'000	2024 HK$'000
Trade debtors *(note a)*	**258**	108
Other debtors and prepayments *(note b)*	**12,551**	23,201
Utility and other deposits	**2,647**	3,521
Deferred consideration from the disposal of Panyu project *(note c and note 23)*	**26,755**	–
	42,211	26,830

(a) Receivables from sales of properties and cemetery assets are settled in accordance with the terms of respective contracts. Rental income and management fees are received in advance.

Trade debtors of the Group mainly represent the receivables from sales of properties and cemetery assets as well as rental income and management fees from investment properties. The aging analysis of the trade debtors of the Group based on the date of invoices is as follows:

	2025 HK$'000	2024 HK$'000
Below 30 days	**136**	50
31 to 60 days	**12**	54
61 to 90 days	**1**	–
Over 90 days	**109**	4
	258	108

26. Debtors and prepayments (continued)

(a) (continued)

The Group applies the HKFRS 9 simplified approach to measure expected credit losses which use a lifetime expected loss allowance for all trade debtors. The Group determines the provision for expected credit losses by grouping together trade debtors with similar credit risk characteristics and collectively assessing them for likelihood of recovery, taking into account prevailing economic conditions. For trade debtors relating to amounts which are long overdue with significant amounts or known insolvencies or non-response to collection activities, they are assessed individually for impairment allowance. During the year ended 31 March 2025, trade debtors of HK$7,871,000 (2024: HK$393,000) had been written off against impairment allowance provision. As at 31 March 2025, trade debtors of HK$660,000 (2024: HK$8,179,000) were impaired but not yet written off.

(b) Other debtors of the Group include receivables of HK$213,000 (2024: HK$390,000) from the current portion of the mortgage loans provided to the purchasers of the Group's properties in Hong Kong at the prevailing market interest rates (note 23(a)).

(c) Pursuant to the sale and purchase agreement of the disposal of the property projects in Panyu, the PRC as announced by the Company on 11 February 2021 and 14 May 2021, there is a deferred consideration which represented a deferred tax receivable of RMB25 million (equivalent to approximately HK$26.8 million (2024: HK$27.0 million, classified as loans and receivables under non-current assets)) which shall be settled by the purchaser to the Group on or before 14 May 2025. As such, the receivable is reclassified from loans and receivables under non-current assets to debtors and prepayments under current assets as at 31 March 2025, and it is received by the Group on the aforesaid date.

26. Debtors and prepayments (continued)

(d) The maximum exposure to credit risk at the balance sheet date is the carrying value of each class of receivable mentioned above.

Debtors and prepayments are mainly denominated in Hong Kong dollar, Renminbi and Malaysian Ringgit ("MYR"). The carrying values of debtors and prepayments approximate their fair values.

27. Financial assets at fair value through profit or loss

	2025 **HK$'000**	2024 HK$'000
Listed equity investments	**281**	360
Listed debt investments – bonds	**26,577**	18,317
Listed investments	**26,858**	18,677
Unlisted equity investments	**77,011**	122,721
Unlisted investment funds	**20,152**	17,863
Unlisted investments	**97,163**	140,584
	124,021	159,261

(a) The listed equity investments are denominated in Hong Kong dollar, the listed debt investments are denominated in United States dollar, and the unlisted equity investments and investment funds are denominated in Renminbi and United States dollar.

(b) The unlisted equity investments and investment funds represent the Group's interests in various companies and funds with investments in various long-term projects.

28. Cash and bank balances

	2025	2024
	HK$'000	HK$'000
Cash at bank and in hand	**70,637**	128,476
Bank deposits	**297,146**	791,665
	367,783	920,141

The effective interest rates on bank deposits range from 2.30% to 3.92% (2024: 2.00% to 5.31%) per annum and these deposits have maturities ranging from 7 to 184 days (2024: 7 to 185 days).

Cash and bank balances are denominated in the following currencies:

	2025	2024
	HK$'000	HK$'000
Hong Kong dollar	**277,855**	597,978
Renminbi	**50,206**	282,771
United States dollar	**32,344**	35,158
MYR	**7,077**	3,581
Others	**301**	653
	367,783	920,141

Cash and bank balances of approximately HK$50 million (2024: HK$77 million) are held in the PRC and subject to local exchange control regulations. These local exchange control regulations restrict capital remittance from the country, other than through normal dividend distribution.

29. Investment Property and Liability Held For Sale

On 30 March 2024, an indirect wholly-owned subsidiary of the Company entered into a sale and purchase agreement with an independent third party to dispose of a residential investment property in Panyu, the PRC, at a consideration of RMB10.0 million (equivalent to approximately HK$10.8 million). Deposit of RMB500,000 (equivalent to approximately HK$539,000) had been received before 31 March 2024. As such, the investment property and its related deferred taxation liability were reclassified as 'Investment property held for sale" and "Liability held for sale" respectively as at 31 March 2024. The transaction was completed in May 2024, and a net loss on disposal of HK$0.4 million and a reversal of the deferred taxation liability of HK$1,856,000 were recorded in the current year's consolidated income statement respectively.

