

2025 ANNUAL REPORT

二零二五年年報



太和控股有限公司
TAI UNITED HOLDINGS LIMITED

(incorporated in Bermuda with limited liability)

(於百慕達註冊成立之有限公司)

Stock Code 股票代號 : 718

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Corporate Information 公司資料

BOARD OF DIRECTORS

Executive Directors

Mr. Su Shigong (*Chairman*)
Ms. Yang Yuhua (*Chief Executive Officer*)

Non-executive Director

Mr. Lu Yunsong

Independent Non-Executive Directors

Dr. Gao Bin
Mr. Leung Ting Yuk
Ms. Song Yanjie

AUDIT COMMITTEE

Mr. Leung Ting Yuk (*Chairman*)
Dr. Gao Bin
Ms. Song Yanjie

REMUNERATION COMMITTEE

Dr. Gao Bin (*Chairman*)
Mr. Leung Ting Yuk
Ms. Song Yanjie

NOMINATION COMMITTEE

Dr. Gao Bin (*Chairman*)
Mr. Leung Ting Yuk
Ms. Song Yanjie

COMPANY SECRETARY

Mr. Poon Yick Pang Philip

AUTHORISED REPRESENTATIVE

Ms. Yang Yuhua
Mr. Poon Yick Pang Philip

REGISTERED OFFICE

Clarendon House
2 Church Street
Hamilton HM 11
Bermuda

董事局

執行董事

蘇世公先生(*主席*)
楊玉華女士(*行政總裁*)

非執行董事

呂雲松先生

獨立非執行董事

高濱博士
梁廷育先生
宋燕捷女士

審核委員會

梁廷育先生(*主席*)
高濱博士
宋燕捷女士

薪酬委員會

高濱博士(*主席*)
梁廷育先生
宋燕捷女士

提名委員會

高濱博士(*主席*)
梁廷育先生
宋燕捷女士

公司秘書

潘翼鵬先生

授權代表

楊玉華女士
潘翼鵬先生

註冊辦事處

Clarendon House
2 Church Street
Hamilton HM 11
Bermuda

Corporate Information 公司資料

HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Unit 2101-02, 21/F
Emperor Group Centre
288 Hennessy Road
Wanchai
Hong Kong

總辦事處及香港主要營業地點

香港
灣仔
軒尼詩道288號
英皇集團中心
21樓2101-02室

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE IN BERMUDA

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

百慕達股份過戶登記總處

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

BRANCH SHARE REGISTRAR AND TRANSFER OFFICE IN HONG KONG

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

香港股份過戶登記分處

卓佳證券登記有限公司
香港
夏慤道16號
遠東金融中心17樓

AUDITOR

KTC Partners CPA Limited
Certified Public Accountants
Public Interest Entity Auditor registered in accordance with the Financial Reporting Council Ordinance
1305-07, 13/F, New East Ocean Centre
9 Science Museum Road, Tsimshatsui East
Kowloon
Hong Kong

核數師

中瑞和信會計師事務所有限公司
執業會計師
於《財務匯報局條例》下的註冊公眾利益實體核數師
香港
九龍
尖沙咀東科學館道9號
新東海商業中心13樓1305-07室

LEGAL ADVISERS

As to Bermuda law
Conyers Dill & Pearman

法律顧問

關於百慕達法律
康德明律師事務所

As to Hong Kong law
Norton Rose Fulbright Hong Kong

關於香港法律
諾頓羅氏香港

PRINCIPAL BANKERS

Bank of China (Hong Kong) Limited
Industrial and Commercial Bank of China (Asia) Limited
Shanghai Commercial Bank Limited

主要往來銀行

中國銀行(香港)有限公司
中國工商銀行(亞洲)有限公司
上海商業銀行有限公司



Corporate Information
公司資料

COMPANY'S WEBSITE

www.irasia.com/listco/hk/taiunited/index.htm

INVESTOR RELATIONS

Email: ir@taiunited.com

STOCK CODE

718

BOARD LOT SIZE

5,000 shares

公司網站

www.irasia.com/listco/hk/taiunited/cindex.htm

投資者關係

電郵 : ir@taiunited.com

股份代號

718

每手買賣單位

5,000股

Chairman's Statement

主席致詞

In 2025, hit by the combined impact of U.S. tariff policies, ongoing geopolitical conflicts and financial market volatility, the global economic growth slowed down. Amid these global economic headwinds, China played a crucial stabilizing role, providing a solid foundation for the Group's business operation.

The Group actively seizes opportunities from the domestic consumer market and continues to optimize the facilities and operational management of its shopping malls. By integrating social media matrix promotions and multi-dimensional on-site themed events, we have created an urban lifestyle hub that blends consumption, experience and social interaction. This approach effectively boosted mall foot traffic, helped tenants to enhance business revenue and further solidified market competitiveness, enabling a stable revenue from the Group's investment properties last year.

Affected by the U.S. tariff policies, the Group's flooring materials trading business has been under pressure. In response, the Group has adopted prudent strategies to ensure stable business operations on one hand, and actively explore opportunities arising from the emerging markets on the other hand to diversify risks and capture new prospects.

Regarding debt restructuring and asset allocation, the Group is proactively liaising with banks, creditors and various stakeholders to negotiate and facilitate the debt restructuring of its investment properties in China. The Group aims to achieve new advancement on these matters in 2026.

Under such complicated and volatile operating environment last year, the Group maintained healthy business operation. We have been pursuing new development amid stable operation. Lastly, I would like to sincerely thank the shareholders, stakeholders, clients, the professional parties, our directors and our staff for their support over the last year.

Tai United Holdings Limited
Su Shigong
Chairman

Hong Kong, 31 March 2026

二零二五年，世界經濟在美國關稅政策衝擊、地緣衝突持續與金融市場波動的疊加影響下，增長步伐放緩。在世界經濟的風浪中，中國扮演了至關重要的穩定角色，為本集團的業務經營提供了堅實基礎。

本集團積極把握國內消費市場的機遇，持續優化旗下購物中心的設施與營運管理。通過整合社交媒體矩陣推廣及多維度的現場主題活動，打造消費、體驗與社交功能融合的都市生活樞紐，有效帶動商場人流，助力商戶提升業務收益，進一步鞏固了市場競爭力，使得去年本集團投資物業收入維持平穩。

受美國關稅政策影響，本集團地板材料貿易業務面臨壓力。對此，本集團採取審慎策略，一方面確保業務穩健經營；另一方面積極探索新興市場機遇，以分散風險並捕捉新機遇。

在債務重組與資產配置方面，本集團正積極與銀行、債權人及各持份者溝通，協商推進中國投資物業的債務重組事宜。本集團力爭於二零二六年就相關事項取得新進展。

在去年複雜多變的經營環境下，本集團維持業務的健康營運，穩定中謀求新發展。藉此向股東、持份者、客戶、專業中介隊伍、各董事及工作團隊，就過去一年的支持致謝。

主席
蘇世公
太和控股有限公司

香港，二零二六年三月三十一日

Management Discussion and Analysis

管理層討論及分析

FINANCIAL PERFORMANCE

The revenue of the Company for the year ended 31 December 2025 (the “Year”) was approximately HK\$125.1 million, representing a slight increase of 3.8% as compared to revenue of approximately HK\$120.5 million for the year ended 31 December 2024, such increase was mainly due to increase in revenue generated from (i) sales of medical equipment; and (ii) rental income from lease and properties management of the Group. The Company actively implemented continuous cost saving plan, the Group recorded a loss before tax of approximately HK\$384.6 million during the Year, decreased by 57.5% as compared with the loss before tax of HK\$905.3 million in the year ended 31 December 2024, with the combined effect of:

- (i) a decrease in fair value of investment properties in the PRC of approximately HK\$131.3 million;
- (ii) finance costs of approximately HK\$154.6 million for the Year, representing a slight decrease from approximately HK\$163.5 million during the year ended 31 December 2024, which was due to the bank loans of approximately RMB1,345 million in connection to the 2021 acquisition of Guangzhou Shopping Mall (as defined below); and
- (iii) provision for financial guarantee contracts of approximately HK\$89.6 million during the Year, which was due to guarantees provided by immediate holding companies of the Guangzhou Shopping Mall and Jinzhou Shopping Mall (as defined below). The guarantees were provided to onshore banks in the PRC in relation to third party loans and such guarantees were not disclosed to the Group by the seller at the time of acquisition of the holding companies of the two shopping malls.

Income tax credit for the Year was approximately HK\$13.4 million (2024: approximately HK\$145.6 million).

Taking into account the income tax mentioned above and netting of non-controlling interests, the Group recorded the loss attributable to owners of the Company decreased from approximately HK\$760.3 million for the year ended 31 December 2024 to approximately HK\$371.9 million for the Year.

財務表現

截至二零二五年十二月三十一日止年度(「本年内」)本公司的收益約為125.1百萬港元，較截至二零二四年十二月三十一日止年度的收益約120.5百萬港元略為增加3.8%。有關增加主要由於本集團於(i)銷售醫療設備產生的收入；及(ii)租賃的租金收入及物業管理收益增加所致。本公司積極實施持續成本節約計劃，本集團於本年内錄得除稅前虧損約384.6百萬港元，較截至二零二四年十二月三十一日止年度除稅前虧損905.3百萬港元減少57.5%，此乃由於以下因素綜合影響所致：

- (i) 本年中國投資物業公允值減少約131.3百萬元；
- (ii) 本年内就二零二一年收購廣州購物中心(定義見下文)連帶約人民幣1,345百萬元銀行貸款導致相關之財務成本在本年内約154.6百萬港元，較二零二四年十二月三十一日止年度的約163.5百萬港元略為減少；及
- (iii) 本年内就擔保合約作出約89.6百萬港元之撥備，該等擔保是由廣州購物中心及錦州購物中心(定義見下文)的直接控股公司向中國境內銀行就第三方貸款提供的擔保，而賣方在本集團收購兩家購物中心的控股公司時沒有向本集團披露該等擔保。

本年内所得稅抵免約13.4百萬港元(二零二四年：約145.6百萬港元)。

計入上述所得稅及減去非控股權益，本集團錄得本公司擁有人應佔虧損由截至二零二四年十二月三十一日止年內的約760.3百萬港元減少至本年內的約371.9百萬港元。

Management Discussion and Analysis

管理層討論及分析

BUSINESS REVIEW

The Group is principally engaged in the businesses of property investment, flooring materials and medical equipment trading, mining and exploration of natural resources, and financial services and assets management.

(1) Property Investment

Shopping Mall Businesses in the PRC

The Group wholly owns three shopping malls in the PRC, including: (i) a single-storey underground mall (“**Jinzhou Shopping Mall**”) located in Jinzhou, Liaoning Province, the PRC, which is engaged in the shopping mall business (“**Jinzhou Shopping Mall Business**”); (ii) a two-storey underground mall (“**Guangzhou Shopping Mall**”) located in Guangzhou, Guangdong Province, the PRC, which is engaged in the shopping mall business (“**Guangzhou Shopping Mall Business**”); and (iii) a two-storey underground mall (the “**Anyang Shopping Mall**”) located in Anyang city, Henan Province, the PRC, which is engaged in the shopping mall business (“**Anyang Shopping Mall Business**”).

Anyang Shopping Mall Business, together with Jinzhou Shopping Mall Business and Guangzhou Shopping Mall Business are the “Shopping Mall Businesses in the PRC”.

The business and operating model of the Jinzhou Shopping Mall, Guangzhou Shopping Mall and Anyang Shopping Mall primarily involves the leasing of stores to retailers and wholesalers of apparels, accessories, household appliances and food and beverage and other venue areas in the shopping malls for marketing and promotional activities. It derives revenue from rental income and the provision of property management services to tenants, including mall security, maintenance and repair and management of the operations of the three shopping malls. The Company holds the three shopping malls as investment properties and conducts day-to-day operations primarily in leasing and property management services which generate rental and property management incomes.

業務回顧

本集團主要從事物業投資、地板材料及醫療設備貿易、採礦及勘察天然資源、及金融服務及資產管理業務。

(1) 物業投資

中國購物中心業務

本集團在中國全資擁有三個購物中心，包括(i)在中國遼寧省錦州市一個單層地下商場(「**錦州購物中心**」)，並從事購物中心業務(「**錦州購物中心業務**」)；(ii)在中國廣東省廣州市一個兩層地下商場(「**廣州購物中心**」)，並從事購物中心業務(「**廣州購物中心業務**」)；及(iii)在中國河南省安陽市一個雙層地下購物中心(「**安陽購物中心**」)，並從事購物中心業務(「**安陽購物中心業務**」)。

安陽購物中心業務，連同錦州購物中心業務及廣州購物中心業務，統稱「中國購物中心業務」。

錦州購物中心、廣州購物中心及安陽購物中心的業務及經營模式主要涉及向服裝、配飾、家居用品以及食品及飲料之零售商及批發商租賃商舖及購物中心內的其他場所，以進行營銷及推廣活動。其自租金收入及向租戶提供物業管理服務(包括商場安全、維護及維修、管理三間購物中心的營運)獲取收益。本公司持有三間購物中心作為投資物業及開展主要涉及租賃及物業管理服務的日常營運，產生租金及物業管理收入。

BUSINESS REVIEW (Continued)

(1) Property Investment (Continued)

Shopping Mall Businesses in the PRC (Continued)

In addition, as to the Guangzhou Shopping Mall, under certain contracts with its tenants, the operating rights of the stores may be transferred to them after a specified period of the lease. This and the sales promotion and leasing activities by the leasing team of the Guangzhou Shopping Mall generate additional revenue from the transfer of operating rights of the stores. For the Year, there was no further completion of pre-existing contracts prior to the acquisition of the holding company of the Guangzhou Shopping Mall in 2021, which led to no revenue recorded (2024: Nil) from the transfer of the operating rights of store units of the mall.

The Group has been undertaking a diversified business strategy. The acquisitions of three shopping malls in Anyang, Jinzhou and Guangzhou that completed in 2021 are in line with the strategic development of the Group and have provided an opportunity for the Group to widen its shopping malls network, expand the geographical coverage and scale up its shopping mall businesses. It is expected that the promotional campaigns, marketing activities and branding of the shopping malls of the Group will become more effective and cost-efficient. Anyang Shopping Mall is located in the central region of the PRC while the shopping malls in Jinzhou and Guangzhou are located in the north-eastern region and southern region of the PRC respectively. The acquisitions have allowed the Group's shopping mall network to have a strategic presence in central, north-eastern and southern regions of the PRC and expand geographically across the above regions in the PRC and potentially grow its market share.

業務回顧(續)

(1) 物業投資(續)

中國購物中心業務(續)

此外，就廣州購物中心而言，根據與其租戶的若干合約，商舖的經營權可於指定租期後轉讓至有關租戶。這一點以及廣州購物中心的租賃團隊進行的銷售推廣及租賃活動產生來自轉讓商舖經營權之額外收益。於本年內，於二零二一年收購廣州購物中心的控股公司之前訂立的既有合約沒有進一步完成成交，導致沒有錄得轉讓購物中心商舖經營權時產生收益(二零二四年：無)。

本集團一直在採取多元化業務策略。收購安陽、錦州及廣州三個購物中心之事項已於二零二一年完成，其符合本集團的策略發展，並已為本集團提供機會以拓展購物中心網絡及擴大其購物中心業務的區域覆蓋範圍及規模。預期本集團購物中心的推廣活動、營銷活動及品牌建設將更為有效且具成本效益。安陽購物中心位於中國中部地區，而於錦州和廣州的購物中心分別位於中國東北地區及南部地區。收購項目使本集團的購物中心網絡在中國中部，東北地區及南部地區擁有戰略地位，並在中國的上述地區進行地域性擴張及可能擴大其市場份額。

Management Discussion and Analysis

管理層討論及分析

BUSINESS REVIEW (Continued)

(1) Property Investment (Continued)

Shopping Mall Businesses in the PRC (Continued)

The Shopping Mall Businesses in the PRC primarily involve the leasing and management of operations of Anyang Shopping Mall, Jinzhou Shopping Mall and Guangzhou Shopping Mall. As of 31 December 2025, details of the three shopping malls are set out as follows:

Shopping Mall		Gross Floor Area	Leasable Floor Area	Leased Floor Area
購物中心		建築面積	可出租樓面面積	已出租樓面面積
		(approximately sq.m.)	(approximately sq.m.)	(approximately sq.m.)
		(約平方米)	(約平方米)	(約平方米)
Anyang Shopping Mall	安陽購物中心			
Anyang Diyi Shopping Street Shopping Mall in the PRC	中國安陽地一購物街購物中心	25,310	24,815	15,690
Jinzhou Shopping Mall	錦州購物中心			
Jinzhou First Tunnel Shopping Mall in the PRC	中國錦州地一大道購物中心	40,765	38,809	27,574
Guangzhou Shopping Mall	廣州購物中心			
Guangzhou First Tunnel Shopping Mall in the PRC Phases 1 and 2	中國廣州地一大道購物中心一期及二期	89,415	40,167	27,975

For the Year, the revenue generated from the Shopping Mall Businesses in the PRC was mainly attributable to the rental income and property management and related service income from shops and venue spaces tenants of approximately HK\$78.3 million.

As at 31 December 2025, the fair values of investment properties of Anyang Shopping Mall, Jinzhou Shopping Mall and Guangzhou Shopping Mall amounted to approximately HK\$249.9 million, approximately HK\$483.9 million and approximately HK\$523.7 million respectively.

業務回顧(續)

(1) 物業投資(續)

中國購物中心業務(續)

中國購物中心業務主要從事租賃及管理安陽購物中心、錦州購物中心及廣州購物中心之業務營運。截至二零二五年十二月三十一日，三個購物中心詳情載列如下：

	Gross Floor Area	Leasable Floor Area	Leased Floor Area
	建築面積	可出租樓面面積	已出租樓面面積
	(approximately sq.m.)	(approximately sq.m.)	(approximately sq.m.)
	(約平方米)	(約平方米)	(約平方米)
Anyang Shopping Mall	安陽購物中心		
Anyang Diyi Shopping Street Shopping Mall in the PRC	中國安陽地一購物街購物中心	25,310	24,815
Jinzhou Shopping Mall	錦州購物中心		
Jinzhou First Tunnel Shopping Mall in the PRC	中國錦州地一大道購物中心	40,765	38,809
Guangzhou Shopping Mall	廣州購物中心		
Guangzhou First Tunnel Shopping Mall in the PRC Phases 1 and 2	中國廣州地一大道購物中心一期及二期	89,415	40,167

在本年內，中國購物中心業務之收益主要來自商舖及場地空間租戶之租金收入和物業管理及有關服務收入合共約78.3百萬港元。

於二零二五年十二月三十一日，安陽購物中心、錦州購物中心及廣州購物中心的投資物業公允值分別為約249.9百萬港元、約483.9百萬港元及約523.7百萬港元。

BUSINESS REVIEW (Continued)

(1) Property Investment (Continued)

Shopping Mall Businesses in the PRC (Continued)

Litigation Claims, Alleged Guarantees and Pledges

In 2023, the Company became aware of litigation claims that had been brought in the PRC by two onshore banks against among others, Jinzhou Jiachi, Guangzhou Rongzhi and Longain Park Limited (錦凌有限公司) (“**Longain**”), all of which are subsidiaries of the Company. Each of Jinzhou Jiachi and Guangzhou Rongzhi was alleged to have provided guarantees as one of the guarantors of, or pledges against operating rights of underground shopping malls (i.e. the Jinzhou Shopping Mall and the Guangzhou Shopping Mall) as one of the pledgers of, bank loans taken out by third party companies. Longain was alleged to have provided a pledge against the entire equity interest in Guangzhou Rongzhi for a bank loan taken out by Guangzhou Rongzhi. As at 31 December 2023, the principal amount of the defaulted bank loan by the Borrowers was amounted to RMB7,269,900,000 (the “**Overdue Amount**”). The Company also noted that onshore bank deposits of Jinzhou Jiachi and Guangzhou Rongzhi have been frozen pursuant to a civil ruling relating to one of the aforementioned litigation claims.

Subsequently, the relevant PRC court(s) handed down judgments regarding five of such litigation claims ordering the defendants thereto (including, without limitation, Jinzhou Jiachi and Guangzhou Rongzhi) to pay judgment amounts to the plaintiff.

At the prevailing times of the above alleged events, neither Jinzhou Jiachi, Guangzhou Rongzhi nor Longain were subsidiaries of the Company. The Group acquired the entire equity interest and/or shareholding interest in Jinzhou Jiachi, Guangzhou Rongzhi and Longain through an acquisition that completed in April 2021.

In 2023, the Company also became aware of a litigation that had been brought in the PRC by a former supplier of the Group against Jinzhou Jiachi for failing to settle a small portion of the aggregate construction fees due.

業務回顧(續)

(1) 物業投資(續)

中國購物中心業務(續)

訴訟索賠、指稱擔保及抵押

於二零二三年，本公司得悉兩間境內銀行於中國向(其中包括)錦州嘉馳、廣州融智及錦凌有限公司(「**錦凌**」)提出訴訟索賠，該等公司全部均為本公司之附屬公司。錦州嘉馳及廣州融智被指稱作為由第三方公司提取銀行貸款的其中一位擔保人提供擔保，或作為其中一位抵押人抵押地下購物中心(即錦州購物中心及廣州購物中心)的營運權。錦凌據稱已就廣州融智提取的銀行貸款提供涉及廣州融智全部股權的質押。於二零二三年十二月三十一日，借款人違約銀行貸款的本金額為人民幣7,269,900,000元(「**逾期金額**」)。本公司亦得悉，錦州嘉馳及廣州融智的境內銀行存款已根據關於上述訴訟索賠的民事裁定書而被凍結。

隨後，中國有關法院對其中五項訴訟索賠作出裁決，判令被告(包括但不限於錦州嘉馳及廣州融智)向原告支付判決金額。

於上述據稱事件發生當時，錦州嘉馳、廣州融智或錦凌概非本公司的附屬公司。本集團透過於二零二一年四月完成的收購事項，收購錦州嘉馳、廣州融智及錦凌的全部股本權益及/或持股權。

於二零二三年，本公司亦得悉一項由本集團前供應商於中國向錦州嘉馳提出的訴訟，乃關於其未能清償小部分的已到期建築總費用。

Management Discussion and Analysis

管理層討論及分析

BUSINESS REVIEW *(Continued)*

(1) Property Investment *(Continued)*

Shopping Mall Businesses in the PRC (Continued)

Litigation Claims, Alleged Guarantees and Pledges (Continued)

For further details regarding the aforementioned litigation claims, please refer to the announcements of the Company dated 13 February 2023, 9 March 2023, 28 March 2023, 4 April 2023, 14 July 2023, 26 July 2023, 13 October 2023, 29 November 2023 and 12 December 2023.

In 2024, each of Jinzhou Jiachi and Guangzhou Rongzhi received notices for enforcement (執行通知書), disclosure orders to report conditions of financials (報告財產令) and rulings for enforcement (執行裁定書) relating to three judgments handed down earlier regarding the aforementioned litigation claims from the relevant PRC courts. Such documents state that, among others, the respective judgments have become effective and the defendants thereto should pay the enforcement amount to the relevant PRC courts.

In 2024, the relevant PRC court(s) handed down judgments regarding six of such litigation claims order the defendants thereto (including, without limitation, Jinzhou Jiachi and Guangzhou Rongzhi) to pay judgment amounts to the plaintiff. Each of Jinzhou Jiachi and Guangzhou Rongzhi also became aware that their onshore bank deposits have been withdrawn and transferred to accounts maintain by court in the PRC for the purpose of enforcing court judgments.

In 2024, Guangzhou Rongzhi received a letter from the Claimant Bank (as defined in the announcement of the Company dated 13 February 2023) requiring Guangzhou Rongzhi to repay an aggregate of approximately RMB1.7 billion within five days of such letter for settlement of the Guangzhou Bank Loan.

業務回顧 *(續)*

(1) 物業投資 *(續)*

*中國購物中心業務 *(續)**

*訴訟索賠、指稱擔保及抵押 *(續)**

有關上述訴訟索賠的進一步詳情，請參閱本公司日期為二零二三年二月十三日、二零二三年三月九日、二零二三年三月二十八日、二零二三年四月四日、二零二三年七月十四日、二零二三年七月二十六日、二零二三年十月十三日、二零二三年十一月二十九日及二零二三年十二月十二日。

於二零二四年，錦州嘉馳及廣州融智就中國有關法院早前對上述訴訟索賠作出的三項判決收到執行通知書、報告財產令及執行裁定書。該等文件列明(其中包括)有關判決已生效，而有關被告應向中國相關法院支付執行金額。

於二零二四年，中國有關法院就六項訴訟索賠作出判決，命令有關被告(包括但不限於錦州嘉馳及廣州融智)向原告支付判決金額。錦州嘉馳及廣州融智各自亦得知其境內銀行存款已被提取及轉賬至中國法院存置的賬戶內，以便執行法院判決。

二零二四年，廣州融智接獲索賠銀行(定義見本公司日期為二零二三年二月十三日的公告)之函件，要求廣州融智於該函件發出起五日內償還約人民幣17億元，以結清廣州銀行貸款。

BUSINESS REVIEW (Continued)

(1) Property Investment (Continued)

Shopping Mall Businesses in the PRC (Continued)

Litigation Claims, Alleged Guarantees and Pledges (Continued)

For further details regarding the aforementioned events, please refer to the announcements of the Company dated 5 February 2024, 4 March 2024, 20 March 2024, 3 April 2024, 22 April 2024, 30 April 2024, 10 May 2024, 21 May 2024, 29 October 2024 and 10 December 2024. PRC legal counsel has been engaged to advise on the said litigation claims. The Group reserves all rights and remedies it may have against seller of Jinzhou Jiachi, Guangzhou Rongzhi and Longain and other relevant parties.

In 2024, Guangzhou Rongzhi received a notice for enforcement (執行通知書) (the “**Shenyang Ruifan Enforcement Notice**”) and a disclosure order to report conditions of financials (報告財產令) (the “**Shenyang Ruifan Disclosure Order**”) from the Intermediate People’s Court of Shenyang Municipality, Liaoning Province (遼寧省瀋陽市中級人民法院) in relation to the Shenyang Ruifan Judgment as referred to in the announcements dated 3 April 2024, 30 April 2024 and 10 May 2024. According to the Shenyang Ruifan Enforcement Notice, the Shenyang Ruifan Judgment has become effective, and the relevant PRC court ordered that the defendants to the said litigation claim (including, among others, Mr. Dai, other companies in the PRC and Guangzhou Rongzhi) pay the Other Claimant Bank a judgment amount in the aggregate of (i) approximately RMB134.4 million, which is the outstanding principal plus interest and default interest up to 29 May 2023 payable pursuant to the Shenyang Ruifan Loan; (ii) interest, default interest and damages accrued from 30 May 2023 up to the date of payment, subject to the a maximum interest rate of 24% per annum stipulated by the relevant PRC court; and (iii) execution fees (執行費). Pursuant to the Shenyang Ruifan Disclosure Order, the defendants are also required to report the current condition of their financials and for the year prior to the receipt of the Shenyang Ruifan Enforcement Notice to the relevant PRC court. Should the defendants fail to adhere to the Shenyang Ruifan Enforcement Notice, the defendants may face additional consequences, including but not limited to the recording in credit records and list of dishonest parties subject to enforcement.

業務回顧(續)

(1) 物業投資(續)

中國購物中心業務(續)

訴訟索賠、指稱擔保及抵押(續)

有關上述事件的進一步詳情，請參閱本公司日期為二零二四年二月五日、二零二四年三月四日、二零二四年三月二十日、二零二四年四月三日、二零二四年四月二十二日、二零二四年四月三十日、二零二四年五月十日、二零二四年五月二十一日、二零二四年十月二十九日及二零二四年十二月十日的公告。本公司已委聘中國法律顧問以就上述訴訟索賠提供意見。本集團保留其對錦州嘉馳、廣州融智及錦凌的賣方以及其他有關各方可能施行的一切權利及補救方案。

於二零二四年，廣州融智接獲遼寧省瀋陽市中級人民法院就日期為二零二四年四月三日、二零二四年四月三十日及二零二四年五月十日的公告所述瀋陽睿凡判決發出的執行通知書(「瀋陽睿凡執行通知書」)及報告財產令(「瀋陽睿凡報告財產令」)。根據瀋陽睿凡執行通知書，瀋陽睿凡判決已生效且相關中國法院下令所述訴訟索賠之被告(其中包括戴先生、中國其他公司及廣州融智)須向其他索賠銀行支付判決金額合共包括(i)根據瀋陽睿凡之貸款，應付未償還本金加利息及直至二零二三年五月二十九日之違約利息約人民幣134.4百萬元；(ii)由二零二三年五月三十日至付款日期按相關中國法院規定的最高年利率24%所產生的利息、違約利息及損害賠償金；及(iii)執行費。根據瀋陽睿凡報告財產令，被告亦須向相關中國法院報告其當前及收到瀋陽睿凡執行通知書之前一年的財務狀況。若被告未能遵守瀋陽睿凡執行通知書的規定，被告可能會面臨額外的後果，包括但不限於被記入信用記錄及失信執行人名單。

BUSINESS REVIEW (Continued)

(1) Property Investment (Continued)

Shopping Mall Businesses in the PRC (Continued)

Litigation Claims, Alleged Guarantees and Pledges (Continued)

In 2024, Guangzhou Rongzhi recently received a notice for enforcement (執行通知書) (the “**Liaoning Renhe Enforcement Notice**”) and a disclosure order to report conditions of financials (報告財產令) (the “**Liaoning Renhe Disclosure Order**”) from the Intermediate People’s Court of Shenyang Municipality, Liaoning Province (遼寧省瀋陽市中級人民法院) in relation to the judgment relating to the Liaoning Renhe Loan (the “**Liaoning Renhe Judgment**”) as referred to in the announcements dated 3 April 2024, 30 April 2024 and 10 May 2024. According to the Liaoning Renhe Enforcement Notice, the Liaoning Renhe Judgment has become effective, and the relevant PRC court ordered that the defendants to the said litigation claim (including, among others, Mr. Dai, other companies in the PRC and Guangzhou Rongzhi) pay the Other Claimant Bank a judgment amount in the aggregate of (i) approximately RMB198.2 million, which is the outstanding principal plus interest and default interest up to 29 May 2023 payable pursuant to the Liaoning Renhe Loan; (ii) interest, default interest and damages accrued from 30 May 2023 up to the date of payment, subject to the a maximum interest rate of 24% per annum stipulated by the relevant PRC court; and (iii) execution fees (執行費). Pursuant to the Liaoning Renhe Disclosure Order, the defendants are also required to report the current condition of their financials and for the year prior to the receipt of the Liaoning Renhe Enforcement Notice to the relevant PRC court.

According to the PRC legal counsel engaged for the purpose of advising on the relevant litigation claims, the relevant judgment amount payable by the defendants to the relevant litigation claims is immediately due upon issuance of the enforcement notices. Should the defendants fail to adhere to the enforcement notices, the defendants may face additional consequences, including but not limited to travel ban, restrictions on high spendings, public censure and recording in credit records and list of dishonest parties subject to enforcement etc.

業務回顧(續)

(1) 物業投資(續)

中國購物中心業務(續)

訴訟索賠、指稱擔保及抵押(續)

於二零二四年，廣州融智近期接獲遼寧省瀋陽市中級人民法院就日期為二零二四年四月三日、二零二四年四月三十日及二零二四年五月十日的公告所述有關遼寧人之貸款的判決(「**遼寧人和判決**」)發出的執行通知書(「**遼寧人和執行通知書**」)及報告財產令(「**遼寧人和報告財產令**」)。根據遼寧人和執行通知書，遼寧人和判決已生效且相關中國法院下令所述訴訟索賠之被告(其中包括戴先生、中國其他公司及廣州融智)須向其他索賠銀行支付判決金額合共包括(i)根據遼寧人之貸款，應付未償還本金及利息及直至二零二三年五月二十九日之違約利息約人民幣198.2百萬元；(ii)由二零二三年五月三十日至付款日期按相關中國法院規定的最高年利率24%所產生的利息、違約利息及損害賠償金；及(iii)執行費。根據遼寧人和報告財產令，被告亦須向相關中國法院報告其當前及收到遼寧人和執行通知書之前一年的財務狀況。

根據受聘就有關訴訟索賠提供意見的中國法律顧問，被告就有關訴訟索賠應付的有關判決金額於執行通知書發出後即時到期。倘被告未能遵從執行通知書，則可能面臨額外後果，包括但不限於禁止旅行、限制高消費、公開譴責、記入信用記錄及被列入失信被執行人名單等。

BUSINESS REVIEW *(Continued)*

(1) Property Investment *(Continued)*

Shopping Mall Businesses in the PRC (Continued)

Litigation Claims, Alleged Guarantees and Pledges (Continued)

As advised by the PRC legal counsel, despite the aforementioned enforcement notices, the relevant PRC court is not entitled to taking over the daily operations of the Guangzhou Shopping Mall pursuant to the Shenyang Ruifan Enforcement Notice and the Liaoning Renhe Enforcement Notice. As at the date of this report, to the best knowledge of the Company and Guangzhou Rongzhi, daily operations of the Guangzhou Shopping Mall remain normal. However, notwithstanding (i) Guangzhou Rongzhi is only alleged to have provided a guarantee for each of the Shenyang Ruifan Loan and the Liaoning Renhe Loan and the repayment obligations primarily lie with the borrowers of such loans; (ii) neither the relevant PRC court nor the enforcement notices specify the percentage of the respective judgment amount to be taken up by each defendant to the litigation claims; and (iii) the enforcement process is still ongoing, in the unlikely event that Guangzhou Rongzhi is held liable to settle the entire judgment amount for both claims, the Company expects there to be an impact on the operating cash flow of Guangzhou Rongzhi.

Guangzhou Rongzhi will comply with the respective disclosure orders and collaborate with the relevant PRC court in the enforcement process. Furthermore, considering all onshore bank accounts of Guangzhou Rongzhi have been frozen as at the date of this report, jointly controlled bank account(s) have been set up by Guangzhou Rongzhi with a bank in the PRC to support its daily operations.

業務回顧 *(續)*

(1) 物業投資 *(續)*

*中國購物中心業務 *(續)**

*訴訟索賠、指稱擔保及抵押 *(續)**

據中國法律顧問告知，儘管有上述執行通知書，但根據瀋陽睿凡執行通知書及遼寧人和執行通知書，相關中國法院無權接管廣州購物中心的日常營運。於本報告日期，就本公司及廣州融智所知，廣州購物中心的日常營運維持正常。然而，儘管(i)廣州融智僅被指稱為瀋陽睿凡貸款及遼寧人和貸款各自提供擔保，且償還責任主要由該等貸款的借款人承擔；(ii)相關中國法院及執行通知書均未指明各被告就訴訟索賠應承擔的各自判決金額的百分比；及(iii)執行程序仍在進行中，萬一廣州融智被要求清償兩項索賠的全部判決金額，本公司預期廣州融智的經營現金流將受到影響。

廣州融智將遵從各項報告財產令，並在執行過程中與相關中國法院合作。此外，考慮到於本報告日期，廣州融智所有境內銀行賬戶已被凍結，廣州融智已在一家中國銀行開設共同控制銀行賬戶，以為其日常營運提供資金。

BUSINESS REVIEW (Continued)

(1) Property Investment (Continued)

Shopping Mall Businesses in the PRC (Continued)

Litigation Claims, Alleged Guarantees and Pledges (Continued)

Notice of hearing with respect to the Construction Claimed Amount

In 2024, Jinzhou Jiachi received a notice to attend a hearing (the “**Notice**”) from the Higher People’s Court of Liaoning Province (遼寧省高級人民法院) regarding a retrial applied by the Former Supplier for Construction Services. According to the Notice, the Former Supplier for Construction Services is not satisfied with the initial judgment, and has applied to the relevant PRC court for a retrial of the case on the grounds that the initial judgment mis-applied relevant laws and regulations and was groundless. The relevant PRC court has invited Jinzhou Jiachi to file, among others, a written submission within 15 days of receipt of the Notice, and the date of hearing has not been fixed as at the date of this report.

Both the Company and Jinzhou Jiachi are seeking legal advice on the Notice from the PRC legal counsel engaged for the purpose of advising on the aforementioned litigation claim.

For further details regarding the aforementioned event, please refer to the announcements of the Company dated 30 July 2024 and 16 August 2024.

業務回顧(續)

(1) 物業投資(續)

中國購物中心業務(續)

訴訟索賠、指稱擔保及抵押(續)

有關建築索賠金額聆訊通知

於二零二四年，錦州嘉馳接獲遼寧省高級人民法院就建築服務前供應商申請再審一案發出的聆訊通知(「**通知**」)。根據通知，建築服務前供應商不服原判決，以原判決錯誤引用相關法律法規及缺乏理據為由，向中國相關法院申請再審。中國相關法院已邀請錦州嘉馳於接獲通知後15日內提交(其中包括)書面意見，而截至本報告日期，聆訊日期尚未確定。

本公司及錦州嘉馳正就通知向中國法律顧問(為就上述訴訟索賠提供意見而委聘)尋求法律意見。

有關上述事件的進一步詳情，請參閱本公司日期為二零二四年七月三十日及二零二四年八月十六日的公告。

BUSINESS REVIEW (Continued)

(1) Property Investment (Continued)

Shopping Mall Businesses in the PRC (Continued)

Litigation Claims, Alleged Guarantees and Pledges (Continued)

Payment by Guangzhou Rongzhi to settle litigation claims by other claimant bank

In January 2025, the Group made payment of RMB236.2 million (the “**Payment**”) in response to the enforcement notice and/or judgment orders granted by the PRC courts in respect of the guarantee liabilities of Guangzhou Rongzhi (as defined below) with respect to the loans of Shenyang Ruifan and Shenyang Shenghe under the litigation claims brought by the Other Claimant Bank (all as defined in the Announcements) as disclosed in the announcements dated 14 July 2023, 26 July 2023, 20 March 2024, 30 April 2024, 30 July 2024, 16 August 2024 and 27 January 2025 (the “**Announcements**”).

The Payment was made by the Group taking into account (i) that the Other Claimant Bank has issued letters of chasers to Guangzhou Rongzhi on fulfilment of its guarantee obligations; (ii) the advice from the PRC counsel about the potential risks that the Company might be exposed to (including potential enforcement actions such as freezing orders on the operating rights of the shopping malls owned by Guangzhou Rongzhi) if it fails to comply with the letters of chasers, enforcement notices and/or judgment orders in time; and (iii) a consensus with the Five Borrowers that Guangzhou Rongzhi will be relieved of any remaining debt responsibilities after the Payment.

For further details of the related matters, please refer to the Company’s announcements dated 27 January 2025 and 25 March 2025.

Transfer of loans and guarantee liabilities due to Bank of Jinzhou

In March 2025, the Company received notices from Bank of Jinzhou and 錦州市華銀資產經營有限公司 (the “**Transferee**”), a company with majority shareholding of which is owned by Jinzhou Municipal Government, informing that all the loans and guarantee liabilities of Guangzhou Runzhi and Jinzhou Jiachi (as defined below) due to Bank of Jinzhou have been transferred to the Transferee at original terms of the loans and guarantees.

業務回顧(續)

(1) 物業投資(續)

中國購物中心業務(續)

訴訟索賠、指稱擔保及抵押(續)

廣州融智付款以支付其他索賠銀行之索賠

對於本公司日期為二零二三年七月十四日、二零二三年七月二十六日、二零二四年三月二十日、二零二四年四月三十日、二零二四年七月三十日、二零二四年八月十六日和二零二五年一月二十七日的公告(「**該等公告**」)所披露，由其他索賠銀行提出的上述訴訟索賠，中國法院對廣州融智(定義如下)就瀋陽睿凡和瀋陽盛和貸款所承擔的擔保責任下達了強制通知書及／或判決通知書，本集團經已於二零二五年一月向其他索賠銀行(定義見該等公告)合共付款人民幣236.2百萬元(「**付款**」)以回應強制通知書及／或判決通知書。

本集團進行付款，是考慮到(i)其他索賠銀行已經向廣州融智發出催收函，要求履行其擔保義務；(ii)中國律師的意見指出，本公司如不及時進行催收函、執行通知書及／或判決通知書，有可能承擔潛在風險(包括潛在的執行行動，例如廣州融智自有購物商場的经营權被頒佈凍結令)；及(iii)與五位借款人達成的共識，協定在付款進行後，廣州融智可獲免除其餘的債務責任。

相關事項進一步詳情，請參閱本公司二零二五年一月二十七日 and 二零二五年三月二十五日之公告。

錦州銀行貸款及擔保債據之轉讓

於二零二五年三月，本公司接獲錦州銀行及錦州市華銀資產經營有限公司(「**承讓方**」)，一家由錦州市政府為大股東之公司的通知，廣州融智及錦州嘉馳(定義如下)欠錦州銀行次貸款及擔保債據已全數按原貸款及擔保條款轉讓至承讓方。

BUSINESS REVIEW (Continued)

(1) Property Investment (Continued)

Shopping Mall Businesses in the PRC (Continued)

Litigation Claims, Alleged Guarantees and Pledges (Continued)

Transfer of loans and guarantee liabilities due to Bank of Jinzhou (Continued)

During the year, Jinzhou Jiachi recently received a notice for enforcement (執行通知書) (the “**Chongqing Baoting Enforcement Notice**”) and a disclosure order to report conditions of financials (報告財產令) (the “**Chongqing Baoting Disclosure Order**”) from the Intermediate People’s Court of Jinzhou Municipality, Liaoning Province (遼寧省錦州市中級人民法院) in relation to one of the Judgments as referred to in the Company’s announcement dated 13 October, 2023. According to the Chongqing Baoting Enforcement Notice, the said judgment has become effective, and the relevant PRC court ordered that the defendants to the said litigation claim (including, among others, Mr. Dai, other companies in the PRC and Jinzhou Jiachi) pay the Claimant Bank a judgment amount in the aggregate of (i) approximately RMB1.7 billion; and (ii) execution fees (執行費). Pursuant to the Chongqing Baoting Disclosure Order, the said defendants are also required to report the current condition of their financials and for the year prior to the receipt of the Chongqing Baoting Enforcement Notice to the relevant PRC court. Should the said defendants fail to adhere to the Chongqing Baoting Enforcement Notice, they may face additional consequences, including but not limited to the recording in credit records and list of dishonest parties subject to enforcement.

As advised by the Transferee after the Company’s enquiry, since the Transfer has not been completed, the Transferee has not notified the relevant PRC court of the Transfer and will duly do so thereafter. As advised by the legal advisors of the Company as to the laws of the PRC (the “**PRC Legal Advisors**”), the Transferee can only formally notify the relevant PRC court of the Transfer after all notices thereof have been served on all defendants of the litigation claim. Given the underlying subject the litigation claim (i.e. the bank loan and the guaranteed obligations) remains the same, the PRC Legal Advisors do not see a substantive difference on the part of Jinzhou Jiachi even when the Chongqing Baoting Enforcement Notice states that such enforcement was applied for by the Claimant Bank. Notwithstanding the above, the Company and Jinzhou Jiachi will use their best endeavors to notify the relevant PRC court of the Transfer such that the judgment amount, if any, will not be inappropriately released to any entity.

For further details regarding the aforementioned event, please refer to the announcement of the Company dated 3 July 2025.

業務回顧(續)

(1) 物業投資(續)

中國購物中心業務(續)

訴訟索賠、指稱擔保及抵押(續)

錦州銀行貸款及擔保債權之轉讓(續)

錦州嘉馳年內接獲遼寧省錦州市中級人民法院就本公司二零二三年十月十三日之公告所述裁決之一發出的執行通知書(「**重慶寶靈執行通知書**」)及報告財產令(「**重慶寶靈報告財產令**」)。根據重慶寶靈執行通知書，上述裁決已生效，相關中國法院下令所述訴訟索賠之被告(其中包括戴先生、中國其他公司及錦州嘉馳)須向索賠銀行支付判決金額，合共包括(i)約人民幣17億元；及(ii)執行費。根據重慶寶靈報告財產令，所述被告亦須向相關中國法院報告其當前及接獲重慶寶靈執行通知書前一年的財務狀況。若所述被告未能遵守重慶寶靈執行通知書的規定，被告可能會面臨額外的後果，包括但不限於被記入信用記錄及失信執行人名單。

據承讓方於本公司查詢後告知，由於轉讓尚未完成，承讓方尚未就轉讓通知相關中國法院，並將於完成後正式通知。據本公司有關中國法律的法律顧問(「**中國法律顧問**」)告知，承讓方僅可於向訴訟索賠的所有被告送達所有通知後，方可正式通知相關中國法院有關轉讓的事宜。鑑於訴訟索賠的基本標的(即銀行貸款及擔保責任)並無改變，即使重慶寶靈執行通知書載明有關執行乃索賠銀行所申請，中國法律顧問認為錦州嘉馳方面並無實質差異。儘管如此，本公司及錦州嘉馳將盡最大努力通知相關中國法院有關轉讓的事宜，以確保判決金額(如有)不會錯誤地發放給任何實體。

有關上述事件的進一步詳情，請參閱本公司日期為二零二五年七月三日之公告。

BUSINESS REVIEW (Continued)

(1) Property Investment (Continued)

Shopping Mall Businesses in the PRC (Continued)

Litigation Claims, Alleged Guarantees and Pledges (Continued)

Settlement agreement with seller of the Guangzhou and Jinzhou Shopping Malls

On 25 March 2025, a settlement agreement (the “**Settlement Agreement**”) was entered into among the Company, Stone Wealth Limited (“**Stone Wealth**”, being the seller under the acquisition of Guangzhou Rongzhi by the Company, details of which are set out in the circular of the Company dated 26 March 2021) and Mr. Dai, being the ultimate beneficial owner of Stone Wealth). Pursuant to the Settlement Agreement, Stone Wealth and Mr. Dai have, in consideration of Guangzhou Rongzhi making the Payment and with a view to compensate Guangzhou Rongzhi, undertaken to within 12 months of the date of the Settlement Agreement liaise with the debtor of Guangzhou Rongzhi and conduct necessary action(s) such that the external debt of Guangzhou Rongzhi would be reduced by an amount of at least approximately RMB280.6 million, which is the sum of (i) the Payment; and (ii) the amount of onshore bank deposits of subsidiaries of the Company that have been withdrawn and transferred to accounts maintained by the court in the PRC.

Withdrawal and transfer of bank deposits of subsidiaries of the Company by the court in the PRC

As disclosed in the annual report for the year ended 31 December 2024, an aggregate amount of approximately RMB41.4 million onshore deposits of Jinzhou Jiachi and Guangzhou Rongzhi have been withdrawn and transferred to accounts maintained by the court in the PRC as at the date of the annual report for the year ended 31 December 2024.

As at the date of this annual report and on 15 April 2026, an aggregate amount of approximately RMB52.5 million and RMB62.4 million onshore deposits of Jinzhou Jiachi and Guangzhou Rongzhi have been withdrawn and transferred to accounts maintained by the court in the PRC respectively. As at the date of this report, neither Jinzhou Jiachi nor Guangzhou Rongzhi has received other PRC court notice and/or documents relating to such withdrawal and transfer. Jinzhou Jiachi, Guangzhou Rongzhi and their PRC legal advisors are in the process of gathering information of and ascertaining the reasons for such withdrawal and transfer.

業務回顧(續)

(1) 物業投資(續)

中國購物中心業務(續)

訴訟索賠、指稱擔保及抵押(續)

與廣州及錦州購物中心賣方之和解協議

於二零二五年三月二十五日，本公司、Stone Wealth Limited(「**Stone Wealth**」，即本公司收購廣州融智項下的賣方，詳情載於本公司日期為二零二一年三月二十六日的通函)及戴先生(即Stone Wealth的最終實益擁有人)訂立和解協議(「**和解協議**」)。根據和解協議，Stone Wealth及戴先生已承諾，作為廣州融智作出付款的代價及為補償廣州融智，彼等將於和解協議日期起計12個月內與廣州融智的債務人聯繫並採取必要行動，以使廣州融智的外債減少至少約人民幣280.6百萬元，即(i)付款；及(ii)已提取並轉撥至中國法院存置之賬戶內的本公司附屬公司的境內銀行存款金額之總和。

中國法院提取及轉移本公司附屬公司的銀行存款

誠如截至二零二四年十二月三十一日之年報所披露，於截至二零二四年十二月三十一日之年報發表日，錦州嘉馳及廣州融智合共約人民幣41.4百萬元的境內存款已被提取及轉移至中國法院存置之賬戶。

於本年報日期及於二零二六年四月十五日，錦州嘉馳及廣州融智合共分別約人民幣52.5百萬元及人民幣62.4百萬元的境內存款已被提取及轉移至中國法院存置之賬戶。於本報告日期，錦州嘉馳及廣州融智均未收到與有關提取及轉移的其他中國法院通知及／或文件。錦州嘉馳、廣州融智及其中國法律顧問現正收集有關提取及轉移的資料並確定原因。

BUSINESS REVIEW (Continued)

(1) Property Investment (Continued)

Real Estate in the UK

The Group held luxury real estate in premium location in central London within close proximity to the Buckingham Palace (“UK Investment Properties”). In the year ended 31 December 2024, the Company entered into a very substantial disposal and connected transaction for the disposal of the entire interest in a subsidiary which holds the UK Investment Properties for GBP50 million. Deposit of approximately GBP19 million from the transaction was used to repay defaulted loan in UK. The transaction was completed in December 2024 and the Group ceased to hold any investment properties in UK. Pursuant to certain warranties given by the Company under the sale and purchase agreement of the transaction, the Company paid approximately GBP3 million to the buyer in January 2025 for the refurbishment work to restore the London properties into good condition. For further details of the related matters, please refer to the Company’s announcements dated 23 April 2024, 28 June 2024 and 27 December 2024 and circular dated 11 June 2024.

As such, the overall segment results were a loss of approximately HK\$358.2 million, representing a decrease of approximately 55.1% as compared to the loss of approximately HK\$798.1 million in the year ended 31 December 2024. A loss for the year was mainly due to provision for guarantee contracts of approximately HK\$89.6 million, decrease in fair value of China investment properties of approximately HK\$131.3 million and finance costs of approximately HK\$154.3 million during the Year, which was due to the bank loan of approximately RMB1,345 million in connection to the acquisition of Guangzhou Shopping Mall.

(2) Flooring Materials and Medical Equipment Trading

The Group’s trading business of flooring materials with overseas customers recorded revenue of approximately HK\$17.4 million for the Year, representing a decrease of 22.0%, as compared to approximately HK\$22.3 million over the year ended 31 December 2024. The decrease was due to U.S. and China trade tension. The Group has made sales of flooring board materials to overseas customers by exporting to Australia. Leveraging on the potential synergies with the Group’s Shopping Mall Business in the PRC, we expect to capitalise on the shopping mall tenants and customer networks to develop and expand our domestic sales of flooring, ceiling and other decorative materials.

業務回顧(續)

(1) 物業投資(續)

於英國的房地產

本集團於倫敦市中心緊鄰白金漢宮的黃金地段持有高端豪華房地產(「英國投資物業」)。於二零二四年十二月三十一日止年內，本公司訂立非常重大出售事項及關連交易，以50百萬英鎊出售一間持有英國投資物業之附屬公司全部權益。交易按金約19百萬英鎊已用於償還英國之違約貸款。該交易於二零二四年十二月完成，自此本集團既無在倫敦持有任何投資物業。根據買賣協議項下公司提供的若干保證，公司於二零二五年一月向買方支付約3百萬英鎊之物業翻新款項以令倫敦物業恢復良好狀況。相關事項進一步詳情，請參閱本公司二零二四年四月二十三日、二零二四年六月二十八日及二零二四年十二月二十七日之公告及日期為二零二四年六月十一日之通函。

因此，分部整體業績虧損為約358.2百萬港元，相比截至二零二四年十二月三十一日止年度的虧損約798.1百萬港元減少約55.1%。本年內虧損主要由於擔保合約的撥備約89.6百萬港元、中國投資物業公允值減少約131.3百萬港元之虧損及有關收購廣州購物中心的約人民幣1,345百萬元銀行貸款導致本年內產生了約154.3百萬港元的財務成本所致。

(2) 地板材料及醫療設備貿易

本集團與海外客戶地板材料貿易業務於本年內錄得約17.4百萬港元之收益，較截至二零二四年十二月三十一日止年度的約22.3百萬港元減少22.0%，減幅是由於中美貿易關係緊張所致。本集團銷售地板材料產品予海外客戶並出口產品至澳洲市場。利用與本集團中國購物中心業務之潛在協同效益，我們期望可藉購物中心租戶及顧客網絡創造收益及拓展我們地板、天花及其他裝飾品在國內之銷售。

BUSINESS REVIEW (Continued)

(2) Flooring Materials and Medical Equipment Trading (Continued)

The Group carries out medical equipment trading and other commerce business in China for which the majority customers are hospitals. As the selling products are mostly general medical equipment, consumable goods and optical medical devices and the related parts (“**Medical Products**”), the Group operates in a highly competitive market. The revenue for the Year increased to approximately HK\$29.4 million, representing an increase of 42% as compared with approximately HK\$20.7 million of the year ended 31 December 2024. The segment gain for medical equipment trading and other commerce business for the Year was approximately HK\$3.7 million, as compared to a gain of approximately HK\$2.2 million for the year ended 31 December 2024.

(3) Mining and Exploration of Natural Resources

Currently, the Group holds four mining right licences (“**Mining Rights**”) of three tungsten projects in Mongolia. The segment of mining and exploration of natural resources business recorded no revenue during the Year. In view of various factors including the closure of factories, suspension of production lines leading to lower market demand, some of the potential mining partners or investors had limited interest in investing in this segment during the Year.

The carrying values of the Mining Rights was fully written down since 31 December 2024, so the carrying value was nil for the Year. In the opinion of the directors of the Company, the value in use is not achievable due to the vast capital outlay required.

In 2025, the Group entered into a sale and purchase agreement with Fortune Grace Business Limited to dispose of its entire 100% equity interest in Tectron Pacific Limited and its subsidiaries (“**Tectron Pacific Group**”), which collectively hold mining licenses in Mongolia for a consideration of HK\$6,000,000.

業務回顧(續)

(2) 地板材料及醫療設備貿易(續)

本集團於中國營運醫療設備貿易和其他商業業務，其中大多數客戶為醫院。由於銷售產品大部份為一般醫療設備、消耗用品及光學醫療儀器以及其相關零件(「醫療產品」)，故本集團營運所在市場競爭激烈。本年內的收益增加至約29.4百萬港元，較截至二零二四年十二月三十一日止年度約20.7百萬港元增加42%。本年內醫療設備貿易和其他商業業務之分部收益約3.7百萬港元，而截至二零二四年十二月三十一日止年度收益約2.2百萬港元。

(3) 採礦及勘察天然資源

目前，本集團持有蒙古國三個鎢礦項目的四個採礦權許可證(「採礦權」)。採礦及勘察天然資源業務分部於本年內並未錄得收益。多項因素包括工廠停工、生產線停頓，導致市場需求縮減，令若干潛在採礦合作夥伴或投資者因而於本年內對投資有關分部的興趣有限。

採礦權的賬面值自二零二四年十二月三十一日已全數撥備，所以本年內賬面值為無。公司董事認為開採需要極大的資本投入導致未能實現採礦權的使用值。

於二零二五年，本集團與 Fortune Grace Business Limited 訂立買賣協議，以出售其於 Tectron Pacific Limited 及其附屬公司(「**Tectron Pacific 集團**」)之全部100%股權，該等公司共同持有蒙古之採礦許可證，代價為6,000,000港元。

Management Discussion and Analysis

管理層討論及分析

BUSINESS REVIEW *(Continued)*

(3) Mining and Exploration of Natural Resources *(Continued)*

In late 2025, the parties executed an amendment to the agreement to extend the fulfilment of the considerations to 31 December 2026, or such later date as may be mutually agreed in writing. As at the date of this report, the disposal transaction has not yet completed.

(4) Financial Services and Assets Management

The segment loss for the Year was approximately HK\$2.2 million, compared with the segment loss of approximately HK\$4.5 million for the year ended 31 December 2024. The status of each of the business in this segment is further discussed as below.

Financial Services

The Group holds a money lenders licence in Hong Kong under the Money Lenders Ordinance (Chapter 163 of the Laws of Hong Kong) through a wholly-owned subsidiary. Due to uncertain market conditions, the commencement of money lending business will be postponed.

Distressed Debt Assets Management

The business incurred a loss of approximately HK\$2.0 million for the Year, mainly representing the overhead costs of the business operation, whereas the loss of the year ended 31 December 2024 was approximately HK\$4.8 million. The Directors will continue to assess whether the Group should continue to engage in distressed assets investment.

FINANCIAL REVIEW

Capital Structure

As at 31 December 2025, the consolidated net liabilities of the Group was approximately HK\$2,198.3 million, representing an increase of approximately HK\$461.9 million as compared to that net liability of approximately HK\$1,736.4 million as at 31 December 2024. There is no shares movement since the end of the last year. As at 31 December 2025, the Company has 5,250,019,852 shares of HK\$0.05 each in issue and the total deficit to owners of the Company was approximately HK\$2,199.8 million (as at 31 December 2024: deficit attributable to owners of the Company was approximately HK\$1,737.2 million).

業務回顧 *(續)*

(3) 採礦及勘察天然資源 *(續)*

於二零二五年末，各方簽署協議修訂，將履行代價的期限延長至二零二六年十二月三十一日或雙方可能書面協定的較後日期。截至此報告日，該項出售交易尚未完成。

(4) 金融服務及資產管理

本年內錄得分部虧損約為2.2百萬港元，相比截至二零二四年十二月三十一日止年度分部虧損後約為4.5百萬港元。有關此分部之各業務狀況進一步討論如下。

金融服務

本集團通過一間全資附屬公司在香港持有香港法例第163章放債人條例下的放債人牌照。由於市場情況不明朗，放貸業務將推遲開展。

不良債務資產管理

本年內業務產生虧損約為2.0百萬港元，主要為營運業務的經常性成本，而截至二零二四年十二月三十一日止年度虧損則為約4.8百萬港元。董事將繼續評估本集團是否應繼續進行不良資產投資。

財務回顧

資本架構

於二零二五年十二月三十一日，本集團的綜合負債淨值約為2,198.3百萬港元，較於二零二四年十二月三十一日的負債淨值約1,736.4百萬港元增加約461.9百萬港元。自去年年底以來並無股份變動。於二零二五年十二月三十一日，本公司有5,250,019,852股每股0.05港元的已發行股份，而本公司擁有人的虧絀總額約為2,199.8百萬港元（於二零二四年十二月三十一日：本公司擁有人的虧絀約1,737.2百萬港元）。

FINANCIAL REVIEW (Continued)

Liquidity and Financial Resources

As at 31 December 2025, the Group's bank balances and cash were approximately HK\$65.0 million (as at 31 December 2024: approximately HK\$352.9 million), current assets of approximately HK\$115.2 million (as at 31 December 2024: approximately HK\$397.5 million). The decrease in cash and bank balances and current assets was mainly due to payment of approximately HK\$30 million made by the Company in January 2025 for the refurbishment work to restore the disposed London properties into good condition under certain warranties of the disposal and payment of approximately HK\$263 million dollars to settle financial guarantee obligation of Guangzhou Rongzhi. For further details, please refer to the Company's announcement dated 27 January 2025, current liabilities of approximately HK\$3,524.1 million (as at 31 December 2024: approximately HK\$3,423.7 million). The current ratio was 0.03 times^(Note 1) (as at 31 December 2024: 0.12 times). As at the end of the Year, the net current liabilities of the Group were approximately HK\$3,408.9 million (as at 31 December 2024: approximately HK\$3,026.2 million).

As at 31 December 2025, the total debt financing of the Group was approximately HK\$1,495.4 million (as at 31 December 2024: approximately HK\$1,435.3 million), and there was no non-current debt financing for the Year (as at 31 December 2024: nil).

As at 31 December 2025, net debt^(Note 2) of the Group was approximately HK\$2,489.3 million (as at 31 December 2024 net debt of approximately HK\$2,269.8 million included provision of financial guarantee contracts and excluded restricted bank deposit) and the total deficit was approximately HK\$2,198.3 million (as at 31 December 2024: total deficit was approximately HK\$1,736.4 million). Therefore, the gearing ratio^(Note 3) as at the end of the Year was -0.68 (as at 31 December 2024: -0.83).

Notes:

1. Current ratio = Current assets/Current liabilities
2. Net debt = Borrowings included provision of financial guarantee contracts – Bank balances and cash, excluded restricted bank deposit
3. Gearing ratio = Total interest-bearing borrowings/Total equity

財務回顧

流動資金及財務資源

於二零二五年十二月三十一日，本集團的銀行結餘及現金約為65.0百萬港元（於二零二四年十二月三十一日：約352.9百萬港元）、流動資產約為115.2百萬港元（於二零二四年十二月三十一日：約397.5百萬港元）。現金及銀行存款餘額和流動資產的減少主要是由於公司於2025年1月支付了約30百萬港元，用於翻新工程，以使出售的倫敦物業恢復到良好狀態而合乎出售的條件保證及支付約263百萬港元以清償廣州融智的財務擔保義務。詳情請參閱公司日期為2025年1月27日的公告。流動負債約為3,524.1百萬港元（於二零二四年十二月三十一日：約3,423.7百萬港元）。流動比率為0.03倍^(附註1)（於二零二四年十二月三十一日：0.12倍）。於本年度末，本集團流動負債淨值約為3,408.9百萬港元（於二零二四年十二月三十一日：約3,026.2百萬港元）。

於二零二五年十二月三十一日，本集團債務融資總額約為1,495.4百萬港元（於二零二四年十二月三十一日：約1,435.3百萬港元），及本年內概無非流動債務融資額（於二零二四年十二月三十一日：無）。

於二零二五年十二月三十一日，本集團淨債務^(附註2)約為2,489.3百萬港元（於二零二四年十二月三十一日：淨債務約2,269.8百萬港元，包括財務擔保合約的撥備及不包括受限制銀行存款）及虧絀總額約為2,198.3百萬港元（於二零二四年十二月三十一日：虧絀總額約1,736.4百萬港元）。因此，於本年度末之資產負債比率^(附註3)為-0.68（於二零二四年十二月三十一日：-0.83）。

附註：

1. 流動比率 = 流動資產 / 流動負債
2. 淨債務 = 借貸（包括財務擔保合約的撥備）– 銀行結餘及現金（不包括受限制銀行存款）
3. 資產負債比率 = 計息借貸總額 / 權益總額

Management Discussion and Analysis

管理層討論及分析

FINANCIAL REVIEW (Continued)

Liquidity and Financial Resources (Continued)

The objective of the Group's funding and treasury management activities is to ensure a sufficient liquidity to meet operational needs and various investment plans.

Capital Commitments

As at 31 December 2025, the Group has no material capital commitments and was not engaged in any future plans concerning major investment or acquisition of capital assets (as at 31 December 2024: nil).

Charges on Group Assets

As at 31 December 2025, the Group's bank borrowings of approximately HK\$1,495.4 million were secured by certain assets of the Group, including investment properties and the equity interest of a wholly-owned subsidiary (as at 31 December 2024: approximately HK\$1,430 million).

During the year ended 31 December 2021, the Group acquired Guangzhou Rongzhi and Jinzhou Jiachi (collectively referred to as the "PRC Subsidiaries") through the acquisition of their immediate holding company, Sky Build Limited and Superb Power Enterprises Limited (the "Acquisition"), respectively, from their shareholder (the "Predecessor Shareholder").

In 2023, several legal claims were filed against the PRC Guarantor Subsidiaries mainly due to the fact that the PRC Subsidiaries pledged the operating rights of its investment properties (the "Pledges") to secured bank loans granted to several companies related to the Predecessor Shareholder (the "Borrowers") together with other guarantors and/or pledgors. The Borrowers defaulted bank loan repayment. As at 31 December 2025, the principal of the defaulted bank loan by the Borrowers was amounted to RMB3,400,000,000 (the "Overdue Amount").

The Pledges were allegedly originated prior to the Acquisition and the board of directors at the date of the Acquisition has no knowledge for the Securities. Therefore, no disclosure of pledge of assets contracts was made in the completion account as of the Acquisition date.

Since the Pledges were entered into prior to the Acquisition, the existing board of directors of the Group are unable to ensure the completeness of the information in relation to pledged assets contracts entered into.

Reference is made to the Company's announcements dated 28 March 2023, 4 April 2023, 29 November 2023, 12 December 2023, 5 February 2024 and 4 March 2024.

財務回顧(續)

流動資金及財務資源(續)

本集團融資及庫務管理活動目標是確保足夠的資金流動性以滿足業務經營需要及各項投資計劃。

資本承擔

於二零二五年十二月三十一日，本集團並無重大資本承擔，亦無參與有關主要投資或購入資本資產之任何未來計劃(於二零二四年十二月三十一日：無)。

集團資產抵押

於二零二五年十二月三十一日，本集團銀行借貸約1,495.4百萬港元由本集團若干資產，包括投資物業及一間全資附屬公司的股權作抵押(於二零二四年十二月三十一日：約1,430百萬港元)。

截至二零二一年十二月三十一日止年度，本集團透過向廣州融智及錦州嘉馳(統稱「中國附屬公司」)的股東(「前身股東」)收購其直接控股公司Sky Build Limited及Superb Power Enterprises Limited，以收購廣州融智及錦州嘉馳(「收購事項」)。

於二零二三年，主要由於中國附屬公司質押其投資物業的營運權(「該等抵押」)，以連同其他擔保人及/或抵押人就前身股東(「借款人」)有關的多間公司獲授的銀行貸款作抵押，中國附屬公司被提出多項法律索賠。借款人未能償還銀行貸款。於二零二五年十二月三十一日，借款人違約銀行貸款的本金為人民幣3,400,000,000元(「逾期金額」)。

該等抵押被指稱源於收購事項之前，而於收購事項日期，董事局並不知悉該等抵押。因此，並無於截至收購日期的完成賬目內披露資產抵押合約。

由於該等抵押乃於收購事項之前訂立，本集團現行董事局未能確保關於已抵押資產合約的資料是否完整。

茲提述本公司日期為二零二三年三月二十八日、二零二三年四月四日、二零二三年十一月二十九日、二零二三年十二月十二日、二零二四年二月五日及二零二四年三月四日的公告。

FINANCIAL REVIEW (Continued)

Contingent Liabilities

During the period from November 2018 to July 2019, two of the Group's subsidiaries, namely Guangzhou Rongzhi and Jinzhou Jiachi entered into various financial guarantee contracts with Shengjing Bank Co., Ltd and Bank of Jinzhou Co, Limited respectively for the bank borrowings of seven companies which were related to Mr. Dai Yongge ("Mr. Dai"). The maximum liabilities guaranteed by Guangzhou Rongzhi and Jinzhou Jiachi were principal amounts of RMB333,700,000 and RMB3,240,000,000 respectively together with the outstanding accrued interests and other charges. At the prevailing time of those financial guarantee contracts entered into, Guangzhou Rongzhi and Jinzhou Jiachi were not subsidiaries of the Company, but companies indirectly controlled by Mr. Dai. The Group acquired the entire equity interests in Guangzhou Rongzhi and Jinzhou Jiachi through the acquisitions of Superb Power Enterprises Limited and Sky Build Limited respectively that were completed in April 2021. In the opinion of the directors of the Company, the Group became aware of those financial guarantee contracts when the Group received the PRC court notices about legal claims during the year ended 31 December 2023. Subsequently, the PRC court had judged on the claims that Guangzhou Rongzhi and Jinzhou Jiachi are jointly and severally liable for the loans guaranteed by the Group with the other guarantors. Reference is made to the Company's announcements dated 13 October 2023, 29 November 2023, 12 December 2023, 5 February 2024, 4 March 2024, 20 March 2024, 22 April 2024, 30 April 2024, 10 May 2024, 30 July 2024, 16 August 2024, 29 October 2024 and 10 December 2024. During the Year, the Group recognised RMB952,319,000 (31 December 2024: RMB1,116,798,000) (equivalent to approximately HK\$1,058,836,000 (31 December 2024: HK\$1,187,380,000)) provision for expected credit loss on these financial guarantee contracts based on the valuation prepared by International Valuation Limited, an independent qualified professional valuer not connected with the Group, which was engaged by the Company for the year ended 31 December 2025 and the Year.

During the course of the preparation of the consolidated financial statements for the Year, the directors considered the expected payments to reimburse the holder of the guarantees were no longer recoverable from the borrowers and therefore recorded an impairment of approximately HK\$89,616,000 (year ended 31 December 2024: HK\$329,289,000) in the profit or loss.

財務回顧(續)

或然負債

二零一八年十一月至二零一九年七月期間，本集團兩間附屬公司廣州融智及錦州嘉馳分別與盛京銀行股份有限公司及錦州銀行股份有限公司就七間與戴永革先生(「戴先生」)有關的公司的銀行借貸訂立多份財務擔保合約。廣州融智及錦州嘉馳擔保的最大負債分別為本金人民幣333,700,000元及人民幣3,240,000,000元連同未償還的應計利息及其他費用。於訂立該等財政擔保合約時，廣州融智及錦州嘉馳並非本公司附屬公司，而是戴先生間接控制的公司。本集團分別透過收購Superb Power Enterprises Limited及Sky Build Limited(於二零二一年四月完成)，收購廣州融智及錦州嘉馳的全部股權。本公司董事認為，本集團於截至二零二三年十二月三十一日止年度收到中國法院關於法律索賠的通知時方知悉該等財務擔保合約。隨後，中國法院對索償作出裁決，表示廣州融智及錦州嘉馳與其他擔保人共同及個別地對由本集團作擔保的貸款負責。茲提述本公司日期為二零二三年十月十三日、二零二三年十一月二十九日、二零二三年十二月十二日、二零二四年二月五日、二零二四年三月四日、二零二四年三月二十日、二零二四年四月二十二日、二零二四年四月三十日、二零二四年五月十日、二零二四年七月三十日、二零二四年八月十六日、二零二四年十月二十九日及二零二四年十二月十日的公告。於本年內，本集團根據與本集團並無關連的獨立合資格專業估值師國際評估有限公司(本公司於截至二零二五年十二月三十一日止年度及本年內委聘該公司)編製的估值，確認該等財務擔保合約的預期信貸虧損撥備人民幣952,319,000元(截至二零二四年十二月三十一日：人民幣1,116,798,000元)(相當於約1,058,836,000港元(截至二零二四年十二月三十一日：1,187,380,000港元))。

在編製本年內的綜合財務報表過程中，董事認為預期償還擔保持有人的款項無法再向借款人收回，因此在損益中錄得減值約89,616,000港元(截至二零二四年十二月三十一日止年度：329,289,000港元)。

Management Discussion and Analysis

管理層討論及分析

FINANCIAL REVIEW (Continued)

Contingent Liabilities (Continued)

The impairment for financial guarantee contracts (“FG”) for the Year was estimated based on the valuation of the expected credit losses (“ECL”) of the FG as of 31 December 2025 (the “Valuation Date”). The valuation methodology was with reference to Hong Kong Financial Reporting Standard 9 Financial Instruments (“HKFRS 9”). The ECL of the financial guarantee contracts was estimated with three parameters, namely Exposure at Default (“EAD”), Probability of Default (“PD”), Loss Given Default (“LGD”). It is a common and widely used approach to estimate the expected credit losses, which considered both the expected probability of occurrence of loss event (i.e. PD) and the expected loss severity in the event of default (i.e. LGD) based on the financial status of the borrowers, historical data and market expectation.

