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EASYKNIT INTERNATIONAL HOLDINGS LIMITED

永義國際集團有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 1218)

ANNUAL RESULTS ANNOUNCEMENT FOR THE YEAR ENDED 31 MARCH 2026

FINANCIAL HIGHLIGHTS			
	For the year ended 31 March		
	2026	2025	Change
Continuing operations			
Revenue (HK\$'000)	398,430	488,489	(18.4%)
Gross profit (loss) (HK\$'000)	24,063	(17,052)	N/A
Gross profit margin	6.0%	N/A	N/A
(Loss) profit for the year attributable to owners of the Company (HK\$'000)	(435,323)	15,595	N/A
Discontinued operation			
Revenue (HK\$'000)	–	–	–
Loss for the year attributable to owners of the Company (HK\$'000)	–	(733,263)	(100.0%)
Continuing and discontinued operations			
Basic loss per share (HK\$)	(5.89)	(9.71)	(39.3%)
Diluted loss per share (HK\$)	(6.00)	(10.09)	(40.5%)
	As at 31 March		
	2026	2025	Change
Total assets (HK\$'000)	2,302,894	3,329,958	(30.8%)
Total liabilities (HK\$'000)	1,011,664	1,603,393	(36.9%)
Net asset value (HK\$'000)	1,291,230	1,726,565	(25.2%)
Net asset value per share (HK\$)	17.5	23.3	(24.9%)

RESULTS

The board of directors (the “**Board**” or the “**Directors**”) of Easyknit International Holdings Limited (the “**Company**”) is pleased to announce the audited consolidated annual results of the Company and its subsidiaries (the “**Group**”) for the year ended 31 March 2026 (the “**Year**”), together with comparative figures for the year ended 31 March 2025 (the “**Previous Year**”) as follows:

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 MARCH 2026

	<i>NOTE</i>	2026 <i>HK\$'000</i>	2025 <i>HK\$'000</i>
Continuing operations			
Revenue	3		
Sales of properties		361,017	466,837
Rental income		31,521	16,009
Interest income from loan financing		4,518	4,500
Building management		1,374	1,143
		398,430	488,489
Cost of properties sold and services rendered		(374,367)	(505,541)
Gross profit (loss)		24,063	(17,052)
Other income, gains and losses		8,808	16,360
Distribution and selling expenses		(28,508)	(51,791)
Administrative expenses		(41,868)	(47,706)
Write-down on properties held for sale		(185,455)	(18,307)
Write-down on properties held for development for sale, net		–	(10,200)
Loss on changes in fair value of investment properties		(24,300)	(17,130)
Loss of disposal of investment properties		(25,625)	–
Gain on partial disposal of convertible note		6,337	–
Gain on modification of terms of convertible note		–	33,154
Loss on partial redemption of convertible note		–	(13,825)
Net loss on changes in fair value of financial assets at fair value through profit or loss (“ FVTPL ”)		(4,435)	(14,361)

	<i>NOTES</i>	2026 HK\$'000	2025 <i>HK\$'000</i>
(Impairment loss) reversal of impairment loss on financial assets, net:			
– Loans receivable		(7,191)	2,013
– Other receivable		(3,812)	–
– Debt instruments at amortised cost		(2,226)	–
Loss on deemed partial disposal of equity interest in an associate		(97,911)	–
Gain on bargain purchase at date of deemed acquisition of an associate		–	244,996
Share of result of an associate		(4,254)	(27,803)
Share of results of a joint venture		(6)	(5)
Finance costs	<i>5</i>	<u>(50,152)</u>	<u>(69,565)</u>
(Loss) profit before taxation	<i>6</i>	(436,535)	8,778
Income tax credit	<i>7</i>	<u>1,187</u>	<u>6,790</u>
(Loss) profit for the year from continuing operations		(435,348)	15,568
Discontinued operation			
Loss for the year from discontinued operation		<u>–</u>	<u>(733,263)</u>
Loss for the year		<u>(435,348)</u>	<u>(717,695)</u>

	2026 HK\$'000	2025 HK\$'000
Other comprehensive income (expense)		
<i>Items that will not be reclassified subsequently to profit or loss:</i>		
Fair value gain on a leasehold property upon transfer to an investment property	—	8,986
<i>Items that may be reclassified subsequently to profit or loss:</i>		
Exchange differences arising on translation of financial statements of foreign operations	606	—
Change in fair value of debt instruments at fair value through other comprehensive income (“FVTOCI”)	(526)	153
Share of other comprehensive (expense) income of an associate	(67)	525
Reclassification of translation reserve to profit or loss upon deemed disposal of subsidiaries	—	12,981
Reclassification of FVTOCI reserve to profit or loss upon deemed disposal of subsidiaries	—	9,898
Reclassification of treasury shares to profit or loss upon deemed disposal of subsidiaries	—	6,468
Other comprehensive income for the year	<u>13</u>	<u>30,025</u>
Total comprehensive expense for the year	<u>(435,335)</u>	<u>(678,684)</u>
(Loss) profit for the year attributable to owners of the Company:		
– from continuing operations	(435,323)	15,595
– from discontinued operation	—	(733,263)
Loss for the year attributable to owners of the Company	(435,323)	(717,668)
Loss for the year attributable to non-controlling interests from continuing operations	<u>(25)</u>	<u>(27)</u>
Loss for the year	<u>(435,348)</u>	<u>(717,695)</u>

	<i>NOTE</i>	2026 <i>HK\$'000</i>	2025 <i>HK\$'000</i>
Total comprehensive (expense) income attributable to owners of the Company:			
– from continuing operations		(435,310)	25,259
– from discontinued operation		<u>–</u>	<u>(703,916)</u>
Total comprehensive expense attributable to owners of the Company		(435,310)	(678,657)
Total comprehensive expense attributable to non-controlling interests from continuing operation		<u>(25)</u>	<u>(27)</u>
Total comprehensive expense for the year		<u>(435,335)</u>	<u>(678,684)</u>
(Loss) earnings per share	<i>9</i>	<i>HK\$</i>	<i>HK\$</i>
From continuing and discontinued operations			
– Basic		(5.89)	(9.71)
– Diluted		<u>(6.00)</u>	<u>(10.09)</u>
From continuing operations			
– Basic		(5.89)	0.21
– Diluted		<u>(6.00)</u>	<u>(0.17)</u>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AT 31 MARCH 2026

	<i>NOTE</i>	2026 HK\$'000	2025 HK\$'000
Non-current assets			
Property, plant and equipment		92,888	96,041
Right-of-use assets		289	598
Intangible assets		500	500
Investment properties		140,400	899,100
Investment in an associate		126,047	228,279
Interests in joint ventures		85	91
Financial assets at FVTPL		314,826	69,993
Debt instruments at FVTOCI		224	–
Loans receivable		–	3,000
Deposits		205	285
Deferred tax assets		271	–
		<u>675,735</u>	<u>1,297,887</u>
Current assets			
Properties held for development for sale		–	696,000
Properties held for sale		1,285,616	1,120,130
Trade and other receivables	<i>10</i>	147,130	38,961
Financial assets at FVTPL		53,648	69,571
Loans receivable		98,377	89,102
Debt instruments at amortised cost		–	2,206
Debt instruments at FVTOCI		79	463
Cash and cash equivalents		42,309	15,638
		<u>1,627,159</u>	<u>2,032,071</u>

	<i>NOTE</i>	2026 <i>HK\$'000</i>	2025 <i>HK\$'000</i>
Current liabilities			
Trade and other payables	<i>11</i>	51,103	96,821
Contract liabilities		8,444	19,066
Amount due to a non-controlling shareholder		147,665	174,568
Tax payable		37,128	37,159
Lease liabilities		305	574
Secured bank borrowings		681,984	1,112,302
		926,629	1,440,490
Net current assets		700,530	591,581
Total assets less current liabilities		1,376,265	1,889,468
Non-current liabilities			
Secured bank borrowings		85,035	161,935
Lease liabilities		–	52
Deferred tax liabilities		–	916
		85,035	162,903
		1,291,230	1,726,565
Capital and reserves			
Share capital		7,399	7,399
Reserves		1,285,687	1,720,997
Equity attributable to owners of the Company		1,293,086	1,728,396
Non-controlling interests		(1,856)	(1,831)
		1,291,230	1,726,565

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2026

1. GENERAL INFORMATION

Easyknit International Holdings Limited (the “**Company**”; the Company and its subsidiaries are collectively referred to as the “**Group**”) is incorporated in Bermuda as an exempted company with limited liability and its shares are listed on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”).

