



SANDMARTIN INTERNATIONAL HOLDINGS LIMITED

聖馬丁國際控股有限公司*

INCORPORATED IN BERMUDA WITH LIMITED LIABILITY
於百慕達註冊成立之有限公司

STOCK CODE 股份代號：482

2025

ANNUAL
REPORT
年報



* For identification purpose only
僅供識別

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CORPORATE INFORMATION

公司資料

EXECUTIVE DIRECTORS

Mr. Hung Tsung Chin
Mr. Chen Wei Chun

NON-EXECUTIVE DIRECTOR

Mr. Kuo Jen Hao (*Chairman*)

INDEPENDENT NON-EXECUTIVE DIRECTORS

Ms. Chen Wei-Hui
Mr. Lu Ming-Shiuan
Mr. Wu Chia Ming

AUDIT COMMITTEE

Ms. Chen Wei-Hui (*Committee Chairperson*)
Mr. Lu Ming-Shiuan
Mr. Wu Chia Ming

REMUNERATION COMMITTEE

Mr. Wu Chia Ming (*Committee Chairman*)
Ms. Chen Wei-Hui
Mr. Lu Ming-Shiuan

NOMINATION COMMITTEE

Mr. Lu Ming-Shiuan (*Committee Chairman*)
Ms. Chen Wei-Hui
Mr. Wu Chia Ming

HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS

Unit 516, 5th Floor, Peninsula Centre, 67 Mody Road,
Tsim Sha Tsui East, Kowloon,
Hong Kong

REGISTERED OFFICE

Clarendon House, 2 Church Street, Hamilton
HM 11, Bermuda

執行董事

洪聰進先生
陳偉鈞先生

非執行董事

郭人豪先生 (*主席*)

獨立非執行董事

陳葦憶女士
盧明軒先生
吳嘉明先生

審核委員會

陳葦憶女士 (*委員會主席*)
盧明軒先生
吳嘉明先生

薪酬委員會

吳嘉明先生 (*委員會主席*)
陳葦憶女士
盧明軒先生

提名委員會

盧明軒先生 (*委員會主席*)
陳葦憶女士
吳嘉明先生

總辦事處及主要營業地點

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九龍尖沙咀東
麼地道67號半島中心5樓516室

註冊辦事處

Clarendon House, 2 Church Street, Hamilton
HM 11, Bermuda

CORPORATE INFORMATION *(Continued)*

公司資料 (續)

COMPANY SECRETARY

Ms. Tung Wing Yee Winnie

AUTHORISED REPRESENTATIVES

Mr. Hung Tsung Chin

Ms. Tung Wing Yee Winnie

PRINCIPAL BANKERS

CTBC Bank Co., Ltd.

China Guangfa Bank Co., Ltd.

Land Bank of Taiwan Co., Ltd.

AUDITOR

BDO Limited

Certified Public Accountants

Registered Public Interest Entity Auditor

SHARE REGISTRAR AND TRANSFER OFFICE

Hong Kong

Boardroom Share Registrars (HK) Limited

Room 2103B, 21/F.,

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Hong Kong

Bermuda

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Hamilton HM 11

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CORPORATE WEBSITE

www.sandmartin.com.hk

STOCK CODE

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公司秘書

董穎怡女士

授權代表

洪聰進先生

董穎怡女士

主要往來銀行

中國信託商業銀行股份有限公司

廣發銀行股份有限公司

台灣土地銀行股份有限公司

核數師

香港立信德豪會計師事務所有限公司

執業會計師

註冊公眾利益實體核數師

股份登記及過戶處

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寶德隆證券登記有限公司

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百慕達

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股份代號

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CHAIRMAN'S LETTER TO SHAREHOLDERS

主席致股東報告

Dear shareholders of the Company (the "**Shareholders**"),

On behalf of the board (the "**Board**") of the directors (the "**Directors**") of Sandmartin International Holdings Limited (the "**Company**", together with its subsidiaries collectively referred to as the "**Group**"), I hereby present the annual results of the Group for the year ended 31 December 2025.

The financial performance of the Group was not satisfactory for the year ended 31 December 2025. As a result of the tight monetary policy globally and the trade war, the revenue of the Group's products has decreased when compared with the same corresponding period in 2024. The Group has taken some measures to mitigate the unfavourable impacts, including but not limited to sourcing from different suppliers to increase the profit margin.

The ongoing China-US trade war still has some negative impacts on certain segments of the operations of the Group and the Group mitigates the impacts by sourcing from suppliers in Southeast Asia, for the purpose of avoiding the excessive tariffs imposed by the United States (the "**US**") on products from The People's Republic of China (the "**PRC**" or "**China**").

The geo-political and geo-economic tensions are yet to be resolved. Given these volatilities and challenges, the Group will continue to adopt a prudent approach in managing its cash flow position and will make every endeavour to identify business opportunities with promising potential in the manufacturing segments in emerging markets or even other sectors so as to diversify our income source to weather adverse economic cycle.

各位本公司股東（「**股東**」）：

本人謹代表聖馬丁國際控股有限公司*（「**本公司**」，連同其附屬公司統稱為「**本集團**」）董事（「**董事**」）會（「**董事會**」）呈報本集團截至二零二五年十二月三十一日止年度的全年業績。

本集團截至二零二五年十二月三十一日止年度的財務表現並不理想。隨著全球從緊的貨幣政策及貿易戰，本集團產品的收益較二零二四年同期有所下降。本集團已採取若干措施以減輕該等不利影響，包括但不限於向多名供應商採購以提升毛利率。

中美貿易戰持續對本集團若干分部的營運仍有一定的負面影響，而本集團透過向東南亞供應商採購減輕其影響，以避免美利堅合眾國（「**美國**」）對中華人民共和國（「**中國**」）的產品徵收額外關稅。

地緣政治及地緣經濟的緊張局勢至今仍未得到解決。鑑於上述波動因素及挑戰，本集團將繼續採取審慎態度管理現金流狀況，並將竭力於新興市場之製造分部，甚至其他行業，物色具潛力之商機，以期拓展收入來源，應對不利之經濟週期。

* 僅供識別

CHAIRMAN'S LETTER TO SHAREHOLDERS *(Continued)* 主席致股東報告 (續)

To strengthen the financial position of the Group, on 24 October 2025, the Company proposed inter alia, capital reorganisation involving the share consolidation and capital reduction of the Company on the basis that ten issued and unissued shares were consolidated into one adjusted share with par value of HK\$0.1 each in the share capital of the Company and the rights issue on the basis of one rights share for every one adjusted share in issue on the record date. The capital reorganisation became effective on 25 March 2026.

Looking ahead, the Board recognises that the Group is still in the process of identifying effective avenues for future business growth. We remain committed to pursuing innovation and exploring opportunities that can strengthen the Group's revenue base and long-term profitability.

On behalf of the Board, I would like to take this opportunity to express our gratitude to our invaluable business partners, Shareholders, management and employees for their continuous support and contribution to the Group. We look forward to sharing the rewards ahead with you.

Kuo Jen Hao
Chairman

為加強本集團的財務狀況，於二零二五年十月二十四日，本公司建議（其中包括）股本重組，當中涉及本公司按本公司股本中每十股已發行及未發行股份合併為一股每股面值0.1港元的經調整股份的基準進行的股份合併及股本削減，以及按於記錄日期每持有一股已發行經調整股份獲發一股供股股份的基準進行供股。股本重組已於二零二六年三月二十五日生效。

展望未來，董事會認識到本集團仍在尋找有效的業務增長途徑。我們將繼續致力於推動創新，並積極探索可加強本集團收入基礎及長遠盈利能力的機會。

本人謹代表董事會藉此機會對寶貴的業務夥伴、股東以及管理層及僱員一直以來的鼎力支持及對本集團的貢獻衷心致謝，期望日後能與各位分享成果。

主席
郭人豪

BUSINESS OVERVIEW AND MANAGEMENT DISCUSSION AND ANALYSIS

業務概覽及管理層討論與分析

FINANCIAL HIGHLIGHT AND BUSINESS OVERVIEW

The Group recorded an increase in gross profit ratio from approximately 9.90% for the year ended 31 December 2024 to approximately 9.99% for the year ended 31 December 2025 due to the improvement in products profit margin of the Group's media entertainment platform related products and other multimedia products segments.

The Group's loss before finance costs, income tax expense, depreciation and amortisation was approximately HK\$100,194,000 (2024: earnings of approximately HK\$14,682,000).

MEDIA ENTERTAINMENT PLATFORM RELATED PRODUCTS

In response to the challenging economic environment, the Group's media entertainment platform related products segment continued to explore new business opportunities in emerging markets. The revenue of this segment decreased by approximately 78.06% as compared with the year ended 31 December 2024.

- The segment revenue of media entertainment platform related products was approximately HK\$37,131,000 (2024: approximately HK\$169,268,000).
- The segment results from operations were approximately HK\$5,181,000 (2024: approximately HK\$12,330,000).
- The segment margin was approximately 13.95% as compared with segment margin of approximately 7.28% in 2024.

Outlook

The Group is exploring new business opportunities for this segment. The China-US trade war is not expected to have a material adverse impact on this segment as this segment does not have customers in the US.

財務摘要及業務概覽

本集團的毛利率由截至二零二四年十二月三十一日止年度的約9.90%增加至截至二零二五年十二月三十一日止年度的約9.99%，乃由於本集團媒體娛樂平台相關產品及其他多媒體產品分部之產品利潤率有所改善。

本集團於扣除融資成本、所得稅支出、折舊及攤銷前虧損約為100,194,000港元（二零二四年：收益約14,682,000港元）。

媒體娛樂平台相關產品

為應對充滿挑戰的經濟環境，本集團的媒體娛樂平台相關產品分部繼續於新興市場發掘新商機。此分部的收益較截至二零二四年十二月三十一日止年度減少約78.06%。

- 媒體娛樂平台相關產品的分部收益約為37,131,000港元（二零二四年：約169,268,000港元）。
- 分部營運業績約為5,181,000港元（二零二四年：約12,330,000港元）。
- 分部利潤率約為13.95%，而二零二四年的分部利潤率約為7.28%。

前景

本集團正為此分部開拓新商機。由於此分部並無位於美國的客戶，故預期中美貿易戰不會對此分部造成重大不利影響。

BUSINESS OVERVIEW AND MANAGEMENT DISCUSSION AND ANALYSIS (Continued)

業務概覽及管理層討論與分析 (續)

OTHER MULTIMEDIA PRODUCTS

Owing to the increase in material costs and freight charges, the profitability of the Group's other multimedia products segment was lower than expected. Major products of this segment included cables, multimedia accessories and wireless mobile phone chargers for vehicles. The revenue of this segment decreased by approximately 7.20% as compared with the year ended 31 December 2024.

- The segment revenue of other multimedia products was approximately HK\$95,356,000 (2024: approximately HK\$102,752,000).
- The segment results from operations were approximately HK\$12,092,000 (2024: approximately HK\$6,091,000).
- The segment margin was approximately 12.68% as compared with the segment margin of approximately 5.93% in 2024.

Outlook

The Group is enhancing its product portfolio and developing new businesses to cope with the new demand from customers. The China-US trade war has some impact on this segment as some of the customers are located in the US. The Group is trying to minimise such impact by sourcing from suppliers outside the PRC, such as Southeast Asia and adjusting logistics structure.

SATELLITE TV EQUIPMENT AND ANTENNA PRODUCTS

The segment margin of the Group's satellite TV equipment and antenna products segment showed a decline notwithstanding the gradual recovery of economy in North America. The revenue of this segment decreased by approximately 15.78% as compared with the year ended 31 December 2024, while the segment results decreased by approximately 38.94%.

- The segment revenue of satellite TV equipment and antenna products was approximately HK\$317,242,000 (2024: approximately HK\$376,669,000).
- The segment results from operations were approximately HK\$11,462,000 (2024: approximately HK\$18,773,000).

其他多媒體產品

由於材料成本及貨運費用上漲，本集團其他多媒體產品分部的盈利能力低於預期。此分部的主要產品包括電纜、多媒體配件及車載無線手機充電器。分部收益較截至二零二四年十二月三十一日止年度減少約7.20%。

- 其他多媒體產品的分部收益約為95,356,000港元 (二零二四年：約102,752,000港元)。
- 分部營運業績約為12,092,000港元 (二零二四年：約6,091,000港元)。
- 分部利潤率約為12.68%，而二零二四年的分部利潤率約為5.93%。

前景

本集團正在豐富產品組合和開拓新業務，以滿足客戶的新需求。由於部分客戶位於美國，故中美貿易戰對此分部造成一定影響。本集團正透過向中國以外地區 (例如東南亞) 的供應商進行採購以及調整物流架構，力圖將有關影響降至最低。

衛星電視設備及天線產品

儘管北美洲經濟逐漸復甦，本集團的衛星電視設備及天線產品分部的分部利潤率出現下降。此分部收益較截至二零二四年十二月三十一日止年度減少約15.78%，而分部業績減少約38.94%。

- 衛星電視設備及天線產品的分部收益約為317,242,000港元 (二零二四年：約376,669,000港元)。
- 分部營運業績約為11,462,000港元 (二零二四年：約18,773,000港元)。

BUSINESS OVERVIEW AND MANAGEMENT DISCUSSION AND ANALYSIS (Continued)

業務概覽及管理層討論與分析 (續)

- The segment margin was approximately 3.61% as compared with the segment margin of approximately 4.98% for the year ended 31 December 2024.

Outlook

Low noise blocking down converters ("LNBS") are receiving devices mounted on satellite dishes used for reception, which collect microwaves from the satellite dishes and facilitate the transmission of satellite television signals. Apart from the sales of LNBS to the customers in North America, the Group is exploring business opportunities in other areas such as cross-selling LNBS to other existing customers of the Group in South Asia. The research and development team of the Group endeavours to develop new products for next generation radio and antenna communications. The China-US trade war has some impact on this segment as most of the customers are located in the US. Such impact is mitigated by sourcing from suppliers outside the PRC, such as Southeast Asia.

GEOGRAPHICAL RESULTS

ASIA

- The Group's revenue from Asia for the year ended 31 December 2025 was approximately HK\$162,408,000, compared with the year ended 31 December 2024 which was approximately HK\$235,542,000, representing a decrease of approximately 31.05%.
- The Group's revenue from Asia accounted for approximately 36.11% of the Group's total revenue for the year ended 31 December 2025 (2024: approximately 36.31%).

EUROPE

- The Group's revenue from Europe for the year ended 31 December 2025 was approximately HK\$44,483,000, compared with the year ended 31 December 2024 which was approximately HK\$81,932,000, representing a decrease of approximately 45.71%.
- The Group's revenue from Europe accounted for approximately 9.89% of the Group's total revenue for the year ended 31 December 2025 (2024: approximately 12.63%).

- 分部利潤率約為3.61%，而截至二零二四年十二月三十一日止年度的分部利潤率約為4.98%。

前景

低雜訊降頻器（「LNBS」）是安裝在衛星天線用以接收來自於衛星天線無線電波的接收設備，有助傳輸衛星電視信號。除向北美洲的客戶銷售LNBS外，本集團正於其他地區發掘商機，例如透過與本集團於南亞的其他現有客戶進行LNBS交叉銷售。本集團的研發團隊致力為新一代無線電及天線通訊模式開發新產品。由於大部分客戶位於美國，故中美貿易戰已對此分部造成一些影響。有關影響因向中國以外地區（例如東南亞）的供應商進行採購而盡可能降低。

地域分部業績

亞洲

- 本集團於截至二零二五年十二月三十一日止年度亞洲收益約為162,408,000港元，而截至二零二四年十二月三十一日止年度約為235,542,000港元，減少約31.05%。
- 本集團於截至二零二五年十二月三十一日止年度亞洲收益佔本集團總收益約36.11%（二零二四年：約36.31%）。

歐洲

- 本集團於截至二零二五年十二月三十一日止年度歐洲收益約為44,483,000港元，而截至二零二四年十二月三十一日止年度約為81,932,000港元，減少約45.71%。
- 本集團於截至二零二五年十二月三十一日止年度歐洲收益佔本集團總收益約9.89%（二零二四年：約12.63%）。

BUSINESS OVERVIEW AND MANAGEMENT DISCUSSION AND ANALYSIS (Continued)

業務概覽及管理層討論與分析 (續)

MIDDLE EAST

- The Group's revenue from the Middle East for the year ended 31 December 2025 was approximately HK\$22,047,000, compared with the year ended 31 December 2024 which was approximately HK\$13,678,000, representing an increase of approximately 61.19%.
- The Group's revenue from the Middle East accounted for approximately 4.90% of the Group's total revenue for the year ended 31 December 2025 (2024: approximately 2.11%).

NORTH AMERICA

- The Group's revenue from North America for the year ended 31 December 2025 was approximately HK\$216,051,000, compared with the year ended 31 December 2024 which was approximately HK\$299,419,000, representing a decrease of approximately 27.84%.
- The Group's revenue from North America accounted for approximately 48.04% of the Group's total revenue for the year ended 31 December 2025 (2024: approximately 46.16%).

SOUTH AMERICA

- The Group's revenue from South America for the year ended 31 December 2025 was approximately HK\$4,332,000, compared with the year ended 31 December 2024 which was approximately HK\$17,449,000, representing a decrease of approximately 75.17%.
- The Group's revenue from South America accounted for approximately 0.96% of the Group's total revenue for the year ended 31 December 2025 (2024: approximately 2.69%).

Outlook

As the Group's businesses in Asia, Europe and North America accounted for the majority of the Group's revenue, the Group shall continue to focus on these regions in the future.

中東

- 本集團於截至二零二五年十二月三十一日止年度中東收益約為22,047,000港元，而截至二零二四年十二月三十一日止年度約為13,678,000港元，增加約61.19%。
- 本集團於截至二零二五年十二月三十一日止年度中東收益佔本集團總收益約4.90%（二零二四年：約2.11%）。

北美洲

- 本集團於截至二零二五年十二月三十一日止年度北美洲收益約為216,051,000港元，而截至二零二四年十二月三十一日止年度約為299,419,000港元，減少約27.84%。
- 本集團於截至二零二五年十二月三十一日止年度北美洲收益佔本集團總收益約48.04%（二零二四年：約46.16%）。

南美洲

- 本集團於截至二零二五年十二月三十一日止年度南美洲收益約為4,332,000港元，而截至二零二四年十二月三十一日止年度約為17,449,000港元，減少約75.17%。
- 本集團於截至二零二五年十二月三十一日止年度南美洲收益佔本集團總收益約0.96%（二零二四年：約2.69%）。

前景

由於本集團在亞洲、歐洲及北美洲的業務分佔本集團大部分的收益，因此，本集團日後將繼續專注於此等地區。

BUSINESS OVERVIEW AND MANAGEMENT DISCUSSION AND ANALYSIS (Continued)

業務概覽及管理層討論與分析 (續)

DISPOSAL OF ALL INTERESTS IN MYHD AND CONTINUATION OF LOANS AND GUARANTEE

References are made to the announcement of the Company dated 31 December 2018 (the “**Announcement**”) and the circular of the Company dated 25 May 2019 (the “**Circular**”). Unless otherwise stated, capitalised terms used herein shall have the same meanings as those defined in the Announcement and in the Circular. On 31 December 2018, the Vendor and the Purchaser entered into the Agreement pursuant to which the Vendor has conditionally agreed to sell, and the Purchaser has conditionally agreed to purchase the entire issued share capital of the Target Company, at the nominal consideration of US\$1 with effect from the Transaction Date. The Target Company was a wholly-owned subsidiary of the Company and indirectly held 51% interests in MyHD. All the Conditions set out in the Agreement had been satisfied and the Disposal was completed on 25 June 2019.

The Vendor had agreed with the Purchaser under the Agreement to procure that the Existing Loans shall continue to be advanced by the Company or SMT (as the case may be) to the Target Company and/or MyHD (as the case may be) under the then existing arrangements notwithstanding the Completion taking place. Such arrangement confers the right to the Company or SMT (as the case may be) to receive the payments for the Existing Loans from the Target Company and/or MyHD (as the case may be) when the financial positions of the Target Company and/or MyHD (as the case may be) improve and have sufficient cash to settle the Existing Loans. As at 31 December 2025, the Existing Loans which were past due amounted to an aggregate amount of US\$144,508,000, comprising aggregate principal amount of US\$71,298,000 and aggregate accrued interest (calculated based on the terms of agreements of Existing Loans) of US\$73,210,000 owed by the Target Company and/or MyHD to the Company and/or SMT (as the case may be), the particulars of which are as follows:

出售於MYHD的全部權益及延續貸款及擔保

茲提述本公司日期為二零一八年十二月三十一日的公告(「該公告」)及本公司日期為二零一九年五月二十五日的通函(「該通函」)。除另有說明外，本報告所用詞彙與該公告及該通函所界定者具有相同涵義。於二零一八年十二月三十一日，賣方與買方訂立該協議，據此，賣方有條件同意出售，而買方有條件同意以象徵式代價1美元購買目標公司之全部已發行股本，自交易日期起生效。目標公司為本公司的全資附屬公司，間接持有MyHD的51%權益。該協議所載所有條件已獲達成，且出售事項已於二零一九年六月二十五日完成。

儘管完成已落實，賣方已根據該協議與買方協定促使本公司或宏揚科技(視乎情況而定)按當時現有安排繼續向目標公司及／或MyHD(視乎情況而定)墊付現有貸款。有關安排賦予本公司或宏揚科技(視乎情況而定)權利，當目標公司及／或MyHD(視乎情況而定)之財務狀況改善並擁有足夠現金償付現有貸款時，自目標公司及／或MyHD(視乎情況而定)收取現有貸款之付款。於二零二五年十二月三十一日，現有貸款(已逾期)合共為144,508,000美元，包括目標公司及／或MyHD結欠本公司及／或宏揚科技(視乎情況而定)的本金總額71,298,000美元及應計利息(根據現有貸款合同內條款所計算)總額73,210,000美元，詳情如下：

BUSINESS OVERVIEW AND MANAGEMENT DISCUSSION AND ANALYSIS (Continued)

業務概覽及管理層討論與分析 (續)

Lenders	Debtors	Prevailing interest rate	Maturity date	Principal amount outstanding as at 31 December 2025 於二零二五年十二月三十一日尚未償還本金額	Accrued interest as at 31 December 2025 於二零二五年十二月三十一日應計利息
貸款人	債務人	現行利率	到期日		
SMT	Target Company	3 months LIBOR + 100 basis points ^(Note 1)	31.12.2020	US\$9,554,000 (approximately HK\$74,362,000)	US\$3,635,000 (approximately HK\$28,292,000)
宏揚科技	目標公司	三個月倫敦銀行同業拆息加100個基點 ^(附註1)	二零二零年十二月三十一日	9,554,000美元 (約74,362,000港元)	3,635,000美元 (約28,292,000港元)
SMT	MyHD	3 months LIBOR + 100 basis points ^(Note 1)	31.12.2020	US\$10,500,000 (approximately HK\$81,725,000)	US\$3,734,000 (approximately HK\$29,063,000)
宏揚科技	MyHD	三個月倫敦銀行同業拆息加100個基點 ^(附註1)	二零二零年十二月三十一日	10,500,000美元 (約81,725,000港元)	3,734,000美元 (約29,063,000港元)
SMT	MyHD	10% per annum ^(Note 2)	31.12.2020	US\$42,653,000 (approximately HK\$331,981,000)	US\$54,807,000 (approximately HK\$426,579,000)
宏揚科技	MyHD	年利率10厘 ^(附註2)	二零二零年十二月三十一日	42,653,000美元 (約331,981,000港元)	54,807,000美元 (約426,579,000港元)
The Company	MyHD	10% per annum ^(Note 2)	31.12.2020	US\$8,591,000 (approximately HK\$66,866,000)	US\$11,034,000 (approximately HK\$85,881,000)
本公司	MyHD	年利率10厘 ^(附註2)	二零二零年十二月三十一日	8,591,000美元 (約66,866,000港元)	11,034,000美元 (約85,881,000港元)
Total				US\$71,298,000 (approximately HK\$554,934,000)	US\$73,210,000 (approximately HK\$569,815,000)
總計				71,298,000美元 (約554,934,000港元)	73,210,000美元 (約569,815,000港元)

Notes:

- As a reference, 3 months London inter-bank offered rates ("LIBOR") as applicable to these two loans during the period between 1 May 2012 to 31 December 2025 ranged between 0.11775% and 5.54543%.
- The prevailing interest rate shall be increased to 11% per annum after maturity date.

附註：

- 作為參考，於二零一二年五月一日至二零二五年十二月三十一日期間適用於此兩筆貸款的三個月倫敦銀行同業拆息（「倫敦銀行同業拆息」）介乎0.11775厘至5.54543厘。
- 於到期日後，現行利率將提高至年利率11厘。

BUSINESS OVERVIEW AND MANAGEMENT DISCUSSION AND ANALYSIS (Continued)

業務概覽及管理層討論與分析 (續)

In December 2019, the Company was given to understand that the Target Company and MyHD were in serious financial problem and ceased to operate in late 2019. As such, the Company considered these loan receivables were credit impaired and full impairment in the amount of HK\$646,366,000 was provided as at 31 December 2019. No interest income was recognised on the outstanding loan principal for the year ended 31 December 2025 as the recoverability of such interest receivables is remote.

The Vendor had also agreed that the Guarantee given by the Company to MyHD shall continue for the time being after the Completion. The maximum amount payable by the Company under the Guarantee would not exceed US\$3,500,000 (equivalent to HK\$27,332,000). Notwithstanding that MyHD ceased its operation in late 2019, the Company has not received any demand for payment from MyHD under the Guarantee. As at 31 December 2024 and 2025, the Group had recognised the provision for financial guarantee in the amount of US\$3,500,000 (equivalent to HK\$27,332,000) in relation to the Guarantee.

MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

Saved as disclosed in this report, the Group did not have any material acquisitions and disposals of subsidiaries, associates and joint ventures during the year ended 31 December 2025.

Deemed Disposal

Pro Brand Technology (TW) Inc., a non-wholly owned subsidiary of the Company, underwent a rights issue. The rights issue was completed on 24 November 2025. Since the Company did not participate in the rights issue, the equity interest of the Group in the subsidiary has been diluted from approximately 59.1% to approximately 54.2% upon completion of the rights issue, constituting a deemed disposal of equity interest in the subsidiary by the Company under Rule 14.29 of the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules").