30. Creditors and accruals

	2025 HK$'000	2024 HK$'000
Trade creditors *(note a)*	**1,226**	1,292
Other creditors and accrued expenses *(note b)*	**148,871**	228,096
Amounts payable to non-controlling interests *(note c)*	**10,480**	10,484
Lease liabilities – current portion *(note 17(b))*	**7**	39
Tenant and other deposits	**7,243**	6,731
	167,827	246,642

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

	2025 HK$'000	2024 HK$'000
Below 30 days	**1,226**	1,254
31 to 60 days	**–**	38
	1,226	1,292

(b) Other creditors and accrued expenses of the Group include the construction cost payables and accruals of HK$102,932,000 (2024: HK$131,152,000) for the property and cemetery projects of the Group.

(c) Amounts payable to non-controlling interests are unsecured, interest free and repayable on demand.

(d) Creditors and accruals are mainly denominated in Hong Kong dollar, Renminbi and Malaysian Ringgit. The carrying values of creditors and accruals approximate their fair values.

31. Sales deposits received

The Group receives payments from customers based on billing schedule as established in contracts. Payments are usually received in advance of the performance under the contracts.

The aggregate amount of the transaction price allocated to the unsatisfied performance obligations resulting from property sales for contracts with an original expected duration of one year is HK$20,807,000 (2024: Nil).

32. Share capital

	2025	2024
	HK$'000	HK$'000
Authorized:		
18,000,000,000 shares of HK$0.05 each	**900,000**	900,000

	Number of shares	**Amount**
		HK$'000
Issued and fully paid at HK$0.05 each:		
At 1 April 2023 and 31 March 2024 and 2025	**2,347,035,316**	**117,352**

(a) All new shares rank pari passu with the existing shares.

(b) On 2 September 2022, a share option scheme for a period of 10 years expiring 1 September 2032 (the "Share Option Scheme") was adopted by the Company pursuant to the annual general meeting of the Company held on the same date. Under the Share Option Scheme, the Directors may grant options to the eligible persons as defined in the Share Option Scheme to subscribe for shares in the Company under the terms and conditions stipulated therein. The maximum number of shares in respect of which options may be granted under the Share Option Scheme shall not exceed 10% of the issued share capital of the Company as at the adoption date which is 2 September 2022. No options have been granted under the Share Option Scheme since its adoption.

33. Reserves

	Share premium HK$'000	Capital reserve on consolidation HK$'000	Capital reserve HK$'000	Statutory reserve HK$'000	Investment revaluation reserve HK$'000	Property, plant and equipment revaluation reserve HK$'000	Exchange reserve HK$'000	Retained profits HK$'000	Total HK$'000
At 1 April 2023	1,679,086	97,703	403,446	2,898	25,281	11,876	(40,857)	1,512,758	3,692,191
Loss for the year	–	–	–	–	–	–	–	(320,738)	(320,738)
Net exchange differences	–	–	–	–	–	–	(113,640)	–	(113,640)
Share of exchange reserve of a joint venture	–	–	–	–	–	–	(11,201)	–	(11,201)
Change in fair value of financial assets at fair value through other comprehensive income	–	–	–	–	(19,744)	–	–	–	(19,744)
At 31 March 2024	1,679,086	97,703	403,446	2,898	5,537	11,876	(165,698)	1,192,020	3,226,868
Loss for the year	–	–	–	–	–	–	–	(394,944)	(394,944)
Net exchange differences	–	–	–	–	–	–	(3,163)	–	(3,163)
Share of exchange reserve of a joint venture	–	–	–	–	–	–	(1,538)	–	(1,538)
Change in fair value of financial assets at fair value through other comprehensive income	–	–	–	–	(38,926)	–	–	–	(38,926)
Transfer to statutory reserve	–	–	–	265	–	–	–	(265)	–
At 31 March 2025	**1,679,086**	**97,703**	**403,446**	**3,163**	**(33,389)**	**11,876**	**(170,399)**	**796,811**	**2,788,297**

Statutory reserve represents enterprise expansion fund and general reserve fund set aside by subsidiaries in accordance with the relevant laws and regulations in the PRC.

34. Borrowings

	2025 HK$'000	2024 HK$'000
Unsecured long-term bank borrowings	**–**	230,711
Secured long-term bank borrowings	**131,100**	421,550
Total bank borrowings	**131,100**	652,261

The long-term bank borrowings are analyzed as follows:

	2025 HK$'000	2024 HK$'000
Long-term bank borrowings	**131,100**	652,261
Current portion included in current liabilities:		
Portion due within one year	**(9,500)**	(494,473)
	121,600	157,788

The bank borrowings of the Group are secured by certain assets including investment properties with an aggregate carrying value of HK$168,030,000 (2024: HK$994,995,000, also included properties for sale). Bank borrowings of HK$131,100,000 (2024: HK$421,550,000) are also secured by the assignment of rental income from the investment properties and other properties of the Group. As at 31 March 2025, bank borrowings of HK$131,100,000 (2024: HK$215,000,000) are guaranteed by both the Company and CCIL, and for 2024 bank borrowings of HK$356,550,000 were guaranteed by the Company and HK$80,711,000 were guaranteed by CCIL respectively.

34. Borrowings (continued)

The bank borrowings are repayable in the following periods based on the agreed scheduled repayment dates set out in the loan agreements:

	2025 HK$'000	2024 HK$'000
Within the first year	**9,500**	494,473
Within the second year	**9,500**	100,588
Within the third to fifth years	**112,100**	57,200
	131,100	652,261

The effective interest rates of the bank borrowings at the balance sheet date range from 4.95% to 5.11% (2024: 4.54% to 6.31%) per annum. The fair values of the bank borrowings, based on the cash flows discounted at the borrowing rates of 4.95% to 5.11% (2024: 4.54% to 6.31%) per annum, approximate their carrying values and are within level 2 of the fair value hierarchy. The exposure of the bank borrowings to interest rate changes and the contractual repricing dates are 6 months or less.