The Company is an investment holding company.

The consolidated financial statements are presented in Hong Kong dollars (“**HK\$**”) which is also the functional currency of the Company.

2. APPLICATION OF NEW AND AMENDMENTS TO HKFRS ACCOUNTING STANDARDS

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

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

Amendments to HKAS 21	Lack of Exchangeability
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The application of the amendments to an HKFRS Accounting Standard in the current year has had no material impact on the Group’s financial positions and performance for the current and prior years and/or on the disclosures set out in these consolidated financial statements.

3. REVENUE

Revenue from continuing operations represents the aggregate of the amounts received or receivable in respect of rental income and building management from property investment, interest income from loan financing and property sales from property development during the year.

4. SEGMENT INFORMATION

Information reported to the Group’s chief executive officer, being the chief operating decision maker (the “CODM”), for the purposes of resources allocation and assessment of segment performance focuses on types of goods delivered or services provided. This is also the basis of organisation, whereby the management has chosen to organise the Group around differences in products and services.

The Group’s operating and reportable segments under HKFRS 8 “Operating Segments” are (i) property investment, (ii) property development, (iii) investment in securities and others and (iv) loan financing.

The segment information reported does not include any amounts for the discontinued operation.

Segment revenue and results

The following is an analysis of the Group’s revenue and results from continuing operations by reportable segment:

For the year ended 31 March 2026

	Property investment <i>HK\$’000</i> <i>(note)</i>	Property development <i>HK\$’000</i>	Investment in securities and others <i>HK\$’000</i>	Loan financing <i>HK\$’000</i>	Consolidated <i>HK\$’000</i>
SEGMENT REVENUE					
External sales	<u>32,895</u>	<u>361,017</u>	<u>–</u>	<u>4,518</u>	<u>398,430</u>
RESULTS					
Segment results	<u>(31,392)</u>	<u>(251,373)</u>	<u>(1,171)</u>	<u>(4,907)</u>	(288,843)
Unallocated corporate income					13,976
Unallocated corporate expenses					(15,682)
Loss on deemed partial disposal of equity interest in an associate					(97,911)
Gain on partial disposal of convertible note					6,337
Share of result of an associate					(4,254)
Share of result of a joint venture					(6)
Finance costs					<u>(50,152)</u>
Loss before taxation from continuing operations					<u>(436,535)</u>

For the year ended 31 March 2025

	Property investment <i>HK\$'000</i> <i>(note)</i>	Property development <i>HK\$'000</i>	Investment in securities and others <i>HK\$'000</i>	Loan financing <i>HK\$'000</i>	Consolidated <i>HK\$'000</i>
SEGMENT REVENUE					
External sales	<u>17,152</u>	<u>466,837</u>	<u>–</u>	<u>4,500</u>	<u>488,489</u>
RESULTS					
Segment results	<u>(22,047)</u>	<u>(131,715)</u>	<u>(1,490)</u>	<u>212</u>	(155,040)
Unallocated corporate income					11,310
Unallocated corporate expenses					(14,444)
Gain on bargain purchase at date of deemed acquisition of an associate					244,996
Loss on partial redemption of convertible note					(13,825)
Gain on modification of term of convertible note					33,154
Share of result of an associate					(27,803)
Share of result of a joint venture					(5)
Finance costs					<u>(69,565)</u>
Profit before taxation from continuing operations					<u>8,778</u>

Note: Rental income generated from properties held for development for sale (included in property development segment) was included in property investment segment.

Segment results represent the profit earned or loss incurred from continuing operations by each segment without allocation of loss of deemed partial disposal of equity interest in an associate, gain on bargain purchase at date of deemed acquisition of an associate, share of results of an associate, share of results of a joint venture, finance costs, other expenses and unallocated corporate income and expenses. There are asymmetrical allocations to operating segments because the Group allocates all fair value changes of financial assets at FVTPL to segment of investment in securities and others without allocating the certain financial instruments to those segment assets. This is the measure reported to the CODM for the purposes of resource allocation and performance assessment.

5. FINANCE COSTS

	2026 <i>HK\$'000</i>	2025 <i>HK\$'000</i>
<u>Continuing operations</u>		
Interest on bank borrowings	50,139	82,734
Interest on loan from an associate	–	2,743
Interest on lease liabilities	13	10
	<u>50,152</u>	<u>85,487</u>
Less: Amount capitalised in the cost of qualifying assets	–	(15,922)
	<u><u>50,152</u></u>	<u><u>69,565</u></u>

During the year ended 31 March 2025, borrowing costs capitalised arose on a specific borrowing with interest ranging from 5.4% to 6.1% per annum to expenditure on qualifying assets.

6. (LOSS) PROFIT BEFORE TAXATION

	2026 <i>HK\$'000</i>	2025 <i>HK\$'000</i>
<u>Continuing operations</u>		
(Loss) profit before taxation has been arrived at after charging:		
Directors' emoluments	10,695	10,529
Other staff costs, including retirement benefits scheme contributions	14,868	15,675
Total staff costs	<u>25,563</u>	<u>26,204</u>
Auditors' remuneration		
– audit services	1,240	1,550
Cost of properties recognised as expense	367,470	503,986
Depreciation of property, plant and equipment	2,793	2,894
Depreciation of right-of-use assets	309	499
Net exchange loss	343	19
Loss on disposal of property, plant and equipment	392	12
and after crediting:		
Dividend income from investments	673	1,799
Interest income from		
Debt instruments at amortised cost	4,518	4,500
Financial asset at FVTPL	5,439	5,239
Banks and others	361	142
Other income		
Debt instruments at amortised cost	20	271
	<u><u>20</u></u>	<u><u>271</u></u>

7. INCOME TAX CREDIT

	2026 <i>HK\$'000</i>	2025 <i>HK\$'000</i>
<u>Continuing operations</u>		
The tax credit comprises:		
Over-provision in prior years:		
Hong Kong	—	(8,384)
Deferred tax (credit) charge	<u>(1,187)</u>	<u>1,594</u>
	<u><u>(1,187)</u></u>	<u><u>(6,790)</u></u>

Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profit for both years.

8. DIVIDEND

No dividend were paid or proposed for the years ended 31 March 2026 and 2025, nor has any dividend been proposed since the end of the reporting period.

9. (LOSS) EARNINGS PER SHARE

From continuing operations

The calculation of the basic and diluted loss per share from continuing operations attributable to owners of the Company is based on the following data:

	2026 <i>HK\$'000</i>	2025 <i>HK\$'000</i>
Loss for the year attributable to owners of the Company (from continuing and discontinued operations)	(435,323)	(717,668)
Less: Loss for the year attributable to owners of the Company from discontinued operation	<u>–</u>	<u>(733,263)</u>
(Loss) profit for the purpose of basic (loss) earnings per share from continuing operations	(435,323)	15,595
Effect of dilutive potential ordinary shares: Conversion of convertible notes issued by Asset Chain	<u>(8,396)</u>	<u>(27,921)</u>
Loss for the purpose of diluted loss per share from continuing operations	<u>(443,719)</u>	<u>(12,326)</u>
	<i>Number of shares</i>	
	2026	2025
Weighted average number of ordinary shares less treasury shares for the purpose of basic and diluted (loss) earnings per share	<u>73,908,014</u>	<u>73,908,014</u>

From continuing and discontinued operations

The calculation of the basic and diluted loss per share from continuing and discontinued operations attributable to owners of the Company is based on the following data:

	2026 <i>HK\$'000</i>	2025 <i>HK\$'000</i>
Loss for the purpose of basic loss per share	(435,323)	(717,668)
Effect of dilutive potential ordinary shares:		
Conversion of convertible notes issued by Asset Chain	<u>(8,396)</u>	<u>(27,921)</u>
Loss for the purpose of diluted loss per share	<u><u>(443,719)</u></u>	<u><u>(745,589)</u></u>

The denominators used are the same as those detailed above for both basic and diluted loss per share.

