

TARGET

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EASYKNIT INTERNATIONAL HOLDINGS LTD: THE 2024 FINANCIAL YEAR COULD NOT HAVE BEEN A VERY HAPPY ONE, TO BE SURE

Easyknit International Holdings Ltd (永義國際集團有限公司) (Code: 1218, Main Board, The Stock Exchange of Hongkong Ltd) suffered its worst Financial Year, ended March 31, 2024, in respect of its Net Loss Attributable To Shareholders compared with the past four Financial Years.

Easyknit International Holdings Ltd prides itself as being ‘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.’ (Page 10, the 2023-2024 Annual Report of the Company.)

The President of the Company is Ms Candy Koon Ho Yan (官可欣), who presented her four-page Statement to Shareholders as follows:

‘Easyknit International Holdings Limited (the “Company”, together with its subsidiaries, collectively the “Group”) is committed to strategically investing in and developing quality properties, continuing to pursue new long-term growth opportunities to strengthen its income base and delivering attractive and sustainable returns to its shareholders.

‘FINANCIAL RESULTS

‘For the year ended 31 March 2024 (the “Year”), the Group’s revenue from continuing operations amounted to approximately HK\$227,114,000 as compared with the year ended 31 March 2023 (the “Previous Year”) of approximately HK\$86,762,000, which represented an increase of approximately HK\$140,352,000. For the Year, the Group’s revenue from discontinued operation amounted to HK\$nil as compared with the Previous Year of approximately HK\$15,912,000, which represented a decrease of approximately HK\$15,912,000. For the Year, the Group’s consolidated loss attributable to shareholders of the Company (the “Shareholders”) was approximately HK\$253,235,000 as compared with the Previous Year of a profit of HK\$13,280,000. The consolidated loss from continuing operations for the Year was approximately

HK\$414,214,000 as compared with profit of approximately HK\$25,341,000 in Previous Year. The loss was mainly attributable to, among other things, (i) the write-down on properties held for sale, (ii) the write-down on properties held for development for sale, (iii) loss on change in fair value of investment properties and (iv) increase in finance costs. The consolidated profit from discontinued operation was approximately HK\$5,655,000, as compared with a profit of approximately HK\$4,602,000 for the Previous Year.

‘The basic and diluted loss per share from continuing and discontinued operations amounted to HK\$3.50 and HK\$4.20 respectively for the Year, as compared with an earning per share of HK\$0.18 and HK\$0.18 respectively for the Previous Year.

‘BUSINESS REVIEW

‘During the Year, the property market in Hong Kong has been under pressure due to the sustained high interest rates and the slow post-pandemic recovery in the economy. Following the adoption of Government policies favourable to property transactions and the revival of inbound tourism favourable to the local market, together with the gradual reacceleration in economic growth, these shall bode well for the property sector in Hong Kong.

‘Property Sales

‘During the Year, our prestigious residential project “**Ayton**” located at Inverness Road, Kowloon Tong, continues for its sales. As at the date of this annual report, 49 units and 3 carparks released were sold and the aggregate contracted sales amounted to approximately HK\$862,981,000.

‘The Group has also launched its sales of another prestigious residential project “**Garden Crescent**” located at Waterloo Road, Ho Man Tin, in November 2023. As at the date of this annual report, 17 units released were sold and the aggregate contracted sales amounted to approximately HK\$208,303,000.

‘In addition, Project Chatham Road North is expected to be completed in late 2024 and will be launched when available. This will contribute to the Group’s results and earnings in coming years, barring any unforeseen circumstances.

‘Property Investment

‘As at 31 March 2024, the Group’s portfolio of investment properties comprised of residential, commercial and industrial units located in Hong Kong and Singapore. During the Year, contribution from property rental from continuing operations recorded a slight decrease as compared with the Previous Year. The occupancy rate of the Group’s investment properties remained satisfactory during the Year, being 100%, 99.2% and

95.0% for residential, commercial and industrial units respectively as at 31 March 2024. The Group is committed to deliver high-quality property management services, the income of which will also contribute to the Group's results.

'Land Bank

'As at 31 March 2024, the Group's attributable land bank in Hong Kong with gross site area amounted to approximately 21,000 square feet. All such land bank is under development and is expected to be used for sales purpose. The Group will continue to replenish its land bank when suitable opportunities arise.

'OUTLOOK

*'The economy and property market in Hong Kong encountered headwinds from the geopolitical tensions, sustained high interest rates, underperforming stock market returns, below-expectation GDP (**Gross Domestic Product**) growth and slow post-pandemic recovery throughout 2023. In order to enhance the stability which will in turn stimulate growth of the local property market, the Government has introduced a number of measures in early 2024 ... [CLICK TO ORDER FULL ARTICLE](#)*

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