The bank borrowings are denominated in the following currencies:

	2025 HK$'000	2024 HK$'000
Hong Kong dollar	**131,100**	530,703
MYR	**–**	121,558
	131,100	652,261

35. Deferred taxation

The net movements of the deferred taxation liabilities of the Group are as follows:

	HK$'000
At 1 April 2023	287,270
Changes in exchange rates	(16,720)
Credited to the consolidated income statement *(note 12)*	(15,779)
Reclassified as liability held for sale *(note 29)*	(1,860)
At 31 March 2024	252,911
Changes in exchange rates	(864)
Credited to the consolidated income statement *(notes 12 and 29)*	(29,162)
At 31 March 2025	**222,885**

The movements in deferred taxation assets and liabilities of the Group (prior to offsetting of balances within the same taxation jurisdiction) during the year are as follows:

	Deferred taxation liabilities					Deferred taxation assets
	Fair value gains HK$'000	Revaluation of investment properties HK$'000	Revaluation of financial assets at fair value through profit or loss HK$'000	Accelerated tax depreciation HK$'000	Total HK$'000	Tax losses HK$'000
At 1 April 2023	219,328	67,942	–	2,758	290,028	(2,758)
Changes in exchange rates	(12,868)	(3,830)	(22)	–	(16,720)	–
(Credited)/charged to the consolidated income statement	(1,159)	(17,194)	2,574	(971)	(16,750)	971
Reclassified as liability held for sale *(note 29)*	–	(1,860)	–	–	(1,860)	–
At 31 March 2024	205,301	45,058	2,552	1,787	254,698	(1,787)
Changes in exchange rates	(1,550)	692	(6)	–	(864)	–
(Credited)/charged to the consolidated income statement	(1,320)	(26,490)	(1,352)	(641)	(29,803)	641
At 31 March 2025	**202,431**	**19,260**	**1,194**	**1,146**	**224,031**	**(1,146)**

35. Deferred taxation (continued)

Deferred taxation liabilities for the fair value gains represent the deferred taxation on the differences between the carrying values of the properties and other assets as included in the consolidated financial statements and the carrying values of these properties and other assets as included in the financial statements of the relevant subsidiaries. The values were based on the date of acquisition of those subsidiaries by the Group.

Deferred taxation liabilities have been provided in full on temporary differences under the liability method using the applicable tax rates prevailing in the countries in which the Group operates and are expected to be settled after more than twelve months from the balance sheet date.

Deferred taxation assets of HK$305.4 million (2024: HK$270.9 million) arising from unused tax losses of HK$1,835.1 million (2024: HK$1,627.0 million) have not been recognized in the consolidated financial statements. These tax losses either have no expiry dates or will expire within five years for those from the PRC.

36. Loans and payables with non-controlling interests

Loans and payables with non-controlling interests of the Group are unsecured, interest free and not repayable within the next twelve months from the balance sheet date. The balances are denominated in Hong Kong dollar, Renminbi and Euro.

37. Commitments

(a) Capital commitments

	2025 **HK$'000**	2024 HK$'000
Contracted but not provided for in respect of:		
Property projects and properties	**2,868**	49,122
Financial assets at fair value through profit or loss	**30,199**	37,091
	33,067	86,213

37. Commitments (continued)

(b) Operating lease rental receivable

The future aggregate minimum lease rental income under non-cancellable operating leases in respect of properties is receivable in the following periods:

	2025 **HK$'000**	2024 HK$'000
Within the first year	**13,772**	11,586
Within the second year	**7,528**	5,070
Within the third year	**2,678**	1,506
Within the fourth year	**947**	565
Within the fifth year	**867**	581
After the fifth year	**2,212**	2,177
	28,004	21,485

The Group leases properties under various agreements which will be terminated between 2025 and 2032 (2024: 2024 and 2032).

38. Financial guarantees

	2025 **HK$'000**	2024 HK$'000
Guarantees for mortgage loans to purchasers of properties of the Group in the PRC *(note)*	**3,696**	4,396

Note: *The financial guarantees provided by the Group represented the guarantees in respect of mortgage loans made by certain banks to certain purchasers of the Group's properties in the PRC. Pursuant to the terms of the guarantees, upon default in mortgage payments by these purchasers, the Group is responsible to repay the outstanding mortgage principals together with accrued interest and penalty owed by the defaulted purchasers to the banks and the Group is entitled to take over the legal title and possession of the related properties. Such guarantees will be terminated upon the earlier of (i) the issuance of the property ownership certificates which is generally available within six months to one year after the purchasers take possession of the relevant properties; or (ii) the satisfaction of mortgage loans by the purchasers of properties. Since the Group is able to retain the purchasers' deposits and sell the properties to recover any amounts paid by the Group to the banks, the estimated net amounts required to be settled by the Group and the fair value of the financial guarantees as calculated are not material and hence not recognized in the consolidated financial statements.*