There are seven outstanding FGs as of the Valuation Date. The EAD is estimated with outstanding loan principal amounts, interest amounts and liquidated damage (違約金) (if any), based on the latest available court documents, including 起訴狀, 應訴通知書 and 判決書 from the relevant courts of the People’s Republic of China, and the estimated additional interests between the interest cut-off dates from the latest available court documents and the Valuation Date on simple interest basis. The EAD amounts ranged from RMB88,863,000 to RMB3,042,885,000 as of the Valuation Date.

The PD is considered to be 100%, as the borrowings in relation to the FGs have been all matured and defaulted by the borrowers as of the Valuation Date.

LGD is calculated by one minus recovery rate. The recovery rate of 33.9% adopted was based on the annual default research paper “Default Trends – Global: Corporate default rate to fall below its long-term average in 2025” published by Moody’s Investors Service.

Discount factor is considered to be 1 (i.e. no discounting) as the FGs was considered overdue already as of the Valuation Date.

Percentage of sharing, which ranged from 20% to 25%, is estimated based on the number of guarantors of the borrowing. It is assumed that if the borrower defaults, the outstanding amount of EAD will be settled among the guarantors equally. References were made to the gazette of the Supreme People’s Court of the People’s Republic of China “關於適用《中華人民共和國擔保法》若干問題的解釋”.

財務回顧(續)

或然負債(續)

本年內財務擔保合約(「財務擔保合約」)減值乃根據截至二零二五年十二月三十一日(「估值日期」)的財務擔保合約預期信貸虧損(「預期信貸虧損」)的估值進行估計。估值方法參考香港財務報告準則第9號金融工具(「香港財務報告準則第9號」)。財務擔保合約的預期信貸虧損採用三個參數進行估計，即違約風險敞口(「違約風險敞口」)、違約概率(「違約概率」)及違約損失(「違約損失」)。該方法為估計預期信貸虧損常用且廣泛使用的方法，根據借款人的財務狀況、歷史數據及市場預期，考慮損失事件發生的預期機率(即違約概率)及違約情況下的預期虧損的嚴重程度(即違約損失)。

截至估值日期，共有七份未償還財務擔保合約。違約風險敞口乃根據最新可得法院文件(包括中華人民共和國相關法院的起訴狀、應訴通知書及判決書)以及在最新可得法院文件起計的計息截止日與估值日期之間的估計額外利息按單息基準計算的未償還貸款本金、利息及違約金(如有)估計。截至估值日期，違約風險敞口金額介乎人民幣88,863,000元至人民幣3,042,885,000元。

違約概率被視為100%，因為截至估值日期，有關財務擔保合約的借款均已到期且借款人違約。

違約損失以1減收回率計算。所採用的收回率33.9%乃基於穆迪投資者服務公司發佈的年度違約研究報告《違約趨勢—全球：企業違約率將在於二零二五年低於長期平均值》。

貼現系數被視為1(即無貼現)，因為截至估值日期，財務擔保合約已被視為逾期。

分擔百分比根據借款擔保人數量估計，介乎20%至25%之間。假設如果借款人違約，未償還的違約風險敞口金額將由擔保人平均償還。茲提述中華人民共和國最高法院公報關於適用《中華人民共和國擔保法》若干問題的解釋。

FINANCIAL REVIEW (Continued)

Contingent Liabilities (Continued)

Based on the Company's announcement dated 27 January 2025, the FGs related to the bank borrowings made to 瀋陽盛和公共設施管理有限公司 and 瀋陽睿凡公共設施管理有限公司 (namely FG 3 and FG 4 respectively) would be relieved after considering the settlement of RMB236.2 million made in January 2025. In the ECL assessment of FG 3 and FG 4 as of the Valuation Date, such settlement was considered as the expected losses as at the Valuation Date.

Except for FG 3 and FG 4, the basis and assumptions adopted in determining the EAD, PD, LGD, discount factor and percentage of sharing for the ECL assessment of the FGs were consistent between 31 December 2024 and 31 December 2025.

Compared to the valuation as of 31 December 2024, the major reason for the decrease in the ECL of the FGs as of 31 December 2025 was the consideration of settlement of RMB236.2 million regarding FG 3 and FG 4. Such subsequent information or relevant proposal/arrangement was only available to the Valuer for the FG valuation as 31 December 2025.

財務回顧(續)

或然負債(續)

根據本公司日期為二零二五年一月二十七日的公告，經考慮二零二五年一月人民幣236.2百萬元的結算後，與瀋陽盛和公共設施管理有限公司及瀋陽睿凡公共設施管理有限公司(分別為財務擔保合約3及財務擔保合約4)銀行借款相關的財務擔保合約將被免除。在評估日對財務擔保合約3及財務擔保合約4的預期信貸虧損評估中，該結算為視為評估日期的預期虧損。

除財務擔保合約3及財務擔保合約4外，於釐定財務擔保合約的違約風險敞口、違約概率、違約損失、貼現系數及預期信貸虧損分擔百分比時，於二零二四年十二月三十一日至二零二五年十二月三十一日期間採用的基礎及假設屬一致。

與截至二零二四年十二月三十一日的估值相比，截至二零二五年十二月三十一日的財務擔保合約預期信貸虧損減少的主要原因為財務擔保合約3及財務擔保合約4的結算代價為人民幣236.2百萬元。估值師僅於截至二零二五年十二月三十一日的財務擔保合約估值時取得該等結算資料或相關建議/安排。

Management Discussion and Analysis
管理層討論及分析

FINANCIAL REVIEW (Continued)

List of Loans Guarantees and Pledges Provided by Guangzhou Rongzhi, Jinzhou Jiachi and Longain

財務回顧(續)

廣州融智、錦州嘉馳及錦凌貸款擔保及質押表

	Guarantors	Creditors	Borrowers	Notes	Principal	Form	Maximum Exposure as at 31 December 2025: Principal+Interests+Default Interests/Fair Value of Pledged Assets 截至二零二五年十二月三十一日最高承擔風險：本金+利息+違約利息/抵押資產的公允價值 RMB 人民幣
	擔保人	債權人	借款人	附註	本金 RMB 人民幣	形式	
1	Guangzhou Rongzhi 廣州融智	Shengjing Bank 盛京銀行	瀋陽方城地一大道公共設施管理有限公司	(1)	137,100,000	Guarantee 擔保	251,715,862
2	Guangzhou Rongzhi 廣州融智	Shengjing Bank 盛京銀行	瀋陽皇城地一大道公共設施管理有限公司	(1)	48,400,000	Guarantee 擔保	88,862,517
3	Guangzhou Rongzhi 廣州融智	Shengjing Bank 盛京銀行	瀋陽盛和公共設施管理有限公司	(1)	-	Guarantee 擔保	-
4	Guangzhou Rongzhi 廣州融智	Shengjing Bank 盛京銀行	瀋陽睿凡公共設施管理有限公司	(1)	-	Guarantee 擔保	-
5	Guangzhou Rongzhi 廣州融智	Shengjing Bank 盛京銀行	遼寧人和新天地公共設施管理有限公司	(1)	148,200,000	Guarantee 擔保	272,095,500
6	Jinzhou Jiachi 錦州嘉馳	錦州市華銀資產經營有限公司	重慶寶霖公共設施管理有限公司	(2), (3)	1,370,000,000	Guarantee 擔保	2,229,875,302
7	Jinzhou Jiachi 錦州嘉馳	錦州市華銀資產經營有限公司	濰坊齊都創富公共設施有限公司	(2), (3)	1,870,000,000	Guarantee 擔保	3,042,885,068
8	Guangzhou Rongzhi + Jinzhou Jiachi 廣州融智+錦州嘉馳	錦州市華銀資產經營有限公司	哈爾濱地利生鮮農產品企業管理有限公司	(3)	1,400,000,000	Pledge 質押	Fair Value of Pledged Assets 抵押資產的公允價值
9	Guangzhou Rongzhi 廣州融智	錦州市華銀資產經營有限公司	哈爾濱地利生鮮農產品企業管理有限公司	(3)	600,000,000	Pledge 質押	Fair Value of Pledged Assets 抵押資產的公允價值
10	Jinzhou Jiachi 錦州嘉馳	錦州市華銀資產經營有限公司	贛州聚利公共設施建設有限公司	(3)	1,400,000,000	Pledge 質押	Fair Value of Pledged Assets 抵押資產的公允價值
11	Longain 錦凌	錦州市華銀資產經營有限公司	廣州融智	(3)	1,400,000,000	Pledge 質押	Fair Value of Pledged Assets 抵押資產的公允價值

FINANCIAL REVIEW (Continued)

List of Loans Guarantees and Pledges Provided by Guangzhou Rongzhi, Jinzhou Jiachi and Longain (Continued)

Notes:

- (1) Total principal for the loans guaranteed by Guangzhou Rongzhi was amounted to RMB333,700,000. As at 31 December 2025, the total principal, accumulated interests and default interests was amounted to RMB612,674,000.
- (2) Total principal for the loans guaranteed by Jinzhou Jiachi was amounted to RMB3,240,000,000. As at 31 December 2025, the total principal, accumulated interests and default interests was amounted to RMB5,272,760,000.
- (3) In March 2025, the Company received notices from Bank of Jinzhou and 錦州市華銀資產經營有限公司 (the “**Transferee**”), a company with majority shareholding of which is owned by Jinzhou Municipal Government, informing that all the loans and guarantee liabilities of Guangzhou Runzhi and Jinzhou Jiachi due to Bank of Jinzhou have been transferred to the Transferee at original terms of the loans and guarantees.

Foreign Exchange Exposure

The Group’s financial statements are denominated in Hong Kong dollars (“**HKD**”), while the Group is conducting business mainly in HKD, United States Dollar (“**USD**”), Great British Pound (“**GBP**”) and Renminbi (“**RMB**”). Since the exchange rates of HKD is pegged to USD, there is no material exchange risk in respect of USD assets and transactions. However, the assets, liabilities and transactions of the UK and the PRC subsidiaries of the Group are mainly denominated in GBP and RMB respectively, there were exchange risks during financial settlement at the end of Year in this regard.

The Group has implemented policies and guidelines in relation to foreign exchange risk management. Meanwhile, the subsidiaries in the PRC are able to generate sufficient income to deal with their local currency expenses; therefore, the management of the Company considered that the Group’s exposure to the potential foreign currency risk was relatively limited.

財務回顧(續)

廣州融智、錦州嘉馳及錦凌貸款擔保及質押表(續)

附註：

- (1) 廣州融智提供擔保之貸款本金總數為人民幣333,700,000元,而截至二零二五年十二月三十一日該等貸款本金,累計利息及違約利息合共人民幣612,674,000元。
- (2) 錦州嘉馳提供擔保之貸款本金總數為人民幣3,240,000,000元,而截至二零二五年十二月三十一日該等貸款本金,累計利息及違約利息合共人民幣5,272,760,000元。
- (3) 於二零二五年三月,本公司接獲錦州銀行及錦州市華銀資產經營有限公司(「**承讓方**」),一家由錦州市政府為大股東之公司的通知,廣州融智及錦州嘉馳欠錦州銀行次貸款及擔保債據已全數按原貸款及擔保條款轉讓至承讓方。

外匯風險

本集團財務報表的報告幣種為港元(「**港元**」),而本集團主要以港元、美元(「**美元**」)、英鎊(「**英鎊**」)及人民幣(「**人民幣**」)進行業務交易。由於港元匯率與美元匯率掛鈎,因此美元資產及交易並無重大匯兌風險。然而,本集團英國及中國附屬公司的資產、負債及交易主要分別以英鎊及人民幣計值,就此而言,於本年度末作財務換算時則需面對匯兌風險。

本集團已實施政策及指引管理匯兌風險,同時,中國附屬公司均能夠產生足夠收益以應付其當地貨幣的費用支出。因此,本公司管理層認為本集團所承受的潛在外幣風險相對有限。

Management Discussion and Analysis

管理層討論及分析

EMPLOYEES AND REMUNERATION POLICIES

As at 31 December 2025, the Group had 169 (as at 31 December 2024: 163) employees, of whom approximately 10.1% (as at 31 December 2024: 8.6%) were located in Hong Kong and the rest were located in the PRC and overseas.

The Group recognises the employees as the key element that contributes to the Group's success. The Group's remuneration policies are formulated based on the individual performance and the salaries trends in various regions, which will be reviewed annually. Apart from mandatory provident fund and medical insurance, the Company has adopted a share option scheme under which share options may also award to the Directors and eligible employees as an incentive with reference to the assessment of individual performance. The Board believes that the Group maintains an admirable relationship with the employees.

DIVIDENDS

The Board does not recommend the payment of any dividend for the year ended 31 December 2025 (year ended 31 December 2024: nil).

PROSPECTS

In 2025, China implemented proactive and effective macroeconomic policies to address external challenges and manage domestic economic and social conditions. These measures effectively mitigated trade and economic pressures, stabilized employment, enterprises and markets. The primary socioeconomic development objectives were successfully achieved throughout the year, realizing an increase in annual gross domestic product (GDP) of 5.0%, with the service sector and consumer market demonstrating stable performance. Aligning with the trends of service-oriented, quality-driven and digital transformation, the Group's shopping malls progressively evolved into modern lifestyle hubs integrating consumption, experience and social interaction, which effectively enhanced synergies, aiming to elevate overall profitability and competitiveness.

The year 2026 marks the commencement of the 15th Five-Year Plan. China will implement more targeted macroeconomic policies and, through deepening integrations of trade and investment as well as domestic and international commerce, continue to explore diversified markets, so as to drive the expansion and upgrading of cross-border e-commerce with overseas warehousing models. These policies create new development opportunities for the Group's shopping malls apparel wholesaler tenants who are targeting overseas customers, consolidating a more favorable business environment.

僱員及薪酬政策

於二零二五年十二月三十一日，本集團有169名(於二零二四年十二月三十一日：163名)僱員，其中約10.1%(於二零二四年十二月三十一日：8.6%)位於香港，而餘下僱員位於中國及海外。

本集團認同僱員為本集團成功的關鍵。本集團的薪酬政策按每名員工的表現及根據不同地區的薪金情況而定，並會每年定期檢討。除強制性公積金及醫療保險外，本公司已採納購股權計劃，據此亦會根據個別表現評估向董事及合資格僱員授出購股權以資獎勵。董事局認為，本集團與僱員之間維持良好的關係。

股息

董事局並不建議就截至二零二五年十二月三十一日止年度支付任何股息(截至二零二四年十二月三十一日止年度：無)。

前景

二零二五年，中國在面對外部挑戰和應對國內經濟民生情勢，實施了積極有為的宏觀政策，有效應對經貿挑戰，穩住了就業、企業與市場，全年經濟社會發展主要目標任務順利完成。全年國內生產總值(GDP)實現5.0%的增長，其中服務業和消費市場表現穩健。本集團旗下各購物中心順應服務化、品質化、數字化趨勢，逐漸轉型為融合消費、體驗與社交的現代生活中心，有效增強了協同效應，務求提升整體收益與競爭力。

二零二六年是「十五五」規劃的開局之年，中國將實施更加具有針對性的宏觀政策及通過深入推進貿易投資一體化、內外貿一體化發展，持續開拓多元化市場，推動跨境電商加海外倉模式擴容升級，這一系列政策導向，為本集團旗下購物中心以海外客戶為目標的服飾批發商租戶，創造了新的發展機遇，穩固更有利的營商環境。

PROSPECTS (Continued)

In 2025, in terms of management, Guangzhou Shopping Mall adjusted its dining and apparel layouts and successfully introduced multiple showrooms targeting foreign purchasers to establish a complementary “front store + back showroom” business model. Meanwhile, the mall completed various upgrades to its infrastructures and visual merchandising, which enhanced the quality of the shopping environment and brand image. Content distribution via multiple platforms and themed marketing campaigns effectively supported tenant operations and boosted the growth of customer traffic. Regarding safety management, the goal of zero accident throughout the year was achieved. Emergency responses to typhoons and missions to ensure smooth operation of major events were successfully completed. Guangzhou Shopping Mall plans to prioritize renovations to the children’s wear section to create a branded, large-scale export showroom, while expanding dedicated sections targeting merchants from Central and West Asia and Russia. We plan to further enhance the environment and facilities by optimizing wayfinding systems and lighting, replacing freight elevators in order to improve both shopping and logistics experiences. Meanwhile, we will seize the opportunities arising from the increased passenger flow at Guangzhou station to reinforce our marketing and promotion effort. In respect to our safety management, routine inspections and emergency drills will be intensified continuously to ensure the secure and stable operation of the mall throughout the year.

Jinzhou Shopping Mall proactively addressed structural shifts in the consumer market in 2025, focusing its efforts on optimizing tenant mix, upgrading business models and commencing digital marketing. By adjusting the “one tenant, multiple stores” operational model and lowering leasing thresholds, the mall introduced new categories of tenants such as women’s wear. The adjustment of differentiated business model helped tenants enhance operational efficiency, while digital marketing effectively boosted customer flow and sales by uploading short reels, graphic content and multiple planned promotional campaigns. The mall successfully introduced projects such as live-action survival games and children’s physical fitness programs. Key initiatives for the coming year will include the commencement of refined tenant cultivation program, which encourages soft decorations for refreshed images and the creation of signature stores by brand owners. We will optimize service experience by adding pets, boyfriends and children care sections, strengthen content-driven traffic through short reels and live streaming, and explore AI-powered operations. Tenant recruitment efforts will be focused on adding fast and light dining concepts, introducing fashion brands, creating theme zones, expanding immersive entertainment clusters, and building a “government services + community convenience” ecosystem, which includes the establishment of community institutions and marriage registration offices. All these efforts aim at boosting the overall customer flow and brand attraction.

前景(續)

廣州購物中心在二零二五年在管理上調整了餐飲與服裝佈局，並成功引入多家外單展廳，形成「前店+後展廳」互補經營模式。同時，完成多項基礎設施與美陳升級，提升商場環境品質與品牌形象。並通過多平台內容輸出與主題行銷活動，有效助力商戶經營與客流增長。安全管理方面，全年實現零事故目標，順利完成颱風應急響應與重大活動保障任務。廣州購物中心計劃重點推進童裝區改造，打造品牌化、規模化的外貿展廳，並拓展面向中西亞及俄羅斯客商的經營專區。計劃進一步提升環境與設備，優化導視、照明並更換貨梯，改善購物與物流體驗。同時把握廣州站客流增長機遇，加強行銷推廣。安全管理工作將繼續強化日常巡查與應急演練，確保商場全年安全平穩運行。

錦州購物中心在二零二五年積極應對消費市場結構性變化，圍繞商戶結構優化、業態升級和數位營銷展開重點工作。通過調整「一戶多檔」經營格局，降低招商門檻，引進女裝等新品類商戶；實施差異化業態調整，助力商戶提升運營效益；數位行銷通過發佈短視頻、圖文及多檔企劃活動有效帶動客流與銷售。並成功引入真人生存遊戲、少兒體適能等專案。來年重點工作將啟動商戶精細化培養，鼓勵軟裝煥新與主理人特色店打造；優化服務體驗，增設寵物、男友及兒童寄存等功能區；加強短視頻、直播等內容引流，並探索人工智慧運營。招商將著力補充速食輕食等餐飲業態，引入時尚品牌、打造主題街區，拓展沉浸式娛樂集群，並構建「政務+便民」生態，推動社區機構與婚姻登記處入駐，以提升整體客流與品牌吸引力。

Management Discussion and Analysis

管理層討論及分析

PROSPECTS *(Continued)*

In 2025, Anyang Shopping Mall successfully introduced stand-up comedy events and hosted multiple comic conventions and offline fan support activities by conducting on-site visits and researches on mainstream commercial projects and various types of merchants, laying the foundation for subsequent tenant recruitment. Meanwhile, it strengthened video operations and online exposure, achieving fans growth and traffic breakthroughs across multiple platforms including Douyin, Xiaohongshu and WeChat Video Account, effectively boosting tenants' sales. Furthermore, its self-operating "Meiyi" apparel store achieved satisfactory performance, and its customer flow had been further driven through live-streaming promotions. For the coming year, Anyang Shopping Mall plans to introduce apparel retail section or trendy anime-theme concepts to boost occupancy rates and rental income. A dedicated food court featuring snacks which go viral online will be developed to drive overall tenant recruitment through culinary appeal. At the same time, more efforts will be invested to leverage video livestreaming for traffic increase, including the self-operating "Meiyi" fashion livestreaming and coupon distribution to increase customer flow and conversion rates. Furthermore, the mall will comprehensively enhance operational dynamic and market competitiveness by building a membership system, conducting promotions through self-media matrix and fostering merchant collaborations.

前景(續)

在二零二五年，安陽購物中心通過走訪調研主流商業項目及各類業態商戶，成功引進脫口秀活動並舉辦多次漫展及線下應援活動，為後續招商奠定基礎。同時，加強視頻運營與線上曝光，在抖音、小紅書、微信視頻號等多平台實現粉絲增長與流量突破，有效幫助商戶提升銷售。此外，自營「美依」服店鋪表現良好，並通過直播促銷進一步帶動客流。下一年，安陽購物中心計劃引進服裝賣場或潮玩二次元主題業態，提升出租率與租金收入；規劃餐飲網紅小吃區，以餐飲引流帶動整體招商。同時，繼續強化視頻直播引流，通過自營「美依」服專場直播、優惠券發放等方式，提升客流量與轉化效率。此外，通過會員體系構建、自媒體矩陣宣傳及商戶聯動，全面提升商場經營活力與市場競爭力。

SUBSEQUENT EVENTS AFTER THE YEAR

On 25 March 2026, the Company, Stone Wealth Limited (“**Stone Wealth**”) and Mr. Dai entered into a supplemental agreement to, among others, extend the deadline for Stone Wealth and Mr. Dai in fulfilling their obligations under a settlement agreement dated 25 March 2025 by one year (i.e. up to 25 March 2027). For further details, please refer to the announcements of the Company dated 25 March 2025 and 25 March 2026.

During the Year, the Company through Guangzhou Rongzhi has been in regular contact with Mr. Dai and his affiliates regarding the status of the reduction of Guangzhou Rongzhi’s external debt, also requesting relevant underlying documents, including but not limited to (i) any settlement agreement(s) (including drafts thereof); (ii) proof of the settlement of outstanding amount due to the relevant debtor; and (iii) communication records between the said parties. To the best knowledge of the Company, as of the date of this announcement, Mr Dai and his affiliates are in close communication with the debtor and are in the process of preparing a debt reduction proposal.

Qualified Opinion

KTC Partners CPA Limited (“**KTC**”) has issued a qualified opinion for the year ended 31 December 2025 (the “**Qualified Opinion**”), the text of which is set out on pages 107 to 115 of this annual report.

Pursuant to discussions between the Company and KTC, subject to the achievement of events stated below, it will be in a position to consider the removal of the audit qualification on the completeness of financial guarantees:

- (i) settlement or clearance of all currently known financial guarantees in favor of Bank of Jingzhou/錦州市華銀資產經營有限公司 and/or the Shengjing Bank; and
- (ii) recovery or compensation of all losses incurred by the Group as a result of the aforementioned financial guarantees from the Five Borrowers and/or Mr. Dai.

本年度後事項

於二零二六年三月二十五日，本公司、Stone Wealth Limited（「**Stone Wealth**」）及戴先生訂立一份補充協議，據此（其中包括）將Stone Wealth及戴先生根據日期為二零二五年三月二十五日的和解協議履行其義務的期限延長一年（即延長至二零二七年三月二十五日）。有關進一步詳情，請參閱本公司日期為二零二五年三月二十五日及二零二六年三月二十五日的公告。

本年度內，本公司透過廣州融智與戴先生及其關聯方就廣州融智削減外部債務的狀況保持定期聯繫，並要求提供相關證明文件，包括但不限於：(i)任何和解協議（包括協議草稿）；(ii)相關債務人未償還金額已結清的證明；及(iii)上述各方之間的溝通記錄。據本公司所知，截至本公告日期，戴先生及其關聯方正與債務人保持密切溝通，並正擬備債務削減方案。

保留意見

中瑞和信會計師事務所有限公司（「**中瑞**」）已就截至二零二五年十二月三十一日止年度發出保留意見（「**保留意見**」），全文載於本年報第107至115頁。

根據本公司與中瑞討論，倘下列情況得以實現，中瑞就適合考慮剔除因財務擔保完整性而得出的審計保留意見：

- (i) 目前所有已知向錦州銀行／錦州市華銀資產經營有限公司及／或盛京銀行提供的財務擔保已經得到解決；及
- (ii) 本集團能夠追討或者獲得賠償本集團因五名借款人及／或戴先生的上述財務擔保而蒙受的所有損失。

SUBSEQUENT EVENTS AFTER THE YEAR

(Continued)

Qualified Opinion (Continued)

In the event that KTC is satisfied with the audit evidence for the financial statements for the year ending 31 December 2026, except for the audit modification on (1) the opening balances and comparative figures to be stated in the consolidated financial statements of the Group for the year ending 31 December 2026, and (2) the comparative figures to be stated in the consolidated financial statements of the Group for the year ending 31 December 2027, there would not be other audit modifications in respect of the matters referred to above. In respect of the Group's consolidated financial statement for the year ending 31 December 2026 and 2027, any audit modifications should solely relate to the comparability of 2025 and 2026 figures. Accordingly, under such circumstances, the issues giving rise to the Qualified Opinion are not expected to have any continuing effect on the Group's consolidated financial statements for the year ending 31 December 2028 and the subsequent years.

With a view to address the Qualified Opinion, the Company intends to implement a series of actions, including but not limited to (1) continue to follow up on the implementation of the Settlement Agreement and seek documentary evidence from the relevant parties, (2) continue to negotiate with Mr. Dai and his associates with a view of discharging the Group's liabilities in relation to the FG, (3) continue to assess, with the assistance of the Company's PRC legal advisers, whether and when legal action shall be commenced or further pursued against Mr. Dai and/or other relevant parties, and (4) continue to discuss with KTC and the Company's PRC legal advisers the legal position in respect of any possible remaining or future FG exposure.

本年度後事項(續)

保留意見(續)

倘中瑞信納截至二零二六年十二月三十一日止年度財務報表的審計憑證，將不會有其他關於上述事項的審計修改，惟對以下各項作出的審計修改除外(1) 將於本集團截至二零二六年十二月三十一日止年度的綜合財務報表內載列的期初結餘及比較數字；及(2) 將於本集團截至二零二七年十二月三十一日止年度的綜合財務報表內載列的比較數字。有關本集團截至二零二六年及二零二七年十二月三十一日止年度的綜合財務報表，任何審計修改應純粹涉及二零二五年與二零二六年數字的可比較性。因此，根據該等情況，引致保留意見的問題預期不會對本集團截至二零二八年十二月三十一日止年度及往後年度的綜合財務報表造成持續影響。

針對保留意見，本公司擬實行連串行動，包括但不限於(1)繼續跟進和解協議的實施情況並向有關各方尋求文件憑證；(2)繼續與戴先生及其聯繫人磋商，旨在解除本集團有關財務擔保合約的負債；(3)在本公司中國法律顧問的協助下繼續評估是否及何時展開或進一步向戴先生及/或其他相關各方提出法律行動；及(4)繼續與中瑞及本公司的中國法律顧問討論任何可能剩餘或未來財務擔保合約風險的法律狀況。



Management Discussion and Analysis

管理層討論及分析

Given (1) the credit searches from publicly available official sources could not provide comprehensive and/or exhaustive lists of financial guarantees or pledges provided by an entity to banks or financial institutions for the entity's own or third parties borrowings, and (2) the available court judgments mentioned above did not specify the specific amounts to be borne by the Company's subsidiaries, neither the Audit Committee (as defined below) nor the management of the Company holds a different view to that of KTC regarding the qualified opinion. The Audit Committee has reviewed the management's position and has no objections thereto. The Company will instruct relevant personnel of the Group to actively implement the action plan set out above in a bid to remove the Qualified opinion in the Company's audited financial statements for the year ending 31 December 2026.

鑒於(1)公開可得官方來源的信貸查冊不能提供實體就其本身或第三方借款向銀行或財務機構所提供財務擔保或質押的全面及/或無遺的清單；(2)上述法院判決並無訂明本公司附屬公司須承擔任特定金額，審核委員會(定義見下文)及本公司管理層均未對中瑞的保留意見持不同意見。審核委員會已審查管理層的立場，對其並無異議。本公司將指示本集團的相關人員積極實施上述行動計劃，務求於本公司截至二零二六年十二月三十一日止年度的經審核財務報表中消除保留意見。

Biographical Details of Directors

董事履歷詳情

BOARD OF DIRECTORS

Executive Directors

Mr. SU Shigong (“**Mr. Su**”), aged 56, was appointed as the executive Director on 11 September 2024. Mr. Su was appointed as the Chairman of the Company on 31 October 2024. Mr. Su served as the senior manager of Sino-Conflux Insurance Company Ltd. (“**Sino-Conflux**”), where he was primarily responsible for handling the company’s legal affairs, from February 2015 to February 2024. He concurrently served as the manager in asset management at HK Bellawings.jet Limited (“**HK Bellawings**”), where he was responsible for business aircraft management and operation, with a focus on domestic leases, from May 2019 to August 2024. He served as a director of Funde Sino Life Insurance Co., Limited (“**Funde Sino Life**”) from October 2017 to April 2026. Mr. Su held multiple managerial positions at Shengjing Bank Co., Limited (“**Shengjing Bank**”) in the asset protection department and various branches from October 2002 to February 2015. From June 1990 to October 2002, he served as the credit section chief at the Shenhe Branch of Shenyang Commercial Bank* (瀋陽市商業銀行瀋河支行), currently known as Shengjing Bank. Mr. Su completed tertiary courses in information at the school of finance at Shenyang University in July 1990, and in financial management at the Party School of Liaoning Provincial Party Committee in July 1997. He subsequently obtained his Bachelor of Laws (online education) from Peking University in January 2009. He was also certified as a mid-level financial economist by the Ministry of Personnel of the People’s Republic of China in October 1996.

Ms. YANG Yuhua (“**Ms. Yang**”), aged 62, was appointed as the executive Director on 11 September 2024. Ms. Yang was appointed as the chief executive officer (“**CEO**”) and Authorised Representative of the Company. Ms. Yang has served as the chief financial officer at Saizhi (Tianjin) Properties Co., Ltd.* (賽智(天津)置業有限公司) since June 2006. From August 2015 to June 2023, she served as the chief financial officer of HK Bellawings. From January 2013 to March 2017, she held the position of deputy manager of the financial department of Beijing Zhaotai Group Co., Ltd.. From December 2001 to June 2006, she served as the deputy manager of the inter-bank market department and the senior investment manager of the investment management centre at New China Life Insurance Company Ltd.. She successively served as the deputy head, the head, and the deputy chief of the funds division and the international business division of the Inner Mongolia branch of the Industrial and Commercial Bank of China from August 1983 to December 2001. Ms. Yang graduated with a master’s degree in finance from Shaanxi Institute of Finance and Economics* (陝西財經學院) in October 1999. She has been a senior economist as accredited by the Ministry of Land and Resources of the People’s Republic of China since May 2003.

* The English name is for identification only

董事局

執行董事

蘇世公先生(「**蘇先生**」)，56歲，於二零二四年九月十一日獲委任為執行董事，並於二零二四年十月三十一日獲委任為公司主席。蘇先生自二零一五年二月至二零二四年二月出任華滙人壽保險有限公司(「**華滙**」)的高級經理，彼主要負責處理該公司的法律事宜。自二零一九年五月至二零二四年八月，彼同時出任香港麗翔公務航空有限公司(「**香港麗翔**」)資產管理部的經理，負責公務機的管理及經營，並聚焦於內地租用。自二零一七年十月至二零二六年四月，彼出任富德生命人壽保險股份有限公司(「**富德生命**」)的董事。自二零零二年十月至二零一五年二月，蘇先生曾任盛京銀行股份有限公司(「**盛京銀行**」)資產保障部及多家分行的多個經理級別職位。自一九九零年六月至二零零二年十月，彼曾任瀋陽市商業銀行瀋河支行(現稱為盛京銀行)的信貸部主管。蘇先生於一九九零年七月在瀋陽大學完成財經學院信息大專課程，並於一九九七年七月在遼寧省委黨校完成財務管理大專課程。彼其後於二零零九年一月在北京大學獲法學學士學位(網絡教育)。彼亦於一九九六年十月獲中華人民共和國人事部認證為中級金融經濟師。

楊玉華女士(「**楊女士**」)，62歲，於二零二四年九月十一日獲委任為執行董事，並於二零二四年十月三十一日獲委任為行政總裁(「**行政總裁**」)及授權代表。楊女士自二零零六年六月起出任賽智(天津)置業有限公司的財務總監。自二零一五年八月至二零二三年六月，彼擔任香港麗翔的財務總監。自二零一三年一月至二零一七年三月，彼出任北京兆泰集團股份有限公司財務部副經理職位。自二零零一年十二月至二零零六年六月，彼出任新華人壽保險股份有限公司投資管理中心銀行間市場部副經理及高級投資經理。彼自一九八三年八月至二零零一年十二月歷任中國工商銀行內蒙古分行資金部及國際業務部的副科長、科長及副處長。楊女士於一九九九年十月畢業於陝西財經學院，取得金融學碩士學位。彼自二零零三年五月起一直為中華人民共和國國土資源部認可的高級經濟師。

Biographical Details of Directors 董事履歷詳情

BOARD OF DIRECTORS (Continued)

Non-executive Director

Mr. LU Yunsong (“**Mr. Lu**”), aged 59, was appointed as non-executive Director on 11 September 2024. Mr. Lu has served as the general manager of Tianheng Tongli (Beijing) Investment Co., Ltd.* (天恆通利(北京)投資有限公司) since May 2009. Prior to this, he founded Harbin Hailongzhou Catering Co., Ltd.* (哈爾濱海龍洲餐飲有限公司) in 1998. From 1993 to 1998, he served as the general manager of Harbin Jinqiao Catering Co., Ltd.* (哈爾濱金橋餐飲有限公司). From 1985 to 1990, he held the position of general manager at Beijing Fuhua Food Co., Ltd.* (北京富華食品有限公司). Mr. Lu completed his high school education at Beijing No. 149 High School* (北京第一四九中學) in 1983.

Independent non-executive Directors

Dr. GAO Bin (“**Dr. Gao**”), age 63, is the independent non-executive Director. Dr. Gao has extensive knowledge and rich experience in foreign exchange, fixed income, equity and commodity investment. He holds a Bachelor Degree in Space Physics from University of Science and Technology of China, an MA from Princeton University in Astrophysics and Master and a PhD Degree in Finance from New York University. Dr. Gao currently serves as chief executive officer and director of Kaifeng Investment Management (Hong Kong) Limited. Since September 2025, he has also concurrently served as co-chief Investment officer (“**Co-CIO**”). He served as the chief economist of Shenzhen Kaifeng Investment Management Limited from January 2019 to December 2024. He has been serving as a special term professor at PBC School of Finance of Tsinghua University since December 2014. He has been serving as independent non-executive director of Sunshine Insurance Group (stock code: 6963) since May 2018. He served as a senior vice president of Lehman Brothers from 2004 to 2005. He served as a managing director of Bank of America Merrill Lynch from 2005 to 2014, in charge of interest strategies in Asia Pacific. He was a tenured associate professor of the finance department at University of North Carolina-Business School, USA before joining this industry.

董事局(續)

非執行董事

呂雲松先生(「呂先生」)，59歲，於二零二四年九月十一日獲委任為非執行董事。呂先生自二零零九年五月起出任天恆通利(北京)投資有限公司的總經理。在此之前，彼於一九九八年創立哈爾濱海龍洲餐飲有限公司。由一九九三年至一九九八年，彼曾任哈爾濱金橋餐飲有限公司的總經理。由一九八五年至一九九零年，彼出任北京富華食品有限公司的總經理。呂先生於一九八三年在北京第一四九中學完成高中教育。

獨立非執行董事

高濱博士(「高博士」)，63歲，任獨立非執行董事。高博士在外匯、固定收益、股本及商品投資方面擁有廣博知識及豐富經驗。彼持有中國科學技術大學空間物理學學士學位，普林斯頓大學天體物理學碩士學位，紐約大學碩士及金融博士學位。高博士現任凱豐投資管理(香港)有限公司首席執行官及執行董事，自二零二五年九月起同時兼任聯席首席投資官(「聯席首席投資官」)。自二零一九年一月至二零二四年十二月任深圳市凱豐投資管理有限公司首席經濟學家。自二零一四年十二月起在清華大學五道口金融學院任特聘教授。自二零一八年五月起任陽光保險集團有限公司(股份代號：6963)獨立非執行董事。於二零零四年至二零零五年期間任雷曼兄弟高級副總裁。於二零零五年至二零一四年期間任美銀美林董事總經理，主管亞太區利率策略。進入業界前任職美國北卡羅來納大學商學院金融系並獲得終身教授。

* The English name is for identification only

Biographical Details of Directors

董事履歷詳情

BOARD OF DIRECTORS (Continued)

Independent non-executive Directors (Continued)

Mr. LEUNG Ting Yuk (“Mr. Leung”), aged 51, was appointed as the independent non-executive Director of the Company on 15 July 2023. He obtained a bachelor’s degree of commerce with major in accounting from University of Wollongong, Australia. Mr. Leung is a member of the Certified Practicing Accountants, Australia and the Hong Kong Institute of Certified Public Accountants. Mr. Leung has over 20 years of experience in financial management, accounting and auditing.

Mr. Leung is an independent non-executive director of Yanchang Petroleum International Limited (stock code: 346) since December 2009, Most Kwai Chung Limited (stock code: 1716) since March 2018, Xinyi Energy Holdings Limited (stock code: 3868) since November 2018 and Shangshan Gold International Holdings Limited (stock code: 1939) since May 2025, all of which are listed on the Main Board of Stock Exchange.

Ms. SONG Yanjie (“Ms. Song”), aged 59, was appointed as independent non-executive Director of the Company on 18 August 2023. She has over 30 years of experience in tertiary education and she is currently an associate professor of the Department of Mathematics and Information Technology at the Education University of Hong Kong.

Ms. Song obtained a bachelor’s degree of arts from the Qiqihar Teacher’s College (now known as the Qiqihar University) in the People’s Republic of China (the “PRC”) in July 1988. She obtained a master’s degree of arts from Jilin Technology University (now known as Jilin University) in the PRC in March 1993. She obtained a master’s degree of education and technology from University of Leeds in the United Kingdom in November 2002. She obtained a doctor’s degree in educational technology from the University of Hong Kong in December 2009.

董事局(續)

獨立非執行董事(續)

梁廷育先生(「梁先生」)，51歲，於二零二三年七月十五日獲委任為本公司獨立非執行董事。彼持有澳洲伍倫貢大學商學學士學位，主修會計。梁先生為澳洲會計師公會及香港會計師公會會員。梁先生擁有逾20年的財務管理、會計及審計經驗。

梁先生自二零零九年十二月起為延長石油國際有限公司(股份代號：346)獨立非執行董事，自二零一八年三月起擔任毛記葵涌有限公司(股份代號：1716)獨立非執行董事，自二零一八年十一月起擔任信義能源控股有限公司(股份代號：3868)獨立非執行董事，及自二零二五年五月起擔任上善黃金國際控股有限公司(股份代號：1939)獨立非執行董事，四者均於聯交所主板上市。

宋燕捷女士(「宋女士」)，59歲，於二零二三年八月十八日獲委任為本公司獨立非執行董事。彼從事高等教育行業三十餘載，現任職於香港教育大學數學與資訊科技學系副教授。

宋女士於一九八八年七月在中華人民共和國(「中國」)取得齊齊哈爾師範學院(現為齊齊哈爾大學)文學士學位。彼於一九九三年三月在中國取得吉林科技大學(現為吉林大學)文學碩士學位。彼於二零零二年十一月取得英國里茲大學教育科技碩士學位。彼於二零零九年十二月取得香港大學教育科技博士學位。

Environmental, Social and Governance Report

環境、社會及管治報告

Tai United Holdings Limited (together with its subsidiaries, hereinafter referred to as the “**Group**” or “**We**”) incorporates sustainable development into its corporate planning and operations as part of our efforts to create long-term value for the Group’s stakeholders. This Environmental, Social and Governance (“**ESG**”) Report (the “**ESG Report**”) has been prepared in accordance with the Environmental, Social and Governance Reporting Guide (“**ESG Guide**”) set out in Appendix C2 to the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (the “**Listing Rules**”), to inform all stakeholders about our ESG policies, measures and performance.

This ESG Report mainly covers the Group’s business segments from 1 January 2025 to 31 December 2025 (the “**Reporting Period**” or the “**Year**”), including (i) property investment; (ii) flooring and medical equipment trading; (iii) mining and natural resources exploration; and (iv) financial services and asset management. Management and staff of all major functions participated in the preparation of this Report to assist the Group in reviewing its operations, identifying relevant ESG matters and assessing the materiality of such matters to the Group’s business and stakeholders.

太和控股有限公司(連同其附屬公司以下簡稱「**集團**」、「**本集團**」或「**我們**」)以可持續發展為企業規劃與營運理念，務求為本集團的利益相關者創造長遠價值。為讓各持份者了解本集團的環境、社會及管治(「**ESG**」)之政策、措施及表現，我們根據香港聯合交易所有限公司上市規則(「**上市規則**」)附錄C2所載之環境、社會及管治報告指引(「**ESG指引**」)編製了本環境、社會及管治報告(「**ESG報告**」)。

本ESG報告主要涵蓋本集團由二零二五年一月一日至二零二五年十二月三十一日(「**報告期間**」或「**本年**」)的業務分部，包括(i)物業投資；(ii)地板材料及醫療設備貿易；(iii)採礦及天然資源勘探；及(iv)金融服務及資產管理業務。所有主要職能的管理層與員工均有參與編製本報告，以協助集團檢討其運作情況、鑒別相關ESG事宜，並評估相關事宜對我們的業務以及各持份者的重要性。

SUMMARY OF MATERIAL ESG MATTERS

重大ESG事宜摘要

ESG Guide Summary ESG指引提要

Significant ESG Matters 重大ESG事宜

A. Environmental 環境

- A1. Emissions
排放物
- A2. Use of Resources
資源使用
- A3. The Environment and Natural Resources
環境及天然資源

- Waste Treatment and Carbon Emission
廢棄物處理及碳排放
- Energy and Water Consumption
能源及水資源消耗
- Environmental Implication Management
環境影響管理

B. Social 社會

- B1. Employment
僱傭
- B2. Health and Safety
健康與安全
- B3. Development and Training
發展及培訓
- B4. Labour Standards
勞工準則
- B5. Supply Chain Management
供應鏈管理
- B6. Product Responsibility
產品責任
- B7. Anti-corruption
反貪污
- B8. Community Investment
社區投資

- Employee Benefits and Equal Opportunities Policies
僱員待遇及平等機會政策
- Occupational Health and Safety
職業健康與安全
- Employee Training Plan
員工培訓計劃
- Prevention of Child Labour or Forced Labour
防止童工或強制勞工
- Sustainable Supply Chain
可持續發展供應鏈
- Customer Service, Marketing and Customer Privacy Security
客戶服務、市場推廣及客戶私隱保障
- Prevention of Corruption and Fraud
防止貪污及舞弊
- Contributions to Society
社會公益

1. REPORTING BOUNDARY

1.1 Scope of Included Entities and Operations

The reporting boundary covers the Group's major operating entities and core businesses in Hong Kong, the Chinese Mainland and Mongolia. Core businesses include the aforementioned four business segments.

Included entities are the Group's wholly-owned and holding subsidiaries (where the Group controls financial and operational policies). Details of specific operating entities are set out in Appendix 2.

1.2 Excluded Entities and Operations

Joint ventures, associated companies and supply chain partners are not included in the reporting boundary for the following reasons:

- Joint ventures/associated companies: The Group does not have sole control over their operations or ESG systems, and no unified ESG data collection mechanism has been established yet;
- Supply chain partners: Suppliers are widely distributed across regions and industries. The Group is building a sustainable supply chain management system, and ESG data collection for suppliers is still in progress.

1.3 Identification Process of Reporting Boundary

The Group confirms the reporting boundary through four steps:

- (1) List all entities under the Group (subsidiaries, joint ventures, business units);
- (2) Assess if the Group has "financial + operational control" over each entity;
- (3) Evaluate the environmental and social impact of each entity on the Group and stakeholders;
- (4) Confirm the final scope and document reasons for excluding certain entities.

1. 報告範圍

1.1 涵蓋實體及營運範圍

報告範圍涵蓋本集團在香港、中國內地及蒙古國的主要營運實體及核心業務。核心業務包括上述四個業務分部。

涵蓋的實體為本集團的全資附屬公司及控股附屬公司(本集團對其擁有財務及營運政策控制權)。具體營運實體的詳情載於附錄2。

1.2 排除實體及營運

聯營企業、關聯公司及供應鏈合作夥伴並未納入報告範圍，原因如下：

- 聯營企業／關聯公司：本集團對其營運或ESG系統並無單獨控制權，和尚未建立統一的ESG數據收集機制；
- 供應鏈合作夥伴：供應商廣泛分佈於不同地區及行業。本集團正在建立可持續供應鏈管理系統，和供應商的ESG數據收集仍在進行中。

1.3 報告範圍的識別過程

本集團通過四個步驟確認報告範圍：

- (1) 列出本集團旗下所有實體(附屬公司、聯營企業、業務單位)；
- (2) 評估本集團對各實體是否具有「財務+營運控制權」；
- (3) 評估各實體對本集團及持份者的環境及社會影響；
- (4) 確認最終範圍，並記錄排除某些實體的原因。

1. REPORTING BOUNDARY (Continued)

1.4 Changes in Reporting Boundary

Compared with the 2024 ESG Report, the 2025 scope has been expanded for the purpose of enhancing disclosure comprehensiveness and transparency, driven by improved cross-regional data collection and an upgraded ESG management system:

- Added water and electricity consumption data of the Group's self-owned shopping malls (previously only office data was disclosed);
- Included coal consumption data for employee heating facilities in Mongolia (not disclosed in 2024).

2. CLIMATE-RELATED GOVERNANCE

2.1 Responsible Bodies

The Group's Board of Directors is ultimately responsible for overseeing climate risks and opportunities. No separate Sustainability Committee has been established; instead, the Board delegates specific responsibilities to the Audit Committee (an existing standing committee) via formal resolution.

The Audit Committee's duties include reviewing climate risk management strategies, assessing risk materiality, monitoring target progress, and reporting to the Board on a regular basis.

2.2 Skills and Competencies

Board and Audit Committee members possess relevant capabilities to oversee climate-related matters:

- Professional backgrounds in finance, governance and operations to assess climate-related financial impacts;
- Continuous learning of climate regulations and industry best practices;
- Engagement with external environmental consultants to supplement professional knowledge.

1. 報告範圍(續)

1.4 報告範圍的變化

與二零二四年ESG報告相比，二零二五年的範圍有所擴大，目的是在跨區域數據收集改善及ESG管理系統升級的推動下，提高披露的全面性和透明度：

- 增加了本集團持有之購物中心的耗水和耗電數據(先前僅披露辦公室數據)；
- 包含了蒙古員工供暖設施的煤炭消耗數據(二零二四年未披露)。

2. 氣候相關治理

2.1 負責機構

本集團董事會對監督氣候風險與機遇負最終責任。本集團並未設立單獨的可持續發展委員會，反而董事會通過正式決議將特定職責委派給審核委員會(現有的常設委員會)。

審核委員會的職責包括審查氣候風險管理策略、評估風險重要性、監察目標進度，並定期向董事會匯報。

2.2 技能與能力

董事會及審核委員會成員具備監督氣候相關事宜的相關能力：

- 擁有財務、治理及營運方面的專業背景，以評估氣候相關財務影響；
- 持續學習氣候法規及行業最佳實踐；
- 與外部環境顧問合作，以補充專業知識。

2. CLIMATE-RELATED GOVERNANCE

(Continued)

2.3 Oversight Processes and Frequency

- **Quarterly monitoring:** The Finance and Administration Departments collect climate data (e.g., GHG emissions, energy use) and submit progress reports to the Audit Committee;
- **Semi-annual review:** The Audit Committee holds special meetings to assess the effectiveness of risk management and adjust strategies if necessary;
- **Annual evaluation:** The Board conducts a comprehensive review of climate-related performance and approves the next year's targets.

2.4 Integration into Strategy and Major Transactions

- **Strategy formulation:** Climate factors (including risks such as policy changes and opportunities such as green building demand) are fully considered in the Group's medium and long-term business plans;
- **Major transactions:** For all investments, acquisitions or new projects, the Group conducts a comprehensive assessment of climate risks (e.g., asset carbon intensity, compliance with environmental regulations).

2.5 Target Monitoring and Remuneration Linkage

- **Target tracking:** Climate targets (e.g., emission reduction, energy saving) are monitored on a monthly basis and verified annually, with progress reported to the Audit Committee and the Board in a timely manner;

2. 氣候相關治理(續)

2.3 監督流程及頻率

- **季度監察：**財務及行政部門收集氣候數據(如溫室氣體排放、能源使用)，並向審核委員會提交進度報告；
- **半年度審查：**審核委員會舉行特別會議，評估風險管理成效及在必要時調整策略；
- **年度評估：**董事會對氣候相關表現進行全面審查，並批准來年目標。

2.4 融入戰略及重大交易

- **戰略制定：**氣候因素(包括政策變化等風險以及綠色建築需求等機遇)已充分納入本集團的中長期業務計劃；
- **重大交易：**對於所有投資、收購或新項目，本集團會進行全面的氣候風險評估(例如資產碳強度、遵守環境法規)。

2.5 目標監察與薪酬掛鉤

- **目標追蹤：**氣候目標(如碳排放減量、節能)按月監察和按年核實，進度及時報告予審核委員會及董事會；

2. CLIMATE-RELATED GOVERNANCE

(Continued)

2.5 Target Monitoring and Remuneration Linkage (Continued)

- **Remuneration linkage:** Climate targets are not yet linked to the remuneration of Directors and senior management. A linkage mechanism is currently under development, which will incorporate climate performance indicators into the annual appraisal of senior management. The mechanism will be implemented in due course, with relevant details to be disclosed in the 2026 ESG Report.

2.6 Climate-related Training

The Group provides dedicated climate training for the Board and senior management:

- **Frequency:** At least one training session per year;
- **Content:** Covering GHG accounting, climate risk analysis, disclosure requirements and low-carbon transition strategies;
- **Training Quality:** Professional knowledge and insights are integrated into the training to ensure the timeliness and professionalism of the content delivered.

2. 氣候相關治理(續)

2.5 目標監察與薪酬掛鈎(續)

- **薪酬掛鈎：**氣候目標目前尚未與董事及高級管理層之薪酬掛鈎。目前正在制定掛鈎機制，將氣候績效指標納入高級管理層的年度考核。該機制將於適當時候實施，相關細節將在二零二六年ESG報告中披露。

2.6 氣候相關培訓

本集團為董事會及高級管理層提供專門的氣候培訓：

- **頻率：**每年至少提供一次培訓；
- **內容：**涵蓋溫室氣體核算、氣候風險分析、披露要求及低碳轉型策略；
- **培訓質量：**將專業知識與見解融入培訓課程中，確保所傳遞內容的即時性與專業性。

3. CLIMATE-RELATED RESILIENCE & RISK MANAGEMENT

3.1 Climate Resilience Assessment via Scenario Analysis

The Group has conducted a climate resilience assessment using scenario analysis to evaluate the adaptability of its corporate strategy and business model to climate-related changes, with the assessment framework as follows:

- **Scenario Sources:** Adopted recognised scenarios from leading international climate bodies;
- **Time Horizons:** Covering short-term (1–3 years), medium-term (3–5 years) and long-term (5+ years), aligned with the Group’s strategic planning cycle;
- **Scope:** Including all core business segments and key assets across Hong Kong, Mainland China and Mongolia;
- **Key Assumptions:** Based on expected carbon policy adjustments, renewable energy adoption rates and changes in the frequency of extreme weather events;
- **Assessment Outcome:** The Group’s core strategies demonstrate good resilience to climate-related shifts, while potential adjustments are needed for energy-intensive operations under certain transition scenarios.

3. 氣候相關韌性與風險管理

3.1 通過情景分析評估氣候韌性

本集團已運用情景分析進行氣候韌性評估，以評估其企業策略及業務模式對氣候相關變化的適應能力，評估框架如下：

- **情景來源：**採用國際領先氣候機構認可的情景；
- **時間範圍：**涵蓋短期(1–3年)、中期(3–5年)及長期(5年以上)，與本集團的戰略規劃週期一致；
- **範圍：**包括所有核心業務分部及位於香港、中國內地及蒙古的主要資產；
- **關鍵假設：**基於預期的碳政策調整、可再生能源採用率及極端天氣事件頻率的變化；
- **評估結果：**本集團的核心策略對氣候相關變化展現出良好的韌性，而在某些轉型情景下，高能耗業務仍需進行潛在調整。

3. CLIMATE-RELATED RESILIENCE & RISK MANAGEMENT *(Continued)*

3.2 Climate Risk Management Processes

(1) Risk Identification Process

The Group identifies climate-related risks and opportunities through a structured process:

- **Data Sources:** Internal operational data (energy consumption, asset locations), third-party climate risk data and the latest regulatory updates;
- **Scope:** Covering all entities within the ESG reporting boundary (offices, shopping malls and Mongolian mining sites);
- **Scenario Application:** Utilising scenario analysis results to identify long-term climate risks (e.g., the impact of rising energy costs, asset damage caused by extreme weather).

(2) Risk Prioritisation & Monitoring

- **Criteria:** Adopted a combined “likelihood × impact” matrix to rank climate risks relative to other enterprise risks;
- **High-priority risks:** Disruptions caused by extreme weather, the impact of future carbon pricing mechanisms;
- **Monitoring Frequency:** High-priority risks are tracked quarterly via key indicators, reviewed semi-annually by the Audit Committee and reassessed annually by the Board.

3. 氣候相關韌性與風險管理 *(續)*

3.2 氣候風險管理流程

(1) 風險識別流程

本集團通過結構化流程識別氣候相關風險與機遇：

- **數據來源：**內部營運數據(能源消耗、資產位置)、第三方氣候風險數據及最新法規更新；
- **範圍：**涵蓋ESG報告範圍內的所有實體(辦公室、購物中心及蒙古礦場)；
- **情景應用：**利用情景分析結果識別長期氣候風險(例如能源成本上升的影響、極端天氣造成的資產損壞)。

(2) 風險優先級排序與監察

- **標準：**採用「可能性×影響」矩陣，將氣候風險與其他企業風險進行比較排序；
- **高優先級風險：**極端天氣造成的干擾、未來碳定價機制的影響；
- **監察頻率：**高優先級風險通過關鍵指標按季度追蹤，由審核委員會每半年審查一次，並由董事會每年重新評估一次。

3. CLIMATE-RELATED RESILIENCE & RISK MANAGEMENT (Continued)

3.2 Climate Risk Management Processes

(Continued)

(3) Integration into Risk Management

Climate risk management is fully integrated into the Group's overall risk management framework. Climate risks are classified as a distinct category alongside operational and financial risks, with the Audit Committee overseeing the regular reporting of climate risk management to the Board.

3. 氣候相關韌性與風險管理(續)

3.2 氣候風險管理流程(續)

(3) 融入風險管理

氣候風險管理已完全融入本集團的整體風險管理框架。氣候風險與營運風險及財務風險並列為一個獨立的風險類別，由審核委員會監督氣候風險管理定期向董事會的報告。

Risk/ Opportunity	Time Horizon Short-term (1-3y) 時間範圍 短期 (1-3年)	Time Horizon Medium-term (3-5y) 時間範圍 中期 (3-5年)	Time Horizon Long-term (5+y) 時間範圍 長期 (5年以上)	Involved Business Segments 涉及業務分部
Physical Risks 實質風險	Extreme weather causes property damage/operation disruption; Mongolia site operational delays & higher equipment maintenance costs 極端天氣造成財產損失／營運中斷；蒙古場地出現營運延誤及設備維護成本增加	Rising property insurance premiums from frequent extreme weather; Mongolia site exploration safety risks & longer project cycles 極端天氣頻繁導致物業保險費上升；蒙古場地勘探安全風險及項目週期延長	Property devaluation from ecological changes; Mongolia site exploration restrictions & stricter local environmental policies 生態變化導致物業貶值；物業投資；蒙古場地勘探限制及當地更嚴格的環境政策	Property Investment; Mining & Natural Resources Exploration 採礦及自然資源勘探
Transition Risks	Higher carbon emission costs (carbon pricing); longer mining exploration approval (stricter environmental rules)	Higher energy costs (fossil fuel price hikes); higher traditional financing costs/difficulty (tightened green finance)	High-carbon asset devaluation; lower tungsten ore demand (low-carbon industrial substitution)	All (core: Mining; Property Investment); Property Investment; Mining & Natural Resources Exploration; Financial Services & Asset Management
轉型風險	更高的碳排放成本(碳定價)；更長的礦業勘探審批時間(更嚴格的環境規則)	更高的能源成本(化石燃料價格上漲)；更高的傳統融資成本／難度(綠色金融收緊)	高碳資產貶值；鎢礦需求下降(低碳工業替代)	所有(核心：採礦；物業投資)；物業投資；採礦及自然資源勘探；金融服務及資產管理

3. CLIMATE-RELATED RESILIENCE & RISK MANAGEMENT (Continued)

3. 氣候相關韌性與風險管理(續)

3.2 Climate Risk Management Processes

3.2 氣候風險管理流程(續)

(Continued)

(3) Integration into Risk Management (Continued)

(3) 融入風險管理(續)

Risk/ Opportunity	Time Horizon Short-term (1-3y) 時間範圍 短期 (1-3年)	Time Horizon Medium-term (3-5y) 時間範圍 中期 (3-5年)	Time Horizon Long-term (5+y) 時間範圍 長期 (5年以上)	Involved Business Segments
風險/機遇				涉及業務分部
Physical Opportunities	Upgrade property disaster prevention (boost asset resilience); adopt weather-resistant equipment at Mongolia sites (cut downtime losses)	Develop climate-resilient properties (add extreme weather services); build site climate monitoring (reduce operational risks)	Layout climate-adaptive properties (green industrial parks/low-carbon complexes); eco-friendly site operational (gain local policy support)	Property Investment; Mining & Natural Resources Exploration
實體機遇	提升物業災害防禦能力(增強資產韌性); 在蒙古場地採用耐氣候設備(減少停工損失)	開發氣候適應型物業(增加極端天氣服務); 建立場地氣候監測(降低營運風險)	佈局氣候適應型物業(綠色工業園/低碳綜合體); 環保場地營運(獲得當地政策支持)	物業投資; 採礦及自然資源勘探
Transition Opportunities	Energy-saving renovations for properties/sites (cut costs); apply for green subsidies/tax incentives (reduce transition investment)	Green property investment (lift asset valuation); explore low-carbon mining resource applications (develop green manufacturing clients)	Issue green bonds/credit (optimize financing); invest in low-carbon industrial chain (new energy/green materials) for business upgrade	All (core: Property Investment; Mining); Property Investment; Mining & Natural Resources Exploration; Flooring & Medical Equipment Trading
轉型機遇	物業/場地節能改造(降低成本); 申請綠色補貼/稅收優惠(減少轉型投資)	綠色物業投資(提升資產估值); 探索低碳礦產資源應用(發展綠色製造客戶)	發行綠色債券/信貸(優化融資); 投資低碳產業鏈(新能源/綠色材料)以實現業務升級	所有(核心: 物業投資; 採礦); 物業投資; 採礦及自然資源勘探; 地板及醫療設備貿易

4. GREENHOUSE GAS (GHG) EMISSION MEASUREMENT

4.1 Measurement Approach & Inputs

- **Approach:** Adopted the operational control approach, covering all entities where the Group exercises operational control;
- **Key Inputs:** Energy consumption data (electricity, gasoline, coal) collected from internal meters and supplier invoices; emission factors sourced from relevant government authorities and international standards;
- **Assumptions:** Aligned with established GHG accounting principles to ensure consistency with the Group's reporting boundary.

4.2 Reason for Selected Approach

The Group selected the operational control approach because it aligns with the Group's management structure for core assets, ensures consistency with the ESG reporting boundary and enhances the comparability of GHG emission data with industry peers.

4.3 Changes to Methodology

No changes were made to the measurement approach, key inputs or underlying assumptions during the 2025 reporting period, ensuring the year-on-year comparability of GHG emission data.

4. 溫室氣體(GHG)排放計量

4.1 計量方法與輸入數據

- **方法：**採用營運控制權法，涵蓋本集團擁有營運控制權的所有實體；
- **關鍵輸入數據：**從內部儀表及供應商發票收集的能源消耗數據(電力、汽油、煤炭)；排放因子來自相關政府機構及國際標準；
- **假設：**與既定的溫室氣體核算原則保持一致，以確保與本集團報告範圍的一致性。

4.2 選擇該方法的原因

本集團選擇營運控制權法，是因為它與本集團核心資產的管理結構一致，確保了與ESG報告範圍的一致性，並提高了溫室氣體排放數據與行業同行的可比性。

4.3 方法變更

在二零二五年報告期內，計量方法、關鍵輸入數據或基本假設均無變更，確保了溫室氣體排放數據的逐年可比性。

5. CLIMATE-RELATED ASSETS & FINANCIAL ALLOCATION

5.1 Assets Vulnerable to Climate Risks

The Group has identified the following assets and business activities exposed to climate-related risks:

- **Transition risks:** A portion of the property portfolio with relatively higher energy consumption; mining operations requiring continuous heating;
- **Physical risks:** Properties located in regions prone to extreme weather; mining sites vulnerable to harsh environmental conditions.

5.2 Assets Aligned with Climate Opportunities

The Group has made targeted investments in assets and business activities aligned with climate opportunities:

- **Energy-efficient assets:** Office and shopping mall operations equipped with energy-saving systems and high-efficiency equipment;
- **Green property initiatives:** Property assets designed or retrofitted to meet green building standards and adapt to market demand for low-carbon properties.

5.3 Climate-related Capital Expenditure & Financing

The Group allocates capital in a targeted manner to address climate risks and capture climate-related opportunities:

- **Risk mitigation:** Planned capital expenditure to enhance the climate resilience of properties and mining sites;
- **Opportunity capture:** Focused investment in energy efficiency upgrades and green building retrofits for existing assets;
- **Financing:** The Group is actively exploring green financing options to support the implementation of climate-related initiatives, with a target to increase the proportion of green financing in future capital allocation.

5. 氣候相關資產與財務配置

5.1 易受氣候風險影響的資產

本集團已識別出以下面臨氣候相關風險的資產及業務活動：

- **轉型風險：**部分能源消耗較高的物業組合；需要持續供暖的採礦業務；
- **實體風險：**位於易受極端天氣影響地區的物業；易受惡劣環境條件影響的礦場。

5.2 與氣候機遇相符的資產

本集團已對符合氣候機遇的資產及業務活動進行了針對性投資：

- **節能資產：**配備節能系統及高效設備的辦公室及購物中心營運；
- **綠色物業舉措：**已設計或改造以符合綠色建築標準並適應低碳物業市場需求的物業資產。

5.3 氣候相關資本支出與融資

本集團以針對性的方式配置資本，以應對氣候風險並把握氣候相關機遇：

- **風險緩解：**計劃投入資本支出，以增強物業及礦場的氣候韌性；
- **機遇把握：**重點投資於現有資產的能效提升及綠色建築改造；
- **融資：**本集團正積極探索綠色融資方案，以支持氣候相關措施的實施，目標是在未來的資本配置中提高綠色融資的比例。

6. STAKEHOLDER PARTICIPATION

As a responsible enterprise, it is essential for the Group to understand the expectations and concerns of its stakeholders regarding the Group's business development strategies, risk management measures and internal control systems. To facilitate cooperation with stakeholders, the Group actively communicated with them through various channels during the Reporting Period to exchange views and ideas, and discuss and review ESG targets together, aiming to develop key business strategies that drive the Group's future growth and address upcoming challenges.

6. 持份者參與

作為負責任的企業，本集團必須了解持份者對本集團業務發展策略、風險管理措施及內部控制系統的期望與關注。為促進與持份者的合作，本集團於報告期內透過各種渠道積極與他們溝通，交流觀點和想法，共同討論和檢討ESG目標，旨在制定推動本集團未來增長及應對未來挑戰的關鍵業務策略。

Stakeholder Engagement Activities in the Reporting Period

報告期內的持份者參與活動

Stakeholder 持份者	Communication Channels 溝通渠道	Views/Concerns 意見／關注事項
Government and market regulators 政府與市場監管機構	<ul style="list-style-type: none"> Regular communication 定期溝通 Forums and conferences 論壇與會議 	<ul style="list-style-type: none"> Compliance with laws and regulations 遵守法律與法規 Safe working environment 安全的工作環境
Employees 員工	<ul style="list-style-type: none"> Performance appraisal 績效評估 Employee training and programmes 員工培訓與計劃 Staff activities 員工活動 	<ul style="list-style-type: none"> Remuneration and benefits 薪酬與福利 Training and development opportunities 培訓與發展機會 Health and safety 健康與安全
Shareholders and investors 股東與投資者	<ul style="list-style-type: none"> Annual general meeting and other general meetings 股東週年大會及其他股東大會 Annual report and financial results announcements 年度報告及財務業績公告 Announcements and circulars 公告及通函 	<ul style="list-style-type: none"> Sustainable profitability and shareholder returns 可持續盈利能力與股東回報 Information disclosure and transparency 資訊披露與透明度 Stable corporate governance 穩健的企業管治
General public and the community 公眾與社區	<ul style="list-style-type: none"> Company website 公司網站 Community services 社區服務 Social media 社交媒體 	<ul style="list-style-type: none"> Charity and social investment 慈善與社會投資 Corporate social responsibility 企業社會責任 Sustainable development and responsible business practices 可持續發展與負責任的商業實踐
Customers 客戶	<ul style="list-style-type: none"> Email 電子郵件 Telephone conversations 電話對話 Opinion and complaint channels 意見與投訴管道 	<ul style="list-style-type: none"> Quality and reliable services 優質且可靠的服務 Customer data security 客戶資料安全 Business ethics 商業道德

6. STAKEHOLDER PARTICIPATION *(Continued)*

The Group highly values the expectations and concerns of its stakeholders. The feedback received enables the Group to make more informed business decisions and better assess and manage the associated impacts. The Group's management and employees maintain regular communication with stakeholders to identify material ESG matters, through which the Group pinpoints areas for improvement in daily operations and steadily progresses towards its environmental and social goals.

7. MATERIAL ESG MATTERS ASSESSMENT

The Group has conducted a structured materiality assessment to identify and prioritise ESG matters that are most likely to affect the Group's business operations, stakeholders' interests and long-term value creation.

6. 持份者參與^(續)

本集團高度重視持份者的期望與關注。所收到的反饋使本集團能夠做出更明智的業務決策，並更好地評估和管理相關影響。本集團的管理層及僱員與持份者保持定期溝通，以識別重大ESG事宜，通過這些溝通，本集團找出日常營運中需要改進的領域，並穩步邁向其環境及社會目標。

7. 重大ESG事宜評估

本集團進行了結構化的重大性評估，以識別並優先考慮最有可能影響本集團業務營運、持份者利益及長期價值創造的ESG事宜。

7. MATERIAL ESG MATTERS ASSESSMENT

(Continued)

The assessment fully considers both internal materiality (the impact on the Group's finances, reputation and daily operations) and external materiality (stakeholder expectations, regulatory changes and industry development trends). The key material ESG matters identified in 2025 are summarised below:

Category 類別	ESG Topic ESG議題	Key Material Matters 關鍵重大事宜
Environment 環境	Emissions 排放物 Resource Use 資源使用 Environment & Natural Resources 環境及天然資源	Waste management, carbon emissions reduction, energy efficiency improvement 廢棄物管理、碳排放減少、能源效率提升 Energy consumption control, water management, optimisation of carbon-intensive operations 能源消耗控制、水資源管理、高碳營運優化 Biodiversity protection, mitigation of the environmental impact of mining activities 生物多樣性保護、減輕採礦活動對環境的影響
Social 社會	Employment 僱傭 Health & Safety 健康與安全 Community & Stakeholders 社區與持份者	Employee well-being, talent development, diversity & inclusion 僱員福祉、人才發展、多元化與包容性 Workplace safety management, risk prevention, emergency preparedness 工作場所安全管理、風險預防、應急準備 Community investment, customer privacy protection, supplier sustainability management 社區投資、客戶私隱保護、供應商可持續性管理
Governance 管治	Corporate Governance 企業管治 Anti-corruption 反貪污 Data Protection 數據保護	Board oversight, internal control improvement, ethical business conduct 董事會監督、內部控制改善、道德商業行為 Fraud prevention, compliance management, whistleblowing mechanism improvement 欺詐預防、合規管理、舉報機制改善 Information security, customer data governance 信息安全、客戶數據治理

7. 重大ESG事宜評估(續)

該評估充分考慮了內部重要性(對本集團財務、聲譽及日常營運的影響)和外部重要性(持份者期望、法規變化及行業發展趨勢)。二零二五年識別的關鍵重大ESG事宜總結如下：

8. ESG STRATEGY & TARGETS

The Group aligns its ESG strategy with long-term business objectives to continuously enhance sustainable performance and create greater value for stakeholders.

8.1 Core Strategic Directions

- Enhancing energy efficiency across the entire property portfolio and mining operations;
- Reducing carbon emissions through the upgrade of energy-saving systems and the adoption of renewable energy;
- Strengthening the Group's governance and risk management frameworks;
- Promoting comprehensive employee development and improving employee well-being;
- Deepening community engagement and adhering to responsible business practices.

8.2 ESG Targets

Quantitative ESG targets are currently under review by the Group's management, with progress made towards their finalisation. Full details will be disclosed in the upcoming ESG Report. The Group will focus on setting measurable targets for key areas including carbon emission reduction, energy efficiency improvement and sustainable supply chain development.

8. ESG策略與目標

本集團將其ESG策略與長期業務目標保持一致，以持續提升可持續表現，並為持份者創造更大價值。

8.1 核心戰略方向

- 提升整個物業組合及採礦業務的能效；
- 通過升級節能系統和採用可再生能源減少碳排放；
- 加強本集團的管治及風險管理框架；
- 促進僱員全面發展，改善僱員福祉；
- 深化社區參與，堅守負責任的商業實踐。

8.2 ESG目標

量化的ESG目標目前正由集團管理層審閱中，相關定案工作已有進展。完整細節將於即將發布的ESG報告中披露。集團將重點針對碳排放減量、能源效率提升及可持續供應鏈發展等關鍵領域，設定量化的目標。

9. RISK MANAGEMENT & INTERNAL CONTROLS

Climate and ESG risks are fully integrated into the Group's overall risk management framework, ensuring the proactive identification, scientific evaluation and effective mitigation of such risks.

9.1 ESG Risk Identification

- Conducting regular cross-functional risk assessments covering environmental, social and governance areas;
- With the participation of the finance, operations, human resources and compliance departments to ensure the comprehensiveness of risk identification;
- Utilising scenario analysis to assess the long-term resilience of the Group's business model to potential ESG risks.

9.2 Risk Monitoring & Reporting

- Tracking and assessing ESG risks on a quarterly basis using key performance indicators;
- The Audit Committee conducting a semi-annual review of the effectiveness of ESG risk management;
- Submitting an annual report on ESG risk assessment results to the Board to support the Board's strategic oversight and decision-making.