During the year ended 31 March 2025, basic loss per share for the discontinued operation was HK\$9.92 per share, based on the loss for the year attributable to owners of the Company from the discontinued operation of HK\$733,263,000. Diluted loss per share for the discontinued operation was HK\$9.92 per share, based on the loss for the year attributable to owners of the Company from the discontinued operation of HK\$733,263,000. Denominators detailed above for both basic and diluted loss per share for the discontinued operation.

For the year ended 31 March 2026, the computation of diluted loss per share for the continuing operations does not assume the exercise of share options issued by the Company since the exercise price of those options was higher than the average market price for shares for the year.

For the years ended 31 March 2026 and 2025, the computation of diluted loss per share does not assume the exercise of share options issued by the Company since their exercise would result in decrease in loss per share.

10. TRADE AND OTHER RECEIVABLES

	2026 <i>HK\$'000</i>	2025 <i>HK\$'000</i>
Lease receivables	565	103
Prepayments	620	458
Interest receivable	6,124	655
Escrow deposits for properties held for sale	3,424	2,030
Accounts receivable from margin financing (<i>note i</i>)	103,909	29,804
Amounts due from joint ventures (<i>note ii</i>)	34	20
Other receivables and deposits (<i>note iii</i>)	<u>32,454</u>	<u>5,891</u>
	<u><u>147,130</u></u>	<u><u>38,961</u></u>

Notes:

- (i) The Group provides margin financing to certain individuals for securities transactions secured by the individuals securities held as collateral. Securities are assigned with specific margin ratios for calculation margin values. Additional funds or collateral are required if the outstanding amounts of accounts receivable from margin financing exceed the eligible margin value of the securities deposited. No aging analysis is disclosed as in the opinion of the directors of the Company, the aging analysis does not give additional value in view of the nature of margin financing.
- (ii) The amounts due from joint ventures are unsecured, interest-free and repayable on demand.
- (iii) On 12 March 2026, the Group entered into a non-legally binding memorandum of understanding (“MOU”) with Asset Chain to acquire 10%-20% of the equity interests of a subsidiary of Asset Chain. Pursuant to the terms of the MOU, a refundable deposit of HK\$30,000,000 was paid to Asset Chain and it had been lapsed on 12 June 2026. Details of these transactions are set out in the Company’s announcement dated 12 March 2026.

The Group did not grant any credit period to its tenants in property investment segment. The aged analysis of lease receivables, based on invoice date, at the end of the reporting period is as follows:

	2026	2025
	<i>HK\$’000</i>	<i>HK\$’000</i>
0 – 60 days	515	58
61 – 90 days	50	45
	<u>565</u>	<u>103</u>

11. TRADE AND OTHER PAYABLES

	2026 <i>HK\$'000</i>	2025 <i>HK\$'000</i>
Trade payables	496	19,532
Retention payable (<i>note</i>)	18,866	24,625
Rental deposits received and rental received in advance	3,747	7,803
Interest payable	3,044	2,748
Accruals and other payables	<u>24,950</u>	<u>42,113</u>
	<u>51,103</u>	<u>96,821</u>

Note: Retention payable is withheld from subcontractors and will be released by the Group within twelve months upon completion of their works.

The aged analysis of trade payables determined based on invoice date at the end of the reporting period is as follows. The average credit period on purchases of goods is 30 days.

	2026 <i>HK\$'000</i>	2025 <i>HK\$'000</i>
0 – 60 days	<u>496</u>	<u>19,532</u>

MANAGEMENT DISCUSSION AND ANALYSIS

OVERVIEW

The Group was principally engaged in property development, property investment, investment in securities and others and loan financing businesses, in which property development and property investment are the core businesses of the Group.

FINANCIAL RESULTS

For the Year, the Group's revenue from continuing operations amounted to approximately HK\$398,430,000 as compared with the Previous Year of approximately HK\$488,489,000, which represented a decrease of approximately HK\$90,059,000 or approximately 18.4% mainly due to decrease in sales of properties. The gross profit margin of the Year was approximately 6.0% (2025: not applicable).

For the Year, the Group's consolidated net loss attributable to the owner of the Company (the "Shareholders") was approximately HK\$435,323,000 as compared with the Previous Year of a consolidated net loss of HK\$717,668,000. The decrease in consolidated net loss was primarily attributable to, among other things, the decrease in loss from discontinued operation, which was partially offset by (i) the increase in write-down on properties held for sale; (ii) the increase in loss on change in fair value of investment properties; (iii) the loss on disposal of investment properties; (iv) the decrease in gain on bargain purchase at date of deemed acquisition of an associate; and (v) loss on deemed partial disposal of equity interest in an associate. In particular, the Group recorded a substantial increase in write-down of properties held for sale of approximately HK\$185,455,000, which represented an increase of approximately 913.0% as compared with the Previous Year of approximately HK\$18,307,000. The impairment was mainly related to the significant downward revision in expected selling prices for Project Chatham Road North – "The Quad". The Group reassessed the expected selling prices, estimated time to disposal, and related marketing and transaction costs to complete the sales for all properties held for sale. Based on such review, the Group recorded a provision to align the carrying value with the estimated net realisable value for the properties held for sale.

The consolidated loss from continuing operations for the Year was approximately HK\$435,348,000 as compared with profit of approximately HK\$15,568,000 in Previous Year. The consolidated loss from discontinued operation was nil, as compared with a loss of approximately HK\$733,263,000 for the Previous Year.

The basic loss per share from continuing and discontinued operations amounted to HK\$5.89 for the Year and the diluted loss per share from continuing and discontinued operations amounted to HK\$6.00 for the Year. The basic and diluted loss per share from continuing and discontinued operations amounted to HK\$9.71 and HK\$10.09 respectively for the Previous Year.

FINAL DIVIDEND

The Board does not recommend the payment of final dividend for the Year (2025: nil).

BUSINESS REVIEW

The review of each business segment of the Group is set out below.

Property Development

The property development segment consists of Hong Kong residential and commercial properties.

Revenue from continuing operations recognised in this business segment during the Year amounted to approximately HK\$361,017,000 (2025: approximately HK\$466,837,000). Review on existing major projects of the Group is set out below:

Project Waterloo Road – “Garden Crescent”

The Group launched sales of this residential project located at No. 93 Waterloo Road, Ho Man Tin, Kowloon, Hong Kong namely “Garden Crescent”, in November 2023. Garden Crescent is located in Ho Man Tin, a prestigious residential area, which is bound by a vast network of transportation and enjoys an extensive top education network. Boasting 56 luxurious apartments ranging from 260 square feet to 2,597 square feet (saleable area), this 20-storey development with 2 levels of basement for carparking spaces is designed to be a modern and stylish building for those seeking a bespoke residence. The property offers recreational facilities, including a fully-equipped gym (The Solace), a children playroom (The Forest) and a multi-function room with flat roof (Great Room) for residents to host gatherings with family and friends and a lounge in purpose.

As at the date of this announcement, 45 units and 4 carparking spaces released were sold and the aggregate contracted sales amounted to approximately HK\$578,553,000. During the Year, 13 units and 3 carparking spaces among the transactions have been completed (2025: 17 units) and a revenue of approximately HK\$204,542,000 (2025: approximately HK\$169,442,000) has been recorded for sale of properties.