於二零一九年十二月，本公司知悉目標公司及MyHD面臨嚴重財務問題，並於二零一九年底終止營運。因此，本公司認為該等應收貸款已信貸減值，並就該等應收貸款於二零一九年十二月三十一日全額計提減值撥備，金額為646,366,000港元。截至二零二五年十二月三十一日止年度，由於該等應收利息的可收回性極低，故並無就未償還貸款本金確認利息收入。

賣方亦同意，本公司給予MyHD的擔保須於完成後暫時持續。本公司根據擔保所須支付的最高金額將不超過3,500,000美元（相當於27,332,000港元）。儘管MyHD已於二零一九年年底停止營運，但本公司未收到MyHD根據擔保提出的任何付款要求。於二零二四年及二零二五年十二月三十一日，本集團已就該擔保確認財務擔保撥備3,500,000美元（相當於27,332,000港元）。

重大收購及出售附屬公司、聯營公司及合營企業

除本報告所披露者外，於截至二零二五年十二月三十一日止年度，本集團並無任何重大收購及出售附屬公司、聯營公司及合營企業。

視作出售

本公司之非全資附屬公司永辰科技股份有限公司進行供股。該項供股已於二零二五年十一月二十四日完成。由於本公司並無參與供股，本集團於該附屬公司之股權已於供股完成後由約59.1%攤薄至約54.2%，根據聯交所證券上市規則（「上市規則」）第14.29條，此將構成視作出售本公司於附屬公司的股權。

BUSINESS OVERVIEW AND MANAGEMENT DISCUSSION AND ANALYSIS (Continued)

業務概覽及管理層討論與分析 (續)

CAPITAL REORGANISATION AND RIGHTS ISSUE

References are made to the announcements of the Company dated 24 October 2025, 14 November 2025, 25 November 2025, 5 December 2025, 8 December 2025, 24 December 2025, 16 January 2026, 6 February 2026, 12 February 2026, 23 March 2026, 24 March 2026 and the circular of the Company dated 27 February 2026 in relation to, among other things, the capital reorganisation and rights issue of the Company (the “**Capital Reorganisation and Rights Issue Announcements and Circular**”). Unless otherwise specified herein, capitalised terms used herein shall have the same meanings as those defined in the Capital Reorganisation and Rights Issue Announcements and Circular.

The Capital Reorganisation comprised, among other things, the Share Consolidation, the Capital Reduction and the Share Premium Reduction on the basis that every ten issued and unissued Existing Shares of a par value of HK\$0.10 each shall be consolidated into one Consolidated Share of a par value of HK\$1.00 each in the share capital of the Company. Immediately after the Share Consolidation and Capital Reduction, the issued share capital of the Company was reduced by (i) rounding down the number of Consolidated Shares in the issued share capital of the Company to the nearest whole number by cancelling any fraction of a Consolidated Share in the issued share capital of the Company; and (ii) cancelling the paid-up capital of the Company to the extent of HK\$0.90 on each of the then issued Consolidated Shares such that the par value of each issued Consolidated Share was reduced from HK\$1.00 to HK\$0.10. The credit arising from the Capital Reduction was credited to the contributed surplus account of the Company within the meaning of the Companies Act and then was applied towards offsetting the accumulated losses of the Company as at the effective date of the Capital Reorganisation, thereby reducing the accumulated losses of the Company. The Capital Reorganisation was approved by the Shareholders at the SGM held on 23 March 2026 and became effective on 25 March 2026.

As a result, the amount of HK\$110,736,335.25 standing to the credit of the share premium account of the Company was reduced to nil and that the credit arising therefrom was transferred to the contributed surplus account of the Company.

股本重組及供股

茲提述本公司日期為二零二五年十月二十四日、二零二五年十一月十四日、二零二五年十一月二十五日、二零二五年十二月五日、二零二五年十二月八日、二零二五年十二月二十四日、二零二六年一月十六日、二零二六年二月六日、二零二六年二月十二日、二零二六年三月二十三日、二零二六年三月二十四日的公告，以及本公司日期為二零二六年二月二十七日的通函，內容有關（其中包括）本公司的股本重組及供股（「**股本重組及供股公告及通函**」）。除本報告另有指明外，本報告所用詞彙與股本重組及供股公告及通函所界定者具有相同涵義。

股本重組包括（其中包括）按本公司股本中每十股每股面值0.10港元之已發行及未發行現有股份合併為一股本公司股本中每股面值1.00港元之合併股份之基準進行的股份合併、股本削減及削減股份溢價。緊隨股份合併及股本削減後，本公司之已發行股本已透過以下方式進行削減：(i)註銷本公司已發行股本中任何零碎合併股份，將本公司已發行股本中之合併股份數目向下湊整至最接近整數；及(ii)按每股當時已發行合併股份0.90港元註銷本公司繳足股本，致使每股已發行合併股份之面值由1.00港元削減至0.10港元。因股本削減而產生之進賬額計入本公司之實繳盈餘賬（定義見公司法），其後用於抵銷本公司於股本重組生效日期之累計虧損，從而減少本公司之累計虧損。股本重組經股東於二零二六年三月二十三日舉行的股東特別大會上批准，自二零二六年三月二十五日起生效。

因此，本公司股份溢價賬之進賬金額110,736,335.25港元被削減至零，而由此產生的進賬額被轉撥至本公司的實繳盈餘賬。

BUSINESS OVERVIEW AND MANAGEMENT DISCUSSION AND ANALYSIS (Continued)

業務概覽及管理層討論與分析 (續)

Upon the Capital Reorganisation becoming effective, the Company will conduct a Rights Issue to raise approximately HK\$92.3 million before expenses by issuing 123,040,372 Rights Shares, on the basis of one Rights Share for every one Adjusted Share in issue on the Record Date then held at the Subscription Price of HK\$0.75 per Rights Share, representing a premium of approximately 2.7% to the theoretical closing price of HK\$0.73 per Adjusted Share (after taking into account the effect of the Capital Reorganisation) based on the closing price of HK\$0.073 per Share as quoted on the Stock Exchange on 23 October 2025, being the last full trading day before the release of the announcement of the Company dated 24 October 2025 in relation to the Rights Issue.

The Company considered that the Rights Issue would allow (i) the Group to improve the financial position (i.e. reducing its indebtedness and finance costs) without incurring debt financing cost and (ii) the Qualifying Shareholders to maintain their respective pro rata shareholdings in the Company, and was fair and reasonable and in the interests of the Company and the Shareholders as a whole.

The Company will apply the net proceeds from the Rights Issue for partial repayment of the outstanding loans of the Company as disclosed in the Capital Reorganisation and Rights Issue Announcements and Circular. As at the date of this report, it is expected that the Rights Issue will proceed according to the timetable disclosed in the Capital Reorganisation and Rights Issue Announcements and Circular.

於股本重組生效後，本公司將以於記錄日期當時持有每一股已發行經調整股份獲發一股供股股份的基準按認購價每股供股股份0.75港元（較於二零二五年十月二十三日（即於本公司日期為二零二五年十月二十四日有關供股的公告刊發前最後一個完整交易日）在聯交所所報收市價每股0.073港元計算之理論收市價每股經調整股份0.73港元（經計及股本重組之影響）溢價約2.7%）發行123,040,372股供股股份進行供股，以籌集約92,300,000港元（扣除開支前）。

本公司認為，供股能夠令(i)本集團改善財務狀況（即減少其債務及融資成本）而不會產生債務融資成本及(ii)合資格股東維持彼等各自按比例持有的本公司股權，且屬公平合理並符合本公司及股東的整體利益。

誠如股本重組及供股公告及通函所披露，本公司擬將供股所得款項淨額用作償還部分本公司未償還貸款。於本報告日期，預期供股將根據股本重組及供股公告及通函披露的時間表進行。

REVENUE

Revenue for the year ended 31 December 2025 was approximately HK\$449.7 million, representing a decrease of 30.68% compared with approximately HK\$648.7 million for the year ended 31 December 2024. The decrease in revenue was mainly due to the tight monetary policy globally and the trade war.

LOSS ATTRIBUTABLE TO OWNERS OF THE COMPANY

Loss attributable to owners of the Company was approximately HK\$114.6 million for the year ended 31 December 2025, compared with loss of approximately HK\$30.6 million for the year ended 31 December 2024. The increase in loss for the year ended 31 December 2025 is primarily attributable to (i) the decrease in revenue of the Group; (ii) the increase in provision for expected credit losses on financial assets; and (iii) the reduction in the increase in fair value of investment properties of the Company.

LOSS PER SHARE

Calculation of basic loss per share for the year ended 31 December 2025 was based on the loss attributable to owners of the Company and the weighted average number of 123,040,372 (31 December 2024: 123,040,372 shares as restated) ordinary shares (the "Shares") in issue. Basic loss per share was HK93.1 cents for the year ended 31 December 2025, as compared with HK24.8 cents as restated for the year ended 31 December 2024.

FINANCE COSTS

The Group's finance costs for the year ended 31 December 2025 was approximately HK\$28.7 million, compared to approximately HK\$29.4 million for the year ended 31 December 2024.

INCOME TAX EXPENSE

Income tax expense for the year ended 31 December 2025 was approximately HK\$10.7 million (31 December 2024: approximately HK\$22.3 million).

收入

截至二零二五年十二月三十一日止年度的收益約為449,700,000港元，較截至二零二四年十二月三十一日止年度約648,700,000港元減少30.68%。收益減少主要由於全球從緊的貨幣政策及貿易戰。

本公司擁有人應佔虧損

截至二零二五年十二月三十一日止年度，本公司擁有人應佔虧損約為114,600,000港元，而截至二零二四年十二月三十一日止年度的虧損約30,600,000港元。截至二零二五年十二月三十一日止年度虧損增加乃主要由於(i)本集團收入減少；(ii)金融資產的預期信貸虧損撥備增加；及(iii)本公司的投資物業公平值增幅減少。

每股虧損

截至二零二五年十二月三十一日止年度的每股基本虧損乃根據本公司擁有人應佔虧損及已發行普通股（「股份」）加權平均數123,040,372股（二零二四年十二月三十一日：123,040,372股股份（經重列））計算。截至二零二五年十二月三十一日止年度每股基本虧損為93.1港仙，而截至二零二四年十二月三十一日止年度為24.8港仙（經重列）。

融資成本

截至二零二五年十二月三十一日止年度，本集團的融資成本約為28,700,000港元，而截至二零二四年十二月三十一日止年度約為29,400,000港元。

所得稅支出

截至二零二五年十二月三十一日止年度的所得稅支出約為10,700,000港元（二零二四年十二月三十一日：約22,300,000港元）。

FINANCIAL REVIEW (Continued)

財務回顧(續)

TRADE RECEIVABLES

應收貿易賬款

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Balance at 1 January	於一月一日的結餘	90,244	107,777
Balance at 31 December	於十二月三十一日的結餘	87,729	90,244
Average balance	平均結餘	88,987	99,011
Revenue for the year ended 31 December*	截至十二月三十一日止年度的收益*	449,729	648,671
Average turnover days	平均週轉天數	72	56

* Excluded sales to an associate

* 不包括向一間聯營公司銷售

As at 31 December 2025, the trade receivables of the Group, net of allowance of doubtful debts was approximately HK\$87.7 million (31 December 2024: approximately HK\$90.2 million). The trade receivables turnover days was within the average credit period of 60 days to 120 days to the customers of the Group.

於二零二五年十二月三十一日，本集團的應收貿易賬款扣除呆賬撥備後約為87,700,000港元（二零二四年十二月三十一日：約90,200,000港元）。應收貿易賬款的週轉天數屬於本集團授予客戶的平均信貸期60天至120天以內。

TRADE PAYABLES

應付貿易賬款

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Balance at 1 January	於一月一日的結餘	175,721	175,895
Balance at 31 December	於十二月三十一日的結餘	170,576	175,721
Average balance	平均結餘	173,149	175,808
Costs of sale for the year ended 31 December	截至十二月三十一日止年度的銷售成本	404,795	584,490
Average turnover days	平均週轉天數	156	110

As at 31 December 2025, the trade payables of the Group was approximately HK\$170.6 million (31 December 2024: approximately HK\$175.7 million). The increase in trade and bills payables turnover days was due to the tightening of settlement to the Group's suppliers to preserve more cash for better cash flow management.

於二零二五年十二月三十一日，本集團的應付貿易賬款約為170,600,000港元（二零二四年十二月三十一日：約175,700,000港元）。應付貿易賬款及應付票據的週轉天數增加，乃由於收緊對本集團供應商的結算以保留更多現金作更佳的現金流量管理。

LIQUIDITY AND FINANCIAL RESOURCES

As at 31 December 2025, the overall cash and cash equivalent of the Group was approximately HK\$76.5 million (2024: approximately HK\$64.6 million). The Group managed its capital structure and liquidity to finance its operations by using bank and other borrowings and funds generated from operations. The Group's current ratio (ratio of current assets to current liabilities) was approximately 0.49 at 31 December 2025 (2024: approximately 0.65). As at 31 December 2025, the Group's total borrowings were approximately HK\$386.0 million (2024: approximately HK\$398.1 million), out of which approximately HK\$214.7 million (2024: approximately HK\$219.0 million) were due within one year and the rest of approximately HK\$171.3 million (2024: approximately HK\$179.1 million) were due over one year. Approximately 52.8% of the Group's bank and other borrowings were in US dollars ("US\$") and the rest of them were in Renminbi ("RMB"), Vietnamese Dongs and New Taiwan dollars. The effective interest rates on the Group's bank and other borrowings ranged from 2.38% to 12.00% per annum. The gearing ratio (total borrowings over total assets of the Group) increased from approximately 46.28% at 31 December 2024 to approximately 55.34% at 31 December 2025.

CHARGES ON THE GROUP'S ASSETS

As at 31 December 2025, except the Equity Pledge (as defined below) and the Land Pledge (as defined below) disclosed in the section headed "Joint Agreements in Relation to Real Estate Redevelopments" below, the Group's general banking facilities (including bank loans and other borrowings) were secured by the following assets of the Group: (i) bank deposits of HK\$5.5 million; (ii) property, plant and equipment with a carrying value of HK\$0.7 million; (iii) investment properties of HK\$352.5 million; (iv) trade receivables of HK\$31.0 million; and (v) pledge of the Company's interests in Pro Brand Technology (TW) Inc.

流動資金及財務資源

於二零二五年十二月三十一日，本集團現金及現金等價物整體約為76,500,000港元（二零二四年：約64,600,000港元）。本集團利用銀行及其他借貸及經營產生的資金，以管理其資本結構及流動資金，向營運提供資金。本集團於二零二五年十二月三十一日的流動比率（流動資產與流動負債的比率）約為0.49（二零二四年：約0.65）。於二零二五年十二月三十一日，本集團的借貸總額約為386,000,000港元（二零二四年：約398,100,000港元），其中約214,700,000港元（二零二四年：約219,000,000港元）於一年內到期，其餘約171,300,000港元（二零二四年：約179,100,000港元）超過一年到期。本集團約52.8%的銀行及其他借貸以美元（「美元」）計值，其餘以人民幣（「人民幣」）、越南盾及新台幣計值。本集團銀行及其他借貸的實際年利率介乎2.38%至12.00%。資本負債比率（本集團借貸總額除以資產總值）由二零二四年十二月三十一日的約46.28%增加至二零二五年十二月三十一日的約55.34%。

本集團的資產押記

於二零二五年十二月三十一日，除下文「有關房地產重建的合資協議」一節所披露的股權質押（定義見下文）及土地抵押（定義見下文）外，本集團的一般銀行信貸（包括銀行貸款及其他借貸）以下列本集團資產作抵押：(i)銀行存款5,500,000港元；(ii)賬面值為700,000港元的物業、廠房及設備；(iii)投資物業352,500,000港元；(iv)應收貿易賬款31,000,000港元；及(v)質押本公司於永辰科技股份有限公司*(Pro Brand Technology (TW) Inc.)的權益。

* 僅供識別

FINANCIAL REVIEW (Continued)

財務回顧(續)

HUMAN RESOURCES AND REMUNERATION POLICY

As at 31 December 2025, the Group employed a total of 856 (2024: 1,116) full-time employees. The employees of the Group are remunerated according to their performance and responsibilities. They receive training depending on their scope of work, especially training relating to workplace health and safety.

The Directors and senior management of the Company receive compensation in the form of salaries, benefits in kind and/or discretionary bonuses relating to the performance of the Group. The Company regularly reviews and determines the remuneration and compensation packages of the Directors and senior management.

SIGNIFICANT INVESTMENTS HELD AND FUTURE PLANS FOR MATERIAL INVESTMENTS OR CAPITAL ASSETS

Saved as disclosed below, there were no significant investments held as at 31 December 2025 nor were there other plans for material investments on capital assets as at the date of this report.

COOPERATION AGREEMENT AND JV AGREEMENT IN RELATION TO REDEVELOPMENT

Reference is made to the announcement of the Company dated 17 August 2021 (the “**17 August 2021 Announcement**”) in relation to the cooperation agreement (the “**Cooperation Agreement**”) dated 26 July 2021 entered into between, among others, the Group and Huasuan, pursuant to which Huasuan and Sandmartin (Zhong Shan) Electronic Co., Ltd.* (中山聖馬丁電子元件有限公司) (“**ZSS**”) (an indirect wholly-owned subsidiary of the Company) (the “**Parties**”) would cooperate to upgrade certain blocks of factory buildings and dormitories constructed on the industrial land situated in Zhongshan, Guangdong Province, the PRC (the “**Land**”) owned by ZSS and to redevelop some vacant and undeveloped parts of the Land (the “**Redevelopment**”) subject to prior consents and planning approvals from the relevant PRC government authorities. Huasuan will fund the entire costs of the Redevelopment and is entitled to 80% of the new buildings constructed on the Land by apportioning the rental income attributable to, or the proceeds from the disposed of, the newly constructed buildings (the “**Revenue Apportionment**”).

人力資源及酬金政策

於二零二五年十二月三十一日，本集團合共聘用856名(二零二四年：1,116名)全職僱員。本集團僱員薪酬乃根據僱員表現及職責釐定。僱員會視乎工作範圍接受培訓，尤其是與工作場所健康與安全相關的培訓。

董事及本公司高級管理層以薪金、實物利益及／或與本集團表現有關的酌情花紅形式收取報酬。本公司定期檢討及釐定董事及高級管理層的酬金及薪酬待遇。

持有的重大投資以及重大投資或資本資產的未來計劃

除下文所披露者外，於二零二五年十二月三十一日，本公司並無持有重大投資，而截至本報告日期並無其他資本資產重大投資計劃。

有關重建的合作協議及合資協議

茲提述本公司日期為二零二一年八月十七日之公告（「二零二一年八月十七日公告」），內容有關（其中包括）本集團與華算於二零二一年七月二十六日訂立合作協議（「合作協議」），據此，華算及中山聖馬丁電子元件有限公司（「中山聖馬丁」，本公司之間接全資附屬公司）（「訂約方」）將合作升級由中山聖馬丁擁有之位於中國廣東省中山市工業用地（「該土地」）上之若干幢廠房及宿舍，並重建該土地的部分空置及未發展部分（「重建」），惟須事先獲得中國相關政府部門的同意及規劃批准。華算將承擔重建的全部成本，並有權透過分攤歸屬於新建建築物的租金收入或出售新建建築物所得款項的方式，取得該土地上80%的新建建築物（「收益分攤」）。

FINANCIAL REVIEW (Continued) 財務回顧(續)

Please refer to the 17 August 2021 Announcement for details of the Cooperation Agreement.

The Redevelopment is carried out under the name of ZSS. To ensure the continued commitment in the Redevelopment, Huasuan would pay to the Group a cooperation fund amounting to RMB60 million as security deposit (the “**Cooperation Fund**”). The Group is contractually allowed to use the Cooperation Fund without any restriction during the Redevelopment, and is liable to return the same amount of cash to Huasuan upon the completion of the Redevelopment. As securities for such Cooperation Fund, the Group pledged to Huasuan (i) 100% of the shareholding interests in ZSS which holds the Land (the “**Equity Pledge**”); and (ii) one of the three pieces of land parcels within the Land (the “**Land Pledge**”). Huasuan shall release both the Equity Pledge and the Land Pledge upon full repayment of the Cooperation Fund by the Group and completion of the Redevelopment and Revenue Apportionment. If the Redevelopment is unable to proceed, the Cooperation Fund shall be refunded to Huasuan without interest within 10 business days failing which there is a default interest of 8% per annum payable by the Group within three months.

As at the date of this report, Huasuan had paid to the Group the Cooperation Fund in full and the Group had provided the Equity Pledge to Huasuan for security repayment of the Cooperation Fund and also provided the Land Pledge to Huasuan.

References are also made to the announcements of the Company dated 19 July 2023 and 10 August 2023 (the “**19 July 2023 and 10 August 2023 Announcements**”) in relation to the joint venture agreement dated 19 July 2023 (the “**JV Agreement**”) and entered into between the Parties, pursuant to which the Parties have agreed to form the joint venture in the form of an unincorporated joint venture under the name of “Huasuan-Sandmartin Intelligent Manufacturing Park” (華算聖馬丁智造園) (the “**Joint Venture**”) in the PRC for the Redevelopment and for the purpose of governing the arrangements, under the Cooperation Agreement.

有關合作協議之詳情請參閱二零二一年八月十七日公告。

重建以中山聖馬丁名義進行。為確保繼續承擔重建，華算向本集團支付合作金人民幣60,000,000元作為保證金（「**合作金**」）。於重建期間，本集團可依約不受任何限制地使用合作金，且於重建完成後須向華算歸還相同金額之現金。作為該合作金的擔保，本集團向華算抵押(i)中山聖馬丁（持有該土地）的100%股權（「**股權質押**」）；及(ii)該土地內三幅地塊的其中一幅（「**土地抵押**」）。華算將於本集團悉數償還合作金及完成重建及收益分攤後解除股權質押及土地抵押。倘重建無法進行，則合作金將於十個營業日內退還予華算（不計利息），否則本集團須於三個月內支付年利率8%的違約利息。

於本報告日期，華算已向本集團悉數支付合作金，而本集團已向華算提供股權質押作為合作金的償還擔保品，並向華算提供土地抵押。

茲亦提述本公司日期為二零二三年七月十九日及二零二三年八月十日的公告（「**二零二三年七月十九日及二零二三年八月十日公告**」），內容有關訂約方於二零二三年七月十九日訂立的合資協議（「**合資協議**」），據此，雙方同意以「華算聖馬丁智造園」名義並以非法團合資企業的形式在中國成立合資企業（「**合資企業**」），以進行重建及規管安排。

* For identification purpose only

FINANCIAL REVIEW (Continued)

財務回顧(續)

The sole purpose and business of the Joint Venture is to redevelop the Land into a landmark precision intelligent manufacturing centre and research and development innovation hub and the properties built thereon shall be for leasing or for sale. The Redevelopment is carried out on the Land, which are contributed by the Group and Huasuan is responsible for funding the entire costs for the Redevelopment (save for the Land contributed by ZSS). If required, ZSS as the entity undertaking the Redevelopment would secure the bank loans for solely funding the construction costs of the Redevelopment (the **"ZSS Development Loan"**). As stipulated in the JV Agreement, Huasuan has the sole responsibility of repaying the ZSS Development Loan, both loan principal and interests. The Parties to the JV Agreement would closely monitor the ongoing funding needs of the Redevelopment.

In relation to the allocation of the properties constructed on the Land (the **"Allocation"**), the Group shall continue to be entitled to certain blocks of buildings constructed on the Land as at the date of the JV Agreement (which comprise for factory buildings) (the **"Existing Buildings"**), the vacant area and roads covered under the current real estate title certificate issued to the Group. In relation to the new buildings constructed on certain parts of the Land, the Group and Huasuan shall be entitled to 20% and 80% respectively of (i) the total gross floor area of the new buildings; and (ii) the corresponding revenue that is generated from the new buildings. In the event where certain parts of the Existing Buildings are to be demolished and redeveloped under the Redevelopment, the Group shall be entitled to (i) firstly, certain gross floor area of the newly built buildings equivalent to the gross floor area that has been demolished covered under its real estate title certificate; and (ii) secondly, an additional 5% of the remaining total gross floor area of the newly built buildings. After the aforesaid allocations to the Group, Huasuan shall be entitled to all of the entire balance of the gross floor area.

Please refer to the 19 July 2023 and 10 August 2023 Announcements for details of the JV Agreement and the Joint Venture. The Redevelopment is substantially completed.

合資企業的唯一目的和業務為將該土地重建為地標性精密智能製造中心和研發創新中心，所建物業將作租賃或出售用途。重建在該土地上進行，由本集團出資，而華算負責為重建的全部成本提供資金（中山聖馬丁提供的該土地除外）。如有需要，中山聖馬丁作為進行重建的實體將取得銀行貸款，僅用於向重建之建設成本提供資金（**「中山聖馬丁開發貸款」**）。根據合資協議規定，華算將全權負責償還中山聖馬丁開發貸款，包括貸款本金及利息。合資協議訂約方將密切監控重建的持續資金需求。

關於建於該土地上的物業的分配（**「分配」**），本集團須繼續擁有於合資協議日期在該土地上建造的若干建築物（包括廠房）（**「現有建築物」**），以及向本集團出具的現有不動產權證中涵蓋的空置區域及路段。關於建於該土地若干部分的新建樓宇，本集團及華算分別有權獲得(i)新建樓宇總樓面面積；及(ii)新建樓宇產生的相應收入的20%及80%。倘現有建築物的若干部分根據重建遭拆除及重建，本集團有權(i)首先，獲得新建樓宇的若干樓面面積，相當於其不動產權證中所涵蓋的已拆除樓面面積；及(ii)其次，額外獲得新建樓宇的剩餘總樓面面積的5%。向本集團作出上述分配後，華算有權獲得全部剩餘樓面面積。

有關合資協議及合資企業的詳情，請參閱二零二三年七月十九日及二零二三年八月十日公告。重建已大致完成。

FINANCIAL REVIEW (Continued)

財務回顧(續)

Upon the formation of the Joint Venture, the Group recognised the Joint Venture as a joint operation and account for the assets relating to its interest in a joint operation. During the year ended 31 December 2023, the Group derecognised investment properties under development attributed to the Huasuan with carrying amount of HK\$30,756,000, derecognised other payables due to Huasuan of HK\$7,281,000 which the obligation was contractually discharged and recognised a loss arising from the formation of joint operation of HK\$23,475,000.

For the year ended 31 December 2025, the change in fair value was recognised in profit or loss arising from investment properties under the joint operation amounted to loss of HK\$36,699,000 (2024: gain of HK\$87,880,000) (Note 17). As at 31 December 2025, investment properties of HK\$96,053,000 (2024: HK\$79,957,000 and investment properties under development of HK\$51,533,000) (Note 17) are recognised based on the Allocation of the joint operation.

As at 31 December 2025, the Group has recognised a deposit received from Huasuan of HK\$66,430,000 (2024: HK\$64,795,000) (Note 28).

FOREIGN EXCHANGE EXPOSURE

The Group's sales and purchases were denominated mainly in US\$ and RMB. The Group was exposed to certain foreign currency exchange risks but it does not expect future currency fluctuations to cause material operation difficulties on the ground that the recent pressure from depreciation of RMB is manageable. However, management continuously assesses the foreign exchange risks, with an aim to minimise the impact of foreign exchange fluctuations on business operations.

