



**MANSION INTERNATIONAL HOLDINGS LIMITED**

民 信 國 際 控 股 有 限 公 司

*(Incorporated in the Cayman Islands with limited liability)*

Stock Code: 8456

YOUR BABY OUR VISION

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FIRST QUARTERLY REPORT 2019/20

## **CHARACTERISTICS OF GEM OF THE STOCK EXCHANGE OF HONG KONG LIMITED (THE “STOCK EXCHANGE” AND “GEM”, RESPECTIVELY)**

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**Given that the companies listed on GEM are generally small and mid-sized companies, there is a risk that securities traded on GEM may be more susceptible to high market volatility than securities traded on the Main Board of the Stock Exchange and no assurance is given that there will be a liquid market in the securities traded on GEM.**

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*This report, for which the directors of Mansion International Holdings Limited (the “**Company**” and the “**Director(s)**”, respectively) collectively and individually accept full responsibility, includes particulars given in compliance with the Rules Governing the Listing of Securities on GEM (the “**GEM Listing Rules**”) for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief, the information contained in this report is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this report misleading.*



## FIRST QUARTERLY RESULTS

The board of Directors (the "**Board**") announces the unaudited condensed consolidated results of the Company and its subsidiaries (collectively the "**Group**") for the three months ended 30 June 2019 (the "**Period**"), together with the comparative figures for the corresponding period in 2018, as follows:

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

For the three months ended 30 June 2019

	Notes	Three months ended 30 June	
		2019 HK\$'000	2018 HK\$'000
Revenue	3	<b>60,191</b>	64,048
Cost of sales		<b>(37,969)</b>	(36,905)
Gross profit		<b>22,222</b>	27,143
Other income, gains and losses	4	<b>(539)</b>	350
Selling and distribution costs		<b>(7,494)</b>	(8,584)
Administrative and other expenses		<b>(17,721)</b>	(17,837)
Finance costs	5	<b>(1,747)</b>	(710)
(Loss)/Profit before tax		<b>(5,279)</b>	362
Income tax expense	6	<b>(105)</b>	(86)
(Loss)/Profit for the period		<b>(5,384)</b>	276
Other comprehensive income for the period that may be reclassified subsequently to profit or loss:			
Exchange differences on translation of financial statements of foreign operations		<b>(634)</b>	1,714
Other comprehensive income for the period		<b>(634)</b>	1,714
Total comprehensive income attributable to owners of the Company		<b>(6,018)</b>	1,990
(Loss)/Earnings per share:			
Basic and diluted (HK cents)	8	<b>(1.35)</b>	0.07

# UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the three months ended 30 June 2019

	Attributable to owners of the Company								
	Share capital HK\$'000	Share premium HK\$'000	Capital reserve HK\$'000	Statutory reserve HK\$'000	Other reserve HK\$'000	Exchange reserve HK\$'000	Revaluation reserve HK\$'000	Retained profits/ (Accumulated losses) HK\$'000	Total equity HK\$'000
As at 31 March 2018 (Audited)	4,000	57,015	5,987	288	8	3,854	(1,812)	16,736	86,076
Initial application of HKFRS 9	-	-	-	-	-	-	1,812	(1,893)	(81)
Restated balance as at 1 April 2018	4,000	57,015	5,987	288	8	3,854	-	14,843	85,995
Profit for the period	-	-	-	-	-	-	-	276	276
Other comprehensive income:									
Exchange differences on translation of financial statements of foreign operations	-	-	-	-	-	(1,714)	-	-	(1,714)
Total comprehensive income for the period	-	-	-	-	-	(1,714)	-	276	(1,438)
As at 30 June 2018 (Unaudited)	4,000	57,015	5,987	288	8	2,140	-	15,119	84,557
As at 1 April 2019 (Audited)	4,000	57,015	5,987	288	8	1,608	-	(3,926)	64,980
Loss for the period	-	-	-	-	-	-	-	(5,384)	(5,384)
Other comprehensive income:									
Exchange differences on translation of financial statements of foreign operations	-	-	-	-	-	(634)	-	-	(634)
Total comprehensive income for the period	-	-	-	-	-	(634)	-	(5,384)	(6,018)
<b>As at 30 June 2019 (Unaudited)</b>	<b>4,000</b>	<b>57,015</b>	<b>5,987</b>	<b>288</b>	<b>8</b>	<b>974</b>	<b>-</b>	<b>(9,310)</b>	<b>58,962</b>