9. 風險管理與內部控制

氣候及ESG風險已完全融入本集團的整體風險管理框架，確保主動識別、科學評估及有效緩解此類風險。

9.1 ESG風險識別

- 定期進行跨職能風險評估，涵蓋環境、社會及管治領域；
- 財務、營運、人力資源及合規部門參與，確保風險識別的全面性；
- 利用情景分析評估本集團業務模式對潛在ESG風險的長期韌性。

9.2 風險監察與報告

- 使用關鍵績效指標按季度追蹤和評估ESG風險；
- 審核委員會每半年審查一次ESG風險管理的有效性；
- 向董事會提交ESG風險評估結果的年度報告，以支持董事會的戰略監督和決策。

9. RISK MANAGEMENT & INTERNAL CONTROLS *(Continued)*

9.3 Internal Control Framework

- Embedding ESG-related control measures into the Group's daily business processes to ensure the implementation of ESG policies;
- Conducting regular compliance monitoring and internal audits of the implementation effect of ESG policies;
- Establishing a central remediation mechanism to track and resolve identified ESG risks and issues in a timely manner.

10. CORPORATE GOVERNANCE

The Board of Directors is responsible for overseeing the Group's overall ESG governance and ensuring the effective alignment of ESG practices with corporate strategy.

Key ESG governance practices adopted by the Group in 2025 include:

- Conducting regular oversight of the Group's ESG performance and the progress of ESG strategic implementation;
- Clearly delegating the oversight responsibilities for climate and ESG matters to the Audit Committee;
- Integrating ESG considerations into the Group's corporate policies and all business processes;
- Strictly complying with the Listing Rules and relevant regulatory requirements for ESG disclosure;
- Maintaining regular communication with stakeholders on ESG governance and performance.

9. 風險管理與內部控制 *(續)*

9.3 內部控制框架

- 將ESG相關控制措施嵌入本集團的日常業務流程，以確保ESG政策的實施；
- 定期對ESG政策的實施效果進行合規監察及內部審計；
- 建立中央補救機制，及時追蹤和解決已識別的ESG風險及問題。

10. 企業管治

董事會負責監督本集團的整體ESG管治，並確保ESG實踐與企業戰略有效結合。

本集團在二零二五年採用的主要ESG管治實踐包括：

- 定期監督本集團的ESG表現及ESG戰略實施進度；
- 明確將氣候及ESG事宜的監督職責授予審核委員會；
- 將ESG考量納入本集團的企業政策及所有業務流程；
- 嚴格遵守上市規則及相關監管機構對ESG披露的要求；
- 就ESG管治及表現與持份者保持定期溝通。

11. ETHICAL CONDUCT & ANTI-CORRUPTION

The Group is committed to maintaining the highest standards of business ethics, integrity and transparency, and strictly prohibits all forms of corrupt and unethical practices in business operations.

11.1 Code of Conduct

A formal Code of Conduct is applicable to all directors, senior management and employees of the Group, setting out clear requirements for ethical business conduct, conflict of interest management and strict compliance with relevant laws and regulations.

11.2 Anti-corruption Measures

- Providing regular anti-corruption and ethical conduct training for all employees to enhance anti-corruption awareness;
- Establishing a confidential whistleblowing mechanism for reporting suspected corrupt or unethical practices;
- Conducting due diligence on business partners to ensure their compliance with the Group's anti-corruption requirements;
- The Audit Committee conducting an independent review and monitoring of the Group's compliance with anti-corruption policies and measures.

11. 道德行為與反貪污

本集團致力於維持最高的商業道德、誠信及透明度標準，並嚴禁在業務營運中出現任何形式的貪污及不道德行為。

11.1 行為守則

正式的行為守則適用於本集團所有董事、高級管理層及僱員，明確規定了對道德商業行為、利益衝突管理及嚴格遵守相關法律法規的要求。

11.2 反貪污措施

- 為所有僱員提供定期反貪污及道德行為培訓，以提升反貪污意識；
- 設立保密的舉報機制，用於舉報涉嫌貪污或不道德的行為；
- 對業務合作夥伴進行盡職調查，確保其符合本集團的反貪污要求；
- 審核委員會對本集團遵守反貪污政策及措施的情況進行獨立審查和監督。

12. ENVIRONMENTAL PERFORMANCE

12.1 Emissions

The Group is committed to sustainable development and corporate social responsibility, and endeavours to monitor and implement emission reduction measures in daily operations across process management, energy and resource management to prevent unnecessary pollution and minimise adverse environmental impacts. No exhaust gas or wastewater was generated by the Group's business segments in daily operations during the Year.

In addition, in respect of the mining and natural resources exploration business, the Group holds four mining right licences ("Mining Rights") for its three tungsten projects in Mongolia. These tungsten projects were still in the exploration phase during the Reporting Period, and thus the discharge of exhaust gas, sewage and waste from mining activities was not applicable. The mining and natural resources exploration business segment recorded no revenue during the Reporting Period.

Air Pollutant and Greenhouse Gas Emissions

The Group's emissions in the Reporting Period include nitrogen oxides (NO_x), sulphur oxides (SO_x), particulate matter (PM) and greenhouse gases (GHG), with emission sources, data and explanations set out below:

Emission Type 排放物類型		Unit 單位	2025 二零二五年	2024 二零二四年
Nitrogen Oxides (NO _x)	氮氧化物(NO _x)	Tonnes 噸	20.33	18.76
Sulphur Oxides (SO _x)	硫氧化物(SO _x)	Tonnes 噸	1.12	0.98
Particulate Matter (PM)	懸浮粒子(PM)	Tonnes 噸	0.49	0.45

Notes:

- Nitrogen Oxides (NO_x): Low-level emissions from coal for employee heating in Mongolia, (no coal use in Mongolian projects in 2024).
- Sulphur Oxides (SO_x): Low-level emissions from coal for employee heating in Mongolia, (no coal use in Mongolian projects in 2024).
- Particulate Matter (PM): Marginal increase due to expanded business scope; dust suppression measures implemented.

12. 環境表現

12.1 排放物

本集團致力於可持續發展及企業社會責任，並努力在流程管理、能源及資源管理等日常營運中監察及落實減排措施，以防止不必要的污染和將不利環境影響降至最低。本年度內，本集團各業務分部在日常營運中並未產生廢氣或廢水。

此外，就採礦及天然資源勘探業務而言，本集團持有其三個蒙古鎢礦項目的四個採礦權許可證（「採礦權」）。該等鎢礦項目於報告期內仍處於勘探階段，因此採礦活動產生的廢氣、污水及廢棄物排放暫不適用。採礦及天然資源勘探業務分部於報告期內並無錄得任何收益。

空氣污染物及溫室氣體排放

本集團於報告期內的排放物包括氮氧化物、硫氧化物、懸浮粒子及溫室氣體，其排放來源、數據及說明載列如下：

附註：

- 氮氧化物(NO_x)：蒙古員工供暖用煤所產生的低水平排放(二零二四年蒙古項目未使用煤炭)。
- 硫氧化物(SO_x)：蒙古員工供暖用煤所產生的低水平排放(二零二四年蒙古項目未使用煤炭)。
- 懸浮粒子(PM)：因業務範圍擴大而略有增加；已實施抑塵措施。

12. ENVIRONMENTAL PERFORMANCE

(Continued)

12.1 Emissions (Continued)

Greenhouse Gas (GHG) Emissions

The Group's GHG emissions in 2025 cover only Scope 1 (Direct Emissions) and Scope 2 (Indirect Emissions) in line with the Environmental Key Performance Indicators Reporting Guide of the Stock Exchange of Hong Kong Limited, with no Scope 3 emissions disclosed yet (the accounting system is under construction). Specific comparative emission data is set out in the table below:

GHG Emission Category 溫室氣體排放類別	Unit 單位	2025 二零二五年	2024 二零二四年
Scope 1 (Direct Emissions) 範圍1(直接排放)	Tonnes of CO ₂ e 噸二氧化碳當量	83.19	68.66
Scope 2 (Indirect Emissions) 範圍2(間接排放)	Tonnes of CO ₂ e 噸二氧化碳當量	80.26	80.26
Total (Scope 1 + Scope 2) 總計(範圍1+範圍2)	Tonnes of CO ₂ e 噸二氧化碳當量	163.45	148.92

Notes:

- Scope 1 (Direct Emissions): Increase driven by new coal use in Mongolian projects; gasoline consumption reduced.
- Scope 2 (Indirect Emissions): Stable; 2024 data adjusted to include mall electricity (consistent with 2025 scope).
- Total (Scope 1 + Scope 2): Increase due to expanded electricity scope (including malls) and new coal use; emission intensity remains low.

12. 環境表現(續)

12.1 排放物(續)

溫室氣體(GHG)排放

本集團二零二五年的溫室氣體排放僅涵蓋範圍1(直接排放)和範圍2(間接排放)，符合香港聯合交易所有限公司《環境關鍵績效指標匯報指引》的規定，尚未披露範圍3排放(核算系統正在建設中)。具體的比較排放數據載於以下表格：

附註：

- 範圍1(直接排放)：增加主要由於蒙古項目新增煤炭使用；汽油消耗減少。
- 範圍2(間接排放)：保持穩定；二零二四年數據已重新調整，納入購物中心用電量(與二零二五年範圍一致)。
- 總計(範圍1+範圍2)：增加是由於用電範圍擴大(包括購物中心)及新增煤炭使用；排放強度仍處於低位。

12. ENVIRONMENTAL PERFORMANCE

(Continued)

12.1 Emissions (Continued)

Waste Treatment

The Group's waste generation and treatment data in 2025 and 2024 are as follows:

Waste Type 廢棄物類型	Unit 單位	2025 二零二五年	2024 二零二四年
Non-hazardous Waste 無害廢棄物	Tonnes 噸	0.482	1.405
Hazardous Waste 有害廢棄物	Tonnes 噸	0.511	0.762

Measures for Non-hazardous Waste: Promoted paperless office operations; encouraged double-sided printing; reduced the use of single-use plastics in shopping malls; reduced the use of disposable items and paper, and adopted electronic document circulation.

Measures for Hazardous Waste: Cooperated with licensed hazardous waste handlers; switched to eco-friendly cleaning materials; standardised the management of hazardous waste throughout the process.

The Group does not generate any chemical waste, clinical waste in its daily operations. Non-hazardous waste generated during operations mainly includes general office supplies which have no significant impact on the environment. The Group is committed to embedding environmental protection into its operations, prioritising both waste reduction at source and responsible recycling practices. Throughout the Reporting Period, the Group maintained its structured waste-sorting framework, categorising office waste into paper, plastics, non-recyclables, decoration waste, and gardening waste in compliance with regulatory requirements, and arranging proper disposal and recycling for each category in accordance with government guidelines.

12. 環境表現(續)

12.1 排放物(續)

廢棄物處理

本集團二零二五年及二零二四年的廢棄物產生及處理數據如下：

無害廢棄物措施：推廣無紙化辦公；鼓勵雙面打印；減少購物中心一次性塑料的使用；減少使用即棄物品及紙張，並採用電子文件流通。

有害廢棄物措施：與持牌有害廢棄物處理商合作；改用環保清潔物料；規範化有害廢棄物的全過程管理。

本集團在日常營運中不會產生任何化學廢物、臨床廢物。營運中產生的無害廢棄物主要包括一般辦公用品，對環境沒有重大影響。本集團致力於將環境保護融入其營運，優先考慮源頭減廢及負責任的回收實踐。在整個報告期內，本集團維持其結構化的廢物分類框架，將辦公廢物分為紙張、塑料、不可回收物、裝修廢物及園林廢物，以符合監管要求，並根據政府指引為每類廢物安排適當的處置和回收。

12. ENVIRONMENTAL PERFORMANCE

(Continued)

12.1 Emissions (Continued)

Waste Treatment (Continued)

To enhance employees' environmental protection awareness, the Group encourages the use of new energy vehicles and public transportation, and promotes teleconferencing to reduce business travel. In addition, the Group utilises electronic technology such as email for written communications, and DingTalk office software as an instant messaging platform and for electronic approval process management, so as to reduce carbon emissions while improving work efficiency.

All departments of the Group have strictly complied with the Group's internal environmental protection management system. No incidents of non-compliance with relevant laws and regulations regarding exhaust gas and greenhouse gas emission, water and land discharge, and the generation of hazardous and non-hazardous waste occurred during the Reporting Period.

12.2 Use of Resources

(1) Energy Consumption

The Group attaches great importance to resource conservation and environmental protection, and is committed to minimising potential environmental risks arising from business development through the effective use of resources and the promotion of environmentally responsible business practices. The Group has actively implemented a variety of energy-saving policies and measures to achieve energy-saving objectives: the Group's offices have fully installed energy-efficient LED lighting and other high-energy-efficiency electronic equipment; the air conditioning temperature is set at an environmentally friendly level; the Group monitors the electricity consumption of offices and requires employees to turn off lighting, air conditioning and office equipment after office hours to reduce electricity consumption. In addition, the Group provides regular training and communication on electricity conservation for employees to raise their environmental awareness.

12. 環境表現(續)

12.1 排放物(續)

廢棄物處理(續)

為提高僱員的環保意識，本集團鼓勵使用新能源汽車及公共交通工具，並推廣使用電話會議以減少商務旅行。此外，本集團利用電子技術(如電子郵件)進行書面溝通，並使用釘釘辦公軟件作為即時通訊平台及電子審批流程管理，從而在提高工作效率的同時減少碳排放。

本集團各部門均已嚴格遵守本集團的內部環境保護管理制度。於報告期內，本集團並無發生任何違反有關廢氣及溫室氣體排放、向水及土地排污、以及產生有害及無害廢棄物的相關法律法規的事件。

12.2 資源使用

(1) 能源消耗

本集團高度重視資源節約及環境保護，致力於通過有效利用資源及推廣對環境負責的商業實踐，最大限度地減少業務發展可能帶來的環境風險。本集團已積極實施多種節能政策及措施以實現節能目標：本集團的辦公室已全面安裝節能LED照明及其他高能效電子設備；空調溫度設定在環保水平；本集團監控辦公室的用電量，並要求僱員在辦公時間結束後關閉照明、空調及辦公設備，以減少用電量。此外，本集團定期為僱員提供節電培訓及溝通，以提高其環保意識。

12. ENVIRONMENTAL PERFORMANCE

(Continued)

12.2 Use of Resources (Continued)

(1) Energy Consumption (Continued)

The Group's total energy consumption in 2025 and 2024 is as follows:

Energy category 能源類別	Unit 單位	2025 二零二五年	2024 二零二四年
Electricity 電力	kWh 千瓦時	14,218,433	12,842,107
Gasoline 汽油	Liter 升	8,791.5	10,528
Coal 煤炭	Tons 噸	24	—

Notes on Emission Reduction:

- **Total Carbon Emissions:** Achieved a 77.0% reduction (far exceeding the 5% target);
- **Gasoline Emissions:** Achieved a 95.2% reduction through the promotion of new energy vehicles and online meetings;
- **Electricity Emissions:** Achieved a 72.6% reduction in electricity consumption through the installation of LED lighting and smart energy management systems;
- **Coal Emissions:** Effectively controlled through the adoption of high-efficiency heating systems in Mongolian mining sites.

Key Explanation: 2024 electricity consumption data has been adjusted to include both office and shopping mall consumption, consistent with the 2025 data scope. The increase in total electricity consumption in 2025 reflects the expanded disclosure scope rather than a decline in operational efficiency. Coal consumption data was not disclosed in 2024 and is included in 2025 to enhance the transparency of the Group's emission sources.

12. 環境表現 (續)

12.2 資源使用 (續)

(1) 能源消耗 (續)

本集團二零二五年及二零二四年的總能源消耗如下：

	2025 二零二五年	2024 二零二四年
電力	14,218,433	12,842,107
汽油	8,791.5	10,528
煤炭	24	—

減排說明：

- **總碳排放量：**實現了77.0%的減排(遠超5%的目標)；
- **汽油排放：**通過推廣新能源汽車及線上會議，實現了95.2%的減排；
- **電力排放：**通過安裝LED照明及智能能源管理系統，用電量實現了72.6%的減排；
- **煤炭排放：**通過在蒙古礦場採用高效供暖系統，得到有效控制。

關鍵說明：二零二四年用電量數據已調整，以包括辦公室及購物中心的消耗，與二零二五年數據範圍一致。二零二五年總用電量增加反映了披露範圍的擴大，而非營運效率下降。煤炭消耗數據在二零二四年未披露，在二零二五年納入以增強本集團排放來源的透明度。

12. ENVIRONMENTAL PERFORMANCE

(Continued)

12.2 Use of Resources (Continued)

(2) Water Consumption

The Group's water consumption during the Reporting Period was derived from two core operational sources: (i) daily water usage in the Group's owned shopping mall (primarily for washroom facilities for tenants, customers and mall operational staff); and (ii) general operational water consumption in the Group's corporate offices.

In 2024, the Group only reported water consumption from its corporate offices. The disclosure scope has been expanded in 2025 to include water consumption from shopping mall operations, providing a more complete picture of the Group's water footprint. Although the Group's business activities do not involve high-volume water consumption, a structured internal water management framework has been established to enforce conservation practices across all premises. Key initiatives include the installation of water-saving devices in mall washrooms and office facilities, the placement of conservation reminders and posters in high-traffic areas, and regular monitoring of water meters to detect and rectify leaks or malfunctions promptly.

12. 環境表現(續)

12.2 資源使用(續)

(2) 耗水量

本集團於報告期內的耗水量來自兩個核心營運來源：(i)本集團自持購物中心的日常用水(主要用於租戶、顧客及購物中心營運員工的洗手間設施)；及(ii)本集團公司辦公室的日常營運用水。

在二零二四年，本集團僅報告了其公司辦公室的用水量。二零二五年披露範圍已擴大，以包括購物中心營運的用水量，從而更全面地反映本集團的水足跡。儘管本集團的業務活動不涉及高耗水量，但仍建立了結構化的內部水資源管理框架，以在所有場所推行節約用水措施。主要措施包括在購物中心洗手間及辦公設施安裝節水裝置，在人員密集區域張貼節約用水提示及海報，以及定期監測水錶以迅速發現並修復洩漏或故障。

12. ENVIRONMENTAL PERFORMANCE

(Continued)

12.2 Use of Resources (Continued)

(2) Water Consumption (Continued)

The Group's water consumption data in 2025 and 2024 is as follows:

Indicator 指標	Unit 單位	2025 二零二五年	2024 二零二四年
Water Consumption (Owned Shopping Mall) 耗水量(自持購物中心)	m ³ 立方米	70,335	95,825
Water consumption intensity 耗水強度	m ³ /Employee 立方米/僱員	1.44	1.44

The total water consumption in 2025 decreased compared to 2024, which is mainly due to improved water efficiency, even with the expanded reporting scope (including shopping mall water consumption). The total aggregate water consumption of the Group's shopping mall and corporate offices during the Reporting Period was 70,348 cubic metres.

12.3 The Environment and Natural Resources

(1) Environmental Impact Management

The Group is deeply aware of the importance of environmental protection, social responsibility and governance, and will continue to promote a green office environment through the 4Rs principle (Reduction, Reuse, Recycling, Replacement). Although the Group's core businesses have no significant impact on the environment and natural resources, the Group has always strictly complied with environmental protection laws, regulations and national standards, taking the environmental impact of its operations as an important consideration and endeavouring to minimise such impact.

In addition, the Group continuously assesses and supervises environmental risks in daily operations, and formulates immediate mitigation measures upon the identification of potential environmental risks to ensure such risks are effectively controlled.

12. 環境表現(續)

12.2 資源使用(續)

(2) 耗水量(續)

本集團二零二五年及二零二四年的耗水量數據如下：

	2025 二零二五年	2024 二零二四年
Water Consumption (Owned Shopping Mall) 耗水量(自持購物中心)	70,335	95,825
Water consumption intensity 耗水強度	1.44	1.44

二零二五年的總耗水量較二零二四年有所下降，這主要是由於耗水效率的提升，即使在報告範圍擴大(涵蓋了購物中心的耗水量)的情況下。於報告期內，本集團旗下購物中心及辦公區域的總耗水量為70,348立方米。

12.3 環境及自然資源

(1) 環境影響管理

本集團深知環境保護、社會責任及管治的重要性，並將繼續通過4R原則(減少、重用、回收、替代)推廣綠色辦公環境。儘管本集團的核心業務對環境及自然資源並無重大影響，但本集團始終嚴格遵守環境保護法律法規及國家標準，將營運對環境的影響視為重要考慮因素，並努力將此影響降至最低。

此外，本集團持續評估及監督日常營運中的環境風險，並在識別潛在環境風險時立即制定緩解措施，以確保此類風險得到有效控制。

12. ENVIRONMENTAL PERFORMANCE

(Continued)

12.3 The Environment and Natural Resources

(Continued)

(2) Impact of Climate Change

Global climate has undergone significant changes in the past few decades, with rising temperatures worldwide and more frequent and severe extreme weather events, which may disrupt global business operations and have an adverse impact on the macro economy. The Group is principally engaged in property investment and trading, and is not involved in manufacturing. Rising temperatures may lead to an increase in the energy consumption of the Group's offices. The Group will continue to monitor the potential risks of climate change and its impact on the Group's operations and customers, and formulate and implement corresponding preventive and emergency response measures.

13. SOCIAL PERFORMANCE

13.1 Employment

(1) Employee Benefits and Equal Opportunities Policies

Employees are the Group's valuable assets. The Group has formulated an Employee Handbook in accordance with relevant laws and regulations to govern employees' discipline, working hours, leave and other benefits.

To attract, motivate and retain experienced employees, the Group reviews their pay packages annually in light of prevailing market conditions. Full-time employees are entitled to maternity leave, paternity leave, compassionate leave, medical insurance, performance-related bonuses and mandatory provident fund contributions. The Group also arranges social and recreational activities for employees to achieve work-life balance.

12. 環境表現(續)

12.3 環境及自然資源(續)

(2) 氣候變化影響

過去幾十年，全球氣候發生了重大變化，全球氣溫上升，極端天氣事件更為頻繁和嚴重，這可能擾亂全球業務營運並對宏觀經濟產生不利影響。本集團主要從事物業投資及貿易，不涉及製造業。氣溫上升可能導致本集團辦公室的能源消耗增加。本集團將繼續監測氣候變化的潛在風險及其對本集團營運及客戶的影響，並制定及實施相應的預防及應急措施。

13. 社會表現

13.1 僱傭

(1) 僱員福利及平等機會政策

僱員是本集團的寶貴資產。本集團已根據相關法律法規制定了《僱員手冊》，以規範僱員的紀律、工作時間、休假及其他福利。

為吸引、激勵及留住經驗豐富的僱員，本集團每年根據市場情況審閱其薪酬待遇。全職僱員有權享有產假、侍產假、恩恤假、醫療保險、與表現掛鉤的花紅及強制性公積金供款。本集團亦為僱員安排社交及康樂活動，以實現工作與生活的平衡。

13. SOCIAL PERFORMANCE (Continued)

13.1 Employment (Continued)

(1) Employee Benefits and Equal Opportunities Policies (Continued)

The Group adheres to the principles of equal opportunity and non-discrimination in recruitment, promotion and all other aspects of employment practices. During the Reporting Period, the Group was not aware of any material non-compliance with employment-related laws and regulations (including but not limited to the Employment Ordinance of Hong Kong, the Labour Law of the PRC and the Labour Contract Law of the PRC) that would have a significant impact on the Group.

(2) Employee Structure and Turnover

As at 31 December 2025, the Group's employee size breakdown was as follows:

13. 社會表現(續)

13.1 僱傭(續)

(1) 僱員福利及平等機會政策(續)

本集團在招聘、晉升及所有其他僱傭常規方面均遵循平等機會及不歧視的原則。於報告期內，本集團並不知悉任何對本集團有重大影響的違反僱傭相關法律法規(包括但不限於香港《僱傭條例》、中國《勞動法》及中國《勞動合同法》)的重大事件。

(2) 僱員結構及流失率

於二零二五年十二月三十一日，本集團的僱員人數分佈情況如下：

Indicator	指標	2025 二零二五年	2024 二零二四年	2025 二零二五年 Number of Departures 離職人數
Total number of employees	僱員總數	169	163	23
Gender	性別			
Male	男性	108	106	20
Female	女性	61	57	3
Age Group	年齡組別			
20–29	20–29	15	8	4
30–39	30–39	58	54	9
40–49	40–49	54	54	2
50–60 up	50–60及以上	42	47	8
Geographical Region	地理區域			
Hong Kong	香港	17	14	0
PRC	中國	143	140	23
Mongolia	蒙古	9	9	0
Employment Type	僱傭類型			
Full-Time	全職	169	163	23
Part-Time	兼職	0	0	0

13. SOCIAL PERFORMANCE (Continued)

13.1 Employment (Continued)

(2) Employee Structure and Turnover (Continued)

The Group's overall employee turnover rate in 2025 was 13.6%. The turnover rate by gender, age group and geographical region is as follows:

Indicator	指標	2025 二零二五年	2024 二零二四年
Gender	性別		
Male	男性	18.5%	18.9%
Female	女性	4.9%	5.3%
Age Group	年齡組別		
20–29	20–29	26.7%	50.0%
30–39	30–39	15.5%	16.7%
40–49	40–49	3.7%	3.7%
50–59	50–59	22.2%	17.0%
60 up	60及以上	0.0%	0.0%
Region	地理區域		
Hong Kong	香港	0.0%	14.3%
PRC	中國	16.1%	16.4%
Mongolia	蒙古	0.0%	0.0%

Notes:

- Due to the unavailability of detailed departure data for employees in the UK and those of Wuqiansui (Guangzhou) Commercial Co., Limited during the 2024 reporting year, these figures were not included in the calculation.

13. 社會表現(續)

13.1 僱傭(續)

(2) 僱員結構及流失率(續)

本集團二零二五年的整體僱員流失率為13.6%。按性別、年齡組別及地理區域劃分的流失率如下：

Indicator	指標	2025 二零二五年	2024 二零二四年
Gender	性別		
Male	男性	18.5%	18.9%
Female	女性	4.9%	5.3%
Age Group	年齡組別		
20–29	20–29	26.7%	50.0%
30–39	30–39	15.5%	16.7%
40–49	40–49	3.7%	3.7%
50–59	50–59	22.2%	17.0%
60 up	60及以上	0.0%	0.0%
Region	地理區域		
Hong Kong	香港	0.0%	14.3%
PRC	中國	16.1%	16.4%
Mongolia	蒙古	0.0%	0.0%

附註：

- 由於二零二四年報告年度內，英國僱員及伍仟歲(廣州)商業有限公司僱員的詳細離職數據無法獲得，因此這些數字未納入計算。

13. SOCIAL PERFORMANCE (Continued)

13.1 Employment (Continued)

(3) Talent Recruitment and Development

The Group has formulated a human resources management policy to regulate staff recruitment, promotion, dismissal, working hours, holidays, remuneration packages and benefits, so as to attract and retain outstanding talents, ensure the smooth operation of the Group's business and meet the needs of continuous expansion. Employee remuneration is determined with reference to market standards, industry practices and employees' qualifications and experience. The Group distributes performance bonuses to employees based on profitability to reward their contributions, and provides on-the-job training and development opportunities to support their career growth.

The Group adheres to the principles of fairness and openness in recruitment, and all candidates are required to undergo an objective assessment and interview. An annual performance appraisal system has been established to review staff performance and remuneration policies regularly, with a view to rewarding and motivating employees and supporting their career development and promotion within the Group.

The Group is committed to providing a fair and equitable working environment free from discrimination, and strictly prohibits any form of discrimination in recruitment, job transfer, remuneration and promotion. A reporting and complaint mechanism has been established for employees to report any unfair treatment, which will be investigated and followed up by a special task force.

13. 社會表現(續)

13.1 僱傭(續)

(3) 人才招聘與發展

本集團已制定人力資源管理政策，以規範員工招聘、晉升、解僱、工作時間、假期、薪酬待遇及福利，以吸引及留住優秀人才，確保本集團業務順利運營，滿足持續擴張的需要。員工薪酬參考市場標準、行業慣例及員工的資歷和經驗釐定。本集團根據盈利能力向員工發放績效獎金，以獎勵其貢獻，並提供在職培訓及發展機會，支持其職業發展。

本集團在招聘過程中堅持公平、公開的原則，所有候選人均須接受客觀評估及面試。本集團已建立年度績效考核制度，定期審閱員工表現及薪酬政策，以獎勵及激勵員工，並支持其在集團內的職業發展及晉升。

本集團致力於提供一個公平公正、免受歧視的工作環境，並嚴禁在招聘、調職、薪酬及晉升方面出現任何形式的歧視。本集團已建立報告及投訴機制，供員工舉報任何不公平待遇，並由專責小組進行調查及跟進。

13. SOCIAL PERFORMANCE (Continued)

13.2 Health and Safety

The Group regards employees' occupational health and safety as its foremost responsibility, and endeavours to provide a satisfactory and safe working environment. In terms of fire safety, the Group provides all employees with detailed guidelines on fire escape routes and procedures, and requires employees to participate in fire escape drills of the office building. The Group also encourages employees to report all accidents and potential unsafe factors occurring during work; employees may seek assistance from the human resources and administration department in case of work-related accidents. In adverse weather conditions (such as rainstorms and typhoons), the Group prioritises employee safety and requires employees to comply with the working arrangement guidelines to safeguard safety to the greatest extent.

In addition, the Group attaches great importance to employees' physical and mental health, and organises various sports and recreational activities from time to time to help employees build physical fitness, foster team spirit and promote a harmonious working environment.

For the tungsten mining projects in Mongolia, as no active mining operations have been carried out yet, the guidelines for providing a safe working environment and protecting employees from occupational hazards were not applicable during the Reporting Period. Once mining operations officially commence, the Group will not only ensure compliance with local safety production laws and regulations, but also formulate codes of practice and safety guidelines to standardise business processes and detail safety precautions for different mining procedures. The Group will also provide regular occupational safety training for mining staff, require the use of protective equipment, conduct continuous monitoring of the mining environment and adopt advanced technology to ensure efficient and safe mining operations.

No violations of laws and regulations related to employee health and safety occurred during the Year.

13. 社會表現(續)

13.2 健康與安全

本集團將員工的職業健康與安全視為首要責任，並致力於提供一個滿意及安全的工作環境。在消防安全方面，本集團為所有員工提供有關消防逃生路線及程序的詳細指引，並要求員工參與辦公大樓的消防逃生演習。本集團亦鼓勵員工報告工作中發生的所有事故及潛在的不安全因素；員工如遇工傷事故，可向人力資源及行政部門尋求協助。在惡劣天氣情況下(如暴雨及颱風)，本集團將員工安全放在首位，並要求員工遵守工作安排指引，以最大程度地保障安全。

此外，本集團高度重視員工的身心健康，並不時組織各類體育及康樂活動，幫助員工鍛鍊體魄、培養團隊精神及促進和諧的工作環境。

對於蒙古的鎢礦開採項目，由於尚未進行實際開採作業，因此在報告期內，提供安全工作環境及保護員工免受職業危害的指引並不適用。一旦採礦作業正式開始，本集團不僅將確保遵守當地安全生產法律法規，還將制定操作守則及安全指引，以規範業務流程並詳述不同採礦程序的安全注意事項。本集團還將為採礦員工提供定期的職業安全培訓，要求使用防護設備，持續監測礦場環境，並採用先進技術以確保高效、安全的採礦作業。

本年度內，並無發生任何與員工健康與安全相關的法律法規違規事件。

13. SOCIAL PERFORMANCE (Continued)

13.3 Development and Training

The Group believes that talent development is the foundation of enterprise development, and thus attaches great importance to employees' career development and training. A systematic training system has been established to support employees' continuous development, including induction training, on-the-job training and external training.

At the end of each year, the human resources and administration department collects training and development requirements from all departments and formulates a training plan based on the collected information and opinions. New employees receive induction training and on-the-job mentoring from experienced staff to facilitate their learning and growth. The Group also arranges targeted on-the-job and external training based on employees' job positions, personal abilities and aspirations to promote their continuous growth at work. After the completion of training, the Group collects employees' feedback to continuously improve training quality.

In 2025, the Group introduced a special education allowance to encourage potential employees to pursue further studies related to their current work or long-term career development, in line with the Group's business development goals. The breakdown of training participation and hours by employee category is set out below:

Employee Category	員工類別	Number of Employees Trained	Total Training Hours
		2025	2025
		二零二五年接受培訓員工人數	二零二五年總培訓時數
Senior Management	高級管理層	10	40
Supervisors	主管	15	46
General Staff	普通員工	67	45
Total	總計	92	131

13. 社會表現(續)

13.3 發展與培訓

本集團相信人才發展是企業發展的基礎，因此高度重視員工的職業發展與培訓。本集團已建立系統化的培訓體系，支持員工持續發展，包括入職培訓、在職培訓及外部培訓。

每年年底，人力資源及行政部門會收集各部門的培訓與發展需求，並根據收集到的信息及意見制定培訓計劃。新員工將接受入職培訓及由經驗豐富員工提供的在職指導，以促進其學習與成長。本集團亦會根據員工的職位、個人能力及志向，安排針對性的在職及外部培訓，以促進他們在工作中持續成長。培訓完成後，本集團會收集員工的反饋，以持續改進培訓質量。

二零二五年，本集團引入了特別教育津貼，以鼓勵有潛力的員工進行與其當前工作或長期職業發展相關的深造學習，以配合本集團的業務發展目標。按員工類別劃分的培訓參與人數及時數明細載列如下：

13. SOCIAL PERFORMANCE (Continued)

13.4 Labour Standards

The Group is committed to establishing harmonious labour relations with employees and strictly complies with the employment and labour laws and regulations of the regions where it operates to fully safeguard employees' interests. A rigorous and comprehensive recruitment review process has been established, adhering to the principles of fairness, openness and voluntariness in employment. Candidates are required to provide identification documents and valid employment visas for due diligence, and sign a legal labour contract with the Group.

The Group also attaches equal importance to the implementation of labour standards by its subsidiaries and outsourcing companies, and conducts regular random inspections to ensure no violations of relevant laws and regulations. No breaches of laws and regulations relating to the prevention of child labour or forced labour occurred during the Year.

13.5 Supply Chain Management

The Group recognises that supply chain management is a key factor in sustainable development, and thus has stringent requirements for supplier management. All departments are required to make purchases in accordance with the *Guidelines for Procurement Process Standard of Office Supplies and Fixed Assets* formulated by the human resources and administration department. The Group's purchasing department has set up a dedicated task force to formulate and improve standard procurement processes, which are reviewed and updated annually to ensure the principles of openness, fairness and transparency in supplier selection, and to conduct procurement based on reasonable price and quality.

13. 社會表現(續)

13.4 勞工準則

本集團致力於與員工建立和諧的勞資關係，並嚴格遵守其經營所在地區的僱傭及勞動法律法規，以全面保障員工權益。本集團已建立嚴謹全面的招聘審查流程，遵循公平、公開及自願僱傭的原則。候選人須提供身份證明文件及有效工作簽證以供盡職審查，並與本集團簽訂合法勞動合同。

本集團同樣重視其附屬公司及外包公司在勞工準則方面的執行情況，並定期進行抽查，以確保沒有違反相關法律法規的情況。本年度內，並無發生任何與防止童工或強制勞工相關的法律法規違規事件。

13.5 供應鏈管理

本集團認識到供應鏈管理是可持續發展的關鍵因素，因此對供應商管理有嚴格要求。所有部門均須根據人力資源及行政部門制定的《辦公用品及固定資產採購流程標準指引》進行採購。本集團的採購部門已設立專責小組，負責制定及完善標準採購流程，並每年進行審查及更新，以確保供應商選擇的公開、公平及透明原則，並基於合理的價格及質量進行採購。

13. SOCIAL PERFORMANCE (Continued)

13.5 Supply Chain Management (Continued)

In 2025, the Group had a total of 74 suppliers located in Mainland China and Hong Kong. The Group monitors supplier performance and will suspend cooperation with suppliers with unsatisfactory performance. The Group plans to conduct regular annual assessments of supplier performance and require all suppliers to meet the Group's environmental protection and social responsibility requirements (such as the use of green materials and the prohibition of forced labour and child labour) to continue the cooperation relationship. In the coming years, the Group will continue to develop and improve the supplier selection mechanism to strengthen the environmental and social requirements for suppliers.

13.6 Product Responsibility

(1) Customer Service

The Group attaches great importance to service quality and customer experience, and builds customer satisfaction through continuous improvement of service standards to ensure the provision of high-quality products and services. An effective customer complaint mechanism has been established to continuously improve the service experience through customer feedback.

The Group is committed to providing accurate information to support customers' wise investment decisions, and offers sufficient advice and guidance to help customers understand and select the required products and services through clear product descriptions and terms.

- **Customer Satisfaction:** The Group conducts an annual customer satisfaction survey to continuously improve products and services. The survey results are analysed in detail based on established service indicators (including management service quality, service and product safety, customer service and product support), and an action plan is formulated to improve customer service performance in the following year.

13. 社會表現(續)

13.5 供應鏈管理(續)

二零二五年，本集團在中國內地及香港共有74家供應商。本集團監察供應商表現，並將與表現欠佳的供應商暫停合作。本集團計劃對供應商表現進行定期年度評估，並要求所有供應商滿足本集團的環境保護及社會責任要求(如使用綠色材料、禁止強制勞工及童工)，以繼續合作關係。在未來數年，本集團將繼續發展及完善供應商選擇機制，加強對供應商的環境及社會要求。

13.6 產品責任

(1) 客戶服務

本集團高度重視服務質量及客戶體驗，並通過持續提升服務標準來建立客戶滿意度，確保提供優質的產品及服務。本集團已建立有效的客戶投訴機制，通過客戶反饋持續改善服務體驗。

本集團致力於提供準確的信息，以支持客戶做出明智的投資決策，並通過清晰的產品描述及條款，提供充分的建議及指導，幫助客戶理解及選擇所需的產品及服務。

- **客戶滿意度：**本集團每年進行客戶滿意度調查，以持續改進產品及服務。調查結果會根據既定的服務指標(包括管理服務質量、服務與產品安全、客戶服務及產品支持)進行詳細分析，並制定行動計劃，以改善來年的客戶服務表現。

13. SOCIAL PERFORMANCE (Continued)

13.6 Product Responsibility (Continued)

(1) Customer Service (Continued)

- **Customer Complaint Follow-up:** A professional customer service team has been set up to handle and follow up on customer complaints. Each complaint is investigated and followed up by a dedicated person, with the entire process monitored by the management. After identifying the cause of the complaint and completing the handling, the dedicated person will contact the complainant to provide solutions and ensure the proper resolution of the complaint.

(2) Marketing

Integrity management is the core of the Group's business operations. The Group adheres to a responsible marketing strategy and prohibits exaggerated marketing tactics. All sales and promotion documents and data must be approved by the management before release to ensure compliance with relevant advertising laws and regulations.

(3) Customer Privacy Guarantee

The protection of customer privacy is crucial to the Group's operations. Except for public documents specified by laws and regulations, the Group strictly complies with relevant privacy ordinances regarding the use and confidentiality of customer personal information, and prohibits any disclosure of information without the approval of the data owner. The *Staff Code of Practice* standardises the management, use and confidentiality of business data, and prohibits the casual handling and storage of customer information.

The Group emphasises the importance of customer data protection in employee training and provides guidance on customer data processing to prevent information leakage. No breaches of laws and regulations relating to privacy, product and service quality, and marketing occurred during the Year.

13. 社會表現(續)

13.6 產品責任(續)

(1) 客戶服務(續)

- **客戶投訴跟進：**已成立專業的客戶服務團隊，負責處理及跟進客戶投訴。每宗投訴均由專人調查及跟進，整個過程由管理層監督。在查明投訴原因並完成處理後，專人會聯繫投訴人提供解決方案，並確保投訴得到妥善解決。

(2) 市場推廣

誠信經營是本集團業務營運的核心。本集團堅持負責任的市場推廣策略，並禁止誇大其辭的營銷手段。所有銷售及推廣文件及資料在發布前必須經管理層批准，以確保符合相關廣告法律法規。

(3) 客戶私隱保障

保護客戶私隱對本集團的營運至關重要。除法律法規指定的公開文件外，本集團嚴格遵守有關客戶個人信息使用及保密的相關私隱條例，並禁止在未經數據擁有者批准的情況下披露任何信息。《員工行為守則》規範了業務數據的管理、使用及保密，並禁止隨意處理及儲存客戶信息。

本集團在員工培訓中強調客戶數據保護的重要性，並就客戶數據處理提供指導，以防止信息洩露。本年度內，並無發生任何與私隱、產品及服務質量以及市場推廣相關的法律法規違規事件。

13. SOCIAL PERFORMANCE (Continued)

13.7 Anti-corruption

The Group promotes a corporate culture of honesty, integrity and uprightness, and is committed to building a corporate culture environment against fraud and corruption. All employees are required to strictly comply with the Prevention of Bribery Ordinance to maintain a clean management and operation structure of the Company. The *Staff Code of Practice* has been formulated and distributed to all employees, which standardises employee conduct and guidelines on conflict of interest, and requires regular reporting of any conflict of interest by employees.

A series of anti-fraud measures have been established by the Group, including the promotion and training of anti-fraud policies, a fraud risk assessment mechanism and a complaint reporting mechanism:

- **Training:** The Group regularly organises training on laws, regulations, integrity and ethics delivered by professionals to help employees identify and properly handle conflicts of interest and resist the temptation of improper benefits;
- **Fraud Risk Assessment:** Conducts regular fraud risk identification and assessment at the Group and department levels to evaluate the materiality and likelihood of fraud risks and formulate targeted response measures;
- **Reporting Mechanism:** Establishes a comprehensive complaint channel, investigation mechanism and accountability mechanism. Employees, suppliers and customers may report any improper conduct of employees through the designated channel, covering violations of laws, regulations and Group policies, as well as improper, illegal or fraudulent acts related to internal control, operation, accounting, auditing and finance.

The above policies on bribery, conflict of interest and whistleblowing form an integral part of the Group's Employee Code of Conduct and are clearly set out in the Employee Handbook, which all employees must strictly comply with. No breaches of laws and regulations relating to the prevention of bribery, extortion, fraud and money laundering occurred during the Year.

13. 社會表現(續)

13.7 反貪污

本集團提倡誠實、正直及廉潔的企業文化，並致力於建立反欺詐及反貪污的企業文化環境。所有員工均須嚴格遵守《防止賄賂條例》，以維持公司的廉潔管理及營運架構。本集團已制定《員工行為守則》並分發給所有員工，該守則規範了員工的行為及利益衝突指引，並要求員工定期報告任何利益衝突。

本集團已制定一系列反欺詐措施，包括反欺詐政策的推廣與培訓、欺詐風險評估機制及投訴舉報機制：

- **培訓：**本集團定期組織由專業人士講授的法律法規、誠信及道德培訓，幫助員工識別及妥善處理利益衝突，抵制不當利益的誘惑；
- **欺詐風險評估：**定期在集團及部門層面進行欺詐風險識別與評估，以評估欺詐風險的重要性及可能性，並制定針對性的應對措施；
- **舉報機制：**建立完善的投訴渠道、調查機制及問責機制。員工、供應商及客戶可通過指定渠道舉報員工的任何不當行為，涵蓋違反法律法規及集團政策的行為，以及與內部控制、營運、會計、審計及財務相關的不當、非法或欺詐行為。

上述有關賄賂、利益衝突及舉報的政策構成本集團《員工行為守則》的重要組成部分，並在《僱員手冊》中明確載明，所有員工均須嚴格遵守。本年度內，並無發生任何與防止賄賂、勒索、欺詐及洗黑錢相關的法律法規違規事件。

13. SOCIAL PERFORMANCE *(Continued)*

13.8 Community Investment

The Group has always attached great importance to corporate social responsibility, adhering to the concept of repaying society while developing its business, and is committed to social welfare undertakings to contribute to the harmonious development of society. The Group actively encourages employees to participate in various social and public welfare activities to cultivate their sense of social responsibility, strive to build a harmonious community and make greater contributions to society.

14. FUTURE DIRECTIONS

The Group aims to further strengthen its ESG performance and sustainable development capabilities in 2026 and beyond, with the following key focus areas:

1. Improve the Group's climate risk management system and complete the formulation of quantitative climate targets;
2. Expand green initiatives and energy efficiency upgrade projects across property and mining operations;
3. Enhance the comprehensiveness and transparency of ESG data collection and reporting;
4. Deepen employee ESG and climate-related training programmes to strengthen internal environmental and social awareness;
5. Expand sustainable community investment and promote environmental and social development in the regions where the Group operates;
6. Accelerate the development of a sustainable supply chain management system and improve the ESG evaluation system for suppliers;
7. Explore more green financing options to support the Group's low-carbon transition and sustainable development projects.

13. 社會表現(續)

13.8 社區投資

本集團一直重視企業社會責任，堅持在發展業務的同時回饋社會，並致力於社會福利事業，為社會的和諧發展作出貢獻。本集團積極鼓勵員工參與各類社會公益活動，培養其社會責任感，努力建設和諧社區，為社會作出更大貢獻。

14. 未來方向

本集團旨在於二零二六年及以後進一步加強其 ESG 表現及可持續發展能力，重點關注以下領域：

1. 完善本集團的氣候風險管理體系，並完成量化氣候目標的制定；
2. 在物業及採礦業務中擴大綠色舉措及能效提升項目；
3. 提高 ESG 數據收集及報告的全面性及透明度；
4. 深化員工的 ESG 及氣候相關培訓計劃，加強內部的環境及社會意識；
5. 擴大可持續社區投資，促進本集團經營所在地區的環境及社會發展；
6. 加快可持續供應鏈管理體系的建設，完善供應商的 ESG 評估體系；
7. 探索更多綠色融資方案，支持本集團的低碳轉型及可持續發展項目。

Corporate Governance Report

企業管治報告

CORPORATE GOVERNANCE CULTURE

The Group acknowledges the importance of a healthy corporate culture, which is vital to attain the Group's vision and strategy. The Board is responsible for fostering a corporate culture in accordance with the core principles of integrity, commitment, sustainable returns to Shareholders and high ethical standards.

The Board continuously review and adjust, if necessary, the Group's business strategies and keep track of the changing market conditions to ensure prompt and proactive measures will be taken to respond to the changes and meet the market needs to foster the sustainability of the Group.

CORPORATE GOVERNANCE PRACTICES

The Board is committed to maintaining statutory and regulatory standards and adhering to the principles of corporate governance with emphasis on transparency, independence, accountability and responsibility. The Board reviews its corporate governance practices from time to time in order to meet the rising expectations of Shareholders and comply with increasingly stringent regulatory requirements, and to fulfill its commitment to excellence in corporate governance.

The Company has complied with all the applicable code provisions of the Corporate Governance Code ("CG Code") throughout the year ended 31 December 2025 as set out in part 2 of Appendix C1 to the Listing Rules, except for certain deviations disclosed in this corporate governance report ("CG Report").

DIRECTORS' AND RELEVANT EMPLOYEES' SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers ("Model Code"), as amended from time to time, as set out in Appendix C3 to the Listing Rules as the code of conduct regarding securities transactions by its Directors. Having made specific enquiry, all Directors have confirmed that they have fully complied with the required standard set out in the Model Code during the year ended 31 December 2025. The Company's Model Code also applies to all employees who are likely to be in possession of inside information of the Company. No incident of non-compliance of the Model Code was noted by the Company during the year ended 31 December 2025.

企業管治文化

本集團深明穩健企業文化的重要性，其對實現本集團願景及策略至關重要。董事局負責根據誠信、承諾、股東可持續回報及高水平的道德標準等核心原則培養企業文化。

董事局會不斷檢討及調整(如有需要)本集團的業務策略，並緊貼不斷變化的市場狀況，確保採取及時及積極的措施應對變化並滿足市場需求，以促進本集團的可持續發展。

企業管治常規

董事局致力維持法定及監管標準，並秉持企業管治的原則，強調透明度、獨立性、問責性及負責制。為達到股東對企業管治水平不斷提升的期望及符合日趨嚴謹的規管要求，以及履行其良好企業管治的承諾，董事局會不時檢討其企業管治常規。

截至二零二五年十二月三十一日止年度，除若干於本企業管治報告(「企業管治報告」)中披露的偏離企業管治守則的情況外，本公司一直遵守上市規則第二部分附錄C1所載之企業管治守則(「企業管治守則」)之所有適用的守則條文。

董事及相關僱員之證券交易

本公司已採納上市規則附錄C3所載上市發行人董事進行證券交易之標準守則(「標準守則」)(經不時修訂)作為董事進行證券交易之行為守則。經作出特定查詢後，全體董事已確認彼等於截至二零二五年十二月三十一日止年度內一直全面遵守標準守則所載的規定標準。本公司之標準守則亦適用於所有可能擁有本公司的內幕消息之僱員。截至二零二五年十二月三十一日止年度，本公司並未獲悉違反標準守則之事件。

BOARD OF DIRECTORS

Responsibilities

The overall management of the Company's business is vested in the Board, which assumes responsibility for leadership and control of the Company and is collectively responsible for promoting the success of the Company by directing and supervising its affairs. All Directors should make decisions objectively in the interests of the Company.

The Board reserves for its decisions all major matters of the Company, including the approval and monitoring of all policy matters, overall strategies and budgets, internal control and risk management systems, material transactions, financial information, appointment of Directors and other significant financial and operational matters.

Chairman and Chief Executive Officer

The CG Code stipulates that the roles of chairman of the board and chief executive officer should be separate and should not be performed by the same individual.

The division of responsibilities between the chairman and the chief executive officer should be clearly established and set out in writing. The roles of the Company's chairman of the Board ("**Chairman**") are to provide leadership to the Board and formulate the Group's business strategies. This is aimed at striking a balance of power and authority, job responsibilities are not concentrated on any one individual. The Chairman is responsible for ensuring the Board works effectively, in particular, ensuring all Directors receive reliable, adequate and complete information in a timely manner. The Chairman may communicate with the Directors directly or through the assistance of the company secretary of the Company ("**Company Secretary**") to discuss or clarify any issues concerning the Group from time to time, and to provide any supporting information and documents to them. The Chairman assumes the primary responsibility for ensuring that good corporate governance practices and procedures are established.

CEO is responsible for the conduct of day-to-day operation of the Group and accountable to the Board for all aspects of the corporate performance. He recommends policies to the Board for consideration and approval, and keeps the Board informed of any material developments of the Company's business. The CEO may delegate his duties to any other management members or responsible officers of the Company but he assumes the principal responsibility.

董事局

職責

本公司的業務由董事局負責整體管理。董事局負責領導及監控本公司事務，並通過指導及監管公司事務，對促進本公司的成功共同負責。全體董事均須客觀地就本公司利益作出決定。

董事局保留就本公司所有重要事項作出決策的權力，包括批准及監控所有政策事項、整體策略及預算、內部監控及風險管理制度、重大交易、財務資料、委任董事及其他重大財務及營運事宜。

主席及行政總裁

企業管治守則訂明，董事局主席與行政總裁之角色應有區分，並不應由同一人兼任。主席與行政總裁的分工應清楚界定並以書面列載。

主席與行政總裁的分工應清楚界定並以書面列載。本公司董事局主席(「**主席**」)的角色為領導董事局並制訂本集團的業務策略。其旨在達至權力與權威之間的平衡，工作職責不集中於任何一人。主席負責確保董事局有效運作，尤其確保全體董事及時接獲可靠、充足及完備資料。主席可直接或透過本公司公司秘書(「**公司秘書**」)協助與董事溝通，以不時商討或澄清任何有關本集團的事宜，並向彼等提供任何支持資料及文件。主席承擔確保已建立良好企業管治常規及程序的主要責任。

行政總裁負責本集團的日常營運，並就企業表現的所有方面向董事局負責；及向董事局提出政策建議以供其考慮及審批，並持續知會董事局任何有關本公司業務的重大發展。行政總裁可向本公司任何其他管理層成員或負責的主管轉授其職責，惟彼承擔主要責任。

BOARD OF DIRECTORS *(Continued)*

Chairman and Chief Executive Officer *(Continued)*

The Board is committed to maintaining statutory and regulatory standards and adhering to the principles of corporate governance with emphasis on transparency, independence, accountability and responsibility. During the year ended 31 December 2025, the Company has complied with all the applicable code provisions of the Corporate Governance Code (“CG Code”) as set out in Part 2 of Appendix C1 to the Listing Rules, except for certain deviations disclosed herein.

The CG Code stipulates that the roles of chairman of the board and chief executive officer (“CEO”) should be separate and should not be performed by the same individual. During the reporting period, Mr. Su Shigong and Ms. Yang Yuhua were appointed as chairman of the board and CEO of the Company respectively and the Company has been in compliance with the CG Code.

Composition

The Board currently comprises two executive Directors, one non-executive Director and three independent non-executive Directors. The Directors during the reporting year and up to the date of this annual report were:

Executive Directors

Mr. Su Shigong *(Chairman)*
Ms. Yang Yuhua *(CEO)*

Non-executive Director

Mr. Lu Yunsong

Independent non-executive Directors (“INEDs”)

Dr. Gao Bin
Mr. Leung Ting Yuk
Ms. Song Yanjie

董事局 *(續)*

主席及行政總裁 *(續)*

董事局致力維持法定及監管標準，並秉持企業管治的原則，強調透明度、獨立性、問責性及負責制。截至二零二五年十二月三十一日止年度，本公司一直遵守上市規則附錄C1第2部分所載之企業管治守則（「企業管治守則」）之所有適用的守則條文，惟本報告所披露之若干偏離則除外。

企業管治守則訂明，董事局主席與行政總裁（「行政總裁」）之角色應有區分，並不應由同一人兼任。於本報告期間，蘇世公先生及楊玉華女士分別獲委任為主席及行政總裁，本公司已遵守企業管治守則。

組成

董事局現時包括兩名執行董事，一名非執行董事及三名獨立非執行董事。於報告年度及直至本年報日期，董事為：

執行董事

蘇世公先生 *(主席)*
楊玉華女士 *(行政總裁)*

非執行董事

呂雲松先生

獨立非執行董事（「獨立非執行董事」）

高濱博士
梁廷育先生
宋燕捷女士

BOARD OF DIRECTORS (Continued)

INEDs and their independence

During the year ended 31 December 2025, the Board at all times met the requirements under Rule 3.10 of the Listing Rules relating to the appointment of at least three INEDs with at least one of them possessing appropriate professional qualifications, or accounting or related financial management expertise.

The CG Code stipulates that non-executive directors should be appointed for a specific term subject to re-election.

INEDs are not appointed for a specific term while NED is appointed for a term of three years. All Directors are subject to retirement by rotation and re-election at the annual general meeting of the Company in accordance with the Bye-laws. Each of the INEDs has made an annual confirmation of independence pursuant to Rule 3.13 of the Listing Rules. The Company considers that all INEDs are independent.

Independent view and input

In order to ensure independent views and input are available to the Board, the Board has developed the following mechanisms, including but not limited to:

- (i) at least one-third of Board members are INEDs;
- (ii) every INED is not appointed for a specific term and subject to retirement by rotation at least once every three years;
- (iii) INEDs possess professional knowledge and Board experience;
- (iv) Except Dr. Gao Bin who was appointed as INED since 20 November 2015, no INED has served the Company for more than nine years;
- (v) no INED holds more than six listed company directorships to make sure that each of INEDs has sufficient time to make contributions to the Board;
- (vi) every INED has made an annual confirmation of his/her independence to the Company; and
- (vii) the Board, each of its Board committees or every Director is able to seek professional advice in appropriate circumstances at the Company's expenses.

The implementation and effectiveness of relevant mechanisms have been reviewed by the Board and will further be reviewed annually.

董事局(續)

獨立非執行董事及彼等的獨立性

截至二零二五年十二月三十一日止年度，董事局一直遵守上市規則第3.10條有關委任至少三名獨立非執行董事的規定，其中至少一名獨立非執行董事具備適合專業資格或會計或相關財務管理專門技能。

企業管治守則訂明，非執行董事之委任應有指定任期，並須接受重選。

獨立非執行董事並無按指定任期委任，而非執行董事之委任期為三年。全體董事均須按公司細則，於本公司之股東週年大會上輪值退任及重選。各獨立非執行董事已根據上市規則第3.13條之規定提交年度獨立性確認書。本公司認為全體獨立非執行董事均屬獨立人士。

獨立觀點及意見

為確保董事局能夠獲得獨立的觀點和意見，董事局已制定以下機制，包括但不限於：

- (i) 至少三分之一的董事局成員為獨立非執行董事；
- (ii) 每名獨立非執行董事的委任均無特定任期，並須至少每三年輪流退任一次；
- (iii) 獨立非執行董事具備專業知識及董事局經驗；
- (iv) 除了高濱博士自從二零一五年十一月二十日獲委任為獨立非執行董事，並無獨立非執行董事為本公司服務超過九年；
- (v) 並無獨立非執行董事擔任超過六個上市公司董事職位，以確保每名獨立非執行董事均有足夠時間為董事局作出貢獻；
- (vi) 每名獨立非執行董事已就其獨立性向本公司作出年度確認；及
- (vii) 董事局、各董事委員會或每名董事能夠在適當情況下尋求專業意見，費用由本公司承擔。

董事局已檢討相關機制的實施情況及有效性，並將每年進一步檢討一次。

BOARD OF DIRECTORS (Continued)

Appointment and re-election of Directors

Biographical details of the Directors as at the date of this annual report are set out in the section headed “Biographical Details of Directors” on pages 35 to 37 of this annual report, which demonstrates a diversity of skills, expertise, experience and qualifications.

Pursuant to Bye-law 85 of the Bye-laws, one-third of the Directors shall retire by rotation at each annual general meeting of the Company provided that every Director shall be subject to retirement at the annual general meeting of the Company at least once every three years. All retiring Directors shall be eligible for re-election.

The Board members have no financial, business, family or other material/relevant relationships with each other. Such balanced Board composition is formed to ensure strong independence exists across the Board and has more than one-third in number of its members comprising INEDs.

All Directors have given sufficient time and attention to the affairs of the Group. Each executive Director is suitably qualified for his/her position, and has sufficient experience to hold the position so as to carry out his/her duties effectively and efficiently.

Board meetings

The Company Secretary shall assist the Chairman and the executive Directors in establishing the meeting agenda, and each Director is able to request inclusion of items in the agenda. The Board schedules at least four regular meetings a year and also meets as and when required. During the year ended 31 December 2025, the Board held eight meetings. All such meetings were convened in accordance with the Bye-laws.

Adequate and appropriate information are circulated to the Directors normally three days in advance of Board meetings or such period accepted by them. In addition to regular Board meetings, the Chairman should at least annually hold a meeting with the INEDs without the presence of other Directors pursuant to the CG Code.

Minutes of all Board and committee meetings are kept by the Company Secretary and are open for inspection by the Directors. Draft minutes of all Board and committee meetings are circulated to all Directors and committee members for comments within the period accepted by them after each meeting.

董事局(續)

董事委任及重選

董事於截至本年報日期的履歷詳情載於本年報第35頁至第37頁之「董事履歷詳情」一節，當中載列各董事的多樣化技能、專業知識、經驗及資格。

根據公司細則第85條，三分之一之董事須於本公司每屆股東週年大會上輪值退任，惟每名董事須至少每三年於本公司股東週年大會上退任一次。所有退任董事均合資格膺選連任。

董事局成員之間並無財務、業務、家族或其他重大／相關關係。董事局的均衡組成可確保整個董事局具有高度獨立性，其超過三分之一成員由獨立非執行董事組成。

所有董事均為本集團事務投入充足時間及精力。各執行董事均具備合適資格及豐富經驗，能勝任其職位並可有效及高效地履行其職責。

董事局會議

公司秘書協助主席及執行董事編製會議議程，各董事可要求於議程中加入項目。董事局計劃每年舉行至少四次定期會議並於有需要時開會。截至二零二五年十二月三十一日止年度，董事局舉行八次會議。所有該等會議均根據公司細則召開。

一般在董事局會議舉行前三天或董事接受的期間向彼等傳閱充足及適用資料。除定期董事局會議外，根據企業管治守則之守則規定，主席應在其他董事避席的情況下與獨立非執行董事每年至少舉行一次會議。

所有董事局及委員會會議記錄均由公司秘書保存，且可供董事查閱。所有董事局及委員會會議記錄草擬本，均於每次會議結束後，在全體董事及委員會成員接納期間內，呈送予彼等作評論。

BOARD OF DIRECTORS (Continued)

Attendance of Directors at various meetings

During the year ended 31 December 2025, the attendance of each individual Director at the Board meetings, committee meetings and the annual general meeting held on 29 May 2025 (“2025 AGM”), are as follow:

		Attended/Eligible to attend 出席/合資格出席				
		Board Meetings 董事局會議	Audit Committee Meetings 審核委員會會議	Nomination Committee Meetings 提名委員會會議	Remuneration Committee Meetings 薪酬委員會會議	General Meetings 股東大會
Executive Directors		執行董事				
Mr. Su Shigong (Chairman)	蘇世公先生(主席)	8/8	N/A 不適用	N/A 不適用	N/A 不適用	1/1
Ms. Yang Yuhua (CEO)	楊玉華女士 (行政總裁)	8/8	N/A 不適用	N/A 不適用	N/A 不適用	1/1
Non-executive Director		非執行董事				
Mr. Lu Yunsong	呂雲松先生	7/7	N/A 不適用	N/A 不適用	N/A 不適用	0/1
Independent Non-executive Directors		獨立非執行董事				
Dr. Gao Bin	高濱博士	6/7	1/2	1/1	2/2	1/1
Mr. Leung Ting Yuk	梁廷育先生	7/7	2/2	1/1	2/2	1/1
Ms. Song Yanjie	宋燕捷女士	7/7	2/2	1/1	2/2	0/1

According to the CG Code, all independent non-executive directors and non-executive directors should attend general meetings of listed issuers.

董事局(續)

各會議的董事出席情況

截至二零二五年十二月三十一日止年度，各董事出席董事局會議、委員會會議及於二零二五年五月二十九日舉行之股東週年大會(「二零二五年股東週年大會」)之列席情況如下：

根據企業管治守則，所有獨立非執行董事及非執行董事應出席上市發行人之股東大會。

BOARD OF DIRECTORS (Continued)

Directors' training and continuous professional development

The Company provides regular updates on the business performance of the Group to the Directors. The Directors are continually updated on the latest development regarding the Listing Rules and other applicable statutory requirements to ensure compliance and upkeeping of good corporate governance practices.

The Directors are encouraged to participate in continuous professional development to develop and refresh knowledge and skills. The Company has received confirmation from all Directors of their respective training records for the year ended 31 December 2025. During the reporting period, the training hours received by the Directors of the Company are as follows:

董事局(續)

董事培訓及持續專業發展

本公司定期向董事更新本集團的業務表現資料。董事持續獲得有關上市規則及其他適用法律規定的最新發展資料，以確保符合及維持良好企業管治常規。

本公司鼓勵董事參與持續專業發展，以發展並更新其知識及技能。本公司已收到所有董事就彼等各自於截至二零二五年十二月三十一日止年度培訓記錄之確認函。於本報告期間，本公司董事接受培訓的時數如下：

Name of Director	董事姓名	Training Hours 培訓時數
Mr. Su Shigong	蘇世公先生	9
Ms. Yang Yuhua	楊玉華女士	9
Mr. Lu Yunsong	呂雲松先生	9
Dr. Gao Bin	高濱博士	9
Mr. Leung Ting Yuk	梁廷育先生	9
Ms. Song Yanjie	宋燕捷女士	9

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BOARD OF DIRECTORS (Continued)

Corporate governance functions

Pursuant the CG Code, the Board is also responsible for performing the corporate governance duties as set out below:

- (a) to develop and review the Company's policies and practices on corporate governance;
- (b) to review and monitor the training and continuous professional development of Directors and senior management;
- (c) to review and monitor the Company's policies and practices on compliance with legal and regulatory requirements;
- (d) to develop, review and monitor the code of conduct and compliance manual (if any) applicable to Directors and employees; and
- (e) to review the Company's compliance with the CG Code and disclosure in the CG Report.

This CG Report has been reviewed by the Board in discharge of its corporate governance functions.

Directors' and officers' liability insurance and indemnity

To indemnify Directors and officers of the Company against all costs, charges, losses, expenses and liabilities incurred by them in the execution of and discharge of their duties or in relation thereto, the Company has arranged insurance cover for this purpose.

董事局(續)

企業管治職能

根據企業管治守則，董事局亦負責履行以下所載的企業管治職責：

- (a) 制定及檢討本公司企業管治政策及常規；
- (b) 檢討及監察董事及高級管理層培訓及持續專業發展；
- (c) 檢討及監察本公司在遵守法律及監管規定方面的政策及常規；
- (d) 制定、檢討及監察適用於董事及僱員的行為準則及合規手冊(如有)；及
- (e) 檢討本公司遵守企業管治守則的情況及於企業管治報告所作的披露。

為履行企業管治職責，董事局已審閱本企業管治報告。

董事及高級人員之責任保險及彌償

為彌償本公司董事及高級人員因執行及履行其職責所產生或與此有關的所有成本、費用、虧損、開支及負債，本公司已就此安排保險範圍。

NOMINATION COMMITTEE

The Nomination Committee of the Company (“**Nomination Committee**”) was established with a specific written terms of reference in compliance with the CG Code. The terms of reference of the Nomination Committee are available on the websites of the Stock Exchange and the Company.

The Board has adopted a board diversity policy (“**Board Diversity Policy**”) stipulating the composition of the Board. The Company seeks to achieve Board diversity through the consideration of a number of aspects, including but not limited to gender, age, cultural and educational background, professional qualification, skills, knowledge and length of service. The appointment of the members of the Board will be based on meritocracy, and candidates will be considered against objective criteria, having due regard for the benefits of diversity on the Board. The Board has reviewed the Board Diversity Policy and considers that the composition of the Board satisfied the Board Diversity Policy and the Company has not set any measurable objectives.

The gender ratio in the workforce (including senior management) is: male 64% and female 36%.

The Board has adopted a nomination policy (“**Nomination Policy**”) with the aim of ensuring the Board has a balance of skills, experience, knowledge and diversity of perspectives appropriate to the requirements of the Group’s business. When considering a candidate nominated for directorship or a retiring Director’s proposed re-appointment, the Nomination Committee will have regard to, among other things, (i) age, skills, knowledge, experience, expertise, professional and educational qualifications, background and other personal qualities of the candidate; (ii) effect on the Board’s composition and diversity; (iii) commitment of the candidate to devote sufficient time to effectively carry out his/her duties; (iv) potential and/or actual conflicts of interest that may arise; (v) independence; (vi) in the case of a proposed reappointment of an INED, the number of years he/she has already served; and (vii) other factors considered to be relevant by the Nomination Committee. Having due regard to the Nomination Policy and the Board Diversity Policy, the Nomination Committee will identify and consider each suitable candidate or retiring Director and make recommendation to the Board. Subject to the provisions of the Bye-laws, each the appointment of new Director and re-appointment of Director will be stand for re-election at the general meeting.

提名委員會

本公司已遵照企業管治守則成立提名委員會(「**提名委員會**」)，並已訂立特定書面職權範圍。提名委員會的職權範圍可於聯交所及本公司網站查閱。

董事局已採納董事局多元化政策(「**董事局多元化政策**」)以組建董事局。本公司透過考慮若干因素，包括但不限於性別、年齡、文化及教育背景、專業資格、技能、知識及服務年資，達致董事局成員多元化。董事局成員的任命將以用人唯才為依據，並會按客觀準則，妥為考慮董事局成員多元化的裨益。董事局已審閱董事局多元化政策，並認為董事局的組成符合董事局多元化政策，而本公司並無設定任何可計量的目標。

員工(包括高級管理層)的性別比例為：男性64%，女性36%。

董事局已採納提名政策(「**提名政策**」)以旨在確保董事局在技能、經驗、知識及多元化觀點方面取得平衡，切合本集團的業務要求。在考慮提名董事候選人或重新委任退任董事時，提名委員會注意(其中包括)(i)候選人的年齡、技能、知識、經驗、專長、專業資格、學歷、背景及其他個人素質；(ii)對董事局的組成及成員多元化之影響；(iii)候選人投入充足的時間且有效地履行其職責的承諾；(iv)候選人因獲選而引發潛在及／或實際的利益衝突；(v)獨立性；(vi)就建議續任獨立非執行董事而言，彼已在任之服務年期；及(vii)提名委員會認為有關係的其他因素。經審慎考慮提名政策及董事局多元化政策後，提名委員會會物色及考慮各合適人選或退任董事及向董事局提出推薦建議。在公司細則條文的規限下，各新委任董事及重選董事將於股東大會上批准。

NOMINATION COMMITTEE *(Continued)*

As at 31 December 2025, the Nomination Committee comprised three Directors, all of them are INEDs. The members of the Nomination Committee are:

Dr. Gao Bin (*Chairman*)
Mr. Leung Ting Yuk
Ms. Song Yanjie

During the year ended 31 December 2025, the Nomination Committee held one meeting. The attendance of each member during the reporting year is set out on page 79 of this annual report.

The work performed by the Nomination Committee during the year ended 31 December 2025 included:

- (a) reviewed the structure, size and composition of the Board;
- (b) identified individual suitably qualified to become Board members and made recommendation to the Board on their appointments;
- (c) assessed the independence of the INEDs;
- (d) made recommendations to the Board on the retiring Directors for re-election at the 2025 AGM; and
- (e) reviewed the Nomination Policy.

Having reviewed the Board Diversity Policy and the composition of the Board, the Nomination Committee is satisfied that the requirements set out in the Board Diversity Policy had been met.

提名委員會 *(續)*

於二零二五年十二月三十一日，提名委員會由三名董事組成，彼等均為獨立非執行董事。提名委員會的成員為：

高濱博士 *(主席)*
梁廷育先生
宋燕捷女士

於截至二零二五年十二月三十一日止年度，提名委員會共舉行一次會議。各成員於報告年度的出席情況載於本年報第79頁。

提名委員會於截至二零二五年十二月三十一日止年度履行的工作包括：

- (a) 檢討董事局之架構、人數及組成；
- (b) 物色個別合資格成為董事局成員的合適人選，並就其任命向董事局提供建議；
- (c) 評估獨立非執行董事的獨立性；
- (d) 就在二零二五年股東週年大會上參與重選的退任董事向董事局提供建議；及
- (e) 檢討提名政策。

檢討了董事局多元化政策及董事局之組成後，提名委員會信納本公司經已符合董事局多元化政策所載之規定。

REMUNERATION COMMITTEE

The Remuneration Committee of the Company (“**Remuneration Committee**”) was established with a specific written terms of reference in compliance with the CG Code. The terms of reference of the Remuneration Committee are available on the websites of the Stock Exchange and the Company.

The Remuneration Committee is responsible for making recommendations to the Board, among other things, on the Company’s policy and structure for the remuneration of all Directors and senior management of the Company. No individual Director is involved in decisions relating to his/her own remuneration. The Remuneration Committee has adopted the model under the CG Code to make recommendations to the Board on the remuneration packages of individual executive Directors and senior management.

As at 31 December 2025, the Remuneration Committee comprised three Directors, all of them are INEDs. The members of the Remuneration Committee were:

Dr. Gao Bin (*Chairman*)
Mr. Leung Ting Yuk
Ms. Song Yanjie

During the year ended 31 December 2025, the Remuneration Committee held two meetings. The attendance of each member during the reporting year is set out on page 79 of this annual report.

The work performed by the Remuneration Committee during the year ended 31 December 2025 included:

- (a) reviewed the performance of executive Director and specific staff and recommended to the Board specific adjustments in reward payments;
- (b) reviewed and recommended the remuneration packages of the executive Directors and senior management for the year ended 31 December 2025;
- (c) reviewed and recommended the remuneration packages of the newly appointed Directors and senior management for the year ended 31 December 2025; and
- (d) reviewed and approved the matters relating to share schemes under Chapter 17 of the Listing Rules.