CONTINGENT LIABILITIES

As at the end of the reporting period, the Group had issued guarantees to the bank to secure the mortgage arrangement of property buyers. The outstanding guarantees to the bank amounted to RMB120,286,000 (equivalent to approximately HK\$133,177,000) (2024: RMB126,149,000 (equivalent to approximately HK\$136,230,000)) which will be terminated upon satisfaction of the terms stated on the guarantee contracts, including the release by bank upon delivery of the properties to the purchasers and completion of the relevant mortgage properties registration.

於合資企業成立時，本集團將合資企業確認為共同經營，並就其於共同經營中的權益相關資產入賬。於截至二零二三年十二月三十一日止年度，本集團取消確認歸屬於華算的發展中投資物業，賬面值為30,756,000港元，取消確認應付華算的其他應付款項7,281,000港元（該義務已依約解除），並確認因成立共同經營而產生的虧損23,475,000港元。

截至二零二五年十二月三十一日止年度，就共同經營下的投資物業於損益確認公平值變動，為虧損36,699,000港元（二零二四年：收益87,880,000港元）（附註17）。於二零二五年十二月三十一日，根據共同經營的分配，確認投資物業96,053,000港元（二零二四年：79,957,000港元及發展中投資物業51,533,000港元）（附註17）。

於二零二五年十二月三十一日，本集團已確認來自華算的已收按金66,430,000港元（二零二四年：64,795,000港元）（附註28）。

外匯風險

本集團的銷售額及購貨額主要以美元及人民幣列值。本集團面對若干外幣匯兌風險，惟由於近期人民幣貶值的壓力可予管理，故預期未來貨幣波動不會造成重大經營困難。然而，管理層持續評估外匯風險，旨在將外匯波動對業務營運的影響減至最低。

或然負債

於報告期末，本集團已向銀行提供擔保，以擔保物業買家的抵押安排。向銀行作出之擔保金額約為人民幣120,286,000元（相當於約133,177,000港元）（二零二四年：人民幣126,149,000元（相當於約136,230,000港元）），將於擔保合約所載之條款達成時終止，包括由銀行於物業交付買家及有關按揭物業登記完成時解除。

FINANCIAL REVIEW (Continued)

財務回顧(續)

The Directors considered the fair values of these financial guarantee contracts to the purchasers are insignificant at initial recognition and the expected credit losses were insignificant as at the end of the reporting period as the bank has the rights to sell the property and recover the outstanding loan balance from the sale proceeds upon the occurrence of any default of the property buyers default payment.

ARBITRATION

On 29 September 2011, the Group entered into a conditional agreement (the “**Conditional Agreement**”) with an independent individual third party (the “**Original Shareholder**”) and Technosat Technology JLT FZE (“**Technosat**”, a company incorporated in Dubai, which was wholly owned by the Original Shareholder), to subscribe for 375 new shares in Technosat at a cash consideration of US\$7,500,000 (equivalent to HK\$58,170,000), amounting to 15% of Technosat’s enlarged capital. Technosat is set up to be engaged in operation of digital TV and radio platform, pay TV channel, and sales and supply of TV set top boxes.

As at 30 June 2012, the Group had paid a deposit of US\$2,500,000 (equivalent to HK\$19,467,000) to Technosat to acquire new shares in Technosat which was fully provided for impairment in the financial year ended 30 June 2012. Pursuant to the terms of the Conditional Agreement, the Group is required to pay a further sum of US\$5,000,000 in relation to the subscription of this 15% equity interest in Technosat. The subscription is not yet completed up to the date of approval of this report as the conditions precedent of the subscription of new shares in Technosat including the consent and approval by government authority in Dubai have not been fulfilled.

Despite the Group’s repeated request for information, there has been no satisfactory response from the Original Shareholder or Technosat (“**Counterparties**”) regarding the current status and the procurement of obtaining government approval from the government authority in Dubai. The Group has engaged legal counsel to act for the Group and started dispute resolution proceedings against the Original Shareholder and Technosat.

董事認為，該等給予買方的融資擔保合約的公平值於首次確認時並不重大，且於報告期末之預期信貸虧損並不重大，原因是銀行有權出售物業，並於發生物業買家支付違約的違約情況時自出售所得款項收回未償還貸款餘額。

仲裁

於二零一一年九月二十九日，本集團與一名獨立個人第三方（「**原股東**」）及Technosat Technology JLT FZE（「**Technosat**」，一間於杜拜註冊成立的公司，由原股東全資擁有）訂立一份有條件協議（「**有條件協議**」），以現金代價7,500,000美元（相當於58,170,000港元）認購Technosat之375股新股份，即Technosat經擴大股本的15%。Technosat的成立目的為從事營運數字電視及廣播平台、付費電視頻道以及銷售及供應機頂盒。

於二零一二年六月三十日，本集團已向Technosat支付訂金2,500,000美元（相當於19,467,000港元），以收購Technosat的新股份，該等新股已於截至二零一二年六月三十日止財政年度悉數計提減值撥備。根據有條件協議的條款，本集團須就認購Technosat該15%股本權益進一步支付5,000,000美元。由於完成認購Technosat新股份的先決條件（包括取得杜拜政府部門的同意及批准）尚未達成，故認購事項於截至本報告獲批准當日尚未完成。

儘管本集團一再要求原股東或Technosat（「**對手方**」）提供關於徵求杜拜政府部門批准的現況及促使取得有關批准，但對手方未有令人滿意的回應。本集團已委聘法律顧問以代本集團行事，並針對原股東及Technosat展開糾紛調解程序。

FINANCIAL REVIEW (Continued) 財務回顧(續)

On 21 January 2013, the legal counsel of the Original Shareholder and Technosat served a notice to the Group's legal counsel for a claim on the further payment of US\$5,000,000 in relation to the subscription of this 15% equity interest in Technosat. The Group's legal counsel has replied on behalf of the Group on 11 February 2013 in response to the claim of the Original Shareholder and Technosat defending the claim as the Directors consider such claim invalid, as the conditions precedent of the subscription of new shares in Technosat had not been fulfilled and constituted a breach of the Conditional Agreement.

The Group's legal counsel had repeatedly requested the Original Shareholder and Technosat to commence the next step of the mediation process, but there has been no satisfactory response from the legal counsel of the Original Shareholder and Technosat up to the deadline set by August 2014. In March 2024, as confirmed by the Group's legal counsel for this arbitration, no communication has been received or sent by either party since August 2014.

As at the date of approval of this report, save as disclosed above, there was no update on the arbitration.

SUBSEQUENT EVENTS

Subsequent to the year end date, the Capital Reorganisation and Rights Issue were approved by Shareholders on 23 March 2026. For details, please refer to the announcements of the Company dated 23 March 2026 and 24 March 2026.

Save as disclosed herein, there were no other material subsequent events after the year ended 31 December 2025 and up to the date of this annual report.

於二零一三年一月二十一日，原股東及Technosat的法律顧問向本集團的法律顧問送達一份通知，申索有關認購Technosat該15%股本權益的進一步款項5,000,000美元。本集團的法律顧問於二零一三年二月十一日代表本集團回覆原股東及Technosat的申索，就申索提出抗辯，原因為董事認為由於認購Technosat新股的先決條件尚未達成，即構成違反有條件協議，故該項申索屬無效。

本集團的法律顧問已覆述向原股東及Technosat提出開展下一步調解的要求，惟截至二零一四年八月的既定限期，仍未獲得原股東及Technosat的法律顧問的滿意回覆。於二零二四年三月，經本集團法律顧問就仲裁作出的確認，自二零一四年八月起，任何一方均無收到或發出任何通訊。

截至本報告獲批准當日，除上文所披露者外，仲裁並沒有更新。

期後事項

於年結日後，股東已於二零二六年三月二十三日批准股本重組及供股事宜。詳情請參閱本公司於二零二六年三月二十三日及二零二六年三月二十四日刊發的公告。

除上述披露者外，截至二零二五年十二月三十一日止年度後及直至本年報日期並無其他重大期後事項。

CORPORATE GOVERNANCE REPORT

企業管治報告

The Group continues to improve its corporate governance practices, emphasizing the attainment and maintenance of a quality Board, sound risk management and internal controls, and high transparency and accountability to the Shareholders. The Board and the management are committed to the principles of good corporate governance consistent with prudent management and enhancement of shareholder value. The Board believes that good corporate governance will bring long-term benefits to the Shareholders and the Group.

For the year ended 31 December 2025, the Company has applied the principles and has complied with all the mandatory disclosure requirements and the code provisions (“**Code Provision(s)**”) of the section headed “Part 2 – Principles of good corporate governance, code provisions and recommended best practices” of the Corporate Governance Code (“**Corporate Governance Code**”) as contained in Appendix C1 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) and the “**Listing Rules**”, respectively), except for the deviation with following reason.

Under Code Provision F.1.3 of the Corporate Governance Code, chairman of the board should attend general meetings.

Mr. Kuo Jen Hao, a non-executive Director and chairman of the Board was unable to attend the annual general meeting of the Company (“**AGM**”) held on 30 June 2025 due to his other engagements.

COMPLIANCE WITH THE MODEL CODE

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the “**Model Code**”) as set out in Appendix C3 to the Listing Rules as the code of conduct for dealing in securities of the Company by the Directors. After specific enquiry, all Directors confirmed that they have complied with the required standard regarding securities transactions set out in the Model Code throughout the year ended 31 December 2025. No incident of non-compliance was noted by the Company for the year ended 31 December 2025.

本集團持續改善其企業管治常規，注重構建及維持一個優良的董事會、穩健的風險管理及內部控制，並對股東高度透明，對股東負責。董事會及管理層治理恪守符合審慎管理及提高股東價值的良好企業管治原則。董事會相信，良好的企業管治將為股東及本集團帶來長遠利益。

於截至二零二五年十二月三十一日止年度，本公司已應用《企業管治守則》（「**企業管治守則**」）中〈第二部－優良企業管治原則、守則條文及建議最佳常規〉部分的原則，並遵守所有強制性披露要求及守則條文（「**守則條文**」）。該《企業管治守則》載於香港聯合交易所有限公司（「**聯交所**」）證券上市規則（「**上市規則**」）附錄C1。惟因下文原因而出現的偏離情況除外：

根據企業管治守則守則條文第F.1.3條，董事會主席應出席股東大會。

非執行董事兼董事會主席郭人豪先生因處理其他事務而未能出席本公司於二零二五年六月三十日舉行的股東週年大會（「**股東週年大會**」）。

遵守標準守則

本公司已採納上市規則附錄C3《上市發行人董事進行證券交易的標準守則》（「**標準守則**」）作為董事買賣本公司證券的行為準則。經特定查詢後，全體董事確認彼等於截至二零二五年十二月三十一日止年度一直遵守標準守則所載有關證券交易的必要準則。本公司於截至二零二五年十二月三十一日止年度並不知悉有任何不合規事件。

CORPORATE GOVERNANCE REPORT (Continued)

企業管治報告 (續)

BOARD OF DIRECTORS

Composition

As at 31 December 2025, the Board consists of two executive Directors, namely, Mr. Hung Tsung Chin and Mr. Chen Wei Chun (chief financial officer), one non-executive Director, namely, Mr. Kuo Jen Hao (chairman) and three independent non-executive Directors, namely, Mr. Lu Ming-Shiuan, Ms. Chen Wei-Hui and Mr. Wu Chia Ming. A list of Directors and their roles and functions is published on the websites of the Stock Exchange and the Company respectively.

Mr. Hung Tsung Chin is the husband of Ms. Chen Mei Huei, a director of several subsidiaries of the Company and the chief executive officer in the satellite TV broadcasting business of the Group (“**Satellite Broadcasting Services Business Division**”). Save as disclosed above, none of the other Directors has any financial, business, family or other material relationship with any of the other Directors.

Independent Non-Executive Directors

The independent non-executive Directors are of sufficient number and calibre for their views to carry weight. The functions of independent non-executive Directors include:

- bringing an independent view and judgment at Board meetings;
- taking the lead where potential conflicts of interests arise;
- serving on board committees if invited; and
- scrutinising the Company’s performance and monitoring performance reporting.

董事會

組成

於二零二五年十二月三十一日，董事會包括兩名執行董事洪聰進先生及陳偉鈞先生（財務長），一名非執行董事郭人豪先生（主席）及三名獨立非執行董事盧明軒先生、陳葦憶女士及吳嘉明先生。最新董事名單與其角色和職能分別刊載於聯交所及本公司網站。

洪聰進先生為陳美惠女士的丈夫。陳女士為數間本公司附屬公司的董事及本集團衛星電視廣播業務（「**衛星廣播服務業務部**」）的執行長。除上文所披露者外，概無其他董事與任何其他董事有任何財務、業務、家庭或其他重大關係。

獨立非執行董事

獨立非執行董事具有足夠人數和才幹，其意見具有影響力。獨立非執行董事的職能包括：

- 於董事會會議上提供獨立的意見及判斷；
- 在出現潛在利益衝突時發揮牽頭引導作用；
- 應邀出任董事委員會成員；及
- 仔細檢查本公司的表現，並監察匯報公司表現的事宜。

CORPORATE GOVERNANCE REPORT *(Continued)*

企業管治報告 (續)

The independent non-executive Directors have made a positive contribution to the development of the Company's strategies and policies through independent, constructive and informed comments. They benefit the Board and the Board committees by their skills, expertise, varied backgrounds and qualifications through regular attendance and active participation at the meetings of the Board and the Board committees.

Composition of the Board is disclosed, and the independent non-executive Directors are identified, in all corporate communications to the Shareholders.

Confirmation of Independence

The independence of the independent non-executive Directors has been assessed in accordance with the applicable Listing Rules. Each of the independent non-executive Directors has made an annual written confirmation of independence pursuant to Rule 3.13 of the Listing Rules. The Company is of the view that all independent non-executive Directors meet the guidelines for assessing independence set out in Rule 3.13 of the Listing Rules and are independent.

Roles and Functions of the Board and the Management

The Board assumes responsibility for leadership and control of the Company; and is collectively responsible for directing and supervising the Company's affairs. The Board is fully responsible for the formulation of business policies and strategies in relation to the business operation of the Group, including dividend policy and risk management strategies. The management is delegated the authority and responsibilities by the Board for the day-to-day management and operation of the Group.

Appointment, Continuation of Appointment and Re-election of Directors

All executive Directors have entered into service agreements with the Company while the non-executive Director and all independent non-executive Directors have entered into letters of appointment with the Company with a specific term of three years, setting out key terms and conditions of their appointments. All Directors are subject to retirement in accordance with the bye-laws of the Company (the "Bye-Laws").

獨立非執行董事亦透過提供獨立、富建設性及有根據的意見，對制定本公司策略及政策作出積極貢獻。彼等透過定期出席董事會及董事委員會的會議，並積極參與會務，以其技能、專業知識、不同的背景及資格向董事會及董事委員會作出貢獻。

董事會的組成及獨立非執行董事的身份於所有致股東的公司通訊文件內披露。

獨立性確認

獨立非執行董事的獨立性已根據適用的上市規則進行評估。每一位獨立非執行董事均已根據上市規則第3.13條之規定提交確認其符合獨立性的年度確認書。本公司認為所有獨立非執行董事皆符合載於上市規則第3.13條之獨立性指引，並根據該指引條文屬獨立人士。

董事會及管理層的角色及職能

董事會肩負領導及監控本公司的責任，並共同負責指導及監督本公司的事宜。董事會全權負責制定有關本集團業務經營的業務政策及策略，當中包括股息政策及風險管理策略。董事會將權力及責任委託予管理層，以便進行本集團的日常管理及營運。

委任、續任及重選董事

所有執行董事均與本公司簽訂服務協議，而非執行董事及所有獨立非執行董事與本公司簽訂委任函訂明有關委任的主要條款及條件，任期為三年。所有董事須根據本公司之公司細則（「細則」）退任。

CORPORATE GOVERNANCE REPORT *(Continued)*

企業管治報告 (續)

According to the Bye-Laws, (i) Directors appointed by the Board either to fill a casual vacancy on the Board or as an addition to the existing Board shall hold office only until the next following AGM and shall then be eligible for re-election; and (ii) at each AGM, one-third of the Directors for the time being (or, if their number is not a multiple of three (3), the number nearest to but not greater than one-third) shall retire from office by rotation provided that every Director (including those appointed for a specific term) shall be subject to retirement at an AGM at least once every three years. As such, no Directors have a term of appointment longer than three years.

Board Meetings

For the year ended 31 December 2025, the Directors have made active contribution to the affairs of the Group and six Board meetings were held to discuss the matters relating to review and approve the interim results and annual results of the Group, as well as, rights issue of the Company and Dish Media Network Ltd., disposal of BCN Distribuciones, S.A. and environmental, social and governance matters related to the Group.

In addition to the regular Board meetings, the chairman met with the independent non-executive Directors without the presence of other Directors during the year.

根據細則，(i)董事會為填補臨時空缺或就現有董事會之增補而委任的董事應只任職至下一屆股東週年大會，並於該大會上符合資格膺選連任；及(ii)於每屆股東週年大會上，當時三分之一董事（或如彼等的數目並非三(3)之倍數，則為最接近但不超過三分之一之數目）須輪值退任，惟每名董事（包括該等有指定任期的董事）每三年至少須於股東週年大會上退任一次。據此，概無董事的任期多於三年。

董事會會議

截至二零二五年十二月三十一日止年度，董事已對本集團事務作出積極貢獻，並舉行六次董事會會議，以商討有關審閱及批准本集團的中期業績及年度業績，以及本公司及Dish Media Network Ltd的供股、出售BCN Distribuciones, S.A.及有關本集團環境、社會及管治之事宜。

除董事會定期會議外，主席於年內已在沒有其他董事出席下與獨立非執行董事會面。

CORPORATE GOVERNANCE REPORT (Continued)

企業管治報告 (續)

Attendance Record of Directors

The attendance record of Directors at the meetings of the Board, the Board committees and the Shareholders held during the year ended 31 December 2025 is set out below:

董事出席記錄

以下為截至二零二五年十二月三十一日止年度董事出席董事會會議、董事委員會會議及股東大會的出席情況：

Name of Directors	董事姓名	Board	Audit	Nomination	Remuneration	General
		Meetings	Committee	Committee	Committee	Meetings
		董事會會議	審核委員會	提名委員會	薪酬委員會	股東大會
		Number of meetings attended/	Number of meetings attended/	Number of meetings attended/	Number of meetings attended/	Number of meetings attended/
		Number of meetings held	Number of meetings held	Number of meetings held	Number of meetings held	Number of meetings held
		出席會議的次數/舉行會議的次數	出席會議的次數/舉行會議的次數	出席會議的次數/舉行會議的次數	出席會議的次數/舉行會議的次數	出席會議的次數/舉行會議的次數
Executive Directors	執行董事					
Mr. Hung Tsung Chin	洪聰進先生	6/6	N/A 不適用	N/A 不適用	N/A 不適用	2/2
Mr. Chen Wei Chun	陳偉鈞先生	6/6	N/A 不適用	N/A 不適用	N/A 不適用	2/2
Non-Executive Director	非執行董事					
Mr. Kuo Jen Hao (Chairman)	郭人豪先生 (主席)	6/6	N/A 不適用	N/A 不適用	N/A 不適用	1/2
Independent Non-Executive Directors	獨立非執行董事					
Mr. Lu Ming-Shiuan	盧明軒先生	6/6	4/4	1/1	2/2	0/2
Ms. Chen Wei-Hui	陳葦德女士	6/6	4/4	1/1	2/2	2/2
Mr. Wu Chia Ming	吳嘉明先生	6/6	4/4	1/1	2/2	1/2

Access to Information

All Directors are kept informed on a timely basis of major changes that may have affected the Group's business, including those changes to relevant rules and regulations and are able to make further enquiries when necessary. The Board has also agreed that the Directors may seek independent professional advice in performing their directors' duties at the Company's expense. In addition, all Directors have access to board papers and related materials. They also have access to the advice and services of the company secretary of the Company (the "Company Secretary") to ensure that Board procedures, and all applicable laws, rules and regulations are followed.

資料獲取

所有董事均適時獲悉可能影響本集團業務的重大變動，包括對相關法規及規定的有關變動，並能在必要時作出進一步的詢問。董事會亦批准董事在履行其董事職責時可尋求獨立專業意見（費用由本公司支付）。此外，所有董事均可查閱董事會文件及相關資料。彼等亦有權獲取本公司的公司秘書（「公司秘書」）的意見及服務，以確保符合董事會程序以及所有適用法律、規則及法規。

CORPORATE GOVERNANCE REPORT (Continued)

企業管治報告 (續)

Dividend Policy

On 13 December 2018, the Board has approved and adopted a dividend policy (the “**Dividend Policy**”). The Company aims to deliver reasonable and sustainable returns to the Shareholders. In deciding whether to propose a dividend and in determining the dividend amount, the Board takes into account, inter alia:

- (i) the Company’s actual and expected financial performance;
- (ii) retained earnings and distributable reserves of the Company and each of the members of the Group;
- (iii) the Group’s working capital requirements, capital expenditure requirements and future expansion plans;
- (iv) the Group’s liquidity position;
- (v) general economic conditions, business cycle of the Group’s business and other internal and external factors that may have an impact on the business or financial performance and position of the Company;
- (vi) the Shareholders’ and the investors’ expectation;
- (vii) the industry’s norm; and
- (viii) any other factors that the Board deems appropriate.

However, there can be no assurance that dividends will be proposed or declared in any particular amount for any given period.

股息政策

董事會於二零一八年十二月十三日批准並通過了股息政策（「**股息政策**」）。本公司旨在為股東提供合理及可持續的回報。在決定是否建議派發股息及在釐定股息金額時，董事會將考慮（其中包括）：

- (i) 本公司之實際及預期財務表現；
- (ii) 本公司及本集團各成員公司之保留盈利及可供分派儲備；
- (iii) 本集團之營運資金需要、資本開支需要及未來擴張計劃；
- (iv) 本集團之流動資金狀況；
- (v) 整體經濟環境、本集團業務之商業週期及可能對本集團之業務或財務表現及狀況構成影響之其他內在及外在因素；
- (vi) 股東及投資者之期望；
- (vii) 行業常規；及
- (viii) 董事會視為適當之任何其他因素。

然而，概不保證將於任何指定期間建議或派付任何特定金額之股息。

CORPORATE GOVERNANCE REPORT (Continued)

企業管治報告 (續)

Liability Insurance for Directors

The Company has arranged appropriate insurance coverage on Directors' and officers' liabilities in respect of any legal actions taken against the Directors and senior management arising out of corporate activities. The insurance coverage is reviewed on an annual basis.

Directors' Training and Continuous Professional Development

For the year ended 31 December 2025, the Company organized online training courses for the Directors. Such training sessions covered the Update on Hong Kong Listing Rules, Corporate Governance of a Hong Kong listed issuer and Anti-corruption and Directors' Ethics Talk. The Company also updated the Directors on the latest development regarding the Listing Rules and other applicable regulatory requirements from time to time.

All Directors confirmed that they have complied with the Code Provision on directors' training. The Company has received from each of the Directors his/her confirmation on taking continuous professional training. A summary of the training for the year ended 31 December 2025 is as follows:

董事的責任保險

本公司已為董事和高級職員購買責任保險，保障董事及高級管理層因履行職務而可能要承擔的訴訟責任。該保險範圍及其保額乃按年檢討。

董事培訓及持續專業發展

截至二零二五年十二月三十一日止年度，本公司為董事提供了線上培訓課程。該培訓課程涵蓋最新香港上市規則、香港上市發行人的企業管治以及防貪及董事商業道德培訓。本公司亦不時向董事告知有關上市規則及其他適用監管規定的最新進展。

所有董事確認，彼等已遵守有關董事培訓的守則條文。本公司已收到各董事關於進行持續專業培訓的確認書。董事於截至二零二五年十二月三十一日止年度的培訓概述如下：

Name of Directors	董事姓名	Reading Materials/ Journals and/or Attending in-house training session or seminars 參閱資料／期刊及 ／或參加內部培訓 課程或研討
Executive Directors	執行董事	
Mr. Hung Tsung Chin	洪聰進先生	✓
Mr. Chen Wei Chun	陳偉鈞先生	✓
Non-Executive Director	非執行董事	
Mr. Kuo Jen Hao (<i>Chairman</i>)	郭人豪先生 (<i>主席</i>)	✓
Independent Non-Executive Directors	獨立非執行董事	
Mr. Lu Ming-Shiuan	盧明軒先生	✓
Ms. Chen Wei-Hui	陳葦憶女士	✓
Mr. Wu Chia Ming	吳嘉明先生	✓

CORPORATE GOVERNANCE REPORT (Continued)

企業管治報告 (續)

CHAIRMAN AND CHIEF EXECUTIVE OFFICER

Code Provision C.2.1 of the Corporate Governance Code states that the roles of the chairman and the chief executive officer are separate to reinforce independence, accountability and responsibility. Mr. Kuo Jen Hao, the chairman of the Board, is responsible for the formulation of development strategies, investment decision making, overall project planning at the Group level, leading the Board and ensuring that the Board functions properly and effectively, whilst Mr. Hung Tsung Chin, the chief executive officer of several subsidiaries of the Company which are engaged in manufacturing and trading of the media entertainment platform related products, other multimedia products, integration of signal and traffic communication and satellite TV equipment and antenna products ("**Manufacturing and Trading of Electronic Products Business Division**"), is responsible for the management of the daily operation and general administration of the Manufacturing and Trading of Electronic Products Business Division.

Ms. Chen Mei Huei, the chief executive officer of the Satellite Broadcasting Services Business Division, is responsible for the overall management of the Group including all overseas offices.

BOARD COMMITTEES

The Board has established (i) the Audit Committee; (ii) the Remuneration Committee; and (iii) the Nomination Committee, with specific written terms of reference to oversee particular aspects of the Company's affairs. The latest versions of the terms of reference of the Board committees are available on the websites of the Stock Exchange and the Company. The Board committees are provided with sufficient resources to discharge their duties and, upon reasonable request, are able to seek independent professional advice and other assistance in appropriate circumstances, at the Company's expenses.