Project Chatham Road North – “The Quad”

As at 31 March 2026, the Group, through its wholly-owned subsidiary, owned the property located at Nos. 470, 472, 474, 476 and 478 Chatham Road North, Kowloon, Hong Kong, named as “The Quad”. The total gross floor area of the property is approximately 41,875 square feet. The property is a student hostel of 29-storeys with nearly 200 rooms and it is operated through the partnership with iRent Group (the operator for international students hostel). The hostel offers six distinct unit types featuring complete furnishings, floor-to-ceiling windows, branded kitchen and bathroom fixtures. As at the date of this announcement, 100% of rooms were rented out. After the Year, on 30 April 2026, the Company and its subsidiary, entered into an “expression of interest” with an independent third party to dispose of the entire issued share of a subsidiary of the Company which holds the property, being Project Chatham Road North – “The Quad”, held for sale. The proposed transaction is subject to the execution of sales and purchase agreement and customary closing conditions.

Inverness Road Property – “Ayton”

“Ayton” is a completed residential project located at Nos. 14–20 Inverness Road, Kowloon Tong, Kowloon, Hong Kong developed and wholly-owned by the Group. It consists of two 8-storey residential blocks comprising 60 residential units, 29 car parking spaces and 3 motor parking spaces.

As at the date of this announcement, 60 units and 11 carparking spaces released were sold and the aggregate contracted sales amounted to approximately HK\$1,245,592,000. During the Year, 5 units and 1 carparking space among the transactions have been completed (2025: 12 units and 1 carparking space) and a revenue of approximately HK\$156,475,000 (2025: approximately HK\$297,395,000) has been recorded for sale of properties.

Property Investment

As at 31 March 2026, the Group’s portfolio of investment properties comprised of commercial and industrial units located in Hong Kong.

For the Year, the rental and building management income of the Group from continuing operations was approximately HK\$32,895,000 (2025: approximately HK\$17,152,000), representing an increase of approximately 91.8%.

As at 31 March 2026, the occupancy rate of commercial unit and industrial units of the Group’s investment properties were 0.0% and 75.6% (2025: 98.7% and 75.6%) respectively. A loss on changes in fair value of investment properties from continuing operations of approximately HK\$24,300,000 (2025: approximately HK\$17,130,000) was recognised during the Year. The segment reported a loss from continuing operations of approximately HK\$31,392,000 for the Year (2025: approximately HK\$22,047,000), representing an increase of approximately HK\$9,345,000 or approximately 42.4% as compared to the Previous Year.

The Group acts as a principal and is primarily responsible for providing building management services to property owners in Hong Kong. To meet the statutory requirements under the property management licensing regime, which became mandatory on 1 August 2023, the Group’s related residential and commercial property management companies have obtained the required licences, reinforcing the Group’s commitment to delivering high-quality property management services.

Investment in Securities and Others

The Group invested in a diversified portfolio of investments including listed equity securities and convertible notes based on (i) potential return on investment in terms of capital appreciation and dividend payment for the targeted holding period; (ii) risks exposure in comparison with the Group's risk tolerance level at the prevailing time; and (iii) diversification of the existing investment portfolio.

As at 31 March 2026, the Group's financial assets at fair value through profit or loss amounted to approximately HK\$368,474,000 (2025: approximately HK\$139,564,000). Except for convertible notes, there were no investments held by the Group of which value was more than 5% of the total assets of the Group. The Group recorded a loss in the investment in securities and others segment from continuing operations of approximately HK\$1,171,000 during the Year (2025: approximately HK\$1,490,000).

As at 31 March 2026, details of the Group's financial assets are set out as follows:

Nature of investments	As at 31 March 2026			Approximate percentage to Group's total assets	For the Year		
	Number of shares held	Investment cost <i>HK\$'000</i>	Fair value <i>HK\$'000</i>		Dividend/ Interest income <i>HK\$'000</i>	Fair value gain/(loss) <i>HK\$'000</i>	Realised loss <i>HK\$'000</i>
Equity Investments							
Best Food Holding Company Limited (stock code: 1488)	73,502,000	47,555	49,981	2.2%	-	1,643	416
Ping An Insurance (Group) Company of China, Ltd. (stock code: 2318)	-	-	-	0.0%	673	-	-
Others	N/A	7,263	4,116	0.1%	-	121	445
Convertible notes (<i>Note</i>)	N/A	311,301	314,377	13.7%	5,439	8,685	6,337
Total:		<u>366,119</u>	<u>368,474</u>	<u>16.0%</u>	<u>6,112</u>	<u>10,449</u>	<u>7,198</u>

Note:

As at 31 March 2026, the total outstanding principal amount of convertible notes of Asset Chain Limited (“**Asset Chain**”, formerly known as Eminence Enterprise Limited) (stock code: 616) held by Goodco Development Limited (“**Goodco**”), an indirect wholly-owned subsidiary of the Company is as follow:

Issue date	Outstanding principal amount HK\$	Number of conversion shares	Conversion price HK\$	Annual interest	Maturity date
2023.02.20 (“ 2023 CN ”)	24,500,000	490,000,000	0.05	5%	2028.02.19
2026.01.15 (“ 2025 CN ”)	286,800,622	1,697,045,100	0.169	5%	2031.01.14

On 4 June 2025 (after trading hours), Goodco entered into the second deed of amendment (the “**Second Deed of Amendment**”) with Asset Chain pursuant to which Goodco and Asset Chain have conditionally agreed to amend the conversion price of the 2023 CN from HK\$0.14 per conversion share to HK\$0.07 per conversion share (subject to adjustments). The Second Deed of Amendment and the transactions contemplated thereunder were approved at a special general meeting by the independent shareholders of Asset Chain held on 21 August 2025. Upon completion of second amendment to the 2023 CN on 2 September 2025, the conversion price of the 2023 CN was adjusted from HK\$0.14 to HK\$0.07 per conversion share (subject to adjustments) and the total number of conversion shares was increased from 500,000,000 to 1,000,000,000 on the basis of the outstanding principal amount of 2023 CN held by Goodco is HK\$70,000,000. Save for such amendment, all other terms and conditions of the 2023 CN (including the first deed of amendment to the 2023 CN announced on 23 January 2024) shall remain unchanged and in full force and effect. Further information can be found in the Company’s announcement dated 4 June 2025.

On 5 September 2025 (after trading hours), Goodco and two purchasers entered into the agreements regarding the disposal of part of the 2023 CN (the “**First Disposal**”). According to the agreements, Goodco agreed to sell in total of 33.75% of the outstanding principal amount of the 2023 CN of HK\$70,000,000 (i.e. HK\$23,625,000) to two purchasers, and two purchasers agreed to purchase 33.75% of the outstanding principal amount of the 2023 CN for a total consideration of HK\$27,000,000 representing a premium of HK\$3,375,000. Following the First Disposal on 5 September 2025, the outstanding principal amount of 2023 CN held by Goodco is HK\$46,375,000. Further information is disclosed in the Company’s announcement dated 5 September 2025.

On 25 November 2025 (after trading hours), Goodco and three purchasers entered into the agreements regarding the disposal of part of the 2023 CN (the “**Second Disposal**”). According to the agreements, Goodco agreed to sell approximately 47.17% of the outstanding principal amount of the 2023 CN of HK\$46,375,000 (i.e. HK\$21,875,000) to three purchasers, and three purchasers agreed to purchase approximately 47.17% of the outstanding principal amount of the 2023 CN for a total consideration of HK\$25,000,000 representing a premium of HK\$3,125,000. Following the Second Disposal on 25 November 2025, the outstanding principal amount of 2023 CN held by Goodco is HK\$24,500,000. Further information can be found in the Company’s announcement dated 25 November 2025.

On 15 January 2026, a 5% per annum coupon rate convertible note was issued by Asset Chain (as issuer) to Goodco (as noteholder) in the principal amount of HK\$286,800,622 conferring rights to convert at any time before the fifth anniversary of the issue thereof the principal amount into the ordinary shares of Asset Chain (“**Asset Chain shares**”) on the basis of an initial conversion price of HK\$0.169 per conversion share (subject to adjustments) (the “**2025 CN**”). Further information is disclosed in (i) the Company’s announcements dated 10 October 2025, 17 October 2025, 20 November 2025 and 16 January 2026, and circular dated 25 November 2025; and (ii) Asset Chain’s announcements dated 10 October 2025, 17 October 2025, 20 November 2025 and 16 January 2026, and circular dated 25 November 2025.