39. Note to the consolidated cash flow statement

(a) Reconciliation of operating loss to cash used in operations

	2025 HK$'000	2024 HK$'000
Operating loss	**(426,253)**	(338,493)
Interest income from bank deposits	**(18,360)**	(38,539)
Dividend income from financial assets at fair value through other comprehensive income	**–**	(7,366)
Net loss of financial assets at fair value through profit or loss	**8,516**	91,159
Net loss on disposal of an investment property	**437**	–
Net gain on disposal of property, plant and equipment	**(1,002)**	(89)
Reversal of over-provision for construction costs payable	**(3,297)**	–
Change in fair value of investment properties	**234,294**	76,084
Depreciation of property, plant and equipment	**6,473**	6,700
Depreciation of right-of-use assets	**95**	1,804
Provision for impairment of properties for/under development	**12,747**	–
Provision for impairment of properties for sale	**59,867**	154,756
Provision for impairment of trade debtors	**352**	4,305
Provision for impairment of other deposits	**78,649**	–
Provision for impairment of other receivables	**–**	7,898
Operating loss before working capital changes	**(47,482)**	(41,781)
(Increase)/decrease in loans and receivables and other deposits	**(5,657)**	1,411
Decrease/(increase) in properties for/under development and properties for sale	**2,005**	(103,872)
Increase in cemetery assets	**(2,051)**	(5,774)
Decrease in debtors and prepayments	**7,962**	10,686
Increase in financial assets at fair value through profit or loss	**(6,232)**	(19,506)
(Decrease)/increase in creditors and accruals	**(14,018)**	9,431
Increase in sales deposits received	**1,040**	–
Cash used in operations	**(64,433)**	(149,405)

39. Note to the consolidated cash flow statement (continued)

(b) Reconciliation of liabilities arising from financing activities

	Bank borrowings		Loans and payables with non-controlling interests			
	Non-current HK$'000	Current HK$'000	Non-current HK$'000	Current HK$'000	Lease liabilities HK$'000	Total HK$'000
At 1 April 2023	343,299	482,941	44,912	10,514	1,893	883,559
Cash inflows	76,766	10,000	65	–	–	86,831
Cash outflows	–	(251,745)	–	–	(1,847)	(253,592)
Non-cash changes:						
Exchange difference	(8,094)	(906)	164	(30)	(5)	(8,871)
Interest expenses of lease liabilities *(note 10)*	–	–	–	–	7	7
Reclassifications	(254,183)	254,183	–	–	–	–
At 31 March 2024	157,788	494,473	45,141	10,484	48	707,934
Cash inflows	70,000	–	30	–	–	70,030
Cash outflows	(101,760)	(495,778)	(5,101)	–	(41)	(602,680)
Non-cash changes:						
Exchange difference	5,072	1,305	8	(4)	(1)	6,380
Interest expenses of lease liabilities *(note 10)*	–	–	–	–	1	1
Reclassifications	(9,500)	9,500	–	–	–	–
At 31 March 2025	**121,600**	**9,500**	**40,078**	**10,480**	**7**	**181,665**

(c) Analysis of cash and cash equivalents

	2025 HK$'000	2024 HK$'000
Cash and bank balances	**367,783**	920,141
Bank deposits maturing more than three months from date of placement	**(91,659)**	(118,895)
Cash and cash equivalents	**276,124**	801,246

40. Approval of the consolidated financial statements

The consolidated financial statements were approved by the Board on 26 June 2025.

41. Balance sheet and reserves movement of the Company

Balance sheet of the Company

As at 31 March 2025

	Note	2025 HK$'000	2024 HK$'000
Non-current assets			
Subsidiaries		**65,036**	65,036
Loans receivable from subsidiaries		**160,527**	194,882
		225,563	259,918
Current assets			
Debtors and prepayments		**449**	1,548
Amounts due from subsidiaries		**3,867,517**	3,778,698
Cash and bank balances		**97,038**	546,970
		3,965,004	4,327,216
Current liabilities			
Creditors and accruals		**1,252**	1,564
Current portion of long-term bank borrowings		**–**	80,711
Amount due to a subsidiary		**–**	2,475
		1,252	84,750
Net current assets		**3,963,752**	4,242,466
Net assets		**4,189,315**	4,502,384
Equity			
Share capital	32	**117,352**	117,352
Reserves	a	**4,071,963**	4,385,032
Total equity		**4,189,315**	4,502,384

The balance sheet of the Company was approved by the Board on 26 June 2025 and was signed on its behalf by:

Albert Chuang Ka Pun	**Ann Li Mee Sum**
Director	*Director*

41. Balance sheet and reserves movement of the Company (continued)

(a) Reserves movement of the Company

	Share premium HK$'000	Capital reserve HK$'000	Retained profits HK$'000	Total HK$'000
At 1 April 2023	1,679,086	457,792	2,501,972	4,638,850
Loss for the year	–	–	(253,818)	(253,818)
At 31 March 2024	1,679,086	457,792	2,248,154	4,385,032
Loss for the year	–	–	(313,069)	(313,069)
At 31 March 2025	**1,679,086**	**457,792**	**1,935,085**	**4,071,963**

Total distributable reserves of the Company amounted to HK$1,935,085,000 (2024: HK$2,248,154,000) as at 31 March 2025.