主席及執行長

按企業管治守則之守則條文第C.2.1條規定，主席及執行長職責彼此分離以鞏固獨立性、問責性及責任性。董事會主席郭人豪先生負責制定本集團發展策略、作出投資決策及進行集團層面之整體項目規劃、領導董事會，並確保董事會正當及有效地運作，而洪聰進先生為本公司從事製造及買賣媒體娛樂平台相關產品、其他多媒體產品、整合訊號系統及交通通訊以及衛星電視設備及天線產品業務之若干附屬公司（「**製造及買賣電子產品業務部**」）之執行長，則負責製造及買賣電子產品業務部的日常營運管理及一般管理。

衛星廣播服務業務部執行長陳美惠女士負責本集團（包括全部海外辦公室）的整體管理。

董事委員會

董事會已成立(i)審核委員會；(ii)薪酬委員會；及(iii)提名委員會，均具書面訂明的職權範圍，以監察本公司特定範疇的事務。董事委員會最新版本的職權範圍可於聯交所及本公司網站查詢。董事委員會獲提供足夠的資源履行其責任，及於合理要求時可在適當情況下尋求獨立專業意見及其他援助，費用概由本公司支付。

CORPORATE GOVERNANCE REPORT (Continued)

企業管治報告 (續)

Audit Committee

Composition

The audit committee of the Company (the “**Audit Committee**”) was established on 17 March 2005 with written terms of reference. The written terms of reference of the Audit Committee was further updated on 30 March 2012 and 1 June 2018. All the members of the Audit Committee are independent non-executive Directors, namely Ms. Chen Wei-Hui, Mr. Lu Ming-Shiuan and Mr. Wu Chia Ming. Ms. Chen Wei-Hui, who has appropriate professional accounting qualifications as required under the Listing Rules, was appointed as the chairman of the Audit Committee. None of the members of the Audit Committee is a former partner of the auditor of the Company.

The principal duties of the Audit Committee include, among other things, (i) being primarily responsible for making recommendations to the Board on the appointment, re-appointment and removal of the external auditor, and to approve the remuneration and terms of engagement of the external auditor; (ii) reviewing and monitoring the external auditor’s independence and objectivity and the effectiveness of the audit process in accordance with applicable standards; (iii) developing and implementing a policy on engaging an external auditor to supply non-audit services; (iv) monitoring the integrity of the Company’s financial statements and the annual report and accounts, half-year report and, if prepared for publication, quarterly reports, before submission of the financial statements and reports to the Board, and reviewing significant financial reporting judgments contained in them; (v) reviewing the Company’s financial control, risk management and internal control systems; and (vi) discussing the risk management and internal control systems with management to ensure that management has performed its duty to establish effective systems.

For the year ended 31 December 2025, the Audit Committee held 4 meetings to consider, approve and adopt the risk management policy, and review annual audit planning, annual results, interim audit planning, interim results and the internal control review conducted by an external professional consultant.

The attendance record of each Audit Committee member for the year ended 31 December 2025 has been set out on page 28 of this annual report.

審核委員會

組成

本公司審核委員會（「**審核委員會**」）於二零零五年三月十七日成立，且具書面訂明的職權範圍。審核委員會的書面職權範圍於二零一二年三月三十日和二零一八年六月一日進一步更新。審核委員會的所有成員均為獨立非執行董事，即陳葦憶女士、盧明軒先生及吳嘉明先生。陳葦憶女士具有上市規則規定適當的專業會計資格，並獲委任為審核委員會主席。概無審核委員會成員為本公司核數師的前合夥人。

審核委員會的主要職責（其中包括）：(i) 主要負責就外聘核數師的委任、重新委任及罷免向董事會提供建議，並批准外聘核數師的薪酬及聘用條款；(ii) 按適用的標準檢討及監察外聘核數師是否獨立客觀及核數程序是否有效；(iii) 就外聘核數師提供非核數服務制定政策，並予以執行；(iv) 向董事會提交有關財務報表及報告前，監察本公司的財務報表以及年度報告及賬目、半年度報告及（若擬刊發）季度報告的完整性，並審閱報表及報告所載有關財務申報的重大判斷；(v) 檢討本公司的財務監控、風險管理及內部監控系統；及(vi) 與管理層討論風險管理及內部監控系統，確保管理層已履行職責建立有效的系統。

於截至二零二五年十二月三十一日止年度，審核委員會共召開四次會議以考慮、批准及採納風險管理政策，以及檢討年度審核計劃、年度業績、中期審核計劃、中期業績以及由外聘專業顧問進行的內部控制審核之相關事宜。

截至二零二五年十二月三十一日止年度，各審核委員會成員的出席記錄載於本年報第28頁。

CORPORATE GOVERNANCE REPORT (Continued)

企業管治報告 (續)

Nomination Committee

Composition

The nomination committee of the Company (the “**Nomination Committee**”) was established on 17 March 2005 with written terms of reference. The written terms of reference of the Nomination Committee was further updated on 30 March 2012, 1 June 2018 and 31 March 2026. All the members of the Nomination Committee are independent non-executive Directors, namely, Mr. Lu Ming-Shiuan (chairman), Ms. Chen Wei-Hui and Mr. Wu Chia Ming.

The principal duties of the Nomination Committee include, among other things, (i) reviewing the structure, size and composition of the Board at least annually, assisting the Board in maintaining a Board skills matrix, and making recommendations on any proposed changes to the Board to complement the Company’s corporate strategy; (ii) identifying individuals suitably qualified to become Board members and selecting or making recommendations to the Board on the selection of individuals nominated for directorships; (iii) assessing the independence of independent non-executive Directors; (iv) making recommendations to the Board on the appointment or re-appointment of Directors and succession planning for Directors; and (v) supporting the Company to conduct regular evaluation of the performance of the Board.

For the year ended 31 December 2025, the Nomination Committee held 1 meeting to (i) review the structure, size and composition of the Board; and (ii) assess the independence of the independent non-executive Directors.

提名委員會

組成

本公司提名委員會(「**提名委員會**」)於二零零五年三月十七日成立，且具書面訂明的職權範圍。提名委員會的書面職權範圍於二零一二年三月三十日、二零一八年六月一日及二零二六年三月三十一日進一步更新。提名委員會的所有成員均為獨立非執行董事，即盧明軒先生(主席)、陳葦憶女士及吳嘉明先生。

提名委員會的主要職責(其中包括)：(i)至少每年檢討董事會的架構、人數及組成，協助董事會維持董事會技能矩陣，並就任何為配合本公司企業策略而擬對董事會作出的變動提出建議；(ii)物色具備合適資格可擔任董事會成員的人士，並挑選提名有關人士出任董事或就此向董事會提供意見；(iii)評核獨立非執行董事的獨立性；(iv)就董事委任或重新委任以及董事繼任計劃向董事會提出建議；及(v)支援本公司定期評估董事會表現。

於截至二零二五年十二月三十一日止年度內，提名委員會召開了一次會議以(i)檢討董事會之結構、規模及組成；及(ii)評估獨立非執行董事之獨立性。

CORPORATE GOVERNANCE REPORT *(Continued)*

企業管治報告 (續)

The Board adopted a Nomination Policy on 31 March 2020 which sets out the criteria and process on the nomination and appointment of directors.

In assessing the suitability of a proposed candidate as a member of the Board, the Nomination Committee would follow the nomination policy and consider factors including:

- (a) personal ethics, reputation and integrity;
- (b) professional qualifications, skills, knowledge and experience that are relevant to the Company's businesses and corporate development and strategy;
- (c) commitment in respect of sufficient time for the proper discharge of the duties of a director, including devoting adequate time for the preparation and participation in meetings, training and other Board or Company associated activities;
- (d) independent non-executive director candidates must satisfy the independence requirements under the Listing Rules. The independent non-executive director candidate shall be independent in character and judgement and be able to represent and act in the best interests of the Shareholders; and
- (e) any other relevant factors as may be determined by the Nomination Committee or the Board from time to time.

Where appropriate, the Nomination Committee should make recommendation to Shareholders in respect of the proposed election of Director at the general meeting.

The attendance record of each Nomination Committee member for the year ended 31 December 2025 has been set out on page 28 of this annual report.

董事會於二零二零年三月三十一日採納提名政策，載列提名及委任董事的條件及程序。

在評估建議候選人是否適合擔任董事會成員時，提名委員會將遵從提名政策，而考慮的因素包括：

- (a) 個人道德、信譽及誠信；
- (b) 與本公司業務、企業發展及策略相關的專業資格、技能、知識及經驗；
- (c) 承諾投入足夠時間妥善履行董事職責，包括投入充足時間準備及參與會議、培訓及其他董事會或本公司相關活動；
- (d) 獨立非執行董事候選人必須符合上市規則的獨立性規定。獨立非執行董事候選人應具有獨立品格及判斷力，並能夠代表及按符合股東最佳利益的方式行事；及
- (e) 提名委員會或董事會不時決定任何其他相關因素。

在適當情況下，提名委員會於股東大會上就建議重選董事向股東提出建議。

截至二零二五年十二月三十一日止年度各提名委員會成員的出席記錄載於本年報第28頁。

CORPORATE GOVERNANCE REPORT (Continued)

企業管治報告 (續)

Remuneration Committee

Composition

The remuneration committee of the Company (the “**Remuneration Committee**”) was established on 17 March 2005 with written terms of reference. The written terms of reference of the Remuneration Committee was further updated on 30 March 2012 and 1 June 2018. All the members of the Remuneration Committee are independent non-executive Directors, namely, Mr. Wu Chia Ming (chairman), Ms. Chen Wei-Hui and Mr. Lu Ming-Shiuan.

The principal duties of the Remuneration Committee include, among other things, (i) making recommendations to the Board on the Company’s policy and structure for all remuneration of Directors and senior management of the Group; (ii) reviewing and approving the management’s remuneration proposals with reference to the Board’s corporate goals and objectives; (iii) making recommendations to the Board on the remuneration packages of individual Directors and senior management; and (iv) reviewing matters relating to share schemes.

For the year ended 31 December 2025, the Remuneration Committee held 2 meetings to review the existing remuneration packages of Directors and the key terms and conditions of the service agreements and letters of appointment. The attendance of the Remuneration Committee members for the year ended 31 December 2025 has been set out on page 28 of this annual report.

The remuneration of the members of the senior management (other than Directors) by band for the year ended 31 December 2025 is set out below:

Remuneration band

薪酬範圍

HK\$0 – HK\$1,000,000
HK\$1,000,001 – HK\$1,500,000
HK\$1,500,001 – HK\$2,000,000

0至1,000,000港元
1,000,001港元至1,500,000港元
1,500,001港元至2,000,000港元

Number of individuals

人數

5
2
0

Further particulars regarding Directors’ emoluments and the five highest paid employees as required to be disclosed pursuant to Appendix D2 to the Listing Rules are set out in note 12 to the consolidated financial statements of the Group.

薪酬委員會

組成

本公司薪酬委員會（「薪酬委員會」）於二零零五年三月十七日成立，且具書面訂明的職權範圍。薪酬委員會的書面職權範圍於二零一二年三月三十日和二零一八年六月一日進一步更新。薪酬委員會的所有成員均為獨立非執行董事，即吳嘉明先生（主席）、陳葦憶女士及盧明軒先生。

薪酬委員會的主要職責（其中包括）：(i)就本公司對本集團董事及高級管理層的全體薪酬政策及架構，向董事會提出建議；(ii)因應董事會所訂企業方針及目標而檢討及審批管理層的薪酬建議；(iii)向董事會建議個別董事及高級管理層的薪酬待遇；及(iv)審閱有關股份計劃的事宜。

於截至二零二五年十二月三十一日止年度內，薪酬委員會召開了兩次會議以檢討董事的現有薪酬待遇及服務協議及委任書的主要條款及條件。於截至二零二五年十二月三十一日止年度，薪酬委員會成員的出席記錄載於本年報第28頁。

截至二零二五年十二月三十一日止年度，高級管理層成員（不包括董事）的薪酬範圍如下：

根據上市規則附錄D2須予披露的有關董事薪酬及五位最高薪僱員的進一步詳情載於本集團綜合財務報表附註12。

CORPORATE GOVERNANCE REPORT *(Continued)*

企業管治報告 (續)

CORPORATE GOVERNANCE POLICY AND DUTIES

The Board is responsible for performing the duties on corporate governance functions set out below:

- (a) developing and reviewing the Company's policies and practices on corporate governance and making recommendations to the Board;
- (b) reviewing and monitoring the training and continuous professional development of Directors and senior management;
- (c) reviewing and monitoring the Company's policies and practices on compliance with legal and regulatory requirements;
- (d) developing, reviewing and monitoring the code of ethic and compliance manual (if any) applicable to employees and Directors; and
- (e) reviewing the Company's compliance with the Code Provisions and disclosure in the Corporate Governance Report.

BOARD DIVERSITY POLICY

The board diversity policy was adopted by the Board on 1 June 2018 which aims to set out the approach to achieve diversity on the Board in order to enhance the quality of its performance. Selection of candidates on the Board is based on a range of diversity perspectives, including but not limited to gender, age, cultural and educational background, professional experience, skills and knowledge. The Nomination Committee will assess the merit and contribution that any Director proposed for re-election or any candidate nominated to be appointed as Director against the objective and appropriate criteria, having due regard for the benefits of diversity on the Board. The Board reviews the effectiveness of the board diversity policy on an annual basis.

企業管治政策及職責

董事會負責履行有關企業管治職能的以下職責：

- (a) 制定及檢討本公司的企業管治政策及常規，並向董事會提出建議；
- (b) 檢討及監察董事及高級管理層的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、檢討及監察適用於僱員及董事的道德操守守則及合規手冊 (如有)；及
- (e) 檢討本公司守則條文的遵守情況及於企業管治報告內的披露內容。

董事會成員多元化政策

董事會於二零一八年六月一日採納董事會多元化政策，旨在制定實現董事會多元化的方法，以提升董事會的表現質素。董事會候選人的選擇基於一系列多元化角度，包括但不限於性別、年齡、文化及教育背景、專業經驗、技能以及知識。提名委員會將按客觀適當的標準評估任何提名重選之董事或被提名擔任董事的候選人的優點及貢獻，並適當考慮董事會多元化的裨益。董事會按年檢討董事會成員多元化政策的有效性。

CORPORATE GOVERNANCE REPORT (Continued)

企業管治報告 (續)

GENDER DIVERSITY AT WORKFORCE LEVELS

Our approach for talent recruitment and retention is to employ a diverse team that works together collaboratively and encourage differences and individuality in employees with respect to equal opportunities, diversity and anti-discrimination. The gender ratio in the workforce (including senior management) for the year ended 31 December 2025 is Male:Female = 4.9:5.1. The total gender diversity of the Group is balanced and the Group will continue to maintain the gender diversity in workforce. For further details of gender ratio together with the relevant data, please refer to the disclosure in the environmental, social and governance report of the Company.

BOARD INDEPENDENCE POLICY

During the year ended 31 December 2025, the Company has adopted the policy on obtaining independent views and input. In accordance with this policy, the Board, Board committees or individual Directors may seek such independent professional advice, views and input as considered necessary to fulfil their responsibilities and in exercising independent judgement when making decisions in furtherance of their Directors' duties at the Company's expense (the "Mechanism"). The Mechanism is established to ensure independent views and input are available to the Board.

Independent professional advice shall include legal advice and advice of accountants and other professional advisors on matters of law, accounting, tax and other regulatory matters.

In the event that independent professional advice, views and input are considered necessary, the Board, Board committees or individual Directors shall communicate with a dedicated person to start the Mechanism, providing background and details of the relevant incidents and/or transactions, and the issues involved which would require independent views and input. They may direct any questions, queries, concerns or specific advice to be sought to the dedicated person who will then contact the Company's professional advisers (including, but not limited to, legal advisors, accountants, independent auditor, internal control advisor) or other independent professional parties to obtain such independent professional advice within a reasonable period of time.

Any advice obtained through the Mechanism shall be duly documented and made available to other members of the Board.

員工隊伍層面的性別多樣性

我們招聘和留住人才的方法是聘用一支多元化的團隊，協同工作，在平等機會、多元化及反歧視的前提下，鼓勵員工的差異性與個性。截至二零二五年十二月三十一日止年度，員工隊伍（包括高級管理人員）的性別比例為男性：女性= 4.9:5.1。本集團整體性別多元化均衡，本集團將繼續維持員工隊伍的性別多元化。有關性別比例的進一步詳情及相關數據，請參閱本公司環境、社會及管治報告中的披露。

董事會獨立政策

截至二零二五年十二月三十一日止年度，本公司已採用關於徵詢獨立觀點及提議的政策。根據這項政策，董事會、董事委員會或個別董事可在認為必要時徵求獨立專業意見、觀點及提議，以履行其職責，並在作出決定以進一步履行其董事職責時行使獨立判斷，費用由本公司承擔（「機制」）。該機制旨在確保董事會能夠獲得獨立觀點及提議。

獨立專業意見應包括法律意見以及會計師及其他專業顧問對法律、會計、稅務及其他監管事項的意見。

倘獨立專業意見、觀點及提議視為必要，董事會、董事委員會或個別董事應與專職人員溝通以啟動機制，提供相關事件及／或交易的背景和詳情，以及所涉及的需要獨立觀點及提議的問題。彼等可以提出任何問題、問詢、疑慮或尋求具體意見，由專職人員聯繫本公司的專業顧問（包括但不限於法律顧問、會計師、獨立核數師、內部控制顧問）或其他獨立專業方，在合理期限內獲得此類獨立專業意見。

通過機制獲得的任何意見均應妥善記錄並提供給董事會其他成員。

CORPORATE GOVERNANCE REPORT *(Continued)*

企業管治報告 (續)

Despite having obtained any information or advice from the chairman/ chairperson and/or any independent professional advisors through the Mechanism, the Directors are expected to exercise independent judgement in forming their decisions.

In addition, the senior management of the Company are, from time to time, brought into formal and informal contact at Board meetings and other corporate events. The Board has full access to all information provided by the senior management of the Company it deems appropriate for the purposes of fulfilling its role.

The Company has reviewed and considered the implementation of the Mechanism to be effective during the year ended 31 December 2025.

COMPANY SECRETARY

The Board has appointed Ms. Tung Wing Yee Winnie (“**Ms. Tung**”) as the Company Secretary with effect from 30 November 2019. Ms. Tung has been nominated by Boardroom Corporate Services (HK) Limited (“**Boardroom**”) under an engagement letter made between the Company and Boardroom. The primary person at the Company with whom Ms. Tung has been contacting is Mr. Young Ho Kee Bernard, the project manager, in relation to corporate secretarial matters. Ms. Tung has confirmed that she has taken no less than 15 hours of relevant professional training during the year ended 31 December 2025.

ACCOUNTABILITY AND AUDIT

Financial Reporting

The Board endeavours to present to the Shareholders a balanced and understandable assessment of the Group’s performance, position and prospects. Accordingly, appropriate accounting policies are selected and applied consistently, and judgements and estimates made by the management for financial reporting purpose are prudent and reasonable.

Save as disclosed in note 2 to the financial statements, the adoption of relevant new and revised Hong Kong Financial Reporting Standards that became effective during the year has no significant impact on the Group’s results of operation and financial position.

儘管已通過該機制從主席及／或任何獨立專業顧問處獲得任何信息或意見，但董事仍預計會在作出決定時行使其獨立判斷。

此外，本公司的高級管理人員會不時在董事會會議其他本公司活動中進行正式和非正式交流。董事會可以充分接觸本公司高級管理人員提供的其認為適合履行其職責的所有資料。

本公司已審查並認為該機制的實施於截至二零二五年十二月三十一日止年度有效。

公司秘書

董事會已委任董穎怡女士（「**董女士**」）為本公司的公司秘書，於二零一九年十一月三十日起生效。董女士根據本公司與寶德隆企業服務(香港)有限公司（「**寶德隆**」）的委聘函獲寶德隆提名。董女士就公司秘書事務與本公司聯絡的主要人員為項目經理楊浩基先生。董女士已確認彼於截至二零二五年十二月三十一日止年度已參加不少於15小時相關專業培訓。

問責及審核

財務匯報

董事會致力確保向股東就本集團業績、狀況及前景作出平衡及易於理解的評核。因此，本集團選擇合適之會計政策並貫徹採用，而管理層就財務匯報所作之判斷及估計均屬審慎及合理。

除財務報表附註2所披露者外，本集團所採納於年內生效之相關新訂及經修訂之香港財務報告準則並無對本集團的營運業績及財務狀況產生重大影響。

CORPORATE GOVERNANCE REPORT (Continued)

企業管治報告 (續)

EXTERNAL AUDITOR AND ITS REMUNERATION

The external auditor performs independent audit of the annual consolidated financial statements prepared by the management. BDO Limited (“BDO”) has been engaged as the Company’s external auditor.

For the year ended 31 December 2025, the fees charged to the financial statements of the Group in respect of BDO’s statutory audit and other services amounted to approximately HK\$2,250,000 and HK\$160,000 respectively. The fees of recurring audit services of subsidiaries performed by other auditors and the fees of provision of other services were approximately HK\$1,592,000.

INTERNAL CONTROLS

The Board has overall responsibility for maintaining a sound and effective system of internal control and risk management which is designed and operated to provide reasonable assurance that the Company’s business objectives in the following areas are achieved:

- Effectiveness and efficiency of operations, including the achievement of performance and operating targets and the safeguarding of assets by the management;
- Reliability of financial and operating information provided by the management, including management accounts and statutory financial reports; and
- Compliance with applicable laws and regulations by each business unit.

外聘核數師及其酬金

外聘核數師對管理層所編製的年度綜合財務報表進行獨立審核。香港立信德豪會計師事務所有限公司(「香港立信德豪會計師事務所」)受聘擔任本公司之外聘核數師。

於截至二零二五年十二月三十一日止年度香港立信德豪會計師事務所就本集團的財務報表所收取之法定審核服務費用及其他服務費用分別約為2,250,000港元及160,000港元。至於由其他核數師為附屬公司進行經常性的審核服務之審核費用及提供其他服務的費用則約為1,592,000港元。

內部監控

董事會對維持健全有效之內部監控及風險管理系統承擔整體責任。內部監控旨在為本公司實現以下方面之業務目標提供合理保證：

- 營運的有效性和效率，包括管理層達到公司業績及營運指標以及確保資產安全；
- 管理層所提供財務及營運資料之可靠性，包括管理賬目以及法定的財務報告；及
- 各業務單位遵守適用法律及法規。

CORPORATE GOVERNANCE REPORT *(Continued)*

企業管治報告 (續)

The Company has put and continues to place considerable emphasis on maintaining and enhancing the effectiveness of its system of internal control. Under the Company's internal control framework, risk management and internal control are primarily the collective responsibility of every manager and employee. For consistent compliance by every person in the Company, the following key control policies and measures are implemented in the everyday activities, which are summarised below:

1. Overall control environment, including code of ethics governing staff conduct within the Group, and whistleblowing policy;
2. Management of financial and non-financial risks, including at the company level the risk management functions of the Board; at the business unit level management's ongoing monitoring of operational and other risks;
3. Major control systems and processes, including budgetary and cost controls, financial reporting systems and processes for timely and quality management reporting, and corporate policies and procedures for approvals, reviews and segregation of duties in everyday activities;
4. In relation to ongoing compliance monitoring and internal control reviews, the Board monitors the overall of compliance with the Listing Rules. The external professional consultant directly reports to the Audit Committee and is engaged to conduct independent reviews on the internal control system and provides recommendations on risk management of the Group; and
5. The Audit Committee has reviewed the adequacy and effectiveness of the Company's internal controls, including financial, operational and compliance controls and risk management. It has also considered the adequacy of resources, qualifications, experience and training of staff of the accounting and financial reporting functions.

本公司十分重視並會繼續高度重視維持及加強其內部監控系統的效能。根據本公司的內部監控框架，風險管理及內部監控由每名管理人員及僱員共同負責。就本公司各人士的持續合規而言，以下主要監控政策及措施乃於日常活動中實施，概述如下：

1. 整體控制環境，包括監督本集團員工操守的道德守則及舉報政策；
2. 財務及非財務風險管理，包括於公司層面上董事會對風險的管理職能，在業務單位層面上管理層對營運及其他風險持續監察；
3. 主要控制系統及流程，包括預算及成本控制、財務匯報系統及流程以提供適時及優質的管理報告、以及企業政策及對日常業務活動進行的審批、覆核及責任劃分；
4. 就持續監察合規情況及進行內部監控檢討方面，董事會負責整體監察對上市規則之遵守情況。外聘專業顧問直接向審核委員會匯報情況，並負責對內部監控系統進行獨立檢討及就本集團的風險管理提供建議；及
5. 審核委員會檢討本公司內部監控（包括財務、營運及合規控制措施及風險管理）是否足夠及有效，亦考慮會計及財務匯報職能方面的資源、員工資歷、經驗及培訓是否足夠。

CORPORATE GOVERNANCE REPORT (Continued)

企業管治報告 (續)

In conducting these reviews, the following reports and activities are considered:

- self-assessments made by management of various business units and subsidiaries of their material controls and risk management activities undertaken with reference to The Committee of Sponsoring Organizations of the Treadway Commission (“**COSO**”) enterprise risk management framework; and
- self-assessments made by business units and Group finance of the resources, qualifications and experience of staff of the accounting and financial reporting functions. The main conclusions are that:
 - the resources in the accounting and finance functions are adequate; and
 - the qualifications and experience of the staff of the accounting and finance functions are satisfactory overall.

During the year, the external professional consultant has reviewed the internal control and risk management systems of the Group, which include financial, operational and compliance controls and risk management functions.

Inherent Limitations on Effectiveness of Controls

An internal control and risk management system, no matter how well designed and operated, is to provide reasonable, though not absolute, assurance against material misstatement or loss and to manage rather than eliminate the risk of failure to achieve business objectives. The design of a control system must reflect the fact that there are resource constraints, and the benefits of controls must be considered relative to their costs. Further, because of the inherent limitations in all control systems, no evaluation of controls can provide absolute assurance that misstatements due to error or fraud will not occur or that all control issues and instances of fraud, if any, have been detected. In addition, the design of any system of controls is based in part on certain assumptions about the likelihood of future events.

The Company has implemented remedial measures to address the non-compliance and prevent recurrence. These include reviewing HR policies in high-turnover regions and developing a key-person backup system to reduce operational disruption. A CFO-led cross-regional taskforce now monitors monthly financial closings and audit readiness. External consultants in India will support quarterly reviews and temporary staffing gaps. The finance department will provide bi-weekly audit progress reports to the audit committee, and component auditors must confirm resources and milestones annually.