With respect to the 2023 CN, upon completion of issue of the 2025 CN on 15 January 2026 and after considering the effect of placing of Asset Chain shares announced by Asset Chain on 17 December 2025 and 30 December 2025, the conversion price of the 2023 CN was adjusted from HK\$0.07 to HK\$0.05 per conversion share (subject to adjustments) and the total number of the conversion shares was increased from 350,000,000 to 490,000,000. Further information can be found in Asset Chain’s announcement dated 16 January 2026.

Loan Financing

The loan financing business of the Group is operated by Planetec International Limited (“**Planetec**”, an indirect wholly-owned subsidiary of the Company) which is a licensed money lenders carrying on business under the Money Lenders Ordinance (Chapter 163 of the Laws of Hong Kong).

For the Year, the Group recorded an interest income from the loan financing business from continuing operations amounted to approximately HK\$4,518,000 (2025: approximately HK\$4,500,000), representing a slightly increase of approximately 0.4% as compared with the Previous Year. Loss derived from the loan financing segment from continuing operations was approximately HK\$4,907,000 for the Year (2025: approximately profit of HK\$212,000).

The target customer groups of the loan financing business are generally individuals and corporate entities that have short-term funding needs and can provide collaterals for their borrowings at their best endeavour. The Group’s clientele is primarily acquired through business referrals and introductions from the Company’s directors, senior management, business partners or clients. As at 31 March 2026, the Group had a total of 9 borrowers under its loan portfolio. The source of funds for the loan financing business is funded by the internal resources of the Group.

As at 31 March 2026, the gross carrying amount of loans receivable amounting to HK\$127,958,000 (2025: HK\$114,492,000) of which 28% (2025: 31%) were secured by marketable securities with fair values of HK\$20,400,000 (2025: HK\$28,200,000) or properties with fair values of HK\$17,580,000 (2025: HK\$16,950,000). The Group is not permitted to sell or repledge the collaterals, if any, in the absence of default by the borrower. In addition, the gross carrying amount of unsecured loans receivable amounting to HK\$73,858,000 (2025: HK\$60,392,000). The largest borrower of the Group by itself and together with the other four largest borrowers of the Group accounted for approximately 27% and 70% respectively (2025: approximately 37% and 93% respectively) of the Group’s loans receivable as at 31 March 2026.

During the Year, the range of interest rate on the Group’s fixed-rate loans receivable was 2.5% to 10.0% (2025: 2.5% to 6.5%) per annum and the range of interest rate on the Group’s variable-rate loans receivable was prime rate less 1% (2025: prime rate less 1%) per annum.

The Group has credit policies, guidelines and procedures in place which cover key internal controls of a loan transaction including due diligence, credit appraisal, proper execution of documentations, continuous monitoring and collection and recovery. The due diligence procedures included conducting research on the borrowers' background (to confirm whether such borrower has family relationship with the Group's existing borrowers), evaluating their current business operations and financial conditions (such as income and assets proof), market reputation and creditability, and conducting financial analysis and recoverability analysis. After drawdown of loan, the Group will maintain regular contact with the borrowers and carries out periodical review on repayment history (including recent settlement records, and any litigation and winding up or bankruptcy searches) and change in background of each borrower in order to better understand the circumstances of each borrower.

To minimise credit or investment risks, the Group will seek securities and/or guarantees, including collaterals or pledges with expected realised value exceeding the loan or investment amount, and/or personal guarantees and corporate guarantees. The Group regularly assesses the value of the collaterals or pledges and guarantees of the borrowers for their credit quality, and defines credit limits to be granted to the borrowers. In the event that personal guarantee is given by a party other than the borrower, the Group will check whether such guarantor has given any guarantee to the Group's existing borrowers. The Group will assess the ceiling of loan portfolio of each borrower after granting the loan on a regular basis by obtaining updated information on the borrower including but not limited to (a) the latest income status of the borrower; (b) any adverse change in the industry participated by the borrower and follow-up discussion with the borrower to estimate potential effect on the borrower's credit strength; (c) the borrower's latest address proof; and (d) internet and credit search. The Group closely monitors on an ongoing review of credit risks of loans recoverability and collection to ensure that follow-up actions (including issue of demand letters and/or taking legal actions, if necessary) are taken to recover overdue debts.

The Group continues to adopt stringent loan review procedures and remains prudent approach on sufficiency of loan security by strengthening its overall credit risk management and control mechanism in its loan financing business. For collection of overdue loans, the Group discussed settlement plans with certain borrowers, issued demand letters and subsequently initiated legal actions or (if necessary) court proceedings in order to recover the loans. During the Year, the Group closely monitored and regularly reviewed its loan portfolio and assessed the sufficiency of loan security for the loans receivable.

The Group generally provides short-term loans. All the new and renewal loans during the Year was with a term within 1 year. The repayment terms and conditions are determined from the factors including the liquidity needs of the borrowers, the Group's funding and cash flows management strategies, and the terms and rates of the prevailing market.

The Group performs impairment assessment under expected credit loss (“ECL”) model on loans receivable which are subject to impairment assessment under Hong Kong Financial Reporting Standard 9 “Financial Instruments” issued by Hong Kong Institute of Certified Public Accountants. The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition. In particular, the following information is being considered when assessing whether credit risk has increased significantly:

- an actual or expected significant deterioration in the loans receivable's external (if available) or internal credit rating;
- significant deterioration in external market indicators of credit risk, e.g. a significant increase in the credit spread, the credit default swap prices for the borrower;
- existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the borrower's ability to meet its debt obligations;
- an actual or expected significant deterioration in the operating results of the borrower; and
- an actual or expected significant adverse change in the regulatory, economic, or technological environments of the borrower that results in a significant decrease in the borrower's ability to meet its debt obligations.

The Group seeks to maintain sufficient control over its outstanding loans receivable to minimize credit risk. Impairment allowances on outstanding loans receivable are determined by an evaluation of financial backgrounds, financial conditions and historical settlement records, including past due rates and default rates, of the borrowers and relevant information from public domain at the end of each reporting period. The borrowers are assigned different grading under internal credit ratings to calculate ECL, taking into consideration the estimates of expected cash shortfalls which are driven by estimates of possibility of default and the amount and timing of cash flows that are expected from foreclosure on the collaterals (if any) less the costs of obtaining and selling the collaterals.

In prior years, the management assessed, taking into account the relevant information from public domain, such balances becoming credit-impaired. Since then, the management has taken various actions (including legal actions) against the Borrower to recover the balances.

During the Year, the impairment loss recognised in profit or loss amounted to approximately HK\$7,191,000 (2025: reversal of impairment loss approximately HK\$2,013,000) in its loan financing business from continuing operations.

LIQUIDITY AND FINANCIAL RESOURCES

The Group financed its operations through internally generated cash flow and bank borrowings. As at 31 March 2026, the Group had aggregate bank borrowings amounted to approximately HK\$767,019,000 (2025: approximately HK\$1,274,237,000). The gearing ratio of the Group, calculated as a ratio of total bank borrowings to total equity, for the Year was approximately 0.6 (2025: approximately 0.7).

As at 31 March 2026, the Group has net current assets of approximately HK\$700,530,000 (2025: approximately HK\$591,581,000). Current ratio was approximately 1.8 (2025: approximately 1.4). The cash and cash equivalents as at 31 March 2026 was approximately HK\$42,309,000 (2025: approximately HK\$15,638,000), representing an increase of approximately 170.6% or approximately HK\$26,671,000 compared to 31 March 2025. which was mainly due to the proceed from disposal of financial assets at FVTPL.