42. Principal subsidiaries

Name	Place of incorporation/ operation	Registered capital/ issued capital	Effective interest held by the Group 2025	2024	Principal activities
Anshan Chuang's Property Development Company Limited *(note ii)*	PRC	RMB290,300,000 (2024: RMB470,000,000)	**100.0%**	100.0%	Property development and investment
Anshan Chuang's Real Estate Development Company Limited *(note ii)*	PRC	RMB210,000,000	**100.0%**	100.0%	Property development and investment
Chengdu Chuang's Investment Services Limited *(note ii)*	PRC	HK$80,000,000	**100.0%**	100.0%	Property development and investment
China Art Exchange Limited	Hong Kong	HK$1,000,000 with 10,000,000 shares	**100.0%**	100.0%	Trading of merchandises
China Cyberworld Limited *(note i)*	Hong Kong	HK$2 with 2 shares	**100.0%**	100.0%	Property development and investment
Chinaculture.com Limited *(note i)*	British Virgin Islands/ Hong Kong	US$1 with 1 share	**100.0%**	100.0%	Investment holding
Chuang's China Capital Limited	Hong Kong	HK$1 with 1 share	**100.0%**	100.0%	Investment holding, securities investment and trading
Chuang's China Italia Plaza Limited	Hong Kong	HK$2 with 2 shares	**100.0%**	100.0%	Investment holding and money lending
Chuang's China Realty Limited *(note i)*	Bermuda/ Hong Kong	HK$100,000 with 2,000,000 shares	**100.0%**	100.0%	Investment holding

42. Principal subsidiaries (continued)

Name	Place of incorporation/ operation	Registered capital/ issued capital	Effective interest held by the Group 2025	Effective interest held by the Group 2024	Principal activities
Chuang's China Technology Limited *(note i)*	Hong Kong	HK$117,622,779 with 458,310,965 shares	**100.0%**	100.0%	Investment holding, securities investment and trading
Chuang's China Treasury Limited *(note i)*	Cayman Islands/ Hong Kong	US$1 with 1 share	**100.0%**	100.0%	Investment holding
Chuang's Properties (Central Plaza) Sdn. Bhd.	Malaysia	MYR5,000,000 with 5,000,000 shares	**100.0%**	100.0%	Property investment
Dragon Rich Investments Limited	Hong Kong	HK$100 with 100 shares	**85.0%**	85.0%	Investment holding
Fortune Wealth Memorial Park (Si Hui) Limited *(note iii)*	PRC	HK$183,760,000	**86.0%**	86.0%	Development and construction of cemetery and provision of related management services in the PRC
Gold Prosperity Limited	Hong Kong	HK$1 with 1 share	**100.0%**	100.0%	Property investment
Guangzhou Heng Yang Investment Services Limited *(note ii)*	PRC	RMB40,000,000	**100.0%**	100.0%	Investment holding

42. Principal subsidiaries (continued)

Name	Place of incorporation/ operation	Registered capital/ issued capital	Effective interest held by the Group 2025	Effective interest held by the Group 2024	Principal activities
Hunan Han Ye Real Estate Development Company Limited *(note iv)*	PRC	RMB25,000,000	**69.2%**	69.2%	Property development and investment
Mark Pro Group Limited	British Virgin Islands/ Hong Kong	US$171 with 171 shares	**85.4%**	–	Investment holding
MD Limited	Hong Kong	HK$1,000,000 with 1,000,000 shares	**100.0%**	100.0%	Securities investment and trading
Noble Century Investment Limited	Hong Kong	HK$6,750,000 with 2,000,000 shares	**76.9%**	76.9%	Investment holding
Rich Joint Limited	Hong Kong	HK$1 with 1 share	**100.0%**	100.0%	Securities investment and trading
Star Value Investments Limited	Hong Kong	HK$1 with 1 share	**100.0%**	100.0%	Property development and investment
Versilcraft Holdings Limited	British Virgin Islands/ Hong Kong	US$300 with 300 shares	**66.7%**	66.7%	Manufacture of yacht
Versilcraft International Limited	Hong Kong	HK$1 with 1 share	**66.7%**	66.7%	Manufacture of yacht

Notes:

(i) *Directly held by the Company*
(ii) *Wholly foreign owned enterprise*
(iii) *Sino-foreign cooperative joint venture enterprise*
(iv) *Sino-foreign equity joint venture enterprise*

The following list contains only properties held by the Group as at 31 March 2025 which are material to the Group as the Directors are of the opinion that a complete list will be of excessive length.

1. Investment properties

Location	Lease term	Usage	Group's interest
The People's Republic of China (the "PRC")			
Chuang's Mid-town, Anshan, Liaoning			
– Commercial podium	Medium	Commercial	100.0%
– Twin tower (Block AB and C)	Long	Residential/Serviced apartments/Offices	100.0%
Hotel and resort villas, Xiamen, Fujian	Medium	Resort and villa	59.5%
Commercial property, Shatian, Dongguan, Guangdong	Medium	Commercial	100.0%
Hong Kong			
The Esplanade Place, Yip Wong Road, Tuen Mun Town Lot No. 514, Tuen Mun, New Territories	Medium	Commercial/ Carparking spaces	100.0%
Malaysia			
Wisma Chuang, No. 34 Jalan Sultan Ismail, 50250 Kuala Lumpur, Lot No. 1262, Section 57, Kuala Lumpur, Federal Territory	Freehold	Commercial/Offices/ Carparking spaces	100.0%

2. Property projects

Location	Stage of completion	Expected completion date	Usage	Site area	Gross floor area	Group's interest
Hong Kong				*(sq. ft.)*		
ARUNA, No. 8 Ping Lan Street, Ap Lei Chau, Aplichau Inland Lot No. 46	Completed	Completed	Residential/ Commercial	4,320	Saleable area: 29,884	100.0%
The PRC				*(sq. m.)*		
Chuang's Plaza, Anshan, Liaoning	Master planning in progress	N/A	Comprehensive development area	39,449	Pending	100.0%
Beverly Hills (also known as Ju Hao Shan Zhuang), Changsha, Hunan	Completed	Completed	Residential	95,948	5,800	69.2%
	Superstructure works completed	N/A	Commercial/Hotel		11,500	69.2%