在進行上述檢討時，已考慮以下報告及事項：

- 各業務單位及附屬公司的管理層均須參照「美國反舞弊性財務報告委員會發起組織」(「**COSO**」) 企業風險管理框架對重大監控及風險管理活動作出自我評估；及
- 業務單位及集團財務自我評估會計及財務匯報職能方面之資源、員工資歷及經驗。主要結論如下：
 - 會計和財務職能之資源充足；及
 - 整體而言，會計及財務職能方面的員工所具備的資歷及經驗令人滿意。

年內，外聘專業顧問已審視本集團的內部監控及風險管理系統，包括財務、營運及合規監控以及風險管理職能。

監控效用的固有局限

內部監控及風險管理系統無論設計及操作有多完善，其就重大錯誤陳述或虧損提供合理但非絕對的保證，並管理而非消除未能達成業務目標的風險。監控系統的設計必須反映存在資源限制的事實，且必須就其成本考慮監控的裨益。此外，由於所有監控系統的固有局限，監控的評估無法絕對保證將不會發生由於錯誤或欺詐引起的錯誤陳述，或檢測到所有如有發生的監控問題及欺詐事件。此外，任何監控系統之設計乃基於對未來事件可能性之若干假設。

本公司已實施補救措施以處理不合規情況並防止再次發生。該等措施包括檢討高流失率地區的人力資源政策，以及建立關鍵人員後備制度以減少營運中斷。現時，一個由財務總監領導的跨區域專責小組負責監察每月財務結算及審計準備情況。印度的外部顧問將支援季度審閱及臨時人員空缺。財務部門將每兩週向審核委員會提交審計進度報告，而組成部分核數師須每年確認資源及里程碑。

CORPORATE GOVERNANCE REPORT *(Continued)*

企業管治報告 (續)

Inside Information Policy

An inside information policy is in place which contains guidelines to the Directors and officers of the Group to ensure that inside information of the Group can be promptly identified, assessed and disseminated to the public in a consistent and timely manner in accordance with the requirements under the Listing Rules. The Company must disclose inside information to the public as soon as reasonably practicable, unless the “safe harbours” provisions under the Securities and Futures Ordinance (the “SFO”) apply. The Board shall take reasonable precautions in preserving the confidentiality of inside information and the relevant announcement before publication.

The Board and the management will continue to look into opportunities for further enhancing the effectiveness of the internal control system of the Group in the years ahead.

INTERNAL AUDIT

The Group regards internal audit as an important part of the Board and Audit Committee’s oversight function. The principal objective of internal audit, which is set out in an internal audit charter, is to provide the Board and management with useful information and recommendations on the adequacy and effectiveness of the internal control system of the Group.

AUTHORITY AND ACCOUNTABILITY

Under the internal audit charter endorsed by the Audit Committee, the internal audit function is authorised by the Board to have access to all records, people and physical properties relevant to the performance of internal audit. The external professional consultant has unrestricted access to the chairman of the Audit Committee and reports directly to the Audit Committee for direction and accountability. This reporting relationship enables the external professional consultant to provide an objective assurance to the effectiveness of the internal control system of the Group.

內幕消息政策

我們訂有內幕消息政策，其中包括向董事及本集團高級職員提供的指引，以確保可根據上市規則規定，以一致及時的方式迅速識別、評估及向公眾傳播本集團的內幕消息。除非採納證券及期貨條例（「證券及期貨條例」）項下的「安全港」條文，否則本公司必須在合理切實可行情況下盡快向公眾披露內幕消息。董事會於刊發前應採取合理的預防措施，以保護內幕消息及相關公告的機密性。

董事會及管理層將在未來數年持續不斷尋求機會進一步提升本集團內部監控系統的效能。

內部審計

本集團視內部審計為董事會及審核委員會的監督職能的重要部份。內部審計的主要目的載於內部審計規章，就本集團內部監控系統是否足夠及其效能為董事會及管理層提供有用資料及建議。

權責

根據經審核委員會批准的內部審計規章，董事會授權內部審計部門可取得及接觸與內部審計相關的所有記錄、人員及實物財產。外聘專業顧問可不受限制地與審核委員會主席聯繫，並直接向審核委員會匯報，接受審核委員會指示及向其負責。上述匯報關係協助外聘專業顧問就本集團內部監控系統的效能提供客觀保證。

CORPORATE GOVERNANCE REPORT (Continued)

企業管治報告 (續)

DUTIES

The duties of the external professional consultant are described in the engagement letter entered into between the Company and the external professional consultant. It mainly requires that (a) internal audits are conducted with independence, objectivity and due professional care in compliance with the relevant standards, guidelines, and the code of ethics; (b) systems established are evaluated to ensure compliance with those policies, plans, procedures, law and regulations which could have a significant impact on the Group; (c) the approved internal audit plan is implemented, including any other special tasks or projects requested by the Audit Committee; and (d) the Audit Committee is updated with key audit initiatives and progress of completion of the approved internal audit plan, including any change.

All above described duties may be adjusted depending on the resources available for internal audit function. The management of the Group has the responsibility to keep reviewing the resources' availability for internal audit function.

INTERNAL AUDIT RESOURCES AND MAJOR WORK DONE IN 2025

The Group has engaged an external professional consultant to review and assess the risk management and internal control system of the Group. During the year under review, the external professional consultant has assessed (i) fixed assets management cycle; (ii) capital, investment and financial management cycle; (iii) financial reporting and disclosure cycle; and (iv) tax management cycle of major operating subsidiaries of the Group. The external professional consultant submitted a review report with the relevant recommendations to the Audit Committee and the Board for implementation. The Group and the Audit Committee will keep reviewing the resources' availability for the implementation of internal control function and risk management and will regulate the activities for both.

The Board and the Audit Committee considered that the key areas of the Group's risk management and internal control systems, including the adequacy of resources, qualifications and experience of our accounting, internal audit and financial reporting staff, and their training programs and budget, are reasonably implemented and the Group has complied with provisions of the Corporate Governance Code regarding risk management and internal control systems in general for the year ended 31 December 2025.

職責

外聘專業顧問的職責載於本公司與外聘專業顧問訂立的委聘函，當中主要規定(a)遵循相關準則、指引及道德規範按獨立、客觀及應有專業負責的方式進行內部審計；(b)對已建立的系統進行評估，以確保遵守可能對本集團產生重大影響的政策、計劃、程序、法律及法規；(c)實施經批准的內部審計計劃，包括審核委員會所要求進行的任何其他特殊任務或項目；及(d)告知審核委員會最新的主要審計計劃及經批准的內部審計計劃的完成進度，包括任何變更。

上述所有職責將視乎內部審計職能可動用的資源而作出調整。本集團管理層有責任持續審視內部審計職能可動用的資源。

二零二五年內部審計資源及已完成主要工作

本集團已委任外聘專業顧問檢視及評估本集團的風險管理及內部監控系統。於回顧年度，外聘專業顧問已評估本集團主要營運附屬公司的(i)固定資產管理週期；(ii)資金、投資及融資管理週期；(iii)財務報告及披露週期；及(iv)稅務管理週期。外聘專業顧問向審核委員會及董事會提交檢討報告連同有關建議以供實施。本集團及審核委員會將繼續審視實施內部監控職能及風險管理的資源供應情況，並將規範內部監控及風險管理的活動。

董事會及審核委員會認為本集團風險管理及內部監控系統的主要範疇(包括我們的會計、內部審計及財務匯報職員的資源、資歷及經驗以及為彼等提供的培訓課程及預算是否足夠)均獲合理實施，而本集團於截至二零二五年十二月三十一日止年度已全面遵守企業管治守則有關風險管理及內部監控系統的規定。

CORPORATE GOVERNANCE REPORT *(Continued)*

企業管治報告 (續)

RISK MANAGEMENT

The Group is exposed to a variety of risks when conducting its business operations globally. The Board assists the Group in anticipating its risk exposure, putting controls in place to counter threats, and pursuing its set objectives. After the Board has identified the top risks of the Group, the Directors will assess how much risk the Board is faced through the Group's operation and governance processes.

Based on the risk profile of each business unit, and taking into account the management control and corporate oversight at Group level, the Audit Committee and the external professional consultant would map out a risk-based internal audit plan each year. The Company has separated its risks into two levels:

- (1) Enterprise risk level which is mainly externally driven and will be mitigated by solution comes from management discussion; and
- (2) Operating risk level which is mainly internally driven and will be mitigated by building up risk control matrixes for tests of controls and remediation of deficiencies identified.

The following are the current top and emerging risks of the Group.

風險管理

本集團在全球開展業務時承受多種風險。董事會協助本集團預測風險，採取有效措施應對威脅，以及貫徹既定目標。在董事會識別出本集團的最大風險後，董事將評估董事會於本集團營運及管治過程中需要面對多大的風險。

根據各業務單位的風險狀況，並考慮集團層面的管控及公司監督後，審核委員會及外聘專業顧問將每年制訂基於風險的內部審計計劃。本公司將風險劃分為兩個層面：

- (1) 企業風險層面，主要由外部驅動，有關風險將通過由管理層討論得出的解決方案得以紓緩；及
- (2) 操作風險層面，主要由內部驅動，有關風險將通過建立風險控制矩陣來進行控制測試及補救所發現的缺陷而得以紓緩。

以下為本集團目前的最大風險及新出現的風險。

CORPORATE GOVERNANCE REPORT (Continued)

企業管治報告 (續)

Commercial Risk

Commercial risk refers to potential losses arising from inadequate gross margins and/or non-performance of trading partners or counterparties in the regions that the Group is operating. It is important to ensure that our trading partners or counterparties are reliable, financially healthy and willing to comply with sound commercial practice.

Currently, the key commercial risks facing by the Group are international economic conflicts. During the year, the PRC and the US are still engaged in a trade war that each country continues to dispute tariffs placed on goods traded between them. As some of the major customers of the Group are located in the US and the major production facilities of the Group are located in the PRC, the China-United States trade war has some impact on the Group's business and operations. In order to mitigate the impact from the China-United States trade war and to avoid the tariffs imposed by the US on products originating from the PRC, the Group has managed these commercial risks by:

- (a) strengthening its supply chain management, such as encouraging our suppliers to establish new production facilities in Vietnam to cope with the production orders of parts and accessories of our products;
- (b) relocating certain manufacturing workflows to India by establishing local production facilities to diversify the production facilities of the Group; and
- (c) working closely with the customers in the US to streamline the process of products delivery and customs clearance.

Financial Risk

Currency risk

For bank borrowings, the functional currency of each operating entity is generally matched with its liabilities. As such, the management does not expect any significant foreign currency risk associated with the Group's borrowings.

Liquidity risk

The Group manages and maintains a level of operating cash flows deemed to be adequate by the management to finance the Group's daily operations and mitigate the effects of fluctuations in cash flows.

商業風險

商業風險指毛利率不足及／或本集團營運所在地區的貿易夥伴或交易方不履約所造成的潛在損失。重要的是要確保我們的貿易夥伴或交易方誠實可靠、財務穩健，以及願意遵守完善的商業慣例。

目前，本集團面臨的主要商業風險為國際經濟衝突。於本年度，中國與美國持續貿易戰，在就兩國間的貿易商品徵收關稅的問題上爭議不斷。由於本集團的若干主要客戶位於美國且本集團的主要生產設施位於中國，故中美貿易戰對本集團的業務及營運產生一定影響。為紓緩中美貿易戰的影響及避免美國對來自中國的產品徵收關稅，本集團通過以下方式管理該等商業風險：

- (a) 加強供應鏈管理，例如鼓勵供應商在越南建立新的生產設施，以應付我們產品的零件及配件生產訂單；
- (b) 通過在印度建立生產設施，將若干製造工作流程搬遷至印度，使本集團的生產設施多元化；及
- (c) 與美國客戶密切合作，簡化產品交付及清關流程。

財務風險

貨幣風險

就銀行借貸而言，各經營實體的功能貨幣一般與其負債相匹配。因此，管理層預期不會面臨任何與本集團借貸有關的重大外幣風險。

流動資金風險

本集團會管理及維持管理層認為足夠水平的經營現金流量，以便為本集團日常營運撥付資金及紓緩現金流量波動的影響。

CORPORATE GOVERNANCE REPORT (Continued)

企業管治報告 (續)

Environmental Risk

The Group may expose to potential liabilities to third parties due to pollution and non-compliance with environmental regulations and requirements. At present, the Group has outsourced most of its manufacturing process to suppliers and only maintained an assembly line in Zhongshan, the PRC. The exposure to environmental risks is mitigated by development of close relationships with suppliers to ensure that all the materials used in productions are met with environmental standards required by customers.

Compliance Risk

The Group has adopted internal procedures to monitor the Group's compliance risk to ensure that the Group is complied with the laws and regulations where applicable. Besides, the Group engages an external professional consultant to review the Group's corporate governance and legal advisers to update the Group about the latest development in the regulatory environment.

The Board has overseen the Company's risk management and internal control systems on an ongoing basis. A year end review of the effectiveness of the Company's and its subsidiaries' risk management and internal control systems has been conducted annually and the systems are considered to be effective and adequate.

The Company has taken and will continue to take appropriate remedial measures to address the non-compliance and prevent recurrence. In particular, the Company has established a CFO-led taskforce to monitor monthly financial closing and audit readiness of major subsidiaries.

The Company has also engaged external consultants in India to support quarterly financial reviews and provide interim assistance in the event of temporary staff shortages. In addition, the finance department will report audit progress to the audit committee at least bi-weekly to enhance oversight and ensure timely completion of audit procedures.

ENVIRONMENTAL AND SOCIAL RESPONSIBILITIES

The Company actively fulfills its social responsibilities by protecting the environment, making good use of and cherishing resources, adopting more environmentally-friendly designs and technologies and improving the environmental awareness of its employees, partners and customers, so as to minimise the impacts of the business of the Company on the environment. For details, please refer to the 2025 Environmental, Social and Governance Report of the Company, which will be published on the website of the Stock Exchange (www.hkexnews.hk) and the website of the Company (www.sandmartin.com.hk).

環境風險

本集團可能因污染以及不符合環境法規及規定而對第三方承擔潛在責任。目前，本集團已將其大部分製造過程外包予供應商，僅在中國中山維持一條裝配線。本集團通過與供應商建立緊密關係減低環境風險，以確保生產中使用的所有材料均符合客戶規定的環境標準。

合規風險

本集團已採納內部程序來監控本集團的合規風險，從而確保本集團遵守適用的法律及法規。此外，本集團會聘請外聘專業顧問審閱本集團的企業管治，以及聘請法律顧問向本集團提供與監管環境最新發展有關的最新資料。

董事會持續監督本公司的風險管理及內部監控系統。每年會對本公司及其附屬公司的風險管理及內部監控系統的成效進行年終審查，且認為該等系統屬有效及充分。

本公司已採取並將繼續採取適當的補救措施，以處理不合規情況並防止再次發生。具體而言，本公司已成立一個由財務總監領導的專責小組，負責監察主要附屬公司的每月財務結算及審計準備情況。

本公司亦已聘請印度的外部顧問，以支援季度財務審閱，並在臨時人手短缺時提供過渡性協助。此外，財務部門將至少每兩週向審核委員會匯報審計進度，以加強監督並確保審計程序按時完成。

環境及社會責任

本公司積極履行社會責任，愛護環境，善用和珍惜資源，採用更環保的設計和技術，提高員工、合作夥伴和客戶的環保意識，力求將本公司業務對環境產生的影響降至最低。詳情可見本公司二零二五年環境、社會及管治報告，其將於聯交所網站(www.hkexnews.hk)及本公司網站(www.sandmartin.com.hk)刊登。

CORPORATE GOVERNANCE REPORT (Continued)

企業管治報告 (續)

DIRECTORS' RESPONSIBILITY ON THE CONSOLIDATED FINANCIAL STATEMENTS

The Directors acknowledge their responsibility for preparing the consolidated financial statements for the year ended 31 December 2025 which were prepared in accordance with statutory requirements and applicable accounting standards. The Board aims to present a balanced, clear and understandable assessment of the Group's position and prospects in annual reports, interim reports and other financial disclosures as required by the Listing Rules.

The reporting responsibility of the external auditor of the Company on the consolidated financial statements of the Group is set out in the independent auditor's report on pages 71 to 81 of this annual report.

COMMUNICATION WITH SHAREHOLDERS

The Company has established a Shareholders' communication policy on 1 June 2018 and the Board shall review on a regular basis to ensure its effectiveness. The Company communicates with the Shareholders mainly in the following ways: (i) the holding of AGM and special general meeting of the Company (the "SGM"), if any, which may be convened for specific purposes which provide opportunities for the Shareholders to communicate directly with the Board; (ii) the publication of announcements, annual reports, interim reports and/or circulars as required under the Listing Rules; and (iii) the availability of latest information of the Group on the Company's website.

General Meetings with Shareholders

Shareholders and investors are welcome to visit the Company's website and communicate with the Company by mail, telephone, fax and email, details of which are made available on the Company's website.

Separate resolutions were proposed at the general meetings for such substantial issues, including the re-election of retiring Directors. The Company's notice to Shareholders for the 2025 AGM and the adjourned 2025 AGM were sent to the Shareholders at least 21 clear days before the meeting and notices of all other general meetings were sent to the Shareholders at least 14 clear days before the meetings.

董事對綜合財務報表的責任

董事知悉其須根據法定要求及適用會計準則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。於上市規則所要求的年報、中期報告及其他財務披露中，董事會就本集團的狀況及前景致力作出平衡、清晰及容易理解的評審。

本公司外聘核數師對本集團綜合財務報表的申報責任載於本年報第71頁至第81頁的獨立核數師報告。

與股東溝通

本公司已於二零一八年六月一日制定股東溝通政策，董事會應定期檢討以確保其有效性。本公司主要以下列方式與股東溝通：(i)舉行股東週年大會及本公司股東特別大會（「股東特別大會」）（如有，可為特定目的而召開會議，以為股東提供與董事會直接溝通的機會）；(ii)根據上市規則發佈公告、年報、中期報告及／或通函；及(iii)本集團於本公司網站上提供最新資料。

股東大會

歡迎股東及投資者訪問公司網站，以及通過郵件、電話、傳真及電子郵件與公司溝通，詳情可在公司網站上查閱。

股東大會上就重大事項（包括重選退任董事）提出單獨決議案。本公司就二零二五年股東週年大會及二零二五年股東週年大會續會向股東發出的通知已於會議召開前至少二十一天寄發予股東，而所有其他股東大會的通知已於會議召開前至少十四天寄發予股東。

CORPORATE GOVERNANCE REPORT (Continued)

企業管治報告 (續)

Mr. Kuo Jen Hao, the chairman of the Board and the external auditor were available at the adjourned 2025 AGM to answer questions from the Shareholders. With the assistance of the Company's Hong Kong branch share registrar, Boardroom Share Registrars (HK) Limited ("**Branch Share Registrar**"), the representative of the Branch Share Registrar had explained the procedures for conducting a poll during the 2025 AGM and the adjourned 2025 AGM. The poll results announcement for the 2025 AGM and the adjourned 2025 AGM are posted on the websites of the Stock Exchange and of the Company respectively on the same day as the poll.

During the year ended 31 December 2025, two general meetings were held. The attendance records of the Directors are set out on page 28. The 2025 AGM and the adjourned 2025 AGM were held on 30 June 2025 and 10 November 2025, respectively, the voting was conducted by way of poll.

Information Disclosure on Corporate Website

The Company endeavours to disclose all material information about the Group to all interested parties as widely and as timely as possible. The Company maintains a corporate website at <http://www.sandmartin.com.hk> where important information about the Company's activities and corporate matters such as annual reports and interim reports to the Shareholders, announcements and circulars are available for review by the Shareholders and other stakeholders.

When announcements and circulars are made through the Stock Exchange, the same information will be made available on the website of the Company.

During the year, the Company issued various announcements in respect of financial and inside information, which can be viewed on the websites of the Company and the Stock Exchange.

董事會主席郭人豪先生及外聘核數師出席二零二五年股東週年大會續會，並於有關大會上回答股東的提問。在本公司香港股份過戶登記分處寶德隆證券登記有限公司（「**股份過戶登記分處**」）的協助下，股份過戶登記分處的代表已於二零二五年股東週年大會及二零二五年股東週年大會續會期間解釋進行投票的程序。二零二五年股東週年大會及二零二五年股東週年大會續會之投票結果公告已於投票表決當日分別登載於聯交所及本公司網站。

截至二零二五年十二月三十一日止年度，已舉行兩次股東大會。董事的出席記錄載於第28頁。二零二五年股東週年大會及二零二五年股東週年大會續會分別於二零二五年六月三十日及二零二五年十一月十日舉行，並以投票方式進行表決。

公司網站之資料披露

本公司致力向所有希望獲得本集團資料的人士廣泛及適時地披露有關本集團的重要資料。本公司設有公司網站，網址為<http://www.sandmartin.com.hk>，並載列有關本公司業務及公司事務（如致股東的年報及中期報告、公告及通函）的重要資料，供股東及其他持份者查閱。

本公司在透過聯交所發放公告及通函時，該同等資料將登載於本公司網站以供查閱。

於年內，本公司就財務及內幕消息刊發多份公告，有關公告可於本公司網站及聯交所網站瀏覽。

CORPORATE GOVERNANCE REPORT (Continued)

企業管治報告 (續)

Investor Relations

The Company recognises its responsibility to explain its activities to those with a legitimate interest and to respond to their questions. In addition, questions received from the general public and individual Shareholders are answered promptly. In all cases, great care is taken to ensure that no inside information is disclosed selectively.

The Company has reviewed the implementation and effectiveness of the Shareholders' communication policy during the year and concluded that it is effective there are multiple channels of communication between the Company and the Shareholders, including but not limited to (i) the AGM or SGM providing a forum for Shareholders to raise comments and exchange views with the Board; and (ii) all corporate communications and regulatory announcements were published by the Company on its website and the website of the Stock Exchange in a timely manner.

SHAREHOLDERS' RIGHTS

Set out below is a summary of certain rights of the Shareholders as required to be disclosed pursuant to the Corporate Governance Code:

Convening an SGM and putting forward proposals at such meetings.

Pursuant to the Bermuda Companies Act 1981 and the Bye-Laws, Shareholder(s) as at the date of deposit of the requisition holding not less than one-tenth of the paid up capital of the Company carrying the right of voting at general meetings of the Company shall have the right to submit a written requisition requiring an SGM to be called by the Board. The written requisition (i) must state the purposes of the meeting, and (ii) must be signed by the requisitionists and deposited at the Company's registered office at Clarendon House, 2 Church Street, Hamilton, HM11 Bermuda (the "Registered Office") or head office in Hong Kong at Unit 516, 5th Floor, Peninsula Centre, 67 Mody Road, Tsim Sha Tsui East, Kowloon, Hong Kong for attention of the Board or the Company Secretary, and may consist of several documents in like form, each signed by one or more requisitionists. Such requisitions will be verified with the Branch Share Registrar and upon its confirmation that the requisition is proper and in order, the Company Secretary will ask the Board to convene an SGM by serving sufficient notice to all Shareholders. On the contrary, if the requisition has been verified as not in order, the requisitionists will be advised of this outcome and accordingly, an SGM will not be convened as requested.

投資者關係

本公司明白向持有合法權益的人士交代其業務狀況及回應彼等提問的責任。此外，本公司亦會及時答覆一般公眾及個別股東的提問。在所有情況下，本公司均已採取審慎態度，確保不會選擇性地披露任何內幕消息。

本公司已檢討年內的股東通訊政策的執行情況及成效，並總結為有效。本公司與股東之間有多種溝通渠道，包括但不限於(i)股東週年大會或股東特別大會，為股東提供提出意見及與董事會交流觀點的平台；及(ii)所有公司通訊及監管公告均由本公司於其網站及聯交所網站適時發佈。

股東權利

以下載列根據企業管治守則須披露的股東若干權利的概要：

召開股東特別大會並於會議上提出建議。

根據百慕達一九八一年公司法及細則，股東於遞交請求書當日持有不少於十分之一本公司附有可於本公司股東大會上投票權利的已繳足股本，將有權遞交請求書，要求董事會召集股東特別大會。請求書(i)必須說明會議的目的，及(ii)必須由請求人簽署並送達本公司於Clarendon House, 2 Church Street, Hamilton, HM11 Bermuda的註冊辦事處（「註冊辦事處」）或香港九龍尖沙咀東麼地道67號半島中心5樓516室的香港總辦事處，註明董事會或公司秘書收，並且可以由幾個類似形式的文件組成，每個文件由一個或多個請求者簽名。有關申請將由股份過戶登記分處核實，經其確定請求為妥當有效後，公司秘書將要求董事會向全體股東送達充分通知以召開股東特別大會。另一方面，倘有關請求被證實無效，請求者將獲知會此結果，因此將不會應其請求召開股東特別大會。

CORPORATE GOVERNANCE REPORT *(Continued)*

企業管治報告 (續)

If the Board does not within 21 days from the date of the deposit of a valid requisition proceed duly to convene an SGM, the requisitionists or any of them representing more than one-half of the total voting rights of all of them may themselves convene an SGM, but any SGM so convened shall not be held after the expiration of 3 months from the said date of deposit of the requisition. In addition, such 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 Board.

Pursuant to the Bermuda Companies Act 1981, either any number of Shareholders representing not less than one-twentieth of the total voting rights of all the Shareholders having at the date of the requisition a right to vote at the meeting to which the requisition relates, or not less than 100 Shareholders, can at the expense of the requisitionists request the Company in writing to (a) give to Shareholders entitled to receive notice of the next AGM notice of any resolution which may properly be moved and is intended to be moved at that meeting; and (b) circulate to Shareholders entitled to have notice of any general meeting sent to them any statement of not more than one thousand words with respect to the matter referred to in any proposed resolution or the business to be dealt with at that meeting. The requisition signed by all the requisitionists must be deposited at the registered office of the Company for the attention of the Board or the Company Secretary with a sum reasonably sufficient to meet the Company's expenses and not less than six weeks before the meeting in case of a requisition requiring notice of a resolution or not less than one week before the meeting in the case of any other requisition.

Proposing a Person for Election as a Director

The procedures for the Shareholders to propose a person for election as a Director are available for viewing on the Company's website.

倘董事會於送呈有關請求日期起計二十一天內未有正式召開股東特別大會，請求者或佔全體請求者之總投票權一半以上的任何請求者可自行召開股東特別大會，惟如此召開的任何股東特別大會將不得於上述送呈有關請求日期起計三個月屆滿後舉行。此外，請求者召開的股東特別大會須按與董事會召開任何股東特別大會盡可能相同的方式召開。

根據百慕達一九八一年公司法，凡代表不少於提出請求當日有權於與請求有關的會議上投票的所有股東總投票權二十分之一的任何數目的股東或不少於一百名股東，可向公司提交書面請求（由呈請人支付費用）：(a)向有權接收下一屆股東週年大會通告的股東發出通告，以告知任何可能於該會議上正式動議及擬於該會議上動議的決議案；及(b)向有權獲發送任何股東大會通告的股東傳閱不超過一千字的陳述書，以告知於該會議上提呈的任何決議案所述事宜或將處理之事項。經所有請求者簽署的請求書，必須於不少於（倘為要求通知決議案的要求書）會議舉行前六週或（倘為任何其他要求書）會議舉行前一週，送交本公司註冊辦事處註明董事會或公司秘書收，並須支付足以合理彌補公司開支的款項。

提名董事參選人

股東提名董事參選人的程序可於本公司網站查閱。

CORPORATE GOVERNANCE REPORT *(Continued)*

企業管治報告 (續)

Enquiries from Shareholders

Shareholders should direct their enquiries about their shareholding to the Branch Share Registrar. Other enquiries from Shareholders may be put forward to the Board through the Company Secretary who will direct the enquiries to the Board for handling. The contact details of the Company Secretary are as follows:

The Company Secretary
Sandmartin International Holdings Limited
Unit 516, 5th Floor, Peninsula Centre,
67 Mody Road
Tsim Sha Tsui East, Kowloon, Hong Kong

Email: ir@sandmartin.com.hk
Tel No: +852 2587 7798
Fax No: +852 2587 7728

CONSTITUTIONAL DOCUMENTS

For the year ended 31 December 2025, there was no change in the constitutional documents of the Company.