The maturity profile of the Group's secured bank borrowings is set out below:

	As at 31 March	
	2026	2025
	HK\$'000	HK\$'000
Carrying amount repayable as follows (based on the scheduled repayment dates set out in the loan agreements):		
– within a period not exceeding one year	681,984	1,112,302
– within a period of more than one year but not exceeding two years	4,238	16,196
– within a period of more than two years but not exceeding five years	13,709	52,681
– within a period of more than five years	67,088	93,058
	767,019	1,274,237
<i>Less:</i> Amount due within one year shown under current liabilities	(681,984)	(1,112,302)
Amount due after one year shown under non-current liabilities	85,035	161,935

At 31 March 2026, the Group's secured bank borrowings carry interest ranging from the Hong Kong Inter-Bank Offered Rate (“**HIBOR**”) plus 1.0% to 2.0% and the Secured Overnight Financing Rate (“**SOFR**”) plus 1.03% (2025: HIBOR plus 1.0% to 1.825%, SOFR plus 1.0%) per annum, with effective interest ranging from 3.2% to 5.4% (2025: 4.8% to 5.6%) per annum. The loans are secured by certain assets. The proceeds were mainly used to finance development of properties and acquisition of financial products.

CHARGES OF ASSETS

As at 31 March 2026, bank loans of the Group in the aggregate amount of approximately HK\$767,019,000 (2025: approximately HK\$1,274,237,000) which were secured by leasehold properties, investment properties, properties held for development for sale, properties held for sale and listed equity securities in Hong Kong and overseas of the Group having a net book value of approximately HK\$1,521,678,000 (2025: approximately HK\$2,718,406,000). In addition, a credit facility granted by a bank for a property development project in Hong Kong was secured by pledge of 22,500,000 Asset Chain shares with fair value of HK\$5,535,000 (2025: 7,500,000 Asset Chain shares with fair value of HK\$728,000) held by a subsidiary of the Company.

TREASURY POLICY

The Group diversifies its source of funds including internal generated cash flow and interest-bearing bank borrowings during the Year to generate source of funds for its business operations. The Group regularly reviews its major funding positions to ensure that it has adequate financial resources in meeting its financial obligations.

EXPOSURE ON FOREIGN EXCHANGE FLUCTUATIONS

All bank borrowings are denominated in Hong Kong dollars. The revenue and payments of the Group, being mostly denominated in Hong Kong dollars, matches the currency requirements of the Group's operating expenses. The Group therefore has not engaged in any hedging activities during the Year under review. Management of the Group is of the opinion that the Group has no material foreign exchange exposure in the usual course of the Group's daily operation.

CONTINGENT LIABILITIES

The Group did not have any significant contingent liabilities as at 31 March 2026 (2025: nil).

CAPITAL EXPENDITURE

For the Year, the Group invested approximately HK\$32,000 (2025: approximately HK\$85,000) in the acquisition of property, plant and equipment, and did not invest in additions of investment properties for the Year and Previous Year.

CAPITAL COMMITMENTS

As at 31 March 2026, the Group had no capital commitment in respect of capital expenditure contracted for but not provided (2025: nil).

NOTIFIABLE TRANSACTIONS AND EVENTS

Discloseable Transaction – Acquisitions of Listed Securities

Unless otherwise stated, capitalized terms used herein shall have the same meanings as those defined in Company's announcement dated 16 May 2025. Mark Profit, an indirect wholly-owned subsidiary of the Company, acquired (i) in a series of transactions for a total of 3,004,000 Best Food Shares (representing approximately 0.19% of the total issued Best Food Shares) on the open market on 12 May 2025 and 13 May 2025; and (ii) 12,000,000 Best Food Shares (representing approximately 0.76% of the total issued Best Food Shares) by way of cross trade from the Vendor on 16 May 2025 with an aggregate consideration of approximately HK\$15,003,960 (exclusive of expenses) (equivalent to an average purchase price of approximately HK\$1.00 per Acquired Share). The aggregate consideration was paid in cash from internal resources of the Group.

Immediately prior to the Acquisitions, the Group held 59,036,000 Best Food Shares, representing approximately 3.74% of the total issued Best Food Shares. Following the Acquisitions, the Group holds 74,040,000 Best Food Shares, representing approximately 4.69% of the total issued Best Food Shares.

Further information can be found in the Company's announcement dated 16 May 2025.

Amendment to the 2023 Convertible Note

Unless otherwise stated, capitalized terms used herein shall have the same meanings as those defined in Company's announcement dated 4 June 2025. On 4 June 2025, after trading hours, Asset Chain entered into the Deed of Amendment with Goodco pursuant to which Asset Chain and Goodco have conditionally agreed to amend the conversion price of the 2023 Convertible Note from HK\$0.14 per Conversion Share to HK\$0.07 per Conversion Share (the "**Amendment**"). Save for the Amendment, all other terms and conditions of the 2023 Convertible Note (including the previous deed of amendment announced on 23 January 2024) shall remain unchanged and in full force and effect.

Further information can be found in the Company's announcement dated 4 June 2025.

Discloseable Transaction – Disposal of Listed Securities

Unless otherwise stated, capitalized terms used herein shall have the same meanings as those defined in the announcement of the Company dated 21 July 2025. Mark Profit, an indirect wholly-owned subsidiary of the Company, disposed in a series of transactions for a total of 990,000 Best Food Shares (representing approximately 0.06% of the total issued Best Food Shares) on the open market on 21 July 2025 with a gross sales proceeds of approximately HK\$960,300 (exclusive of expenses) (equivalent to an average price of approximately HK\$0.97 per Disposed Share).

Immediately prior to the Disposal, the Group held 74,040,000 Best Food Shares (representing approximately 4.69% of the total issued Best Food Shares). Following the Disposal, the Group holds 73,050,000 Best Food Shares (representing approximately 4.63% of the total issued Best Food Shares).

Further information can be found in the Company's announcement dated 21 July 2025.

Discloseable Transaction – Disposal of Listed Securities

Unless otherwise stated, capitalized terms used herein shall have the same meanings as those defined in the announcement of the Company dated 24 July 2025. Mark Profit, an indirect wholly-owned subsidiary of the Company, disposed in a series of transactions for a total of 2,590,000 Best Food Shares (representing approximately 0.16% of the total issued Best Food Shares) on the open market on 24 July 2025 with a gross sales proceeds of approximately HK\$2,512,300 (exclusive of expenses) (equivalent to an average price of approximately HK\$0.97 per Disposed Share).

Immediately prior to the Disposal, the Group held 73,050,000 Best Food Shares (representing approximately 4.63% of the total issued Best Food Shares). Following the Disposal, the Group holds 70,460,000 Best Food Shares (representing approximately 4.46% of the total issued Best Food Shares).

Further information can be found in the Company’s announcement dated 24 July 2025.

Major Transaction – Possible Disposal of Listed Securities

Unless otherwise stated, capitalized terms used herein shall have the same meanings as those defined in the Company’s announcements dated 25 July 2025 and 17 September 2025 and circular dated 28 August 2025. As announced on 25 July 2025, the Company intended to seek Shareholders’ approval for the possible disposal of Best Food Shares, through its wholly-owned subsidiaries, Mark Profit and Constance Capital, on the open market in the amounts that could constitute major transactions. As at the date of the Company’s announcement dated 25 July 2025, the Company holds 70,460,000 Best Food Shares, which represent approximately 4.46% of the existing total issued Best Food Shares. The Company is considering the possible disposal of some or all of those shares in one or more on-market transactions at a minimum price of HK\$0.80 per Best Food Share which represents a discount of approximately 17.5% to the closing price per Best Food Share of HK\$0.97 as quoted on the Stock Exchange on the Last Trading Day.

The ordinary resolution related to the aforesaid possible disposal was duly passed as an ordinary resolution of the Company by way of poll at the SGM held on 17 September 2025 (the “**Shareholders’ Approval**”).

Further information is disclosed in the Company’s announcements dated 25 July 2025 and 17 September 2025 and circular dated 28 August 2025.

During the period from 17 September 2025 (i.e. the date of Shareholders’ Approval) up to the date of this announcement, no disposal of Best Food Shares was made by the Group.

Discloseable Transaction – Disposal of Financial Asset

Unless otherwise stated, capitalized terms used herein shall have the same meanings as those defined in the announcement of the Company dated 5 September 2025. On 5 September 2025, Goodco, an indirect wholly-owned subsidiary of the Company, and the Purchasers entered into the Agreements regarding the Disposal. According to the Agreements, Goodco agreed to sell in total of 33.75% of the outstanding principal amount of the 2023 Convertible Note to the Purchasers, and the Purchasers agreed to purchase 33.75% of the outstanding principal amount of the 2023 Convertible Note for a total consideration of HK\$27,000,000 representing a premium of HK\$3,375,000.