Particulars of Listed Corporate Bonds

The Group holds the following portfolio of listed corporate bonds as at 31 March 2025:

Stock code	Bond issuer	Face value of bonds held as at 31 March 2025	Market value as at 31 March 2025	Percentage of market value to the Group's total assets as at 31 March 2025
		US$'000	HK$'000	
Restructuring exercises completed:				
1918	Sunac China Holdings Limited			
	(a) 5% in cash/6% with payment-in-kind ("PIK"), due 2025	488		
	(b) 5.25% in cash/6.25% with PIK, due 2026	489		
	(c) 5.5% in cash/6.5% with PIK, due 2027	980		
	(d) 5.75% in cash/6.75% with PIK, due 2028	1,474		
	(e) 6% in cash/7% with PIK, due 2029	1,477		
	(f) 6.25% in cash/7.25% with PIK, due 2030	696		
	(g) convertible, 1% with PIK, due 2032	574		
		6,178	5,520	0.153%
3883	Add Hero Holdings Limited, a wholly-owned subsidiary of China Aoyuan Group Limited			
	(a) 7.5% in cash/8.5% with PIK, due 2029	1,916		
	(b) 8% in cash/9% with PIK, due 2030	1,485		
	(c) 8.8% in cash/9.8% with PIK, due 2031	1,952		
	China Aoyuan Group Limited			
	(d) 5.5% with PIK, due 2031	729		
	(e) perpetual, 0% for the first 8 years	2,688		
	(f) mandatory convertible, 0%, due 2028	240		
		9,010	2,164	0.060%

Stock code	Bond issuer	Face value of bonds held as at 31 March 2025	Market value as at 31 March 2025	Percentage of market value to the Group's total assets as at 31 March 2025
		US$'000	HK$'000	
Others that were in default as at the date of this report:				
1233	Times China Holdings Limited			
	(a) 5.55%, due 2024	5,000		
	(b) 6.6%, due 2023	4,000		
		9,000	2,435	0.067%
1638	Kaisa Group Holdings Ltd.			
	(a) 8.5%, due 2022	8,400		
	(b) 11.25%, due 2022	3,000		
		11,400	3,750	0.104%
1777	Fantasia Holdings Group Co., Limited			
	(a) 11.75%, due 2022	10,000		
	(b) 12.25%, due 2022	2,000		
		12,000	2,365	0.065%
1813	KWG Group Holdings Limited (7.4%, due 2024)	5,000	2,790	0.077%
2768	Jiayuan International Group Limited			
	(a) 12%, due 2022	1,000		
	(b) 12.5%, due 2023	2,000		
		3,000	189	0.005%
2777	Easy Tactic Limited, a wholly-owned subsidiary of Guangzhou R&F Properties Co., Ltd. (6.5% in cash/7.5% with PIK, due 2025)	1,108	262	0.007%

Stock code	Bond issuer	Face value of bonds held as at 31 March 2025 US$'000	Market value as at 31 March 2025 HK$'000	Percentage of market value to the Group's total assets as at 31 March 2025
3301	Ronshine China Holdings Limited			
	(a) 7.35%, due 2023	5,000		
	(b) 8.1%, due 2023	5,000		
		10,000	1,149	0.032%
3333	China Evergrande Group			
	(a) 7.5%, due 2023	10,743		
	(b) 8.25%, due 2022	11,600		
	(c) 8.75%, due 2025	4,714		
		27,057	3,568	0.099%
6158	Zhenro Properties Group Limited			
	(a) 8%, due 2023	2,000		
	(b) 9.15%, due 2023	3,000		
		5,000	166	0.005%
Disposal subsequent to 31 March 2025:				
600606	Greenland Global Investment Limited, a wholly-owned subsidiary of Greenland Holdings Corporation Limited (6.125%, due 2029)	1,055	2,219	0.061%
		99,808	26,577	0.735%

Note: Principal businesses of the bond issuers were stated in the latest annual reports of the respective bond issuers.

Summary of Financial Information

Results

	2021 HK$'000	2022 HK$'000	2023 HK$'000	2024 HK$'000	**2025** **HK$'000**
Revenues *(note)*	1,779,654	204,540	63,010	90,607	**86,044**
Profit/(loss) attributable to equity holders	419,039	227,757	(328,687)	(320,738)	**(394,944)**
Earnings/(loss) per share (HK cents)	17.84	9.70	(14.00)	(13.67)	**(16.83)**
Dividend per share (HK cents)					
Interim	1.50	2.00	–	–	**–**
Final	1.50	2.00	–	–	**–**
Special	–	4.00	–	–	**–**
Second special	–	8.00	–	–	**–**
Total	3.00	16.00	–	–	**–**

Assets and Liabilities

	2021 HK$'000	2022 HK$'000	2023 HK$'000	2024 HK$'000	**2025** **HK$'000**
Non-current assets	2,871,343	2,860,458	2,378,190	2,158,980	**1,723,753**
Current assets	4,433,972	3,815,672	3,001,217	2,536,007	**1,893,938**
Total assets	7,305,315	6,676,130	5,379,407	4,694,987	**3,617,691**
Total liabilities	(2,761,991)	(1,999,660)	(1,474,421)	(1,266,031)	**(629,880)**
Non-controlling interests	(123,571)	(115,936)	(95,443)	(84,736)	**(82,162)**
Shareholders' funds	4,419,753	4,560,534	3,809,543	3,344,220	**2,905,649**
Net asset value per share (HK$)	1.88	1.94	1.62	1.42	**1.24**