# NOTES TO THE UNAUDITED FINANCIAL INFORMATION

## 1. GENERAL INFORMATION

The Company was incorporated as an exempted company with limited liability in the Cayman Islands on 17 May 2017. Its shares (the “**Shares**”) in issue are listed on GEM. The address of the Company’s registered office is Cricket Square, Hutchins Drive, PO Box 2681, Grand Cayman, KY1-1111, Cayman Islands, and its principal place of business in Hong Kong is located at 7/F., 822 Lai Chi Kok Road, Kowloon, Hong Kong.

The Company is an investment holding company and its subsidiaries are principally engaged in the sale of baby and children garments.

In the opinion of the Directors, the immediate and ultimate holding company is Joyful Cat Limited (“**Joyful Cat**”), a company incorporated in the British Virgin Islands (the “**BVI**”).

## 2. BASIS OF PREPARATION AND ACCOUNTING POLICIES

The unaudited condensed consolidated financial statements of the Group for the three months ended 30 June 2019 (the “**First Quarterly Financial Statements**”) have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards and Interpretations (collectively the “**HKFRSs**”) and the provisions of the Hong Kong Companies Ordinance, which concern the preparation of the First Quarterly Financial Statements. In addition, the First Quarterly Financial Statements include applicable disclosures required by the GEM Listing Rules.

The First Quarterly Financial Statements are presented in Hong Kong dollars (“**HK\$**”) which is the functional currency of the Company’s major operating subsidiaries and all values are rounded to the nearest thousand (HK\$’000) except when otherwise indicated.

The principal accounting policies applied in the preparation of the First Quarterly Financial Statements were consistent with those applied for the consolidated financial statements of the Group for the year ended 31 March 2019 (the “**Annual Financial Statements 2018/19**”), except for the adoption of new or revised standards, amendments and interpretations issued by the Hong Kong Institute of Certified Public Accountants mandatory for annual periods beginning 1 April 2019 as below:

### *HKFRS 16 Leases*

Upon adoption of HKFRS 16, the Group recognised right-of-use assets and lease liabilities in respect of the underlying leased assets unless they qualify for short term leases or the underlying asset is of low value. In the unaudited condensed consolidated statement of profit or loss and other comprehensive income, depreciation was recognised on the related right-of-use assets and interest expenses were recognised on the lease liabilities instead of rental expense. Interest expenses on the lease liabilities were presented separately from depreciation under finance costs.

The First Quarterly Financial Statements have been prepared on the historical cost basis except for certain financial instruments which are measured at fair values.

The preparation of the First Quarterly Financial Statements in conformity with HKFRSs requires the use of certain critical accounting estimates. The significant judgments, estimates and assumptions applied in the preparation of the First Quarterly Financial Statements are consistent with those used in the Annual Financial Statements 2018/19.

### 3. REVENUE AND SEGMENT INFORMATION (UNAUDITED)

The Group determines its operating segments based on the internal reports reviewed by the executive Directors, who are the chief operating decision-maker, that are used to allocate resources and assess performance, which are analysed based on business as follows:

Original Equipment Manufacturing (“**OEM**”) OEM business directly to the overseas brand companies or designated sourcing companies mainly located in Hong Kong, the United Kingdom (the “**UK**”) and the United States (the “**US**”); and

Original Brand Manufacturing (“**OBM**”) OBM business under our own brand “Mides” and complementary third party brand products through our self-operated retail stores and department store counters in Hong Kong, and wholesale in Hong Kong, the People’s Republic of China (the “**PRC**”) and Macau.