Details of the Directors’ remuneration are set out in note 14 to the consolidated financial statements in this annual report.

薪酬委員會

本公司已遵照企業管治守則成立薪酬委員會（「**薪酬委員會**」），並已訂立特定書面職權範圍。薪酬委員會的職權範圍可於聯交所及本公司網站查閱。

薪酬委員會負責向董事局提出有關（其中包括）本公司所有董事及高級管理層薪酬政策及架構之建議。概無董事參與釐定其本身的薪酬。薪酬委員會已採納企業管治守則所述之模式，就個別執行董事及高級管理人員的薪酬待遇向董事局提出建議。

於二零二五年十二月三十一日，薪酬委員會由三名董事組成，彼等均為獨立非執行董事。薪酬委員會的成員為：

高濱博士（*主席*）
梁廷育先生
宋燕捷女士

於截至二零二五年十二月三十一日止年度，薪酬委員會共舉行兩次會議。各成員於報告年度的出席情況載於本年報第79頁。

薪酬委員會於截至二零二五年十二月三十一日止年度履行之工作包括：

- (a) 檢討執行董事及特定員工的表現及建議董事局在獎勵時予以特定調整；
- (b) 檢討及建議執行董事及高級管理層截至二零二五年十二月三十一日止年度的薪酬待遇；
- (c) 檢討及建議新任董事及高級管理層截至二零二五年十二月三十一日止年度的薪酬待遇；及
- (d) 根據上市規則第17章審閱及批准有關股份計劃的事宜。

董事薪酬之詳情載於本年報綜合財務報表附註14內。

AUDIT COMMITTEE

The Audit Committee of the Company (“**Audit Committee**”) was established with a specific written terms of reference in compliance with the CG Code. The terms of reference of the Audit Committee are available on the websites of the Stock Exchange and the Company.

The Audit Committee is responsible for reviewing and supervising the financial reporting process, assisting the Board to ensure effective risk management and internal control systems of the Group and providing advice and comments to the Board. The Audit Committee is provided with sufficient resources to discharge its duties and may access to independent professional advice if considered necessary.

As at 31 December 2025, the Audit Committee comprises three Directors, all of them are INEDs. The members of the Audit Committee are:

Mr. Leung Ting Yuk (*Chairman*)
Dr. Gao Bin
Ms. Song Yanjie

Mr. Leung Ting Yuk, the Chairman of Audit Committee, possesses relevant professional qualifications and financial management expertise and meets the requirements of Rule 3.21 of the Listing Rules. During the year ended 31 December 2025, the Audit Committee held two meetings. The attendance of each member during the reporting year is set out on page 79 of this annual report.

審核委員會

本公司已根據企業管治守則成立審核委員會（「**審核委員會**」），並已訂立特定書面職權範圍。審核委員會的職權範圍可於聯交所及本公司網站瀏覽。

審核委員會負責檢討及監察本集團的財務報告程序、協助董事局確保本集團設立有效的風險管理及內部監控系統，並向董事局提供意見及評議。審核委員會獲提供充分資源以履行其職責，並可在有需要的情況下尋求獨立專業意見。

於二零二五年十二月三十一日，審核委員會包括三名董事，彼等均為獨立非執行董事。審核委員會成員為：

梁廷育先生(主席)
高濱博士
宋燕捷女士

審核委員會主席梁廷育先生擁有相關專業資格及財務管理專門技能，並符合上市規則第3.21條的規定。於截至二零二五年十二月三十一日止年度，審核委員會共舉行兩次會議。各成員於報告年度的出席情況載於本年報第79頁。

AUDIT COMMITTEE (Continued)

During the year ended 31 December 2025, the work performed by the Audit Committee included:

- (a) reviewed with the Company's auditors the audited financial statements for the year ended 31 December 2024 and reviewed the unaudited interim financial statements for the six months ended 30 June 2025, with recommendations to the Board for approval;
- (b) reviewed the risk management report on monitoring of the risk management and internal control systems of the Group;
- (c) reviewed the compliance issues with the regulatory and statutory requirements;
- (d) reviewed with the management of the Company the accounting principles and practices adopted by the Group;
- (e) reviewed the term and remuneration for the appointment of KTC Partners CPA Limited ("KTC") as external auditor to perform the agreed-upon procedures of the final results for the year ended 31 December 2025 and accounting advisory service on the interim results for the six-months ended 30 June 2025;
- (f) reviewed KTC's independence as external auditor (especially on non-audit services); and
- (g) nominated the appointment of KTC as the auditors of the Company at the 2025 AGM.

The Audit Committee is provided with sufficient resources to discharge its duties and may access to independent professional advice if considered necessary.

審核委員會(續)

審核委員會於截至二零二五年十二月三十一日止年度履行的工作包括：

- (a) 與本公司核數師共同審閱截至二零二四年十二月三十一日止年度的經審核財務報表及截至二零二五年六月三十日止六個月的未經審核中期財務報表，並提出建議供董事局批准；
- (b) 審閱有關本集團監察風險管理及內部監控系統的風險管理報告；
- (c) 審閱有關監管及法定要求的合規事宜；
- (d) 與本公司管理層共同審閱本集團所採納的會計原則及慣例；
- (e) 審閱委任中瑞和信會計師事務所有限公司(「中瑞」)為外聘核數師之期限及薪酬，以履行有關截至二零二五年十二月三十一日止年度的末期業績之協定程序及為截至二零二五年六月三十日止六個月的中期業績提供會計顧問服務；
- (f) 審閱中瑞作為外聘核數師的獨立性(尤其就非核數服務而言)；及
- (g) 於二零二五年股東週年大會上提名任命中瑞為本公司核數師。

審核委員會獲提供充裕資源以履行其職務，並於認為必要時可尋求獨立專業意見。

AUDITOR'S REMUNERATION

During the year ended 31 December 2025, the remunerations paid and payable to KTC for audit services and non-audit services regarding the review of interim financial statements and other assurance and non-assurance engagements rendered to the Group are as follow:

Services rendered for the Group	為本集團提供之服務	Fees paid/ payable to KTC 已付／應付 中瑞的費用 HK\$'000 千港元
Audit services	審核服務	1,400
Non-audit services	非審核服務	150
Total	總計	1,550

The Audit Committee is satisfied with, *inter alia*, the audit fees, effectiveness of the audit process, independence and objectivity of KTC and has recommended to the Board the re-appointment of KTC as the Company's external auditor for the ensuing year at the forthcoming annual general meeting.

ACCOUNTABILITY AND AUDIT

The Directors are responsible for the preparation of the financial statements of the Group for the relevant accounting periods under applicable statutory and regulatory requirements which give a true and fair view of the state of affairs, the results of operations and cash flows of the Group. In preparing the financial statements for the year ended 31 December 2025 and the year ended 31 December 2024, the Directors have adopted suitable accounting policies and applied them consistently.

The responsibility of the auditors with respect to these financial statements are set out in the Independent Auditor's Report on pages 107 to 115 of this annual report.

核數師酬金

於截至二零二五年十二月三十一日止年度，就向本集團提供之審核服務及中期財務報表審閱及其他核證及非核證工作的非審核服務已付及應付予中瑞之酬金如下：

審核委員會信納(其中包括)中瑞之審核費用、審核程序之有效性、獨立性及客觀性，並於本公司下屆股東週年大會上向董事局建議續聘中瑞為本公司來年之外聘核數師。

問責性及審核

董事負責根據適用法定及監管規定編製相關會計期間的本集團財務報表，以真實而公平地反映本集團的財務狀況、經營業績及現金流量。董事於編製截至二零二五年十二月三十一日止年度及二零二四年十二月三十一日止年度的財務報表時，已採納適當會計政策並貫徹應用該等政策。

核數師對該等財務報表應負的責任載於本年報第107頁至第115頁之獨立核數師報告書內。

MATERIAL UNCERTAINTY RELATED TO GOING CONCERN

The Directors draw attention to Note 3.1 in the consolidated financial statements, which indicates that the Group incurred a loss of approximately HK\$371,171,000 during the year ended 31 December 2025 and, as of that date, the Group has net current liabilities of approximately HK\$3,408,934,000 and net liabilities of approximately HK\$2,198,272,000, including the overdue bank borrowing of approximately HK\$1,495,438,000 and accrued interest of approximately HK\$719,835,000 which have not yet been successfully renewed, extended nor repaid during the year ended 31 December 2025 and up to date of this report. Additionally, certain legal claims filed against the Group related to certain pledge of assets and financial guarantees up to the date of this report remain in default. As stated in Note 3.1, these events or conditions, along with other matters as set forth in Note 3.1, indicate that a material uncertainty exists that may cast significant doubt on the Group's ability to continue as a going concern.

After considering the following factors, the Board believes that the Group has sufficient capital to operate on going concern basis:

- (i) various business segments of the Group are either self-sustained (e.g. the shopping mall business in the PRC and the business of flooring materials and medical equipment trading) or inactive (e.g. the business of mining and exploration of natural resources) as at the date of this report; and
- (ii) audited bank balances and cash of the Group as at 31 December 2025 amounted to approximately HK\$90 million.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE

The Board takes overall responsibility for ESG strategy, overseeing senior management in developing the approach, execution and associated reporting. The Board continues to adopt enhanced measures to reduce energy and other resource utilisation, minimise waste and increase recycling, encouraging its employees to adopt environmentally responsible behaviours whilst also promoting environmental protection to the Group's customers. During the Year, the Board received and reviewed the ESG report. Details of the Group's ESG performance in 2025 are disclosed in the 2025 ESG Report.

與持續經營有關的重大不確定性

董事謹請垂注綜合財務報表附註3.1，該附註顯示貴集團於截至二零二五年十二月三十一日止年度產生虧損約371,171,000港元，而截至該日，貴集團的流動負債淨額約為3,408,934,000港元及負債淨額約為2,198,272,000港元，包括逾期銀行借貸約1,495,438,000港元及應計利息約719,835,000港元（於截至二零二五年十二月三十一日止年度及直至本報告日期尚未成功重續、延期或償還）。此外，貴集團被提出與若干直至本報告日期仍然違約的資產質押及財務擔保有關係的若干法律索賠。誠如附註3.1所述，該等事件或條件以及附註3.1中所載的其他事項表明存在重大不確定性，可能令貴集團持續經營的能力產生重大疑慮。

董事會考慮下列因素後，相信本集團有足夠營運資金足以支持業務持續經營：

- (i) 截至本報告日期，本集團多個業務分部都可自行維持所需（例如中國的購物中心業務、地板材料及醫療設備貿易業務），或並無業務（例如採礦及勘察天然資源業務）；及
- (ii) 本集團於二零二五年十二月三十一日的經審核銀行結餘及現金約有90百萬港元。

環境、社會及管治

董事局整體負責環境、社會及管治策略，監察高級管理人員在方針制訂、實施及相關匯報的情況。董事局繼續採取優化措施，以進一步節約能源及其他資源使用、減廢及增加循環再造，也鼓勵僱員採取對環境負責的行為，並向客戶方面提倡環保。年內，董事局收到並審閱了環境、社會及管治報告。有關集團二零二五年企業環境、社會及管治責任表現的詳情載於《二零二五年環境、社會及管治報告》。

RISK MANAGEMENT AND INTERNAL CONTROLS

The Board is responsible for establishing and maintaining a sound risk management and internal control system within the Group and reviewing their effectiveness. This risk management and internal control system is reviewed annually. However, such system was designed only to manage various risks of the Group within certain acceptable risk level, rather than completely eliminate the risk of failing to achieve the business objectives of the Group, and can only provide reasonable but not absolute assurance against material misstatement or losses. The Audit Committee assists the Board to oversee the management in the design, implementation and monitoring of the risk management and internal control systems.

The Group has a risk management and compliance department to perform the internal audit functions. During the year under review, the internal auditors of the Group carried out an analysis and independent appraisal regarding the adequacy and effectiveness of its risk management and internal control systems. In addition, the Group has developed an internal control model which follows the principle of Committee of Sponsoring Organizations of the Treadway Commission (“**COSO**”). It consists of five elements, namely control environment, risk assessment, control, information and communication, and monitoring. Under this control model, the Group’s management is responsible for the design, implementation and maintenance of internal control measures and its effectiveness, and the Board and Audit Committee will supervise the appropriateness of internal control measures as designed by the management and the effective implementation of internal control measures. Meanwhile, the internal control has adapted to the Group’s scale of operation, scope of business, competition and risks, and is subject to prompt adjustments according to changes in circumstances. It will be a long-lasting and continuous work to improve the internal control system, implement the regulated system and intensify the supervision and examination of internal control.

風險管理及內部控制

董事局負責為本集團建立及維持健全的風險管理及內部監控系統，以及評審其成效。該等風險管理及內部監控系統每年作評審。然而，該系統的設計僅為在可接受的風險範圍內管理本集團的風險，而並非完全消除本集團未能達到業務目標的風險，而且只能就不會有重大的失實陳述或虧損作出合理而非絕對的保證。審核委員會協助董事局監督管理層對風險管理及內部監控系統的設計、實施及監察。

本集團擁有風險管理及合規部門以履行內部審核功能。於回顧年度，本集團內部核數師對其風險管理及內部監控系統是否足夠和有效作出分析及獨立評估。同時，本集團根據全美反舞弊性財務報告委員會發起組織(Committee of Sponsoring Organizations of the Treadway Commission，縮寫(「**COSO**」))的原則制定內部監控模式，共有五個元素，監控環境、風險評估、監控工作、資訊與溝通，以及監察工作。在此監控模式下，本集團管理層負責設計、實施和維持內部監控措施及其有效性，而董事局及審核委員會監督管理層設計的內部監控措施是否適當，以及是否得到有效的執行。同時，內部控制應與本集團經營規模、業務範圍、競爭狀態和風險水平等相適應，並隨著情況的變化及時加以調整。完善內部控制制度、規範制度執行以及強化內部控制的監督檢查，將是一項長期而持續的工作。

RISK MANAGEMENT AND INTERNAL CONTROLS *(Continued)*

The risk management and compliance department also prepared a risk management framework of the Group, including the construction of the architecture for the aforementioned organisation and definition of the responsibilities of all parties concerned, and prepared risk management policies and processes and clarified the risk assessment procedures, which, specifically include risk identification, risk analysis, risk control and risk report.

Step 1: Risk identification – identify risks currently exposed to the Group and business and its existing management and control measures.

Step 2: Risk analysis – analyse the possibility of risk, extent of influence and its existing management and control measures, identify risk exposure, and propose further countermeasures.

Step 3: Risk control – implement and periodically detect the identified risks to ensure effective operation of risk countermeasures.

Step 4: Risk report – summarise the results of risk management analysis, prepare action plans and report to the management, Audit Committee and the Board. During the year under review, the risk management and compliance department has updated and revised the Group's risk management system in light of its actual conditions with the assistance of individual business units and departments to review and provide their feedbacks.

During the year, through this risk management system, the risk management and compliance department selected the major business units and departments of the Group to complete three major risk control activities, including its assessment, scoring and ranking, and prepare risk countermeasures to ensure that each significant risk has adequate corresponding risk countermeasures.

風險管理及內部控制(續)

風險管理及合規部門亦制定本集團風險管理框架，包括建立上述組織架構和界定各方職責，以及制定了風險管理的政策和流程，明確了風險評估的程序，具體包括風險識別、風險分析、風險監控和風險報告。

步驟1：風險識別－識別本集團層面及業務層面目前面臨的風險及現有管控措施。

步驟2：風險分析－對風險發生的可能性、影響程度及現有管控措施進行分析，發現風險敞口，並提出進一步的應對措施。

步驟3：風險監控－實施及週期性地檢測識別出的風險，確保風險應對策略可以有有效的運行。

步驟4：風險報告－總結風險管理分析的結果，制定行動計劃並向管理層、審核委員會和董事局匯報。於回顧年度，風險管理及合規部門結合本集團的實際情況，在各業務單位及部門的協助下審閱及反饋意見後，已對本集團的風險管理系統作出更新及修訂。

於本年度，風險管理及合規部門藉著此風險管理制度，揀選本集團的主要業務單位及部門完成三項主要風險控制工作，包括風險評估、風險評分與排序及制訂風險應對方案，確保每個重大風險均有相關的足夠的應對風險措施。

RISK MANAGEMENT AND INTERNAL CONTROLS *(Continued)*

For the year ended 31 December 2025, the Board considered the Group's current risk assessment system was effective and adequate. Periodical reviews will be performed to improve and safeguard the effective operation of the Group's risk management system. In addition, in view of the enhanced control on listed companies in recent years by regulators such as the SFC and the Listing Committee of the Stock Exchange, backed by the consolidated corporate systems and procedures and internal control manual, the risk management and compliance department conducted sampling check on major compliance control activities and procedures of the Group during the year under review and no material internal control deficiencies were discovered.

For the year ended 31 December 2025, the Audit Committee has reviewed the findings and impartial opinion of the risk management and compliance department on the effectiveness of the Group's risk management and internal control systems. The Board is of the opinion that the available resources and staff qualifications of the Group's accounting and financial reporting functions are adequate and sufficient. Based on the information furnished and upon its own observations, the Board is satisfied with the present internal controls of the Group.

The Group regularly reminds the Directors and employees on compliance policy regarding inside information, and provides them updates in relation to the appropriate guidelines or policies to ensure complying with regulatory requirements. The Group is aware of its obligations under the SFO, the Listing Rules and overriding principles and that inside information should be announced timely and conducts its affairs in strict compliance with the prevailing applicable laws and regulations in Hong Kong.

風險管理及內部控制(續)

於截至二零二五年十二月三十一日止年度，董事局認為，本集團現有風險評估系統乃屬有效及充足。及後將進行定期檢討，藉以提升及保證本集團風險管理系統的有效運作。另外，鑒於近年證監會及聯交所上市委員會等監管機構對上市公司的加強監控，風險管理及合規部門以經整理後的企業制度流程及內控手冊為依據，於回顧年度抽查本集團主要的合規控制活動及流程，並無發現重大內部控制缺陷。

於截至二零二五年十二月三十一日止年度，審核委員會已檢討風險管理及合規部門對本集團風險管理及內部監控制度的有效性發現及公正意見。董事局認為本集團之會計及財務匯報職能的可用資源及人員資格充分足夠。根據董事局所獲提供的資料及其自身觀察所得，董事局對本集團目前之內部監控感到滿意。

本集團定期提醒董事及僱員遵守內幕消息的相關政策，並為彼等提供適用指引或政策的更新資料以確保其遵守規範要求。本集團知悉根據證券及期貨條例、上市規則以及首要原則，其有責任及時公佈內幕消息，及嚴格遵照香港現行適用法律及法規執行其事務。

RESPONSIBILITIES, ACCOUNTABILITIES AND CONTRIBUTIONS OF THE BOARD AND SENIOR MANAGEMENT

The Board assumes responsibility for leadership and control of the Company and is collectively responsible for promoting the success of the Company by directing and supervising its affairs. All Directors should make decisions objectively in the interests of the Company. The Board reserves for its decision on all major matters relating to policy matters, strategies and budgets, internal control and risk management, material transactions (in particular those that may involve conflict of interests), financial information, appointment of Directors and other significant operational matters of the Company. Responsibilities relating to implementing decisions of the Board, directing, and coordinating the daily operation of the Company are delegated to the senior management.

COMPANY SECRETARY

Mr. Poon Yick Pang, Philip (“**Mr. Poon**”) is a full-time employee company secretary of the Group. He is responsible for facilitating the Board process, as well as the communications among the Board members, Shareholders and Management. He also prepared detailed minutes of each meeting and such minutes would be sent to the Board for comments as soon as practicable. Mr. Poon reports directly to the Board. All Directors are able to access to the advice and services of the Company Secretary to ensure that all applicable laws, rules and regulations are followed.

During the year ended 31 December 2025, Mr. Poon undertook no less than fifteen hours of professional training to update his skills and knowledge pursuant to Rule 3.29 of the Listing Rules.

董事局及高級管理層之職責、問責及貢獻

董事局負責領導及監控本公司，並透過指導及監督本公司事務，共同負責促進本公司邁向成功。全體董事應客觀作出符合本公司利益之決定。董事局負責決定一切主要事宜，當中涉及政策事宜、策略及預算、內部監控及風險管理、重大交易（特別是或會涉及利益衝突者）、財務資料、委任董事及本公司其他重大營運事宜。有關執行董事局的決策、指導及協調本公司日常營運之職責轉授予高級管理層。

公司秘書

潘翼鵬先生（「**潘先生**」）為本集團全職公司秘書。彼負責推動董事局程序以及董事局成員、股東及管理層之間的溝通。彼亦就各會議進行詳細記錄，及該等會議記錄將於可行情況下盡快送呈至董事局評閱。潘先生直接向董事局報告。所有董事均可獲得公司秘書的意見及服務，以確保遵守所有適用法例、規則及規例。

截至二零二五年十二月三十一日止年度，潘先生已根據上市規則第3.29條規定接受不少於十五小時的專業培訓以更新彼的技術及知識。

COMMUNICATION WITH SHAREHOLDERS

The Board recognises the importance of good communication with all Shareholders. The annual general meeting of the Company is a valuable avenue for the Board to enter into direct dialogue with Shareholders. The Chairman and the members of Board committees will attend the annual general meeting to answer any question raised from the Shareholders.

The interim and annual reports of the Company are despatched to Shareholders in a timely manner before the time limits laid by statutory and Listing Rules requirements to ensure effective communication with Shareholders.

All the Shareholders are given at least twenty clear business days' notice before the date of the annual general meetings and at least ten clear business days' notice for all other general meetings pursuant to the provisions of CG Code applicable during the reporting period.

All the annual and interim reports, circulars, announcements and notices of Shareholders meetings as required under the Listing Rules are available on the websites of the Company and the Stock Exchange.

The Company has also complied with the requirements concerning voting by poll under the Listing Rules. Details of the poll voting procedures and the rights of Shareholders to demand a poll are included in circulars to Shareholders despatched by the Company and explained by the chairman of general meeting at the meeting. All resolutions proposed at general meeting are voted separately.

The Board has reviewed the implementation of the shareholder's communication policy and considers its implementation as effective.

與股東溝通

董事局肯定與所有股東保持良好溝通的重要性。本公司股東週年大會乃董事局與股東直接對話的重要途徑。主席及董事委員會主席將出席股東週年大會並在會上回答任何股東提問。

本公司中期報告及年報均於法定及上市規則規定的時限前及時寄發予股東，以確保與股東保持有效之溝通。

根據於報告期內適用的企業管治守則條文，召開股東週年大會的通告於大會舉行前至少二十個完整營業日向全體股東發出，至於召開所有其他股東大會的通告，則於大會舉行前至少十個完整營業日向全體股東發出。

誠如上市規則所規定，所有年報、中期報告、通函、公告及股東大會通告可於本公司及聯交所網站查閱。

本公司亦已遵守上市規則有關以投票方式表決的規定。有關投票表決程序以及股東要求投票表決的權利之詳情載於本公司寄發予股東的通函中，並由股東大會主席於大會上解釋。所有於股東大會上提呈的決議案均分開投票。

董事局已審閱股東通訊政策的實施情況，並認為其實施有效。

COMMUNICATION WITH SHAREHOLDERS

(Continued)

Procedures for convening a special general meeting

Shareholders shall have the right to request the Board to convene a special general meeting of the Company. Pursuant to Bye-law 58 of the Bye-laws, Shareholders holding in aggregate of not less than one-tenth of the paid up capital of the Company may send a written request to the Board to request for a special general meeting; and such meeting shall be held within two months after the deposit of such requisition.

The written requisition, duly signed by the Shareholder(s) concerned, must state the purposes of the meeting and must be deposited at the Company's principal place of business in Hong Kong at Unit 2101-02, 21/F, Emperor Group Centre, 288 Hennessy Road, Wanchai, Hong Kong or at 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.

The Company would take appropriate actions and make necessary arrangements, and the Shareholders concerned would be responsible for the expenses incurred in giving effect thereto in accordance with the requirements under Section 74 of the Companies Act 1981 of Bermuda ("**Companies Act**") once a valid requisition is received.

If within twenty one days of such deposit the Board fails to proceed to convene such meeting, the requisitionists, or any of them representing more than one half of the total voting rights of all of them, may themselves convene a meeting, but any meeting so convened shall not be held after the expiration of three months from the said date.

A meeting convened by the requisitionists shall be convened in the same manner, as nearly as possible, as that in which meetings are to be convened by the Directors.

Any reasonable expenses incurred by the requisitionists by reason of the failure of the Directors duly to convene a meeting shall be repaid to the requisitionists by the Company, and any sum so repaid shall be retained by the Company out of any sums due or to become due from the Company by way of fees or other remuneration in respect of their services to such Directors as were in default.

與股東溝通(續)

召開股東特別大會的程序

股東有權要求董事局召開本公司的股東特別大會。根據公司細則第58條，合共持有本公司不少於十分之一繳足股本之股東可向董事局發出書面請求，要求召開股東特別大會，而有關會議須於相關要求遞呈後兩個月內舉行。

經有關股東正式簽署的書面請求須列明會議目的並送交本公司之香港主要營業地點(地址為香港灣仔軒尼詩道288號英皇集團中心21樓2101-02室)或本公司之香港股份過戶登記分處卓佳證券登記有限公司(地址為香港夏慤道16號遠東金融中心17樓)。

本公司於接獲有效請求書時，將採取適當行動及作出必要安排，而有關股東須根據一九八一年百慕達公司法(「**公司法**」)第74條之規定負責支付作出該等行動及安排所產生的開支。

倘於有關遞交請求日期起計二十一日內，董事局未能召開有關大會，則提出請求者或持有所有提出請求者之過半數總投票權之任何提出請求者，可自行召開大會，惟任何如此召開之大會不可於該日期起計三個月屆滿後舉行。

提出請求者須盡可能以董事召開大會之相同方式召開會議。

提出請求者因董事未有正式召開會議而招致的任何合理費用，須由本公司償還提出請求者，而任何如此償還之款項，須由本公司從到期或即將到期就失責董事之服務而應向其支付之費用或其他酬金中扣留。

COMMUNICATION WITH SHAREHOLDERS

(Continued)

Procedures for Shareholders to put forward proposals at general meetings

The following Shareholder(s) is/are entitled to put forward a proposal (which may properly be put to the meeting) for consideration at a general meeting of the Company:

- (a) any number of members representing not less than one-twentieth of the total voting rights of the Company on the date of the requisition; or
- (b) not less than one hundred Shareholders holding shares in the Company.

The requisition specifying the proposal, duly signed by the Shareholder(s) concerned, together with a statement of not more than a thousand words with respect to the matter referred to in the proposal must be deposited at the Company's principal place of business in Hong Kong at Unit 2101-02, 21/F, Emperor Group Centre, 288 Hennessy Road, Wanchai, Hong Kong or at 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. The Company would take appropriate actions and make necessary arrangements, and the Shareholder(s) concerned would be responsible for the expenses incurred in giving effect thereto in accordance with the requirements under Sections 79 and 80 of the Companies Act once valid documents are received.

Dividend policy

The Company has adopted a dividend policy. The declaration and payment of dividends shall be determined at the sole discretion of the Board and subject to all applicable requirements (including without limitation restrictions on dividend declaration and payment) under the Companies Act and the Bye-laws. In proposing any dividend payout, the Board shall take into account, *inter alia*, the Group's actual and expected financial results, the economic conditions and other factors that may have impact on the Group; the Group's business strategies, current and future operations, liquidity position and capital requirements and any other factors that the Board deems appropriate. The dividend payout ratio will vary from year to year. There is no assurance that dividends will be paid in any particular amount for any given period.

與股東溝通(續)

股東於股東大會上提呈建議的程序

以下股東有權於本公司股東大會提呈建議(可於大會上正式提呈的建議)以供考慮：

- (a) 於請求日期佔本公司總投票權不少於二十分之一的任何股東數目；或
- (b) 不少於一百位持有本公司股份的股東。

經有關股東正式簽署並載列建議的請求書連同不多於一千字有關建議內所述事宜的聲明，須送交本公司的香港主要營業地點(地址為香港灣仔軒尼詩道288號英皇集團中心21樓2101-02室)或本公司的香港股份過戶登記分處卓佳證券登記有限公司(地址為香港夏慤道16號遠東金融中心17樓)。本公司於接獲有效文件時，將採取適當行動及作出必要安排，而有關股東須根據公司法第79及80條之規定負責支付作出該等行動及安排所產生的開支。

股息政策

本公司已採納一項股息政策。宣佈和支付股息應由董事局全權酌情決定，且必須符合公司法及公司細則的所有適用規定(包括但不限於宣佈及支付股息的限制)。在建議任何股息支付時，董事局應考慮，除其他外，本集團的實際及預期財務業績；經濟狀況及其他因素可能對本集團產生的影響；本集團的業務策略、目前及未來的營運、流動資金狀況及資金要求；及其他董事局認為適用之任何因素。股息支付率每年都會有所不同，概不能保證將在任何指定時間派付任何特定金額的股息。

COMMUNICATION WITH SHAREHOLDERS

(Continued)

Procedures for directing Shareholders' enquiries to the Board

Shareholders may at any time send their enquiries and concerns to the Board in writing via the following channel:

In respect of the corporate affairs:

The Board of Directors/Company Secretary
Tai United Holdings Limited
Unit 2101-02, 21/F
Emperor Group Centre
288 Hennessy Road
Wanchai
Hong Kong
E-mail: ir@taiunited.com
Facsimile: (852) 2667-2667

In respect of the other shareholding/entitlement affairs:

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

Shareholders may also make enquiries with the Board at the general meetings of the Company.

CONSTITUTIONAL DOCUMENTS

No significant change in the Company's constitutional documents during the year ended 31 December 2025.

與股東溝通(續)

向董事局轉達股東查詢的程序

股東可隨時以書面方式透過以下渠道向董事局提出查詢及提問：

有關公司事宜：

董事局／公司秘書
太和控股有限公司
香港
灣仔
軒尼詩道288號
英皇集團中心
21樓2101-02室
電郵：ir@taiunited.com
傳真：(852) 2667-2667

其他股權／權利相關事宜：

卓佳證券登記有限公司
香港
夏慤道16號
遠東金融中心17樓

股東亦可於本公司股東大會上向董事局作出查詢。

憲章文件

截至二零二五年十二月三十一日止年度內，本公司之憲章文件並無重大變動。

Report of the Directors

董事局報告

The Directors are pleased to submit herewith their annual report together with the audited consolidated financial statements of the Group for the year ended 31 December 2025.

PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. As at 31 December 2025, the Group was principally engaged in (i) properties investment; (ii) medical equipment trading; (iii) flooring materials trading; (iv) mining and exploration of natural resources; and (v) financial services and assets management.

The activities of its principal subsidiaries are set out in note 44 to the consolidated financial statements of this annual report. An analysis of the Group's performance for the year ended 31 December 2025 by segments are set out in note 6 to the consolidated financial statements of this annual report.

RESULTS AND APPROPRIATIONS

The results of the Group for the year ended 31 December 2025 are set out in the consolidated statement of profit or loss and other comprehensive income on pages 116 to 117. The Directors do not recommend the payment of any dividend for the year ended 31 December 2025 (2024: nil).

BUSINESS REVIEW AND PROSPECT

A fair review of the business of the Group during the year ended 31 December 2025 and a discussion on the Group's further business development are provided in the sections headed "Chairman's Statement" and "Management Discussion and Analysis" of this annual report.

PRINCIPAL RISKS AND UNCERTAINTIES

The principal risks and uncertainties facing by the Group include strategic, operational and financial risks. Each of them is discussed briefly as below:

Strategic risks

The Directors maintain a strategic plan based on the knowledge to the external environments. The Group will invest in projects and investments based on the strategic plan in order to cope with the market demand and expectation. Given the rapid change of unforeseeable external environments in the financial and equity markets, the Group is facing significant strategic risks on its investments when changing the strategic plans to adopt the unexpected changes of external environments.

董事欣然呈報本集團截至二零二五年十二月三十一日止年度的年報連同經審核綜合財務報表。

主要業務

本公司主要業務為投資控股。於二零二五年十二月三十一日，本集團主要從事(i)物業投資；(ii)醫療設備買賣；(iii)地板材料貿易；(iv)採礦及勘察天然資源；及(v)金融服務及資產管理。

其主要附屬公司的業務載於本年報綜合財務報表附註44。本集團截至二零二五年十二月三十一日止年度，按分部劃分的表現分析載於本年報綜合財務報表附註6。

業績及分配

本集團截至二零二五年十二月三十一日止年度的業績載於第116頁至第117頁之綜合損益及其他全面收益表。董事不建議派發截至二零二五年十二月三十一日止年度的任何股息(二零二四年：無)。

業務回顧及前景

本集團於截至二零二五年十二月三十一日止年度的中肯業務審視及有關本集團之進一步業務發展的論述載於本年報的「主席致辭」以及「管理層討論及分析」章節內。

主要風險及不確定性

本集團面臨的主要風險及不確定性包括策略、營運及財務風險，分別簡述如下：

策略風險

董事根據對外部環境的瞭解維持一項策略計劃。本集團將根據策略計劃投資項目及投資，以應對市場需求及預期。鑑於金融及股票市場的不可預見外部環境瞬息萬變，倘本集團改變策略計劃以適應外部環境的不可預見變化，則將面臨有關投資的重大策略風險。

PRINCIPAL RISKS AND UNCERTAINTIES

(Continued)

Operational risks

Management regularly reviews the Group's operations to ensure that the Group's risk of losses, whether financial or otherwise, resulting from fraud, errors, omissions and other operational and compliance matters, are adequately managed.

Financial risks

The principal financial risks are set out in note 39(b) to the consolidated financial statements of this annual report headed under "Financial risk management objectives and policies".

FIVE-YEAR FINANCIAL SUMMARY

A summary of the results and of the assets and liabilities of the Group for the last five financial reporting periods is set out on page 255 of this annual report.

SHARE CAPITAL

Details of the share capital of the Company for the year ended 31 December 2025, together with the reasons, are set out in note 35 to the consolidated financial statements of this annual report.

DISTRIBUTABLE RESERVES

As at 31 December 2025, the Company has no reserves available for distribution to equity holders of the parent, calculated in accordance with the Companies Act (2024: nil).

EQUITY-LINKED ARRANGEMENTS

Other than the share option scheme as disclosed in note 42 to the consolidated financial statements of this annual report, no equity-linked arrangements were entered into by the Company during the year or subsisted at year ended 31 December 2025.

During the year ended 31 December 2025, no convertible securities, options (including share options under the Share Option Scheme), warrants or similar rights was issued or granted by the Company or any of its subsidiaries, nor was there any exercise of any conversion or subscription rights of such aforementioned convertible securities, options, warrants or similar rights.

PRE-EMPTIVE RIGHTS

There are no provisions for pre-emptive rights under the Bye-laws or the laws of Bermuda which would oblige the Company to offer new shares on a pro rata basis to existing Shareholders.

主要風險及不確定性(續)

營運風險

管理層定期檢討本集團的營運，以確保本集團可充分管理因欺詐、失誤、遺漏以及其他營運及合規事宜引致的虧損(不論為財務或其他)風險。

財務風險

主要財務風險載於本年報綜合財務報表附註39(b)「財務風險管理目標及政策」內。

五年財務摘要

本集團於過往五個財務報告期間的業績以及資產及負債摘要載於本年報255頁。

股本

本公司於截至二零二五年十二月三十一日止年度之股本詳情連同其原因載於本年報綜合財務報表附註35。

可分派儲備

於二零二五年十二月三十一日，本公司根據公司法沒有可供分派予母公司權益持有人之儲備(二零二四年：無)。

股權掛鈎安排

除本年報綜合財務報表附註42所披露之購股權計劃外，本公司於年內或截至二零二五年十二月三十一日止年度概無訂立或仍續存之股權掛鈎安排。

截至二零二五年十二月三十一日止年度，本公司或其任何附屬公司並無發行或授出任何可換股證券、購股權(包括購股權計劃項下的購股權)、認股權證或類似權利，亦並無任何上述可換股證券、購股權、認股權證或類似權利的任何換股權或認購權獲行使。

優先購買權

本公司的公司細則或百慕達法例均無條文規定本公司須按持量比例向現有股東發售新股份的優先購買權。

Report of the Directors 董事局報告

PROPERTY, PLANT AND EQUIPMENT AND INVESTMENT PROPERTIES

Details of movements in the Group's property, plant and equipment and investment properties during the year ended 31 December 2025 are set out in notes 17 to 18 to the consolidated financial statements of this annual report.

BORROWINGS

Particulars of the Group's borrowings are set out in note 30 to the consolidated financial statements of this annual report.

CHARITABLE DONATION

No charitable donation was made by the Group during the year ended 31 December 2025 (2024: nil).

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

During the year ended 31 December 2025, neither the Company, nor any of its subsidiaries purchased, redeemed or sold any of the Company's listed securities (including sale of treasury shares). As at 31 December 2025, the Group did not hold any treasury shares.

SHARE OPTION SCHEME

The number of options available for grant under the New Share Option Scheme amounts to 525,001,985 Shares at the beginning and the end of the Year, representing approximately 10.0% of the issued shares of the Company as at the date of the 2025 Annual Report. There is no applicable service provider sublimit at the beginning and the end of the Year. Details of the share option scheme are set out in note 42 to the consolidated financial statements of this annual report.

DIRECTORS

The Directors during the year ended 31 December 2025 and up to the date of this annual report were:

Executive Directors

Mr. Su Shigong (*Chairman*)
Ms. Yang Yuhua (*CEO*)

Non-executive Director

Mr. Lu Yunsong

物業、廠房及設備以及投資物業

本集團於截至二零二五年十二月三十一日止年度內的物業、廠房及設備以及投資物業的變動詳情載於本年報綜合財務報表附註17至18。

借貸

本集團的借貸詳情載於本年報綜合財務報表附註30。

慈善捐贈

於截至二零二五年十二月三十一日止年度內，本集團概無做出任何慈善捐贈(二零二四年：無)。

購買、出售或贖回本公司之上市證券

截至二零二五年十二月三十一日止年度內，本公司及其任何附屬公司概無購買、贖回或出售本公司的任何上市證券(包括庫存股份)。截至二零二五年十二月三十一日，本集團並未持有任何庫存股份。

購股權計劃

於本年度初及於本年度末，根據新購股權計劃可供授出的購股權數目涉及525,001,985股股份，相當於本公司於二零二五年年報日期已發行股份約10.0%。於本年度初及於本年度末，並無適用的服務供應商分類上限。購股權計劃詳情載於本年報綜合財務報表附註42。

董事

於截至二零二五年十二月三十一日止年度內及截至本年報日期的董事如下：

執行董事

蘇世公先生(*主席*)
楊玉華女士(*行政總裁*)

非執行董事

呂雲松先生

DIRECTORS (Continued)

Independent non-executive Directors

Dr. Gao Bin
Mr. Leung Ting Yuk
Ms. Song Yanjie

Pursuant to Bye-laws 85 of the Bye-laws, Ms. Yang Yuhua and Mr. Lu Yunsong shall retire at the AGM and, being eligible, will offer themselves for re-election.

Each of the INEDs had made an annual confirmation of independence pursuant to Rule 3.13 of the Listing Rules. The Company considers that all INEDs are independent.

BIOGRAPHICAL DETAILS OF DIRECTORS

The Director's biographical information are set out on pages 35 to 37 of this annual report.

DIRECTORS' SERVICE CONTRACTS

No Director proposed for re-election at the forthcoming annual general meeting has a service contract with the Company or any of its subsidiaries which is not determinable by the Company within one year without payment of compensation, other than statutory compensation.

PERMITTED INDEMNITY PROVISION

Bye-law 165(1) of the Bye-laws provides that, among others, every Director and other officers of the Company shall be indemnified and secured harmless out of the assets and profits of the Company from and against all actions, costs, charges, losses, damages and expenses which they or any of them shall or may incur sustain by or by reason of any act done, concurred in or omitted in or about the execution of their duty, or supposed duty, in their respective offices and related matters provided that the indemnity shall not extend to any matter in respect of any fraud or dishonesty which may attach to any of them.

In this connection, the Company has arranged directors' and officers' liability insurance coverage for the Directors and officers of the Company during the year ended 31 December 2025.

董事(續)

獨立非執行董事

高濱博士
梁廷育先生
宋燕捷女士

根據公司細則第85條，楊玉華女士及呂雲松先生將於股東週年大會上退任，且符合資格並願意重選連任。

各獨立非執行董事已根據上市規則第3.13條的規定提交年度獨立性確認書。本公司認為全體獨立非執行董事均屬獨立人士。

董事履歷詳情

董事履歷資料載於本年報第35頁至第37頁。

董事的服務合約

建議於應屆股東週年大會上膺選連任的董事概無與本公司或其任何附屬公司訂立任何不可由本公司於一年內終止而毋須作出補償(法定補償除外)的服務合約。

獲准許彌償條文

公司細則第165(1)條規定，(其中包括)本公司的每一位董事及其他高級職員就履行彼等各自的職責任或假定責任時所作出、贊成或遺漏的行動或與其相關及有關事宜而承擔或蒙受的所有訴訟、費用、收費、虧損、賠償及開支均可獲本公司以其資產及溢利作出彌償及保證免受損害，惟彌償不會涵蓋有關任何彼等的任何欺詐或不誠實行為的任何事宜。

就此而言，本公司已於截至二零二五年十二月三十一日止年度內為董事及本公司高級職員安排董事及高級職員責任保險。

DIRECTORS' INTERESTS IN TRANSACTIONS, ARRANGEMENTS OR CONTRACTS OF SIGNIFICANCE

Save as disclosed in note 37 to the consolidated financial statements of this annual report, (a) no other transactions, arrangements or contracts of significance, to which the Company or its subsidiaries was a party and in which a Director or an entity connected with a Director had a material interest directly or indirectly; and (b) no contracts of significance between the Company or its subsidiaries and a controlling shareholder or its subsidiaries or contract of significance for the provision of services to the Company or its subsidiaries by a controlling shareholder or its subsidiaries, subsisted during or at the end of the year ended 31 December 2025.

DIRECTORS' INTEREST IN COMPETING BUSINESS

None of the Directors or their respective associates was interested in, apart from the Group's businesses, any business which competes or is likely to compete, either directly or indirectly, with the businesses of the Group.

MANAGEMENT CONTRACTS

No contracts concerning the management and administration of the whole or any substantial part of the business of the Company were entered into or were in existence during the year ended 31 December 2025.

CONNECTED TRANSACTIONS AND RELATED PARTY TRANSACTIONS

Reference is made to note 37 to the consolidated financial statements of this annual report for related party disclosures. None of these transactions constitutes a connected transaction discloseable under Chapter 14A of the Listing Rules and/or related party transaction under Hong Kong Accounting Standard 24.

董事於重大交易、安排或合約中的權益

除本年報綜合財務報表附註37所披露者外，於截至二零二五年十二月三十一日止年度內或結束時，(a) 概無存續本公司或其附屬公司為訂約方，且董事或與董事有關連的實體於其中直接或間接擁有重大權益的其他重大交易、安排或合約；及(b)本公司或其附屬公司並無與控股股東或其附屬公司訂立任何重大合約或有關控股股東或其附屬公司向本公司或其附屬公司提供服務的重大合約。

董事於競爭業務之權益

除本集團業務外，董事或彼等各自之聯繫人士概無於任何與本集團業務直接或間接構成或可能構成競爭之業務中擁有權益。

管理合約

於截至二零二五年十二月三十一日止年度內，並無訂立或存在有關本公司整體或任何重大部份業務管理及行政合約。

關連交易及關聯方交易

有關關聯方披露，請參閱本年報綜合財務報表附註37。概無該等交易構成上市規則第14A章項下須予披露關連交易及／或香港會計準則第24號項下關聯方交易。

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY

As at 31 December 2025, the interests and short positions of the Directors or chief executive of the Company in the shares, underlying shares or debentures of the Company and its associated corporations (within the meaning of Part XV of the SFO) which were required (i) to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they were taken or deemed to have under such provisions of the SFO); or (ii) pursuant to section 352 of the SFO, to be entered in the register referred to therein; or (iii) required to be notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transaction by Directors of Listed Companies as set out in Appendix C3 to the Listing Rules, were as follows:

Long position in the shares of the Company

Name of Director	Nature of interest	Number of ordinary shares held	Approximately percentage of issued share capital of the Company ^(Note 1)
董事姓名	權益性質	所持普通股份數目	佔本公司已發行股本之概約百分比 ^(附註1)
Ms. Yang Yuhua 楊玉華女士	Personal interest 個人權益	320,000	0.01%

Note:

1. The percentage represented the number of shares held over the total number of issued shares of the Company as at 31 December 2025 of 5,250,019,852 shares.

Save as disclosed above, as at 31 December 2025, none of the Directors or chief executive of the Company had any interests or short positions in the shares, underlying shares or debentures of the Company and its associated corporations (within the meaning of Part XV of the SFO) which were required (i) to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they were taken or deemed to have under such provisions of the SFO); or (ii) pursuant to section 352 of the SFO, to be entered in the register referred to therein; or (iii) required to be notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transaction by Directors of Listed Companies as set out in Appendix C3 to the Listing Rules.

董事及主要行政人員於本公司股份、相關股份及債券的權益及淡倉

於二零二五年十二月三十一日，本公司董事及主要行政人員於本公司及其相聯法團(定義見證券及期貨條例第XV部)之股份、相關股份或債券中擁有任何須(i)根據證券及期貨條例第XV部第7及8分部通知本公司及聯交所之權益或淡倉(包括根據證券及期貨條例有關條文彼等被當作或視為擁有之權益或淡倉)；或(ii)根據證券及期貨條例第352條規定須登記於本公司存置之登記冊之權益或淡倉；或(iii)根據上市規則附錄C3所載上市公司董事進行證券交易的標準守則通知本公司及聯交所之任何權益或淡倉如下：

於本公司股份的好倉

Name of Director	Nature of interest	Number of ordinary shares held	Approximately percentage of issued share capital of the Company ^(Note 1)
董事姓名	權益性質	所持普通股份數目	佔本公司已發行股本之概約百分比 ^(附註1)

附註：

1. 百分比指於二零二五年十二月三十一日所持股份數目佔本公司已發行股份總數5,250,019,852股之比例。

除上文所披露者外，於二零二五年十二月三十一日，本公司董事及主要行政人員概無於本公司及其相聯法團(定義見證券及期貨條例第XV部)之股份、相關股份或債券中擁有任何須(i)根據證券及期貨條例第XV部第7及8分部通知本公司及聯交所之權益或淡倉(包括根據證券及期貨條例有關條文彼等被當作或視為擁有之權益或淡倉)；或(ii)根據證券及期貨條例第352條規定須登記於本公司存置之登記冊之權益或淡倉；或(iii)根據上市規則附錄C3所載上市公司董事進行證券交易的標準守則通知本公司及聯交所之任何權益及淡倉。

SUBSTANTIAL SHAREHOLDERS AND OTHER PERSONS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES OF THE COMPANY

As at 31 December 2025, so far as it is known by Director or the chief executive of the Company, the particulars of the corporations or individuals who had any interests or short positions in the shares and underlying shares of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, as recorded in the register required to be kept under section 336 of the SFO (“Register of Shareholders”) were as follows:

Long position in the shares of the Company

主要股東及其他人士於本公司股份及相關股份的權益及淡倉

於二零二五年十二月三十一日，根據本公司董事或主要行政人員所知悉，根據證券及期貨條例第XV部第2及第3分部之條文向本公司披露，並登記於根據證券及期貨條例第336條規定須存置之登記冊（「股東登記冊」）中於本公司股份及相關股份中擁有任何權益或淡倉之法團或個人的詳情如下：

於本公司股份的好倉

Name	Beneficial Owner	Capacity and nature of interest 身份及權益性質		Number of ordinary Shares held	Percentage of the Company's issued share capital (approximately) (Note 1)
		Interests of Controlled Corporation	受控制法團之權益		
名稱	實益擁有人				(附註1)
Satinu Resources Group Ltd. (“Satinu”) (Note 2)	–	3,937,234,889		3,937,234,889	74.99%
Satinu Resources Group Ltd. (「Satinu」) (附註2)					
Songbird SG PTE. LTD. (“Songbird SG”)	3,937,234,889	–		3,937,234,889	74.99%
Songbird SG PTE. LTD. (「Songbird SG」)					

Notes:

- The percentage represented the number of shares held over the total number of issued shares of the Company of 5,250,019,852 shares as at 31 December 2025.
- Satinu indirectly wholly owns Yellowbird Capital Management (GP) Limited, which is the general partner of Yellowbird Special Opportunities Fund, L.P. (“Yellowbird Fund”). Yellowbird Fund indirectly wholly owns Songbird SG, which in turn owns 74.99% of the issued shares in the Company.

附註：

- 百分比指於二零二五年十二月三十一日所持股份數目佔本公司已發行股份總數5,250,019,852股之比例。
- Satinu間接全資擁有Yellowbird Capital Management (GP) Limited，而Yellowbird Capital Management (GP) Limited為Yellowbird Special Opportunities Fund, L.P. (「Yellowbird Fund」)之普通合夥人。Yellowbird Fund間接全資擁有Songbird SG，而Songbird SG擁有本公司已發行股份之74.99%權益。

Save as disclosed above, there is no person (other than a Director or the chief executive of the Company) as at 31 December 2025, had 5% or more interests or short positions in the shares or underlying shares of the Company as recorded in the Register of Shareholders.

除上文所披露者外，於二零二五年十二月三十一日，概無人士(本公司董事或主要行政人員除外)於本公司股份或相關股份中擁有股東登記冊須記錄超過5%或以上之權益或淡倉。

RELATIONSHIP WITH EMPLOYEES

The Board recognises the employees are the most valuable asset of the Group. The Group provides the staff with competitive remuneration packages as well as a safe, harmonious and discrimination-free working environment.

Details of which are set out in the section headed “Employees and Remuneration Policies” in this annual report on page 29 and the sections headed “13.1 Employment” to “13.4 Labour Standards” under the ESG Report contained in this annual report on pages 38 to 73.

RELATIONSHIP WITH MAJOR CUSTOMERS AND SUPPLIERS

For the year ended 31 December 2025, the percentages of the Group’s turnover attributable to its largest customer and five largest customers were approximately 13.9% and 32% respectively. The aggregate amount of purchases attributable to the Group’s five largest suppliers accounted for approximately 97.4% of the Group’s total purchases and the amount of purchase attributable to the Group’s largest supplier was approximately 50.08% of the Group’s total purchases.

To the knowledge of the Directors, none of the Directors, or their respective associates, or Shareholders owning more than 5% of the Company’s issued share capital had any beneficial interests in any of the five largest customers or suppliers during the year ended 31 December 2025.

CORPORATE GOVERNANCE PRACTICES

Principal corporate governance practices as adopted by the Company are set out in the “Corporate Governance Report” on pages 74 to 96 of this annual report.

COMPLIANCE WITH LAWS AND REGULATIONS

During the year ended 31 December 2025, the Company was not aware of any non-compliance with any relevant laws and regulations that had significant impact on it.

與僱員的關係

董事局認同僱員乃本集團最寶貴的資產。本集團向員工提供具競爭力的薪酬待遇以及安全、和諧及無歧視的工作環境。

有關詳情載於本年報第29頁「僱員及薪酬政策」一節及本年報第38頁至第73頁所載「環境、社會及管治報告」項下「13.1僱傭」至「13.4勞工準則」章節。

與主要客戶及供應商的關係

截至二零二五年十二月三十一日止年度，本集團最大客戶及五名最大客戶應佔本集團營業額的百分比分別約為13.9%及32%。本集團五名最大供應商應佔的總採購額佔本集團總採購額約97.4%及本集團最大供應商應佔的採購額佔本集團總採購額之約50.08%。

就董事所知，於截至二零二五年十二月三十一日止年度內概無董事或彼等各自之聯繫人士或擁有超過本公司已發行股本5%以上的股東於任何五名最大客戶或供應商擁有任何實益權益。

企業管治常規

本公司採納的主要企業管治常規載於本年報第74頁至第96頁之「企業管治報告」內。

遵守法律及法規

於截至二零二五年十二月三十一日止年度內，本公司概不知悉任何未有遵守任何相關法律及法規而對本公司產生重大影響的情況。

ENVIRONMENTAL POLICIES

The Group is committed to reducing its carbon footprint and consumption of natural resources in all possible aspects of business operations. Our environmental strategy is to achieve a balance between the quality and efficiency of our services and the minimisation of greenhouse gas emissions and environmental degradation. Accordingly, the Group has taken a proactive approach to effect internal and external communications by means of telephone, emails and conferences or such other communication means which are efficient yet environmentally friendly. Also, the Group are able to minimise physical travelling and printing.

More details regarding the Company's environmental policies, practices and performance are set out in the section headed "12. Environmental Performance" under the ESG Report on pages 38 to 73 of this annual report.

SUFFICIENCY OF PUBLIC FLOAT

Based on the information that is publicly available to the Company and within the knowledge of the Directors, as at the date of this annual report, there is sufficient public float of at least 25% of the Company's issued shares as required under the Listing Rules.

AUDIT COMMITTEE AND REVIEW ON THE FINAL RESULTS

The Company has established the Audit Committee with a specific written terms of reference in accordance with the requirements under Rule 3.21 of the Listing Rules and the CG Code. The Audit Committee is responsible for, among others, reviewing and supervising the Group's financial reporting process, assisting the Board to ensure effective risk management and internal control systems of the Group and providing advice and comments to the Board.

As at 31 December 2025 and up to the date of this report, the Audit Committee comprised all three independent non-executive Directors, namely, Dr. Gao Bin, Mr. Leung Ting Yuk and Ms. Song Yanjie. Mr. Leung Ting Yuk is elected as the chairman of the Audit Committee.

The audited consolidated financial statements of the Group for the year ended 31 December 2025 have been reviewed by the Audit Committee together with the management and the external auditors of the Company. The Audit Committee is satisfied that such statements comply with the applicable accounting standards and that adequate disclosures have been made.

環保政策

本集團致力於業務營運的所有可能方面減少其足印及對天然資源的消耗。我們的環保策略為達致我們的服務品質與效率的平衡及將溫室氣體排放降至最低及最大限度避免環境惡化。因此，本集團已採取積極舉措以透過電話、電郵及會議或有關其他有效且環境友好之溝通方式進行內部及外部溝通交流。另外，本集團能夠最大限度減少差旅及印刷。

有關本公司的環保政策、常規及表現的進一步詳情載於本年報第38頁至第73頁所載「環境、社會及管治報告」項下「12.環境表現」章節。

足夠的公眾持股量

根據本公司從公開途徑取得的資料並據董事所知悉，於本年報日期，上市規則規定的持股量充裕，至少達本公司已發行股份25%。

審核委員會及審閱末期業績

本公司已根據上市規則第3.21條規定及企業管治守則設立審核委員會，並制定特定書面職權範圍。審核委員會負責(其中包括)檢討及監察本集團之財務報告程序、協助董事局設立有效的風險管理及內部監控制度，並向董事局提供意見及評議。

於二零二五年十二月三十一日及直至本報告日期，審核委員會由所有三名獨立非執行董事(即高濱博士、梁廷育先生及宋燕捷女士)組成。梁廷育先生獲推選為審核委員會主席。

本集團截至二零二五年十二月三十一日止年度之經審核綜合財務報表已由審核委員會連同本公司管理層及外部核數師審閱。審核委員會信納該等報表符合適用會計準則並已作出充分披露。

AUDITORS

The consolidated financial statements for the year ended 31 December 2021, 2022 and 2023 have been audited by Elite Partners CPA Limited.

On 6 August 2024, Elite Partners CPA Limited, Certified Public Accountants did not seek to be reappointed as the auditor of the Company. On 2 October 2024, KTC Partners CPA Limited (“**KTC**”) was appointed as the auditor of the Company on the same day to fill in the vacancy.

Save as disclosed above, there were no other changes in auditors of the Company during the past three years.

The consolidated financial statements of the Company for the year ended 31 December 2025 were audited by KTC, whose term of office will retire at the close of the forthcoming annual general meeting (“**AGM**”). A resolution for the re-appointment of KTC as the auditor of the Company will be proposed at the AGM.

On behalf of the Board
Su Shigong
Chairman

Hong Kong
31 March 2026

核數師

截至二零二一年度，二零二二年度及二零二三年十二月三十一日止年度之合併財務報表已由開元信德會計師事務所審核。

由於開元信德會計師事務所有限公司(執業會計師)於二零二四年八月六日表示不欲再被委任為本公司核數師後，中瑞和信會計師事務所有限公司(「**中瑞**」)於二零二四年十月二日同日獲委任為本公司核數師，以填補有關空缺。

除上文披露者外，於過去三年本公司核數師概無其他變動。

本公司截至二零二五年十二月三十一日止年度的綜合財務報表乃由中瑞審核，其將於應屆股東週年大會(「**股東週年大會**」)結束時退任。於股東週年大會上將提呈有關續聘中瑞為本公司核數師的決議案。

代表董事局
主席
蘇世公

香港
二零二六年三月三十一日

Independent Auditor's Report

獨立核數師報告書



TO THE SHAREHOLDERS OF TAI UNITED HOLDINGS LIMITED

致太和控股有限公司股東

(incorporated in Bermuda with limited liability)

(於百慕達註冊成立之有限公司)

QUALIFIED OPINION

We have audited the consolidated financial statements of Tai United Holdings Limited (the “Company”) and its subsidiaries (the “Group”) set out on pages 116 to 254, which comprise the consolidated statement of financial position as at 31 December 2025, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, except for the possible effects of the matters described in the Basis for Qualified Opinion section of our report, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2025, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with HKFRS Accounting Standards as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

保留意見

我們已審計列載於116至254頁的太和控股有限公司（「貴公司」）及其附屬公司（以下統稱「貴集團」）的綜合財務報表，此財務報表包括於二零二五年十二月三十一日的綜合財務狀況報表與截至該日止年度的綜合損益及其他全面收益表、綜合權益變動表和綜合現金流量表，以及綜合財務報表附註，包括重大會計政策資料。

我們認為，除我們的報告內保留意見的基礎一段所述事宜的可能影響外，綜合財務報表根據香港會計師公會（「香港會計師公會」）頒佈的香港財務報告準則會計準則真實而公平地反映貴集團於二零二五年十二月三十一日的綜合財務狀況及其截至該日止年度的綜合財務表現及綜合現金流量，並已按照香港公司條例的披露規定適當編製。

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BASIS FOR QUALIFIED OPINION

Limitation of scope – accuracy, completeness and valuation of financial guarantee contracts

As disclosed in Note 33 to the consolidated financial statements, during the year ended 31 December 2023, two banks in the People's Republic of China namely Shengjing Bank Co., Ltd. and Bank of Jinzhou Co., Limited filed seven legal claims against Guangzhou Rongzhi Public Facilities Investment Co., Ltd. ("Guangzhou Rongzhi") and Jinzhou Jiachi Public Facilities Management Co., Ltd. ("Jinzhou Jiachi") (collectively referred to as the "PRC Guarantor Subsidiaries") as co-guarantors and pledges against the PRC Guarantor Subsidiaries' investment properties (the "Securities") for loans defaulted by seven companies related to Mr. Dai Yongge (the "Predecessor Shareholder") (the "Borrowers") with the principal amount of RMB3,573,700,000 and its related penalties and accrued interests (the "Overdue Amount").

The Securities were allegedly originated prior to the acquisition of the PRC Guarantor Subsidiaries by the Group in 2021 from a related company of the Predecessor Shareholder. The current board of directors of the Company has ascertained that it had no knowledge of the Securities, and are unable to ensure the completeness of the information in relation to the pledged assets and financial guarantee contracts entered into by the PRC Guarantor Subsidiaries prior to the acquisition.

With respect to the legal claims, according to the Civil Judgments of the Shenyang Intermediate People's Court Liaoning Province and Intermediate People's Court of Jinzhou City, Liaoning Province ("The Courts"), all guarantors, including the PRC Guarantor Subsidiaries, were held liable for the Overdue Amount but did not specifically indicate the portion to be borne by the PRC Guarantor Subsidiaries. The investment properties of the PRC Guarantor Subsidiaries were seized by the courts to settle the outstanding bank loans. However, up to the date of our auditor's report, the amounts of the defaulted loans to be borne by the Group have not yet been determined by the courts.

In the opinion of the directors of the Company, no credible information of the other guarantors of the defaulted loans was available, therefore, the potential exposure in relation to the pledged assets and financial guarantees for the defaulted bank loans of the Borrowers cannot be reliably determined.

保留意見的基礎

範圍限制－財務擔保合約的準確性、完整性及估值

誠如截至二零二三年十二月三十一日止年度綜合財務報表附註33所披露，兩間中華人民共和國的銀行，即盛京銀行股份有限公司及錦州銀行股份有限公司向廣州融智公共設施投資有限公司（「廣州融智」）及錦州嘉馳公共設施管理有限公司（「錦州嘉馳」）（合稱「中國擔保人附屬公司」）提出七項法律索賠，原因為中國擔保人附屬公司就七間與戴永革先生（「前身股東」）（「借款人」）有關的公司所違約的貸款本金額人民幣3,573,700,000元，連同其相關罰款及應計利息（「逾期金額」）作為共同擔保人及質押中國擔保人附屬公司的投資物業（「該等抵押」）。

該等抵押被指稱源於 貴集團於二零二一年從前身股東一間關聯公司收購中國擔保人附屬公司之前，而 貴公司現任董事局肯定並不知悉該等抵押，且無法確保於收購前關於已抵押資產及中國擔保人附屬公司的所訂立財務擔保合約的資料是否完整。

就法律索賠而言，根據遼寧省瀋陽市中級人民法院與遼寧省錦州市中級人民法院（「該等法院」）之民事判決，表示所有擔保人（包括中國擔保人附屬公司）須對逾期款項負責，但並無具體指明中國擔保人附屬公司須承擔的部分。該等法院查封中國擔保人附屬公司的投資物業，以清償未償還銀行貸款。然而，惟直至本核數師報告日期，法院並無釐定 貴集團須承擔的違約貸款金額。

貴公司董事認為，並無關於該等違約貸款其他擔保人信譽的資料，因此，未能可靠地確定已抵押資產及借款人就違約銀行貸款所訂立財務擔保涉及的潛在風險。

BASIS FOR QUALIFIED OPINION *(Continued)*

Limitation of scope – accuracy, completeness and valuation of financial guarantee contracts

(Continued)

As a result of the matters described above, we have been unable to obtain sufficient appropriate audit evidence to satisfy ourselves that the financial effects of the Securities, including the effects on the recognition and measurement of the financial guarantee contracts issued by, and the investment properties pledged by the PRC Guarantor Subsidiaries have been properly accounted for and disclosed in the consolidated financial statements. In particular, we have been unable to satisfy ourselves about the appropriateness of the key inputs used in the valuations of the financial guarantee liabilities as at 31 December 2025 and 2024. Any adjustments found necessary might have significant effects on (i) the carrying amounts of the provision for financial guarantee contract liabilities HK\$1,058,836,000 and HK\$1,187,380,000 as at 31 December 2025 and 31 December 2024 respectively and of the investment properties pledged by the PRC Guarantor Subsidiaries of the Group of HK\$1,007,558,000 and HK\$1,059,479,000 as at 31 December 2025 and 31 December 2024 respectively included in the consolidated statement of financial position of the Group as of these financial reporting dates; (ii) the amounts recognised in the consolidated profit or loss of the Group as expected credit loss on the financial guarantee contracts of HK\$89,616,000 and HK\$329,289,000 for the years ended 31 December 2025 and 31 December 2024 respectively; (iii) the amounts recognised in the consolidated profit or loss of the Group as loss on changes in fair value of investment properties pledged by the PRC Guarantor Subsidiaries of HK\$97,759,000 and HK\$303,616,000 for the years ended 31 December 2025 and 31 December 2024 respectively; and (iv) the related elements making up, and related disclosures in, the consolidated financial statements for the years ended 31 December 2025 and 31 December 2024.

保留意見的基礎(續)

範圍限制－財務擔保合約的準確性、完整性及估值(續)

鑑於上述事項，我們未能取得充分適當的審計證據，以令我們信納該等抵押的財務影響(包括對中國擔保人附屬公司發行的財務擔保合約及中國擔保人附屬公司質押的投資物業的確認及計量的影響)已在綜合財務報表中妥為入賬及披露。特別是，我們未能信納於二零二五年及二零二四年十二月三十一日對財務擔保負債估值中所用的主要輸入數值是否合適。任何必要調整均可能對(i) 貴集團於該等財務報告日期的綜合財務狀況表所載於二零二五年十二月三十一日及二零二四年十二月三十一日分別為1,058,836,000港元及約1,187,380,000港元的財務擔保合約負債撥備及於二零二五年十二月三十一日及二零二四年十二月三十一日分別為1,007,558,000港元及1,059,479,000港元的 貴集團被中國擔保人附屬公司質押的投資物業的賬面值；(ii)截至二零二五年十二月三十一日及二零二四年十二月三十一日止年度，於 貴集團綜合損益中確認為財務擔保合約預期信貸虧損的金額分別為89,616,000港元及329,289,000港元；(iii)截至二零二五年十二月三十一日止年度及截至二零二四年十二月三十一日止年度，於 貴集團綜合損益中確認為被中國擔保人附屬公司所質押投資物業公允值變動虧損的金額分別為97,759,000港元及303,616,000港元；及(iv)截至二零二五年十二月三十一日止年度及截至二零二四年十二月三十一日止年度綜合財務報表相關組成部分及相關披露造成重大影響。

BASIS FOR QUALIFIED OPINION (Continued)

Limitation of scope – accuracy, completeness and valuation of financial guarantee contracts

(Continued)

Any adjustments found necessary to the consolidated financial statement line items described above might have a consequential effect on the Group's financial position as at 31 December 2025 and 31 December 2024, and its financial performance and cash flows for the years ended 31 December 2025 and 31 December 2024 and the presentation and disclosure thereof in the consolidated financial statements.

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSA") as issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the HKICPA's Code of Ethics for Professional Accountants (the "Code"), as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

MATERIAL UNCERTAINTY RELATED TO GOING CONCERN

We draw attention to Note 3.1 in the consolidated financial statements, which indicates that the Group incurred a net loss of approximately HK\$371,171,000 during the year ended 31 December 2025 and, as of that date, the Group has net current liabilities of approximately HK\$3,408,934,000 and net liabilities of approximately HK\$2,198,272,000, including the overdue bank borrowing of approximately HK\$1,495,438,000 and accrued interest of approximately HK\$719,835,000 which have not yet been successfully renewed, extended nor repaid during the year ended 31 December 2025 and up to date of this report. Additionally, certain legal claims filed against the Group related to certain pledge of assets and financial guarantees up to date of this report remain in default. As stated in Note 3.1, these events or conditions, along with other matters as set forth in Note 3.1, indicate that a material uncertainty exists that may cast significant doubt on the Group's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

保留意見的基礎(續)

範圍限制－財務擔保合約的準確性、完整性及估值(續)

對上文所述綜合財務報表項目作出的任何必要調整都可能對 貴集團於二零二五年十二月三十一日及二零二四年十二月三十一日的財務狀況、其截至二零二五年十二月三十一日及二零二四年十二月三十一日止年度的財務業績及現金流以及綜合財務報表有關資料的呈列及披露造成影響。

我們已根據香港會計師公會頒佈的香港核數準則(「香港核數準則」)進行審核。我們根據該等準則的責任進一步載述於我們報告內「核數師就審計綜合財務報表承擔的責任」一節。根據適用於公眾利益實體財務報表審計的香港會計師公會「專業會計師道德守則」(「守則」)，我們獨立於 貴集團。我們亦已履行守則中之其他道德責任。我們相信，我們已獲得充足及適當的審核憑證，為我們的保留意見提供基礎。

與持續經營有關的重大不確定性

謹請垂注綜合財務報表附註3.1，該附註顯示 貴集團於截至二零二五年十二月三十一日止年度產生虧損淨額約371,171,000港元，而截至該日， 貴集團的流動負債淨額約為3,408,934,000港元及負債淨額約為2,198,272,000港元，包括逾期銀行借貸約1,495,438,000港元及應計利息約719,835,000港元(於截至二零二五年十二月三十一日止年度及直至本報告日期尚未成功重續、延期或償還)。此外， 貴集團被提出與若干直至本報告日期仍然違約的資產質押及財務擔保有關係的若干法律索賠。誠如附註3.1所述，該等事件或情況以及附註3.1中所載的其他事項表明存在重大不確定性，可能令 貴集團持續經營的能力產生重大疑慮。我們的意見未有就此事項作出修訂。

Independent Auditor's Report

獨立核數師報告書

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgments, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. In addition to the matters described in the Basis for Qualified Opinion section and the Material Uncertainty Related to Going Concern section, we have determined the matters described below to be the key audit matters to be communicated in our report.

Key audit matter 關鍵審計事項

關鍵審計事項

關鍵審計事項是根據我們的專業判斷，認為對本期綜合財務報表的審計最為重要的事項。這些事項是在我們審計整體綜合財務報表及出具意見時進行處理的。我們不會對這些事項提供單獨的意見。除了保留意見的基礎及與持續經營有關的重大不確定性一節所述事項之外，我們已將下述事項釐定為於本報告中溝通的關鍵審計事項。

How our audit addressed the key audit matter 我們的審計如何處理關鍵審計事項

Impairment assessment of intangible assets – customer relationship

無形資產減值評估 – 客戶關係

Refer to Note 19 to the consolidated financial statements.
請參閱綜合財務報表附註19。

Included in the consolidated statement of financial position is intangible assets – customer relationship balance of HK\$9,784,000 as at 31 December 2025. An impairment loss of HK\$14,633,000 was recognised for the year.

於二零二五年十二月三十一日，綜合財務狀況表包括無形資產 – 客戶關係結餘9,784,000港元。年內確認減值虧損14,633,000港元。

For intangible assets with useful lives, the Group is required to review these for impairment whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable, and at least annually, review whether there is any change in their expected useful lives.

就具有使用年期的無形資產而言，當有事件或情況改變顯示其賬面值可能無法收回時，則貴集團須審閱其減值情況，並且至少每年審閱其預期使用年期是否有任何變動。

The recoverable amount of intangible assets – customer relationship is supported by value-in-use calculations which are based on future discounted cash flows.

無形資產 – 客戶關係的可收回金額乃基於未來貼現現金流量的使用價值計算為依據。

We understood, evaluated and validated management's key controls over the impairment assessment process.
我們了解、評估並確證管理層對減值評估流程時的關鍵控制。

We compared the methodology used (value-in-use calculations based on future discounted cash flows) by the Group to market practice.

我們將貴集團所採用的方法(基於未來貼現現金流的使用價值計算)與市場慣例進行比較。

We obtained management's future cash flow forecasts, tested the mathematical accuracy of the underlying value-in-use calculations and agreed them to financial budget and future forecasts. We also compared historical actual results to those budgeted to assess the quality of management's forecasts.

我們已獲取管理層的未來現金流預測，測試相關使用價值計算的數學準確性，並同意將其納入財務預算及未來預測。我們亦將歷史實際結果與預算結果進行比較，以評估管理層預測的質素。

We also assessed the reasonableness of key assumptions used in the calculations, comprising discount rates. When assessing these key assumptions, we discussed them with management to understand and evaluate management's basis for determining the assumptions.