Pursuant to Rule 13.90 of the Listing Rules, the Company has published its Bye-Laws on the respective websites of the Stock Exchange and the Company.

股東查詢

股東應直接向股份過戶登記分處查詢有關其股權的問題。股東的其他查詢可透過公司秘書向董事會提出，公司秘書會將查詢轉交予董事會處理。公司秘書的聯絡資料如下：

公司秘書
聖馬丁國際控股有限公司
香港九龍尖沙咀東
麼地道67號
半島中心5樓516室

電子郵件：ir@sandmartin.com.hk
電話號碼：+852 2587 7798
傳真號碼：+852 2587 7728

章程文件

截至二零二五年十二月三十一日止年度，本公司的章程文件並無變動。

根據上市規則第13.90條，本公司已分別於聯交所及本公司各自的網站上刊登其細則。

BIOGRAPHIES OF DIRECTORS AND SENIOR MANAGEMENT

董事及高級管理層之履歷

DIRECTORS

Mr. Kuo Jen Hao, aged 49

Chairman of the Board, Non-Executive Director

was appointed as a non-executive Director on 18 August 2017 and the chairman of the Board on 24 August 2021. He graduated with a bachelor's degree in Business Administration from Aletheia University in Taiwan and holds a master's degree of business administration from Pace University in 2003 in the United States. Mr. Kuo is a certified public accountant of the New Jersey State Board of Accountancy.

He has several years of work experience in investment advisory, financial advisory and corporate finance at PricewaterhouseCoopers, Bank of America Merrill Lynch and Private Equity Management Group and held various key roles at several private and listed companies engaging in (i) the administrative and corporate business; (ii) corporate finance; and (iii) general management in real estate development business, shipping business, retailing business and logistics business. Mr. Kuo has a wealth of experience in business strategy development and innovation management.

He is the chairman and the general manager of First Steamship Company Limited ("**First Steamship**") (a company listed on the Taiwan Stock Exchange Corporation ("**TWSE**") (TWSE Stock Code: 2601) and is a substantial shareholder of the Company and through its subsidiaries collectively holds 42.11% of the issued share capital of the Company). Mr. Kuo is also a director and the chairman of Grand Ocean Retail Group Limited (a company listed on the TWSE (TWSE Stock Code: 5907) and is a subsidiary of First Steamship) and Taiwan Environment Scientific Co., Ltd. (a company listed on the Taipei Exchange) (Taipei Exchange Stock Code: 8476). He is currently a non-executive director and the chairman of Da Yu Financial Holdings Limited (Stock Code: 1073). He is also a director of several subsidiaries of the First Steamship, including but not limited to Mariner Finance Limited, Morton Securities Limited and First Steamship S.A. He has served as a non-executive director and the chairman of the board of Summit Ascent Holdings Limited (a company previously listed on the Stock Exchange with Stock Code: 102 and delisted on 1 September 2025) from 28 December 2017 to 26 April 2019. Mr. Kuo was a director of IRC Properties, Inc. (a company listed on the Philippine Stock Exchange) from July 2017 to May 2018.

董事

郭人豪先生，49歲

董事會主席，非執行董事

於二零一七年八月十八日獲委任為非執行董事及於二零二一年八月二十四日獲委任為董事會主席。彼畢業於台灣真理大學，獲得工商管理學士學位，並於二零零三年取得美國佩斯大學之工商管理碩士學位。郭先生為新澤西州會計委員會之執業會計師。

彼於羅兵咸永道會計師事務所、美銀美林及Private Equity Management Group累積數年有關投資顧問、財務顧問及企業融資之經驗，並曾於若干私人及上市公司擔任不同的主要職位，有關公司乃從事(i)行政管理及企業業務；(ii)企業融資；及(iii)房地產發展業務、航運業務、零售業務及物流業務之日常管理。郭先生於制定業務策略及創新管理方面擁有豐富經驗。

彼為益航股份有限公司（「**益航**」）（一間於台灣證券交易所（「**台灣證券交易所**」）上市之公司（台灣證券交易所股份代號：2601），為本公司之主要股東，並透過其附屬公司合共持有本公司已發行股本之42.11%）之董事長兼總經理。郭先生亦為大洋百貨集團有限公司（一間於台灣證券交易所上市之公司（台灣證券交易所股份代號：5907），並為益航之附屬公司）及臺境企業股份有限公司（一間於台灣證券櫃檯買賣中心上市之公司（證券櫃檯買賣中心股份代號：8476））之董事兼董事長。彼現時為大禹金融控股有限公司（股份代號：1073）之非執行董事及主席。彼亦為益航若干附屬公司之董事，包括但不限於友成融資租賃有限公司、萬基證券有限公司及First Steamship S.A.。彼曾於二零一七年十二月二十八日至二零一九年四月二十六日期間擔任凱升控股有限公司（一間先於前於聯交所上市之公司，股份代號：102，並於二零二五年九月一日退市）之非執行董事兼董事會主席。郭先生曾於二零一七年七月至二零一八年五月期間擔任IRC Properties, Inc.（一間於菲律賓證券交易所上市之公司）之董事。

BIOGRAPHIES OF DIRECTORS AND SENIOR MANAGEMENT *(Continued)*

董事及高級管理層之履歷 (續)

Mr. Hung Tsung Chin, aged 64

Executive Director, Authorised Representative

is the founder of the Group, which was founded in November 1989. He was the Chairman of the Board until 18 August 2017. Mr. Hung acts as an executive Director and authorised representative of the Company. He is currently the director of certain subsidiaries of the Company and the chief executive officer of several subsidiaries of the Company which are engaged in the Manufacturing and Trading of Electronic Products Business Division.

Mr. Hung has over 36 years of management experience in the electronics manufacturing industry. He graduated from the National Chengchi University in Taiwan, with a bachelor's degree in business administration. Mr. Hung also completed the executives programme from the Graduate School of Business Administration, National Chengchi University.

He is the husband of Ms. Chen Mei Huei, the director of several subsidiaries of the Company and the chief executive officer of the Satellite Broadcasting Services Business Division.

Mr. Chen Wei Chun, aged 49

Executive Director, Chief Financial Officer

joined the Group in May 2015 and was appointed as an executive Director and Chief Financial Officer of the Company on 28 August 2015 and 30 November 2017 respectively. He is also the director and the chief financial officer of Pro Brand Technology (TW) Inc., a non-wholly owned subsidiary of the Company. Mr. Chen graduated from National Chengchi University and Shih Chien University with a master's degree in finance and a master's degree in business administration respectively. He is well experienced in accounting and finance industries. Prior to joining the Group, Mr. Chen was the head of finance department of TTY Biopharm Company Limited and head of finance department of K.H.S. Musical Instrument Company Limited.

洪聰進先生，64歲

執行董事，授權代表

為本集團創辦人，本集團成立於一九八九年十一月。彼於二零一七年八月十八日前擔任董事會主席職務。洪先生出任本公司執行董事及授權代表。彼現時為本公司若干附屬公司之董事以及本公司製造及買賣電子產品業務部之數間附屬公司之執行長。

洪先生在電子製造行業具備超過36年的管理經驗。彼畢業於台灣國立政治大學，持有企業管理學士學位。洪先生亦完成國立政治大學企業管理研究所企業家班課程。

彼為陳美惠女士的丈夫、數間本公司附屬公司的董事及衛星廣播服務業務部的執行長。

陳偉鈞先生，49歲

執行董事，財務長

於二零一五年五月加入本集團，並分別於二零一五年八月二十八日和二零一七年十一月三十日獲委任為本公司執行董事及財務長。彼亦為本公司非全資附屬公司永辰科技股份有限公司*(Pro Brand Technology (TW) Inc.)的董事及財務長。陳先生畢業於國立政治大學及實踐大學並分別取得財務學碩士及企業管理碩士學位。彼於會計及金融業擁有豐富經驗。加入本集團前，陳先生曾任職於台灣東洋藥品工業股份有限公司財務主管及功學社教育用品股份有限公司財務處主管。

BIOGRAPHIES OF DIRECTORS AND SENIOR MANAGEMENT *(Continued)*

董事及高級管理層之履歷 (續)

Ms. Chen Wei-Hui, aged 48

Independent Non-Executive Director, Chairperson of Audit Committee, Member of each of Nomination Committee and Remuneration Committee

is an independent non-executive Director since 23 December 2022. She is currently the chairperson of Audit Committee, member of each of Nomination Committee and Remuneration Committee. She was conferred the master's degree of Accounting from National Chengchi University in 2002 and Bachelor's degree of Accounting from Fu Jen Catholic University in 1999, both in Taiwan. Ms. Chen is a certified public accountant of the Republic of China, a Certified Internal Auditor of The Institute of Internal Auditors-Chinese Taiwan and a Land Administration Agent of the Republic of China. Ms. Chen is a Land Administration Agent of Canaan Land Registration Office since 2022 and was an Assistant Vice President of Taipei Exchange from 2005 to 2022 and Audit Assistant Manager of Deloitte and Touche of Taiwan from 2002 to 2005.

Mr. Lu Ming-Shiuan, aged 54

Independent Non-Executive Director, Chairman of Nomination Committee, Member of each of Audit Committee and Remuneration Committee

is an independent non-executive Director since 24 August 2021. He is currently the chairman of Nomination Committee, member of each of Audit Committee and Remuneration Committee. He was conferred the degree of Master of Law in Science and Technology from the Institute of Law of Science and Technology, College of Technology Management at the National Tsing Hua University in 2010, in Taiwan. Mr. Lu has been appointed as a member of the Taipei Bar Association since 2013. Mr. Lu is a senior partner of Heng-Sheng Attorney-at-Law since April 2016 and was a prosecutor of Taiwan Pingtung District Prosecutors Offices and Taiwan Miaoli District Prosecutors Offices.

陳葦憶女士，48歲

獨立非執行董事，審核委員會主席、提名委員會及薪酬委員會成員

由二零二二年十二月二十三日起擔任獨立非執行董事。彼現時為審核委員會主席、提名委員會及薪酬委員會成員。陳女士於二零零二年獲授台灣的國立政治大學之會計學碩士學位及於一九九九年獲授台灣的天主教輔仁大學會計學學士學位。陳女士為中華民國之註冊會計師、中華民國內部稽核協會之國際內部稽核師及中華民國之地政士。陳女士自二零二二年起為迦南地政士聯合事務所之代書，並曾於二零零五年至二零二二年擔任中華民國證券櫃檯買賣中心副組長及於二零零二年至二零零五年擔任台灣勤業眾信聯合會計師審計部副理。

盧明軒先生，54歲

獨立非執行董事，提名委員會主席、審核委員會及薪酬委員會成員

由二零二一年八月二十四日起擔任獨立非執行董事。彼現時為提名委員會主席、審核委員會及薪酬委員會成員。盧先生於二零一零年獲授台灣國立清華大學科技管理學院科技法律研究所之科技法律碩士學位。盧先生自二零一三年起獲委任為臺北律師公會會員。盧先生自二零一六年四月起為恆昇法律事務所之資深合夥人，並曾擔任台灣屏東地方檢察署檢察官及台灣苗栗地方檢察署檢察官。

BIOGRAPHIES OF DIRECTORS AND SENIOR MANAGEMENT *(Continued)*

董事及高級管理層之履歷 (續)

Mr. Wu Chia Ming, aged 57

Independent Non-Executive Director, Chairman of Remuneration Committee, Member of each of Audit Committee and Nomination Committee

is an independent non-executive Director since 1 December 2014. He is currently the chairman of the Remuneration Committee and a member of each of the Audit Committee and the Nomination Committee. Mr. Wu has a master's degree in business administration from the Institute of International Business, National Chen-kung University and a bachelor's degree in electronic engineering from Chung Yuan Christian University in Taiwan. He has nearly 29 years of experience in financial analysis and fund management. Currently, Mr. Wu is the chairman of Fortune-Future Investment Co., Ltd. Prior to that, he was a fund manager of KGI Securities Investment Trust Co., Ltd.

SENIOR MANAGEMENT

Ms. Chen Mei Huei, aged 63

Director of several subsidiaries of the Company and Chief Executive Officer of Satellite Broadcasting Services Business Division

is a co-founder of the Group since 1989. She is currently a director of several subsidiaries of the Company and the chief executive officer of Satellite Broadcasting Services Business Division. Ms. Chen is responsible for the overall management of the Group including all overseas offices. She has been actively engaged in the sales and marketing development of the Group in Taiwan and the international markets for more than 36 years and has particular focus on new customers and new market development in recent years. Ms. Chen graduated from Tamkang University in Taiwan with a dual bachelor's degree in Spanish Literature and International Trade. She is the wife of Mr. Hung Tsung Chin, an executive Director and authorised representative of the Company.

吳嘉明先生，57歲

獨立非執行董事，薪酬委員會主席、審核委員會及提名委員會成員

自二零一四年十二月一日起擔任獨立非執行董事。彼現時為薪酬委員會主席以及審核委員會及提名委員會成員。吳先生擁有成功大學企管研究所碩士學位及中原大學電子工程系學士學位。彼擁有近29年財務分析及基金管理工作經驗。吳先生目前擔任財欣投資股份有限公司主席。此前，彼為凱基證券投資信託股份有限公司的基金管理人。

高級管理層

陳美惠女士，63歲

數間本公司附屬公司的董事及衛星廣播服務業務部的執行長

自一九八九年起為本集團聯合創辦人。彼現時為數間本公司附屬公司的董事及衛星廣播服務業務部的執行長。陳女士負責本集團（包括全部海外辦公室）的整體管理。彼已持續積極參與本集團在台灣及國際市場的銷售及營銷發展超過36年，並於近年來特別關注新客戶及新市場發展。陳女士畢業於台灣淡江大學，擁有西班牙文學及國際貿易雙學士學位。彼為本公司執行董事兼授權代表洪聰進先生的妻子。

BIOGRAPHIES OF DIRECTORS AND SENIOR MANAGEMENT *(Continued)*

董事及高級管理層之履歷 (續)

Mr. Frank Karl-Heinz Fischer, aged 66

Director of several subsidiaries of the Company, Vice President of the Group, Chief Technology Officer of the Group

joined the Group in January 2008 and is currently a director of several subsidiaries of the Company, and the vice president and chief technology officer of the Group. He is responsible for the global marketing strategy and technical support of the Group. Mr. Fischer has more than 37 years of experience in hardware and software development for consumer electronic products in Europe and has been involved in Digital TV technologies since the beginning of Digital Video Broadcasting (“DVB”) Project in 1994. He graduated as diploma degree engineer for automation technology and cybernetics from the Technical University Leipzig in Germany.

Mr. Hsiao Yu Jung, aged 60

Deputy General Manager of the Group's DVB division

joined the Group in July 2002 and is currently the deputy general manager of the Group's DVB division. He is responsible for procurement, manufacturing and development of the Group's DVB products and supervision of the Company's associate company in Nepal. Mr. Hsiao obtained a diploma in mechanical design engineering from the National Formosa University in Taiwan.

Mr. Su Jow Shi, aged 62

General Manager of the Group's digital TV division

joined the Group in September 1995 and is currently the general manager of the Group's digital TV division. He is responsible for the Group's digital TV operations in South Asia region. Mr. Su graduated from the San Diego State University where he earned a Master of Public Administration degree.

Frank Karl-Heinz Fischer先生，66歲

數間本公司附屬公司的董事、本集團副總裁、本集團技術長

於二零零八年一月加入本集團，現時擔任數間本公司附屬公司的董事以及本集團副總裁及技術長。彼負責本集團的全球營銷策略及技術支援。Fischer先生於歐洲消費電子產品硬件及軟件開發方面擁有逾37年經驗，並自一九九四年數碼視頻廣播（「DVB」）項目開始以來一直從事數碼電視技術。彼於德國的Technical University Leipzig取得自動化技術和控制學工程學學位。

蕭有容先生，60歲

本集團DVB部副總經理

於二零零二年七月加入本集團，現時擔任本集團DVB部副總經理。彼負責採購、製造及開發本集團DVB產品及監督本公司在尼泊爾的聯營公司。蕭先生畢業於台灣國立虎尾科技大學，獲機械設計工程學文憑。

蘇兆熙先生，62歲

本集團數碼電視部總經理

於一九九五年九月加入本集團，現時擔任本集團數碼電視部總經理。彼主管本集團在南亞地區的數碼電視業務。蘇先生畢業於聖迭戈州立大學，持公共管理碩士學位。

BIOGRAPHIES OF DIRECTORS AND SENIOR MANAGEMENT *(Continued)* 董事及高級管理層之履歷 (續)

Ms. Su Wan Ling (also known as Ms. Julia Swen), aged 60

Director of Pro Brand Technology (TW) Inc.

has been working in our Group since 2007 and is currently a director of Pro Brand Technology (TW) Inc. She is responsible for promoting cable products, satellite and digital television products in the market of the United States. Ms. Su graduated from the University of California, with a bachelor's degree in Biochemistry; a master's degree in Environmental Science and a master's degree of Business Administration. She has over 31 years of experience in research of biotechnology field and business management.

Mr. Sven Willig, aged 52

General Manager of Intelligent Digital Services GmbH ("IDS")

has joined the Group since 2005 and is currently the general manager of IDS. He is responsible for business and project development of IDS. Mr. Sven has over 26 years of management experience in the development and quality control of digital television technologies.

Mr. Tsai Li Che, aged 47

*General Manager of China Region, Sandmartin (Zhong Shan) Electronic Co., Ltd.**

joined the Group in December 2001 and is currently the general manager of China Region of Sandmartin (Zhong Shan) Electronic Co., Ltd. He is responsible for the operation of multimedia business in China region. Mr. Tsai graduated from Murdoch University with a bachelor degree of information technology. He has 25 years of experience in technology development and management and the relevant sales business in the field of international trade of multimedia.

蘇婉玲女士 (又名Julia Swen女士) , 60歲

永辰科技股份有限公司的董事

自二零零七年起任職於本集團至今，現時擔任永辰科技股份有限公司的董事。彼負責於美國市場推廣電纜產品、衛星及數碼電視產品。蘇女士畢業於加州州立大學，並持有生物化學科技學士學位、環保工程碩士學位及工商管理碩士學位。彼在生物技術研究及業務管理方面具超過31年經驗。

Sven Willig先生, 52歲

Intelligent Digital Services GmbH (「IDS」) 的總經理

自二零零五年加入本集團，現時擔任IDS的總經理。彼負責IDS的業務及項目發展。Sven先生在數碼電視技術的開發及質量控制方面具備超過26年的管理經驗。

蔡禮哲先生, 47歲

中國區總經理, 中山聖馬丁電子元件有限公司

於二零零一年十二月加入本集團。現時擔任中山聖馬丁電子元件有限公司中國區總經理。彼主管負責中國區多媒體事業部營運。蔡先生畢業於莫道克州立大學，並持有資訊技術學士學位。彼在多媒體國際貿易領域的技術開發與管理及相關銷售業務具有25年的經驗。

* For identification purpose only

REPORT OF THE DIRECTORS

董事會報告

The Board has the pleasure of presenting the annual report and the audited consolidated financial statements of the Group for the year ended 31 December 2025.

PRINCIPAL ACTIVITIES

The Company acts as an investment holding company. The principal activities of its principal subsidiaries are set out in note 42 to the consolidated financial statements of the Group.

An analysis of the Group's revenue and operating results for the year ended 31 December 2025 by principal activities is set out in note 7 to the consolidated financial statements of the Group.

RESULTS

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 82 to 83 of the annual report.

BUSINESS REVIEW

The business review of the Group for the year ended 31 December 2025 is set out as below:

董事會欣然提呈本集團截至二零二五年十二月三十一日止年度的年報及經審核綜合財務報表。

主要業務

本公司為一間投資控股公司，其主要附屬公司的主要業務載於本集團綜合財務報表附註42。

本集團截至二零二五年十二月三十一日止年度主要業務的收益及經營業績分析載於本集團綜合財務報表的附註7。

業績

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本年報第82頁至第83頁的綜合損益及其他全面收益表。

業務回顧

本集團截至二零二五年十二月三十一日止年度的業務回顧載列如下：

	Section(s) in the annual report 本年報之章節	Page no. of the annual report 本年報之頁碼
a. Fair review of the Company's business a. 本公司業務的合理檢討	Business Overview and Management Discussion and Analysis 業務概覽及管理層討論與分析	6 to 14 第6頁至第14頁
b. Description of the principal risks and uncertainties the Company is facing b. 描述本公司正面對的主要風險及不 穩定因素	Chairman's Letter to Shareholders Business Overview and Management Discussion and Analysis 主席致股東報告 業務概覽及管理層討論與分析	4 to 5 6 to 14 第4頁至第5頁 第6頁至第14頁
c. Particulars of important events affecting the Company that have occurred since the year ended 31 December 2025 c. 自截至二零二五年十二月三十一日 止年度起發生的影響本公司的重要 事項詳情	Business Overview and Management Discussion and Analysis Financial Review 業務概覽及管理層討論與分析 財務回顧	6 to 14 15 to 23 第6頁至第14頁 第15頁至第23頁

REPORT OF THE DIRECTORS *(Continued)*

董事會報告 (續)

	Section(s) in the annual report 本年報之章節	Page no. of the annual report 本年報之頁碼
d. Indication of likely future development of the Company's business	Business Overview and Management Discussion and Analysis	6 to 14
d. 本公司業務未來可能發展的跡象	業務概覽及管理層討論與分析	第6頁至第14頁
e. Analysis using financial key performance indicators	Business Overview and Management Discussion and Analysis Financial Review Financial Summary	6 to 14 15 to 23 204
e. 使用財務主要表現指標的分析	業務概覽及管理層討論與分析 財務回顧 財務摘要	第6頁至第14頁 第15頁至第23頁 第204頁
f. Discussion on the Company's environmental policies and performance	Corporate Governance Report Further information about the Company's environmental policies and performance will be described in the "Environmental, Social and Governance Report 2025" (a standalone report)	24 to 51 Not applicable
f. 有關本公司環境政策及表現的討論	企業管治報告 有關本公司環境政策及表現的進一步資料將於「二零二五年環境、社會及管治報告」(一份獨立報告)中披露	第24頁至第51頁 不適用
g. An account of the Company's key relationships with its employees, customers and suppliers and others that have a significant impact on the Company and on which the Company's success depend	Business Overview and Management Discussion and Analysis Report of the Directors	6 to 14 58 to 70
g. 本公司與其僱員、客戶及供應商以及對本公司有重大影響及本公司的成功所依賴的其他人士的關係敘述	業務概覽及管理層討論與分析 董事會報告	第6頁至第14頁 第58頁至第70頁
h. Discussion on the Company's compliance with the relevant laws and regulations that have a significant impact on the Company	Corporate Governance Report Report of the Directors	24 to 51 58 to 70
h. 本公司遵守對本公司有重大影響的相關法規及規定的情況討論	企業管治報告 董事會報告	第24頁至第51頁 第58頁至第70頁

REPORT OF THE DIRECTORS *(Continued)*

董事會報告 *(續)*

DIVIDEND POLICY

The Company has adopted the Dividend Policy, pursuant to which the Company may declare and distribute dividends to the Shareholders, provided that the Group records a profit after tax and that the declaration and distribution of dividends does not affect the future growth of the Group.

The Dividend Policy will be reviewed from time to time and may adopt changes as appropriate at the relevant time to ensure the effectiveness of the Dividend Policy.

FINAL DIVIDEND

The Board has resolved not to recommend the payment of a final dividend for the year ended 31 December 2025 (2024: Nil).

This decision reflects the Board's commitment to preserving funds for future strategic initiatives and operational needs, ensuring the company remains well-positioned for long-term growth and resilience.

PROPERTY, PLANT AND EQUIPMENT

Details of the movements in property, plant and equipment during the year ended 31 December 2025 are set out in note 15 to the consolidated financial statements of the Group.

INVESTMENT PROPERTIES

Details of the movements in the investment properties of the Group during the year ended 31 December 2025 are set out in note 17 to the consolidated financial statements of the Group.

BORROWINGS

Details of the borrowings during the year ended 31 December 2025 are set out in note 31 to the consolidated financial statements of the Group.

SHARE CAPITAL

Details of the movements in the share capital of the Company during the year ended 31 December 2025 are set out in note 33 to the consolidated financial statements of the Group.

股息政策

本公司已採納股息政策，據此，本公司可向股東宣派及派發股息，惟本集團須錄得除稅後溢利及股息的宣派及分派不會影響本集團的未來增長。

股息政策將不時進行審查，並於相關時間酌情採取變更以確保股息政策的有效性。

末期股息

董事會議決不建議派付截至二零二五年十二月三十一日止年度的末期股息（二零二四年：無）。

此項決定反映董事會致力於保留資金用於未來戰略計劃及營運需求，確保本公司始終保持有利於長期增長與風險抵禦的態勢。

物業、廠房及設備

物業、廠房及設備於截至二零二五年十二月三十一日止年度的變動詳情載於本集團綜合財務報表附註15。

投資物業

本集團投資物業於截至二零二五年十二月三十一日止年度的變動詳情載於本集團綜合財務報表附註17。

借貸

本集團於截至二零二五年十二月三十一日止年度的借貸詳情載於本集團綜合財務報表附註31。

股本

本公司股本於截至二零二五年十二月三十一日止年度的變動詳情載於本集團綜合財務報表附註33。

REPORT OF THE DIRECTORS *(Continued)*

董事會報告 (續)

EQUITY LINKED AGREEMENTS

No equity linked agreements were entered into during or subsisted at the end of the year ended 31 December 2025.

DIRECTORS' RIGHT TO ACQUIRE SHARES OR DEBENTURES

During the year ended 31 December 2025, none of the Company, any of its subsidiaries, fellow subsidiaries or its holding companies were a party to any arrangements to enable the Directors to acquire benefits by means of the acquisition of shares in or debentures of the Company or any body corporate.

DISTRIBUTABLE RESERVES

As at 31 December 2025, the Company did not have any distributable reserve (2024: Nil).

Details of the movements in reserves during the year ended 31 December 2025 are set out in the consolidated financial statements of the Group on pages 86 to 87.

Under the Companies Act 1981 of Bermuda (as amended), the contributed surplus account of the Company is available for distribution. However, the Company cannot declare or pay a dividend, or make a distribution out of contributed surplus if:

- (a) it is, or would after the payment be, unable to pay its liabilities as they become due; or
- (b) the realisable value of its assets would thereby be less than the aggregate of its liabilities and its issued share capital and share premium accounts.

DONATIONS

The Group did not make any donation for the year ended 31 December 2025 (2024: Nil).