Segment results represents profit or loss before tax by each segment and excludes bank interest income, change in fair value of financial assets at fair value through profit or loss (“**FVTPL**”), directors’ remuneration and finance costs. Unallocated expenses mainly included staff costs, legal and professional fees, repair and maintenance, telephone expenses, travelling expenses, advertising and promotion and motor vehicle expenses. This is the measure reported to the executive Directors for the purpose of resource allocation and assessment of segment performance.

### Segment revenue and results

The following is an analysis of the Group's revenue and results by business.

<b>Three months ended 30 June 2019</b>	<b>OEM HK\$'000</b>	<b>OBM HK\$'000</b>	<b>Total HK\$'000</b>
<b>REVENUE, recognised at a point in time</b>			
External sales	<u>43,928</u>	<u>16,263</u>	<u>60,191</u>
<b>RESULTS</b>			
Segment results	<u>4,093</u>	<u>6,555</u>	<u>10,648</u>
Bank interest income			1
Change in fair value of financial assets at FVTPL			290
Directors' remuneration			(1,685)
Finance costs			(1,747)
Unallocated expenses			<u>(12,786)</u>
Loss before tax			<u>(5,279)</u>
<b>Three months ended 30 June 2018</b>			
	OEM HK\$'000	OBM HK\$'000	Total HK\$'000
<b>REVENUE, recognised at a point in time</b>			
External sales	<u>49,184</u>	<u>14,864</u>	<u>64,048</u>
<b>RESULTS</b>			
Segment results	<u>8,742</u>	<u>184</u>	8,926
Change in fair value of financial assets at FVTPL			296
Directors' remuneration			(2,024)
Finance costs			(710)
Unallocated expenses			<u>(6,126)</u>
Profit before tax			<u>362</u>

### Geographical information

The Group's revenue from external customers are divided into the following geographical location of customers:

	Three months ended 30 June	
	2019 HK\$'000	2018 HK\$'000
PRC, Macau and Taiwan	2,973	286
Hong Kong	19,070	18,053
UK	28,933	26,500
US	9,112	18,182
Others	103	1,027
	<b>60,191</b>	<b>64,048</b>

### Information about major customers

OEM revenue from customers contributing over 10% of the total revenue of the Group are as follows:

	Three months ended 30 June	
	2019 HK\$'000	2018 HK\$'000
Customer A	17,926	19,160
Customer B	7,087	6,531
Customer C	6,539	N/A

Customers A and C are located in the UK and Customer B is located in the US. The revenue generated from Customer C was less than 10% of the Group's revenue for the three months ended 30 June 2018. No OBM customer has contributed more than 10% of the Group's revenue.

#### 4. OTHER INCOME, GAINS AND LOSSES (UNAUDITED)

	<b>Three months ended 30 June</b>	
	<b>2019 HK\$'000</b>	2018 HK\$'000
Bank interest income	1	–
Change in fair value of financial assets at FVTPL	290	296
Reversal of expected credit loss on trade receivables	346	–
Sundry (expenses)/income	(1,176)	54
	<b>(539)</b>	350

#### 5. FINANCE COSTS (UNAUDITED)

	<b>Three months ended 30 June</b>	
	<b>2019 HK\$'000</b>	2018 HK\$'000
Interest on bank borrowings	1,066	709
Interest on amount due to a Director	90	–
Interest on finance lease	–	1
Interest on lease liabilities	591	–
	<b>1,747</b>	710

## 6. INCOME TAX EXPENSE (UNAUDITED)

	Three months ended 30 June	
	2019 HK\$'000	2018 HK\$'000
Current – Hong Kong profits tax – tax for the Period	105	86

For the Period, the applicable tax rates for Hong Kong Profits Tax was calculated at 8.25% (2018: 16.5%) of the first HK\$2,000,000 of estimated assessable profits of the qualifying corporation and 16.5% (2018: 16.5%) of the remaining estimated assessable profits.

In accordance with the Enterprise Income Tax ("EIT") Law of the PRC, the applicable EIT rates for domestic and foreign enterprises are unified at 25%.

## 7. DIVIDEND

The Board has resolved not to declare the payment of any dividend for the Period (2018: Nil).