Net Debt to Equity Ratio

	2021 HK$'M	2022 HK$'M	2023 HK$'M	2024 HK$'M	**2025** **HK$'M**
Cash and bank balances and investments held for trading	1,899.0	1,953.1	1,337.5	938.8	**394.6**
Bank borrowings	1,816.3	1,255.0	826.2	652.3	**131.1**
Net debt to equity ratio (%)	N/A	N/A	N/A	N/A	**N/A**

Note: The 2024's figures had been restated to conform to the 2025's presentation.

NOTICE IS HEREBY GIVEN that the annual general meeting of Chuang's China Investments Limited (the "Company") will be held via a virtual meeting online at https://evoting.vistra.com/#/298 on Monday, 15 September 2025 at 3:00 p.m. for the following purposes:

1. To receive and consider the audited consolidated financial statements and the reports of the Directors and the auditor for the year ended 31 March 2025.

2. (a) To re-elect Mr. Edwin Chuang Ka Fung as an executive Director.

   (b) To re-elect Dr. Ng Kit Chong as an independent non-executive Director.

   (c) To elect Mr. Yau Chi Ming as an independent non-executive Director.

   (d) To authorize the board of Directors to fix the remuneration of the Directors.

3. To re-appoint PricewaterhouseCoopers as the auditor and to authorize the board of Directors to fix its remuneration.

4. To consider and, if thought fit, pass with or without amendments the following resolutions as ordinary resolutions:

Ordinary Resolutions

(A) "**THAT**:

(a) subject to paragraph (b) below, the exercise by the Directors of the Company during the Relevant Period (as defined below) of all the powers of the Company to repurchase shares of HK$0.05 each (the "Shares") in the capital of the Company on The Stock Exchange of Hong Kong Limited (the "Stock Exchange"), subject to and in accordance with all applicable laws and the requirements of the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules") as amended from time to time, be and is hereby generally and unconditionally approved;

(b) the aggregate number of Shares of the Company to be repurchased by the Company pursuant to the approval in paragraph (a) above shall not exceed 10 per cent. of the number of issued Shares of the Company at the date of the passing of this Resolution, and the said approval shall be limited accordingly; and

(c) for the purpose of this Resolution, "**Relevant Period**" means the period from the date of the passing of this Resolution until whichever is the earliest of:

(i) the conclusion of the next annual general meeting of the Company;

(ii) the expiry of the period within which the next annual general meeting of the Company is required by the bye-laws of the Company or the Companies Act 1981 of Bermuda or any other applicable law of Bermuda to be held; or

(iii) the passing of an ordinary resolution by shareholders of the Company (the "Shareholders") in general meeting revoking, varying or renewing the authority given to the Directors of the Company by this Resolution."

(B) "**THAT**:

(a) subject to paragraph (c) below, the exercise by the Directors of the Company during the Relevant Period (as defined below) of all the powers of the Company to allot, issue and deal with unissued Shares in the capital of the Company and to make or grant offers, agreements, options and other rights, or issue warrants and other securities, which might require the exercise of such powers be and is hereby generally and unconditionally approved;

(b) the approval in paragraph (a) above shall authorize the Directors of the Company during the Relevant Period to make or grant offers, agreements, options and other rights, and issue warrants and other securities, which might require the exercise of such powers after the end of the Relevant Period;

(c) the aggregate number of Shares allotted or to be allotted or agreed conditionally or unconditionally to be allotted or issued (whether pursuant to an option or otherwise) by the Directors of the Company pursuant to the approval in paragraph (a) above, otherwise than pursuant to or in consequence of:

(i) a Rights Issue (as defined below); or

(ii) the exercise of any option under any option scheme of the Company; or

(iii) an issue of Shares upon exercise of the subscription or conversion rights attaching to or under the terms of any warrants of the Company; or

(iv) any scrip dividend or similar arrangement in accordance with the bye-laws of the Company; or

(v) a specific authority granted by the Shareholders in general meeting,

shall not in aggregate exceed 20 per cent. of the number of issued Shares of the Company at the date of the passing of this Resolution, and the said approval shall be limited accordingly; and

(d) for the purpose of this Resolution:

"**Relevant Period**" means the period from the date of the passing of this Resolution until whichever is the earliest of:

(i) the conclusion of the next annual general meeting of the Company;

(ii) the expiry of the period within which the next annual general meeting of the Company is required by the bye-laws of the Company or the Companies Act 1981 of Bermuda or any other applicable law of Bermuda to be held; or

(iii) the passing of an ordinary resolution by Shareholders in general meeting revoking, varying or renewing the authority given to the Directors of the Company by this Resolution; and

"**Rights Issue**" means an offer of Shares in the Company, or an offer of warrants, options or other securities giving rights to subscribe for Shares, open for a period fixed by the Directors of the Company, to holders of Shares whose names appear on the register of members of the Company (and, where appropriate, to holders of other securities of the Company entitled to be offered to them) on a fixed record date in proportion to their then holdings of Shares (or, where appropriate, such other securities), subject in all cases to such exclusions or other arrangements as the Directors of the Company may deem necessary or expedient in relation to fractional entitlements or having regard to any restrictions or obligations under the laws of, or the requirements of any recognized regulatory body or any stock exchange in, any territory outside Hong Kong."