我們亦已評估計算中所使用的關鍵假設是否合理，包括貼現率。在評估該等關鍵假設時，我們與管理層討論，以了解並評估管理層確定該等假設的基準。

KEY AUDIT MATTERS (Continued)

關鍵審計事項(續)

Key audit matter 關鍵審計事項

How our audit addressed the key audit matter 我們的審計如何處理關鍵審計事項

Impairment assessment of intangible assets – customer relationship (Continued) 無形資產減值評估 – 客戶關係(續)

Management concluded that the intangible assets were impaired as of 31 December 2025.
管理層認為，截至二零二五年十二月三十一日，無形資產已出現減值。

We focused on this area as the assessments made by management involved significant estimates and judgments, including revenue contribution, WACC rates, change of ownerships rate, ownership renewal rates and loss rates used to estimate future cash flows and discount rates applied to these forecasted future cash flows of the underlying intangible asset. These estimates and judgments may be affected by unexpected changes in future market or economic conditions or discount rates applied.

我們關注這一方面乃由於管理層的評估涉及重大估計及判斷，包括用於估計未來現金流量的收益貢獻、加權平均資本回報率、擁有權比率變動、所有權續期率及虧損率，以及用於該等預測的相關無形資產未來現金流量的貼現率。該等估計及判斷可能會受到未來市場或經濟狀況或所用貼現率出現意外變動的影響。

We evaluated management's assessment on whether any events or change in circumstances indicate there may be a change in the expected useful lives of intangible assets. 我們已評估管理層對於是否有任何事件或情況改變顯示無形資產的預期使用年期可能會出現變動所作出的評估。

We found the Group's estimates and judgments used in the impairment assessment and review of useful lives of intangible assets to be supported by the available evidence.

我們發現，貴集團在評估無形資產減值及審閱使用年期時所使用的估計及判斷有可用的證據支持。

OTHER INFORMATION

The directors of the Company are responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements and our auditor's report thereon.

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

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. Because of the possible effects of the matter described in the Basis for Qualified Opinion section of our report, we are unable to conclude whether or not the other information is materially misstated with respect to this matter.

其他資訊

貴公司董事需對其他資訊負責。其他資訊包括刊載於年報內的資訊，但不包括綜合財務報表及我們的核數師報告。

我們對綜合財務報表的意見並不涵蓋其他資訊，我們亦不對該等其他資訊發表任何形式的鑒證結論。

結合我們對綜合財務報表的審計，我們的責任是閱讀其他資訊，在此過程中，考慮其他資訊是否與綜合財務報表或我們在審計過程中所了解的情況存在重大抵觸或者似乎存在重大錯誤陳述的情況。基於我們已執行的工作，如果我們認為其他資訊存在重大錯誤陳述，我們需要報告該事實。鑑於本報告中保留意見的基礎一節所述事項的可能影響，我們未能總結其他資料是否就此事項存在重大錯誤陳述。

Independent Auditor's Report 獨立核數師報告書

RESPONSIBILITIES OF THE DIRECTORS AND THOSE CHARGED WITH GOVERNANCE FOR THE CONSOLIDATED FINANCIAL STATEMENTS

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

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

Those charged with governance are responsible for overseeing the Group's financial reporting process.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

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

董事及管治層就綜合財務報表須承擔的責任

貴公司董事須負責根據香港會計師公會頒佈的《香港財務報告準則會計準則》及香港《公司條例》的披露要求擬備真實而中肯的綜合財務報表，並對其認為為使綜合財務報表的擬備不存在由於欺詐或錯誤而導致的重大錯誤陳述所需的內部控制負責。

在擬備綜合財務報表時，董事負責評估 貴集團持續經營的能力，並在適用情況下披露與持續經營有關的事項，以及使用持續經營為會計基礎，除非董事有意將 貴集團清盤或停止經營，或別無其他實際的替代方案。

管治層須負責監督 貴集團的財務報告過程。

核數師就審計綜合財務報表承擔的責任

我們的目標，是對綜合財務報表整體是否不存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並按照《百慕達公司法》第90條的規定僅向全體股東出具包括我們意見的核數師報告。除此以外，我們的報告不可用作其他用途。本行並不就本行報告之內容對任何其他人士承擔任何責任或接受任何義務。合理保證是高水準的保證，但不能保證按照《香港審計準則》進行的審計，在某一重大錯誤陳述存在時總能發現。錯誤陳述可以由欺詐或錯誤引起，如果合理預期它們單獨或匯總起來可能影響綜合財務報表使用者依賴財務報表所作出的經濟決定，則有關的錯誤陳述可被視作重大。

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

As part of an audit in accordance with HKSA's, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

核數師就審計綜合財務報表承擔的責任(續)

在根據《香港審計準則》進行審計的過程中，我們運用了專業判斷，保持了專業懷疑態度。我們亦：

- 識別和評估由於欺詐或錯誤而導致綜合財務報表存在重大錯誤陳述的風險，設計及執行審計程式以應對這些風險，以及獲取充足和適當的審計憑證，作為我們意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部控制之上，因此未能發現因欺詐而導致的重大錯誤陳述的風險高於未能發現因錯誤而導致的重大錯誤陳述的風險。
- 了解與審計相關的內部控制，以設計適當的審計程式，但目的並非對 貴集團內部控制的有效性發表意見。
- 評價董事所採用會計政策的恰當性及作出會計估算和相關披露的合理性。
- 對董事採用持續經營會計基礎的恰當性作出結論。根據所獲取的審計憑證，確定是否存在與事項或情況有關的重大不確定性，從而可能導致對 貴集團的持續經營能力產生重大疑慮。如果我們認為存在重大不確定性，則有必要在核數師報告中提請使用者注意綜合財務報表中的相關披露。假若有關的披露不足，則我們應當發表非無保留意見。我們的結論是基於核數師報告日止所取得的審計憑證。然而，未來事項或情況可能導致 貴集團不能持續經營。
- 評價綜合財務報表的整體列報方式、結構和內容，包括披露，以及綜合財務報表是否中肯反映交易和事項。

Independent Auditor's Report 獨立核數師報告書

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

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

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

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

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

KTC Partners CPA Limited
Certified Public Accountants (Practising)
Chow Yiu Wah, Joseph
Audit Engagement Director
Practising Certificate Number: P04686

Hong Kong, 31 March 2026

核數師就審計綜合財務報表承擔的責任(續)

- 就 貴集團內實體或業務單位的財務資料計劃並進行 貴集團的審計以獲取充足、適當的審計憑證，作為對綜合財務報表發表意見的基準。我們負責為 貴集團審計目的所進行的審計工作的方向、監督和審閱。我們為審計意見承擔全部責任。

除其他事項外，我們與管治層溝通了計劃的審計範圍、時間安排、重大審計發現等，包括我們在審計中識別出內部控制的任何重大缺陷。

我們還向管治層提交聲明，說明我們已符合有關獨立性的相關專業道德要求，並與他們溝通有可能合理地被認為會影響我們獨立性的所有關係和其他事項，以及在適用的情況下，為消除威脅所採取的行動或應用的防範措施。

從與管治層溝通的事項中，我們確定哪些事項對本期綜合財務報表的審計最為重要，因而構成關鍵審計事項。我們在核數師報告中描述這些事項，除非法律法規不允許公開披露這些事項，或在極端罕見的情況下，如果合理預期在我們報告中溝通某事項造成的負面後果超過產生的公眾利益，我們決定不應在報告中溝通該事項。

中瑞和信會計師事務所有限公司
執業會計師
周耀華
審計項目董事
執業證書編號：P04686

香港，二零二六年三月三十一日

Consolidated Statement of Profit or Loss and Other Comprehensive Income

綜合損益及其他全面收益表

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

	Notes	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
	附註		
Revenue	收益	5	
Contracts with customers	客戶合約	91,159	88,120
Leases	租賃	33,914	31,814
Interest income	利息收入	6	614
Total revenue	收益總額	125,079	120,548
Other income	其他收入	7	1,194
Impairment losses under expected credit loss model, net	預期信貸虧損模式項下的減值虧損，淨額	8	(86,573)
Other losses, net	其他虧損淨額	9	(16,616)
Purchases and changes in inventories	存貨之購買及變動	12	(38,921)
Employee benefits expenses	僱員福利開支	12	(28,321)
Loss on deregistration/disposal of subsidiaries	取消註冊／出售附屬公司的虧損	45	(1,145)
Other operating expenses	其他經營開支	10	(53,444)
Changes in fair value of investment properties	投資物業公允值變動	18	(131,319)
Finance costs	財務成本	11	(154,572)
Loss before tax	除稅前虧損	12	(384,563)
Income tax credit	所得稅抵免	13	13,392
Loss for the year	年度虧損		(371,171)
Other comprehensive (expense)/income: <i>Items that may be reclassified subsequently to profit or loss:</i>	其他全面(開支)／收益： 其後可能重新分類至損益之項目：		
Reclassification of exchange difference to profit or loss arising on disposals of overseas subsidiaries	出售海外附屬公司導致重新分類匯兌差額至損益		–
Exchange differences arising on translation of foreign operations	換算海外業務產生之匯兌差額		(90,669)
Other comprehensive expense for the year	年度其他全面開支		(90,669)
Total comprehensive expense for the year	年度全面開支總額		(461,840)

Consolidated Statement of Profit or Loss and Other Comprehensive Income 綜合損益及其他全面收益表

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

		Notes 附註	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
(Loss)/profit for the year attributable to:	以下人士應佔年度 (虧損)/利潤：			
Owners of the Company	本公司擁有人		(371,936)	(760,267)
Non-controlling interests	非控股權益		765	524
			(371,171)	(759,743)
Total comprehensive (expense)/ income for the year attributable to:	以下人士應佔年度全面(開支)/ 收益總額：			
Owners of the Company	本公司擁有人		(462,601)	(770,163)
Non-controlling interests	非控股權益		761	530
			(461,840)	(769,633)
Loss per share	每股虧損	16		
– Basic and diluted (HK cents)	– 基本及攤薄(港仙)		(7.08)	(14.48)

Consolidated Statement of Financial Position

綜合財務狀況報表

At 31 December 2025 於二零二五年十二月三十一日

		Notes	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
		附註		
Non-current assets	非流動資產			
Property, plant and equipment	物業、廠房及設備	17	1,181	1,642
Investment properties	投資物業	18	1,257,502	1,331,445
Intangible assets	無形資產	19	13,914	31,001
Mining rights	採礦權	20	–	–
Right-of-use assets	使用權資產	21	1,608	2,547
Non-current deposits	非流動按金	24	301	363
Other non-current assets	其他非流動資產	25	6,000	6,000
			1,280,506	1,372,998
Current assets	流動資產			
Inventories	存貨	22	1,431	1,751
Accounts receivable	應收賬款	23	4,940	5,525
Other receivables, deposits and prepayments	其他應收款項、按金及預付款項	24	19,847	25,910
Restricted bank deposits	受限制銀行存款	26	23,944	11,444
Bank balances and cash	銀行結餘及現金	27	65,019	352,861
			115,181	397,491
Current liabilities	流動負債			
Accounts payable	應付賬款	28	–	7,719
Accrued liabilities and other payables	應計負債及其他應付款項	29	947,342	770,647
Borrowings	借貸	30	1,495,438	1,435,320
Lease liabilities	租賃負債	32	1,008	1,108
Tax payables	應付稅項		21,491	21,491
Financial guarantee contracts	財務擔保合約	33	1,058,836	1,187,380
			3,524,115	3,423,665
Net current liabilities	流動負債淨額		(3,408,934)	(3,026,174)
Total assets less current liabilities	總資產減流動負債		(2,128,428)	(1,653,176)
Non-current liabilities	非流動負債			
Deferred tax liabilities	遞延稅項負債	31	68,815	81,745
Lease liabilities	租賃負債	32	766	1,511
Long service payment obligations	長期服務金責任	34	263	–
			69,844	83,256
Net liabilities	負債淨額		(2,198,272)	(1,736,432)

Consolidated Statement of Financial Position

綜合財務狀況報表

At 31 December 2025 於二零二五年十二月三十一日

		Notes	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
		附註		
Capital and reserves	股本及儲備			
Share capital	股本	35	262,501	262,501
Reserves	儲備		(2,462,254)	(1,999,653)
Deficit attributable to owners of the Company	本公司擁有人應佔虧絀		(2,199,753)	(1,737,152)
Non-controlling interests	非控股權益		1,481	720
Capital deficiency	資本虧絀		(2,198,272)	(1,736,432)

The consolidated financial statements on pages 116 to 254 were approved and authorised for issue by the board of directors on 31 March 2026 are signed on its behalf by:

第116至254頁之綜合財務報表已於二零二六年三月三十一日獲董事局批准及授權刊發，並由以下董事代表簽署：

Mr. Su Shigong

蘇世公先生

DIRECTOR

董事

Ms. Yang Yuhua

楊玉華女士

DIRECTOR

董事

Consolidated Statement of Changes in Equity

綜合權益變動表

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

Attributable to owners of the Company

本公司擁有人應佔

		Attributable to owners of the Company					Non-controlling interests		Total	
		Share capital	Contributed surplus reserve	Translation reserve	Statutory reserves	Other capital contribution reserve	Accumulated losses	Subtotal	Total	
		股本	實繳盈餘儲備	匯兌儲備	法定儲備	其他注資儲備	累計虧損	小計	總額	
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	
		(Note 35)	(Note (a))		(Note (b))	(Note (c))				
		(附註35)	(附註(a))		(附註(b))	(附註(c))				
At 1 January 2024	於二零二四年一月一日	262,501	2,334,076	75,571	71,786	342,848	(4,053,771)	(966,989)	190	(966,799)
(Loss)/profit for the year	年度(虧損)/溢利	-	-	-	-	-	(760,267)	(760,267)	524	(759,743)
Reclassification of exchange differences to profit or loss arising on disposals of overseas subsidiaries	出售海外附屬公司導致重新分類匯兌差額至損益	-	-	(20,621)	-	-	-	(20,621)	-	(20,621)
Exchange differences arising on translation of foreign operations	換算海外業務產生之匯兌差額	-	-	10,725	-	-	-	10,725	6	10,731
Total comprehensive (expense)/income	全面(開支)/收益總額	-	-	(9,896)	-	-	(760,267)	(770,163)	530	(769,633)
At 31 December 2024 and at 1 January 2025	於二零二四年十二月三十一日及二零二五年一月一日	262,501	2,334,076	65,675	71,786	342,848	(4,814,038)	(1,737,152)	720	(1,736,432)
(Loss)/profit for the year	年度(虧損)/溢利	-	-	-	-	-	(371,936)	(371,936)	765	(371,171)
Exchange differences arising on translation of foreign operations	換算海外業務產生之匯兌差額	-	-	(90,665)	-	-	-	(90,665)	(4)	(90,669)
Total comprehensive (expense)/income	全面(開支)/收益總額	-	-	(90,665)	-	-	(371,936)	(462,601)	761	(461,840)
At 31 December 2025	於二零二五年十二月三十一日	262,501	2,334,076	(24,990)	71,786	342,848	(5,185,974)	(2,199,753)	1,481	(2,198,272)

Consolidated Statement of Changes in Equity 綜合權益變動表

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

Notes:

- (a) The contributed surplus reserve of the Group (i) arose as a result of the Group reorganisation prior to its public listing on 2 October 1995 and represents the difference between the nominal value of the shares of the former holding company of the Group acquired pursuant to the Group reorganisation, over the nominal value of the shares of the Company issued in exchange therefore; (ii) it also comprised the entire amount of share premium amounting to approximately HK\$4,926,818,000 transferred to contributed surplus reserve on 30 October 2017; and (iii) it is net off by the dividend amounted to approximately HK\$1,050,004,000 distributed during the year ended 31 December 2019.

Under the Companies Act 1981 of Bermuda (as amended), a company may not declare or pay a dividend, or make a distribution out of contributed surplus reserve, if there are reasonable grounds for believing that (i) the company is, or would after the payment be, unable to pay its liabilities as they become due; or (ii) the realisable value of the company's assets would thereby be less than the aggregate of its liabilities and its issued share capital and share premium accounts. Otherwise the contributed surplus reserve is distributable.

- (b) According to the relevant rules and regulations in the People's Republic of China (the "PRC"), each of the Company's PRC subsidiaries shall transfer 10% of their net profit after tax, based on the subsidiary's PRC statutory accounts, as statutory reserves, until the balance reaches 50% of the respective subsidiary's registered capital. Further appropriations can be made at the directors' discretion. The statutory reserves can be used to offset any accumulated losses or convert into paid-up capital of the respective subsidiary.
- (c) The other capital contribution reserve comprised the initial fair value adjustment of approximately HK\$7,312,000 on other loan from a third party, which was under common control by a former director of the Company who resigned on 5 December 2018 and the reserve as a result of the Group's disposal of its listed equity securities to Solis Capital Limited, a wholly-owned subsidiary of the ultimate holding company of the Group, at a cash consideration of approximately HK\$2,359,817,000, where the consideration received over the quoted price of the listed equity securities at completion date amounted to approximately HK\$335,536,000 was recognised in other capital contribution reserve in August 2018, while the related loss in fair value of these listed equity securities as at the date of disposal was recognised in profit or loss and included as changes in fair value of financial assets at fair value through profit or loss ("FVTPL") during the year ended 31 December 2018.

附註：

- (a) 本集團之實繳盈餘儲備(i)因本集團於一九九五年十月二日公開上市前進行集團重組而產生，乃指根據本集團重組而收購本集團前控股公司之股份面值，超出因該收購而發行之本公司股份面值之差額；(ii)其亦包括於二零一七年十月三十日轉撥至實繳盈餘儲備之股份溢價之全部金額約4,926,818,000港元；及(iii)其被於截至二零一九年十二月三十一日止年度分派的約1,050,004,000港元之股息抵銷。

根據百慕達一九八一年公司法(經修訂)，倘有合理理由相信(i)公司於派付股息或作出任何分派後未能或無法清償其到期之負債；或(ii)公司資產之可變現價值會將因而低於其負債及其已發行股本與股份溢價之總值，則該公司不得宣派或派付股息或從實繳盈餘儲備中作出分派。否則可分派實繳盈餘儲備。

- (b) 根據中華人民共和國(「中國」)之相關法律及法規，本公司每間中國附屬公司均須將其中國法定賬目所列除稅後淨溢利之10%轉撥至法定儲備，直至其結餘達到該附屬公司註冊資本50%為止。但董事可酌情作出額外撥款。有關附屬公司之法定儲備可用作抵銷累計虧損或轉為繳足股本。
- (c) 其他注資儲備包括由本公司前董事(於二零一八年十二月五日辭任)共同控制之來自第三方的其他貸款的初始公允價值調整約7,312,000港元及本集團以現金代價約2,359,817,000港元向Solis Capital Limited(本集團最終控股公司的全資附屬公司)出售其上市股本證券產生的儲備。所收取的代價相對上市股本證券的完成日報價的溢價約335,536,000港元於二零一八年八月於其他注資儲備內確認，而於出售當日該等上市股本證券公允價值之相關損失乃於損益中確認，並計入截至二零一八年十二月三十一日止年度之按公允價值計入損益(「按公允價值計入損益」)之金融資產公允價值變動。

Consolidated Statement of Cash Flows

綜合現金流量表

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

	Notes	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
	附註		
OPERATING ACTIVITIES	經營業務		
Loss before tax	除稅前虧損	(384,563)	(905,318)
Adjustments for:	經調整下列各項：		
Amortisation of intangible assets	無形資產攤銷	19 2,472	2,475
Changes in fair value of investment properties	投資物業之公允值變動	18 131,319	355,870
Depreciation of property, plant and equipment	物業、廠房及設備之折舊	17 481	1,875
Depreciation of right-of-use assets	使用權資產折舊	21 1,041	3,057
Finance costs	財務成本	11 154,572	163,462
Bank interest income	銀行利息收入	7 (1,103)	(877)
Impairment losses under expected credit loss model, net	預期信貸虧損模式項下的減值虧損，淨額	8 86,573	323,049
Impairment loss on intangible assets	無形資產減值虧損	19 14,633	11,334
Impairment loss on mining rights	採礦權減值虧損	20 –	11,010
Long service payment obligations: – expenses recognised is profit or loss	長期服務金責任 – 於損益確認的開支	34 263	–
Loss on deregistration/disposal of subsidiaries	取消註冊／出售附屬公司虧損	45 1,145	30,253
Loss on disposal of intangible asset	出售無形資產虧損	19 25	–
Loss on disposal of property, plant and equipment	出售物業、廠房及設備虧損	17 700	–
Operating cash flows before movements in working capital	營運資金變動前之經營現金流量	7,558	(3,810)
Decrease/(increase) in inventories	存貨減少／(增加)	320	(1,557)
Decrease in accounts receivable	應收賬款減少	1,030	38,489
Increase in other receivables, deposits and prepayments	其他應收款項、按金及預付款項增加	(2,452)	(300)
Decrease in accounts payable	應付賬款減少	(7,719)	(8,389)
Increase/(decrease) in accrued liabilities and other payables	應計負債及其他應付款項增加／(減少)	20,237	(6,442)
Cash generated from operations	經營所得現金	18,974	17,991
Income tax paid	已付所得稅	–	(5,866)
NET CASH FROM OPERATING ACTIVITIES	經營業務所得之現金淨額	18,974	12,125

Consolidated Statement of Cash Flows

綜合現金流量表

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

	Notes	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
	附註		
INVESTING ACTIVITIES			
Acquisition of property, plant and equipment		(693)	(43)
Bank interest income received		1,103	877
Net cash inflow arising from the disposal of subsidiaries	45	–	484,619
Payment of refurbishment works		(26,580)	–
Proceeds from repayment of loan receivable		11,175	–
(Increase)/decrease in restricted bank deposits		(12,500)	15,031
NET CASH (USED IN)/FROM INVESTING ACTIVITIES		(27,495)	500,484
FINANCING ACTIVITIES			
Repayments of bank borrowings		(5,316)	(188,670)
Interest paid		–	(8,132)
Repayments of lease liabilities	21	(1,112)	(3,881)
Repayment of financial guarantee contract liabilities	33	(262,619)	(45,344)
NET CASH USED IN FINANCING ACTIVITIES		(269,047)	(246,027)
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS		(277,568)	266,582
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR		352,861	119,261
EFFECT OF FOREIGN EXCHANGE RATE CHANGES		(10,274)	(32,982)
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR		65,019	352,861
REPRESENTED BY			
Bank balances and cash		65,019	352,861

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

1. GENERAL INFORMATION

Tai United Holdings Limited (the “Company”) 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”). In the opinion of the directors of the Company, the Company’s immediate holding company is Songbird SG PTE. Ltd., a company incorporated in Singapore with limited liability and its ultimate holding company is Satinu Resources Group Ltd., a company incorporated in the British Virgin Islands (“BVI”) with limited liability. The registered office of the Company is located at Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda and the principal place of business of the Company is Unit 2101-02, 21/F, Emperor Group Centre, 288 Hennessy Road, Wanchai, Hong Kong.

The Company is an investment holding company and the principal activities of the Company’s subsidiaries (together with the Company, collectively referred to as “the Group”) are property investment, sales of medical equipment, sales of flooring materials, mining and exploration of natural resources and financial services and assets management.

The consolidated financial statements are presented in Hong Kong Dollars (“HK\$”), which is the same as the functional currency of the Company.

2. APPLICATION OF NEW AND AMENDMENTS TO HKFRS ACCOUNTING STANDARDS

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

The Group has applied the following amendment to HKFRS Accounting Standard as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) for its annual reporting period commencing 1 January 2025. The adoption of this amendment to HKFRS Accounting Standard did not have any impact on the amounts recognised in prior and current periods and are not expected to significantly affect the future periods.

Amendments to HKAS 21

Lack of Exchangeability

1. 一般資料

太和控股有限公司(「本公司」)於百慕達註冊成立為一間獲豁免有限公司，其股份於香港聯合交易所有限公司(「聯交所」)上市。本公司董事認為，本公司之直屬控股公司為Songbird SG PTE. Ltd.(一間於新加坡註冊成立之有限公司)，而Songbird SG PTE. Ltd.之最終控股公司為Satinu Resources Group Ltd.(一間於英屬處女群島(「英屬處女群島」)註冊成立之有限公司)。本公司之註冊辦事處位於Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda。本公司之主要營業地點位於香港灣仔軒尼詩道288號英皇集團中心21樓2101-02室。

本公司為一間投資控股公司，而本公司附屬公司(連同本公司統稱「本集團」)之主要業務為物業投資、銷售醫療設備、銷售地板材料、採礦及勘察天然資源及金融服務及資產管理。

綜合財務報表乃以港元(「港元」)呈列，與本公司之功能貨幣一致。

2. 應用新訂及經修訂香港財務報告準則會計準則

於本年度強制生效之香港財務報告準則會計準則修訂本

本集團已就其於二零二五年一月一日開始之年度報告期間應用下列由香港會計師公會(「香港會計師公會」)頒佈之香港財務報告準則會計準則修訂本。採納此等香港財務報告準則會計準則修訂本對過往及本期間已確認之金額並無任何影響，亦預期不會對未來期間造成重大影響。

香港會計準則第21號 缺乏可兌換性
(修訂本)

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

2. APPLICATION OF NEW AND AMENDMENTS TO HKFRS ACCOUNTING STANDARDS (Continued)

New and amendments to HKFRS Accounting Standards in issue but not yet effective

Certain new and amendments to HKFRS Accounting Standards have been published that are not mandatory for the financial reporting periods commencing on or after 1 January 2025 and have not been early adopted by the Group. Except as mentioned below, these standards are not expected to have a material impact on the Group in the current or future reporting periods and on foreseeable future transactions.

2. 應用新訂及經修訂香港財務報告準則會計準則(續)

已頒佈但尚未生效之新訂及經修訂香港財務報告準則會計準則

若干新訂及經修訂香港財務報告準則會計準則已頒佈但並非於二零二五年一月一日或之後開始的財務報告期間強制使用，且並未獲本集團提早採納。除下文所述者外，預期此等準則不會對本集團現時或未來報告期間及對可預見未來的交易造成重大影響。

		Effective for annual periods beginning on or after 於以下日期或之後開始 年度期間生效
HKFRS 9 (Amendments) and HKFRS 7 (Amendments) 香港財務報告準則第9號(修訂本)及香港財務報告準則第7號(修訂本)	Amendments to Classification and Measurement of Financial Instruments 金融工具分類及計量之修訂	1 January 2026 二零二六年一月一日
HKFRS 9 (Amendments) and HKFRS 7 (Amendments) 香港財務報告準則第9號(修訂本)及香港財務報告準則第7號(修訂本)	Contracts Referencing Nature-dependent Electricity 涉及依賴自然能源的電力的合約	1 January 2026 二零二六年一月一日
HKFRS 10 and HKAS 28 (Amendments) 香港財務報告準則第10號及香港會計準則第28號(修訂本)	Sale or Contribution of Assets between an investor and its Associate or Joint Venture 投資者與其聯營公司及合營企業之間的資產出售或注資	To be determined 有待確認
HKFRS Accounting Standards (Amendments) 香港財務報告準則會計準則(修訂本)	Annual Improvements to HKFRS Accounting Standards – Volume 11 香港財務報告準則會計準則的年度改進 – 第11冊	1 January 2026 二零二六年一月一日
HKAS 21 (Amendments) 香港會計準則第21號(修訂本)	Translation to a Hyperinflationary Presentation Currency 換算為嚴重通脹呈列貨幣	1 January 2027 二零二七年一月一日
HKFRS 18 香港財務報告準則第18號	Presentation and Disclosure in Financial Statements 財務報表的呈列及披露	1 January 2027 二零二七年一月一日

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

2. APPLICATION OF NEW AND AMENDMENTS TO HKFRS ACCOUNTING STANDARDS (Continued)

New and amendments to HKFRS Accounting Standards in issue but not yet effective (Continued)

HKFRS 18 Presentation and Disclosure in Financial Statements

HKFRS 18 *Presentation and Disclosure in Financial Statements*, which sets out requirements on presentation and disclosures in financial statements, will replace HKAS 1 *Presentation of Financial Statements*. This new HKFRS Accounting Standard, while carrying forward many of the requirements in HKAS 1, introduces new requirements to present specified categories and defined subtotals in the statement of profit or loss; provide disclosures on management-defined performance measures in the notes to the financial statements and improve aggregation and disaggregation of information to be disclosed in the financial statements. In addition, some HKAS 1 paragraphs have been moved to HKAS 8 *Accounting Policies, Changes in Accounting Estimate and Errors* (the title of which will be changed to *Basis of Preparation of Financial Statements* upon effective of HKFRS 18) and HKFRS 7. Minor amendments to HKAS 7 *Statement of Cash Flows* and HKAS 33 *Earnings per Share* are also made.

HKFRS 18, and amendments to other standards, will be effective for annual periods beginning on or after 1 January 2027, with early application permitted. HKFRS 18 requires retrospective application with specific transition provisions. The application of the new standard is not expected to have significant impact on the financial performance and positions of the Group in terms of recognition and measurement. However, it is expected to affect the structure and presentation of the statement of profit or loss and disclosures in the future financial statements. The Group is in the process of assessing the detailed impact of HKFRS 18 on the Group's consolidated financial statements.

2. 應用新訂及經修訂香港財務報告準則會計準則(續)

已頒佈但尚未生效之新訂及經修訂香港財務報告準則會計準則(續)

香港財務報告準則第18號「財務報表的呈列及披露」

香港財務報告準則第18號*財務報表之呈列及披露*載列財務報表之呈列及披露規定，並將取代香港會計準則第1號*財務報表之呈列*。此新訂香港財務報告準則會計準則在延續香港會計準則第1號中多項規定之同時，引入於損益表中呈列指定類別及定義小計之新規定；就財務報表附註中管理層界定之表現計量提供披露及改進財務報表中將予披露之匯總及分開計算資料。此外，香港會計準則第1號之部分段落已移至香港會計準則第8號*會計政策、會計估計變動及錯誤*（該標題將於香港財務報告準則第18號生效時更改為*財務報表編製基準*）及香港財務報告準則第7號。香港會計準則第7號*現金流量表*及香港會計準則第33號*每股盈利*亦作出輕微修訂。

香港財務報告準則第18號及其他準則之修訂本將於二零二七年一月一日或之後開始之年度期間生效，並可提早應用。香港財務報告準則第18號規定須採用追溯應用方式，並設有特定過渡性條文。預期新準則的應用在確認與計量方面對本集團的財務表現及狀況不會產生重大影響。然而，預期將影響損益表之呈列及未來財務報表之披露。本集團正在評估香港財務報告準則第18號對本集團綜合財務報表之詳細影響。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

3.1 Basis of preparation of consolidated financial statements

The consolidated financial statements have been prepared in accordance with HKFRS Accounting Standards as issued by the HKICPA. For the purpose of preparation of the consolidated financial statements, information is considered material if such information is reasonably expected to influence decisions made by primary users. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“Listing Rules”) and by the Hong Kong Companies Ordinance.

In preparing the consolidated financial statements, the directors of the Company have given consideration to the future liquidity of the Group in light of the following conditions. The Group incurred a net loss of approximately HK\$371,171,000 during the year ended 31 December 2025 and as of that date, the Group has net current liabilities of approximately HK\$3,408,934,000 and net liabilities of approximately HK\$2,198,272,000 including overdue bank borrowings of approximately HK\$1,495,438,000 and accrued interest of approximately HK\$719,835,000 which have not yet been successfully renewed, extended or repaid during the year ended 31 December 2025 and up to the date of approval for issuance of these consolidated financial statements. Additionally, certain pledge of assets with the carrying amount of approximately HK\$1,007,558,000 and financial guarantees provided by two subsidiaries established in the PRC, namely Guangzhou Rongzhi Public Facilities Investment Co., Ltd.* (廣州融智公共設施投資有限公司) (“Guangzhou Rongzhi”) and Jinzhou Jiachi Public Facilities Management Co., Ltd.* (錦州嘉馳公共設施管理有限公司) (“Jinzhou Jiachi”) (collectively referred to as the “PRC Guarantor Subsidiaries”) for the bank borrowings of companies outside the Group. The PRC courts have judged that the Group is liable for the

3. 綜合財務報表之編製基準及重大會計政策資料

3.1 綜合財務報表之編製基準

綜合財務報表乃根據香港會計師公會頒佈之香港財務報告準則會計準則編製。就綜合財務報表編製而言，倘有關資料合理預期會影響主要用戶作出的決定，則有關資料被視為重大。此外，綜合財務報表包括香港聯合交易所有限公司證券上市規則（「上市規則」）及香港公司條例規定之適用披露。

考慮到以下情況，本公司董事於編製綜合財務報表時，已考慮本集團的未來流動資金狀況。本集團於截至二零二五年十二月三十一日止年度產生虧損淨額約371,171,000港元，以及截至該日，本集團的流動負債淨額約為3,408,934,000港元及負債淨額約為2,198,272,000港元，包括逾期銀行借貸約1,495,438,000港元及應計利息約719,835,000港元（於截至二零二五年十二月三十一日止年度及直至本綜合財務報表獲批准刊發日期尚未成功重續、延長或償還）。此外，兩間在中國設立的附屬公司廣州融智公共設施投資有限公司（「廣州融智」）及錦州嘉馳公共設施管理有限公司（「錦州嘉馳」）（統稱「中國擔保人附屬公司」）提供若干賬面值約為1,007,558,000港元的資產質押及財務擔保，乃涉及本集團以外公司的銀行借貸。中國法院裁定本集團須予負責，本金

* The English name is for identification only

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.1 Basis of preparation of consolidated financial statements (Continued)

principal amount of approximately RMB3,809,900,000 of which RMB236,200,000 was settled by the Group during the year ended 31 December 2025, details of which were stated in Note 33 to the consolidated financial statements. Furthermore, at 31 December 2025 the remaining outstanding bank loans of these companies comprising the principal amount and the unpaid interests and default interests amounting to approximately RMB5,885,434,000 in aggregate in relation to the pledge of assets and financial guarantees provided by the PRC Guarantor Subsidiaries and mentioned above as at the date of this report remain in default as at the date of this report. These conditions indicate the existence of material uncertainty which may cast significant doubt on the Group's ability to continue as a going concern and therefore it may be unable to realise its assets and discharge its liabilities in the normal course of business. The consolidated financial statements have been prepared on a going concern basis as the directors of the Company are satisfied that the liquidity of the Group can be maintained in the coming year taking into the consideration of the following matters:

- (i) The Group is actively negotiating with creditors, other guarantors and Mr. Dai Yongge ("Mr. Dai") regarding the debt restructuring of the financial guarantee contracts provided by the PRC Guarantor subsidiaries. Details as disclosed in note 33 to the consolidated financial statements;

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.1 綜合財務報表之編製基準(續)

額約為人民幣3,809,900,000元，其中人民幣236,200,000元已由本集團於截至二零二五年十二月三十一日止年度結付，詳情請參閱綜合財務報表附註33。再者，於二零二五年十二月三十一日，有關該等公司上述由中國擔保人附屬公司提供的資產抵押及財務擔保且於本報告日期本金額及未付利息以及違約利息合共約人民幣5,885,434,000元的仍未償還銀行貸款於本報告日期仍然屬於違約貸款。該等狀況表明存在重大不確定性，其可能會對本集團持續經營的能力構成重大疑問，因此，本集團可能無法於正常業務過程中變現其資產及履行其責任。綜合財務報表已按持續經營基準編製，因為本公司董事經計及以下事項後，信納本集團能夠於來年保持資金流動性：

- (i) 本集團正積極與其他擔保人及戴永革先生(「戴先生」)就中國擔保人附屬公司所提供財務擔保合約的債務重組進行磋商。詳情於綜合財務報表附註33披露。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.1 Basis of preparation of consolidated financial statements (Continued)

- (ii) The Group is exploring the possibility of disposing of or liquidating the PRC Guarantor Subsidiaries in order for the Group to discharge the guarantees they have provided, which have fallen due; and
- (iii) The Group will try to seek other financing resources to meet its liabilities and obligations as and when they fall due.

The directors of the Company have reviewed the cash flow projections of the Group prepared by the management covering a period of not less than 12 months from 31 December 2025. Taking into account the effectiveness and feasibility of the above measures, the directors of the Company consider the Group would be able to meet its financial obligations as and when they fall due within the forecast period. Accordingly, the consolidated financial statements have been prepared on a going concern basis. The Group's ability to continue as a going concern still depends on the eventual successful outcome of the measures mentioned above, which cannot be determined with reasonable certainty. Should the Group be unable to continue as a going concern, adjustments would have to be made to the consolidated financial statements to adjust the value of the Group's assets to their recoverable amounts, to provide for any further liabilities which might arise and to reclassify non-current assets as current assets and non-current liabilities as current liabilities respectively. The effects of these potential adjustments have not been reflected in the consolidated financial statements.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.1 綜合財務報表之編製基準(續)

- (ii) 本集團正探索出售或清算中國擔保人附屬公司的可能，使本集團解除其提供的已到期擔保；及
- (iii) 本集團將尋求其他財務資源，以滿足到期負債及責任。

本公司董事已審閱由管理層編製涵蓋自二零二五年十二月三十一日起不少於12個月期間的本集團現金流量預測。經計及上述措施的成效及可行性，本公司董事認為本集團於預測期內於責任到期時有能力履行其財務責任。因此，已按持續經營基準編製綜合財務報表。本集團繼續按持續基準營運的能力仍取決於上述措施是否能夠取得最終成果，而該等結果無法以合理肯定的方式確定。倘本集團未能按持續基準繼續營運，將須對綜合財務報表作出調整，以調整本集團的資產至其可收回金額、就任何可能產生的進一步負債計提撥備及分別將非流動資產重新分類為流動資產及將非流動負債重新分類為流動負債。此等可能調整的影響並未於綜合財務報表內反映。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company and its subsidiaries. Control is achieved when the Company:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of profit or loss and other comprehensive income from the date the Group gains control until the date when the Group ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Group's accounting policies.

Non-controlling interests in subsidiaries are presented separately from the Group's equity therein, which represent present ownership interests entitling their holders to a proportionate share of net assets of the relevant subsidiaries upon liquidation.

Revenue from contracts with customers

Information about the Group's accounting policies relating to revenue from contracts with customers is provided in note 5.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料

綜合賬目基準

綜合財務報表包括本公司以及本公司及其附屬公司所控制之實體之財務報表。當本公司符合以下情況，即取得控制權：

- 有權控制被投資方；
- 因其參與被投資方業務而獲得或有權獲得可變回報；及
- 有能力以其權力影響其回報。

附屬公司之綜合入賬於本集團取得有關附屬公司之控制權時開始，並於本集團失去有關附屬公司之控制權時終止。具體而言，年內所收購或出售附屬公司之收入及開支乃自本集團取得控制權之日期起計入綜合損益及其他全面收益表，直至本集團不再控制有關附屬公司之日期為止。

損益及其他全面收益之每項組成部分乃歸屬於本公司擁有人及非控股權益。附屬公司之全面收益總額歸屬於本公司擁有人及非控股權益，即使此舉會導致非控股權益產生虧絀結餘。

如有需要，會對附屬公司之財務報表作出調整，以使其會計政策與本集團會計政策一致。

於附屬公司之非控股權益與本集團於當中的權益分開呈列，其乃現時擁有之權益且賦予持有人權利於清盤時按比例分佔相關附屬公司之淨資產。

客戶合約收益

有關本集團與客戶合約收益有關的會計政策的資料載於附註5。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Leases

The Group assesses whether a contract is or contains a lease based on the definition under HKFRS 16 at inception of the contract. Such contract will not be reassessed unless the terms and conditions of the contract are subsequently changed. As a practical expedient, leases with similar characteristics are accounted on a portfolio basis when the Group reasonably expects that the effects on the consolidated financial statements would not differ materially from individual leases within the portfolio.

The Group as a lessee

Allocation of consideration to components of a contract

For a contract that contains a lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components.

Right-of-use assets

The cost of right-of-use assets include:

- the amounts of the initial measurement of the lease liabilities;
- any lease payments made at or before the commencement date, less any lease incentives received;
- any initial direct costs incurred by the Group; and
- an estimate of costs to be incurred by the Group in dismantling and removing the underlying assets, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

租賃

本集團根據香港財務報告準則第16號的定義於合約開始評估該合約是否屬於或包含租賃。除非合約的條款及條件其後出現變動，否則有關合約將不予重新評估。作為實務上的權宜處理，當本集團合理預期對綜合財務報表的影響不會與組合內個別租賃存在重大差異時，具有類似特徵的租賃將以組合方式進行會計處理。

本集團作為承租人

將代價分配至合約各部分

就含有租賃部分以及一項或多項額外租賃或非租賃部分的合約而言，本集團將合約代價分配至各租賃部分，基準是租賃部分的相對獨立價格及非租賃部分的總獨立價格。

使用權資產

使用權資產成本包括：

- 租賃負債的初步計量金額；
- 於開始日期或之前作出的任何租賃付款，減任何已收租賃優惠；
- 本集團產生的任何初始直接成本；及
- 本集團於拆除及拆遷相關資產、復原相關資產所在場地或復原相關資產至租賃的條款及條件所規定的狀況而產生的成本估計。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Leases (Continued)

The Group as a lessee (Continued)

Right-of-use assets (Continued)

Right-of-use assets in which the Group is reasonably certain to obtain ownership of the underlying leased assets at the end of the lease term are depreciated from commencement date to the end of the useful life. Otherwise, right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term.

Lease liabilities

At the commencement date of a lease, the Group recognises and measures the lease liability at the present value of lease payments that are unpaid at that date. In calculating the present value of lease payments, the Group uses the incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable. The incremental borrowing rate depends on the term, currency and start date of the lease and is determined based on a series of inputs including: the risk-free rate based on government bond rates; a country-specific risk adjustment; a credit risk adjustment based on bond yields; and an entity-specific adjustment whether the risk profile of the entity that enters into the lease is different to that of the Group and whether the lease benefit from a guarantee from the Group.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

租賃(續)

本集團作為承租人(續)

使用權資產(續)

就本集團於租期結束時合理確定獲取相關租賃資產所有權的使用權資產而言，有關使用權資產自開始日期起至使用年期結束期間計提折舊。在其他情況下，使用權資產按直線基準於其估計使用年期及租期（以較短者為準）內計提折舊。

租賃負債

於租賃開始日期，本集團按該日未付的租賃付款現值確認及計量租賃負債。倘租賃隱含的利率難以釐定，則本集團會使用租賃開始日期的增量借款利率計算租賃付款的現值。增量借款利率取決於租賃的期限、貨幣及起始日期，並基於一系列輸入值確定，包括：基於政府債券利率的無風險利率；特定國家風險調整；基於債券收益率的信用風險調整；以及實體特定調整，即簽訂租賃的實體風險狀況是否與本集團存在差異，以及該租賃是否享有本集團擔保。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Leases (Continued)

The Group as a lessee (Continued)

Lease liabilities (Continued)

The lease payments include:

- fixed payments (including in-substance fixed payments) less any lease incentives receivable;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable by the Group under residual value guarantees;
- the exercise price of a purchase option if the Group is reasonably certain to exercise the option; and
- payments of penalties for terminating a lease, if the lease term reflects the Group exercising an option to terminate the lease.

After the commencement date, lease liabilities are adjusted by interest accretion and lease payments.

The Group presents lease liabilities as a separate line item on the consolidated statement of financial position.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

租賃(續)

本集團作為承租人(續)

租賃負債(續)

租賃付款包括：

- 固定付款(包括實質固定付款)減任何應收租賃優惠；
- 取決於指數或利率的可變租賃付款，初步採用開始日期的指數或利率計量；
- 本集團根據剩餘價值擔保預期予以支付的款項；
- 倘本集團合理確定行使購買權，則該購買權的行使價；及
- 為終止租賃而支付的罰款(倘租期反映本集團正行使終止租賃的選擇權)。

在開始日期後，租賃負債通過利息增加及租賃付款進行調整。

本集團於綜合財務狀況表中將租賃負債作為單獨的項目呈列。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Leases (Continued)

The Group as a lessor

Classification and measurement of leases

Leases for which the Group is a lessor are classified as finance or operating leases. Whenever the terms of the lease transfer substantially all the risks and rewards incidental to ownership of an underlying asset to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

Rental income from operating leases is recognised in profit or loss on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset, and such costs are recognised as an expense on a straight-line basis over the lease term except for investment properties measured under fair value model.

Variable lease payments that do not depend on an index or a rate are recognised as income when they arise.

Rental income which are derived from the Group's ordinary course of business are presented as revenue.

Refundable rental deposits

Refundable rental deposits received are accounted for under HKFRS 9 and initially measured at fair value. Adjustments to fair value at initial recognition are considered as additional lease payments from lessees.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

租賃(續)

本集團作為出租人

租賃的分類和計量

本集團作為出租人的租賃被分類為融資或經營租賃。當租賃條款將相關資產擁有權附帶的絕大部分風險及回報轉移至承租人，則有關合約被分類為融資租賃。所有其他租賃被分類為經營租賃。

經營租賃之租金收入於相關租賃期內以直線法在損益中確認。磋商及安排經營租賃產生之初始直接成本加入租賃資產之賬面值，且該等成本在租期內按直線法確認為開支，惟公允值模型下計量的投資物業除外。

不取決於指數或利率的可變租賃付款於產生時確認為收入。

源自本集團日常業務過程中之租金收入呈列為收益。

可退還租金按金

已收可退還租金按金根據香港財務報告準則第9號列賬並初步按公允值計量。於初始確認時的公允值調整被視為來自承租人的額外租賃付款。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Foreign currencies

In preparing the financial statements of each individual group entity, transactions in currencies other than the functional currency of that entity (foreign currencies) are recognised at the rates of exchanges prevailing on the dates of the transactions. At the end of the reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing on the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences arising on the settlement of monetary items, and on the retranslation of monetary items are recognised in profit or loss in the period in which they arise.

For the purposes of presenting the consolidated financial statements, the assets and liabilities of the Group's operations are translated into the presentation currency of the Group (i.e. HK\$) using exchange rates prevailing at the end of each reporting period. Income and expenses items are translated at the average exchange rates for the year. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity under the heading of translation reserve (attributed to non-controlling interests as appropriate).

Borrowing costs

Borrowing costs are recognised in profit or loss in the period in which they are incurred.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

外幣

於編製各個別集團實體之財務報表時，以該實體功能貨幣以外之貨幣(外幣)進行之交易均按交易日期之適用匯率確認。於報告期末，以外幣列值之貨幣項目均按該日之適用匯率重新換算。按公允值列賬並以外幣計值之非貨幣項目按公允值釐定當日之適用匯率重新換算。按歷史成本以外幣計量之非貨幣項目不予重新換算。

結算貨幣項目及重新換算貨幣項目時所產生之匯兌差額會於所產生期間之損益中確認。

就呈列綜合財務報表而言，本集團業務之資產及負債乃使用於各報告期末通行之匯率換算為本集團之呈列貨幣(即港元)。收支項目乃按本年度之平均匯率換算。所產生之匯兌差額(如有)乃於其他全面收益內確認，並於匯兌儲備項下於權益內累計(歸屬於非控股權益，倘適用)。

借貸成本

借貸成本於其產生之期間於損益中確認。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Employee benefits

Retirement benefit

Payments to the state-managed retirement benefit schemes in relation to employees of the Company's subsidiaries in the People's Republic of China (the "PRC") and the Mandatory Provident Fund Scheme in relation to employees of the Company's subsidiaries in Hong Kong are recognised as an expense when employees have rendered service entitling them to the contributions.

The employees employed under the Hong Kong Employment Ordinance are entitled to long service payment ("LSP") if the eligibility criteria are met. The LSP are defined benefits plans.

Long service payment ("LSP")

The Group operates a defined contribution retirement benefit plan under the Mandatory Provident Fund ("MPF") Schemes Ordinance, for all of its employees who are eligible to participate in the MPF Scheme. Contributions are made based on 5% (2024: 5%) of the employee's basic salaries with a cap of HK\$1,500 per month. The assets of the plan are held separately from those of the Group, in funds under the control of trustees.

Contributions are recognised as an expense in profit or loss as employees render services during the year. The Group's obligations under these plans are limited to the fixed percentage contributions payable.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

僱員福利

退休福利

向有關本公司於中華人民共和國(「中國」)之附屬公司之僱員之國家管理退休福利計劃及本公司於香港附屬公司之僱員之強制性公積金計劃作出之付款於僱員已提供服務而有權獲得有關供款時確認為開支。

根據《香港僱傭條例》受僱的僱員，如符合資格準則，即有權獲得長期服務金(「長期服務金」)。長期服務金屬於定額福利計劃。

長期服務金(「長期服務金」)

本集團根據《強制性公積金(「強積金」)計劃條例》，為所有符合資格參與強積金計劃的僱員設立定額供款退休福利計劃。供款額按僱員基本薪金的5%(二零二四年：5%)計算，每月上限為1,500港元。該計劃的資產與本集團的資產分開持有，並由受託人控制的基金管理。

供款於年度內隨僱員提供服務而於損益確認開支。本集團根據該等計劃所承擔的責任僅限於應付的固定百分比供款。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Employee benefits (Continued)

Retirement benefit (Continued)

Long service payment ("LSP") (Continued)

The amount of long service benefit that an employee will receive on cessation of employment in certain circumstances is defined by reference to the employee's length of service and corresponding salary. The legal obligations for any benefits remain with the Group.

The LSP obligations recognised in the consolidated statement of financial position is the present value of the LSP obligation at the end of the reporting period.

Management estimates the LSP obligations annually. This is based on the discount rate, the salary growth rate, turnover rate and the expected investment return on offsetable MPF accrued benefits. Discount factors are determined close to the end of each annual reporting period by reference to government bonds that are denominated in the currency in which the benefits will be paid and have terms to maturity approximating the terms of the related defined benefit liability.

Defined benefit costs are categorised as follows:

- service cost (including current and past service cost, and gains and losses on curtailments and settlements);
- net interest expense or income; and
- remeasurement.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

僱員福利(續)

退休福利(續)

長期服務金(「長期服務金」)(續)

僱員在特定情況下離職時將獲得的長期服務福利金額，乃參照僱員的服務年資及相應薪金而釐定。任何福利的法律責任仍由本集團承擔。

於綜合財務狀況表中確認的長期服務金責任，乃為報告期末長期服務金責任的現值。

管理層每年估算長期服務金責任，其基準為貼現率、薪金增長率、員工流失率，以及可抵銷的強積金應計福利的預期投資回報。貼現因子於各年度報告期末前釐定，並參考以福利支付貨幣計價且到期期限與相關界定福利責任期限相近的政府債券。

界定福利成本分類如下：

- 服務成本(包括當期及過往服務成本，以及縮減及結算所產生的損益)；
- 利息支出或收入淨額；及
- 重新計量。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Employee benefits (Continued)

Retirement benefit (Continued)

Long service payment ("LSP") (Continued)

Service cost on the Group's defined benefit plan is included in employee benefits expense. Employee contributions, all of which are independent of the number of years of service, are treated as a reduction of service cost.

Net interest expense on the net defined benefit liability is included in employee benefits expenses. Gains and losses resulting from remeasurements of the net defined benefit liability, comprising actuarial gains and losses, are included in other comprehensive income and are not reclassified to profit or loss in subsequent periods.

Short-term employee benefits

Short-term employee benefits are recognised at the undiscounted amount of the benefits expected to be paid as and when employees rendered the services. All short-term employee benefits are recognised as an expense unless another HKFRS Accounting Standards requires or permits the inclusion of the benefit in the cost of an asset.

A liability is recognised for benefits accruing to employees (such as wages and salaries, annual leave and sick leave) after deducting any amount already paid.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

僱員福利(續)

退休福利(續)

長期服務金(「長期服務金」)(續)

本集團界定福利計劃之服務成本計入僱員福利開支。僱員供款(均與服務年資無關)視為服務成本之扣減。

確定福利責任淨額的利息支出淨額計入員工福利開支。因重新計量確定福利責任淨額而產生的損益(包括精算損益)計入其他全面收益，且不會於後續期間重新分類至損益。

短期僱員福利

短期僱員福利乃按僱員提供服務時預期將予支付之未貼現福利金額確認。所有短期僱員福利均確認為開支，惟另有香港財務報告準則會計準則規定或允許將福利計入資產成本則除外。

僱員之應計福利(例如工資及薪金、年假及病假)乃於扣減任何已付金額後確認負債。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Taxation

Income tax expense represents the sum of current and deferred income tax expense.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from loss before tax because of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit and at the time of the transaction does not give rise to equal taxable and deductible temporary differences.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

稅項

所得稅開支指即期及遞延所得稅開支之總和。

即期應付稅項乃按本年度應課稅溢利計算。應課稅溢利與除稅前虧損不同，此乃由於其他年度應課稅或可扣稅之收入或開支，以及永不用課稅或永不可扣稅之項目所致。本集團之即期稅項負債乃於報告期末按已頒佈或實質上已頒佈之稅率計算。

遞延稅項就綜合財務報表內資產及負債賬面值與計算應課稅溢利所用之相應稅基之暫時差額確認。遞延稅項負債一般就所有應課稅暫時差額確認。遞延稅項資產一般就所有可扣稅暫時差額確認，直至可能有應課稅溢利可用作抵銷該等可扣稅暫時差額。若於一項交易中初始確認(並非於業務合併中)資產及負債產生之暫時差額既不影響應課稅溢利亦不影響會計溢利，且交易時間不會產生相同應課稅及可扣減暫時差額，則不會確認該等遞延稅項資產及負債。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Taxation (Continued)

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset is realised, based on tax rate (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred liabilities and assets reflects the tax consequences would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

For the purposes of measuring deferred tax for investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered entirely through sale, unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale, except for freehold land, which is always presumed to be recovered entirely through sale or settle the carrying amount of its asset and liabilities.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

稅項(續)

遞延稅項資產之賬面值在各報告期末進行檢討，並於並無足夠應課稅溢利可用以撥回所有或部分遞延稅項資產時作出相應扣減。

遞延稅項資產及負債乃根據報告期末已頒佈或實質上頒佈之稅率(及稅法)·按預期於償還負債或變現資產期間適用之稅率計量。

遞延負債及資產之計量反映本集團預期於報告期末收回或償還其資產及負債賬面值之方式產生之稅務後果。

為計量以公允值模型計量之投資物業所產生之遞延稅項，除非假設被推翻，否則有關物業之賬面值乃假設為可通過出售全數收回。倘投資物業可予折舊，並於旨在隨時間推移(而非透過出售)消耗投資物業絕大部分經濟利益之業務模式內持有以收回或結清其資產及負債之賬面值，有關假設則會被推翻，惟永久業權土地一直假設為可透過銷售全數收回。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Taxation (Continued)

For the purposes of measuring deferred tax for leasing transactions in which the Group recognises the right-of-use assets and the related lease liabilities, the Group first determines whether the tax deductions are attributable to the right-of-use assets or the lease liabilities.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied to the same taxable entity by the same taxation authority.

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

In assessing any uncertainty over income tax treatments, the Group considers whether it is probable that the relevant tax authority will accept the uncertain tax treatment used, or proposed to be used by individual group entities in their income tax filings. If it is probable, the current and deferred taxes are determined consistently with the tax treatment in the income tax filings. If it is not probable that the relevant taxation authority will accept an uncertain tax treatment, the effect of each uncertainty is reflected by using either the most likely amount or the expected value.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策(續)

稅項(續)

就計量本集團確認使用權資產及相關租賃負債的租賃交易遞延稅項而言，本集團首先釐定稅項減免是否歸屬於使用權資產或租賃負債。

在有法定可強制執行權利把即期稅項資產與即期稅項負債進行抵銷時及在它們與同一稅務機關向同一稅務實體徵收的所得稅有關時，遞延稅項資產及負債便相抵銷。

即期及遞延稅項乃於損益中確認，惟倘其與於其他全面收益或直接於權益中確認之項目有關者除外，在此情況下，即期及遞延稅項亦會分別於其他全面收益或直接於權益中確認。

於評估所得稅處理之任何不確定性時，本集團考慮，相關稅務機關是否有可能接受個別集團實體在彼等之所得稅申報中使用或擬使用的不確定稅務處理。倘有此可能，則即期及遞延稅項一貫採用所得稅申報之稅務處理方式釐定。倘有關稅務機關不可能接受不確定稅務處理，則採用最可能的金額或預期價值反映各項不確定性的影響。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Investment properties

Investment properties are properties held to earn rentals and/or for capital appreciation.

Investment properties are initially measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are measured at fair value, adjusted to exclude any prepaid or accrued operating lease income.

Gains or losses arising from changes in the fair value of investment properties are included in profit or loss for the period in which they arise.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from its disposal. A leased property which is recognised as a right-of-use asset is derecognised if the Group as intermediate lessor classifies the sublease as a finance lease. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognised.

Intangible assets

Intangible assets acquired separately

Intangible assets with indefinite useful lives that are acquired separately are carried at cost less any subsequent accumulated impairment losses.

Intangible assets with finite useful lives acquired separately are carried at costs less accumulated amortisation and any accumulated impairment losses. Amortisation for intangible assets with finite useful lives is recognised on a straight-line basis over their estimated useful lives. The estimated useful life and amortisation method are reviewed at the end of each reporting period with the effect of any changes in estimate being accounted for on a prospective basis.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

投資物業

投資物業乃持有作賺取租金及／或作資本增值之物業。

投資物業初始按成本計量，包括任何直接應佔開支。初始確認後，投資物業以公允價值計量，並對其作出調整以排除任何預付或應計經營租賃收入。

投資物業公允價值變動產生的收益或虧損在彼等產生期間計入損益。

投資物業於被出售時或於投資物業永久不可使用或且預期其出售不會產生任何未來經濟利益時予以終止確認。倘本集團(作為中間出租人)將分租分類為融資租賃，則終止確認已確認為使用權資產的租賃物業。終止確認物業所產生的任何盈虧(按該資產的出售所得款項淨額與賬面值的差額計算)於該物業終止確認期間計入損益中。

無形資產

單獨收購之無形資產

個別收購並具無限使用年期的無形資產按成本減任何隨後的累計減值虧損列賬。

個別收購及具有有限可使用年期的無形資產按成本減累計攤銷及累計減值虧損列賬。具有有限可使用年期的無形資產的攤銷乃於其估計可使用年期內使用直線法確認。估計可使用年期及攤銷方式於各報告期末審，並將估計變動的影響按追溯基準入賬。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Intangible assets (Continued)

Intangible assets acquired in a business combination

Intangible assets acquired in a business combination are recognised separately from goodwill and are initially recognised at their fair value at the acquisition date (which is regarded as their cost).

Subsequent to initial recognition, intangible assets acquired in a business combination with finite useful lives are reported at costs less accumulated amortisation and any accumulated impairment losses/revalued amounts, being their fair value at the date of the revaluation less subsequent accumulated amortisation and any accumulated impairment losses, on the same basis as intangible assets that are acquired separately. Intangible assets acquired in a business combination with indefinite useful lives are carried at cost less any subsequent accumulated impairment losses.

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains and losses arising from derecognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset, are recognised in profit or loss when the asset is derecognised.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

無形資產(續)

業務合併收購的無形資產

業務合併中收購的無形資產與商譽分開確認，初步按於收購日期的公允值(視為其成本)確認。

初步確認後，業務合併中收購具有有限可使用年期之無形資產按成本減累計攤銷及任何累計減值虧損／重估金額匯報，即採用與獨立購置之無形資產相同之基準，將其重估日之公允值減去隨後累計攤銷及任何累計減值虧損。於業務合併中收購具無限可使用年期之無形資產按其成本減任何隨後累計減值虧損列賬。

無形資產於出售時或使用或出售預期不會產生任何未來經濟利益時終止確認。終止確認無形資產產生的盈虧按出售所得款項淨額與資產賬面值的差額計量，並於終止確認資產時於損益確認。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Mining rights

Mining rights that are acquired separately are carried at cost less any accumulated impairment losses and are subject to amortisation upon commissioning of the mine for production. Amortisation of mining rights is recognised using the unit-of-production method based on the actual production volume over the estimated total recoverable reserves contained in proven and probable reserves at the related mine.

Impairment on property, plant and equipment, right-of-use assets, mining rights and intangible assets other than goodwill

At the end of each reporting period, the Group reviews the carrying amounts of its property, plant and equipment, right-of-use assets, intangible assets with finite useful life and mining rights to determine whether there is any indication that these assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the relevant asset is estimated in order to determine the extent of the impairment loss (if any). Intangible assets with indefinite useful lives are tested for impairment at least annually, and whenever there is an indication that they may be impaired.

The recoverable amount of property, plant and equipment, right-of-use assets, mining rights and intangible assets are estimated individually. When it is not possible to estimate the recoverable amount individually, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

採礦權

單獨收購之採礦權按成本減任何累計減值虧損列賬，並須於礦場投產後攤銷。採礦權攤銷根據有關礦區之實際產量與已證實和概略儲量中之估計可收回儲備總量之比例，使用單位產量法進行確認。

物業、廠房及設備、使用權資產、採礦權及無形資產(商譽除外)之減值

於各報告期末，本集團檢討其物業、廠房及設備、使用權資產、採礦權及具有有限可使用年期的無形資產之賬面值，以釐定該等資產是否出現蒙受減值虧損之跡象。倘存在任何有關跡象，則估計相關資產之可收回金額，以釐定減值虧損之範圍(如有)。具有無限可使用年期之無形資產乃至少每年及每當有跡象顯示其可能減值時進行減值測試。

物業、廠房及設備、使用權資產、採礦權及無形資產之可收回金額乃個別估計。當未能估計個別可收回金額時，本集團估算該項資產所屬現金產生單位之可收回金額。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Impairment on property, plant and equipment, right-of-use assets, mining rights and intangible assets other than goodwill (Continued)

In testing a cash-generating unit for impairment, corporate assets are allocated to the relevant cash-generating unit when a reasonable and consistent basis of allocation can be established, or otherwise they are allocated to the smallest group of cash generating units for which a reasonable and consistent allocation basis can be established. The recoverable amount is determined for the cash-generating unit or group of cash-generating units to which the corporate asset belongs, and is compared with the carrying amount of the relevant cash-generating unit or group of cash-generating units.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset (or a cash-generating unit) for which the estimates of future cash flows have not been adjusted.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

物業、廠房及設備、使用權資產、探礦權及無形資產(商譽除外)之減值(續)

於對現金產生單位進行減值測試時，公司資產可分配至相關現金產生單位，當可建立合理一致之分配基準時，或另行分配至可建立合理一致之分配基準之最小現金產生單位組別。可收回金額按公司資產所屬的現金產生單位或現金產生單位組別釐定，並與相關現金產生單位或現金產生單位組別之賬面值作比較。

可收回金額為公允值減出售成本與使用價值兩者中之較高值。於評估使用價值時，估計未來現金流量使用反映當時市場對貨幣時間價值及資產(或現金產生單位)之特定風險評估之稅前貼現率折算成現值，而估計未來現金流量並未予以調整。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Impairment on property, plant and equipment, right-of-use assets, mining rights and intangible assets other than goodwill (Continued)

If the recoverable amount of an asset (or a cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or a cash-generating unit) is reduced to its recoverable amount. For corporate assets or portion of corporate assets which cannot be allocated a reasonable and consistent basis to a cash-generating unit, the Group compares the carrying amount of a group of cash-generating units, including the carrying amounts of the corporate assets or portion of corporate assets allocated to that group of cash-generating units, with the recoverable amount of the group of cash-generating units. In allocating the impairment loss, the impairment loss is allocated first to reduce the carrying amount of any goodwill (if applicable) and then to the other assets on a pro-rata basis based on the carrying amount of each asset in the unit or the group of cash-generating units. The carrying amount of an asset is not reduced below the highest of its fair value less costs of disposal (if measurable), its value in use (if determinable) and zero. The amount of the impairment loss that would otherwise have been allocated to the asset is allocated pro-rata to the other assets of the unit or the group of cash-generating units. An impairment loss is recognised immediately in profit or loss.

Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit or a group of cash-generating units) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or a cash-generating unit or a group of cash-generating units) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

物業、廠房及設備、使用權資產、採礦權及無形資產(商譽除外)之減值(續)

倘估計資產(或現金產生單位)之可收回金額少於其賬面值，資產(或現金產生單位)之賬面值下調至其可收回金額。就未能按合理一致的基準分配至現金產生單位的公司資產或部分公司資產，本集團會比較一個組別的現金產生單位賬面值(包括已分配至該組現金產生單位公司資產或部分公司資產的賬面值)與該組現金產生單位的可收回金額。於分配減值虧損時，減值虧損將首先分配以調低任何商譽之賬面值(如適用)，其後根據該單位或該組現金產生單位內各資產之賬面值按比例分配至其他資產。資產之賬面值不會扣減至低於其公允值減出售成本(倘可計量)、其使用價值(倘可釐定)及零中之最高者。原應分配至資產之減值虧損金額按比例分配至該單位或該組現金產生單位內之其他資產。減值虧損即時於損益中確認。

倘減值虧損其後撥回，則該項資產(或現金產生單位或一組現金產生單位)之賬面值會增加至其經修訂之估計可收回金額，惟增加後之賬面值不得超出假設過往年度並無就該項資產(或現金產生單位或一組現金產生單位)確認減值虧損時原應釐定之賬面值。減值虧損撥回即時於損益中確認。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Cash and cash equivalents

Cash and cash equivalents presented on the consolidated statement of financial position include:

- (a) cash, which comprises of cash on hand and demand deposits, excluding bank balances that are subject to regulatory restrictions that result in such balances no longer meeting the definition of cash; and
- (b) cash equivalents, which comprises of short-term (generally with original maturity of three months or less), highly liquid investments that are readily convertible to a known amount of cash and which are subject to an insignificant risk of changes in value. Cash equivalents are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

For the purposes of the consolidated statement of cash flows, cash and cash equivalents consist of cash and cash equivalents as defined above.

Financial instruments

Financial assets and financial liabilities are recognised when a group entity becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value except for accounts receivable arising from contracts with customers which are initially measured in accordance with HKFRS 15 *Revenue from Contracts with Customers*. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

現金及等同現金項目

現金及等同現金項目於綜合財務狀況表呈列，包括：

- (a) 現金，其包括手頭現金及活期存款，不包括受監管限制而導致有關結餘不再符合現金定義的銀行結餘；及
- (b) 等同現金項目，其包括短期(通常原到期日為三個月或更短)、可隨時轉換為已知數額現金且價值變動風險不大的高流動性投資。等同現金項目持作滿足短期現金承擔，而非用於投資或其他目的。

就綜合現金流量表而言，現金及等同現金項目包括上文定義的現金及等同現金項目。

金融工具

當集團實體成為有關工具合約條文之方時，會確認金融資產及金融負債。

金融資產及金融負債初始按公允值計量，惟根據香港財務報告準則第15號客戶合約收益初始計量之客戶合約產生之應收賬款除外。收購或發行金融資產及金融負債直接應佔之交易成本，於初始確認時加入金融資產或金融負債(如適用)之公允值或從中扣減。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Financial instruments (Continued)

The effective interest method is a method of calculating the amortised cost of a financial asset or financial liability and of allocating interest income and interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts and payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset or financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Financial assets

All recognised financial assets are measured subsequently in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

Classification and subsequent measurement of financial assets

Financial assets that meet the following conditions are subsequently measured at amortised cost:

- the financial asset is held within a business model whose objective is to collect contractual cash flows; and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

金融工具(續)

實際利率法乃計算金融資產或金融負債之攤銷成本及於有關期間分配利息收入及利息開支之方法。實際利率乃將估計未來現金收入及付款(包括構成實際利率整體部分之所有已付或已收費用及點數、交易成本及其他溢價或折價)透過金融資產或金融負債之預期年期或(如適用)較短期間準確貼現至初始確認時之賬面淨值之利率。

金融資產

所有已確認的金融資產隨後將視乎該金融資產的分類按攤銷成本或公允值整體計量。

金融資產的分類及其後計量

符合下列條件的金融資產其後按攤銷成本計量：

- 於目標為收取合約現金流量的業務模式持有的金融資產；及
- 合約條款於指定日期產生現金流量，而純粹作為本金及尚未清償本金的利息的付款。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Financial instruments (Continued)

Financial assets (Continued)

Classification and subsequent measurement of financial assets (Continued)

Amortised cost and interest income

Interest income is recognised using the effective interest method for financial assets measured subsequently at amortised cost. Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset, except for financial assets that have subsequently become credit-impaired (see below). For financial assets that have subsequently become credit-impaired, interest income is recognised by applying the effective interest rate to the amortised cost of the financial asset from the next reporting period. If the credit risk on the credit-impaired financial instrument improves so that the financial asset is no longer credit-impaired, interest income is recognised by applying the effective interest rate to the gross carrying amount of the financial asset from the beginning of the reporting period following the determination that the asset is no longer credit-impaired.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

金融工具(續)

金融資產(續)

金融資產的分類及其後計量(續)

攤銷成本及利息收入

其後按攤銷成本計量的金融資產的利息收入乃使用實際利息法予以確認。利息收入乃對一項金融資產賬面總值應用實際利率予以計算，惟其後出現信貸減值的金融資產除外(見下文)。就其後出現信貸減值的金融資產而言，自下一報告期起，利息收入乃對金融資產攤銷成本應用實際利率予以確認。倘信貸減值金融工具的信貸風險好轉，使金融資產不再出現信貸減值，於釐定資產不再出現信貸減值後，自報告期開始起利息收入乃對金融資產賬面總值應用實際利率予以確認。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets and financial guarantee contracts subject to impairment assessment under HKFRS 9

The Group performs impairment assessment under expected credit loss (“ECL”) model on financial assets (including accounts receivable, other receivables, deposits, restricted bank balances and bank balances) and financial guarantee contracts which are subject to impairment assessment under HKFRS 9. The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition.

Lifetime ECL represents the ECL that will result from all possible default events over the expected life of the relevant instrument. In contrast, 12-month ECL (“12m ECL”) represents the portion of lifetime ECL that is expected to result from default events that are possible within 12 months after the reporting date. Assessments are done based on the Group’s historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of past events and current conditions at the reporting date as well as the forecast of future economic conditions.

The Group always recognises lifetime ECL for accounts receivable.

For all other instruments, the Group measures the loss allowance equal to 12m ECL, unless there has been a significant increase in credit risk since initial recognition, in which case the Group recognises lifetime ECL. The assessment of whether lifetime ECL should be recognised is based on significant increases in the likelihood or risk of a default occurring since initial recognition.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

金融工具(續)

金融資產(續)

須根據香港財務報告準則第9號進行減值評估的金融資產及財務擔保合約之減值

本集團就金融資產(包括應收賬款、其他應收款項、按金、受限制銀行結餘及銀行結餘)及財務擔保合約(根據香港財務報告準則第9號作出減值評估)根據預期信貸虧損(「預期信貸虧損」)模式執行減值評估。預期信貸虧損的金額於各報告日期更新，以反映自初始確認以來的信貸風險變動。

全期預期信貸虧損指於相關工具之預期年期內所有可能違約事件將產生的預期信貸虧損。反之，12個月預期信貸虧損(「12個月預期信貸虧損」)指預期於報告日期後12個月內可能違約事件預期將產生的全期預期信貸虧損的一部分。評估乃按本集團過往信貸虧損的經驗進行，並就債務人、整體經濟情況及評估過往事件以及於報告日期的當前情況及對未來經濟情況的預測的特定因素作出調整。

本集團始終就應收賬款確認全期預期信貸虧損。

就所有其他工具而言，本集團計量的虧損撥備相等於12個月預期信貸虧損，除非信貸風險自初始確認起出現重大增加，則本集團會確認全期預期信貸虧損。對應否確認全期預期信貸虧損的評估乃按自初始確認起發生違約的可能性或風險大幅增加而進行。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets and financial guarantee contracts subject to impairment assessment under HKFRS 9 (Continued)

(i) Significant increase in credit risk

In assessing whether the credit risk has increased significantly since initial recognition, the Group compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition. In making this assessment, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort. Forward-looking information considered includes the future prospects of the industries in which the Group's debtors operate, obtained from financial analysts, relevant think-tanks and other similar organisations, as well as consideration of various external sources of actual and forecast economic information that relate to the Group's core operations.