## 8. (LOSS)/EARNINGS PER SHARE (UNAUDITED)

The calculation of the basic and diluted (loss)/earnings per share is based on the following data:

	Three months ended 30 June	
	2019	2018
<b>(Loss)/Earnings</b> (Loss)/Profit attributable to owners of the Company for the purposes of basic and diluted (loss)/earnings per share (HK\$'000)	<b>(5,384)</b>	276
<b>Number of shares</b> Weighted average number of ordinary shares for the purposes of basic and diluted (loss)/earnings per share ('000)	<b>400,000</b>	400,000

Diluted (loss)/earnings per share is same as the basic (loss)/earnings per share as there are no dilutive potential ordinary shares in existence during the three months ended 30 June 2019 and 2018.

# MANAGEMENT DISCUSSION AND ANALYSIS

## BUSINESS REVIEW

The Group is principally engaged in the sale of baby and children garments by OEM and OBM. The unsettled Sino-US trade war and the Brexit arrangement have brought lots of uncertainties to our OEM customers in the US and UK, which then were very reserved in placing their orders. The local retail market was also cage hooded by a downturning atmosphere due to the unpredictable political wrestling in Europe as well as in the US and the PRC.

## FINANCIAL REVIEW

### *Revenue*

The Group's revenue decreased by approximately 6.0% to approximately HK\$60.2 million for the Period as compared to that of approximately HK\$64.0 million for the three months ended 30 June 2018 (the "**Corresponding Period**"). The revenue of OEM business decreased by approximately 10.7% to approximately HK\$43.9 million for the Period as compared to that of approximately HK\$49.2 million for the Corresponding Period. Such decrease was mainly due to the loss of one of the major customers as compared to the Corresponding Period. However, our sales team has found some new customers to diversify the customer base. The orders from the new customers will become more stable in the coming periods.

The revenue of OBM business increased by approximately 9.4% to approximately HK\$16.3 million for the Period as compared to that of approximately HK\$14.9 million for the Corresponding Period. Such increase was mainly due to increase in number of self-operated shops in Hong Kong, marketing promotion activities in Hong Kong and new retail shops opened in the PRC.

### *Cost of sales, gross profit and gross profit margin*

The Group's cost of sales increased by approximately 2.9% to approximately HK\$38.0 million for the Period as compared to that of approximately HK\$36.9 million for the Corresponding Period. The Group's gross profit decreased by approximately 18.1% to approximately HK\$22.2 million for the Period as compared to that of approximately HK\$27.1 million for the Corresponding Period, resulting from the decrease in the Group's revenue from OEM business. The Group's gross profit margin decreased from approximately 42.4% for the Corresponding Period to approximately 36.9% for the Period. Higher costs of raw materials and production overheads and more discount on the OBM products to attract more customers caused negative impact on the Group's gross profit margin.



## *Expenses*

The Group's selling and distribution costs decreased by approximately 12.7% to approximately HK\$7.5 million for the Period as compared to that of approximately HK\$8.6 million for the Corresponding Period. Such decrease was consequential to the decrease in the Group's revenue. The Group's administrative and other expenses amounted to approximately HK\$17.7 million for the Period and was relatively stable as compared to those of approximately HK\$17.8 million for the Corresponding Period.

## *Loss before tax*

The Group recorded a loss before tax of approximately HK\$5.3 million for the Period as compared to a profit before tax of approximately HK\$0.4 million for the Corresponding Period. Such loss was mainly due to a decrease in revenue from OEM business and higher cost of sales.

## **DIVIDEND**

The Board has resolved not to declare the payment of any dividend for the Period (2018: Nil).

## **SHARE OPTION SCHEME**

As no share option has been granted since the adoption of the share option scheme of the Company, there was no share option outstanding as at 30 June 2019 and no share option was exercised, cancelled or lapsed during the Period.

## **OUTLOOK**

The operating environment for the Group will remain difficult. For the OEM business, the sales team of the Group will find new customers in Europe and the PRC in order to reduce the risk exposure to Sino-US trade war. The range of products manufactured would expand from baby clothing to children's and teenagers' wear so as to catch more sales in the future.