(C) "**THAT** subject to the passing of Resolutions numbered 4(A) and 4(B), the general mandate granted to the Directors of the Company to allot, issue and deal with unissued Shares in the capital of the Company pursuant to Resolution numbered 4(B) be and is hereby extended by the addition thereto of the number of Shares of the Company repurchased by the Company under the authority granted pursuant to the general mandate to repurchase Shares (as referred to in Resolution numbered 4(A) set out in the notice convening this meeting), provided that such amount of securities so repurchased shall not exceed 10 per cent. of the number of the issued Shares of the Company at the date of the ordinary resolution approving the said general mandate to repurchase Shares."

By order of the Board of
Chuang's China Investments Limited
Lee Wai Ching
Company Secretary

Hong Kong, 25 July 2025

Notes:

1. Any member entitled to attend and vote at the annual general meeting of the Company (the "AGM") is entitled to appoint another person as his proxy to attend and vote instead of him. A proxy need not be a member of the Company.

2. To be valid, a proxy form, together with the power of attorney or other authority (if any) under which it is signed or a certified copy thereof, must be deposited at the Company's share registrar in Hong Kong, Tricor Investor Services Limited, at 17/F., Far East Finance Centre, 16 Harcourt Road, Hong Kong, not less than 48 hours before the time appointed for holding the AGM or any adjournment thereof.

3. The record date for determining the entitlement to attend and vote at the AGM will be on Monday, 15 September 2025, and the register of members of the Company will be closed from Wednesday, 10 September 2025 to Monday, 15 September 2025, both dates inclusive, during which period no transfer of shares will be effected. In order to be eligible to attend and vote at the AGM, all transfers of shares, accompanied by the relevant share certificates, must be lodged with the Company's share registrar in Hong Kong, Tricor Investor Services Limited, at 17/F., Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration not later than 4:30 p.m. on Tuesday, 9 September 2025.

4. Concerning Resolutions numbered 2 and 4 above, the information necessary to enable the Shareholders to make decisions on whether to vote for or against the Resolutions, as required by the Listing Rules, will be set out in a separate document from the Company to be enclosed with the 2025 Annual Report.

5. The AGM will be conducted via a virtual meeting online. The Shareholders may join the AGM through the eVoting Portal by visiting the website at https://evoting.vistra.com/#/298 (the "eVoting Portal") by using their computers, tablet devices or smartphones. Shareholders attending the AGM using the eVoting Portal will be deemed to be present at, and will be counted towards the quorum of the meeting.

   Registered Shareholders will be able to attend the AGM, vote, speak, and submit questions or comments online through the eVoting Portal to us and other Shareholders. Each registered Shareholder's personalized login and access code will be sent to him or her or it under separate copy around one week before the AGM. In the case of joint registered holders of any Share(s), only **ONE PAIR** of login and access code will be provided to the joint registered holders. Any one of such joint registered holders may attend or vote in respect of such share(s) as if he/she/it was solely entitled thereto.

   Non-registered Shareholders whose shares are held in the Central Clearing and Settlement System through banks, brokers, custodians or Hong Kong Securities Clearing Company Limited may also be able to attend the AGM, vote, speak and submit questions or comments online through the eVoting Portal to us and other Shareholders. In this regard, they should consult directly with their banks, brokers or custodians (as the case may be) for the necessary arrangements.

   For online voting at the AGM, the Shareholders can refer to our separate letter to be sent to you and the Online Meeting User Guide (by visiting the hyperlink or scanning the QR code as printed therein) for details. If you have any queries on the above, please contact the Company's share registrar in Hong Kong, Tricor Investor Services Limited, via their hotline at (852) 2980 1333 from 9:00 a.m. to 6:00 p.m. (Monday to Friday, excluding Hong Kong public holidays).

   Shareholders who wish to attend the AGM and exercise their voting rights can be achieved in one of the following ways:

   (i) attend the AGM via eVoting Portal which enables live streaming and interactive platform for questions and answers and submit their voting online; or

   (ii) appoint chairman of the AGM or other persons as your proxy to vote on your behalf.

   Each registered Shareholder is requested to provide a valid email address of his or her proxy (except appointing "the Chairman of the Meeting" as proxy) for the proxy to receive the login and access code to view a live streaming webcast of the AGM, vote, speak and submit questions or comments online through the eVoting Portal. The proxy's authority and instruction will be revoked if the registered Shareholder attend and vote at the AGM via the eVoting Portal.

6. If Typhoon Signal No. 8 or above, or "extreme conditions" caused by super typhoons, or a "black" rainstorm warning ceased any time between 11:01 a.m. to 12:00 noon on the date of the AGM, the time of the AGM will be postponed to **4:00 p.m.** on the same date. However, if the aforesaid Typhoon Signal No. 8 or above, or "extreme conditions" caused by super typhoons, or a "black" rainstorm warning is in effect any time and remains in force after 12:00 noon on the date of the AGM, the meeting will be postponed to another date. The Company will publish an announcement on the respective website of the Company and the Stock Exchange to notify Shareholders of the date and time of the rescheduled meeting as soon as practicable.

Chuang's China
Investments Limited

(Incorporated in Bermuda with limited liability)
Stock Code: 298

25th Floor, Alexandra House,
18 Chater Road, Central, Hong Kong

www.chuangs-china.com