股權掛鈎協議

於截至二零二五年十二月三十一日止年度末，概無訂立或存續股權掛鈎協議。

董事收購股份或債券的權利

於截至二零二五年十二月三十一日止年度，本公司、其任何附屬公司、同系附屬公司或其控股公司概無訂立任何安排，使董事可藉收購本公司或任何法人團體之股份或債券而獲益。

可供分派儲備

於二零二五年十二月三十一日，本公司並無可供分派儲備 (二零二四年：無)。

儲備於截至二零二五年十二月三十一日止年度的變動詳情載於本集團綜合財務報表第86頁至第87頁。

根據百慕達一九八一年公司法 (經修訂)，本公司的繳入盈餘賬可用作分派。然而，在下列情況下，本公司不得以繳入盈餘宣派或派付股息或作出分派：

- (a) 現時或於付款後無法支付到期負債；或
- (b) 其資產的可變現價值將因而少於其負債與已發行股本及股份溢價賬的總和。

捐款

本集團於截至二零二五年十二月三十一日止年度並無作出任何捐款 (二零二四年：零)。

REPORT OF THE DIRECTORS *(Continued)*

董事會報告 *(續)*

PERMITTED INDEMNITY PROVISION

The Bye-Laws, from time to time in force, provide that every Director is entitled to be indemnified out of the assets of the Company against all losses and damages which he/she may sustain or incur in or about the execution of the duties of his/her office or otherwise in relation thereto.

The Group has taken out and maintained directors' liability insurance throughout the year, which provides appropriate cover for the Directors.

The permitted indemnity provision was in force during the year ended 31 December 2025 for the benefit of the Directors.

FINANCIAL SUMMARY

A financial summary of the Group is set out on page 204 of this annual report.

MAJOR CUSTOMERS AND SUPPLIERS

For the year ended 31 December 2025, the aggregate sales attributable to the Group's five largest customers amounted to approximately 59.0% of the Group's total sales and the sales attributable to the Group's largest customer were approximately 21.5% of the Group's total sales.

For the year ended 31 December 2025, the aggregate purchases attributable to the Group's five largest suppliers amounted to approximately 34.3% of the total purchases and the purchases attributable to the Group's largest supplier were approximately 20.7% of the Group's total purchases.

None of the Directors, their close associates or any Shareholders (who to the knowledge of the Directors own more than 5% of the issued shares of the Company) had any interests in the five largest customers and suppliers of the Group for the year ended 31 December 2025.

MANAGEMENT CONTRACTS

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

獲准許的彌償條文

根據不時生效的細則，每名董事均有權從本公司資產中彌償其執行職務時或進行與此有關之其他事宜可能蒙受或招致之一切損失及責任。

本集團於年內已購買及維持董事責任保險，為董事提供適當的保障。

為著董事之利益，獲准許的彌償條文於截至二零二五年十二月三十一日止年度生效。

財務摘要

本集團財務摘要載於本年報第204頁。

主要客戶及供應商

於截至二零二五年十二月三十一日止年度，本集團向五大客戶的總銷售額佔本集團總銷售額約59.0%，而向最大客戶的銷售額佔本集團總銷售額約21.5%。

於截至二零二五年十二月三十一日止年度，本集團向五大供應商的總採購額佔本集團總採購額約34.3%，而向最大供應商的採購額佔本集團總採購額約20.7%。

於截至二零二五年十二月三十一日止年度，董事、彼等的緊密聯繫人或任何股東（就董事所知擁有本公司已發行股份5%以上）概無擁有本集團五大客戶及供應商任何權益。

管理合約

除僱傭合約外，於截至二零二五年十二月三十一日止年度概無訂立或存在涉及本公司全部業務或其中任何重大部分之管理及行政合約。

REPORT OF THE DIRECTORS (Continued)

董事會報告 (續)

LITIGATION

Lawsuit in India

In October 2020, Aggressive Digital Systems Private Ltd. (“AD”), a non-wholly owned subsidiary of the Company received a summons to the National Company Law Tribunal (“NCLT”) at Chandigarh in India that was filed by Aggressive Electronics Manufacturing Services Private Limited (“AEMS”, a minority shareholder of AD) and Mr. Neeraj Bharara (collectively the “Petitioners”) against Top Dragon Development Limited (a wholly owned subsidiary of the Company and the shareholder of AD), AD and certain directors of AD (collectively the “Respondents”) alleging that the Respondents made undue acts either of oppression or mismanagement and claiming for losses caused to the Petitioners arising from such undue acts. The last hearing was originally scheduled on 25 October 2025 at NCLT and was further adjourned. The next hearing is scheduled on 30 April 2026.

After consulting the Company’s legal counsel in India and taking into account the possible factors including, but not limited to, the possible amount involved in the case, the Board considered that it is not probable that the Group will incur any material losses resulting from this litigation. Accordingly, no provision was made in the consolidated financial statements of the Group as at 31 December 2024 and 2025.

DIRECTORS AND DIRECTORS’ SERVICE CONTRACTS

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

Executive Directors

Mr. Hung Tsung Chin
Mr. Chen Wei Chun

Non-executive Director

Mr. Kuo Jen Hao (Chairman)

Independent non-executive Directors

Mr. Wu Chia Ming
Ms. Chen Wei-Hui
Mr. Lu Ming-Shiuan

In accordance with Bye-Laws 87(1) and 87(2) of the Bye-Laws, Mr. Chen Wei Chun and Mr. Kuo Jen Hao will retire from office by rotation and, being eligible, had offered themselves for re-election at the 2026 AGM.

No retiring Director proposed for re-election at the 2026 AGM has entered into a service contract with the Company or any of its subsidiaries which is not determinable by the employing company within one year without payment of compensation other than statutory compensation.

法律訴訟

於印度的訴訟

於二零二零年十月，Aggressive Digital Systems Private Ltd. (「AD」，本公司的非全資附屬公司) 接獲由 Aggressive Electronics Manufacturing Services Private Limited (「AEMS」，AD的少數股東) 及Neeraj Bharara 先生(統稱「呈請人」) 針對Top Dragon Development Limited (本公司的全資附屬公司及AD的股東)、AD 及AD的若干董事(統稱「答辯人」) 向印度昌迪加爾國家公司法法庭(「國家公司法法庭」) 發出的傳票，該傳票指稱答辯人作出了壓迫或管理不善的不當行為，並就該等不當行為對呈請人所造成的損失提出申索。最後一次聆訊原定於二零二五年十月二十五日在國家公司法法庭舉行，但後來延期。下次聆訊定為二零二六年四月三十日。

經諮詢本公司的印度法律顧問，並考慮到案件可能涉及的金額等因素，董事會認為，本集團因該訴訟而產生任何重大損失的可能性不大。因此，本集團並無於二零二四年及二零二五年十二月三十一日的綜合財務報表計提任何撥備。

董事及董事的服務合約

於截至二零二五年十二月三十一日止年度及直至本年報日期的董事如下：

執行董事

洪聰進先生
陳偉鈞先生

非執行董事

郭人豪先生(主席)

獨立非執行董事

吳嘉明先生
陳葦憶女士
盧明軒先生

根據細則第87(1)及87(2)條，陳偉鈞先生及郭人豪先生將輪值退任，並於二零二六年股東週年大會上符合資格膺選連任。

概無擬於二零二六年股東週年大會上重選的退任董事與本公司或其任何附屬公司訂立僱用公司不可在一年內免付賠償(法定賠償除外)而終止的服務合約。

REPORT OF THE DIRECTORS *(Continued)*

董事會報告 *(續)*

CHANGES IN INFORMATION IN RESPECT OF DIRECTORS

In accordance with rule 13.51B(1) of the Listing Rules, there was no change in information required to be disclosed by the Directors pursuant to paragraphs (a) to (e) and (g) of rule 13.51(2) of the Listing Rules since the Company's 2025 interim report and up to the date of this annual report.

DIRECTORS' AND SENIOR MANAGEMENT'S EMOLUMENTS AND FIVE HIGHEST PAID INDIVIDUALS

Details of the remuneration of the Directors and senior management, together with those of the five highest paid individuals of the Group for the year ended 31 December 2025 are set out in note 12 to the consolidated financial statements of the Group and Corporate Governance Report on page 35 respectively.

The emolument payable to the Directors (including salary and other benefits) are recommended by the Remuneration Committee of the Company for the Board's approval, having regard to the Group's operating results, individual performance and comparable market statistics.

DIRECTORS' INTERESTS IN TRANSACTIONS, ARRANGEMENTS OR CONTRACTS OF SIGNIFICANCE

No transactions, arrangements or contracts of significance in relation to the Company's business to which the Company, any of its subsidiaries, its fellow subsidiaries or its holding companies was a party and in which a Director or his/her connected entities had a material interest, whether directly or indirectly, subsisted at the end of or at any time during the year ended 31 December 2025.

DIRECTORS' INTERESTS IN COMPETING BUSINESS

As at 31 December 2025, none of the Directors and their respective close associates (as defined in the Listing Rules) was considered to be interested in any business which competes or is likely to compete, either directly or indirectly, with the business of the Group.

RELATED PARTY TRANSACTIONS

A summary of significant related party transactions made during the year ended 31 December 2025 is disclosed in note 39 to the consolidated financial statements of the Group.

The related party transactions did not constitute connected transactions/continuing connected transactions under the Listing Rules. The Directors confirmed that the Company was in compliance with the disclosure requirements in accordance with Chapter 14A of the Listing Rules.

有關董事資料變動

根據上市規則第13.51B(1)條，自本公司二零二五年度中期報告直至本年報日期根據上市規則第13.51(2)條第(a)至(e)及第(g)段概無須由董事予以披露的資料變動。

董事及高級管理層酬金及五名最高酬金個別人士

董事、高級管理層及本集團五名最高酬金個別人士於截至二零二五年十二月三十一日止年度的酬金詳情分別載於本集團綜合財務報表附註12及企業管治報告第35頁。

應付董事的酬金(包括薪金及其他福利)乃由本公司薪酬委員會經參考本集團經營業績、個人表現及可比較市場數據後推薦建議予董事會批准。

董事於重大交易、安排或合約中的權益

於截至二零二五年十二月三十一日止年度，本公司、其任何附屬公司、其同系附屬公司或其控股公司概無訂立任何董事或彼之關連實體於當中直接或間接擁有重大權益，且於年終或年內任何時間仍然存續，有關本公司業務的重大交易、安排或合約。

董事於競爭性業務中的權益

於二零二五年十二月三十一日，概無董事及彼等各自的緊密聯繫人(定義見上市規則)被視為於任何直接或間接與本集團業務構成競爭或可能構成競爭的業務中擁有權益。

關聯人士交易

於截至二零二五年十二月三十一日止年度內進行之重大關聯人士交易概要於本集團綜合財務報表附註39中披露。

該等關聯人士交易並不構成上市規則項下的關連交易／持續關連交易。董事已確認本公司已遵守上市規則第14A章項下之披露規定。

REPORT OF THE DIRECTORS (Continued)

董事會報告 (續)

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES

As at 31 December 2025, the interests and short positions of each Director and the chief executive of the Company in the shares, underlying shares and debentures of the Company and its associated corporation (within the meaning of Part XV of the SFO, which were required (a) to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO); or (b) to be recorded in the register pursuant to Section 352 of the SFO; or (c) to be notified to the Company and the Stock Exchange pursuant to the Model Code were as follows:

(a) Long positions in the shares, underlying shares and debentures of the Company

Name of Director	Capacity	Number of shares held	Percentage of the issued share capital ²
董事姓名	身份	所持股份數目	已發行股本百分比 ²
Mr. Hung Tsung Chin 洪聰進先生	Interest of controlled corporation 受控制法團的權益	140,000,000 ¹	11.38%

Notes:

- These Shares represent Shares held by Metroasset Investments Limited in which Mr. Hung Tsung Chin beneficially owns 45.09% of the issued share capital.
- The calculation is based on the total number of 1,230,403,725 Shares in issue as at 31 December 2025.

董事及最高行政人員於股份、相關股份及債券中的權益及淡倉

於二零二五年十二月三十一日，董事及本公司最高行政人員各自於本公司及其相聯法團（定義見證券及期貨條例第XV部）的股份、相關股份及債券中擁有(a)根據證券及期貨條例第XV部第7及8分部須知會本公司及聯交所的權益及淡倉（包括彼等根據證券及期貨條例有關條文被當作或視作擁有的權益及淡倉）；或(b)根據證券及期貨條例第352條須記入登記冊內的權益及淡倉；或(c)根據標準守則須知會本公司及聯交所的權益及淡倉如下：

(a) 於本公司股份、相關股份及債權證的好倉

附註：

- 該等股份代表Metroasset Investments Limited持有的股份，洪聰進先生實益擁有該公司的45.09%已發行股本。
- 根據於二零二五年十二月三十一日已發行股份總數1,230,403,725股計算。

REPORT OF THE DIRECTORS (Continued)

董事會報告 (續)

(b) Long positions in the shares, underlying shares and debentures of associated corporations of the Company

Name of associated corporation:

Pro Brand Technology (TW) Inc.

(b) 於本公司相聯法團的股份、相關股份及債權證的好倉

相聯法團名稱：

永辰科技股份有限公司*(Pro Brand Technology (TW) Inc.)

Name of Directors	Capacity	Number of shares held	Percentage to the issued share capital ⁴
董事姓名	身份	所持股份數目	已發行股本百分比 ⁴
Mr. Chen Wei Chun 陳偉鈞先生	Interest of controlled corporation	350,000 ¹	
	Beneficial owner	300,000 ²	
	Total	650,000	0.82%
Mr. Hung Tsung Chin 洪聰進先生	Beneficial owner	450,000 ³	0.57%

Notes:

- These shares represent 350,000 shares of Pro Brand Technology (TW) Inc., a non-wholly owned subsidiary of the Company, held by Jun Zhong Investment Limited* (鈞仲投資有限公司) in which Mr. Chen Wei Chun beneficially owns the entire issued share capital.
- These shares represent 300,000 shares of Pro Brand Technology (TW) Inc., a non-wholly owned subsidiary of the Company, owned by Mr. Chen Wei Chun.
- These shares represent 450,000 shares of Pro Brand Technology (TW) Inc., a non-wholly owned subsidiary of the Company, owned by Mr. Hung Tsung Chin.
- The calculation is based on the total number of 78,923,970 Shares in issue as at 31 December 2025.

附註：

- 該等股份代表鈞仲投資有限公司持有的本公司非全資附屬公司永辰科技股份有限公司*(Pro Brand Technology (TW) Inc.)的350,000股股份，陳偉鈞先生實益擁有鈞仲投資有限公司的全部已發行股本。
- 該等股份代表本公司非全資附屬公司永辰科技股份有限公司*(Pro Brand Technology (TW) Inc.)的300,000股股份，由陳偉鈞先生擁有。
- 該等股份代表本公司非全資附屬公司永辰科技股份有限公司*(Pro Brand Technology (TW) Inc.)的450,000股股份，由洪聰進先生擁有。
- 根據於二零二五年十二月三十一日已發行股份總數78,923,970股計算。

Save as disclosed above, as at 31 December 2025, none of the Directors and the chief executive of the Company had any interest or short position in the shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO), which were required (a) to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including any interests or short positions which they were taken or deemed to have under such provisions of the SFO); or (b) to be recorded in the register pursuant to section 352 of the SFO; or (c) to be notified to the Company and the Stock Exchange pursuant to the Model Code.

* For identification purpose only

除上述所披露者外，於二零二五年十二月三十一日，概無董事及本公司最高行政人員於本公司或其任何相聯法團(定義見證券及期貨條例第XV部)的股份、相關股份或債權證中(a)擁有根據證券及期貨條例第XV部第7及8分部須知會本公司及聯交所的任何權益或淡倉(包括彼等根據證券及期貨條例有關條文被當作或視作擁有的任何權益或淡倉)；或(b)根據證券及期貨條例第352條須記入登記冊內的任何權益或淡倉；或(c)根據標準守則須知會本公司及聯交所的任何權益或淡倉。

* 僅供識別

REPORT OF THE DIRECTORS (Continued)

董事會報告 (續)

INTERESTS AND SHORT POSITIONS OF SHAREHOLDERS DISCLOSABLE UNDER THE SFO

As at 31 December 2025, according to the register kept by the Company under Section 336 of the SFO, the following companies and persons, other than the Directors and chief executive of the Company, had long positions of 5% or more in the shares and underlying shares which fell to be disclosed to the Company under Divisions 2 and 3 of Part XV of the SFO:

Long positions in the shares and underlying shares

根據證券及期貨條例須予披露的股東權益及淡倉

於二零二五年十二月三十一日，根據本公司根據證券及期貨條例第336條存置的登記冊，以下公司及人士(董事及本公司最高行政人員除外)擁有根據證券及期貨條例第XV部第2及3分部須向本公司披露的5%或以上股份及相關股份的好倉：

於股份及相關股份的好倉

Name of Shareholders	Capacity	Number of ordinary shares and underlying shares held	Percentage of the issued share capital ⁴
股東名稱／姓名	身份	所持普通股及相關股份數目	已發行股本百分比 ⁴
Metroasset Investments Limited ¹	Beneficial owner 實益擁有人	140,000,000(L)	11.38%
Ms. Chen Mei Huei ² 陳美惠女士 ²	Interest of controlled corporation 受控制法團的權益	140,000,000(L)	11.38%
First Steamship Company Limited ³ 益航股份有限公司 ³	Beneficial owner 實益擁有人	473,869,283(L)	38.51%
	Interest of controlled corporation 受控制法團的權益	44,197,255(L)	3.59%
Legacy Trust Company Limited ⁴	Interest of controlled corporation 受控制法團的權益	187,118,394(L)	15.21%
Chen Ming-Jieh 陳名捷	Beneficial owner 實益擁有人	120,000,000(L)	9.75%

REPORT OF THE DIRECTORS *(Continued)*

董事會報告 *(續)*

Save as disclosed above and so far as the Directors and the chief executive of the Company are aware, as at 31 December 2025, no person or entity had any interest or short positions in the Shares and underlying shares of the Company which would fall to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which would be required, pursuant to section 336 of the SFO, to be entered in the register referred to therein.

Notes:

1. These Shares were held by Metroasset Investments Limited, 45.09% of the issued share capital of which is beneficially owned by Mr. Hung Tsung Chin.
2. The Shares were the same batch of Shares (as referred to in note 1) held by Metroasset Investments Limited, 44.38% of the issued share capital of which is beneficially owned by Ms. Chen Mei Huei, the spouse of Mr. Hung Tsung Chin.
3. First Steamship Company Limited was interested in 518,066,538 Shares. It holds 473,869,283 Shares as beneficial owner and 44,197,255 Shares through Grand Citi Limited, which is wholly-owned by Grand Ocean Retail Group Ltd., which is in turn owned as to 58.62% by First Steamship S.A., a wholly-owned subsidiary of First Steamship Company Limited.
4. The calculation is based on the total number of 1,230,403,725 Shares in issue as at 31 December 2025.

(L) – denotes long position; (S) – denotes short position

除上文所披露者外，並就董事及本公司最高行政人員所知，於二零二五年十二月三十一日，概無個人或實體於本公司股份及相關股份中擁有根據證券及期貨條例第XV部第2及3分部規定須向本公司及聯交所披露的任何權益或淡倉，或根據證券及期貨條例第336條須記入該條例所述登記冊內的任何權益或淡倉。

附註：

1. 該等股份由Metroasset Investments Limited持有，而Metroasset Investments Limited的45.09%已發行股本由洪聰進先生實益擁有。
2. 該等股份為附註1所述由Metroasset Investments Limited持有的同一批股份，而Metroasset Investments Limited的44.38%已發行股本由陳美惠女士（洪聰進先生之配偶）實益擁有。
3. 益航股份有限公司於518,066,538股股份中擁有權益。其作為實益擁有人持有473,869,283股股份，並通過Grand Citi Limited持有44,197,255股股份，而Grand Citi Limited由Grand Ocean Retail Group Ltd.全資擁有，Grand Ocean Retail Group Ltd.則由First Steamship Company Limited全資附屬公司First Steamship S.A.擁有58.62%。
4. 根據於二零二五年十二月三十一日已發行股份總數1,230,403,725股計算。

(L) – 表示好倉；(S) – 表示淡倉

REPORT OF THE DIRECTORS *(Continued)*

董事會報告 (續)

PURCHASE, SALE OR REDEMPTION OF SHARES

Neither the Company nor any of its subsidiaries has purchased, sold (including sale of treasury shares, if any) or redeemed any of the Company's listed securities during the year ended 31 December 2025.

As at 31 December 2025, the Company did not hold any treasury shares.

PRE-EMPTIVE RIGHTS

There are no provisions for pre-emptive rights under the Bye-Laws or the laws in Bermuda, being the jurisdiction in which the Company was incorporated, under which the Company would be obliged to offer new shares on a pro-rata basis to the existing Shareholders.

CORPORATE GOVERNANCE

Principal corporate governance practices adopted by the Company are set out in the Corporate Governance Report contained in 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, the Directors confirmed that the Company has maintained the amount of public float as required under the Listing Rules throughout the year.

AUDITOR

The consolidated financial statements for the year ended 31 December 2025 have been audited by BDO. A resolution for the re-appointment of BDO as the Company's auditor for the ensuing year is to be proposed at the 2026 AGM.

TAX RELIEF

The Company is not aware of any relief from taxation available to Shareholders by reason of their holdings of the shares of the Company. If the Shareholders are unsure about the taxation implications of purchasing, holding, disposing of, dealing in, or the exercise of any rights in relation to the shares, they are advised to consult an expert.

購買、出售或贖回股份

於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概無購買、出售（包括出售庫存股份（如有））或贖回本公司任何上市證券。

於二零二五年十二月三十一日，本公司並無持有任何庫存股份。

優先購股權

細則及百慕達（即本公司註冊成立所在司法權區）法律均無有關優先購股權的條文，規定本公司須按比例向現有股東提呈發售新股份。

企業管治

本公司採納的主要企業管治常規載於本年報所載企業管治報告。

足夠公眾持股量

根據本公司可公開獲得的資料及就董事於本年報日期所知，董事已確認本公司於年內一直維持上市規則規定的公眾持股量。

核數師

截至二零二五年十二月三十一日止年度的綜合財務報表已經香港立信德豪會計師事務所審核。本公司將於二零二六年股東週年大會上提呈決議案以續聘香港立信德豪會計師事務所為本公司下一年度的核數師。

稅務寬免

本公司並不知悉股東可因持有本公司股份而享有任何稅務寬免。倘股東不確定購買、持有、處置、買賣股份或行使任何相關權利的稅務影響，請諮詢專家意見。

REPORT OF THE DIRECTORS *(Continued)*

董事會報告 *(續)*

CLOSURE OF REGISTER OF MEMBERS

For the purpose of determining the Shareholders' eligibility to attend, speak and vote at the forthcoming AGM of the Company to be held on Tuesday, 30 June 2026, the register of members of the Company ("**Register of Members**") will be closed as appropriate as set out below:

Latest time to lodge transfer documents accompanied by the relevant share certificates for registration with the Branch Share Registrar

No later than 4:30 p.m. on Wednesday, 24 June 2026

Record Date

Tuesday, 30 June 2026

Closure of the Register of Members

Thursday, 25 June 2026 to Tuesday, 30 June 2026 (both days inclusive)

For purpose mentioned above, all properly completed transfer forms accompanied by the relevant share certificates must be lodged for registration with the Branch Share Registrar, at Room 2103B, 21/F., 148 Electric Road, North Point, Hong Kong no later than the aforementioned latest time.

For and on behalf of the Board

Kuo Jen Hao
Chairman

Hong Kong, 31 March 2026

暫停辦理股份過戶登記手續

為確定股東出席本公司將於二零二六年六月三十日(星期二)舉行的應屆股東週年大會並於會上發言及投票的資格,本公司將適時暫停辦理股份過戶登記手續(「**股份過戶登記手續**」),詳情酌情載列如下:

股份過戶文件連同有關股票送達股份過戶登記分處以作登記的最後時限

不遲於二零二六年六月二十四日(星期三)下午四時三十分

記錄日期

二零二六年六月三十日(星期二)

暫停辦理股份過戶登記手續

二零二六年六月二十五日(星期四)至二零二六年六月三十日(星期二)(首尾兩日包括在內)

為上述目的,所有填妥的過戶表格連同有關股票須於上述最後時限前,送達股份過戶登記分處辦理股份過戶登記手續,地址為香港北角電氣道148號21樓2103B室。

代表董事會

主席
郭人豪

香港,二零二六年三月三十一日

INDEPENDENT AUDITOR'S REPORT 獨立核數師報告



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TO THE SHAREHOLDERS OF SANDMARTIN INTERNATIONAL HOLDINGS LIMITED

(incorporated in Bermuda with limited liability)

OPINION

We have audited the consolidated financial statements of Sandmartin International Holdings Limited (the "**Company**") and its subsidiaries (together the "**Group**") set out on pages 82 to 203, 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, the consolidated statement of changes in equity and the 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, 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.

致聖馬丁國際控股有限公司全體股東

(於百慕達註冊成立之有限公司)

意見

我們已審核載於第82至203頁內的聖馬丁國際控股有限公司（「**貴公司**」）及其附屬公司（統稱為「**貴集團**」）的綜合財務報表，此等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表及截至該日止年度的綜合損益及其他全面收益表、綜合權益變動表及綜合現金流量表，以及綜合財務報表附註，包括重大會計政策資料。

我們認為，該等綜合財務報表已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且公平地反映了 貴集團於二零二五年十二月三十一日的綜合財務狀況及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披露規定妥為編製。

INDEPENDENT AUDITOR'S REPORT *(Continued)*

獨立核數師報告 (續)

BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing (“**HKSAs**”) 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 opinion.

MATERIAL UNCERTAINTY RELATED TO GOING CONCERN

We draw attention to note 3(b) to the consolidated financial statements, which indicates that the Group incurred a net loss of HK\$158,207,000 for the year ended 31 December 2025 and, as of that date, the Group’s current liabilities exceeds its current assets by HK\$325,135,000 and the Group had net liabilities of HK\$207,839,000. As stated in note 3(b), these conditions, along with other matters as set forth in note 3(b), 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.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgement, 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 matter described in 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.