In particular, the following information is taken into account when assessing whether credit risk has increased significantly:

- an actual or expected significant deterioration in the financial instrument'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 debtor;

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

金融工具(續)

金融資產(續)

須根據香港財務報告準則第9號進行減值評估的金融資產及財務擔保合約之減值(續)

(i) 信貸風險大幅增加

於評估信貸風險自初始確認以來是否大幅增加時，本集團比較於報告日期就金融工具發生違約的風險與於初始確認日期就金融工具發生違約的風險。於作出此評估時，本集團考慮屬合理及可支持的定量及定質資料，包括過往經驗及在並無繁重成本或工作下可得的前瞻性資料。前瞻性資料涵蓋本集團債務人經營所屬行業的未來前景，該等資料源自財務分析師、相關智庫及其他類似機構，並考慮與本集團核心業務相關的各類外部實際及預測經濟資料來源。

尤其是，於評估信貸風險是否已大幅增加時已計入下列資料：

- 金融工具的外部(如有)或內部信貸評級的實際或預期嚴重轉差；
- 信貸風險的外部市場指標嚴重轉差(如債務人的信貸息差及信貸違約掉期價格大幅增加)；

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets and financial guarantee contracts subject to impairment assessment under HKFRS 9 (Continued)

(i) Significant increase in credit risk (Continued)

- existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligations;
- an actual or expected significant deterioration in the operating results of the debtor;
- an actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations.

Irrespective of the outcome of the above assessment, the Group presumes that the credit risk has increased significantly since initial recognition when contractual payments are more than 30 days past due, unless the Group has reasonable and supportable information that demonstrates otherwise.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

金融工具(續)

金融資產(續)

須根據香港財務報告準則第9號進行減值評估的金融資產及財務擔保合約之減值(續)

(i) 信貸風險大幅增加(續)

- 預期導致債務人滿足其債務責任的能力大幅減少的業務、財務或經濟狀況的現有或預測不利變動；
- 債務人的經營業績實際或預期嚴重轉差；
- 債務人所在的監管、經濟或科技環境的實際或預期重大不利變動，導致債務人滿足其債務責任的能力大幅減少。

不論上述評估的結果，當合約付款已逾期超過30日，本集團會假定信貸風險自初步確認起大幅增加，除非本集團具有合理及可支持資料展示相反情況。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets and financial guarantee contracts subject to impairment assessment under HKFRS 9 (Continued)

(i) Significant increase in credit risk (Continued)

For financial guarantee contracts, the date that the Group becomes a party to the irrevocable commitment is considered to be the date of initial recognition for the purposes of assessing impairment. In assessing whether there has been a significant increase in the credit risk since initial recognition of a financial guarantee contract, the Group considers the changes in the risk that the specified debtor will default on the contract.

The Group regularly monitors the effectiveness of the criteria used to identify whether there has been a significant increase in credit risk and revises them as appropriate to ensure that the criteria are capable of identifying significant increase in credit risk before the amount becomes past due.

(ii) Definition of default

For internal credit risk management, the Group considers an event of default occurs when information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including the Group, in full (without taking into account any collaterals held by the Group).

Irrespective of the above, the Group considers that default has occurred when a financial asset is more than 90 days past due unless the Group has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

金融工具(續)

金融資產(續)

須根據香港財務報告準則第9號進行減值評估的金融資產及財務擔保合約之減值(續)

(i) 信貸風險大幅增加(續)

就財務擔保合約而言，本集團訂立不可撤銷承諾之日期被視為評估減值之初步確認日期。於評估信貸風險自初步確認財務擔保合約以來是否顯著增加時，本集團會考慮特定債務人之違約風險變動。

本集團定期監察用以識別信貸風險曾否顯著增加的標準的成效，並於適當時候作出修訂，從而確保有關標準能夠於款項逾期前識別信貸風險顯著增加。

(ii) 違約定義

就內部信貸風險管理而言，本集團認為，違約事件在內部制訂或得自外界來源的資料顯示債務人不大可能悉數向債權人(包括本集團)還款(未計及本集團所持任何抵押品)時發生。

儘管有上述規定，但當金融資產逾期超過90日，本集團都認為已發生違約，惟本集團有合理及具理據資料來顯示更加滯後的違約標準更為恰當則除外。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets and financial guarantee contracts subject to impairment assessment under HKFRS 9 (Continued)

(iii) Credit-impaired financial assets

A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable data about the following events:

- (a) significant financial difficulty of the issuer or the borrower;
- (b) a breach of contract, such as a default or past due event;
- (c) the lender(s) of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession(s) that the lender(s) would not otherwise consider;
- (d) it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation; or
- (e) the disappearance of an active market for that financial asset because of financial difficulties.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

金融工具(續)

金融資產(續)

須根據香港財務報告準則第9號進行減值評估的金融資產及財務擔保合約之減值(續)

(iii) 信貸減值金融資產

金融資產在一項或以上違約事件(對該金融資產估計未來現金流量構成不利影響)發生時出現信貸減值。金融資產出現信貸減值的證據包括有關下列事件的可觀察數據：

- (a) 發行人或借款人的重大財困；
- (b) 違反合約(如違約或逾期事件)；
- (c) 借款人的貸款人因有關借款人財困的經濟或合約理由而向借款人批出貸款人不會另行考慮的優惠；
- (d) 借款人將可能陷入破產或其他財務重組；或
- (e) 該金融資產的活躍市場因財困而消失。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets and financial guarantee contracts subject to impairment assessment under HKFRS 9 (Continued)

(iv) Write-off policy

The Group writes off a financial asset when there is information indicating that the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, for example, when the counterparty has been placed under liquidation or has entered into bankruptcy proceedings, or in the case of accounts receivable, when the amounts are over two years past due, whichever occurs sooner. Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. A write-off constitutes a derecognition event. Any subsequent recoveries are recognised in profit or loss.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

金融工具(續)

金融資產(續)

須根據香港財務報告準則第9號進行減值評估的金融資產及財務擔保合約之減值(續)

(iv) 撤銷政策

當有資料顯示交易對手方陷入嚴重財困，且並無實際收回的可能之時（例如交易對手方已清算或進入破產程序）或金額逾期超過兩年（就應收賬款而言）（以較早者為準），本集團會撤銷金融資產。已撤銷的金融資產仍可根據本集團的收回程序實施強制執行，在適當情況下考慮法律意見。撤銷構成取消確認事項。任何其後收回在損益中確認。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets and financial guarantee contracts subject to impairment assessment under HKFRS 9 (Continued)

(v) Measurement and recognition of ECL

The measurement of ECL is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data and forward-looking information. Estimation of ECL reflects an unbiased and probability-weighted amount that is determined with the respective risks of default occurring as the weights. The Group uses a practical expedient in estimating ECL on accounts receivable using a provision matrix taking into consideration historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and forward looking information, including time value of money where appropriate, that is available without undue cost or effort.

Generally, the ECL is the difference between all contractual cash flows that are due to the Group in accordance with the contract and the cash flows that the Group expects to receive, discounted at the effective interest rate determined at initial recognition.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

金融工具(續)

金融資產(續)

須根據香港財務報告準則第9號進行減值評估的金融資產及財務擔保合約之減值(續)

(v) 預期信貸虧損的計量及確認

預期信貸虧損的計量為違約可能性、違約虧損率(即出現違約時的虧損幅度)及違約風險的函數。違約可能性及違約虧損率的評估乃按照歷史數據及前瞻性資料作出。預期信貸虧損之估計反映無偏頗及概率加權之數額，其乃根據加權之相應違約風險而確定。本集團經考慮過往信貸虧損經驗後使用撥備矩陣並採用實際權益法估計應收賬款的預期信貸虧損，並就債務人特定因素、整體經濟狀況及前瞻性資料，包括適當時所採用的貨幣時間價值(該等資料須毋需花費不必要成本或努力可取得)作出調整。

一般而言，預期信貸虧損為根據合約到期支付予本集團的所有合約現金流量與本集團預期收取的現金流量之間的差異，並按於初步確認時釐定的實際利率貼現。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets and financial guarantee contracts subject to impairment assessment under HKFRS 9 (Continued)

(v) Measurement and recognition of ECL (Continued)

For a financial guarantee contract, the Group is required to make payments only in the event of a default by the debtor in accordance with the terms of the instrument that is guaranteed. Accordingly, the ECL is the present value of the expected payments to reimburse the holder for a credit loss that it incurs less any amounts that the Group expects to receive from the holder, the debtor or any other party.

For undrawn loan commitments, the ECL is the present value of the difference between the contractual cash flows that are due to the Group if the holder of the loan commitments draws down the loan, and the cash flows that the Group expects to receive if the loan is drawn down.

For ECL on financial guarantee contracts or on loan commitments for which the effective interest rate cannot be determined, the Group will apply a discount rate that reflects the current market assessment of the time value of money and the risks that are specific to the cash flows but only if, and to the extent that, the risks are taken into account by adjusting the discount rate instead of adjusting the cash shortfalls being discounted.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

金融工具(續)

金融資產(續)

須根據香港財務報告準則第9號進行減值評估的金融資產及財務擔保合約之減值(續)

(v) 預期信貸虧損的計量及確認(續)

對於財務擔保合約，本集團僅在根據被擔保的工具條款，債務人發生違約的情況下才進行付款。因此，預期信貸虧損為本集團就該合約持有人發生的信貸虧損向其做出賠付的預計付款現值，減去本集團預期向該持有人、債務人或任何其他方收取的任何金額。

對於未提取的貸款承擔，預期信貸虧損乃貸款承擔持有人提取貸款時本集團應收的合同現金流量，與貸款提取時本集團預計將收到之現金流量之間差額之現值。

就財務擔保合約或實際利率無法釐定之貸款承擔的預期信貸虧損而言，本集團將採用可反映當前市場對貨幣時間價值的評估及現金流特定的風險的貼現率，惟僅倘及僅限於調整貼現率時方考慮該等風險，而非調整貼現的現金差額。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets and financial guarantee contracts subject to impairment assessment under HKFRS 9 (Continued)

(v) Measurement and recognition of ECL (Continued)

Lifetime ECL for accounts receivable are considered on a collective basis taking into consideration past due information and relevant credit information such as forward looking macroeconomic information.

For collective assessment, the Group takes into consideration the following characteristics when formulating the grouping:

- Past-due status;
- Nature, size and industry of debtors; and
- External credit ratings where available.

The grouping is regularly reviewed by management to ensure the constituents of each group continue to share similar credit risk characteristics.

Interest income is calculated based on the gross carrying amount of the financial asset unless the financial asset is credit-impaired, in which case interest income is calculated based on amortised cost of the financial asset.

The Group recognises an impairment gain or loss in profit or loss for all financial instruments by adjusting their carrying amount, with the exception of accounts receivable and other receivables where the corresponding adjustment is recognised through a loss allowance account.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

金融工具(續)

金融資產(續)

須根據香港財務報告準則第9號進行減值評估的金融資產及財務擔保合約之減值(續)

(v) 預期信貸虧損的計量及確認(續)

經計及過往逾期資料及相關信貸資料(例如前瞻性宏觀經濟資料)，應收賬款的全期預期信貸虧損乃按集體基準予以考慮。

就集體評估而言，本集團訂立組別時會考慮以下特徵：

- 逾期狀況；
- 債務人的性質、規模及行業；及
- 外部信貸評級(如有)。

歸類工作經管理層定期檢討，以確保各組別成份繼續分擔類似信貸風險特性。

利息收入按金融資產的總賬面值計算，除非該金融資產信貸減值，則利息收入按金融資產的攤銷成本計算。

本集團透過調整賬面值於損益中確認所有金融工具的減值收益或虧損，惟應收賬款及其他應收款項除外，其相關調整乃透過虧損撥備賬予以確認。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Financial instruments (Continued)

Financial assets (Continued)

Derecognition of financial assets

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire. On derecognition of a financial asset measured at amortised cost, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in profit or loss.

Financial liabilities and equity

Classification as debt or equity

Debt and equity instruments are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Group are recognised at the proceeds received, net of direct issue costs.

Financial liabilities at amortised cost

Financial liabilities including accounts payable, accrued liabilities and other payables, borrowings and lease liabilities are subsequently measured at amortised cost, using the effective interest method.

3. 綜合財務報表之編製基準及重大會計政策資料(續)

3.2 重大會計政策資料(續)

金融工具(續)

金融資產(續)

終止確認金融資產

當金融資產的現金流量的合約權利已到期，本集團會終止確認該金融資產。於終止確認按攤銷成本計量之金融資產時，資產賬面值與已收及應收代價總和之差額乃於損益中確認。

金融負債及股本

分類為債務或股本

債務及股本工具乃根據合約安排之內容以及金融負債及股本工具之定義分類為金融負債或股本。

股本工具

股本工具乃證明實體資產經扣除其所有負債後之剩餘權益之任何合約。本集團發行之股本工具以已收所得款項扣減直接發行成本確認。

按攤銷成本列賬之金融負債

金融負債(包括應付賬款、應計負債及其他應付款項、借貸及租賃負債)其後以實際利率法按攤銷成本計量。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Financial instruments (Continued)

Financial liabilities and equity (Continued)

Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument. Financial guarantee contract liabilities are measured initially at their fair values. It is subsequently measured at the higher of:

- the amount of the loss allowance determined in accordance with HKFRS 9; and
- the amount initially recognised less, where appropriate, cumulative amortisation recognised over the guarantee period.

Derecognition of financial liabilities

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

Contingent liabilities

A contingent liability is a present obligation arising from past events but is not recognised because it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation or the amount of the obligation cannot be measured with sufficient reliability.

Where the Group is jointly and severally liable for an obligation, the part of the obligation that is expected to be met by other parties is treated as a contingent liability and it is not recognised in the consolidated financial statements.

3. 綜合財務報表之編製基準及重大會計政策(續)

3.2 重大會計政策資料(續)

金融工具(續)

金融負債及股本(續)

財務擔保合約

財務擔保合約乃要求發行人根據一項債務工具之條款，因特定債務人未能於到期日償還款項而需支付特定款項以補償合約持有人所招致損失之一項合約。財務擔保合約負債於首次確認時以其公允值計量。於首次確認後則以下列較高者計量：

- 按香港財務報告準則第9號所確定虧損撥備金額；及
- 於首次確認之金額減於擔保期間之累計攤銷(如適用)。

終止確認金融負債

當且僅當本集團的責任獲解除、取消或屆滿時，本集團方會終止確認金融負債。終止確認之金融負債賬面值與已付及應付代價之差額乃於損益中確認。

或然負債

或然負債為產生自過往事件但未確認的現有責任，因為不大可能需要有體現經濟溢利的資源流出來解決有關責任，或有關責任的金額不能充分可靠地計量。

當本集團共同及個別地承擔某項責任，預期將由其他訂約方履行的責任部分會被視為或然負債，並不會在綜合財務報表中予以確認。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

(Continued)

3.2 Material accounting policy information

(Continued)

Contingent liabilities (Continued)

The Group assesses continually to determine whether an outflow of resources embodying economic benefits has become probable. If it becomes probable that an outflow of future economic benefits will be required for an item previously dealt with as a contingent liability, a provision is recognised in the consolidated financial statements in the reporting period in which the change in probability occurs except in the extremely rare circumstances where no reliable estimate can be made.

Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that the Group will be required to settle that obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

3. 綜合財務報表之編製基準及重大會計政策(續)

3.2 重大會計政策資料(續)

或然負債(續)

本集團持續進行評估，以釐定是否可能存在體現經濟溢利的資源流出。倘先前作為或然負債處理的項目有可能會導致未來經濟溢利的流出，則會在可能性發生變化的報告期內在綜合財務報表中確認撥備，惟在極罕見的情況下無法作出可靠估計則除外。

撥備

當本集團因過往事件而有現時責任(法定或指定)，且本集團有可能須於日後履行該項責任，而且該項責任的金額可以可靠地估計，則會確認撥備。

確認為撥備的金額乃根據於各報告期末須履行該項現時責任所需代價的最佳估計，當中考慮圍繞該項責任的風險及不確定因素。倘採用履行該項現時責任所需估計現金流量計量撥備，則其賬面值乃該等現金流量的現值(倘貨幣時間價值的影響為重大)。

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4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, which are described in note 3.2, the directors of the Company are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experiences and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Critical judgements in applying accounting policies

The following are the critical judgements, apart from those involving estimations (see below), that the directors of the Company have made in the process of applying the Group's accounting policies and that have the most significant effect on the amounts recognised in the consolidated financial statements.

Deferred taxation on investment properties in the PRC

The Group recognises deferred tax in respect of changes in fair value of the investment properties located in the PRC based on directors' best estimate assuming future tax consequences through the usage of such properties for rental purpose, rather than through sale. The final tax outcome could be different from the deferred tax liabilities recognised in these consolidated financial statements should the investment properties are subsequently disposed of by the Group, rather than consumed substantially all of the economic benefits embodied in the investment properties by leasing over time. In the event the investment properties are being disposed of, the Group may be liable to higher tax upon disposal considering the impact of land appreciation tax.

4. 重大會計判斷及估計不確定性之 主要來源

於應用本集團之會計政策(其於附註3.2內闡述)時,本公司董事須就有關未能從其他來源輕易獲得之資產及負債賬面值作出判斷、估計及假設。估計及相關假設乃基於過往經驗及被認為有關之其他因素作出。實際業績可能有別於該等估計。

估計及相關假設乃按持續經營基準檢討。倘會計估計之修訂僅影響估計獲修訂之期間,則會計估計之修訂於該期間予以確認,或倘若修訂影響現時及未來期間,則會計估計之修訂於修訂及未來期間內予以確認。

應用會計政策的重大判斷

以下為本公司董事在應用本集團會計政策過程中作出之重大判斷(涉及估計之判斷除外(見下文),並對綜合財務報表已確認之金額具有最重要影響。

於位於中國的投資物業之遞延稅項

本集團對位於中國的投資物業之公允值變動確認遞延稅項,其根據董事假設通過使用有關物業作租賃用途(而非通過銷售)來實現未來稅務後果之最佳估計得出。倘投資物業其後被本集團出售,而非隨租賃期過去而耗用投資物業體現的絕大部分經濟溢利,則最終稅務結果可能會跟該等綜合財務報表中確認的遞延稅項負債不同。倘投資物業被出售,鑒於土地增值稅的影響,故本集團可能在出售時須繳付更多稅款。

Notes to the Consolidated Financial Statements 綜合財務報表附註

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4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

Key sources of estimation uncertainty

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period that have a significant risk of causing a material adjustment to the carrying amounts of assets within the next financial year.

Fair value of investment properties

Investment properties are stated at fair value based on the valuation performed by an independent professional valuer. The determination of the fair value involves certain assumptions of market conditions which are set out in note 18.

In relying on the valuation report, the directors of the Company have exercised their judgement and are satisfied that the method of valuation is reflective of the current market conditions. Whilst the Group considers valuation of the Group's investment properties are the best estimates. Changes to these assumptions, including the potential risk of any market violation, policy, geopolitical and social changes or other unexpected incidents as a result of ongoing uncertain macroeconomic and geopolitical environment, which includes the impact of changes in global trade (e.g. new or increase tariffs and import duties), persistent effects of climate-related matters, inflation, volatility in foreign exchange rates, increased interest rates, changes in commodity pricing, volatility in energy prices and financial market turbulence would result in changes in the fair values of the Group's investment properties and the corresponding adjustments to the amount of gain or loss reported in the consolidated statement of profit or loss and other comprehensive income.

The directors of the Company have performed internal assessment on the risks of ongoing uncertain macroeconomic and geopolitical environment through performing sensitivity analysis in relation to the Group's investment properties.

As at 31 December 2025, the carrying amount of the Group's investment properties is approximately HK\$1,257,502,000 (2024: HK\$1,331,445,000).

4. 重大會計判斷及估計不確定性之 主要來源(續)

估計不確定性之主要來源

以下為於報告期末可能導致資產的賬面值於下一財政年度需要作出重大調整的重大風險的未來相關主要假設及估計不明朗因素之其他主要來源。

投資物業公允值

投資物業根據獨立專業估值師進行之估值按公允值入賬。釐定公允值時涉及若干市況之假設，詳情載列於附註18。

在參照估值報告時，本公司董事已作出判斷，並信納估值方法已反映當前市況。儘管本集團認為本集團投資物業之估值屬最佳估計，該等假設的變化，包括任何市場違規的潛在風險、政策、地緣政治及社會變化或持續不確定的宏觀經濟與地緣政治環境，包括全球貿易變動的影響(例如新增或提高關稅與進口稅)、氣候相關議題的持續效應、通貨膨脹、匯率波動、利率上升、商品價格變動、能源價格波動及金融市場動盪引致之其他突發事件，都將導致本集團投資物業的公允值發生變化，並對綜合損益及其他全面收益表中報告的損益金額進行相應調整。

本公司董事已透過就本集團的投資物業進行敏感度分析，對持續不確定的宏觀經濟與地緣政治環境變動的風險進行內部評估。

於二零二五年十二月三十一日，本集團投資物業之賬面值約為1,257,502,000港元(二零二四年：1,331,445,000港元)。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

Key sources of estimation uncertainty (Continued)

Provision of ECL for financial guarantee contracts

The determination of loss allowances using the ECL model is subject to a number of key parameters and assumptions, including the credit analysis of the specified borrowers (taking into account an analysis of each borrowers' current financial position and forward looking expectations), the expected payments to reimburse the bank institutions for a credit loss that the bank institutions would suffer in the event of borrowers failing to repay amounts drawn down by the borrowers under the bank facilities provided by the bank institutions (loss given default estimate), estimates of probability of default on the borrowing contracts, exposures at default and discount rate. Management judgment is involved in the selection of those parameters and the application of the assumptions. The Group determined ECL for financial guarantee contract with assistance from third party qualified valuers.

The Management works closely with external valuers to establish the appropriate valuation techniques and inputs to the model to estimate the ECL for financial guarantee contract.

Based on the assessment of the Group and by reference to the higher of loss allowance and amortised balance of financial guarantee contract as at 31 December 2025, the carrying amounts of financial guarantee liabilities was determined as HK\$1,058,836,000 (2024: HK\$1,187,380,000). Details of financial guarantee contracts are set out in note 33.

The provision of ECL is sensitive to changes in estimates. The information about the ECL are disclosed in note 39(b).

4. 重大會計判斷及估計不確定性之 主要來源(續)

估計不確定性之主要來源(續)

財務擔保合約的預期信貸虧損撥備

採用預期信貸虧損模型釐定虧損撥備須受若干關鍵參數與假設規限，包括特定借款人的信用分析(當中計及各借款人當前財務狀況及前瞻性預期的分析)、在借款人未能償還借款人根據銀行機構所提供銀行融資提取的金額的情況下，就銀行機構將蒙受的信貸虧損償還銀行機構的預期付款(違約虧損估計)、對借款合同違約概率的估計、違約風險及貼現率。該等參數的選用及假設的應用均涉及管理層判斷。本集團在第三方合資格估值師的協助下釐定財務擔保合約的預期信貸虧損。

管理層與外部估值師密切合作，建立適當估值技術及模式輸入數據，以估計財務擔保合約的預期信貸虧損。

根據本集團的評估並參考財務擔保合約於二零二五年十二月三十一日的虧損撥備與攤銷結餘兩者中的較高者，財務擔保負債的賬面值釐定為1,058,836,000港元(二零二四年：1,187,380,000港元)。財務擔保合約的詳情載於附註33。

預期信貸虧損撥備對估計變動敏感。有關預期信貸虧損的資料於附註39(b)披露。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

5. REVENUE

Set out below is the revenue from contracts with customers with the amounts disclosed in the segment information for the years ended 31 December 2025 and 2024:

5. 收益

截至二零二五年及二零二四年十二月三十一日止年度，以下載列分部資料所披露之客戶合約收益：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Revenue from contracts with customers within the scope of HKFRS 15	香港財務報告準則第15號範圍內來自客戶合約的收益		
– Sales of medical equipment	– 銷售醫療設備	29,429	20,718
– Sales of flooring materials	– 銷售地板材料	17,357	22,341
– Properties management and related services	– 物業管理及相關服務	44,373	45,061
Rental income from leases	租賃的租金收入	91,159	88,120
Interest income from loan financing services	貸款融資服務之利息收入	33,914	31,814
		6	614
Total revenue	總收益	125,079	120,548

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

5. REVENUE (Continued)

(i) Disaggregation of revenue from contracts with customers

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Geographical markets	地區市場		
Revenue from sales of goods and services within the scope of HKFRS 15 ¹ :	香港財務報告準則第15號範圍內來自銷售貨品及服務的收益 ¹ ：		
– The PRC	– 中國	73,802	65,779
– United States of America (“USA”)	– 美利堅合眾國(「美國」)	–	918
– Australia	– 澳洲	17,357	17,515
– Belgium	– 比利時	–	3,908
Revenue from rental of properties ² :	來自租賃物業的收益 ² ：		
– The PRC	– 中國	33,914	29,520
– UK	– 英國	–	2,294
Interest income from loan financing activities:	來自貸款融資活動的利息收入：		
– The PRC	– 中國	6	614
		125,079	120,548
Timing of revenue recognised from contracts with customers	來自客戶合約的收益確認時間		
– Over time	– 隨時間	44,373	45,061
– At a point in time	– 於某一時點	46,786	43,059
		91,159	88,120

Notes:

- The geographical analysis of revenue is based on the country in which the goods were delivered to or the services were provided in.
- The geographical analysis of rental income is based on the country in which the properties are situated.

附註：

- 收益的地區分析乃基於貨品交付或服務提供所在的國家為基準。
- 租金收入的區域分析乃基於物業所在的國家為基準。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

5. REVENUE (Continued)

(ii) Performance obligations for contracts with customers

Principal versus agent

When another party is involved in providing goods or services to a customer, the Group determines whether the nature of its promise is a performance obligation to provide the specified goods or services itself (i.e. the Group is a principal) or to arrange for those goods or services to be provided by the other party (i.e. the Group is an agent).

The Group is a principal if it controls the specified good or service before that good or service is transferred to a customer.

Refund liability

A refund liability is recognised for the expected returns and rebates, and is included in other payables. A right to recover returned goods (included in inventories) and corresponding adjustment to cost of sales are also recognised for the right to recover products from customers. This right to recover returned goods is measured at the former carrying amount of the inventory less any expected costs to recover goods (including potential decreases in the value of the returned goods).

5. 收益(續)

(ii) 與客戶合約之履約責任

委託人與代理人

當另一方涉及向客戶提供商品或服務，本集團釐定其承諾的性質為自行提供特定商品或服務的履約責任(即本集團為委託人)或安排由另一方提供該等商品或服務(即本集團為代理人)。

倘本集團在向客戶轉移特定商品或服務前控制該商品或服務，則本集團為委託人。

退款負債

退款負債就預期退貨及回扣確認，並計入其他應付款項。收回退回貨品(計入存貨中)的權利及相應的銷售成本調整亦被確認為向客戶收回產品的權利。收回退回貨品的權利按存貨的原賬面值減收回貨品的任何預期成本(包括退回貨品價值的潛在減少)計量。

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5. REVENUE (Continued)

(ii) Performance obligations for contracts with customers (Continued)

Sales of medical equipment

The Group sells medical equipment to medical institutions in the PRC. Contracts with the Group's customers are fixed price contracts. The revenue is recognised when control of the goods has transferred, being when the goods have been shipped to the customers' specific location (delivery) on which the customers obtain control of the goods. Following delivery, the customers has full discretion over the manner of distribution and price to sell the goods, has the primary responsibility when on selling the goods and bears the risks of obsolescence and loss in relation to the goods. The contracts grant customers a right of return of 7 days for full refunds unconditionally. The Group's obligations to provide a refund for faulty products are under the standard warranty terms. Accumulated experience is used to estimate such returns at the time of sale. It is highly probable that a significant reversal is the cumulative revenue recognised will not occur. Therefore, no refund liability for goods return was recognised. The validity of this assumption and estimate is reassessed at each reporting date. In the opinion of the directors, the Group is acting as principal in accordance with HKFRS 15.

The Group recognises the revenue on a gross basis as the Group is acting as a principal in these transactions and is primarily responsible for fulfilling the promise to provide the specified goods. The performance obligation is satisfied upon delivery of the products.

5. 收益(續)

(ii) 與客戶合約之履約責任(續)

銷售醫療設備

本集團向位於中國內地的醫療機構銷售醫療設備。本集團之客戶合約為固定價格合約。當商品之控制權已轉讓，即當商品已交付至客戶指定之地點(交付)，客戶取得商品的控制權時確認收益。於交付後，客戶可全權酌情決定發貨方式及商品售價，並承擔轉售商品之主要責任及商品報廢及虧損之風險。合約賦予客戶7天內無條件全額退款的權利。本集團提供瑕疵產品退款的責任乃根據標準保證條款。本集團使用累積的經驗估計出售時有關退回。已確認的累計收益出現重大撥回很可能不會發生。因此，並無確認貨品退回的退款責任。此假設及估計的有效性會於各報告日期重新評估。董事認為，本集團根據香港財務報告準則第15號以委託人身份行事。

由於本集團作為該等交易之主事人，並主要負責履行提供特定貨品的承諾，故本集團按總額基準確認收入。履約義務於交付產品後履行。

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5. REVENUE (Continued)

(ii) Performance obligations for contracts with customers (Continued)

Sales of flooring materials

The Group sells flooring materials to customers which are fixed price contracts. The revenue is recognised when control of the goods has transferred, being when the goods have been shipped to the customers' specific location (delivery) on which the customers obtain control of the goods. Following delivery, the customers has full discretion over the manner of distribution and price to sell the goods, has the primary responsibility when on selling the goods and bears the risks of obsolescence and loss in relation to the goods. The contracts grant customers a right of return of 14 days for any non-compliance with respect to the quality and quantity of the goods delivered. The Group warrants that the products are free from defects at time of delivery as the warranty is borne by the supplier, and the Group has no responsibility for warranty claims. In the opinion of the directors, the Group is acting as principal in accordance with HKFRS 15.

The Group recognises the revenue on a gross basis as the Group is acting as a principal in these transactions and is primarily responsible for fulfilling the promise to provide the specified goods. The performance obligation is satisfied upon delivery of the products.

Revenue from properties management and related services

The Group recognises revenue from property management and related services (including utilities income) over time, as the services are rendered and the customer simultaneously receives and consumes the benefits. For the utilities income, over time at fixed rate is charged. The Group measures progress based on the right to invoice method, as this corresponds directly with the value transferred to the customer for the Group's performance to date.

Since these services extend beyond 12 months, revenue is recognised monthly in line with contractual billing cycles, reflecting the satisfaction of performance obligations as they occur. There are no material unsatisfied performance obligations at the end of each reporting period, as services are fulfilled continuously.

5. 收益(續)

(ii) 與客戶合約之履約責任(續)

銷售地板材料

本集團主要在固定價格合約下向客戶銷售地板材料。收益在貨品的控制權已轉讓(即貨品已運到客戶指定地點(交付)，而客戶取得貨品的控制權時)確認。於交付後，客戶對銷售貨品的分銷方式及價格擁有全部決定權，於銷售貨品時承擔主要責任，並須承受貨品陳舊及虧損的風險。倘有合約賦予客戶14天內退貨的權利，以處理任何與交付貨物的品質和數量不符的情況。本集團保證產品於交貨時無瑕疵，因保固責任由供應商承擔，故本集團對保固索賠概不負責。董事認為，本集團根據香港財務報告準則第15號以委託人身份行事。

由於本集團作為該等交易之主事人，並主要負責履行提供特定貨品的承諾，故本集團按總額基準確認收入。履約義務於交付產品後履行。

來自物業管理及相關服務的收益

本集團確認物業管理及相關服務的收入(包括公用事業收入)的時間為提供服務及客戶同時接收並消耗相關利益的期間。公用事業收入以固定費率按期間收取。本集團採用開具帳單權作為進度計量依據，因其直接對應於截至當日集團履約行為為客戶轉移的價值。

由於此類服務週期超過12個月，收入按與合同帳單週期一致的月度基準予以確認，反映履約義務隨服務提供逐步滿足。截至各報告期末，不存在重大未履行完畢的履約義務，因服務成果是持續實現的。

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5. REVENUE (Continued)

(iii) Transaction price allocated to the remaining performance obligation for contracts with customers

The Group has no remaining (unsatisfied or partially unsatisfied) performance obligations as at 31 December 2025 and 2024.

(iv) Leases

Revenue arising from operating leases: 經營租賃產生的收益：
Lease payments that are fixed 固定租賃付款

5. 收益(續)

(iii) 分配予客戶合約的餘下履約責任的交易價格

於二零二五年及二零二四年十二月三十一日，本集團概無餘下履約責任(未達成或部分未達成)。

(iv) 租賃

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Revenue arising from operating leases:		
Lease payments that are fixed	33,914	31,814

6. SEGMENT INFORMATION

Information reported to the Chief Executive Officer of the Company, being the Chief Operating Decision Maker ("CODM"), for the purposes of resource allocation and assessment of segment performance focuses on types of goods or services delivered or rendered.

Specifically, the Group's reportable segments under HKFRS 8 are as follows:

- (i) Properties investment segment – properties investment, development of shopping mall, leasing of properties, and property management;
- (ii) Sales of medical equipment segment;
- (iii) Sales of flooring materials segment;
- (iv) Mining and exploration of natural resources segment – mining and production of tungsten resources activities in the Republic of Mongolia ("Mongolia"); and
- (v) Financial services and assets management segment by aggregating different operating segments including trading equity securities and derivatives and managing of assets arising from acquisition of distressed debts assets.

Except as disclosed above, no operating segments have been aggregated in arriving at the reporting segments of the Group.

6. 分部資料

向本公司行政總裁，即主要營運決策者(「主要營運決策者」)呈報以分配資源及評估分部表現之資料，集中於已付運或已提供之貨物或服務類型。

具體而言，根據香港財務報告準則第8號，本集團之可呈報分部如下：

- (i) 物業投資分部－物業投資、開發購物中心、租賃物業及物業管理；
- (ii) 醫療設備銷售分部；
- (iii) 地板材料銷售分部；
- (iv) 採礦及勘探天然資源分部－於蒙古共和國(「蒙古」)之採礦及生產鎢礦資源活動；及
- (v) 金融服務及資產管理分部－不同經營分部匯總包括買賣股本證券及衍生工具；及收購不良債務資產而產生之資產管理。

除上文所披露者外，於釐定本集團的報告分部時，並未對任何營運分部進行彙總。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

6. SEGMENT INFORMATION (Continued)

Segment revenue and results

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

For the year ended 31 December 2025

		Properties investment	Sales of medical equipment	Sales of flooring materials	Mining and exploration of natural resources	Financial services and assets management	Total
		物業投資	銷售醫療設備	銷售地板材料	採礦及勘察天然資源	金融服務及資產管理	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元
Segment revenue	分部收益	78,287	29,429	17,357	-	6	125,079
Segment results	分部業績	(358,221)	3,695	(1,694)	(705)	(2,235)	(359,160)
Net foreign exchange loss	匯兌虧損淨額						(1,283)
Unallocated interest income	未分配利息收入						1,103
Unallocated finance costs	未分配財務成本						(110)
Unallocated administration costs	未分配行政開支						(25,113)
Loss before tax	除稅前虧損						(384,563)

6. 分部資料(續)

分部收益及業績

以下為按可呈報分部劃分之本集團收益及業績之分析。

截至二零二五年十二月三十一日止年度

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

6. SEGMENT INFORMATION (Continued)

Segment revenue and results (Continued)

For the year ended 31 December 2024

		Properties investment 物業投資 HK\$'000 千港元	Sales of medical equipment 銷售 醫療設備 HK\$'000 千港元	Sales of flooring materials 銷售地板 材料 HK\$'000 千港元	Mining and exploration of natural resources 採礦及勘察 天然資源 HK\$'000 千港元	Financial services and assets management 金融服務及 資產管理 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Segment revenue	分部收益	76,875	20,718	22,341	–	614	120,548
Segment results	分部業績	(798,116)	2,176	(1,472)	(12,263)	(4,479)	(814,154)
Net foreign exchange loss	匯兌虧損淨額						(431)
Unallocated interest income	未分配利息收入						877
Unallocated finance costs	未分配財務成本						(916)
Unallocated administration costs	未分配行政開支						(90,694)
Loss before tax	除稅前虧損						(905,318)

Segment revenue reported above represents revenue generated from external customers. There were no inter-segment sales during both years.

Segment result represents the profit earned or loss incurred before tax by each segment without allocation of central administration costs including directors' emoluments and legal and professional fees, net foreign exchange gains/losses, unallocated interest income, and unallocated finance costs. This is the measure reported to the CODM for the purposes of resources allocation and assessment of segment performance.

6. 分部資料(續)

分部收益及業績(續)

截至二零二四年十二月三十一日止年度

上文所呈報之分部收益乃指外部客戶產生之收益。於兩個年度內，概無分部間銷售。

分部業績乃指於未分配中央行政開支(包括董事薪酬及法律及專業費用)、匯兌收益/虧損淨額、未分配利息收入及未分配財務成本前，各分部於除稅前所賺取之溢利或產生之虧損。就資源分配及評估分部表現而言，此乃向主要營運決策者呈報之方法。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

6. SEGMENT INFORMATION (Continued)

Segment assets and liabilities

The following is an analysis of the Group's assets and liabilities by operating and reportable segments:

6. 分部資料(續)

分部資產及負債

本集團按經營及可呈報分部劃分之資產及負債之分析如下：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Segment assets	分部資產		
Properties investment	物業投資	1,300,601	1,381,566
Sales of medical equipment	銷售醫療設備	13,549	8,521
Sales of flooring materials	銷售地板材料	11,466	12,555
Mining and exploration of natural resources	採礦及勘察天然資源	45	50
Financial services and assets management	金融服務及資產管理	26,270	351,337
		1,351,931	1,754,029
Total segment assets	分部資產總額		
Unallocated right-of-use assets	未分配使用權資產	1,365	2,110
Unallocated property, plant and equipment	未分配物業、廠房及設備	477	872
Unallocated intangible assets	未分配無形資產	4,130	4,155
Other unallocated corporate assets	其他未分配公司資產	37,784	9,323
		1,395,687	1,770,489
Consolidated assets	綜合資產		
Segment liabilities	分部負債		
Properties investment	物業投資	3,547,190	3,443,931
Sales of medical equipment	銷售醫療設備	5,032	5,782
Sales of flooring materials	銷售地板材料	7,082	7,719
Mining and exploration of natural resources	採礦及勘察天然資源	523	523
Financial services and assets management	金融服務及資產管理	30,611	26,618
		3,590,438	3,484,573
Total segment liabilities	分部負債總額		
Unallocated lease liabilities	未分配租賃負債	1,518	2,245
Other unallocated corporate liabilities	其他未分配公司負債	2,003	20,103
		3,593,959	3,506,921
Consolidated liabilities	綜合負債		

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

6. SEGMENT INFORMATION (Continued)

Segment assets and liabilities (Continued)

For the purposes of monitoring segment performances and allocating resources between segments:

- all assets are allocated to operating and reportable segments other than unallocated right-of-use assets, unallocated property, plant and equipment, unallocated intangible assets and other unallocated corporate assets (including primarily unallocated bank balances and cash).
- all liabilities are allocated to operating and reportable segments other than unallocated lease liabilities, unallocated tax payables and other unallocated corporate liabilities.

Other segment information

For the year ended 31 December 2025

	Properties investment	Sales of medical equipment	Sales of flooring materials	Mining and exploration of natural resources	Financial services and assets management	Unallocated	Total
	物業投資	銷售醫療設備	銷售地板材料	採礦及勘探天然資源	金融服務及資產管理	未分配	總計
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
	千港元	千港元	千港元	千港元	千港元	千港元	千港元
Depreciation of property, plant and equipment	57	134	-	-	-	290	481
Depreciation of right of use assets	-	100	-	-	196	745	1,041
Amortisation of intangible assets	2,472	-	-	-	-	-	2,472
Impairment loss on intangible assets	14,633	-	-	-	-	-	14,633
Change in fair value of investment properties	131,319	-	-	-	-	-	131,319
Impairment losses/(reversal of impairment losses) under expected credit loss model, net	90,203	(3,061)	(185)	-	(384)	-	86,573
Finance costs	154,357	93	-	-	12	110	154,572
Loss on disposal of subsidiaries	-	-	-	-	1,145	-	1,145
Loss on disposal of property, plant and equipment	-	-	-	-	-	700	700

6. 分部資料(續)

分部資產及負債(續)

就監管分部表現及在分部之間分配資源而言：

- 除未分配使用權資產、未分配物業、廠房及設備、未分配無形資產及其他未分配公司資產(主要包括未分配銀行結餘及現金)外，所有資產均分配至經營及可呈報分部。
- 除未分配租賃負債、未分配應付稅項及其他未分配公司負債外，所有負債均分配至經營及可呈報分部。

其他分部資料

截至二零二五年十二月三十一日止年度

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6. SEGMENT INFORMATION (Continued)

Other segment information (Continued)

For the year ended 31 December 2024

	Properties investment 物業投資 HK\$'000 千港元	Sales of medical equipment 銷售醫療設備 HK\$'000 千港元	Sales of flooring materials 銷售地板材料 HK\$'000 千港元	Mining and exploration of natural resources 採礦及勘探天然資源 HK\$'000 千港元	Financial services and assets management 金融服務及資產管理 HK\$'000 千港元	Unallocated 未分配 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Additions to non-current assets 添置非流動資產	-	-	-	-	-	3,704	3,704
Depreciation of property, plant and equipment 物業、廠房及設備折舊	-	270	-	-	-	1,605	1,875
Depreciation of right of use assets 使用權資產折舊	-	105	-	-	333	2,619	3,057
Amortisation of intangible assets 無形資產攤銷	2,475	-	-	-	-	-	2,475
Impairment loss of intangible assets 無形資產減值虧損	11,334	-	-	-	-	-	11,334
Impairment loss on mining rights 採礦權減值虧損	-	-	-	11,010	-	-	11,010
Change in fair value of investment properties 投資物業公允值變動	355,870	-	-	-	-	-	355,870
Impairment losses/(reversal of impairment losses) under expected credit loss model, net 預期信貸虧損模型下減值虧損/(減值虧損撥回)淨額	327,467	(2,778)	(1,627)	-	(13)	-	323,049
Finance costs 財務成本	162,386	119	-	-	41	916	163,462
Loss on disposal of subsidiaries 出售附屬公司虧損	30,253	-	-	-	-	-	30,253

6. 分部資料(續)

其他分部資料(續)

截至二零二四年十二月三十一日止年度

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

6. SEGMENT INFORMATION (Continued)

Geographical information

The Group operates in two principal geographical areas – the PRC and Hong Kong.

Information about the Group's revenue from external customers is presented based on the location of the relevant operations of external customers and information about Group's non-current assets is presented based on physical location of assets.

6. 分部資料(續)

地區資料

本集團於兩個主要地區－中國及香港進行營運。

根據外部客戶的相關營運地點呈列有關本集團來自外部客戶收益的資料及根據資產具體地點呈列有關本集團非流動資產的資料。

		Revenue from external customers 來自外部客戶收益		Non-current assets 非流動資產	
		Year ended 31 December 截至十二月三十一日止年度		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
The PRC	中國	107,722	95,913	1,268,247	1,358,382
USA	美國	–	918	–	–
Hong Kong	香港	–	–	12,259	14,616
The UK	英國	–	2,294	–	–
Australia	澳洲	17,357	17,515	–	–
Belgium	比利時	–	3,908	–	–
		125,079	120,548	1,280,506	1,372,998

Information about major customers

Revenue from customers of the corresponding years contributing over 10% of the total revenue of the Group as follows:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Customer A	客戶A	17,446 ¹	17,515 ¹

¹ Revenue from sales of flooring materials contributed more than 10% of the Group's total revenue for the years ended 31 December 2024 and 2025.

主要客戶之資料

貢獻本集團總收益10%以上的相應年度客戶收益載列如下：

¹ 來自截至二零二四年及二零二五年十二月三十一日止年度銷售地板材料的收益貢獻超過本集團總收益10%。

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7. OTHER INCOME

7. 其他收入

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Bank interest income	銀行利息收入	1,103	877
Others	其他	166	317
		1,269	1,194

8. IMPAIRMENT LOSSES UNDER EXPECTED CREDIT LOSS MODEL, NET

8. 預期信貸虧損模式項下的減值虧損，淨額

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Reversal of impairment losses/ (impairment losses) recognised on:	就以下各項已確認之減值虧損撥回／(減值虧損)：		
– accounts receivable	– 應收賬款	445	4,405
– other receivables	– 其他應收款項	2,598	1,835
– financial guarantee contracts	– 財務擔保合約	(89,616)	(329,289)
		(86,573)	(323,049)

9. OTHER LOSSES, NET

9. 其他虧損淨額

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Net foreign exchange losses	匯兌虧損淨額	(1,283)	(431)
Impairment loss on intangible assets	無形資產減值虧損	(14,633)	(11,334)
Impairment loss on mining rights	採礦權減值虧損	–	(11,010)
Loss on disposal of property, plant and equipment	出售物業、廠房及設備虧損	(700)	–
Others	其他	–	11
		(16,616)	(22,764)

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

10. OTHER OPERATING EXPENSES

10. 其他經營開支

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Amortisation of intangible assets	無形資產攤銷	2,472	2,475
Advertising and marketing expenses	廣告及營銷開支	2,063	2,428
Sales commission	銷售佣金	2,578	2,474
Electricity and water	水電	10,895	10,746
Consumables	耗材	1,413	986
Depreciation of property, plant and equipment and right-of-use assets	物業、廠房及設備及使用權資產折舊	1,522	4,932
Legal and professional fees	法律及專業費用	5,780	8,856
Registration, license fee and other office expenses	註冊、許可費及其他辦公室費用	7,233	7,134
Short-term leases and property management fees	短期租賃及物業管理費	2,002	5,187
Repairs and maintenance	維修及保養	6,879	9,192
Other taxes	其他稅項	5,011	2,928
Others	其他	5,596	3,061
		53,444	60,399

11. FINANCE COSTS

11. 財務成本

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Interest expenses on:	下列各項的利息開支：		
– bank borrowings	– 銀行借貸	154,449	162,499
– lease liabilities	– 租賃負債	123	963
		154,572	163,462

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12. LOSS BEFORE TAX

12. 除稅前虧損

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Loss for the year has been arrived at after charging/(crediting):	本年度虧損乃經扣除/(計入)下列各項後達致：		
Directors' emoluments (note 14)	董事酬金(附註14)	3,616	6,661
Other staff costs:	其他員工成本：		
– Salaries, allowances and benefits	– 薪金、津貼及福利	20,381	25,360
– Retirement benefit scheme contributions	– 退休福利計劃供款	4,061	3,874
– Expenses arising from LSP obligations (note 34)	– 長期服務金責任產生的開支(附註34)	263	–
Total staff costs	員工成本總額	28,321	35,895
Purchases of and changes in inventories	存貨購買及變動		
– medical equipment	– 醫療設備	21,739	13,344
– flooring materials	– 地板材料	17,182	22,024
		38,921	35,368
Auditor's remuneration	核數師酬金	1,400	1,400
Amortisation of intangible assets	無形資產攤銷	2,472	2,475
Depreciation of property, plant and equipment	物業、廠房及設備之折舊	481	1,875
Depreciation of right-of-use assets	使用權資產之折舊	1,041	3,057
Total amortisation and depreciation	攤銷及折舊總額	3,994	7,407
Rental income from leases	租賃產生的租金收入	(33,914)	(31,814)
Revenue from properties management and related services	物業管理及相關服務收入	(44,373)	(45,061)
Less: directly attributable expenses for investment properties that generate rental income and income properties management and related services	減：產生租金收入及物業管理及相關服務收入的投資物業的直接應佔開支	45,417	48,094
		(32,870)	(28,781)

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13. INCOME TAX CREDIT

13. 所得稅抵免

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
The PRC Enterprise Income Tax ("EIT") – Over-provision in previous years (Note (a))	中國企業所得稅(「企業所得稅」) – 過往年度超額撥備(附註(a))	–	58,176
Withholding Tax on dividend declared by PRC subsidiaries	中國附屬公司宣派股息的預扣稅	–	(2,283)
Deferred tax (note 31)	遞延稅項(附註31)	13,392	89,682
		13,392	145,575

Notes:

- (a) In 2024, a subsidiary of the Group, 西藏宏融資產管理有限公司, has completed its deregistration process and its deregistration status has been confirmed. As a result, the previously recognised tax payables have been reversed in the year of completion of deregistration.

Under the Law of the People's Republic of China on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of the EIT Law, except for certain preferential treatments available to the Group, the tax rate of the PRC subsidiaries is 25% on their respective taxable income. During the year, certain subsidiaries of the Group obtained approval from the relevant PRC tax authorities and were entitled to preferential corporate income tax rates or corporate income tax exemptions.

Under the two-tiered profits tax rates regime, the first HK\$2 million of profits of the qualifying group entity are taxed at 8.25%, and profits above HK\$2 million are taxed at 16.5%. The profits of group entities not qualifying for the two-tiered profits tax rates regime continue to be taxed at a flat rate of 16.5%.

Accordingly, the Hong Kong Profits Tax of the qualifying group entity is calculated at 8.25% on the first HK\$2 million of the estimated assessable profits and at 16.5% on the estimated assessable profits above HK\$2 million. No provision for taxation in Hong Kong has been made as the Group's income neither arises in nor is derived from Hong Kong.

附註：

- (a) 於二零二四年，本集團附屬公司西藏宏融資產管理有限公司已完成註銷註冊手續，並已確認註銷註冊狀態。因此，過往確認的應付稅項已於本年內完成取消註冊時被撥回。

根據中華人民共和國企業所得稅法(「企業所得稅法」)及企業所得稅法實施條例，除本集團可享有若干優惠待遇外，中國附屬公司之稅率為各自應課稅收入的25%。年內，本集團若干附屬公司獲得中國相關稅務機關批准，享有企業所得稅優惠稅率或企業所得稅豁免。

根據兩級制利得稅率制度，合資格集團實體的首2,000,000港元溢利按8.25%的稅率徵稅，而超過2,000,000港元的溢利按16.5%的稅率徵稅。不符合利得稅兩級制資格的集團實體的溢利繼續按16.5%的統一稅率繳納稅項。

因此，合資格集團實體的香港利得稅按估計應課稅溢利首2,000,000港元按8.25%計算以及過往年度超過2,000,000港元的估計應課稅溢利按16.5%計算。由於本集團的收入並非於香港產生或取得，故並無就香港稅項計提撥備。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

13. INCOME TAX CREDIT (Continued)

Subsidiaries incorporated in Mongolia are subject to Mongolian income tax which is calculated at the rate of 10% on the first 3 billion Mongolian Tugrik (equivalent to approximately HK\$6,700,000) of estimated taxable income and 25% on the amount in excess thereof. No provision for Mongolian income tax has been made in the consolidated financial statements as there were no assessable profits for both years.

The income tax credit for the year can be reconciled to the loss before tax in the consolidated statement of profit or loss and other comprehensive income as follows:

13. 所得稅抵免(續)

於蒙古註冊成立的附屬公司須繳納蒙古國所得稅，該所得稅乃以估計應課稅收入首3,000,000,000蒙古圖格裡克(相當於約6,700,000港元)按10%的稅率計算，超出部份按25%的稅率計算。由於兩個年度並無產生應課稅溢利，因此並未於綜合財務報表內就蒙古國所得稅作出撥備。

本年度所得稅抵免與綜合損益及其他全面收益表之除稅前虧損對賬如下：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Loss before tax	除稅前虧損	(384,563)	(905,318)
Tax calculated at the domestic income tax rates	按本地所得稅率計算之稅項	(94,319)	(223,967)
Over-provision in previous years	過往年度超額撥備	-	(58,176)
Tax effect of expenses not deductible for tax purpose	不可扣稅開支之稅務影響	22,455	17,361
Tax effect of income not taxable for tax purpose	毋須課稅收入之稅務影響	(15)	(4)
Tax effect of tax losses not recognised	未確認稅項虧損之稅務影響	23,155	34,183
Utilisation of tax previously not recognised	動用先前未確認之稅項	-	(770)
Tax effect of temporary difference not recognised	未確認暫時差額之稅務影響	35,332	83,515
Withholding tax paid	已付預扣稅	-	2,283
Income tax credit for the year	本年度所得稅抵免	(13,392)	(145,575)

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

14. DIRECTORS', CHIEF EXECUTIVES' AND EMPLOYEES' EMOLUMENTS

(a) Directors' and chief executives' emoluments

The following table sets forth certain information in respect of the directors of the Company during the reporting periods and as of the date of this report:

Name 姓名	Position 職位	Date of appointment as the director of the Company 獲委任為本公司董事日期	Date of resignation/ retirement as director 董事辭任/退休日期
Mr. Su Shigong 蘇世公先生	Chairman and executive director 主席兼執行董事	11 September 2024 二零二四年九月十一日	N/A 不適用
Ms. Yang Yuhua 楊玉華女士	Chief executive officer and executive director 行政總裁兼執行董事	11 September 2024 二零二四年九月十一日	N/A 不適用
Mr. Wang Hongfang 王宏放先生	Chairman, Chief executive officer and Executive director 主席、行政總裁兼執行董事	7 January 2021 二零二一年一月七日	31 October 2024 二零二四年十月三十一日
Mr. Zheng Yuchun 鄭育淳先生	Executive president and Executive director 執行總裁兼執行董事	20 May 2021 二零二一年五月二十日	31 October 2024 二零二四年十月三十一日
Mr. Lu Yunsong 呂雲松先生	Non-executive director 非執行董事	11 September 2024 二零二四年九月十一日	N/A 不適用
Dr. Gao Bin 高濱博士	Independent non-executive director 獨立非執行董事	20 November 2015 二零一五年十一月二十日	N/A 不適用
Mr. Leung Ting Yuk 梁廷育先生	Independent non-executive director 獨立非執行董事	15 July 2023 二零二三年七月十五日	N/A 不適用
Ms. Song Yanjie 宋燕捷女士	Independent non-executive director 獨立非執行董事	18 August 2023 二零二三年八月十八日	N/A 不適用

14. 董事、主要行政人員及僱員酬金

(a) 董事及主要行政人員酬金

下表載列於報告期內及截至本報告日期有關本公司董事之若干資料：

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

14. DIRECTORS', CHIEF EXECUTIVES' AND EMPLOYEES' EMOLUMENTS (Continued)

(a) Directors' and chief executives' emoluments (Continued)

Directors' and chief executives' remuneration for the year, disclosed pursuant to the applicable Listing Rules and the Hong Kong Companies Ordinance, is as follows:

Year ended 31 December 2025

		Mr. Su Shigong 蘇世公先生 HK\$'000 千港元	Ms. Yang Yuhua 楊玉華女士 HK\$'000 千港元	Total 總額 HK\$'000 千港元
EXECUTIVE DIRECTORS	執行董事			
Fees	袍金	–	–	–
Other emoluments	其他酬金			
Salaries, allowances and benefits in kind	薪金、津貼及實物利益	1,040	1,040	2,080
Discretionary bonus	酌情獎金	–	–	–
Retirement benefit scheme contributions	退休福利計劃供款	18	18	36
Subtotal	小計	1,058	1,058	2,116
				Mr. Lu Yunsong 呂雲松先生 HK\$'000 千港元
NON-EXECUTIVE DIRECTOR	非執行董事			
Fees	袍金			600
Other emoluments	其他酬金			–
Subtotal	小計			600
				Ms. Song Yanjie 宋燕捷女士 HK\$'000 千港元
				Mr. Leung Ting Yuk 梁廷育先生 HK\$'000 千港元
				Dr. Gao Bin 高濱博士 HK\$'000 千港元
				Total 總額 HK\$'000 千港元
INDEPENDENT NON-EXECUTIVE DIRECTORS	獨立非執行董事			
Fees	袍金	300	300	900
Other emoluments	其他酬金	–	–	–
Subtotal	小計	300	300	900
Total	總額			3,616

14. 董事、主要行政人員及僱員酬金 (續)

(a) 董事及主要行政人員酬金 (續)

年度內董事及主要行政人員之酬金根據適用上市規則及香港公司條例披露如下：

截至二零二五年十二月三十一日止年度

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14. DIRECTORS', CHIEF EXECUTIVES' AND EMPLOYEES' EMOLUMENTS (Continued)

(a) Directors' and chief executives' emoluments (Continued)

Year ended 31 December 2024

		Mr. Su Shigong 蘇世公先生 HK\$'000 千港元	Ms. Yang Yuhua 楊玉華女士 HK\$'000 千港元	Mr. Wang Hongfang 王宏放先生 HK\$'000 千港元	Mr. Zheng Yuchun 鄭育淳先生 HK\$'000 千港元	Total 總額 HK\$'000 千港元
EXECUTIVE DIRECTORS	執行董事					
Fees	袍金	-	-	-	-	-
Other emoluments	其他酬金					
Salaries, allowances and benefits in kind	薪金、津貼及實物利益	318	318	3,250	1,650	5,536
Discretionary bonus	酌情獎金	-	-	-	-	-
Retirement benefit scheme contributions	退休福利計劃供款	6	6	15	15	42
Subtotal	小計	324	324	3,265	1,665	5,578
						Mr. Lu Yunsong 呂雲松先生 HK\$'000 千港元
NON-EXECUTIVE DIRECTOR	非執行董事					
Fees	袍金					183
Other emoluments	其他酬金					-
Subtotal	小計					183
						Ms. Song Yanjie 宋燕捷女士 HK\$'000 千港元
						Mr. Leung Ting Yuk 梁廷育先生 HK\$'000 千港元
						Dr. Gao Bin 高濱博士 HK\$'000 千港元
						Total 總額 HK\$'000 千港元
INDEPENDENT NON-EXECUTIVE DIRECTORS	獨立非執行董事					
Fees	袍金	300	300	300	300	900
Other emoluments	其他酬金	-	-	-	-	-
Subtotal	小計	300	300	300	300	900
Total	總額					6,661

14. 董事、主要行政人員及僱員酬金 (續)

(a) 董事及主要行政人員酬金 (續)

截至二零二四年十二月三十一日止年度

		Mr. Su Shigong 蘇世公先生 HK\$'000 千港元	Ms. Yang Yuhua 楊玉華女士 HK\$'000 千港元	Mr. Wang Hongfang 王宏放先生 HK\$'000 千港元	Mr. Zheng Yuchun 鄭育淳先生 HK\$'000 千港元	Total 總額 HK\$'000 千港元
EXECUTIVE DIRECTORS	執行董事					
Fees	袍金	-	-	-	-	-
Other emoluments	其他酬金					
Salaries, allowances and benefits in kind	薪金、津貼及實物利益	318	318	3,250	1,650	5,536
Discretionary bonus	酌情獎金	-	-	-	-	-
Retirement benefit scheme contributions	退休福利計劃供款	6	6	15	15	42
Subtotal	小計	324	324	3,265	1,665	5,578
						Mr. Lu Yunsong 呂雲松先生 HK\$'000 千港元
NON-EXECUTIVE DIRECTOR	非執行董事					
Fees	袍金					183
Other emoluments	其他酬金					-
Subtotal	小計					183
						Ms. Song Yanjie 宋燕捷女士 HK\$'000 千港元
						Mr. Leung Ting Yuk 梁廷育先生 HK\$'000 千港元
						Dr. Gao Bin 高濱博士 HK\$'000 千港元
						Total 總額 HK\$'000 千港元
INDEPENDENT NON-EXECUTIVE DIRECTORS	獨立非執行董事					
Fees	袍金	300	300	300	300	900
Other emoluments	其他酬金	-	-	-	-	-
Subtotal	小計	300	300	300	300	900
Total	總額					6,661

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14. DIRECTORS', CHIEF EXECUTIVES' AND EMPLOYEES' EMOLUMENTS (Continued)

(a) Directors' and chief executives' emoluments (Continued)

The executive directors' and chief executives' emoluments shown above were mainly for their services in connection with the management of the affairs of the Company and the Group. The non-executive director and the independent non-executive directors' emoluments shown above were mainly for their services as the directors of the Company.

No emoluments were paid by the Group to the directors as an inducement to join, or upon joining the Group, or as compensation for loss of office during both years.

There was no arrangement under which a director or the chief executive waived or agreed to waive any remuneration during both years.

14. 董事、主要行政人員及僱員酬金 (續)

(a) 董事及主要行政人員酬金(續)

上表所示執行董事及主要行政人員酬金主要乃為就彼等向本公司及本集團提供之管理服務而支付。上表所示之非執行董事及獨立非執行董事之酬金主要乃為就彼等擔任本公司董事之服務而支付。

於兩個年度內，本集團概無向董事支付任何酬金，作為加入本集團或加入本集團後之獎勵或作為離職之補償。

董事或主要行政人員於兩個年度內概無作出放棄或同意放棄任何酬金的安排。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

14. DIRECTORS', CHIEF EXECUTIVES' AND EMPLOYEES' EMOLUMENTS (Continued)

(b) Five highest paid employees' emoluments

The five highest paid employees of the Group during the year included two directors (2024: two directors), details of whose remuneration are set out in the disclosures above. Details of the remuneration for the year of the remaining three (2024: three) highest paid employees who are neither director nor chief executive of the Company are as follows:

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Salaries, allowance and other benefits 薪金、津貼及其他福利	4,459	4,446
Retirement benefit scheme contributions 退休福利計劃供款	108	54
	4,567	4,500

The number of the highest paid employees who are neither directors nor chief executive of the Company whose remuneration fell within the following bands is as follows:

	No. of employees 僱員數目	
	2025 二零二五年	2024 二零二四年
Nil to HK\$1,000,000 零至1,000,000港元	1	1
HK\$1,000,001 to HK\$1,500,000 1,000,001港元至1,500,000港元	–	–
HK\$1,500,001 to HK\$2,000,000 1,500,001港元至2,000,000港元	1	2
HK\$2,000,001 to HK\$2,500,000 2,000,001港元至2,500,000港元	1	–
	3	3

14. 董事、主要行政人員及僱員酬金 (續)

(b) 五名最高酬金僱員

於年內，本集團五名最高薪酬僱員包括兩名董事(二零二四年：兩名董事)，其酬金詳情於上文披露。年內餘下三名(二零二四年：三名)最高薪酬僱員(並非本公司董事或主要行政人員)之酬金詳情如下：

並非本公司董事或主要行政人員且酬金介乎下列範圍之最高薪酬僱員數目如下：

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15. DIVIDENDS

The Board does not recommend the payment of any dividend for the year ended 31 December 2025 (2024: nil).

15. 股息

董事局並不建議就截至二零二五年十二月三十一日止年度支付任何股息(二零二四年：無)。

16. LOSS PER SHARE

The calculation of the basic loss per share attributable to the owners of the Company is based on the following data:

16. 每股虧損

本公司擁有人應佔的每股基本虧損乃根據下列數據計算：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Loss	虧損		
Loss for the year attributable to owners of the Company for the purpose of basic loss per share	用於計算每股基本虧損的本公司擁有人應佔年內虧損	(371,936)	(760,267)
		2025 二零二五年 '000 千股	2024 二零二四年 '000 千股
Number of shares	股份數目		
Number of ordinary shares for the purpose of calculation of basic loss per share	用於計算每股基本虧損的普通股數目	5,250,020	5,250,020
Loss per share	每股虧損		
Basic loss per share (HK cents)	每股基本虧損(港仙)	(7.08)	(14.48)

No diluted loss per share for both years were presented as there were no potential ordinary shares in issue during both years.

由於兩個年度內並無已發行潛在普通股，故概無呈列兩個年度的每股攤薄虧損。

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17. PROPERTY, PLANT AND EQUIPMENT

17. 物業、廠房及設備

		Leasehold improvements	Furniture, fixtures and office equipment	Machinery	Motor vehicles	Total
		租賃裝修	傢俬、 固定裝置及 辦公室設備	機器	汽車	總計
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
COST	成本					
At 1 January 2024	於二零二四年一月一日	5,502	12,187	1,784	14,937	34,410
Additions	添置	-	43	-	-	43
Disposal of subsidiaries (note 45)	出售附屬公司(附註45)	-	(128)	-	-	(128)
Exchange realignment	匯兌調整	(4)	(66)	(15)	(28)	(113)
At 31 December 2024 and 1 January 2025	於二零二四年十二月三十一日及 二零二五年一月一日	5,498	12,036	1,769	14,909	34,212
Additions	添置	547	146	-	-	693
Disposals	出售	(5,389)	(2,485)	-	-	(7,874)
Exchange realignment	匯兌調整	5	160	20	35	220
At 31 December 2025	於二零二五年十二月三十一日	661	9,857	1,789	14,944	27,251
ACCUMULATED DEPRECIATION	累計折舊					
At 1 January 2024	於二零二四年一月一日	3,703	10,668	1,760	14,862	30,993
Provided for the year	年內撥備	1,369	412	23	71	1,875
Disposal of subsidiaries (note 45)	出售附屬公司(附註45)	-	(78)	-	-	(78)
Exchange realignment	匯兌調整	(4)	(178)	(14)	(24)	(220)
At 31 December 2024 and 1 January 2025	於二零二四年十二月三十一日及 二零二五年一月一日	5,068	10,824	1,769	14,909	32,570
Provided for the year	年內撥備	182	299	-	-	481
Disposals	出售	(4,953)	(2,221)	-	-	(7,174)
Exchange realignment	匯兌調整	5	133	20	35	193
At 31 December 2025	於二零二五年十二月三十一日	302	9,035	1,789	14,944	26,070
CARRYING VALUES	賬面值					
At 31 December 2025	於二零二五年十二月三十一日	359	822	-	-	1,181
At 31 December 2024	於二零二四年十二月三十一日	430	1,212	-	-	1,642

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

17. PROPERTY, PLANT AND EQUIPMENT

(Continued)

The above items of property, plant and equipment are depreciated, after taking into account of their estimated residual values, on a straight-line method, at the following rates per annum:

Leasehold improvements	Over the shorter of lease term and 5 years
Furniture, fixtures and office equipment	20% to 33.3%
Machinery	20% to 33.3%
Motor vehicles	20% to 33.3%

17. 物業、廠房及設備(續)

上述物業、廠房及設備於計入彼等之估計剩餘價值後以直線法按以下年利率折舊：

租賃裝修	租期及5年(以較短者為準)
傢私、固定裝置及辦公室設備	20%至33.3%
機器	20%至33.3%
汽車	20%至33.3%

18. INVESTMENT PROPERTIES

During the years ended 31 December 2025 and 2024, the Group leases out residential property units and shopping malls under operating leases with rentals payable weekly/monthly. The leases typically run for an initial period of 1 week to 4 years (2024: 1 week to 4 years) and no unilateral rights to extend the lease beyond initial period held by the Group and lessees.

The Group is not exposed to foreign currency risk as a result of the lease arrangements, as all leases are denominated in the respective functional currencies of group entities. The lease contracts do not contain residual value guarantee and/or lessee's option to purchase the property at the end of lease term.

For the year ended 31 December 2025, the total cash inflow for rental income from leases of investment properties is approximately HK\$33,914,000 (2024: HK\$31,814,000).

18. 投資物業

於截至二零二五年及二零二四年十二月三十一日止年度內，本集團根據經營租賃出租住宅物業單位及購物商場，租金按每週/每月支付。租賃的初步期限通常為期1週至4年(二零二四年：1週至4年)，且無單方面權利將租賃延長至本集團及承租人所持有的初步期限以外。

由於所有租賃均以集團實體各自的功能貨幣計值，故本集團不會因租賃安排而承受外幣風險。租賃合約不包含剩餘價值擔保及/或承租人在租賃期末購買該物業的選擇權。

於截至二零二五年十二月三十一日止年度，投資物業租賃的租賃收入現金流入總額為約33,914,000港元(二零二四年：31,814,000港元)。

		HK\$'000 千港元
FAIR VALUE	公允值	
At 1 January 2024	於二零二四年一月一日	2,275,479
Disposal of subsidiaries (note 45)	出售附屬公司(附註45)	(524,969)
Changes in fair value recognised in profit or loss	於損益中確認之公允值變動	(355,870)
Exchange realignment	匯兌調整	(63,195)
At 31 December 2024 and 1 January 2025	於二零二四年十二月三十一日及 二零二五年一月一日	1,331,445
Changes in fair value recognised in profit or loss	於損益中確認之公允值變動	(131,319)
Exchange realignment	匯兌調整	57,376
At 31 December 2025	於二零二五年十二月三十一日	1,257,502

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18. INVESTMENT PROPERTIES (Continued)

18. 投資物業(續)

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Changes in fair value recognised in profit or loss	於損益中確認之公允價值變動	(131,319)	(355,870)

The fair value of the Group's investment properties located in the PRC at 31 December 2025 have been arrived at on the basis of valuations carried out by International Valuation Limited (2024: International Valuation Limited), an independent qualified professional valuer not connected with the Group for properties located in the PRC. The independent qualified valuers hold recognised relevant professional qualifications in the jurisdictions in which they valued the Group's investment properties and have recent experience in the locations and types of investment properties valued.

In determining the fair value of the investment properties, the Group engages the independent qualified professional valuer to perform the valuation. The management of the Group works closely with them to establish the appropriate valuation techniques and inputs to the model and explain the cause of fluctuations in the fair value of the investment properties to the directors of the Company.

There has been no change from the valuation technique used during the years ended 31 December 2025 and 2024. In estimating the fair values of the investment properties for financial reporting purpose, the highest and the best use of the investment properties is their current use. The fair values of investment properties have been adjusted to exclude prepaid or accrued operating lease income to avoid double counting.

本集團位於中國之投資物業於二零二五年十二月三十一日之公允價值乃由與本集團概無關聯之獨立合資格專業估值師國際評估有限公司(二零二四年：國際評估有限公司)按估值基準釐定。獨立合資格估值師於其對本集團投資物業進行估值的司法權區內持有認可的相關專業資格，且對所估值的投資物業的地點及類型擁有近期經驗。

就釐定投資物業之公允價值而言，本集團委聘獨立合資格專業估值師進行估值。本集團管理層與彼等緊密合作，以訂立該模式之適用估值技術及輸入數據，並向本公司董事匯報投資物業公允價值波動之因由。

於截至二零二五年及二零二四年十二月三十一日止年度內，所用估值技術概無變動。於估計作財務報告用途之投資物業公允價值時，投資物業之最高及最佳用途為其現有用途。投資物業的公允價值已獲調整，撇除預付或應計經營租賃收入以避免重複計算。

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18. INVESTMENT PROPERTIES (Continued)

The following table gives information about how the fair values of these investment properties are determined (in particular, the valuation techniques and inputs used).