Further information can be found in the Company’s announcement dated 5 September 2025.

Very Substantial Disposal

Unless otherwise stated, capitalized terms used herein this section shall have the same meanings as those defined in the Company’s announcement dated 10 October 2025 and circular dated 25 November 2025.

On 10 October 2025 (after trading hours), Easyknit Properties Holdings Limited (“**Easyknit Properties**”, a direct wholly-owned subsidiary of the Company) entered into the Sale and Purchase Agreement with Asset Chain, pursuant to which amongst other things, Easyknit Properties (as the seller) conditionally agreed to sell, and Asset Chain (as the buyer) conditionally agreed to acquire, the entire issued share capital of Mark Profit Development Limited (“**Mark Profit**”) at a consideration less a sum equal to the expected total net amount due from Mark Profit’s ultimate holding company and fellow subsidiaries to Mark Profit outstanding as at the Completion Date on a dollar-for-dollar basis.

The material asset of Mark Profit is the Property, which is Shops 1, 2, 3 on Ground Floor together with showcase on Ground Floor, Shop 1 on the First Floor and Shop 1 on the Second Floor of Fa Yuen Plaza, No. 19 Fa Yuen Street, Mong Kok, Kowloon. The saleable area of the Property is 13,544 square feet.

Following the approval of the Shareholders and the independent shareholders of Asset Chain at the special general meeting of the Company and Asset Chain held on 15 December 2025 respectively for the Sale and Purchase Agreement and transactions contemplated thereunder, all Conditions Precedent under the Sale and Purchase Agreement have been fulfilled and the Completion took place on 15 January 2026.

The Purchase Price of HK\$286,800,622 has been satisfied by way of the issue of the 2025 Convertible Note by Asset Chain (as issuer) to Goodco (as noteholder) on 15 January 2026. A total of 1,697,045,100 conversion shares of nominal value of HK\$0.01 each with an initial conversion price of HK\$0.169 per conversion share (subject to adjustments) shall be allotted and issued to Goodco upon exercise of the conversion rights attached to the 2025 Convertible Note pursuant to the terms and conditions of the 2025 Convertible Note.

Upon completion on 15 January 2026, Mark Profit no longer be an indirect wholly-owned subsidiary of the Company, instead it became a wholly-owned subsidiary of Asset Chain.

With respect to the 2023 Convertible Note, upon completion of issue of the 2025 Convertible Note on 15 January 2026 and after considering the effect of placing of Asset Chain shares announced by Asset Chain on 17 December 2025 and 30 December 2025, the conversion price of the 2023 Convertible Note was adjusted from HK\$0.07 to HK\$0.05 per conversion share (subject to adjustments) and the total number of the conversion shares was increased from 350,000,000 to 490,000,000.

Further information can be found in the Company's announcements dated 10 October 2025, 17 October 2025, 20 November 2025 and 16 January 2026, and circular dated 25 November 2025.

Discloseable Transaction – Acquisition of Listed Securities

Unless otherwise stated, capitalized terms used herein shall have the same meanings as those defined in the announcement of the Company dated 17 October 2025. Gold Winner, a direct wholly-owned subsidiary of the Company, acquired in a series of transactions for a total of 3,042,000 Best Food Shares on the open market on 17 October 2025 at an aggregate purchase price of HK\$1,825,200 (excluding stamp duty and related expenses) (equivalent to an average purchase price of approximately HK\$0.60 per Acquired Share). The aggregate consideration was paid in cash from internal resources of the Group.

Immediately prior to the Acquisition, the Group held 70,460,000 Best Food Shares, representing approximately 4.46% of the total issued Best Food Shares. Following the Acquisition, the Group holds 73,502,000 Best Food Shares, representing approximately 4.66% of the total issued Best Food Shares.

Further information can be found in the Company's announcement dated 17 October 2025.

Discloseable Transaction – Disposal of Financial Asset

Unless otherwise stated, capitalized terms used herein shall have the same meanings as those defined in the announcement of the Company dated 25 November 2025. Goodco, an indirect wholly-owned subsidiary of the Company, and the Purchasers entered into the Agreements regarding the Disposal. According to the Agreements, Goodco agreed to sell approximately 47.17% of the outstanding principal amount of the 2023 Convertible Note held by Goodco to the Purchasers, and the Purchasers agreed to purchase approximately 47.17% of the outstanding principal amount of the 2023 Convertible Note for a total consideration of HK\$25,000,000 representing a premium of HK\$3,125,000.

Further information can be found in the Company’s announcements dated 25 November 2025 and 27 November 2025.

Memorandum of Understanding in relation to a Possible Acquisition

Unless otherwise stated, capitalized terms used herein this section shall have the same meanings as those defined in the announcement of the Company dated 12 March 2026.

On 12 March 2026 (after trading hours), the Company as the potential purchaser (the “**Purchaser**”) entered into a non-legally binding memorandum of understanding (the “**MOU**”) with Skill Master Investments Limited (“**Skill Master**”, a direct wholly-owned subsidiary of Asset Chain) as the potential vendor (the “**Vendor**”). Pursuant to the MOU, the Vendor intends to dispose and the Purchaser intends to acquire 10% to 20% of the equity interests in the Treasure Arts International Group Limited (the “**Target Company**”, an indirect wholly-owned subsidiary of Asset Chain) (the “**Possible Acquisition**”). The Target Company is incorporated in the BVI with limited liability, which is principally engaged in property development business.

As at 31 March 2026, the material asset of the Target Company is a property under development located at Nos. 646, 648 and 648A Castle Peak Road, Kowloon which is planned to be developed into a student hostel and the estimated value of which is approximately HK\$940 million.

Subject to the Purchaser being satisfied with the due diligence review results, the Vendor and the Purchaser shall use their best endeavours to procure a legally binding Formal Agreement in relation to the Possible Acquisition within the Valid Period.

During the Valid Period, no Formal Agreement nor any further agreement in relation to the Possible Acquisition was entered into by the Company. Pursuant to the terms of the MOU, it has been lapsed on 12 June 2026.

Further information can be found in the Company’s announcement dated 12 March 2026.

EVENTS AFTER THE END OF THE REPORTING PERIOD

After the Year, on 30 April 2026, the Company and its subsidiary, entered into an “expression of interest” with an independent third party to dispose of the entire issued share of a subsidiary of the Company which holds the property, being Project Chatham Road North – “The Quad”, held for sale. The proposed transaction is subject to the execution of sales and purchase agreement and customary closing conditions.

PROSPECTS

The geopolitical tensions remain elevated, the global financial environment continues to be subject to uncertainties, and equity market returns remain subject to fluctuations driven by multiple factors, all of which continue to place some pressure on Hong Kong’s overall economy and property market beyond 2025.

To stabilise the Hong Kong property market and support economic recovery, the Financial Secretary of the Hong Kong announced a number of support measures in the 2026-27 Budget delivered in February 2026, including relief in respect of first-quarter rates for residential and non-residential properties in 2026/27, an extension of tax concessions, and further easing of relevant tax and mortgage benefits for first-time homebuyers, with the aim of easing the burden on the public and small and medium-sized enterprises.

The inflow of talent and professionals from Mainland China coming to Hong Kong for work and home ownership is expected to continue, providing additional support to the residential and retail markets in 2026. Following the removal of property sales restrictions in early 2024 and the Hong Kong Monetary Authority’s suspension of mortgage stress tests and relaxation of loan-to-value ratios for certain property types around the same time, the sales performance of a number of new residential projects in 2024 and 2025 was encouraging, driving residential transaction volumes back to a four-year high and leading to a modest rebound in property prices after several years of adjustment, with the overall property market gradually showing signs of recovery through improving price and volume momentum.