For the OBM business, the Group has opened 10 retail shops through the channels of Kidswant Children Products Company Limited\* (孩子王兒童用品股份有限公司) in the PRC since September 2018. The Group expects to open additional shops and set up the consignment in the coming periods so as to expand the market share in the PRC. Meanwhile, the Group will continue to place more resources to grow the e-business.

\* *For identification purpose only*

## CORPORATE GOVERNANCE AND OTHER INFORMATION

### DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY AND ITS ASSOCIATED CORPORATION

As at 30 June 2019, the interests and short positions of the Directors and the 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 (Chapter 571 of the Laws of Hong Kong (the "SFO")), which were required (a) to be notified to the Company and the Stock Exchange pursuant to 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 (b) pursuant to Section 352 of the SFO, to be recorded in the register referred to therein; or (c) pursuant to Rules 5.46 to 5.67 of the GEM Listing Rules, to be notified to the Company and the Stock Exchange, were as follows:

#### LONG POSITION IN THE SHARES

Name of Director	Capacity	Nature of interests	Number of Shares interested	Percentage of the Company's issued Shares*
Ms. Luk Sau Kuen ("Ms. Luk")	Executrix	Other interests	300,000,000 <i>(Note)</i>	75%

*Note:* These Shares are held by Joyful Cat. Joyful Cat was legally and beneficially owned as to 100% by the late Ms. Fung Sau Ying ("Ms. Fung") before her death. Ms. Luk has been appointed the executrix of the estate of the late Ms. Fung in respect of the shares of Joyful Cat in the BVI under the Grant of Probate issued by the High Court of Justice of the BVI.

\* The percentage represents the total number of the Shares interested divided by the number of issued Shares as at 30 June 2019 (i.e. 400,000,000 Shares).

Save as disclosed above, as at 30 June 2019, none of the Directors nor the chief executive of the Company had any interests and short positions in the shares, underlying shares and debentures of the Company and any of its associated corporations (within the meaning of Part XV of the SFO), which were required (a) to be notified to the Company and the Stock Exchange pursuant to 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 (b) pursuant to Section 352 of the SFO, to be recorded in the register referred to therein; or (c) pursuant to Rules 5.46 to 5.67 of the GEM Listing Rules, to be notified to the Company and the Stock Exchange.

## SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSONS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

As at 30 June 2019, so far as is known to the Directors, the following entity or person other than the Directors and the chief executive of the Company had interests or short positions in the Shares and underlying Shares as recorded in the register required to be kept by the Company under Section 336 of the SFO:

### LONG POSITION IN THE SHARES

Name of shareholders of the Company (the "Shareholders")	Capacity	Nature of interests	Number of Shares held or interested	Percentage of the Company's issued Shares*
Joyful Cat <i>(Note)</i>	Beneficial owner	Personal interests	300,000,000	75%
Ms. Fung <i>(Note)</i>	Interest of a controlled corporation	Corporate interests	300,000,000	75%

*Note:* Joyful Cat is the direct Shareholder and was legally and beneficially owned as to 100% by the late Ms. Fung before her death. Ms. Luk has been appointed the executrix of the estate of the late Ms. Fung in respect of the shares of Joyful Cat in the BVI under the Grant of Probate issued by the High Court of Justice of the BVI.

\* The percentage represents the total number of the Shares held or interested divided by the number of issued Shares as at 30 June 2019 (i.e. 400,000,000 Shares).

Save as disclosed above, as at 30 June 2019, so far as is known by or otherwise notified to the Directors, no other entity or person (other than a Director or the chief executive of the Company) had interests and short positions in the Shares and the underlying Shares as required to be recorded in the register to be kept by the Company pursuant to Section 336 of the SFO.

### CORPORATE GOVERNANCE PRACTICES

The Company has applied the principles of and complied with the applicable code provisions of the Corporate Governance Code as contained in Appendix 15 to the GEM Listing Rules (the "CG Code") during the Period. The Company periodically reviews its corporate governance practices to ensure that it continues to meet the requirements of the CG Code. To the best knowledge of the Board, the Company had complied with the code provisions in the CG Code during the Period.

## SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted Rules 5.48 to 5.67 of the GEM Listing Rules as the code of conduct for dealing in securities of the Company by the Directors (the "**Required Standard of Dealings**"). Following specific enquiries made by the Company on all the Directors, each of them has confirmed he/she had complied with the Required Standard of Dealings throughout the Period. No incident of non-compliance was noted by the Company during the Period.

## COMPETING INTERESTS OF DIRECTORS, CONTROLLING SHAREHOLDER AND THEIR RESPECTIVE CLOSE ASSOCIATES

None of the Directors or the controlling Shareholder(s) or their respective close associates (as defined in the GEM Listing Rules) has interests in any business apart from the Group's businesses which competes or is likely to compete, either directly or indirectly, with the businesses of the Group and any other conflicts of interest which any such person has or may have with the Group during the Period and up to the date of this report.

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

During the Period, the Company did not redeem its listed securities, nor did the Company or any of its subsidiaries purchase or sell such securities.

## INTERESTS OF COMPLIANCE ADVISER

As confirmed by the Company's compliance adviser Alliance Capital Partners Limited (the "**Compliance Adviser**"), for the Period and up to the date of this report, save for the Compliance Adviser's agreement dated 12 July 2017 and entered into between the Company and the Compliance Adviser concerning the fees payable by the Company to the Compliance Adviser for acting in such capacity, neither the Compliance Adviser nor any of its directors, employees or close associates (as defined in the GEM Listing Rules) had any interests in relation to the Company or any member of the Group (including interests in the securities of the Company or any member of the Group, and options or rights to subscribe for such securities), which is required to be notified to the Company pursuant to Rule 6A.32 of the GEM Listing Rules.

## MATERIAL INVESTMENTS, ACQUISITIONS AND DISPOSALS, AND PLANS FOR MATERIAL INVESTMENT OR CAPITAL ASSETS

There were no material acquisitions and disposals of subsidiaries, associates and joint ventures during the Period. There was no future plan for material investments or capital assets as at 30 June 2019.

## REVIEW OF FINANCIAL STATEMENTS

The Company established the audit committee of the Board (the “**Audit Committee**”) on 26 January 2018 with written terms of reference in compliance with Rules 5.28 and 5.29 of the GEM Listing Rules and code provision C.3.3 of the CG Code. The primary duties of the Audit Committee are to make recommendations to the Board on the appointment, re-appointment and removal of external auditors, review the financial statements and material advice in respect of financial reporting, and oversee internal control and risk management procedures of the Group.

The Audit Committee currently comprises three independent non-executive Directors (the “**INEDs**”), namely Mr. Tan Yik Chung Wilson, Mr. Choi Wing San Wilson and Mr. Cho Chi Kong. Mr. Tan Yik Chung Wilson is the chairman of the Audit Committee. The Audit Committee has reviewed this report, including the unaudited condensed consolidated results of the Group for the Period and discussed with the management of the Company the accounting principles and practices adopted by the Group as well as internal controls and other financial reporting matters. The Audit Committee is of the opinion that the preparation of such results complied with the applicable accounting standards, the requirements under the GEM Listing Rules and other applicable legal requirements, and that adequate disclosures had been made.

By order of the Board  
**Mansion International Holdings Limited**  
**Luk Sau Kuen**  
*Chairlady and Executive Director*

Hong Kong, 9 August 2019

*As at the date of this report, the executive Directors are Ms. Luk Sau Kuen (chairlady), Mr. Cheung Desmond Lap Wai (acting chief executive officer and chief operating officer) and Ms. Ho Lai Ying; and the INEDs are Mr. Cho Chi Kong, Mr. Choi Wing San Wilson and Mr. Tan Yik Chung Wilson.*

*This report will remain on the “Latest Listed Company Information” page of the GEM website at [www.hkgem.com](http://www.hkgem.com) for at least 7 days from the date of its publication. This report will also be published on the Company’s website at [www.mansionintl.com](http://www.mansionintl.com).*