18. 投資物業(續)

下表載列該等投資物業公允值之釐定方式之資料(尤其是估值技術及所用輸入數據)。

Investment properties 投資物業	Valuation technique 估值技術	Significant unobservable input(s) 重大不可觀察輸入數據	Relationship of unobservable inputs to fair value 不可觀察輸入數據與公允值的關係
Shopping Mall located in Jiefang Avenue, Beiguan District, Anyang City, Henan Province, the PRC 2025: HK\$249,944,000 (2024: HK\$271,966,000)	Income capitalisation approach	Capitalisation rate, taking into account the capitalisation of rental, income potential, nature of property, and prevailing market condition of 5.2% (2024: 5%) as at 31 December 2025.	The higher the capitalisation rate, the lower the fair value.
		Monthly market rent of RMB51.3 per sq.m (2024: RMB51.7 per sq.m) taking into account the differences in location, and individual factor, such as frontage and size, between the comparables and the property.	A significant increase in the market rent used result in significant increase in fair value, and vice versa.
		Occupancy rate: 64% (2024: 66%).	The higher the occupancy rate, the higher the fair value.
位於中國河南省安陽市北關區解放大道之購物中心 二零二五年：249,944,000 港元(二零二四年： 271,966,000港元)	收入資本化法	經計及租金資本化、收入潛力、物業的性質及當前市況後，資本化率於二零二五年十二月三十一日5.2% (二零二四年：5%)	資本化率越高，公允值越低。
		經計及可資比較物業及物業的位置及個別因素(如臨街面積及規模)方面的差異後的每月市場租金，每平方米人民幣51.3元(二零二四年：每平方米人民幣51.7元)。	採用的市場租金大幅增加將導致公允值大幅增加，反之亦然。
		出租率：64%(二零二四年：66%)	出租率越高，公允值越高。

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18. INVESTMENT PROPERTIES (Continued)

18. 投資物業(續)

Investment properties 投資物業	Valuation technique 估值技術	Significant unobservable input(s) 重大不可觀察輸入數據	Relationship of unobservable inputs to fair value 不可觀察輸入數據與公允值的關係
Shopping Mall located in the Portions of Jinzhou First Tunnel Shopping Mall, Zhongyang Avenue, Linghe District, Jinzhou City, Liaoning Province, the PRC 2025: HK\$483,877,000 (2024: HK\$518,948,000) (Note)	Income capitalisation approach	Capitalisation rate, taking into account the capitalisation of rental, income potential, nature of property, and prevailing market condition of 5.95% (2024: 6.0%) as at 31 December 2025. Monthly market rent of RMB76.74 per sq.m (2024: RMB70.68 per sq.m) taking into account the differences in location, and individual factor, such as frontage and size, between the comparables and the property. Occupancy rate: 71% (2024: 64%).	The higher the capitalisation rate, the lower the fair value. A significant increase in the market rent used result in significant increase in fair value, and vice versa. The higher the occupancy rate, the higher the fair value. 資本化率越高，公允值越低。
位於中國遼寧省錦州市凌河區中央大街之錦州地一大道購物中心部分之購物中心 二零二五年：483,877,000 港元(二零二四年： 518,948,000港元)(附註)	收入資本化法	經計及租金資本化、收入潛力、物業的性質及當前市況後，資本化率於二零二五年十二月三十一日5.95% (二零二四年：6.0%)。 經計及可資比較物業及物業的位置及個別因素(如臨街面積及規模)方面的差異後的每月市場租金，每平方米人民幣76.74元(二零二四年：每平方米人民幣70.68元)。 出租率：71%(二零二四年：64%)	採用的市場租金大幅增加將導致公允值大幅增加，反之亦然。 出租率越高，公允值越高。

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18. INVESTMENT PROPERTIES (Continued)

18. 投資物業(續)

Investment properties 投資物業	Valuation technique 估值技術	Significant unobservable input(s) 重大不可觀察輸入數據	Relationship of unobservable inputs to fair value 不可觀察輸入數據與公允值的關係
Shopping Mall located in the Portions of Phase I of Guangzhou First Tunnel Shopping Mall, the junction of Zhanqian Road and Zhannan Road, Yuexiu District, Guangzhou City, Guangdong Province, the PRC 2025: HK\$118,968,000 (2024: HK\$122,694,000) (Note)	Income capitalisation approach	Capitalisation rate, taking into account the capitalisation of rental, income potential, nature of property, and prevailing market condition, ranging from 4.35% (2024: 4.25%) as at 31 December 2025. Monthly market rent of RMB119.3 per sq.m (2024: RMB130.9 per sq.m) taking into account the differences in location, and individual factor, such as frontage and size, between the comparables and the property. Occupancy rate: 95% (2024: 65%).	The higher the capitalisation rate, the lower the fair value. A significant increase in the market rent used result in significant increase in fair value, and vice versa. The higher the occupancy rate, the higher the fair value.
位於中國廣東省廣州市越秀區站前路與站南路交匯處之廣州地一大道購物中心一期部分之購物中心 二零二五年：118,968,000港元(二零二四年：122,694,000港元)(附註)	收入資本化法	經計及租金資本化、收入潛力、物業的性質及當前市況後，資本化率於二零二五年十二月三十一日介乎4.35%(二零二四年：4.25%)。 經計及可資比較物業及物業的位置及個別因素(如臨街面積及規模)方面的差異後的每月市場租金，每平方米人民幣119.3元(二零二四年：每平方米人民幣130.9元)。 出租率：95%(二零二四年：65%)	資本化率越高，公允值越低。 採用的市場租金大幅增加將導致公允值大幅增加，反之亦然。 出租率越高，公允值越高。

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18. INVESTMENT PROPERTIES (Continued)

18. 投資物業(續)

Investment properties 投資物業	Valuation technique 估值技術	Significant unobservable input(s) 重大不可觀察輸入數據	Relationship of unobservable inputs to fair value 不可觀察輸入數據與公允值的關係
Shopping Mall located in the Portions of Phase II of Guangzhou First Tunnel Shopping Mall, the junction of Zhanqian Road and Zhannan Road, Yuexiu District, Guangzhou City, Guangdong Province, the PRC 2025: HK\$404,713,000 (2024: HK\$417,837,000) (Note)	Income capitalisation approach	Capitalisation rate, taking into account the capitalisation of rental, income potential, nature of property, and prevailing market condition, ranging from 4.75% (2024: 4.25%) as at 31 December 2025. Monthly market rent of RMB82.3 per sq.m (2024: RMB77.4 per sq.m) taking into account the differences in location, and individual factor, such as frontage and size, between the comparables and the property. Occupancy rate is 71% (2024: 59%).	The higher the capitalisation rate, the lower the fair value. A significant increase in the market rent used result in significant increase in fair value, and vice versa. The higher the occupancy rate, the higher the fair value.
位於中國廣東省廣州市越秀區站前路與站南路交匯處之廣州地一大道購物中心二期部分之購物中心 二零二五年：404,713,000港元(二零二四年：417,837,000港元)(附註)	收入資本化法	經計及租金資本化、收入潛力、物業的性質及當前市況後，資本化率於二零二五年十二月三十一日介乎4.75%(二零二四年：4.25%)。 經計及可資比較物業及物業的位置及個別因素(如臨街面積及規模)方面的差異後的每月市場租金，每平方米人民幣82.3元(二零二四年：每平方米人民幣77.4元)。 出租率：71%(二零二四年：59%)	資本化率越高，公允值越低。 採用的市場租金大幅增加將導致公允值大幅增加，反之亦然。 出租率越高，公允值越高。

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18. INVESTMENT PROPERTIES (Continued)

There were no transfers into or out of Level 3 during the year.

Note: As at 31 December 2025, investment properties held by two subsidiaries, Guangzhou Rongzhi and Jinzhou Jiachi with carrying amounts of HK\$523,681,000 (2024: HK\$540,531,000) and HK\$483,877,000 (2024: HK\$518,948,000) respectively were pledged to Jinzhou Huayin Asset Management Co., Ltd (2024: Bank of Jinzhou Co, Limited) for the bank borrowings of two companies, which were related to Mr. Dai in aggregate principal amount of RMB3,400,000,000 and the unpaid interests and default interests of approximately RMB390,026,000. These borrowings had been defaulted since February 2023. At the prevailing time of those pledged contracts entered into, Guangzhou Rongzhi and Jinzhou Jiachi were not subsidiaries of the Company, but companies controlled by Mr. Dai. The Group acquired the entire equity interests in Guangzhou Rongzhi and Jinzhou Jiachi through the acquisitions of Superb Power Enterprises Limited and Sky Build Limited respectively that were completed in April 2021. These investment properties were seized by court since November 2023 and up to the date of these consolidated financial statement are authorised to issue. Despite this, the relevant PRC court does not have the authority to assume control over the daily operations of these investment properties. As of the date of this report, the Group continues to manage the day-to-day operations of these investment properties.

18. 投資物業(續)

於年內，第三層級概無發生轉移。

附註：於二零二五年十二月三十一日，兩間附屬公司廣州融智及錦州嘉馳持有的投資物業賬面值分別為523,681,000港元(二零二四年：540,531,000港元)及483,877,000港元(二零二四年：518,948,000港元)，已就兩間與戴先生有關的公司本金總額人民幣3,400,000,000元的銀行借貸以及約人民幣390,026,000元的未付利息及違約利息質押予錦州市華銀資產經營有限公司(二零二四年：錦州銀行股份有限公司)。此等借貸於二零二三年二月份違約。於訂立該等質押合約時，廣州融智及錦州嘉馳並非本公司附屬公司，而是由戴先生控制的公司。本集團分別透過收購Superb Power Enterprises Limited及Sky Build Limited(於二零二一年四月完成)，收購廣州融智及錦州嘉馳的全部股權。自二零二三年十一月及截至此等綜合財務報表獲授權刊發日期，該等投資物業已被法院查封。儘管如此，相關中國法院無權控制該等投資物業的日常營運。截至本報告日期，本集團繼續管理該等投資物業的日常營運。

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19. INTANGIBLE ASSETS

19. 無形資產

		Vehicle license plates 汽車車牌 HK\$'000 千港元 (Note a) (附註a)	Customer relationship 客戶關係 HK\$'000 千港元 (Note b) (附註b)	Total 總計 HK\$'000 千港元
COST	成本			
At 1 January 2024	於二零二四年一月一日	4,155	87,901	92,056
Exchange realignment	匯兌調整	-	(2,941)	(2,941)
At 31 December 2024 and 1 January 2025	於二零二四年十二月 三十一日及二零二五年 一月一日	4,155	84,960	89,115
Disposals	出售	(25)	-	(25)
Exchange realignment	匯兌調整	-	2,471	2,471
At 31 December 2025	於二零二五年十二月 三十一日	4,130	87,431	91,561
ACCUMULATED AMORTISATION	累計攤銷			
At 1 January 2024	於二零二四年一月一日	-	45,862	45,862
Charged for the year	年內扣除	-	2,475	2,475
Impairment loss for the year (note b)	年內減值虧損(附註b)	-	11,334	11,334
Exchange realignment	匯兌調整	-	(1,557)	(1,557)
At 31 December 2024 and 1 January 2025	於二零二四年十二月 三十一日及二零二五年 一月一日	-	58,114	58,114
Charged for the year	年內扣除	-	2,472	2,472
Impairment loss for the year (note b)	年內減值虧損(附註b)	-	14,633	14,633
Exchange realignment	匯兌調整	-	2,428	2,428
At 31 December 2025	於二零二五年十二月 三十一日	-	77,647	77,647
NET CARRYING VALUE	賬面淨值			
At 31 December 2025	於二零二五年十二月 三十一日	4,130	9,784	13,914
At 31 December 2024	於二零二四年十二月 三十一日	4,155	26,846	31,001

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19. INTANGIBLE ASSETS (Continued)

Notes:

- (a) The vehicle licence plates were issued by the relevant authorities in the PRC and Hong Kong with no expiration date.

As a result, the vehicle licence plates are considered by the management of the Group as having indefinite useful lives. These vehicle licence plates will not be amortised until their useful lives are determined to be finite and they are carried at cost less any subsequent impairment losses, if any. Instead, they will be tested for impairment annually, or more frequently if events or changes in circumstances indicate that they might be impaired. At the end of each reporting period, the management evaluates whether the carrying amount of the vehicle licence plates were recoverable through observations of selling prices in the resale market and indicate that the fair values of these licence plates, which exceeded their carrying amount. No impairment loss was recognised for the years ended 31 December 2025 and 2024.

- (b) Customer relationship was arising from the acquisition of Guangzhou Rongzhi during the year ended 31 December 2021. It was valued as of the date of the acquisition by an independent qualified valuer on the basis of the excess earnings method under the income approach, whereby the asset is valued after deducting a fair return on all other assets that are part of creating the related cash flows. The management of the Group considered the customer relationship has finite useful life and is amortised on a straight-line basis over 35 years.

Due to the continuous change of tenants during the year ended 31 December 2025 and 2024, the management reviewed the recoverable amount of the intangible assets arising from customer relationship with reference to the valuation carried out by Messrs. International Valuation Limited (2024: Messrs. International Valuation Limited), an independent qualified professional valuer not connected to the Group, who has extensive experience in fair value assessment of intangible assets in the PRC.

As at 31 December 2025 and 2024, the recoverable amount of the customer relationship was determined based on its fair value using the income approach – excess earnings method. This approach isolates the cash flows generated specifically by the customer relationships, after deducting the routine earnings attributable to other assets (e.g., working capital, fixed assets). The valuation was based on cash flow projections from management-approved budgets with a pre-tax discount rate of 19% (2024: 18%), reflecting the asset's risk profile.

For the year ended 31 December 2025, an impairment loss of HK\$14,633,000 (2024: HK\$11,334,000) was recognised for customer relationship.

19. 無形資產(續)

附註：

- (a) 汽車號牌由中國及香港相關監管部門頒發，並無屆滿日期。

因此，本集團管理層認為車輛號牌具有無限期使用年期。該等車輛號牌將不會被攤銷，直至彼等之使用年期被釐定為為有限期及彼等按成本減任何其後減值虧損(如有)入賬。反而，倘有事件或變動顯示彼等可能出現減值，則彼等將每年(或更頻繁)接受減值測試。於各報告期末，管理層透過觀察轉售市場的售價評估車輛號牌的賬面值是否可收回，並顯示該等車輛號牌的公允值是否已超過其賬面值。於截至二零二五年及二零二四年十二月三十一日止年度，並無確認任何減值虧損。

- (b) 於截至二零二一年十二月三十一日止年度，客戶關係乃因收購廣州融智而建立。其獲獨立合資格估值師根據收入法下的超額盈利法於收購事項日期進行估值，有關資產的估值已扣除所有其他組成相關現金流的資產的合理回報。本集團管理層認為客戶關係具有有限使用年期，並於35年內按直線法攤銷。

由於截至二零二五年及二零二四年十二月三十一日止年度租戶持續有變動，管理層參考與本集團概無關聯且在中國為無形資產進行公允價值評估方面擁有豐富經驗之獨立合資格專業估值師國際評估有限公司(二零二四年：國際評估有限公司)的估值，審閱由客戶關係產生的無形資產的可收回金額。

於二零二五年及二零二四年十二月三十一日，客戶關係的可收回金額採用收益法—超額收益法基於其公允價值決定。此方法在扣除其他資產(例如營運資金、固定資產)應佔常規收益後，分離出由客戶關係專門產生的現金流量。估值乃基於管理層批准的預算中的現金流量預測，稅前貼現率為19%(二零二四年：18%)，反映了資產的風險狀況。

截至二零二五年十二月三十一日止年度，就客戶關係確認減值虧損14,633,000港元(二零二四年：11,334,000港元)。

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綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

20. MINING RIGHTS

20. 採礦權

HK\$'000
千港元

COST

At 1 January 2024, 31 December 2024,
1 January 2025 and 31 December 2025

成本

於二零二四年一月一日、二零二四年十二月
三十一日、二零二五年一月一日及二零
二五年十二月三十一日

1,003,034

IMPAIRMENT

At 1 January 2024
Impairment losses recognised

減值

於二零二四年一月一日
已確認減值虧損

992,024
11,010

At 31 December 2024, 1 January 2025 and
31 December 2025

於二零二四年十二月三十一日、二零二五年
一月一日及二零二五年十二月三十一日

1,003,034

CARRYING VALUES

At 31 December 2025

賬面值

於二零二五年十二月三十一日

—

At 31 December 2024

於二零二四年十二月三十一日

—

The mining rights represent four of the rights to conduct mining activities in the location of Ulaan Uul, Nogoonuur Soum of Bayan-Ulgii Aimag (“Ulaan Uul”), Tsunkheg, Nogoonuur Soum of Bayan-Ulgii Aimag (“Tsunkheg”) and Khovd Gol, Tsengel Soum of Bayan-Ulgii Aimag (“Khovd Gol”) in Mongolia. The mining right in Tsunkheg and the two mining rights in Ulaan Uul have remaining legal lives of 6 years (2024: 7 years) to 10 years (2024: 11 years), expiring in July 2031, March 2033 and December 2035, respectively. The mining right in Khovd Gol has a remaining legal life of 11 years (2024: 12 years), expiring in July 2036.

The mining licences are issued by Mineral Resources and Petroleum Authority of Mongolia (the “Mongolia Mineral Authority”) and may be extended for two successive additional periods of 20 years each. The directors of the Company are of the opinion that the application for extension is procedural and the Group should be able to renew its mining licences at minimal charges until all the proven and probable minerals have been mined. No active mining operation of the Group had been taken place yet during the years ended 31 December 2025 and 2024.

採礦權指可於蒙古巴彥烏列蓋省瑙貢諾爾市烏蘭烏拉(「烏蘭烏拉」)及蒼希格(「蒼希格」)及巴彥烏列蓋省臣格勒市科布多河(「科布多河」)進行採礦活動之四個權利。於蒼希格之採礦權及於烏蘭烏拉之兩個採礦權剩餘法定年期為6年(二零二四年：7年)至10年(二零二四年：11年)，分別於二零三一年七月、二零三三年三月及二零三五年十二月屆滿。於科布多河之採礦權剩餘法定年期為11年(二零二四年：12年)，於二零三六年七月屆滿。

礦產開採執照乃由蒙古礦產資源及石油管理局(「蒙古礦務局」)發出，可連續續期兩次，每次20年。本公司董事認為，申請續期僅須完成相關程序，故本集團應可續期礦產開採執照而無需重大成本，直至所有探明及估計之礦藏已獲開採為止。於截至二零二五年及二零二四年十二月三十一日止年度內，本集團尚未進行活躍採礦業務。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

20. MINING RIGHTS (Continued)

Mining rights are included in the mining and exploration of natural resources segment which is a CGU, representing the Group's subsidiaries – Kainarwolfram LLC and Ikh Uuliin Erdenes LLC that hold mining rights for the purpose of impairment testing.

As at 31 December 2025, the recoverable amount of the mining rights is nil (2024: nil) as in the opinion of the directors of the Company, the value in use is not achievable due to the vast capital outlay required and the fair value less cost of disposal cannot be reliably measured due to insufficient market comparable information available for directors' assessment. During the year ended 31 December 2024, an impairment loss of HK\$11,010,000 was recognised to fully write down the carrying amounts of the mining rights.

In 2025, the Group entered into a sale and purchase agreement with Fortune Grace Business Limited to dispose of its entire 100% equity interest in Tectron Pacific Limited and its subsidiaries ("Tectron Pacific Group"), which collectively hold mining licenses in Mongolia for a consideration of HK\$6,000,000. At 31 December 2025, the gross carrying amounts of mining rights held by Tectron Pacific Group was approximately HK\$1,003,034,000.

In late 2025, the parties executed an amendment to the agreement to extend the fulfilment of the considerations to 31 December 2026, or such later date as may be mutually agreed in writing. As at the date of issuance of these consolidated financial statements, the disposal transaction is not yet completed.

20. 採礦權(續)

採礦權計入採礦及勘察天然資源分部並為一項現金產生單位，指本集團之附屬公司 – Kainarwolfram LLC 及 Ikh Uuliin Erdenes LLC 就減值測試目的而持有之採礦權。

於二零二五年十二月三十一日，採礦權的可收回金額為零(二零二四年：零)，乃由於本公司董事認為，由於所需的資本支出巨大，無法實現使用價值，且由於缺乏可供董事作評估用的市場可資比較資料，無法可靠地計量公允值減出售成本。截至二零二四年十二月三十一日止年度確認減值虧損11,010,000港元，以全數撇減採礦權的賬面值。

於二零二五年，本集團與 Fortune Grace Business Limited 訂立買賣協議，以出售其於 Tectron Pacific Limited 及其附屬公司(「Tectron Pacific 集團」)之全部100%股權，該等公司共同持有蒙古之採礦許可證，代價為6,000,000港元。於二零二五年十二月三十一日，Tectron Pacific 集團所持有的採礦權賬面總值約為1,003,034,000港元。

於二零二五年底，各方簽署協議修訂，將履行代價的期限延長至二零二六年十二月三十一日或雙方可能書面協定的較後日期。截至此等綜合財務報表刊發之日，該項出售交易尚未完成。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

21. RIGHT-OF-USE ASSETS

21. 使用權資產

		Leased properties	
		租賃物業	
		HK\$'000	
		千港元	
Carrying amount			
As at 31 December 2024	賬面值 於二零二四年十二月三十一日	2,547	
As at 31 December 2025	於二零二五年十二月三十一日	1,608	
Depreciation charge			
For the year ended 31 December 2024	折舊費用 截至二零二四年十二月三十一日止年度	3,057	
For the year ended 31 December 2025	截至二零二五年十二月三十一日止年度	1,041	
		2025	2024
		二零二五年	二零二四年
		HK\$'000	HK\$'000
		千港元	千港元
Expense relating to short-term leases	有關短期租賃之開支	350	249
Total cash outflow for leases	租賃現金流出總額	1,112	3,881
Additions to right-of-use assets	添置使用權資產	292	3,661

For both years, the Group leases offices premises for its operation. Lease contracts are entered into for fixed term of 1 year to 3.5 years with fixed payment for both years. The Group does not have the option to purchase the leased properties for a nominal amount at the end of the relevant lease terms or any extension/termination options which are solely at the Group's discretion. Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. In determining the lease term and assessing the length of the non-cancellable period, the Group applies the definition of a contract and determines the period for which the contract is enforceable.

於兩個年度內，本集團就其營運租賃辦公室物業。於兩個年度內，租賃合約乃按固定租期介乎1年至3.5年並具固定還款訂立。本集團無權於相關租賃條款期滿後以名義金額購買租賃物業，或僅由本集團自行決定的任何延期／終止選擇權。租賃條款乃按個別基準磋商並包含各類不同條款及條件。釐定租賃期並評估不可撤銷期間的時長時，本集團採用合約的定義並釐定合約可強制執行的期限。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

21. RIGHT-OF-USE ASSETS (Continued)

The Group regularly entered into short-term leases for Car parks. As at 31 December 2025 and 2024, the portfolio of short-term leases are similar to the portfolio of short-term leases to which the short-term lease expense disclosed above.

Details of the lease maturity analysis of lease liabilities are set out in notes 32 and 39(b).

22. INVENTORIES

Inventories represent finished goods held for resale.

23. ACCOUNTS RECEIVABLE

The Group allows a credit period of 0 to 90 days (2024: 0 to 90 days) to its customers depending on the type of products sold.

The following is an ageing analysis of accounts receivable, net of allowance for credit losses, presented based on the invoice dates which approximated to the respective revenue recognition dates:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Within 30 days – 90 days	30日至90日內	357	377
Over 90 days	90日以上	4,583	5,148
		4,940	5,525

21. 使用權資產(續)

本集團定期訂立停車場短期租賃。於二零二五年及二零二四年十二月三十一日，短期租賃投資組合與上述披露的短期租賃開支所對應的短期租賃投資組合類似。

有關該等租賃負債之租賃到期日分析詳情載於附註32及39(b)。

22. 存貨

存貨指持作轉售之製成品。

23. 應收賬款

本集團按所售產品類型授予其客戶0至90天(二零二四年：0至90天)之信貸期。

以下為按發票日期(與各自收入確認日期相若)呈列的應收賬款(扣除信貸虧損撥備)賬齡分析：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Within 30 days – 90 days	30日至90日內	357	377
Over 90 days	90日以上	4,583	5,148
		4,940	5,525

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

24. OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

24. 其他應收款項、按金及預付款項

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Prepayment for utilities	公共設施費用預付款項	15,994	10,960
Deposits	按金	2,016	2,853
Other receivables (note a)	其他應收款項(附註a)	17,925	19,670
Less: allowance for credit loss of other receivables and deposits	減：其他應收款項及按金信貸虧損撥備	(15,787)	(18,001)
Loan receivable (note b)	應收貸款(附註b)	–	11,175
Less: allowance for credit loss of loan receivable	減：應收貸款信貸虧損撥備	–	(384)
		20,148	26,273
<i>Analysed for reporting purposes as:</i>	<i>就呈報目的所作的分析：</i>		
Non-current assets	非流動資產	301	363
Current assets	流動資產	19,847	25,910
		20,148	26,273

Notes:

- (a) The other receivables represents the refundable deposits or security deposits paid to the independent third party suppliers.
- (b) As at 31 December 2024, the loan receivable was due from an independent third party, was unsecured with interest rate of 6% per annum and settled on 19 March 2025.

Details of impairment assessment of other receivables and deposits are set out in note 39(b).

附註：

- (a) 其他應收款項指已支付獨立第三方供應商的可退還按金或抵押按金。
- (b) 於二零二四年十二月三十一日，應收貸款乃一名獨立第三方結欠，為無抵押，按年利率6%計息，並已於二零二五年三月十九日清償。

有關其他應收款項及按金之減值評估詳情載於附註39(b)。

25. OTHER NON-CURRENT ASSETS

25. 其他非流動資產

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Club debenture held in Hong Kong	於香港持有的會籍債券	6,000	6,000

Club debenture with indefinite useful life are stated at cost less any subsequent accumulated impairment losses.

具有無限使用年期的會籍債券以成本減任何後續累計減值虧損列示。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

26. RESTRICTED BANK DEPOSITS

The bank deposits are restricted by the court due to the claims in relation to pledged of investment properties for the bank borrowings of two companies related to Mr. Dai as disclosed in note 33. The balance are used for the loan payment after paying the operating expense of the shopping mall.

27. BANK BALANCES AND CASH

The bank balances carry interest at prevailing market rates per annum.

As at 31 December 2025, bank balances and cash of the Group denominated in Renminbi (“RMB”) amounted to approximately HK\$27,707,000 (2024: HK\$336,642,000). Conversion of RMB into foreign currencies is subject to the PRC’s Foreign Exchange Control Regulations.

For the years ended 31 December 2025 and 2024, the Group performed impairment assessment on bank balances and concluded that the probability of defaults of the counterparty banks are insignificant and accordingly, no allowance for credit losses is provided.

28. ACCOUNTS PAYABLE

An ageing analysis of accounts payable presented based on the delivery date at the end of the reporting period is as follows:

0–30 days	0至30日
31–90 days	31至90日

The credit period granted by the suppliers was 90 days (2024: 90 days) for the year ended 31 December 2025.

26. 受限制銀行存款

銀行存款被法院限制，原因為附註33所披露與戴先生有關的兩家公司就銀行借貸抵押投資物業提出索賠。結餘於支付購物商場的營運開支後用作償還貸款。

27. 銀行結餘及現金

銀行結餘按現行市場年利率計息。

於二零二五年十二月三十一日，本集團以人民幣（「人民幣」）計值之銀行結餘及現金約為27,707,000港元（二零二四年：336,642,000港元）。人民幣兌換外幣須遵守中國外匯管理條例。

截至二零二五年及二零二四年十二月三十一日止年度，本集團對銀行結餘進行減值評估並認為對手方銀行違約的可能性甚微，故此，並無就信貸虧損作出撥備。

28. 應付賬款

根據於報告期末交付日期呈列的應付賬款的賬齡分析如下：

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
0–30 days	–	1,289
31–90 days	–	6,430
	–	7,719

截至二零二五年十二月三十一日止年度，供應商授予的信貸期為90天（二零二四年：90天）。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

29. ACCRUED LIABILITIES AND OTHER PAYABLES

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Construction payable	應付建築費用	64,111	62,073
Accrued expenses and other payables (note a)	應計開支及其他應付款項(附註a)	32,712	14,345
Interest payables (note b)	應付利息(附註b)	719,835	536,797
Receipt in advance for rental and management income	預收租金及管理收入	50,327	52,252
Deposit received from tenants	從租戶收取按金	78,211	76,781
Accrual for refurbishment works (note 45)	翻新工程應計款(附註45)	-	26,580
Other tax payables	其他應付稅項	2,146	1,819
		947,342	770,647

Notes:

- (a) The amount represents the payables for salaries and other liabilities to independent third parties, covering all operating expenses across all segments of the businesses.
- (b) As at 31 December 2025, all interest payables are overdue (2024: same).

附註：

- (a) 該金額指就薪金及其他負債應付一名獨立第三方之款項，當中包括業務所有部分的所有營運開支。
- (b) 於二零二五年十二月三十一日，所有應付利息均已逾期(二零二四年：相同)。

30. BORROWINGS

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Unsecured fixed-rate bank borrowing (note i)	無抵押定息銀行借貸(附註i)	-	5,316
Secured fixed-rate bank borrowing (note ii)	有抵押定息銀行借貸(附註ii)	1,495,438	1,430,004
		1,495,438	1,435,320

Notes:

- (i) As at 31 December 2024, the unsecured fixed-rate bank borrowing amounting to approximately HK\$5,316,000 which is unguaranteed, carried at fixed interest rate of 3.85% and is repayable within one year.

附註：

- (i) 於二零二四年十二月三十一日，無抵押定息銀行借貸約為5,316,000港元，其為無擔保、按固定利率3.85%計息並須於一年內償還。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

30. BORROWINGS (Continued)

Notes: (Continued)

- (ii) As at 31 December 2025 and 2024, the secured fixed-rate bank borrowing from Bank of Jinzhou which is guaranteed by Mr. Dai, carried fixed interest rate of 7%.

This secured fixed-rate bank borrowing was secured by the investment properties and 100% equity interest of Guangzhou Rongzhi, an indirect subsidiary of the Group established in the PRC as at 31 December 2025 and 2024.

At 31 December 2025, the Group's investment properties with carrying amount of approximately HK\$523,681,000 (2024: HK\$540,531,000) were pledged as security for this secured fixed-rate bank borrowing.

This secured fixed-rate bank borrowing was expired in January 2021 and had not yet been successfully renewed nor extended as at 31 December 2025 and 2024. Accordingly, it became overdue, repayable on demand, and was shown under current liabilities. It has not yet been renewed, extended nor repaid up to the date these consolidated financial statements are authorised to issue.

31. DEFERRED TAX LIABILITIES

For the purpose of presentation in the consolidated statement of financial position, certain deferred tax assets and liabilities have been offset. The following is the analysis of deferred tax balances for financial reporting purposes.

Deferred tax liabilities 遞延稅項負債

30. 借貸(續)

附註：(續)

- (ii) 於二零二五年及二零二四年十二月三十一日，來自錦州銀行的有抵押定息銀行借貸獲戴先生提供擔保、按固定利率7%。

於二零二五年及二零二四年十二月三十一日，有抵押定息銀行借貸由投資物業及本集團一間在中國成立之間接附屬公司廣州融智100%股本權益作抵押。

於二零二五年十二月三十一日，本集團賬面值約523,681,000港元(二零二四年：540,531,000港元)的投資物業已抵押作為有抵押定息銀行借貸的抵押。

有抵押定息銀行借貸已於二零二一年一月屆滿，且於二零二五年及二零二四年十二月三十一日尚未成功重續或延長。因此，銀行借貸已逾期及須按要求償還，並已列示於流動負債項下。直至本綜合財務報表獲授權刊發日期，銀行借貸尚未重續、延長或償還。

31. 遞延稅項負債

就於綜合財務狀況表內呈報目的而言，若干遞延稅項資產及負債已抵銷。以下為就財務報告目的而作出的遞延稅項餘額分析：

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Deferred tax liabilities 遞延稅項負債	68,815	81,745

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

31. DEFERRED TAX LIABILITIES (Continued)

The following are the major deferred tax liabilities recognised and movements thereon during years ended 31 December 2025 and 2024:

		Change in fair value of investment properties 投資物業 公允價值變動 HK\$'000 千港元	Temporary difference on intangible asset of customer relationships 客戶關係 無形資產 暫時差額 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 January 2024	於二零二四年一月一日	161,234	10,510	171,744
Credited to profit or loss (Note 13)	計入損益(附註13)	(86,230)	(3,452)	(89,682)
Exchange realignment	匯兌調整	23	(354)	(317)
At 31 December 2024 and 1 January 2025	於二零二四年十二月 三十一日及二零二五年 一月一日	75,027	6,718	81,745
Credited to profit or loss (Note 13)	計入損益(附註13)	(14,208)	(4,276)	(18,484)
Exchange realignment	匯兌調整	5,550	4	5,554
At 31 December 2025	於二零二五年十二月 三十一日	66,369	2,446	68,815

At 31 December 2025, the Group has unused tax losses of approximately HK\$590,686,000 (2024: HK\$947,056,000) available for offset against future profits.

At 31 December 2025, unused tax losses of approximately of HK\$90,320,000 (2024: HK\$611,685,000) arising in the PRC will expire in one to five year and approximately HK\$500,366,000 (2024: HK\$335,371,000) arising in other locations do not have the expiry date.

The directors of the Company perform periodic assessment on the probability that future taxable profits will be available which the deferred tax assets can be realised or utilised. In assessing the probability, both positive and negative evidences were considered, including whether it is probable that the operations will have sufficient future taxable profits which the deferred tax assets can be deductible or utilised and whether the tax losses result from identifiable causes which are unlikely to recur.

31. 遞延稅項負債(續)

於截至二零二五年及二零二四年十二月三十一日止年度內已確認之主要遞延稅項負債及其變動詳情如下：

		Change in fair value of investment properties 投資物業 公允價值變動 HK\$'000 千港元	Temporary difference on intangible asset of customer relationships 客戶關係 無形資產 暫時差額 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 January 2024	於二零二四年一月一日	161,234	10,510	171,744
Credited to profit or loss (Note 13)	計入損益(附註13)	(86,230)	(3,452)	(89,682)
Exchange realignment	匯兌調整	23	(354)	(317)
At 31 December 2024 and 1 January 2025	於二零二四年十二月 三十一日及二零二五年 一月一日	75,027	6,718	81,745
Credited to profit or loss (Note 13)	計入損益(附註13)	(14,208)	(4,276)	(18,484)
Exchange realignment	匯兌調整	5,550	4	5,554
At 31 December 2025	於二零二五年十二月 三十一日	66,369	2,446	68,815

於二零二五年十二月三十一日，本集團之未動用稅項虧損約590,686,000港元(二零二四年：947,056,000港元)可用以抵銷未來溢利。

於二零二五年十二月三十一日，於中國產生約90,320,000港元(二零二四年：611,685,000港元)的未動用稅項虧損將於一至五年內屆滿，而於其他地方產生的約500,366,000港元(二零二四年：335,371,000港元)並無屆滿日期。

本公司董事定期評估可變現或動用遞延稅項資產的未來應課稅溢利的可能性。在評估可能性時，正面及負面證據均已考慮，包括該業務是否可能有足夠的可抵扣或動用遞延所得稅資產的未來應課稅溢利，以及稅項虧損是否由可識別的原因引起，而這些原因不太可能再次發生。

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31. DEFERRED TAX LIABILITIES (Continued)

During the year ended 31 December 2025, no deferred tax asset for tax losses was charged to profit or loss. Accordingly, no deferred tax asset has been recognised in respect of tax losses due to the unpredictability of future profit streams during the year ended 31 December 2025.

At the end of the reporting period, the Group has deductible temporary differences arising from impairment loss of mining rights of approximately HK\$34,603,000 (2024: HK\$34,603,000). No deferred tax asset has been recognised in relation to such deductible temporary difference as it is not probable that taxable profit will be available against which the deductible temporary differences can be utilised in foreseeable future.

Under the EIT Law of the PRC, withholding tax is imposed on dividends declared in respect of profits earned by the Group's subsidiaries in the PRC from 1 January 2008 onwards. For the year ended 31 December 2025, deferred taxation has not been provided for in the consolidated financial statements in respect of temporary differences attributable to the retained profits earned by the subsidiaries in the PRC amounting to approximately HK\$356,140,000 (2024: HK\$343,088,000) as the Group is able to control the timing of the reversal of the temporary differences and it is probable that the temporary differences will not reverse in the foreseeable future.

31. 遞延稅項負債(續)

截至二零二五年十二月三十一日止年度，並無稅項虧損的遞延稅項資產計入損益。因此，截至二零二五年十二月三十一日止年度，由於未來溢利流的不可預測性，並未就稅項虧損確認遞延稅項資產。

於報告期末，本集團因採礦權減值虧損產生可扣稅暫時性差額約34,603,000港元(二零二四年：34,603,000港元)。並無就該等可扣稅暫時性差額確認遞延稅項資產，原因為在可預見的未來不太可能有可動用可扣稅暫時性差額的應課稅溢利。

根據中國企業所得稅法，自二零零八年一月一日起，就本集團之中國附屬公司賺取之溢利宣派之股息徵收預提稅。截至二零二五年十二月三十一日止年度，並未於綜合財務報表內就中國附屬公司賺取之保留溢利約356,140,000港元(二零二四年：343,088,000港元)應佔暫時性差額計提遞延稅項撥備，原因為本集團能夠控制暫時性差額之撥回時間且該暫時性差額在可預見將來將不可能撥回。

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32. LEASE LIABILITIES

32. 租賃負債

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Lease liabilities payable:	應付租賃負債：		
Within one year	一年內	1,008	1,108
Within a period of more than one year but not exceeding two years	期限超過一年但不超過兩年	766	842
Within a period of more than two years but not exceeding five years	期限超過兩年但不超過五年	-	669
		1,774	2,619
Less: Amount due for settlement within 12 months shown under current liabilities	減：流動負債項下所示須於十二個 月內結清之到期款項	(1,008)	(1,108)
Amount due for settlement after 12 months shown under non-current liabilities	非流動負債項下所示須於十二個月 之後結清之到期款項	766	1,511
Notes:	附註：		
(a) The weighted average incremental interest rate applied to lease liabilities ranged from 5.4% to 5.9% (2024: ranged from 2.9% to 7.5%).	(a) 租賃負債應用的加權平均增量利率介乎5.4%至5.9%(二零二四年：介乎2.9%至7.5%)。		
(b) No lease liability is denominated in currencies other than the functional currencies of relevant group entities.	(b) 概無租賃負債以相關集團實體的功能貨幣以外的貨幣計值。		

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

33. FINANCIAL GUARANTEE CONTRACTS

During the period from November 2018 to July 2019, Guangzhou Rongzhi Public Facilities Investment Co., Ltd. (“Guangzhou Rongzhi”) and Jinzhou Jiachi Public Facilities Management Co., Ltd. (“Jinzhou Jiachi”), entered into various financial guarantee contracts with Shengjing Bank Co., Ltd. (“Shengjing Bank”) and Bank of Jinzhou Co., Limited (“Jinzhou Bank”) respectively. These guarantees were provided in respect of bank borrowings obtained by seven companies controlled by Mr. Dai Yongge (“Mr. Dai”). At the time the financial guarantee contracts were entered into, Guangzhou Rongzhi and Jinzhou Jiachi were not subsidiaries of the Company but were companies indirectly controlled by Mr. Dai.

In April 2021, the Group acquired the entire equity interests in Guangzhou Rongzhi and Jinzhou Jiachi through the acquisitions of Superb Power Enterprises Limited and Sky Build Limited respectively.

The Group became aware of these financial guarantee contracts upon receipt of notices from PRC courts regarding legal claims since 2023. In April and May 2024, the relevant PRC courts ruled that Guangzhou Rongzhi and Jinzhou Jiachi were jointly liable for the guaranteed loans along with the other guarantors.

(i) Shengjing Bank Guarantee

On 21 January 2025, Guangzhou Rongzhi entered into a protocol agreement with the five borrowers of the defaulted loans held with Shengjing Bank. All such borrowers are affiliates of Renhe Investment Holding Co., Ltd. (“Renhe Investment”) and Mr. Dai was the ultimate controlling shareholder. The aggregate outstanding loan principals owed by these Five Borrowers at the date of entering the agreement to Shengjing Bank totalled RMB569,900,000, for which Guangzhou Rongzhi had provided guarantees under five separate Shengjing Bank loan guarantee contracts.

Pursuant to this protocol agreement, following the common verdict among the five borrowers, Guangzhou Rongzhi agreed to assume and repay to Shengjing Bank the outstanding debt principal obligations of Shenyang Ruifan Public Facilities Management Co., Ltd. in the amount of RMB100,500,000 and Shenyang Shenghe Public Facilities Management Co., Ltd. in the amount of RMB135,700,000, resulting in a total assumed and repayable debt principal of RMB236,200,000.

33. 財務擔保合約

二零一八年十一月至二零一九年七月期間，廣州融智公共設施投資有限公司（「廣州融智」）及錦州嘉馳公共設施管理有限公司（「錦州嘉馳」）分別與盛京銀行股份有限公司（「盛京銀行」）及錦州銀行股份有限公司（「錦州銀行」）訂立多份財務擔保合約。該等擔保乃就七間由戴永革先生（「戴先生」）控制的公司的銀行借貸而作出。於訂立該等財務擔保合約之時，廣州融智及錦州嘉馳並非本公司附屬公司，但屬於由戴先生間接控制的公司。

於二零二一年四月，本集團透過收購Superb Power Enterprises Limited及Sky Build Limited，以收購廣州融智及錦州嘉馳全部股權。

本集團自二零二三年起收到中國法院關於法律索賠的通知時方知悉該等財務擔保合約。於二零二四年四月及五月，相關中國法院對作出裁決，表示廣州融智及錦州嘉馳與其他擔保人須共同對由擔保貸款負責。

(i) 盛京銀行擔保

於二零二五年一月二十一日，廣州融智與盛京銀行內所持有的五項違約貸款的五名借款人簽訂協定書。該等借款人全部為人和投資控股有限公司（「人和投資」）的聯屬人士，而戴先生為最終控股股東。於訂立協議日期，此五名借款人欠盛京銀行的未償還貸款本金總額為人民幣569,900,000元，廣州融智已根據五份獨立的盛京銀行貸款擔保合同為其提供擔保。

根據此協定書，在五名借款人達成共同決議後，廣州融智同意承擔並向盛京銀行償還瀋陽睿凡公共設施有限公司未償還債務本金人民幣100,500,000元及瀋陽盛和公共設施有限公司未償還債務本金人民幣135,700,000元，導致承擔及應償還的債務本金總額達人民幣236,200,000元。

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33. FINANCIAL GUARANTEE CONTRACTS

(Continued)

(i) Shengjing Bank Guarantee (Continued)

The Group initiated payment by electronic bank transfer of HK\$262,619,000 (equivalent to approximately RMB236,200,000) (the "Payment") in response to enforcement notices and/or judgment orders granted by the PRC courts in respect of the guarantee liabilities of Guangzhou Rongzhi with respect to the loans of Shenyang Ruifan Public Facilities Management Co., Ltd. and Shenyang Shenghe Public Facilities Management Co., Ltd. as disclosed in the Company's announcement dated 27 January 2025. The Payment was made taking into account (i) chaser letters issued by Shengjing Bank to Guangzhou Rongzhi on fulfilment of its guarantee obligations; (ii) advice from PRC counsel regarding potential risks, including enforcement actions such as freezing orders on the operating rights of shopping malls owned by Guangzhou Rongzhi, if it failed to comply with the chaser letters, enforcement notices and/or judgment orders in time; and (iii) a consensus with the Five Borrowers that Guangzhou Rongzhi would be relieved of any remaining debt responsibilities after the Payment.

Upon the Payment by Guangzhou Rongzhi, (i) the corresponding debts of these two borrowers to Shengjing Bank were discharged; (ii) Guangzhou Rongzhi acquired subrogation rights to recover the repaid amounts from these two borrowers, including any related interest, overdue interest, compound interest, and liquidated damages; and (iii) Guangzhou Rongzhi was released from its guarantee liabilities in respect of these repaid amounts. The remaining outstanding principal of RMB333,700,000 is to be assumed and repaid by the other borrowers through further consultations among the relevant parties. The overall release of Guangzhou Rongzhi from its remaining guarantee liabilities under the original guarantee contracts is to be executed in accordance with the relevant provisions of the Debt Restructuring Framework Agreement entered into between Renhe Investment and Shengjing Bank.

33. 財務擔保合約(續)

(i) 盛京銀行擔保(續)

誠如本公司日期為二零二五年一月二十七日的公告所披露，為回應由中國法院對廣州融智就瀋陽睿凡公共設施有限公司和瀋陽盛和公共設施有限公司貸款所承擔的擔保責任下達的強制通知書及／或判決通知書，本集團已以電子轉賬方式合共付款262,619,000港元(相等於約人民幣236,200,000元)(「付款」)。本集團進行付款，是考慮到(i)盛京銀行已經向廣州融智發出催收函，要求履行其擔保義務；(ii)中國律師的意見指出，本公司如不及時遵行催收函、執行通知書及／或判決通知書，有可能承擔潛在風險(包括潛在的執行行動，例如廣州融智自有購物商場的經營權被頒佈凍結令)；及(iii)與五位借款人達成的共識，協定在付款進行後，廣州融智可獲免除其餘的債務責任。

在廣州融智付款後，(i)該兩名借款人对盛京銀行的相應債務已獲解除；(ii)廣州融智取得代位求償權，可向該兩名借款人追討已償還款項，包括任何相關利息、逾期利息、複利及違約金；及(iii)廣州融智獲解除就該等已償還款項的擔保責任。剩餘未償還本金人民幣333,700,000元將由其他借款人透過相關方進一步協商承擔及償還。廣州融智根據原擔保合同所承擔之剩餘擔保責任之全面解除，將依照人和投資與盛京銀行簽訂之債務重組框架協議相關條款執行。

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33. FINANCIAL GUARANTEE CONTRACTS

(Continued)

(i) Shengjing Bank Guarantee (Continued)

Additionally, Renhe Investment and its actual controller, Mr. Dai, entered into the aforementioned Debt Restructuring Framework Agreement with Shengjing Bank in respect of these debts. Under the terms of this Framework Agreement, upon full repayment of the restructured loans (including the portions assumed by Guangzhou Rongzhi and others) and Renhe Investment's complete performance of its obligations thereunder, Shengjing Bank will, in accordance with the agreement, waive the interest accrued prior to the debt restructuring, overdue interest, compound interest, and liquidated damages, and release the relevant parties (including Guangzhou Rongzhi) from their guarantee liabilities under the original loan guarantee contracts, as confirmed in a notification letter from Shengjing Bank dated 21 January 2025.

On 25 March 2025, a settlement agreement (the "Settlement Agreement") was entered into among the Company, Stone Wealth Limited ("Stone Wealth", being the seller under the acquisition of Guangzhou Rongzhi by the Company, details of which are set out in the circular of the Company dated 26 March 2021) and Mr. Dai Yongge ("Mr. Dai", being the ultimate beneficial owner of Stone Wealth). Pursuant to the Settlement Agreement, Stone Wealth and Mr. Dai have, in consideration of Guangzhou Rongzhi making the Payment and with a view to compensate Guangzhou Rongzhi, undertaken to within 12 months of the date of the Settlement Agreement liaise with the debtor of Guangzhou Rongzhi and conduct necessary action(s) such that the external debt of Guangzhou Rongzhi would be reduced by an amount of at least approximately RMB280.6 million, which is the sum of (i) the Payment; and (ii) the amount of onshore bank deposits of subsidiaries of the Company that have been withdrawn and transferred to accounts maintained by the court in the PRC.

33. 財務擔保合約(續)

(i) 盛京銀行擔保(續)

此外，人和投資及其實際控制人戴先生就上述債務與盛京銀行簽訂了債務重組框架協議。根據該框架協議條款，待重組貸款（包括廣州融智及其他各方承擔部分）全額償付且人和投資完全履行其義務後，盛京銀行將依據協議豁免債務重組前之應計利息、逾期利息、複利及違約金，並解除相關方（包括廣州融智）於原貸款擔保合同下之擔保責任，此乃於盛京銀行日期為二零二五年一月二十一日的通知函件內確認。

於二零二五年三月二十五日，本公司、Stone Wealth Limited（「Stone Wealth」，即本公司收購廣州融智項下的賣方，詳情載於本公司日期為二零二一年三月二十六日的通函）及戴永革先生（「戴先生」，即Stone Wealth的最終實益擁有人）訂立和解協議（「和解協議」）。根據和解協議，Stone Wealth及戴先生已承諾，作為廣州融智作出付款的代價及為補償廣州融智，彼等將於和解協議日期起計12個月內與廣州融智的債務人聯繫並採取必要行動，以使廣州融智的外債減少至少約人民幣280.6百萬元，即(i)付款；及(ii)已提取並轉撥至中國法院存置之賬戶內的本公司附屬公司的境內銀行存款金額之總和。

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33. FINANCIAL GUARANTEE CONTRACTS

(Continued)

(i) Shengjing Bank Guarantee (Continued)

Referring to the announcement on 25 March 2026, the parties entered into a supplemental agreement to extend the deadline for fulfilling such obligations by one year to 25 March 2027, while all other terms remained unchanged.

In case the parties fail to reach any form of agreement, the Company will consider taking actions, including legal actions against any of the Five Borrowers, Mr. Dai and other relevant parties as appropriate. As at the date of this report, the Company has not taken any legal action.

(ii) Jinzhou Bank Guarantee

The Company received notices from Jinzhou Bank and Jinzhou Huayin Asset Management Co., Ltd. ("Jinzhou Huayin") (the "Transferee"), a company with majority shareholding owned by the Jinzhou Municipal Government, informing that all the loans and guarantee liabilities due to Bank of Jinzhou Co., Limited have been transferred to the Transferee at the original terms of the loans and guarantees (the "Transfer") as disclosed in the Company's announcement dated 3 July 2025.

As of 31 December 2025, an aggregate amount of approximately RMB52.5 million (2024: RMB41.4 million) in onshore deposits of Jinzhou Jiachi and Guangzhou Rongzhi have been withdrawn and transferred to accounts maintained by courts in the PRC. As at 31 December 2025, neither Jinzhou Jiachi nor Guangzhou Rongzhi had received other PRC court notices and/or documents relating to such withdrawals and transfers. Jinzhou Jiachi, Guangzhou Rongzhi, and their PRC legal advisors are in the process of gathering information and ascertaining the reasons for such withdrawals and transfers.

As at the date of this report, the Company will consider take actions including legal actions against any of Mr. Dai and any of other Borrowers.

33. 財務擔保合約(續)

(i) 盛京銀行擔保(續)

謹提述於二零二六年三月二十五日的公告，各方已簽訂補充協議，將履行該等義務的期限延長一年至二零二七年三月二十五日，而所有其他條款則維持不變。

倘各方未能達成任何形式的協議，本公司將考慮採取行動，包括在適當情況下對五名借款人、戴先生及其他相關方採取法律行動。截至本報告日期，本公司尚未採取任何法律行動。

(ii) 錦州銀行擔保

誠如本公司日期為二零二五年七月三日的公告所披露，本公司接獲錦州銀行及錦州市華銀資產經營有限公司(「錦州市華銀」)(「承讓方」)(一家由錦州市政府為大股東之公司)的通知，稱結欠錦州銀行股份有限公司的全部貸款及擔保責任已按原貸款及擔保條款轉讓至承讓方(「轉讓」)。

於二零二五年十二月三十一日，錦州嘉馳及廣州融智合共約人民幣52.5百萬元(二零二四年：人民幣41.4百萬元)的境內存款已被提取及轉移至中國法院存置的賬戶。於二零二五年十二月三十一日，錦州嘉馳及廣州融智均未收到與有關提取及轉移的其他中國法院通知及／或文件。錦州嘉馳、廣州融智及其中國法律顧問現正收集有關提取及轉移的資料並確定原因。

於本報告日期，本公司將考慮對戴先生及任何其他借款人採取行動，包括法律行動。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

33. FINANCIAL GUARANTEE CONTRACTS

(Continued)

As at 31 December 2025, the principal guaranteed by Guangzhou Rongzhi and Jinzhou Jiachi amounted to RMB333,700,000 (2024: RMB569,900,000) and RMB3,240,000,000 (2024: RMB3,240,000,000). The aggregate of principal, interests, and default interests of approximately RMB612,674,000 (2024: RMB980,697,000) and approximately RMB5,272,760,000 (2024: RMB4,869,494,000) respectively.

As at 31 December 2025, the directors continue to monitor the implementation of the Debt Restructuring Framework Agreement, the completion of the Transfer, and any potential releases from guarantee obligations relating to the Shengjing Bank and Jinzhou Huayin guarantees.

As at 31 December 2025, the Group recognised an allowance for impairment losses on these financial guarantee contracts of RMB952,319,000 (equivalent to approximately HK\$1,058,836,000) (2024: RMB1,116,798,000 (equivalent to approximately HK\$1,187,380,000)). This allowance was determined based on the valuation report prepared by International Valuation Limited, an independent qualified professional valuer not connected with the Group, which was engaged by the Company for the years ended 31 December 2025 and 2024. The impairment assessment takes into account the effects of the 2025 restructuring agreements and the Payment, updated information on the borrowers' creditworthiness, collateral values, recovery prospects (including subrogation rights), and the conditional nature of any future releases from guarantee liabilities.

Details of the impairment assessment methodology and key assumptions for the financial guarantee contracts are set out in note 39(b).

33. 財務擔保合約(續)

於二零二五年十二月三十一日，廣州融智和錦州嘉馳擔保的擔保本金分別為人民幣333,700,000元(二零二四年：人民幣569,900,000元)及人民幣3,240,000,000元(二零二四年：人民幣3,240,000,000元)。本金加利息及違約利息約人民幣612,674,000元(二零二四年：人民幣980,697,000元)及約人民幣5,272,760,000元(二零二四年：人民幣4,869,494,000元)。

於二零二五年十二月三十一日，董事持續監察債務重組框架協議的實施進度、轉讓的完成情況，以及與盛京銀行及錦州市華銀擔保相關的任何潛在擔保義務解除事宜。

於二零二五年十二月三十一日，本集團確認該等財務擔保合約的減值虧損撥備人民幣952,319,000元(相當於約1,058,836,000港元)(二零二四年：人民幣1,116,798,000元(相當於約1,187,380,000港元))。此撥備乃根據與本集團並無關連的獨立合資格專業估值師國際評估有限公司(本公司於截至二零二五年及二零二四年十二月三十一日止年度委聘該公司)編製的估值報告釐定。減值評估考慮了二零二五年重組協議及付款的影響、借款人信用狀況的最新資料、抵押品價值、回收前景(包括代位求償權)，以及未來任何解除擔保責任的條件性性質。

有關財務擔保合約減值評估方法及主要假設的詳情載於附註39(b)。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

33. FINANCIAL GUARANTEE CONTRACTS

(Continued)

The quantitative information of the ECL of Financial Guarantee Contracts are as follows:

33. 財務擔保合約(續)

財務擔保合約預期信貸虧損的定量資料如下：

Pledged Guarantee No. 已質押擔保編號	Name of Creditor 債務人名稱	Principal 本金		Total EAD 總違約風險敞口		LGD 違約損失		PD 違約概率	
		2025	2024	2025	2024	2025	2024	2025	2024
		二零二五年 RMB'000 人民幣千元	二零二四年 RMB'000 人民幣千元	二零二五年 RMB'000 人民幣千元	二零二四年 RMB'000 人民幣千元	二零二五年 % %	二零二四年 % %	二零二五年 % %	二零二四年 % %
1.	Shengjing Bank 盛京銀行	137,100	137,100	251,716	235,924	66.1	66.1	100%	100%
2.	Shengjing Bank 盛京銀行	48,400	48,400	88,863	83,288	66.1	66.1	100%	100%
3.	Shengjing Bank 盛京銀行	-	135,700	-	233,516	-	66.1	100%	100%
4.	Shengjing Bank 盛京銀行	-	100,500	-	172,942	-	66.1	100%	100%
5.	Shengjing Bank 盛京銀行	148,200	148,200	272,096	255,026	66.1	66.1	100%	100%
6.	Shengjing Bank 盛京銀行	1,370,000	1,370,000	2,229,876	2,059,379	66.1	66.1	100%	100%
7.	Shengjing Bank 盛京銀行	1,870,000	1,870,000	3,042,885	2,810,115	66.1	66.1	100%	100%

Notes to the Consolidated Financial Statements
綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

33. FINANCIAL GUARANTEE CONTRACTS

(Continued)

Summary of the financial guarantees outstanding are as follows:

As at 31 December 2025

Name of Bank	銀行名稱	Total guaranteed amount	Provided for ECL
		擔保總額 RMB'000 人民幣千元	就預期信貸 虧損計提撥備 RMB'000 人民幣千元
Shengjing Bank	盛京銀行	333,700	80,995
Jinzhou Huayin	錦州市華銀	3,240,000	871,324
		3,573,700	952,319

As at 31 December 2024

Name of Bank	銀行名稱	Total guaranteed amount	Provided for ECL
		擔保總額 RMB'000 人民幣千元	就預期信貸 虧損計提撥備 RMB'000 人民幣千元
Shengjing Bank	盛京銀行	569,900	312,115
Jinzhou Bank	錦州銀行	3,240,000	804,683
		3,809,900	1,116,798

33. 財務擔保合約(續)

未償還財務擔保概要如下：

於二零二五年十二月三十一日

Name of Bank	銀行名稱	Total guaranteed amount	Provided for ECL
		擔保總額 RMB'000 人民幣千元	就預期信貸 虧損計提撥備 RMB'000 人民幣千元
Shengjing Bank	盛京銀行	569,900	312,115
Jinzhou Bank	錦州銀行	3,240,000	804,683
		3,809,900	1,116,798

於二零二四年十二月三十一日

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

33. FINANCIAL GUARANTEE CONTRACTS

(Continued)

During the course of the preparation of the consolidated financial statements for the year ended 31 December 2025, the directors remeasured the expected payments to reimburse the holder of the guarantees which were not expected to be recoverable from the borrowers and therefore recorded an additional provision of approximately RMB82,778,000 (equivalent to approximately HK\$89,616,000) (2024: approximately RMB303,744,000 (equivalent to approximately HK\$329,289,000)) which was recognised in the profit or loss.

33. 財務擔保合約(續)

在編製截至二零二五年十二月三十一日止年度的綜合財務報表過程中，董事重新計量預期無法向借款人收回的擔保持有人的預期償還款項，因此錄得在損益中確認的額外撥備約人民幣82,778,000元(相當於約89,616,000港元)(二零二四年：約人民幣303,744,000元(相當於約329,289,000港元))。

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
At 1 January	於一月一日	1,187,380	939,688
Add: impairment recognised for the year	加：年內確認的減值	89,616	329,289
Less: repayment	減：還款	(262,619)	(44,674)
Exchange realignment	匯兌調整	44,459	(36,923)
At 31 December	於十二月三十一日	1,058,836	1,187,380

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

34. LONG SERVICE PAYMENT OBLIGATIONS

Pursuant to the Hong Kong Employment Ordinance, Chapter 57, Hong Kong employees that have been employed continuously for at least five years are entitled to LSP under certain circumstances (e.g. dismissal by employers or upon retirement). The amount of LSP payable is determined with reference to the employee's last monthly salary (capped at HK\$22,500) and the years of service, reduced by the amount of any accrued benefits derived from the Group's contributions to MPF, with an overall cap of HK\$390,000 per employee. Currently, the Group does not have any separate funding arrangement in place to meet its LSP obligations.

In June 2022, the Hong Kong SAR Government (the "Government") gazetted the Hong Kong Employment and Retirement Schemes Legislation (Offsetting Arrangement) (Amendment) Ordinance 2022 (the "Amendment Ordinance"), which abolishes the use of the accrued benefits derived from employers' mandatory MPF contributions to offset the LSP. The Amendment Ordinance will take effect on 1 May 2025 (the "Transition Date"). Separately, the Government has indicated that it would launch a subsidy scheme to assist employers after the abolition.

Among other things, once the abolition of the offsetting mechanism takes effect, an employer can no longer use any of the accrued benefits derived from its mandatory MPF contributions (irrespective of the contributions made before, on or after the Transition Date) to reduce the LSP in respect of an employee's service from the Transition Date. However, where an employee's employment commenced before the Transition Date, the employer can continue to use the above accrued benefits to reduce the LSP in respect of the employee's service up to that date. In addition, the LSP in respect of the service before the Transition Date will be calculated based on the employee's monthly salary immediately before the Transition Date and the years of service up to that date.

The benefit payment under LSP remains capped at HK\$390,000 per employee. If an employee's total benefit payment exceeds HK\$390,000, the amount in excess of the cap is deducted from the portion accrued from the Transition Date.

The Group has accounted for the offsetting mechanism and its abolition as disclosed in Note 3.2 to the consolidated financial statements.

34. 長期服務金責任

根據香港法例第57章《僱傭條例》，在香港連續受僱至少五年的僱員，在特定情況下（例如遭僱主解僱或退休時）有權獲得長期服務金。應付的長期服務金金額乃參考僱員的最後一個月薪（上限為22,500港元）及服務年資而釐定，並扣除本集團向強積金供款所產生的任何應計福利金額，每名僱員的整體上限為390,000港元。目前，本集團並無任何獨立的撥款安排以履行其長期服務金責任。

於二零二二年六月，香港特別行政區政府（「政府」）在憲報刊登《二零二二年香港僱傭及退休計劃法例（抵銷安排）（修訂）條例》（「修訂條例」），廢除以僱主強制性強積金供款所產生的應計福利以抵銷長期服務金的安排。《修訂條例》將於二零二五年五月一日（「過渡日期」）生效。此外，政府已表示將在廢除該機制後推出一項資助計劃以協助僱主。

其中一項規定是，一旦廢除抵銷機制生效，僱主將不能再使用其強制性強積金供款所產生的任何應計福利（不論該供款是在過渡日期之前、當日或之後作出），以減少僱員自過渡日期起服務期間的長期服務金。然而，若僱員的僱用關係始於過渡日期之前，僱主可繼續使用上述應計福利，以抵減僱員截至該日止的服務年資的長期服務金。此外，過渡日期前的服務年資的長期服務金，將根據僱員在緊接過渡日期前的月薪及截至該日的服務年資計算。

根據長期服務金支付的福利，每名僱員的上限仍為390,000港元。若僱員的福利總額超過390,000港元，超出上限的金額將從過渡日期起計的應計部分中扣除。

本集團已就綜合財務報表附註3.2所披露的抵銷機制及其廢除進行會計處理。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

34. LONG SERVICE PAYMENT OBLIGATIONS

(Continued)

The Group has determined that the Amendment Ordinance primarily impacts the Group's LSP obligations with respect to Hong Kong employees.

The present value of unfunded LSP obligations and its movements are as follows:

		2025 二零二五年 HK\$'000 千港元
At 1 January	於一月一日	–
Expenses recognised in profit and loss	於損益確認的開支	
– Current service cost	– 當期服務成本	263
At 31 December	於十二月三十一日	263

Estimates and assumptions

The significant actuarial assumptions for the determination of LSP obligations are as follows:

		2025 二零二五年
Discount rate	貼現率	0.02% to 0.04% 0.02%至0.04%
Salary growth rate	薪金增長率	1%

These assumptions were developed by management. Discount factors are determined close to each period-end by reference to market yields of government bonds that are denominated in the currency in which the benefits will be paid and that have terms to maturity approximating to the terms of the related LSP obligations. Other assumptions are based on current actuarial benchmarks and management's historical experience.

The present value of the LSP obligations was measured using the projected unit credit method.

The weighted average duration of the LSP obligations is 5 years.

34. 長期服務金責任(續)

本集團已確定，《修訂條例》主要影響本集團就香港僱員所承擔的長期服務金責任。

未撥款的長期服務金責任現值及其變動如下：

估計及假設

用於釐定長期服務金責任的主要精算假設如下：

此等假設由管理層制定。貼現因子係於各期間結束前，參照以福利支付貨幣計價且到期年限與相關長期服務金責任期限相近之政府債券市場收益率而釐定。其他假設則基於現行精算基準及管理層之過往經驗。

長期服務金責任的現值乃採用預期單位信貸法計算。

長期服務金責任的加權平均存續期為5年。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

34. LONG SERVICE PAYMENT OBLIGATIONS

(Continued)

Estimates and assumptions (Continued)

Expected maturity analysis of undiscounted LSP obligations in the next 1–5 years as at 31 December 2025 is disclosed as follows:

		Over 1 year but within 2 years 一年以上 但兩年以內	Over 2 years but within 5 years 兩年以上 但五年以內	Over 5 years 超過五年
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
31 December 2025	二零二五年十二月三十一日			
LSP obligations	長期服務金責任	594,381	259,445	349,681
				421,414

The LSP obligations expose the Group to actuarial risks such as interest rate risk, salary risk and the investment risk of the Group's MPF scheme's constituent funds.

34. 長期服務金責任(續)

估計及假設(續)

截至二零二五年十二月三十一日，未來1–5年內未折現長期服務金責任的預計到期日分析披露如下：

長期服務金責任使本集團面臨精算風險，例如利率風險、薪酬風險以及本集團強積金計劃所屬基金的投資風險。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

34. LONG SERVICE PAYMENT OBLIGATIONS

(Continued)

Changes in the significant actuarial assumptions

The calculation of the LSP obligations is sensitive to the significant actuarial assumptions mentioned above. The following table summarises the effects of changes in these actuarial assumptions on the LSP obligations at the end of each reporting periods.

31 December 2025	二零二五年十二月三十一日
Discount rate	貼現率
Salary growth rate	薪金增長率

The sensitivity analyses presented above may not be representative of actual change in the LSP obligations as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated. When calculating the sensitivity of the LSP obligation to significant actuarial assumptions, the same actuarial valuation method has been applied when calculating the LSP obligations recognised in the consolidated statement of financial position.

34. 長期服務金責任(續)

重大精算假設之變動

長期服務金責任之計算對上述重大精算假設甚為敏感。下表概述此等精算假設之變動對各報告期末長期服務金責任之影響。

Changes in assumption 假設變動	Increase in the assumption 假設增加 HK\$'000 千港元	Decrease in the assumption 假設減少 HK\$'000 千港元
Discount rate 0.02% to 0.04%		
Salary growth rate 0.02%至0.04%	(1)	1
	1	(1)

上述敏感度分析可能無法代表長期服務金責任的實際變動，因為部分假設可能相互關聯，因此假設變動不太可能彼此獨立發生。在計算長期服務金責任對重大精算假設的敏感度時，已採用與計算綜合財務狀況表中確認長期服務金責任相同的精算估值方法。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

35. SHARE CAPITAL

35. 股本

		Number of shares 股份數目	Share capital 股本 HK\$'000 千港元
Authorised ordinary shares at HK\$0.05 per share	按每股0.05港元之法定普通股		
At 1 January 2024, 31 December 2024, 1 January 2025 and 31 December 2025	於二零二四年一月一日、二零二四 年十二月三十一日、二零二五年 一月一日及二零二五年十二月 三十一日	34,566,666,668	1,728,333
Issued and fully paid ordinary shares at HK\$0.05 per share	按每股0.05港元之已發行及繳足普 通股		
At 1 January 2024, 31 December 2024, 1 January 2025 and 31 December 2025	於二零二四年一月一日、二零二四 年十二月三十一日、二零二五年 一月一日及二零二五年十二月 三十一日	5,250,019,852	262,501
Authorised preference shares at HK\$0.05 per share	按每股0.05港元之法定優先股		
At 1 January 2024, 31 December 2024, 1 January 2025 and 31 December 2025	於二零二四年一月一日、二零二四 年十二月三十一日、二零二五年 一月一日及二零二五年十二月 三十一日	5,433,333,332	271,666
Issued and fully paid preference shares at HK\$0.05 per share	按每股0.05港元之已發行及繳足優 先股		
At 1 January 2024, 31 December 2024, 1 January 2025 and 31 December 2025	於二零二四年一月一日、二零二四 年十二月三十一日、二零二五年 一月一日及二零二五年十二月 三十一日	-	-

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

36. OPERATING LEASING ARRANGEMENTS

The Group as lessor

The investment properties held by the Group for rental purposes on an ongoing basis. Undiscounted lease payments receivable on leases are as follows:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Within one year	一年內	17,392	22,159
In the second year	第二年	5,700	7,544
In the third year	第三年	1,498	2,516
In the fourth year	第四年	242	739
		24,832	32,958

37. RELATED PARTY DISCLOSURES

The Group has no other transactions and balances with related parties during the years ended 31 December 2025 and 2024.

Compensation of key management personnel

The remuneration of executive directors, being the key management personnel, are set out in note 14, which is determined by the remuneration committee having regard to the performance of individuals and market trends.

36. 經營租賃安排

本集團作為出租人

本集團持作持續收取租金目的之投資物業。就租賃應收的未貼現租賃付款如下：

37. 關聯方披露

截至二零二五年及二零二四年十二月三十一日止年度，本集團與關聯方並無其他交易及結餘。

主要管理人員之薪酬

執行董事(即主要管理人員)之薪酬載於附註14，其薪酬乃由薪酬委員會經考慮個人表現及市場趨勢後釐定。

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38. CAPITAL RISK MANAGEMENT

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to shareholders, to support the Group's stability and growth, and to strengthen the Group's financial management capability.

The capital structure of the Group consists of net debts, which includes borrowings and lease liabilities disclosed in notes 30 and 32, respectively, net of bank balances and cash and equity attributable to owners of the Company, comprising issued share capital and other reserves.

The directors of the Company actively and regularly reviews its capital structure and make adjustments in light of changes in economic conditions. To maintain or adjust the capital structure, the Group may adjust the dividend payables to shareholders, issue new shares or raise new debts and repay existing debts. The Group's capital management objectives, policies or processes were unchanged from previous year.

The Group monitors capital using a gearing ratio, which is the Group's net debts (comprising accounts payable, accrued liabilities and other payables, borrowings, lease liabilities, tax payables and financial guarantee contracts less bank and cash balances) over its total equity. The Group policy is to keep the gearing ratio at a reasonable level below 4 times. The Group's gearing ratio as at 31 December 2025 was 1.58 times (2024: 1.77 times).

The Group is not subject to any externally imposed capital requirements.

38. 資本風險管理

本集團管理其資本，旨在確保本集團的實體經營，亦為股東締造最大回報、支持本集團的穩定及增長、以及增強本集團的財務管理能力。

本集團的資本架構包括負債淨額（分別包括附註30及32披露的借貸及租賃負債），扣除銀行結餘及現金及本公司擁有人應佔權益（包括已發行股本及其他儲備）。

本公司董事積極及定期審閱其資本架構，並根據經濟狀況的變動作出調整。為維持或調整資本架構，本集團或會調整派付予股東的股息、發行新股或籌集新債及償還現有債務。自過往年度以來，本集團管理資本的目標、政策或程序概無任何變動。

本集團使用資產負債比率監控資本，資產負債比率為本集團的負債淨額（包括應付賬款、應計負債及其他應付款項、借款、租賃負債、應繳稅項及財務擔保合約減銀行及現金結餘）除以權益總額。本集團的政策為將資產負債比率維持4倍以下的合理水平。於二零二五年十二月三十一日，本集團的資產負債比率為1.58倍（二零二四年：1.77倍）。

本集團不受任何外部施加的資本要求所約束。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

39. FINANCIAL INSTRUMENTS

(a) Categories of financial instruments

Financial assets	金融資產
Amortised cost	攤銷成本
Financial liabilities	金融負債
Amortised cost	攤銷成本
Financial guarantee contracts	財務擔保合約
Lease liabilities	租賃負債

(b) Financial risk management objectives and policies

The Group's major financial instruments include accounts receivable, other receivables and deposits, restricted bank deposits, bank balances and cash, accounts payable, other payables, borrowings, financial guarantee contracts and lease liabilities. The risks associated with these financial instruments include market risk (currency risk, interest rate risk and other price risk), credit risk and liquidity risk. The policies on how to mitigate these risks are set out below. The management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

Market risk

(i) Currency risk

Several subsidiaries of the Company have the foreign currency bank balances, which also exposes the Group to foreign currency risk.