The Group shares the view of the Government of Hong Kong that the Hong Kong economy will continue to face external uncertainties in 2026, while also benefiting from a number of positive factors. The Government forecasts real GDP growth of 2.5% to 3.5% for 2026, while underlying and headline consumer price inflation are expected to be around 1.7% and 1.8%, respectively, indicating that the overall economy remains on a steady growth trajectory despite a relatively high base. The Group expects that, although the trade and tariff policies of the US may create uncertainty around the pace of interest rate cuts, sentiment in the Hong Kong property market should gradually recover as major central banks ease monetary policy in a measured manner to support economic growth and market interest rates begin to ease from their peaks. The European Central Bank has also indicated that, should inflation continue to move towards its target level, further interest rate reductions may be warranted, which would be supportive of stability in global asset markets. According to the latest forecast by the International Monetary Fund, the global economy is expected to grow by approximately 3.3% in 2026, broadly unchanged from 2025, reflecting continued growth momentum under a backdrop of fragile resilience and supporting Hong Kong's external demand and financial services sector.

As inbound tourism continues to recover, and with the Government and the industry promoting convention, exhibition and large-scale events, Hong Kong's retail market is expected to improve further in 2026, although certain discretionary categories, such as parts of the jewellery and luxury goods retail segment, will continue to face pressure from post-pandemic changes in consumption patterns and a high comparative base. Market observations indicate that changes in visitor spending patterns and intensified competition from nearby regions continue to pose new challenges to Hong Kong's office and retail leasing markets, with tenants remaining cautious in leasing decisions and delaying some relocation or expansion plans. Nevertheless, as vacancy rates for core district office and retail properties have eased and rental levels have stabilised, market sentiment has improved modestly. The Group believes that the resumption by the Government of the PRC of "multiple-entry" individual visit endorsements for Shenzhen household registration residents, and the extension of the arrangement to certain Shenzhen residence permit holders since the end of 2024, will in the long term help increase demand for retail and mid-range office leasing in Hong Kong, and support the Group's steady repositioning and optimisation of its commercial and serviced property portfolio.

Looking ahead, the Group will continue to focus its efforts in the development of its existing principal businesses and will exercise prudent capital management and approach in its operations. The Group will continue to monitor the market changes closely and strengthen the principal segments of its businesses while exploring other potential opportunities with a view to providing steady and favourable returns for the Shareholders and bringing increased values to the Group's stakeholders.

EMPLOYEES

As at 31 March 2026, the Group had 22 employees (2025: 18). Staff costs (including Directors' emoluments) amounted to approximately HK\$25,563,000 for the Year (2025: approximately HK\$26,204,000). The Group remunerates its employees based on individual performance, experience and prevailing industry practice. The Group provides a defined contribution to Mandatory Provident Fund as required under the Mandatory Provident Fund Schemes Ordinance (Chapter 485 of the Laws of Hong Kong) for all eligible employees of the Group in Hong Kong.

CORPORATE GOVERNANCE

The Company's corporate governance practices are based on the principles and the code provisions as set out in the Corporate Governance Code (the "**CG Code**") contained in Appendix C1 to the Rules Governing the Listing of Securities on the Stock Exchange (the "**Listing Rules**"). During the Year, the Company has fully complied with the code provisions of the CG Code, except for the deviations disclosed herein.

Code Provision C.2.1

The roles of president and chief executive officer should be separate and should not be performed by the same individual

Ms. Koon Ho Yan Candy serves as the president as well as the chief executive officer of the Company. The Board considers this arrangement to be appropriate for the Company as it preserves the consistent leadership which is conducive to making effective planning and better execution of long-term strategies consistently. The Board is of the view that a balance of power and authority is adequately ensured by the operations and governance of the Board which comprises experienced and high caliber individuals, with over half of them being independent non-executive Directors of the Company. The Directors also meet regularly to consider and execute major matters affecting the Group's operations with the support of the senior management of the Group. The Company will continue to review the existing structure when and as it becomes appropriate.

Code Provision D.2.5

The issuer should have an internal audit function

The Group does not have an internal audit function. During the Year, the Company's audit committee (the "**Audit Committee**") and the Board has reviewed the effectiveness of the internal control system of the Group and considered that the current risk management and internal control processes are adequate to meet the needs of the Group in its current business environment and nothing has come to its attention to cause the Board to believe that the Group's risk management and internal control systems are inadequate. The Board is of the view that there is no immediate need to set up an internal audit function within the Group in light of the size, nature and complexity of the Group's business, however, it shall review the need for it on an annual basis.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS AND RELEVANT EMPLOYEES

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") as set out in Appendix C3 of the Listing Rules as its own code of conduct regarding securities transactions by Directors. Having made specific enquiry with the Directors, all of them confirmed that they have complied with the required standards set out in the Model Code throughout the Year.

The Company also adopted a code on no less exacting terms than the Model Code to regulate dealings in the securities of the Company by certain employees of the Group who are considered to be likely in possession of inside information in relation to the Company or its securities.

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

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's listed securities during the Year.

AUDIT COMMITTEE REVIEW

The Group's consolidated financial statements for the Year have been reviewed by the Audit Committee and audited by the independent auditor of the Company, Messrs. Deloitte Touche Tohmatsu.

SCOPE OF WORK OF MESSRS. DELOITTE TOUCHE TOHMATSU

The figures in respect of the Group's consolidated statement of financial position, consolidated statement of profit or loss and other comprehensive income, and the related notes thereto for the year ended 31 March 2026 as set out in the preliminary announcement have been agreed by the Group's auditor, Messrs. Deloitte Touche Tohmatsu, to the amounts set out in the audited consolidated financial statements of the Group for the Year as approved by the Board of Directors on 26 June 2026. The work performed by Messrs. Deloitte Touche Tohmatsu in this respect did not constitute an assurance engagement and consequently no opinion or assumed conclusion has been expressed by Messrs. Deloitte Touche Tohmatsu on the preliminary announcement.

PUBLICATION OF ANNUAL RESULTS ANNOUNCEMENT AND ANNUAL REPORT

This announcement has been published on the Company's website at www.easyknit.com and the Stock Exchange's website at www.hkexnews.hk respectively. The annual report of the Company for the Year containing all information required by the Listing Rules will be despatched to the Shareholders and published on the respective websites of the Stock Exchange and the Company in due course.

ANNUAL GENERAL MEETING

The forthcoming annual general meeting of the Company (the "2026 AGM") will be held on Tuesday, 25 August 2026. Details of the arrangements will be provided in the Company's circular in relation to the 2026 AGM to be published and despatched to the Shareholders in accordance with the Listing Rules in due course.

CLOSURE OF REGISTER OF MEMBERS

For the purpose of determining the eligibility of the Shareholders to attend and vote at the 2026 AGM, the register of members of the Company will be closed from Thursday, 20 August 2026 to Tuesday, 25 August 2026, both dates inclusive. During such period, no transfer of shares will be registered for the purpose of ascertaining Shareholders' entitlement for attending and voting at the 2026 AGM. In order to be eligible to attend and vote at the 2026 AGM, all share transfer documents accompanied by the relevant share certificates must be lodged for registration with the Company's branch share registrar and transfer office in Hong Kong, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong no later than 4:30 p.m. on Wednesday, 19 August 2026.

APPRECIATION

The Board would like to offer its sincere gratitude to the management team and all other employees for their hard work and dedications. Their excellence and commitment are of vital importance in enhancing the Company's growth.

Finally, the Board would like to take this opportunity to thank the Shareholders and all other stakeholders of the Company for their continuous support and confidence in the Company.

By Order of the Board
EASYKNIT INTERNATIONAL HOLDINGS LIMITED
Koon Ho Yan Candy
President and Chief Executive Officer

Hong Kong, 26 June 2026

As at the date hereof, the Board comprises Ms. Koon Ho Yan Candy and Ms. Lui Yuk Chu as executive Directors; and Mr. Tsui Chun Kong, Mr. Lau Chak Hang Charles and Mr. Ma Man Yuet as independent non-executive Directors.

In case of any inconsistency, the English version of this announcement shall prevail over the Chinese version.