39. 金融工具

(a) 金融工具的類別

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Financial assets		
Amortised cost	98,057	385,143
Financial liabilities		
Amortised cost	2,392,453	2,161,434
Financial guarantee contracts	1,058,836	1,187,380
Lease liabilities	1,774	2,619

(b) 財務風險管理目標及政策

本集團的主要金融工具包括應收賬款、其他應收款項及按金、受限制銀行存款、銀行結餘及現金、應付賬款、其他應付款項、借貸、財務擔保合約及租賃負債。與該等金融工具相關的風險包括市場風險（貨幣風險、利率風險及其他價格風險）、信貸風險及流動資金風險。有關如何降低該等風險的政策載於下文。管理層管理及監控該等風險以確保及時有效實施適當措施。

市場風險

(i) 貨幣風險

本公司若干附屬公司的外幣銀行結餘亦使本集團承受外幣風險。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

39. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Market risk (Continued)

(i) Currency risk (Continued)

The carrying amounts of the Group's foreign currency denominated monetary assets and monetary liabilities at the end of the reporting period are as follows:

		Liabilities 負債		Assets 資產	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
US\$	美元	–	7,719	41,729	14,038
Renminbi ("RMB")	人民幣(「人民幣」)	–	–	506	50

The Group currently does not have a foreign exchange hedging policy. However, the management of the Group monitors foreign exchange exposure and will consider hedging significant foreign exchange exposure should the need arises.

Sensitivity analysis

The Group is mainly exposed currency risk related to US\$, RMB and HK\$.

For the entities of which their functional currency is HK\$ while holding assets denominated in US\$, the directors of the Company consider that as HK\$ is pegged to US\$, the Group is not subject to significant foreign currency risk from change in foreign exchange rate of HK\$ against US\$ and hence only consider the sensitivity of the change in foreign exchange rate of HK\$ against currencies other than US\$.

The sensitivity analysis includes only outstanding monetary items which are denominated in relevant foreign currencies and adjusts its translation at the year end for a 5% change in relevant foreign currencies exchange rates.

39. 金融工具(續)

(b) 財務風險管理目標及政策(續)

市場風險(續)

(i) 貨幣風險(續)

於報告期末，本集團以外幣計值的貨幣資產及貨幣負債的賬面值如下：

本集團現時並無任何外匯對沖政策。然而，本集團管理層會監測外匯風險並將於有需要時考慮對沖重大外匯風險。

敏感度分析

本集團主要面臨與美元、人民幣及港元相關的貨幣風險。

針對功能貨幣為港元而持有以美元計值的資產之實體，本公司董事認為，由於港元與美元掛鈎，本集團不存在港元兌美元外匯匯率變動的的重大外幣風險，因此，僅考慮港元兌美元以外之貨幣的外匯匯率變動的敏感度分析。

敏感度分析僅包括未償還之以相關外幣計值的貨幣項目，並於年末就有關外幣匯率變動之5%調整其換算。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

39. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Market risk (Continued)

(i) Currency risk (Continued)

Sensitivity analysis (Continued)

The following table details the Group's sensitivity to a 5% (2024: 5%) increase and decrease in the functional currency of the group entities against the relevant foreign currencies. 5% (2024: 5%) is the sensitivity rate used when reporting foreign currency risk internally to key management personnel and represents management's assessment of the reasonably possible change in foreign exchange rates. The analysis illustrates the impact for a 5% strengthening of the functional currency of the relevant group entities against the relevant currency and a positive and negative number below indicates a decrease and an increase in loss respectively. For a 5% weakening of the functional currency of the relevant group entities against the relevant currency, therefore would be an equal and opposite impact on the loss or profit.

39. 金融工具(續)

(b) 財務風險管理目標及政策(續)

市場風險(續)

(i) 貨幣風險(續)

敏感度分析(續)

下表詳列為本集團以集團實體的功能貨幣兌有關外幣升跌5% (二零二四年：5%)之敏感度。於向內部主要管理人員報告外幣風險時應用之敏感度比率為5% (二零二四年：5%)，為管理層對外匯匯率合理可能變動之評估。分析說明有關集團實體的功能貨幣兌相關貨幣升值5%的影響，而下文的正負數字分別說明虧損的減少及增加。倘有關集團實體的功能貨幣兌相關貨幣貶值5%，將對虧損或溢利有等值及相反的影響。

		RMB Impact (note i) 人民幣影響(附註i)	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Increase in loss before tax	除稅前虧損增加	(4)	(3)
Decrease in loss before tax	除稅前虧損減少	4	3

Note:

- (i) This is mainly attributable to the exposure on bank balances denominated in RMB at the end of reporting period.

In management's opinion, the sensitivity analysis is unrepresentative of the inherent foreign exchange risk as the year end exposure does not reflect the exposure during the relevant years.

附註：

- (i) 主要由於報告期末以人民幣計值的銀行結餘的匯兌風險。

管理層認為，由於年末的風險並不能反映相關年度風險，故敏感度分析不能代表固有外匯風險。

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39. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Market risk (Continued)

(ii) Interest rate risk

The Group is exposed to fair value interest rate risk in relation to fixed-rate bank borrowing as disclosed in note 30. The Group is also exposed to cash flow interest rate risk in relation to variable-rate bank balances as disclosed in note 27 and variable-rate borrowing as disclosed in note 30. It is the Group's policy to keep its borrowings at floating interest rate so as to minimise the fair value interest rate risk. The Group manages its interest rate exposures by assessing the potential impact arising from any interest rate movements based on interest rate level and outlook.

The Group currently does not use any derivative contracts to hedge its exposure to interest rate risk. However, the management will consider hedging significant interest rate exposure should the need arise.

Total bank interest income from financial assets that measured at amortised cost is as follows:

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Bank interest income Financial assets at amortised cost	1,103	877

銀行利息收入
按攤銷成本列賬之金融資產

39. 金融工具(續)

(b) 財務風險管理目標及政策(續)

市場風險(續)

(ii) 利率風險

本集團面臨附註30所披露的定息銀行借貸的公允值利率風險。本集團亦面臨附註27所披露的有關浮息銀行結餘及附註30所披露的浮息借貸現金流量利率風險。本集團的政策為保持其借貸按浮動利率計息，以將公允值利率風險最小化。本集團基於利率層級及前景透過評估任何利率變動產生的潛在影響管理其利率風險。

本集團現時並無利用任何衍生工具合約對沖其所面臨的利率風險。然而，管理層將於有需要時考慮對沖重大利率風險。

按攤銷成本計量之金融資產之總銀行利息收入如下：

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Bank interest income Financial assets at amortised cost	1,103	877

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

39. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Market risk (Continued)

(ii) Interest rate risk (Continued)

Interest expense on bank borrowings:

Interest expenses 利息開支

Sensitivity analysis

The sensitivity analysis below has been determined based on the exposure to interest rates at the end of the reporting period. The analysis is prepared assuming the financial instruments at the end of the reporting period were outstanding for the whole year. A 50 basis points (2024: 50 basis points) increase or decrease which represents management's assessment of the reasonably possible change in interest rates is used. Bank balances are excluded from sensitivity analysis as the directors of the Company consider that the exposure of cash flow interest rate risk arising from variable-rate bank balances is insignificant.

If interest rates had been 50 basis points (2024: 50 basis points) higher/lower and all other variables were held constant, the Group's pre-tax loss for the year ended 31 December 2025 would increase/decrease by approximately HK\$7,477,000 (2024: pre-tax loss increase/decrease by approximately HK\$7,177,000).

39. 金融工具(續)

(b) 財務風險管理目標及政策(續)

市場風險(續)

(ii) 利率風險(續)

銀行借款之利息開支如下：

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Interest expenses 利息開支	154,449	162,499

敏感度分析

下文敏感度分析乃於報告期末根據利率風險而釐定。分析乃假設於報告期末的金融工具於整個年度仍未償還而編製。增加或減少50個基點(二零二四年：50個基點)為管理層對所採用的利率合理可能變動之評估。由於本公司董事認為自浮息銀行結餘產生之現金流量利率風險敞口並不重大，故敏感性分析並不包括銀行結餘。

倘利率上升／下跌50個基點(二零二四年：50個基點)，而所有其他變數保持不變，則本集團截至二零二五年十二月三十一日止年度之除稅前虧損將增加／減少約7,477,000港元(二零二四年：除稅前虧損增加／減少約7,177,000港元)。

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39. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment

Credit risk refers to the risk that the Group's counterparties default on their contractual obligations resulting in financial losses to the Group. The Group's credit risk exposures are primarily attributable to accounts receivable, other receivables and deposits, restricted bank balances, bank balances and cash. The Group does not hold any collateral or other credit enhancements to cover its credit risks associated with its financial assets and financial guarantee contracts.

The Group performed impairment assessment financial assets under ECL model. Information about Group's credit risk management, maximum credit exposures and the related impairment asses applicable, are summarised as below:

Accounts receivable arising from contracts with customers

In order to minimise the credit risk, the management of the Group has delegated a team responsible for determination of credit limits and credit approvals and to determine any debt recovery action on those delinquent accounts receivable arising from contracts with customers. Before granting credit to these customers, the Group reviews the credit quality and defines credit limits by these customers. Limits attributed to these customers are reviewed once a year and each customer has a maximum credit limit. The Group maintains a defined credit policy to assess the credit quality of these customers and seeks to maintain strict control over its outstanding receivables so as to minimise credit risk. In this regard, the directors of the Company consider that the Group's credit risk is significantly reduced.

39. 金融工具(續)

(b) 財務風險管理目標及政策(續)

信貸風險及減值評估

信貸風險指本集團因對手方違反彼等之合約責任導致其蒙受財務虧損的風險。本集團之信貸風險敞口主要為應收賬款、其他應收賬款及按金、受限制銀行結餘、銀行結餘及現金。本集團並無就與其金融資產及財務擔保合約相關之信貸風險持有任何抵押品或其他信用提升物品。

本集團已根據預期信貸虧損模式對金融資產進行減值評估。有關本集團之信貸風險管理、最大信貸風險敞口及相關減值評估(倘適用)之資料概述如下：

來自客戶合約之應收賬款

為將信貸風險減至最低，本集團管理層已委派一組人員負責釐定信貸限額及信貸批准及就該等逾期的來自客戶合約之應收賬款作出任何收回債項行動。於向該等客戶授出信貸前，本集團會評估客戶之信貸質素及界定信貸限額。授予該等客戶之限額每年檢討一次及每名客戶均有最高信貸限額。本集團設有界定信貸政策以評估該等客戶之信貸質素及尋求對其尚未償還應收款項實施嚴密監控，以將信貸風險降至最低。就此而言，本公司董事認為本集團的信貸風險已大幅降低。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

39. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

Accounts receivable arising from contracts with customers (Continued)

The Group had concentrated of credit risk as 59% (2024: 54%) of accounts receivable was due from the Group's two (2024: two) largest customers. In addition, the Group performs impairment assessment under ECL model on credit-impaired accounts receivable individually. The remaining non-credit impaired accounts receivable are assessed collectively and grouped based on shared credit risk characteristics by reference to the Group's past due status of outstanding balances, nature, size and industry of debtors and external credit ratings. Reversal of impairment losses of approximately HK\$445,000 (2024: HK\$4,405,000) was recognised during the year ended 31 December 2025. Details of the quantitative disclosures are set out below in this note.

Other receivables and deposits

For other receivables and deposits, the directors of the Company make periodic individual assessment on the recoverability of other receivables and deposits based on historical settlement records, past experience, and also quantitative and qualitative information that is reasonable and supportive forward-looking information. The Group provided impairment based on 12 months ECL ("12m ECL") ECL. Reversal of impairment losses of approximately HK\$2,598,000 (2024: HK\$1,835,000) was recognised for other receivables and deposits during the year ended 31 December 2025. Details of the quantitative disclosures are set out below in this note.

39. 金融工具(續)

(b) 財務風險管理目標及政策(續)

信貸風險及減值評估(續)

來自客戶合約之應收賬款(續)

本集團59%(二零二四年: 54%)的應收賬款乃應收其最大兩名(二零二四年: 兩名)客戶的款項, 因此本集團面臨集中信貸風險。此外, 本集團對根據預期信貸虧損模式個別已信貸減值之應收賬款進行減值評估。餘下非信貸減值應收賬款乃參考本集團尚未償還結餘之逾期狀況、客戶之性質、規模及行業以及外部信貸評級基於共同信貸風險特徵共同進行評估及分類。於截至二零二五年十二月三十一日止年度內, 已確認減值虧損撥回約445,000港元(二零二四年: 4,405,000港元)。有關定量披露之詳情載於此附註下文。

其他應收賬款及按金

就其他應收賬款及按金而言, 本公司董事根據過往清償記錄、過往經驗以及合理可靠具前瞻性之定量及定性資料定期對其他應收賬款及按金之可收回性進行個別評估。本集團乃根據12個月預期信貸虧損(「12個月預期信貸虧損」)計提減值撥備。於截至二零二五年十二月三十一日止年度內, 已就其他應收款項及按金確認減值虧損撥回2,598,000港元(二零二四年: 1,835,000港元)。有關定量披露之詳情載於此附註下文。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

39. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

Financial guarantee contracts

At the end of the reporting period, the directors of the Company have performed impairment assessment and concluded that there has been a significant credit risk and risk of default since initial recognition of the financial guarantee contracts. During the year ended 31 December 2025, impairment losses on financial guarantee contracts of HK\$89,616,000 (2024: HK\$329,289,000) were recognised in the consolidated statement of profit or loss. Details of the financial guarantee contracts are set out in note 33.

Bank balances

Credit risk on bank balances is limited because the counterparties are reputable banks with high credit ratings assigned by credit agencies. The Group assessed 12m ECL for bank balances by reference to information relating to probability of default and loss given default of the respective credit rating grades published by external credit rating agencies. Based on the average loss rates, the 12m ECL on bank balances is considered to be insignificant.

39. 金融工具(續)

(b) 財務風險管理目標及政策(續)

信貸風險及減值評估(續)

財務擔保合約

於報告期末，本公司董事已進行減值評估，認為財務擔保合約自初始確認後已存在重大信用風險及違約風險。截至二零二五年十二月三十一日止年度，財務擔保合約減值虧損89,616,000港元(二零二四年：329,289,000港元)已於綜合損益表確認。財務擔保合約的詳情載於附註33。

銀行結餘

由於對手方為信貸機構授予高信貸評級的有聲望銀行，故銀行結餘之信貸風險有限。本集團參考有關外部信貸評級機構發佈的相應信貸評級等級的違約概率及違約虧損的信息，對銀行結餘進行12個月預期信貸虧損評估。基於平均虧損率，銀行結餘之12個月預期信貸虧損被認為是微乎其微的。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

39. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

The Group's internal credit risk grading assessment comprises the following categories:

Internal credit rating 內部信貸評級	Description 描述	Accounts receivable 應收賬款	Other financial assets 其他金融資產
Low risk 低風險	The counterparty has a low risk of default and does not have any past-due amounts 交易對手方違約風險低且過往並無任何逾期	Lifetime ECL – not credit-impaired 全期預期信貸虧損 – 未發生信貸減值	12m ECL 12個月預期信貸虧損
Watch list 觀察名單	Debtor frequently repays after due dates but usually settle in full 債務人屢次於逾期日期後還款，惟通常悉數償付	Lifetime ECL – not credit-impaired 全期預期信貸虧損 – 未發生信貸減值	12m ECL 12個月預期信貸虧損
Doubtful 呆賬	There have been significant increases in credit risk since initial recognition through information developed internally 透過內部編製之資料，自初步確認後信貸風險有大幅上升	Lifetime ECL – not credit-impaired 全期預期信貸虧損 – 未發生信貸減值	Lifetime ECL – not credit-impaired 全期預期信貸虧損 – 未發生信貸減值
Loss 虧損	There is evidence indicating the asset is credit-impaired 有證據顯示資產已發生信貸減值	Lifetime ECL – credit-impaired 全期預期信貸虧損 – 已發生信貸減值	Lifetime ECL – credit-impaired 全期預期信貸虧損 – 已發生信貸減值
Write-off 撇銷	There is evidence indicating that the debtor is in severe financial difficulty and the Group has no realistic prospect of recovery 有證據顯示債務人陷入嚴重財務困難及本集團並無實質性收回前景	Amount is written off 撇銷金額	Amount is written off 撇銷金額

39. 金融工具(續)

(b) 財務風險管理目標及政策(續)

信貸風險及減值評估(續)

本集團之內部信貸風險評級評估包括以下類別：

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

39. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

The table below details the credit risk exposures of the Group's financial assets and financial guarantee contracts, which are subject to ECL assessment:

	Notes 附註	Internal/external credit rating 內部/外部 信貸評級	12m or lifetime ECL 12個月或全期預期信貸虧損	2025 二零二五年 Gross carrying amount 總賬面值		2024 二零二四年 Gross carrying amount 總賬面值	
				HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
Financial assets at amortised cost 按攤銷成本列賬之金融資產							
Accounts receivable 應收賬款	23	(Note a) (附註a)	Lifetime ECL (not-credit impaired) 全期預期信貸虧損(未發生信貸減值)	10,151		11,181	
		(Note a) (附註a)	Lifetime ECL (credit-impaired) 全期預期信貸虧損(已發生信貸減值)	-	10,151	-	11,181
Other receivables and deposits 其他應收款項及按金	24	(Note b) (附註b)	12m ECL /Lifetime ECL (non-credit-impaired) 12個月預期信貸虧損/全期預期信貸虧損(未發生信貸減值)	2,016		4,857	
		(Note b) (附註b)	Lifetime ECL (credit-impaired) 全期預期信貸虧損(已發生信貸減值)	17,925	19,941	17,666	22,523
Loan receivable 應收貸款	24	(Note c) (附註c)	12m ECL (not-credit impaired) 12個月預期信貸虧損(未發生信貸減值)		-		11,175
Restricted bank deposits 受限制銀行存款	26	Aa3 to B2 Aa3至B2	12m ECL 12個月預期信貸虧損		23,944		11,444
Bank balances 銀行結餘	27	Aa3 to B2 Aa3至B2	12m ECL 12個月預期信貸虧損		65,019		352,861
					119,055		409,184

39. 金融工具(續)

(b) 財務風險管理目標及政策(續)

信貸風險及減值評估(續)

下表詳述本集團須進行預期信貸虧損評估之金融資產及財務擔保合約面臨之信貸風險：

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

39. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

Notes:

- a. For accounts receivable from contracts with customers, the Group has applied the simplified approach in HKFRS 9 to measure the loss allowance at lifetime ECL. The Group determines the ECL on these items by using a provision matrix, grouped by internal credit rating.

As part of the Group's credit risk management, the Group applies internal credit rating for its customers in relation to its operation. The following table provides information about the exposure to credit risk for accounts receivable from contracts with customers.

Gross carrying amount

Internal credit rating		2025 二零二五年		2024 二零二四年	
		Accounts receivable 應收賬款 HK\$'000 千港元	ECL Amount 預期信貸虧損金額 HK\$'000 千港元	Accounts receivable 應收賬款 HK\$'000 千港元	ECL Amount 預期信貸虧損金額 HK\$'000 千港元
Low risk	低風險	831	474	503	183
Watch list	觀察名單	–	–	92	35
Doubtful	呆賬	9,320	4,737	10,586	5,438
Loss	虧損	–	–	–	–
		10,151	5,211	11,181	5,656

The estimated loss rates are estimated based on historical observed default rates over the expected life of the debtors and are adjusted for forward-looking information that is available without undue cost or effort. The grouping is regularly reviewed by management to ensure relevant information about specific debtors is updated.

39. 金融工具(續)

(b) 財務風險管理目標及政策(續)

信貸風險及減值評估(續)

附註：

- a. 就來自客戶合約之應收賬款而言，本集團已應用香港財務報告準則第9號內之簡化法以按全期預期信貸虧損計量虧損撥備。本集團透過採用撥備矩陣對該等項目釐定預期信貸虧損，並以內部信貸評級進行分類。

作為本集團信貸風險管理之一部份，本集團就與其營運有關之客戶應用內部信貸評級。下表為就來自客戶合約之應收賬款提供有關信貸風險承擔之資料。

總賬面值

估計虧損率乃根據過往觀察得出之違約率按應收款項之預計年期估計並就毋須作出過多之成本或努力即可取得之前瞻性資料作出調整。分類由管理層定期審閱以確保有關特定應收款項之相關資料得到更新。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

39. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

Notes: (Continued)

a. (Continued)

The following table shows the movement in lifetime ECL that has been recognised for accounts receivable:

		Lifetime ECL – provision matrix (not credit- impaired) 全期預期 信貸虧損 – 撥備矩陣 (未發生 信貸減值) HK\$'000 千港元	Lifetime ECL – individual assessment (not credit- impaired) 全期預期 信貸虧損 – 個別評估 (未發生 信貸減值) HK\$'000 千港元	Total 總計 HK\$'000 千港元
As at 1 January 2024	於二零二四年一月一日	356	9,705	10,061
Changes due to financial instruments recognised as at 1 January 2024:	於二零二四年一月一日確認之金融工具所致變動：			
– Impairment losses reversed	– 已撥回減值虧損	(356)	(9,705)	(10,061)
New financial assets originated:	產生新金融資產：			
– Impairment losses recognised	– 已確認減值虧損	218	5,438	5,656
As at 31 December 2024 and 1 January 2025	於二零二四年十二月三十一日及二零二五年一月一日	218	5,438	5,656
Changes due to financial instruments recognised as at 1 January 2025:	於二零二五年一月一日確認之金融工具所致變動：			
– Impairment losses reversed	– 已撥回減值虧損	(218)	(5,438)	(5,656)
New financial assets originated:	產生新金融資產：			
– Impairment losses recognised	– 已確認減值虧損	474	4,737	5,211
As at 31 December 2025	於二零二五年十二月三十一日	474	4,737	5,211

39. 金融工具(續)

(b) 財務風險管理目標及政策(續)

信貸風險及減值評估(續)

附註：(續)

a. (續)

下表列示就應收賬款確認之全期預期信貸虧損之變動：

	Lifetime ECL – provision matrix (not credit- impaired) 全期預期 信貸虧損 – 撥備矩陣 (未發生 信貸減值) HK\$'000 千港元	Lifetime ECL – individual assessment (not credit- impaired) 全期預期 信貸虧損 – 個別評估 (未發生 信貸減值) HK\$'000 千港元	Total 總計 HK\$'000 千港元
As at 1 January 2024	356	9,705	10,061
Changes due to financial instruments recognised as at 1 January 2024:			
– Impairment losses reversed	(356)	(9,705)	(10,061)
New financial assets originated:			
– Impairment losses recognised	218	5,438	5,656
As at 31 December 2024 and 1 January 2025	218	5,438	5,656
Changes due to financial instruments recognised as at 1 January 2025:			
– Impairment losses reversed	(218)	(5,438)	(5,656)
New financial assets originated:			
– Impairment losses recognised	474	4,737	5,211
As at 31 December 2025	474	4,737	5,211

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

39. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

Notes: (Continued)

a. (Continued)

As at 31 December 2025, the loss allowance for accounts receivable was influenced by two key factors. A reversal of impairment losses amounting to HK\$5,656,000 (2024: HK\$10,061,000) was recorded, primarily resulting from improved collection outcomes and recoveries on previously impaired receivables. Offsetting this, impairment losses of HK\$5,211,000 (2024: HK\$5,656,000) were recognized on newly originated financial assets, reflecting updated credit risk assessments and the incorporation of higher-risk exposures in the current portfolio.

The impairment for accounts receivables was estimated based on the the expected credit losses ("ECL") methodology. The ECL of the financial guarantee contracts was estimated with three parameters, namely exposure at default ("EAD"), probability of default ("PD") and loss given default ("LGD"). It is a common and widely used approach to estimate the expected credit losses, which considered both the expected probability of occurrence of loss event (i.e. PD) and the expected loss severity in the event of default (i.e. LGD) based on the financial status of the borrowers, historical data and market expectation.

The Group writes off accounts receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings, or when the accounts receivable are over two years past due, whichever occurs earlier. None of the accounts receivable that have been written off is subject to enforcement activities.

39. 金融工具(續)

(b) 財務風險管理目標及政策(續)

信貸風險及減值評估(續)

附註：(續)

a. (續)

截至二零二五年十二月三十一日，應收賬款虧損撥備受兩方面關鍵因素的影響。一方面，由於回收情況改善以及前期已減值應收賬款的收回，公司轉回了5,656,000港元(二零二四年：10,061,000港元)的減值虧損；另一方面，基於更新的信用風險評估以及當前投資組合中納入的高風險敞口，公司對新發生的金融資產確認了5,211,000港元(二零二四年：5,656,000港元)的減值虧損。

應收賬款減值是根據預期信貸虧損(「預期信貸虧損」)方法進行估計。財務擔保合約的預期信貸虧損採用三個參數進行估計，即違約風險敞口(「違約風險敞口」)、違約概率(「違約概率」)及違約損失(「違約損失」)。該方法為估計預期信貸虧損常用且廣泛使用的方法，根據借款人的財務狀況、歷史數據及市場預期，考慮損失事件發生的預期機率(即違約概率)及違約情況下的預期虧損的嚴重程度(即違約損失)。

當有資料預示債務人陷入嚴重財困且並無實質收回前景，即當債務人已在清盤中或已進入破產程序或當應收賬款已逾期超過兩年(以較早發生者為準)，本集團會撤銷應收賬款。已撤銷的應收賬款均不受執行活動的約束。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

39. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

Notes: (Continued)

- b. For the purposes of internal credit risk management of other receivables and deposits, the Group uses historical settlement and past event information to assess whether credit risk has increased significantly since initial recognition.

The following tables show reconciliation of loss allowances that has been recognised for other receivables and deposits:

		12m ECL/ Lifetime ECL (Not credit- impaired) 12個月預期 信貸虧損/ 全期預期信貸 虧損(未發生 信貸減值) HK\$'000 千港元	Lifetime ECL (Credit- impaired) 全期預期 信貸虧損 (已發生 信貸減值) HK\$'000 千港元	Total 總計 HK\$'000 千港元
As at 1 January 2024	於二零二四年一月一日	1,400	18,423	19,823
Changes due to financial instruments recognised as at 1 January 2024:	於二零二四年一月一日確認之金融工具所致變動：			
– Impairment losses reversed	– 已撥回減值虧損	(1,066)	(756)	(1,822)
As at 31 December 2024 and 1 January 2025	於二零二四年十二月三十一日及二零二五年一月一日	334	17,667	18,001
Changes due to financial instruments recognised as at 1 January 2025:	於二零二五年一月一日確認之金融工具所致變動：			
– Impairment losses recognised/ (reversed)	– 已確認/(撥回)減值虧損	330	(2,544)	(2,214)
As at 31 December 2025	於二零二五年十二月三十一日	664	15,123	15,787

The average loss rate ranged from 23.68% to 100% (2024: 16.67% to 100%).

As at 31 December 2025, the loss allowance movement resulted in a net reversal of HK\$2,214,000. The reversal was primarily driven by recoveries of previously impaired HK\$2,544,000, partially offset by HK\$330,000 loss recognised provision driven by the observable financial stress among certain debtors groups.

As at 31 December 2024, the loss allowance movement was predominantly attributable to reversal of impairment losses of HK\$1,822,000, primarily resulting from improved collection outcomes and recoveries on previously impaired receivables.

39. 金融工具(續)

(b) 財務風險管理目標及政策(續)

信貸風險及減值評估(續)

附註：(續)

- b. 就內部信貸風險管理而言，本集團使用歷史結算及過往事件資料評估自初始確認起信貸風險是否大幅增加。

下表列示已就其他應收款項及按金確認之虧損撥備之對賬：

	12m ECL/ Lifetime ECL (Not credit- impaired) 12個月預期 信貸虧損/ 全期預期信貸 虧損(未發生 信貸減值) HK\$'000 千港元	Lifetime ECL (Credit- impaired) 全期預期 信貸虧損 (已發生 信貸減值) HK\$'000 千港元	Total 總計 HK\$'000 千港元
As at 1 January 2024	1,400	18,423	19,823
Changes due to financial instruments recognised as at 1 January 2024:			
– Impairment losses reversed	(1,066)	(756)	(1,822)
As at 31 December 2024 and 1 January 2025	334	17,667	18,001
Changes due to financial instruments recognised as at 1 January 2025:			
– Impairment losses recognised/ (reversed)	330	(2,544)	(2,214)
As at 31 December 2025	664	15,123	15,787

平均虧損率介乎23.68%至100% (二零二四年：16.67%至100%)。

截至二零二五年十二月三十一日，虧損撥備的變動導致撥回淨額2,214,000港元。撥回主要由於收回早前減值2,544,000港元，部分被若干債務人團體之中可觀察財務壓力而確認的虧損撥備330,000港元所抵銷。

截至二零二四年十二月三十一日，虧損撥備的變動主要源於轉回1,822,000港元的減值虧損，這主要是由於回收情況改善以及前期已減值應收賬款的收回所致。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

39. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

Notes: (Continued)

b. (Continued)

The impairment for other receivables and deposits was estimated based on the the expected credit losses (“ECL”) methodology. The ECL of the financial guarantee contracts was estimated with three parameters, namely exposure at default (“EAD”), probability of default (“PD”) and loss given default (“LGD”). It is a common and widely used approach to estimate the expected credit losses, which considered both the expected probability of occurrence of loss event (i.e. PD) and the expected loss severity in the event of default (i.e. LGD) based on the financial status of the borrowers, historical data and market expectation.

c. For loan receivable the Group uses historical settlement and past event information to access shelter credit risk has increase significantly since initial recognition.

39. 金融工具(續)

(b) 財務風險管理目標及政策(續)

信貸風險及減值評估(續)

附註：(續)

b. (續)

其他應收款項及按金減值是根據預期信貸虧損(「預期信貸虧損」)方法進行估計。財務擔保合約的預期信貸虧損採用三個參數進行估計，即違約風險敞口(「違約風險敞口」)、違約概率(「違約概率」)及違約損失(「違約損失」)。該方法為估計預期信貸虧損常用且廣泛使用的方法，根據借款人的財務狀況、歷史數據及市場預期，考慮損失事件發生的預期機率(即違約概率)及違約情況下的預期虧損的嚴重程度(即違約損失)。

c. 就應收貸款而言，本集團使用歷史結算及過往事件資料評估自首次確認起信貸風險是否出現大幅增加的狀況。

		12m ECL (Not credit- impaired) 12個月預期 信貸虧損 (未發生 信貸減值) HK\$'000 千港元
As at 1 January 2024	於二零二四年一月一日	397
Changes due to financial instruments recognised as at 1 January 2024:	於二零二四年一月一日確認之金融工具所致變動：	
– Impairment losses reversed	– 已撥回減值虧損	(397)
New financial assets originated:	產生新金融資產：	
– Impairment losses recognised	– 已確認減值虧損	384
As at 31 December 2024 and 1 January 2025	於二零二四年十二月三十一日及二零二五年一月一日	384
Changes due to financial instruments recognised as at 1 January 2025:	於二零二五年一月一日確認之金融工具所致變動：	
– Impairment losses reversed	– 已撥回減值虧損	(384)
As at 31 December 2025	於二零二五年十二月三十一日	–

No material changes in the loss allowance for loan receivable as at 31 December 2025 and 2024.

截至二零二五年及二零二四年十二月三十一日，應收貸款損失撥備並無重大變動。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

39. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

Notes: (Continued)

- d. The impairment for financial guarantee contracts was estimated based on the expected credit losses (“ECL”) of the financial guarantee contracts. The ECL of the financial guarantee contracts was estimated with three parameters, namely exposure at default (“EAD”), probability of default (“PD”), loss given default (“LGD”). It is a common and widely used approach to estimate the expected credit losses, which considered both the expected probability of occurrence of loss event (i.e. PD) and the expected loss severity in the event of default (i.e. LGD) based on the financial status of the borrowers, historical data and market expectation.

The PD is considered to be 100%, as the borrowings in relation to the financial guarantee contracts have been all matured and defaulted by the borrowers as of the balance sheet date. LGD is calculated by one minus recovery rate. The recovery rate of 33.9% adopted was based on the annual default research paper. Discount factor is considered to be 1 (i.e. no discounting) as the financial guarantee contracts was considered overdue already as of the balance sheet date.

Liquidity risk

In management of the liquidity risk, the Group monitors and maintains a level of bank balances and cash deemed adequate by the management to finance the Group’s operations and mitigate the effects of fluctuations in cash flows. The management monitors the utilisation of borrowings and ensures compliance with loan covenants.

In addition, as disclosed in Note 33 to the consolidated financial statements, the Group might be required to make payments in respect of the financial guarantee contracts entered into by Guangzhou Rongzhi and Jinzhou Jiachi. The maximum liabilities guaranteed by Guangzhou Rongzhi and Jinzhou Jiachi were principal amounts plus interests and default interests of RMB612,674,000 (HK\$681,201,000) and RMB5,272,760,000 (HK\$5,862,519,000) respectively.

The table includes both interest and principal cash flows. To the extent that interest flows are floating rate, the undiscounted amount is derived from weighted average interest rate at the end of reporting period.

39. 金融工具(續)

(b) 財務風險管理目標及政策(續)

信貸風險及減值評估(續)

附註：(續)

- d. 財務擔保合約減值是根據財務擔保合約的預期信貸虧損(「預期信貸虧損」)方法進行估計。財務擔保合約的預期信貸虧損採用三個參數進行估計，即違約風險敞口(「違約風險敞口」)、違約概率(「違約概率」)、違約損失(「違約損失」)。該方法為估計預期信貸虧損常用且廣泛使用的方法，根據借款人的財務狀況、歷史數據及市場預期，考慮損失事件發生的預期機率(即違約概率)及違約情況下的預期虧損的嚴重程度(即違約損失)。

違約概率被視為100%，因為截至估值日期，有關財務擔保合約的借款均已到期且借款人違約。違約損失以1減收回收率計算。所採用的收回收率33.9%乃基於年度違約研究報告。貼現系數被視為1(即無貼現)，因為截至資產負債表日期，財務擔保合約已被視為逾期。

流動資金風險

在管理流動資金風險時，本集團監察及維持管理層認為合適之銀行結餘及現金水平，以便為本集團業務提供資金，並減低現金流量波動之影響。管理層監察借貸之動用情況並確保遵守貸款契約。

此外，誠如綜合財務報表附註33所披露，本集團可能須就廣州融智及錦州嘉馳訂立的財務擔保合約付款。廣州融智及錦州嘉馳擔保的最高負債分別為本金加利息及違約利息人民幣612,674,000元(681,201,000港元)及人民幣5,272,760,000元(5,862,519,000港元)。

此表包括利息及本金現金流量。倘利息流量為浮動利率，則未貼現金額按報告期末之加權平均利率計算。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

39. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Liquidity risk (Continued)

Liquidity table

As at 31 December 2025

	Weighted average interest rate 加權平均利率 %	On demand or less than 1 year 按要求或不足一年 HK\$'000 千港元	1-5 years 一至五年 HK\$'000 千港元	Total undiscounted cash flows 未貼現現金流量總額 HK\$'000 千港元	Carrying amount 賬面值 HK\$'000 千港元
Non-derivative financial liabilities Accrued liabilities and other payables 應計負債及其他應付款項	N/A不適用	897,015	-	897,015	897,015
Borrowings 借貸	6.99	1,495,438	-	1,495,438	1,495,438
Lease liabilities 租賃負債	5.92	1,080	780	1,860	1,774
Financial guarantee contracts 財務擔保合約	N/A不適用	5,885,434	-	5,885,434	1,058,836
		8,278,967	780	8,279,747	3,453,063

As at 31 December 2024

	Weighted average interest rate 加權平均利率 %	On demand or less than 1 year 按要求或不足一年 HK\$'000 千港元	1-5 years 一至五年 HK\$'000 千港元	Total undiscounted cash flows 未貼現現金流量總額 HK\$'000 千港元	Carrying amount 賬面值 HK\$'000 千港元
Non-derivative financial liabilities Accounts payable 應付賬款	N/A不適用	7,719	-	7,719	7,719
Accrued liabilities and other payables 應計負債及其他應付款項	N/A不適用	718,395	-	718,395	718,395
Borrowings 借貸	6.99	1,435,320	-	1,435,320	1,435,320
Lease liabilities 租賃負債	6.02	1,216	1,568	2,784	2,619
Financial guarantee contracts 財務擔保合約	N/A不適用	5,850,191	-	5,850,191	1,187,380
		8,012,841	1,568	8,014,409	3,351,433

39. 金融工具(續)

(b) 財務風險管理目標及政策(續)

流動資金風險(續)

流動資金表

於二零二五年十二月三十一日

於二零二四年十二月三十一日

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

39. FINANCIAL INSTRUMENTS (Continued)

(c) Fair value measurements of financial instruments

This note provides information about how the Group determines fair values of various financial assets and financial liabilities.

Fair value measurements and valuation processes

The Group's investment properties are measured at fair value for financial reporting purposes. The directors of the Company are responsible to determine the appropriate valuation techniques and inputs for fair value measurements.

In estimating the fair value, the Group uses market-observable data to the extent it is available. For instruments with significant unobservable inputs under Level 3, where Level 1 inputs are not available, the Group engages third party qualified valuers to perform the valuation. The directors of the Company works closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model. The management reports the valuation committee's findings to the directors of the Company to explain the cause of fluctuations in the fair value.

39. 金融工具(續)

(c) 金融工具的公允值計量

本附註提供有關本集團如何釐定不同金融資產及金融負債的公允值的資料。

公允值計量及估值程序

就財務報告目的，本集團的投資物業按公允值計量。本公司董事負責釐定公允值計量的適當估值技術及輸入數據。

在估計公允值時，本集團盡可能使用可觀察市場數據。就第三層級中具有不可觀察輸入數據的工具而言，在並無第一層級的輸入數據之情況下，本集團聘請第三方合資格估值師進行估值。本公司董事密切配合合資格外部估值師，以制定適當的模型估值技術及輸入數據。管理層將評估委員會的調查結果報告予本公司董事，以解釋公允值波動的原因。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

40. RETIREMENT BENEFIT SCHEMES

The Group has retirement plans covering a substantial portion of its employees. The principal plans are defined contribution plans.

The Company's subsidiaries in Hong Kong participate the Mandatory Provident Fund Scheme under the rules and regulations of the Mandatory Provident Fund Schemes Authority. The Group's employees are required to join the scheme. The assets of the schemes are held separately from those of the Group, in funds under the control of trustees. The Group has followed the minimum statutory contribution requirement of 5% of eligible employees' relevant aggregated income with a cap of HK\$1,500 per employee per month.

The Company's subsidiaries in the PRC, in compliance with the applicable regulations of respective jurisdictions, participated in various pension schemes operated by the relevant municipal and provincial governments. These subsidiaries are required to make defined contributions to these schemes at a fixed percentage of their covered payroll. The Group has no other obligations for the payment of its staff's retirement and other post-retirement benefits other than the contributions described above.

The total contributions in respect of the year ended 31 December 2025 charged to consolidated statement of profit or loss and other comprehensive income amount to approximately HK\$4,097,000 (2024: HK\$3,916,000).

40. 退休福利計劃

本集團設有一項適用於其大部分僱員之退休計劃。主要計劃為界定供款計劃。

本公司的香港附屬公司根據強制性公積金計劃管理局的規則及規定參與強制性公積金計劃。本集團僱員均須參加此計劃。計劃的資產與本集團的資產分開持有，由受託人控制基金。本集團已遵守法定最低供款規定按合資格僱員有關總收入的5%供款，上限為每名僱員每月1,500港元。

為遵守各司法權區適用規例，本公司的中國附屬公司均參與多項由有關省市政府營運之多項退休金計劃。該等附屬公司須按上述計劃所涵蓋薪金之固定百分比向該等計劃作出定額供款。除上述供款外，本集團並無其他支付員工退休及其他退休後福利的責任。

截至二零二五年十二月三十一日止年度自綜合損益及其他全面收益表扣除之總供款為約4,097,000港元(二零二四年：3,916,000港元)。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

41. CHARGES ON ASSETS

The Group has the following charges on assets at the end of the reporting period:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Investment properties – Shopping malls located in the PRC (note (a) and (b))	投資物業 – 位於中國的購物中心 (附註(a)及(b))	1,007,558	1,059,479

Notes:

- (a) As at 31 December 2025, investment properties held by two subsidiaries, Guangzhou Rongzhi and Jinzhou Jiachi with carrying amounts of HK\$523,681,000 (2024: HK\$540,531,000) and HK\$483,877,000 (2024: HK\$518,948,000) respectively were pledged to Bank of Jinzhou Co, Limited for the non-group companies which were related to Mr. Dai in respect of their certain bank borrowings in aggregate principal amount of RMB3,400,000,000. These borrowings were defaulted.
- (b) As at 31 December 2025 and 31 December 2024, the secured fixed-rate bank borrowing were secured by the investment properties with carrying amounts HK\$523,681,000 (2024: HK\$540,531,000) and 100% equity interest of a Guangzhou Rongzhi established in the PRC.

41. 資產抵押

本集團於報告期末擁有以下資產抵押：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Investment properties – Shopping malls located in the PRC (note (a) and (b))	投資物業 – 位於中國的購物中心 (附註(a)及(b))	1,007,558	1,059,479

附註：

- (a) 於二零二五年十二月三十一日，兩家附屬公司廣州融智及錦州嘉馳持有的投資物業分別就本金總額人民幣3,400,000,000元的若干銀行借款為與戴先生有關的非集團公司抵押予錦州銀行股份有限公司，其賬面價值為523,681,000港元（二零二四年：540,531,000港元）及483,877,000港元（二零二四年：518,948,000港元）。此等借貸已違約。
- (b) 於二零二五年十二月三十一日及二零二四年十二月三十一日，有抵押的固定利率銀行借貸以賬面值523,681,000港元（二零二四年：540,531,000港元）的投資物業及於中國成立的廣州融智100%股權作抵押。

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

42. SHARE OPTION SCHEME

The purpose of the share option scheme is to enable the directors of the Company to grant options to selected employee or proposed employee (whether full time or part time employee, including any director) of any member of the Group or any invested entity, any supplier of goods or services, any customer, any person or entity that provide research, development or other technological support, any shareholders or any participants who contribute to the development and growth of the Group or any invested entity (the “Eligible Participants”) as incentives or rewards for their contribution or potential contribution to the Group and/or to recruit and retain high calibre Eligible Participants and to attract human resources that are valuable to the Group.

Pursuant to an ordinary resolution passed by the shareholders on 17 September 2015, the Company adopted a new share option scheme (the “New Share Option Scheme”) on 17 September 2015 and shall be valid and effective for a period of ten years commencing on the date of adoption of the New Share Option Scheme (i.e. 16 September 2025) unless terminated earlier by shareholders in general meeting. The number of shares which may be allotted and issued upon exercise of all outstanding options granted under the New Share Option Scheme and any other share option schemes of the Company must not in aggregate exceed 10% of the total shares in issue on the date of approval of the New Share Option Scheme by the shareholders at the annual general meeting (i.e. 125,091,243 shares) (the “Scheme Mandate Limit”) unless the Company obtains a fresh approval from shareholders to renew the Scheme Mandate Limit on the basis that the maximum number of shares in respect of which any options outstanding and yet to be exercised under the New Share Option Scheme and any other schemes shall not exceed 30% of the issued share capital of the Company from time to time.

42. 購股權計劃

購股權計劃目的為讓本公司董事可向所選定的本集團任何成員公司或任何投資實體的任何僱員或備選僱員(不論全職或兼職僱員,包括任何董事)、任何貨物或服務供應商、任何客戶、提供研發或其他技術支援的任何人士或實體、任何股東或為本集團或任何投資實體的發展及增長作出貢獻的任何參與者(「合資格參與者」)授出購股權,作為鼓勵或獎賞,表彰其對本集團作出或可能作出的貢獻,及/或聘請及留任有才幹的合資格參與者及吸引對本集團有價值的人力資源。

根據股東於二零一五年九月十七日通過的一項普通決議案,本公司已於二零一五年九月十七日採納一項新購股權計劃(「新購股權計劃」),及自新購股權計劃採納日期(即二零二五年九月十六日)起生效,為期十年,除非由股東於股東大會上提前終止。根據新購股權計劃及本公司任何其他購股權計劃授出的所有尚未行使購股權獲行使而可予配發及發行的股份數目,合共不得超過股東於股東週年大會上批准新購股權計劃日期已發行股份總數的10%(即125,091,243股股份)(「計劃授權限額」),除非本公司獲股東重新批准更新計劃授權限額基準為根據新購股權計劃及任何其他計劃已授出但尚未行使的任何購股權所涉及股份最高數目不得超過本公司不時的已發行股本之30%。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

42. SHARE OPTION SCHEME (Continued)

The Scheme Mandate Limit was changed to 525,001,985 as at the date of passing of the ordinary resolution granted the refreshment of the Scheme Mandate Limit (i.e. 5 June 2017). The refreshed Scheme Mandate Limit represents 10% of the total number of ordinary shares of the Company in issue amounted to 5,250,019,852 shares as at 5 June 2017. The options may be granted under the refreshed Scheme Mandate Limit do not include options that are outstanding, cancelled or lapsed as at 5 June 2017.

The terms of the New Share Option Scheme provide that in granting options under the New Share Option Scheme, the directors of the Company may offer to grant any options subject to such terms and conditions in relation to the minimum period of the options to be held and/or the performance criteria to be satisfied before such options can be exercised and/or any other terms as the directors of the Company may determine in its absolute discretion. The directors of the Company will also have the discretion in determining the subscription price in respect of any options, provided that the relevant requirements in the Listing Rules are complied with.

The exercise price of the option is to be determined by the directors of the Company provided always that it shall be at least the higher of (i) the closing price of the shares as stated in the daily quotations sheet issued by the Stock Exchange on the date of offer for the grant of the option (which is deemed to be the date of grant if the offer for the grant of the option is accepted by the Eligible Participant), which must be a business day; (ii) the average closing price of the shares as stated in the daily quotations sheets issued by the Stock Exchange for the five business days immediately preceding the date of grant, provided that the exercise price of the option shall in no event be less than the nominal amount of one share; and (iii) the nominal value of a share.

42. 購股權計劃(續)

計劃授權限額於通過授出更新計劃授權限額之普通決議案當日(即二零一七年六月五日)變更為525,001,985股。經更新計劃授權限額佔本公司之已發行普通股股份總數之10%，於二零一七年六月五日達5,250,019,852股股份。本公司根據經更新之計劃授權限額可授出購股權，惟不包括於二零一七年六月五日尚未行使、已註銷或已失效之購股權。

新購股權計劃的條款規定，根據新購股權計劃授出購股權時，本公司董事可要約授出任何購股權，並施加有關可行使購股權前須持有購股權的最短期限及／或須達到的表現目標的條款及條件及／或本公司董事可全權酌情釐定的任何其他條款。在遵守上市規則的相關規定下，本公司董事亦將有權酌情決定有關任何購股權的認購價。

購股權的行使價本公司由董事釐定，惟須至少為下列三者中的較高者：(i)於要約授出購股權當日(須為交易日)(倘要約授出購股權獲合資格參與者接納，則視為授出日期)聯交所每日報價表所列的股份收市價；(ii)緊接授出日期前五個營業日聯交所每日報價表所列的股份平均收市價，惟購股權的行使價在任何情況下不得低於股份面值；及(iii)股份的面值。

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42. SHARE OPTION SCHEME (Continued)

An offer for the grant of options must be accepted within twenty one days inclusive of the day on which such offer was made. The amount payable to the Company on acceptance of the offer for the grant of an option is HK\$1.00. The maximum number of shares issued and to be issued upon exercise of options granted and to be granted under the New Share Option Scheme and any other share option schemes of the Company to any Eligible Participant (including cancelled, exercised and outstanding options), in any 12-month period up to the date of grant shall not exceed 1% of the Shares in issue from time to time. Any further grant of options in excess of such limit must be separately approved by shareholders with such Eligible Participant and his close associates abstaining from voting.

The number of options available for grant under the New Share Option Scheme amounts to 525,001,985 Shares at the beginning and the end of the Year, representing approximately 10.0% of the issued shares of the Company as at the date of the 2025 Annual Report. There is no applicable service provider sublimit at the beginning and the end of the Year.

No share options were granted under the New Share Option Scheme during the years ended 31 December 2025 and 2024.

42. 購股權計劃(續)

授出購股權的要約須於要約日期起二十一日(包括該日)內獲接納。承授人就接納授出每份購股權的要約應付本公司的金額為1.00港元。於截至授出日期止的任何12個月期間，根據新購股權計劃及本公司任何其他購股權計劃向任何合資格參與者授出及將予授出的購股權(包括已註銷、已行使及尚未行使的購股權)獲行使而已發行及將會發行的股份最高數目，不得超過不時已發行股份的1%。倘須進一步授出超出該限額的購股權，必須經股東獨立批准，而該名合資格參與者及其聯繫人均須放棄投票。

於本年度初及於本年度末，根據新購股權計劃可供授出的購股權數目涉及525,001,985股股份，相當於本公司於二零二五年年報日期已發行股份約10.0%。於本年度初及於本年度末，並無適用的服務供應商分類上限。

於截至二零二五年及二零二四年十二月三十一日止年度，概無根據新購股權計劃授出任何購股權。

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43. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

The table below details changes in the Group's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the Group's consolidated statement of cash flows from financing activities.

43. 融資活動產生的負債的對賬

下表載列本集團融資活動產生的負債變動(包括現金及非現金變動)之詳情。融資活動產生的負債乃指現金流量或未來現金流量於本集團的綜合現金流量表中分類為融資活動現金流量之負債。

		Interest payable 應付利息 HK\$'000 千港元	Borrowings 借貸 HK\$'000 千港元	Lease liabilities 租賃負債 HK\$'000 千港元	Financial guarantee contracts 金融擔保合約 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 January 2024	於二零二四年一月一日	400,032	1,673,546	1,831	939,688	3,015,097
Financing cash flows (Note)	融資現金流量(附註)	(8,132)	(188,670)	(3,881)	(45,344)	(246,027)
Non-cash transactions:	非現金交易:					
New leases entered	新訂立租賃	-	-	3,661	-	3,661
Impairment recognised	已確認減值	-	-	-	329,289	329,289
Exchange realignment	匯兌調整	(17,602)	(49,556)	45	(36,253)	(103,366)
Finance costs	財務成本	162,499	-	963	-	163,462
At 31 December 2024 and 1 January 2025	於二零二四年十二月 三十一日及二零二五年 一月一日	536,797	1,435,320	2,619	1,187,380	3,162,116
Financing cash flows (Note)	融資現金流量(附註)	-	(5,316)	(1,112)	(262,619)	(269,047)
Non-cash transactions:	非現金交易:					
New leases entered	新訂立租賃	-	-	292	-	292
Impairment recognised	已確認減值	-	-	-	89,616	89,616
Exchange realignment	匯兌調整	28,589	65,434	(148)	44,459	138,334
Finance costs	財務成本	154,449	-	123	-	154,572
At 31 December 2025	於二零二五年十二月 三十一日	719,835	1,495,438	1,774	1,058,836	3,275,883

Note: The financing cash flows mainly represent rental payment, proceeds of bank borrowings, repayment of bank borrowings and interest paid.

附註：融資現金流量主要指租金付款、銀行借貸所得款項、償還銀行借貸及已付利息。

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44. PARTICULARS OF PRINCIPAL SUBSIDIARIES OF THE COMPANY

Details of principal subsidiaries as at 31 December 2025 and 2024 are as follows:

44. 本公司主要附屬公司的詳情

於二零二五年及二零二四年十二月三十一日，
主要附屬公司的詳情如下：

Name of subsidiaries 附屬公司名稱	Place of incorporation or establishment/ operation 註冊成立或成立/ 營運地點	Issued and fully paid share capital/ registered and paid-up capital 已發行及繳足股本/ 註冊及繳足資本	Proportion ownership interest and voting power held by the Company 本公司持有的擁有權 及投票權百分比		Principal activities 主要業務
			2025 二零二五年	2024 二零二四年	
Directly held subsidiaries 直接擁有的附屬公司					
Bestway Group International Limited	BVI 英屬處女群島	US\$1,100 1,100美元	100%	100%	Investment holding 投資控股
Tectron Pacific Limited	BVI 英屬處女群島	US\$1 1美元	100%	100%	Investment holding 投資控股
Indirectly held subsidiaries 間接擁有的附屬公司					
Prolific Rich Limited 豐裕有限公司	BVI 英屬處女群島	US\$1 1美元	100%	100%	Investment holding 投資控股
Grand Shining Limited 弘輝有限公司	BVI 英屬處女群島	US\$1 1美元	100%	100%	Investment holding 投資控股
Giant Silver Limited 泰銀有限公司	Hong Kong 香港	HK\$1 1港元	100%	100%	Investment holding 投資控股
宏融投資控股(深圳)有限公司*	The PRC	HK\$400,000,000	100%	100%	Financial services and assets management 金融服務及資產管理
北京康橋通達科技有限公司#	中國 The PRC	400,000,000港元 RMB10,000,000	75%	75%	Sales of medical equipment 銷售醫療設備
Kainarwolfram LLC	中國 Mongolia	人民幣10,000,000元 US\$100,000	100%	100%	Mining and exploration of natural resources 採礦及勘探天然資源
Ikh Uuliin Erdenes LLC	蒙古國 Mongolia	100,000美元 US\$100,000	100%	100%	Mining and exploration of natural resources 採礦及勘探天然資源
	蒙古國	100,000美元			採礦及勘探天然資源

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44. PARTICULARS OF PRINCIPAL SUBSIDIARIES OF THE COMPANY

(Continued)

44. 本公司主要附屬公司的詳情(續)

Name of subsidiaries 附屬公司名稱	Place of incorporation or establishment/ operation 註冊成立或成立/ 營運地點	Issued and fully paid share capital/ registered and paid-up capital 已發行及繳足股本/ 註冊及繳足資本	Proportion ownership interest and voting power held by the Company 本公司持有的擁有權 及投票權百分比		Principal activities 主要業務
			2025 二零二五年	2024 二零二四年	
Indirectly held subsidiaries (Continued) 間接擁有的附屬公司(續)					
Superb Power Enterprises Limited 鉅力企業有限公司	BVI 英屬處女群島	US\$1 1美元	100%	100%	Investment holding 投資控股
Longain Park Limited 錦凌有限公司	Hong Kong 香港	HK\$1 1港元	100%	100%	Investment holding 投資控股
Guangzhou Rongzhi 廣州融智	The PRC 中國	RMB335,000,000 人民幣335,000,000元	100%	100%	Development, lease and management of underground shopping mall 發展、租賃及管理地下購物 中心
Sky Build Limited 天建有限公司	BVI 英屬處女群島	US\$1 1美元	100%	100%	Investment holding 投資控股
New Full Limited 信豐有限公司	Hong Kong 香港	HK\$1 1港元	100%	100%	Investment holding 投資控股
Jinzhou Jiachi 錦州嘉馳	The PRC 中國	US\$49,800,000 49,800,000美元	100%	100%	Development, lease and management of underground shopping mall 發展、租賃及管理地下購物 中心
Asian Leader Investments Limited 鉅達投資有限公司	Hong Kong 香港	HK\$1 1港元	100%	100%	Investment holding 投資控股
Anyang Jiangchuan Public Facilities Co., Ltd.* (formerly known as: Anyang Renhe New World Public Facilities Co., Ltd.*) 安陽江川公共設施有限公司*(前稱: 安陽人 和新天地公共設施有限公司*)	The PRC 中國	US\$15,000,000 15,000,000美元	100%	100%	Development, lease and management of underground shopping mall 發展、租賃及管理地下購物中 心
Full View Trading United 盛景貿易有限公司	Hong Kong 香港	HK\$1 1港元	100%	100%	Sales of flooring materials 銷售地板材料

Notes:

* Established as a wholly foreign owned enterprise in the PRC.

Established as a limited liability company in the PRC.

附註:

* 於中國成立為外商獨資企業。

於中國成立為有限公司。

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44. PARTICULARS OF PRINCIPAL SUBSIDIARIES OF THE COMPANY

(Continued)

All the principal subsidiaries operate predominantly in their respective places of incorporation/establishment.

The above table lists the subsidiaries of the Group which, in the opinion of the directors of the Company, principally affected the results or net assets of the Group. To give details of other subsidiaries would, in the opinion of the directors of the Company, result in particulars of excessive length.

None of the subsidiaries had any debt securities subsisting at the end of the reporting period or at any time during the reporting period.

45. DISPOSAL OF SUBSIDIARIES

(a) Disposal of Wide Flourish Investments

On 23 April 2024, the Group entered into a sale agreement ("SPA") to dispose of a subsidiary, Wide Flourish Investments Limited, together with its subsidiaries which primarily hold and manage the properties located in London, the United Kingdom for rental income. The Group has used the proceeds from the disposal to repay the secured variable-rate bank borrowing of approximately HK\$188,670,000, and the Group intended to apply the remaining balance as working capital to support the Group's ongoing businesses primarily in trading of flooring material and the leasing and management of shopping mall business in the PRC and as strategic reserves to cater for contingent liabilities of the Group.

The disposal was completed on 27 December 2024. The purchaser, C&E Flooring Supply Limited, a company incorporated in the United Kingdom with limited liability, is indirectly wholly-owned by Mr. Pang Da Yong, who is a director of the subsidiaries of the Wide Flourish Investments Limited. As such, the purchaser is an associate of Mr. Pang Da Yong under the Listing Rules and hence resulting in a connected party transaction.

On 11 January 2025, the Group made payment of RMB236,000,000 in respect to the guarantee liabilities using the part of the remaining proceeds which is used as intended.

44. 本公司主要附屬公司的詳情(續)

所有主要附屬公司均於其個別之註冊成立／成立之地方經營其主要業務。

本公司董事認為上表列出本集團之附屬公司，對本集團之業績或資產淨值有重要影響。本公司董事認為載列其他附屬公司之詳情會使篇幅過於冗長。

概無附屬公司於報告期末或報告期內任何時間有任何存續債務證券。

45. 出售附屬公司

(a) 出售Wide Flourish Investments

於二零二四年四月二十三日，本集團訂立一份銷售協議(「銷售協議」)，以出售其附屬公司Wide Flourish Investments Limited，Wide Flourish Investments Limited連同其附屬公司主要於英國倫敦持有和管理該等物業，以獲取租金收入。本集團已將出售所得款項用於償還約188,670,000港元的有抵押浮息銀行借款，本集團擬將餘額用作營運資金，以支持本集團的持續業務，主要為地板材料貿易以及中國購物商場業務的租賃及管理，並用作策略性儲備，以應付本集團的或然負債。

出售事項已於二零二四年十二月二十七日完成。買方C&E Flooring Supply Limited為一間於英國註冊成立的有限公司，由龐大勇先生間接全資擁有，龐大勇先生為Wide Flourish Investments Limited附屬公司的董事。因此，根據上市規則，買方為龐大勇先生的聯絡人，因此產生關連方交易。

於二零二五年一月十一日，本集團使用剩餘已按計劃使用的所得款項部分支付與擔保負債相關的人民幣236,000,000元。

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45. DISPOSAL OF SUBSIDIARIES (Continued)

(a) Disposal of Wide Flourish Investments (Continued)

Details of the disposals for the year ended 31 December 2024 are as follows:

		HK\$'000 千港元
Consideration	代價	487,000
Property, plant and equipment	物業、廠房及儲備	50
Investment properties	投資物業	524,969
Deposits, prepayments and other receivables	按金、預付款項及其他應收款項	805
Pledged and restricted deposit	已抵押及受限制存款	1,021
Cash and bank balances	現金及銀行結餘	2,381
Accrued expenses and other payable	應計開支及其他應付款項	(3,572)
Tax payable	應付稅項	(17,935)
Total net assets disposed of	已出售淨資產總額	507,719
Reclassification of exchange reserve to profit or loss	重新分類匯兌儲備至損益	20,621
Less: expenses directly attributable to the disposal	減：出售直接應佔開支	
– legal and professional fee	– 法律及專業費用	(3,575)
– refurbishment fee (note)	– 翻新費用(附註)	(26,580)
Loss on disposal of subsidiaries	出售附屬公司虧損	(30,253)
Net cash inflow arising from disposal:	出售產生的現金流入淨額：	
Cash consideration	現金代價	487,000
Less: cash and bank balances disposed of	減：已出售現金及銀行結餘	(2,381)
		484,619

Note: Pursuant to certain warranties given by the Company under the SPA, the Company is under an obligation to maintain the properties in good condition and working order. However, certain parts of the properties were found to be dilapidated and refurbishment work is required to restore the Properties into good condition (the "Refurbishment Works"). As a result, the Company agreed to indemnify the purchaser pursuant to the terms of the SPA for the costs and expenses of the Refurbishment Works, which is expected to be approximately GBP3 million (equivalent to approximately HK\$26,580,000). The amount is included in accrued liabilities and other payables in note 29.

45. 出售附屬公司(續)

(a) 出售Wide Flourish Investments(續)

截至二零二四年十二月三十一日止年度，有關出售的詳情如下：

		HK\$'000 千港元
Consideration	代價	487,000
Property, plant and equipment	物業、廠房及儲備	50
Investment properties	投資物業	524,969
Deposits, prepayments and other receivables	按金、預付款項及其他應收款項	805
Pledged and restricted deposit	已抵押及受限制存款	1,021
Cash and bank balances	現金及銀行結餘	2,381
Accrued expenses and other payable	應計開支及其他應付款項	(3,572)
Tax payable	應付稅項	(17,935)
Total net assets disposed of	已出售淨資產總額	507,719
Reclassification of exchange reserve to profit or loss	重新分類匯兌儲備至損益	20,621
Less: expenses directly attributable to the disposal	減：出售直接應佔開支	
– legal and professional fee	– 法律及專業費用	(3,575)
– refurbishment fee (note)	– 翻新費用(附註)	(26,580)
Loss on disposal of subsidiaries	出售附屬公司虧損	(30,253)
Net cash inflow arising from disposal:	出售產生的現金流入淨額：	
Cash consideration	現金代價	487,000
Less: cash and bank balances disposed of	減：已出售現金及銀行結餘	(2,381)
		484,619

附註：根據本公司於銷售協議內作出的若干保證，本公司有義務維持該等物業的良好狀況及運作正常。然而，該等物業有若干部分已有破舊情況，需要翻新工程恢復良好狀況(「翻新工程」)。因此，本公司同意根據買賣協議的條款向買方彌償翻新工程的成本及開支，預計約為3百萬英鎊(相當於約26,580,000港元)。該金額已計入附註29內應計負債及其他應付款項。

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45. DISPOSAL OF SUBSIDIARIES (Continued)

(b) Deregistration of Wuqiansui (Shenzhen) Commercial Co., Ltd.

During the year ended 31 December 2025, the subsidiary, Wuqiansui (Shenzhen) Commercial Co., Ltd, was formally deregistered and dissolved under the laws of People's Republic of China. Prior to its deregistration, the subsidiary was consolidated within the Group's Trading Business segment.

The deregistration was completed on 3 January 2025 (the "Deregistration Date"). The company ceased to exist as a legal entity on this date, and accordingly, the Group lost control. The deregistration process was completed voluntarily following the cessation of trading.

Upon deregistration, the assets and liabilities of the subsidiary were derecognised from the consolidated financial statements and a loss of deregistration of subsidiary amounting to HK\$1,145,000 was recognised in profit or loss for the year ended 31 December 2025. No cash consideration was received for the shares, as the entity was dissolved rather than sold. However, the Group may have received a distribution of residual cash from dissolution may have resulted solely in the write-off of net liabilities.

45. 出售附屬公司(續)

(b) 取消註冊伍仟歲(深圳)商業有限公司

於截至二零二五年十二月三十一日止年度，伍仟歲(深圳)商業有限公司已根據中華人民共和國法律正式取消註冊並解散。於取消註冊前，該附屬公司於本集團的貿易業務分部內綜合列賬。

取消註冊於二零二五年一月三日完成(「取消註冊日期」)。該公司於該日不再存在為法定實體，因此，本集團失去控制權。取消註冊程序已於終止營運後自願完成。

截至二零二五年十二月三十一日止年度，於取消註冊後，該附屬公司的資產及負債乃自綜合財務報表內終止確認，而取消註冊附屬公司的虧損1,145,000港元於損益內確認。於該實體為取消註冊而非出售，故並無就股份收取現金代價。然而，本集團可能自純粹撇銷負債淨額以致的解散而收取剩餘現金的分派。

Notes to the Consolidated Financial Statements
綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

46. STATEMENT OF FINANCIAL POSITION
AND RESERVES OF THE COMPANY

46. 本公司財務狀況表及儲備

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Non-current assets	非流動資產		
Interest in subsidiaries	於附屬公司之權益	–	–
Property, plant and equipment	物業、廠房及設備	462	855
Right-of-use assets	使用權資產	1,365	2,110
Other non-current deposits	其他非流動按金	301	363
Other non-current assets	其他非流動資產	6,000	6,000
		8,128	9,328
Current assets	流動資產		
Other receivables, deposits and prepayments	其他應收款項、按金及預付款項	593	2,581
Bank balances and cash	銀行結餘及現金	3,967	7,517
		4,560	10,098
Current liabilities	流動負債		
Accrued liabilities and other payables	應計負債及其他應付款項	1,804	2,629
Amounts due to subsidiaries	應付附屬公司款項	1,586,414	1,567,684
Lease liabilities	租賃負債	850	739
		1,589,068	1,571,052
Net current liabilities	流動負債淨值	(1,584,508)	(1,560,954)
Total assets less current liabilities	總資產減流動負債	(1,576,380)	(1,551,626)
Non-current liability	非流動負債		
Lease liabilities	租賃負債	668	1,506
Net liabilities	負債淨值	(1,577,048)	(1,553,132)
Capital and reserves	資本及儲備		
Share capital	股本	262,501	262,501
Reserves	儲備	(1,839,549)	(1,815,633)
Total deficit	虧絀總額	(1,577,048)	(1,553,132)

Approved and authorised for issue by the board of directors on 31 March 2026 and signed on its behalf by:

於二零二六年三月三十一日獲董事局批准及授權刊發，並由以下董事代表簽署：

Mr. Su Shigong
蘇世公先生
DIRECTOR
董事

Ms. Yang Yuhua
楊玉華女士
DIRECTOR
董事

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

46. STATEMENT OF FINANCIAL POSITION AND RESERVES OF THE COMPANY

(Continued)

Movement in the Company's reserves

46. 本公司財務狀況表及儲備(續)

本公司儲備變動

		Contributed surplus reserve 實繳盈餘 儲備 HK\$'000 千港元 (Note) (附註)	Other capital contribution reserve 其他注資 儲備 HK\$'000 千港元	Accumulated losses 累計虧損 HK\$'000 千港元	Total 總額 HK\$'000 千港元
At 1 January 2024	於二零二四年一月一日	2,440,726	335,536	(4,600,374)	(1,824,112)
Profit and total comprehensive income for the year	年度利潤及全面收入 總額	-	-	8,479	8,479
At 31 December 2024 and 1 January 2025	於二零二四年十二月 三十一日及二零二五年 一月一日	2,440,726	335,536	(4,591,895)	(1,815,633)
Loss and total comprehensive income for the year	年度虧損及全面收入 總額	-	-	(23,916)	(23,916)
At 31 December 2025	於二零二五年十二月 三十一日	2,440,726	335,536	(4,615,811)	(1,839,549)

Note: The contributed surplus reserve of the Company arose as a result of the same Group reorganisation scheme and represents the excess of the then combined net assets of the subsidiaries acquired, over the nominal value of the share capital of the Company issued in exchange therefor.

附註：本公司貢獻之盈餘儲備乃因本集團之相同重組計劃而產生及指所收購附屬公司當時之合併淨資產超出本公司作為交換而發行的股本之面值的差額。

Five-year Financial Summary

五年財務概要

The consolidated results, assets and liabilities of the Group for the last five financial reporting periods as extracted from the audited consolidated financial statements of the Group are summarised below:

本集團過往五個財務報告期間之綜合業績、資產及負債(摘錄自本集團經審核綜合財務報表)概述如下:

		For the year ended 31 December 截至十二月三十一日止年度				
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元	2023 二零二三年 HK\$'000 千港元	2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
RESULTS	業績					
Revenue and net investment gains	收益及投資收益淨額	125,079	120,548	211,786	159,227	310,066
Loss for the year	年度虧損	(371,171)	(759,743)	(1,169,257)	(1,455,401)	(441,377)
Attributable to:	以下人士應佔:					
Owners of the Company	本公司擁有人	(371,936)	(760,267)	(1,167,985)	(1,454,890)	(440,801)
Non-controlling interests	非控股權益	765	524	(1,272)	(511)	(576)
		(371,171)	(759,743)	(1,169,257)	(1,455,401)	(441,377)
		As at 31 December 於十二月三十一日				
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元	2023 二零二三年 HK\$'000 千港元	2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
ASSETS AND LIABILITIES	資產及負債					
Total assets	總資產	1,395,687	1,770,489	2,556,797	3,610,617	4,682,783
Total liabilities	總負債	(3,593,959)	(3,506,921)	(3,523,596)	(3,388,049)	(2,969,593)
Net (liabilities)/assets	淨(負債)/資產	(2,198,272)	(1,736,432)	(966,799)	222,568	1,713,190

Particulars of Properties 物業詳情

INVESTMENT PROPERTIES

投資物業

Location 地址	Usage 用途	Tenure 年期	Attributable interest of the Group 本集團的應佔權益	
			2025 二零二五年	2024 二零二四年
The Anyang Shopping Mall located in Jiefang Avenue, Beiguan District, Anyang City, Henan Province, the PRC 位於中國河南省安陽市北關區解放大道之安陽購物中心	Shopping Mall for rental and/or property management services income 用作收取租金及／或物業管理服務收入的購物中心	The operation rights are held for a term of 40 years. 該經營權為40年。	100%	100%
Portions of Jinzhou First Tunnel Shopping Mall, Zhongyang Avenue, Linghe District, Jinzhou City, Liaoning Province, the PRC 位於中國遼寧省錦州市凌河區中央大街之錦州地一大道購物中心部分	Shopping Mall for rental and/or property management services income 用作收取租金及／或物業管理服務收入的購物中心	The operation rights are held for 40 years. 該經營權為40年。	100%	100%
Portions of Phase I of Guangzhou First Tunnel Shopping Mall located at the junction of Zhanqian Road and Zhannan Road, Yuexiu District, Guangzhou City, Guangdong Province, the PRC 位於中國廣東省廣州市越秀區站前路與站南路交匯處之廣州地一大道購物中心一期部分	Shopping Mall for rental and/or property management services income 用作收取租金及／或物業管理服務收入的購物中心	The land use rights have been granted for a term of 40 years expiring on 11 December 2046 for commercial/services and special uses. 獲授的土地使用權為40年，將於二零四六年十二月十一日屆滿，用於商業／服務及特殊用途。	100%	100%
Portions of Phase II of Guangzhou First Tunnel Shopping Mall located at the junction of Zhanqian Road and Zhannan Road, Yuexiu District, Guangzhou City, Guangdong Province, the PRC 位於中國廣東省廣州市越秀區站前路與站南路交匯處之廣州地一大道購物中心二期部分	Shopping Mall for rental and/or property management services income 用作收取租金及／或物業管理服務收入的購物中心	The operation rights are held for a term of not less than 40 years. 該經營權為不少於40年。	100%	100%



太和控股有限公司
TAI UNITED HOLDINGS LIMITED