意見基準

我們已根據香港會計師公會頒佈的香港審計準則（「**香港審計準則**」）進行審核工作。我們於該等準則下的責任在本報告內「核數師就審核綜合財務報表須承擔的責任」一節中作進一步闡述。根據香港會計師公會的「專業會計師道德守則」（「**守則**」）（適用於公眾利益實體財務報表審計），我們獨立於貴集團。我們亦已遵循守則履行其他道德責任。我們相信，我們所獲得的審核憑證能充足及適當地為我們的意見提供基礎。

與持續經營相關的重大不明朗因素

謹請垂注綜合財務報表附註3(b)，當中註明貴集團於截至二零二五年十二月三十一日止年度產生淨虧損158,207,000港元，及於該日，貴集團的流動負債超過其流動資產325,135,000港元並有負債淨額207,839,000港元。如附註3(b)所述，該等情況連同附註3(b)所載的其他事宜表明存在重大不明朗因素而可能對貴集團的持續經營能力構成重大疑問。我們並無就此事項修改意見。

關鍵審核事項

根據我們的專業判斷，關鍵審核事項為我們於審核本期間綜合財務報表中最為重要的事項。我們於審核綜合財務報表及就此達致意見時整體處理該等事項，而不會就該等事項單獨發表意見。除「與持續經營相關的重大不明朗因素」一節所述事項外，我們已釐定下文所述事項為本報告將予溝通之關鍵審核事項。

INDEPENDENT AUDITOR'S REPORT (Continued)

獨立核數師報告 (續)

KEY AUDIT MATTERS (Continued)

Impairment assessment of receivables from an associate

(Refer to notes 4(l)(ii), 5, 21 and 37(b) to the consolidated financial statements)

As at 31 December 2025, the Group had receivables due from an associate, Dish Media Network Limited, including (i) loan receivables from the associate with a principal amount of HK\$23,268,000; and (ii) amount due from the associate (including trade and interest receivables) with a gross carrying amount of HK\$47,244,000.

The Group measures loss allowances for these receivable balances in accordance with HKFRS 9 *Financial Instruments* ("HKFRS 9"). As assessed by the management, there has been a significant increase in credit risk of these receivable balances due from the associate and the expected credit loss ("ECL") of these balances is determined by considering probability of default. Probability of default is determined by making reference to external credit ratings published by a credit rating agency. Moreover, in arriving at the ECL rate for the receivable balances, management is required to consider for forward-looking information with reference to market and economic conditions that may affect the ability of the associate to settle the receivable balances. Management has engaged an independent specialist in assisting the Group to assess the ECL rate taking into account forward-looking factors specific to the associate.

關鍵審核事項 (續)

應收一間聯營公司款項的減值評估

(請參閱綜合財務報表附註4(l)(ii)、5、21及37(b))

於二零二五年十二月三十一日，貴集團應收一間聯營公司Dish Media Network Limited的款項包括(i)應收該聯營公司本金額為23,268,000港元的貸款；及(ii)應收該聯營公司賬面總值為47,244,000港元的款項(包括應收貿易賬款及應收利息)。

貴集團使用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」)計量該等應收款項結餘的虧損撥備。經管理層評估，應收該聯營公司款項結餘的信貸風險已顯著增加，該等結餘的預期信貸虧損(「預期信貸虧損」)乃經考慮違約概率後釐定。違約概率乃參考信貸評級機構發佈的外部信貸評級釐定。此外，於達至應收款項結餘的預期信貸虧損率時，管理層須考慮可能影響聯營公司償還應收款項結餘能力的市場及經濟狀況的前瞻性資料。管理層已委聘獨立專家協助貴集團評估預期信貸虧損率，當中計及該聯營公司特定前瞻性因素。

INDEPENDENT AUDITOR'S REPORT (Continued)

獨立核數師報告 (續)

KEY AUDIT MATTERS (Continued)

Impairment assessment of receivables from an associate (Continued)

Based on the Group's measurement, ECLs of loan to the associate and amount due from the associate of HK\$17,938,000 and HK\$36,422,000 respectively were recognised as at 31 December 2025, resulting in the net amounts of loan to the associate and amount due from the associate of HK\$5,330,000 and HK\$10,822,000 respectively as at 31 December 2025. Provision for ECLs on loan to the associate and amount due from the associate of HK\$28,965,000 in total were recognised in profit or loss for the year.

We identified impairment assessment of receivables from the associate as a key audit matter because significant amount of judgment and estimation was involved in determining the ECLs allowance.

Our response

Our procedures in relation to management's assessment of ECLs on the receivables due from the associate included:

- understanding and evaluating management's key internal control in respect of the valuation of trade and other receivables which include credit control procedures and estimate of ECLs under the Group's policy;
- obtaining an understanding on how loss allowance for the receivables is estimated by the management and assessing whether the Group's impairment policy is in accordance with the requirements under HKFRS 9;
- reviewing the arithmetic accuracy of the ECLs prepared by the management and the ECLs calculation; and
- assessing the appropriateness of management's estimate of loss allowance by examining the information provided by management to derive such estimates, including reviewing the financial information and business update of the associate; assessing the application of the external credit ratings published by credit rating agency in the ECLs calculation; assessing how reasonably management has incorporated forward-looking information including expected changes in economic and financial conditions which is expected to cause a significant change in the associate's ability to meet their debt obligations; and engaging our expert to assist our evaluation.

關鍵審核事項 (續)

應收一間聯營公司款項的減值評估 (續)

根據 貴集團的計量，於二零二五年十二月三十一日，已確認給予該聯營公司的貸款及應收該聯營公司款項的預期信貸虧損，分別為17,938,000港元及36,422,000港元，導致於二零二五年十二月三十一日，給予該聯營公司的貸款及應收該聯營公司款項的淨額分別為5,330,000港元及10,822,000港元。給予該聯營公司的貸款及應收該聯營公司款項的預期信貸虧損撥備合共28,965,000港元已於年內於損益確認。

由於在釐定預期信貸虧損撥備時涉及大量判斷及估計，故我們將對應收該聯營公司的應收賬款的減值評估確定為一項關鍵審核事項。

我們的回應

我們就管理層對應收該聯營公司款項的預期信貸虧損評估所執行的程序包括：

- 了解及評估管理層有關貿易及其他應收款項估值的主要內部控制，包括 貴集團政策下的信貸控制程序及預期信貸虧損估計；
- 了解管理層是如何估計應收款項的虧損撥備，並評估 貴集團減值政策是否符合香港財務報告準則第9號的規定；
- 審查管理層擬備的預期信貸虧損及預期信貸虧損計算的算術準確性；及
- 通過檢查管理層提供的資料評估管理層對虧損撥備估計的恰當性以推斷有關估計，包括審閱聯營公司的財務資料及業務指標；評估外部信貸評級機構發佈的信貸評級在預期信貸虧損計算中的應用情況；評估管理層如何合理在評估中納入前瞻性資料，包括預計會導致該聯營公司履行債務義務的能力發生重大變化的預期經濟及財務狀況變化；及聘請我們的專家協助我們進行評估。

INDEPENDENT AUDITOR'S REPORT *(Continued)*

獨立核數師報告 (續)

KEY AUDIT MATTERS *(Continued)*

Valuation of investment properties

(Refer to notes 5 and 17 to the consolidated financial statements)

The Group's investment properties represent industrial properties located in The People's Republic of China (the "PRC") which are measured at fair value. The aggregate fair values of the Group's investment properties as at 31 December 2025 amounted to HK\$352,502,000, representing 51% of the Group's total assets as at that date.

Independent external valuations were obtained for the investment properties to support management's estimation of their fair values. The fair values of the investment properties amounting to HK\$280,669,000 and HK\$52,369,000 was estimated using market comparison approach and income approach respectively. The fair value of the investment properties under development amounting to HK\$19,464,000 was estimated using residual method. The appropriateness of the valuation is dependent on determination of certain key inputs and assumptions that require an exercise of management judgement including reversionary yield and estimated rental value for income approach; adjustments on quality of comparable properties for market comparison approach; and adjusted market price and estimated budget costs of the properties under development as well as developer's expected profit for residual method. We identified valuation of the Group's investment properties as a key audit matter due to the size of the balance and determination of the fair values involves significant judgement and estimation and valuation of the investment properties could be highly sensitive to changes of the above key inputs and assumptions.

關鍵審核事項 (續)

投資物業的估值

(請參閱綜合財務報表附註5及17)

貴集團投資物業指位於中華人民共和國(「中國」)的工業物業，該等物業乃按公平值計量。於二零二五年十二月三十一日，貴集團投資物業的公平值總額為352,502,000港元，佔貴集團於該日資產總值的51%。

已就投資物業取得獨立外部估值，以支持管理層對其公平值之估計。公平值分別為280,669,000港元及52,369,000港元之投資物業，其公平值分別採用市場比較法及收入法進行估計。公平值為19,464,000港元之發展中投資物業，其公平值則採用餘值法進行估計。估值之合適性取決於若干主要輸入數據及假設之釐定，有關項目需要管理層作出判斷，當中包括收入法所用之復歸收益率及估計租賃價值、市場比較法下可比較物業之質量調整、餘值法所採用發展中物業之經調整市場價格、估計預算成本以及開發商預期利潤。鑑於結餘金額龐大，且公平值之釐定涉及重大判斷及估計，同時投資物業估值對上述各項主要輸入數據及假設的變動高度敏感，我們將貴集團投資物業估值列為關鍵審計事項。

INDEPENDENT AUDITOR'S REPORT (Continued)

獨立核數師報告 (續)

KEY AUDIT MATTERS (Continued)

Valuation of investment properties (Continued)

Our response

Our key procedures in relation to the valuation of investment properties included:

- Evaluating the independent professional valuer's competence, capabilities and objectivity;
- Involving our valuation specialist to assist us in:
 - evaluating and assessing the methodologies used and the appropriateness of the key inputs and assumptions adopted; and
 - checking, on a sample basis, the accuracy and relevance of the input data used in the valuation.

Impairment of goodwill and related intangible assets and property, plant and equipment

(Refer to notes 5, 15, 18 and 19 to the consolidated financial statements)

At the reporting date, management performed impairment assessment on goodwill and other non-current assets of an acquired subsidiary, namely Pro Brand Technology (TW) Inc. ("PBT"), which represents a cash-generating unit ("CGU") under the satellite TV equipment and antenna products segment (the "PBT CGU"). Goodwill and other non-current assets are assigned to the PBT CGU to which they belong for the purpose of impairment assessment. As at 31 December 2025, the carrying values (before impairment assessment) of goodwill, other intangible assets and property, plant and equipment related to the PBT CGU were HK\$17,627,000, HK\$4,383,000 and HK\$47,742,000 respectively.

The recoverable amount of the PBT CGU as at 31 December 2025 was determined by the management using value-in-use basis determined based on discounted future cash flows which was prepared based on the five-year financial budget as approved by management. The preparation of the cash flow projections requires the exercise of significant judgement and estimates by the management in adoption of assumptions, including annual growth rates during the forecast period, terminal growth rate as well as appropriate discount rate. Management was assisted by external specialist in performing the impairment assessment. Based on the impairment assessment, the recoverable amount of the PBT CGU was less than its carrying amount by HK\$46,472,000. Accordingly, impairment loss was recognised for the year as to HK\$17,627,000 for goodwill and HK\$28,845,000 for property, plant and equipment.

關鍵審核事項 (續)

投資物業的估值 (續)

我們的回應

有關投資物業估值的關鍵程序包括：

- 評估獨立專業估值師的資格、能力及客觀性；
- 涉及估值專家協助我們：
 - 估計及評估所使用方法及所採用主要輸入數據及假設是否合適；及
 - 按抽樣基準檢查估值中所使用的輸入數據是否準確及相關。

商譽及相關無形資產以及物業、廠房及設備減值

(請參閱綜合財務報表附註5、15、18及19)

於報告日期，管理層對一家已收購附屬公司（即永辰科技股份有限公司（「永辰科技」））的商譽及其他非流動資產進行減值評估，該附屬公司為衛星電視設備及天線產品分部下的一個現金產生單位（「永辰科技現金產生單位」）。為進行減值評估，商譽及其他非流動資產被分配至其所屬的永辰科技現金產生單位。於二零二五年十二月三十一日，與永辰科技現金產生單位相關的商譽、其他無形資產以及物業、廠房及設備的賬面值（減值評估前）分別為17,627,000港元、4,383,000港元及47,742,000港元。

於二零二五年十二月三十一日，永辰科技現金產生單位的可收回金額由管理層按使用價值基準釐定，該基準乃根據經管理層批准之五年財務預算，並以貼現未來現金流量計算。編製現金流量預測需要管理層採納多項假設時運用重大判斷及估計，包括預測期內之年增長率、終期增長率及適當的貼現率。管理層在進行減值評估時獲外部專家協助。根據減值評估結果，永辰科技現金產生單位的可收回金額低於其賬面值，差額為46,472,000港元。因此，年內確認減值虧損，其中商譽確認17,627,000港元，物業、廠房及設備確認28,845,000港元。

INDEPENDENT AUDITOR'S REPORT (Continued)

獨立核數師報告 (續)

KEY AUDIT MATTERS (Continued)

Impairment of goodwill and related intangible assets and property, plant and equipment (Continued)

We have identified the impairment assessment of goodwill and related intangible assets and property, plant and equipment as a key audit matter due to the preparation of the cash flow projection requires exercise of significant judgement and estimates by the management and also the significant uncertainty in the timing of future cash flows.

Our response

Our procedures in relation to the management's impairment assessment of goodwill and related intangible assets and property, plant and equipment included:

- Obtaining an understanding of the management's process and control procedures of impairment assessment;
- Evaluating the competence, capabilities and objectivity of the management's specialist;
- Evaluating the methodologies adopted by management to estimate the recoverable amount;
- Challenging the reasonableness of key assumptions adopted in the cash flow projections including annual growth rates during the forecast period, terminal growth rate as well as discount rate with reference to the business development and operation data, with regard to the market and economy conditions and with the assistance of our specialist;
- Comparing current year's actual results with the figures included in the prior year's cash flow projections to assess reliability of management's forecast;
- Validating key inputs and assumptions adopted in the cash flow projections to supporting evidence; and
- Performing sensitivity analysis on the key input data and assumptions to the impairment assessment, to understand the impact of reasonable alternative assumptions that would have on the estimated recoverable amount.

關鍵審核事項 (續)

商譽及相關無形資產以及物業、廠房及設備減值 (續)

由於編製現金流量預測需要管理層運用重大判斷及估計，加上未來現金流量時間存在重大不確定性，我們已將商譽、相關無形資產以及物業、廠房及設備的減值評估識別為關鍵審計事項。

我們的回應

我們就管理層對商譽、相關無形資產以及物業、廠房及設備減值評估所執行的程序包括：

- 了解管理層進行減值評估的流程及控制程序；
- 評估管理層所委聘專家的能力、勝任能力及客觀性；
- 評估管理層用以估計可收回金額所採用的方法；
- 在我們專家的協助下，參考業務發展及營運數據，並考慮市場及經濟狀況，質疑現金流量預測中所採用的關鍵假設 (包括預測期內的年增長率、終期增長率及貼現率) 的合理性；
- 將本年度的實際業績與上一年度現金流量預測中的數字進行比較，以評估管理層過往預測的可靠性；
- 核實現金流量預測中所採用的關鍵輸入數據及假設，並取得支持性憑證；及
- 對減值評估中的關鍵輸入數據及假設進行敏感性分析，以了解其他合理假設對估計可收回金額可能產生的影響。

INDEPENDENT AUDITOR'S REPORT *(Continued)*

獨立核數師報告 (續)

OTHER INFORMATION IN THE ANNUAL REPORT

The directors are responsible for the other information. The other information comprises the information included in the Company's 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. We have nothing to report in this regard.

DIRECTORS' RESPONSIBILITIES FOR THE CONSOLIDATED FINANCIAL STATEMENTS

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

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

The directors are also responsible for overseeing the Group's financial reporting process. The Audit Committee assists the directors in discharging their responsibility in this regard.

年報內其他資料

董事須對其他資料負責。其他資料包括 貴公司年報所載資料，惟不包括綜合財務報表及核數師報告。

我們對綜合財務報表的意見並不涵蓋其他資料，我們亦不會對其他資料發表任何形式的核證結論。

就我們審核綜合財務報表而言，我們的責任為閱讀其他資料，於此過程中，考慮其他資料是否與綜合財務報表或我們在審核過程中獲悉的資料存在重大不符，或似乎存在重大錯誤陳述。基於我們已執行的工作，倘我們認為此其他資料有重大錯誤陳述，我們須報告該事實。於此方面，我們沒有任何報告。

董事就綜合財務報表須承擔的責任

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之披露規定，編製真實而公平的綜合財務報表，並落實其認為編製綜合財務報表所必要之內部監控，以使綜合財務報表不存在由於欺詐或錯誤而導致的重大錯誤陳述。

於編製綜合財務報表時，董事須負責評估 貴集團持續經營的能力，並在適用情況下披露與持續經營相關的事項，並運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。

董事亦負責監管 貴集團之財務申報程序。審核委員會協助董事履行此方面之職責。

INDEPENDENT AUDITOR'S REPORT *(Continued)*

獨立核數師報告 (續)

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. This report is made solely to you, as a body, in accordance with Section 90 of the Bermuda Companies Act 1981, 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.

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.

核數師就審核綜合財務報表須承擔的責任

我們的目標為就綜合財務報表整體是否不存在因欺詐或錯誤而導致之重大錯誤陳述取得合理核證，並出具包括我們意見的核數師報告。本報告乃依據百慕達一九八一年公司法第90條僅為閣下(作為一個整體)而編製，並不可用作其他用途。我們不會就核數師報告的內容向任何其他人士負上或承擔任何責任。

合理核證是高水平的核證，但不能保證按照香港審計準則進行的審核，在某一重大錯誤陳述存在時總能發現。錯誤陳述可因欺詐或錯誤產生，倘個別或整體在合理預期情況下可影響使用者根據該等綜合財務報表作出的經濟決策時，則被視為重大錯誤陳述。

我們根據香港審計準則執行審核的工作之一，是在審核的過程中運用專業判斷及保持專業懷疑。我們亦：

- 識別及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，設計及執行審核程序以應對該等風險，以及獲取充足及適當的審核憑證，為我們的意見提供基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述或凌駕內部監控的情況，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。
- 了解與審核相關的內部監控，以設計適當的審核程序，惟並非旨在對貴集團內部監控的有效性發表意見。
- 評估董事所採用會計政策的恰當性及作出會計估計及相關披露的合理性。

INDEPENDENT AUDITOR'S REPORT *(Continued)*

獨立核數師報告 (續)

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

- 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.
- 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 work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

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

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

核數師就審核綜合財務報表須承擔的責任 (續)

- 對董事採用持續經營會計基準的恰當性作出結論，並根據所獲取的審核憑證，確定是否存在與事件或狀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。倘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。倘有關披露不足，則修訂我們的意見。我們的結論乃基於截至我們的核數師報告日期止所得的審核憑證。然而，未來事件或狀況可能導致貴集團不能持續經營。
- 評估綜合財務報表的整體呈報方式、結構及內容，包括披露資料，以及綜合財務報表是否能公平反映相關交易和事項。
- 計劃及執行集團審核，以獲取關於集團內實體或業務單位財務信息的充足、適當的審核憑證，作為對集團財務報表形成意見的基礎。我們負責指導、監督和覆核就集團審核目的而執行的審核工作。我們為審核意見承擔全部責任。

我們與審核委員會就 (其中包括) 審核的計劃範圍、時間安排及重大審核發現進行溝通，該等發現包括我們在審核過程中識別的內部監控的任何重大缺陷。

我們亦向審核委員會作出聲明，表明我們已符合有關獨立性的相關道德規定，並與彼等溝通可能被合理認為會影響我們獨立性的所有關係及其他事宜，以及為消除威脅而採取的行動或相關保障措施 (倘適用)。

INDEPENDENT AUDITOR'S REPORT *(Continued)*

獨立核數師報告 (續)

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

From the matters communicated with the directors, 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.

BDO Limited

Certified Public Accountants

Lee Ming Wai

Practising Certificate Number P05682

Hong Kong, 31 March 2026

核數師就審核綜合財務報表須承擔的責任 (續)

從與董事溝通的事項中，我們確定哪些事項對本期間綜合財務報表的審核最為重要，因而構成關鍵審核事項。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。

香港立信德豪會計師事務所有限公司

執業會計師

利明慧

執業證書號碼P05682

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 附註	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Revenue	收益	6	449,729	648,689
Cost of sales	銷售成本		(404,795)	(584,490)
Gross profit	毛利		44,934	64,199
Other income, gains and losses	其他收入、收益及虧損	8	69,242	35,281
Increase in fair value of investment properties	投資物業的公平值增加	17	697	72,878
Distribution and selling costs	經銷及銷售成本		(16,199)	(27,005)
Administrative and other expenses	行政及其他開支		(122,462)	(100,939)
Research and development costs	研發成本		(18,630)	(22,873)
Provision for expected credit losses on financial assets	金融資產的預期信貸虧損撥備		(29,881)	(12,406)
Impairment loss on goodwill	商譽減值虧損	18	(17,627)	(16,000)
Impairment loss on other non-financial assets	其他非金融資產減值虧損	18	(28,845)	-
Finance costs	財務成本	9	(28,746)	(29,363)
Share of loss of an associate	應佔一間聯營公司之虧損	20	-	(4)
Loss before income tax	除所得稅前虧損		(147,517)	(36,232)
Income tax expense	所得稅支出	10	(10,690)	(22,304)
Loss for the year	本年度虧損	11	(158,207)	(58,536)
Other comprehensive income, net of tax	其他全面收益 (扣除稅項)			
<i>Item that will not be reclassified subsequently to profit or loss:</i>	<i>其後不會重新分類至損益之項目：</i>			
- Gain on revaluation of properties upon transfer of property, plant and equipment to investment properties, net of tax	- 物業、廠房及設備轉撥至投資物業時的物業重估收益 (扣除稅項)		22,594	14,933
<i>Item that may be reclassified subsequently to profit or loss:</i>	<i>其後可能重新分類至損益之項目：</i>			
- Exchange differences on translation of foreign operations	- 換算海外業務時產生之匯兌差額		(15,477)	11,406
Other comprehensive income for the year	本年度其他全面收益		7,117	26,339
Total comprehensive income for the year	本年度全面收益總額		(151,090)	(32,197)

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (Continued)

綜合損益及其他全面收益表 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

	Note 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 for the year attributable to:	下列各項應佔本年度虧損：		
– Owners of the Company	– 本公司擁有人	(114,593)	(30,571)
– Non-controlling interests	– 非控股權益	(43,614)	(27,965)
		(158,207)	(58,536)
Total comprehensive income for the year attributable to:	下列各項應佔本年度全面收益總額：		
– Owners of the Company	– 本公司擁有人	(100,123)	(6,042)
– Non-controlling interests	– 非控股權益	(50,967)	(26,155)
		(151,090)	(32,197)
		HK cents 港仙	HK cents 港仙 (Restated) (經重列)
Loss per share	每股虧損		
– Basic	– 基本	14	(24.8)
– Diluted	– 攤薄		(24.8)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況表

AS AT 31 DECEMBER 2025
於二零二五年十二月三十一日

		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
Non-current assets	非流動資產			
Property, plant and equipment	物業、廠房及設備	15	22,542	95,338
Investment properties	投資物業	17	352,502	307,084
Goodwill	商譽	18	-	13,480
Intangible assets	無形資產	19	4,383	5,585
Interest in an associate	於一間聯營公司之權益	20	-	-
Other receivables	其他應收款項	25	3,446	4,418
Deferred tax assets	遞延稅項資產	23	2,556	4,352
Total non-current assets	非流動資產總值		385,429	430,257
Current assets	流動資產			
Inventories	存貨	24	39,175	98,672
Trade, bills and other receivables	應收貿易賬款、應收票據及 其他應收款項	25	174,700	219,184
Loan receivables	應收貸款	22	-	-
Loan to an associate	給予一間聯營公司的貸款	21	5,330	14,617
Amount due from an associate	應收一間聯營公司的款項	21	10,822	28,293
Pledged bank deposits	已抵押銀行存款	26	5,462	4,636
Bank balances and cash	銀行結存及現金	27	76,538	64,612
Total current assets	流動資產總值		312,027	430,014
Current liabilities	流動負債			
Trade, bills and other payables	應付貿易賬款、應付票據及 其他應付款項	28	365,326	388,499
Contract liabilities	合約負債	29	18,171	20,156
Tax liabilities	稅項負債		11,588	10,475
Bank and other borrowings	銀行及其他借貸	31	206,185	211,266
Provision for financial guarantee	財務擔保撥備	30	27,332	27,332
Lease liabilities	租賃負債	32	8,560	7,774
Total current liabilities	流動負債總額		637,162	665,502
Net current liabilities	流動負債淨額		(325,135)	(235,488)
Total assets less current liabilities	資產總值減流動負債		60,294	194,769

CONSOLIDATED STATEMENT OF FINANCIAL POSITION *(Continued)*

綜合財務狀況表 (續)

AS AT 31 DECEMBER 2025
於二零二五年十二月三十一日

		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
Non-current liabilities	非流動負債			
Bank and other borrowings	銀行及其他借貸	31	143,710	135,765
Deferred tax liabilities	遞延稅項負債	23	96,879	84,870
Lease liabilities	租賃負債	32	27,544	43,294
Total non-current liabilities	非流動負債總額		268,133	263,929
Net liabilities	負債淨額		(207,839)	(69,160)
Capital and reserves	股本及儲備			
Share capital	股本	33	123,040	123,040
Reserves	儲備		(282,898)	(187,442)
Capital deficiency attributable to owners of the Company	本公司擁有人應佔資本虧絀		(159,858)	(64,402)
Non-controlling interests	非控股權益		(47,981)	(4,758)
Capital deficiency	資本虧絀		(207,839)	(69,160)

On behalf of the directors

代表董事

Hung Tsung Chin
洪聰進
Director
董事

Chen Wei Chun
陳偉鈞
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										Non-controlling interests 非控股權益		Total
		Share capital 股本	Share premium 股份溢價	Share option reserve 購股權儲備	Statutory reserve 法定儲備	Capital redemption reserve 資本贖回儲備	Contributed surplus 實繳盈餘	Special reserve 特別儲備	Property revaluation reserve 物業重估儲備	Currency translation reserve 貨幣換算儲備	Accumulated losses 累計虧損	Total	Total	Total
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元 (Note a) (附註a)	HK\$'000 千港元	HK\$'000 千港元 (Note b) (附註b)	HK\$'000 千港元 (Note c) (附註c)	HK\$'000 千港元 (Note d) (附註d)	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
Balance at 1 January 2024	於二零二四年一月一日之結餘	123,040	62,408	7,960	33,796	1,713	506,750	89,175	102,437	(10,290)	(975,349)	(58,360)	21,397	(36,963)
Loss for the year	本年度虧損	-	-	-	-	-	-	-	-	-	(30,571)	(30,571)	(27,965)	(58,536)
Other comprehensive income, net of tax	其他全面收益 (扣除稅項)	-	-	-	-	-	-	-	-	-	-	-	-	-
Exchange differences on translation of foreign operations	因換算海外業務而產生的匯兌差額	-	-	-	-	-	-	-	-	9,596	-	9,596	1,810	11,406
Gain on revaluation of properties upon transfer of property, plant and equipment to investment properties, net of tax	物業、廠房及設備轉撥至投資物業時的物業重估收益 (扣除稅項)	-	-	-	-	-	-	-	14,933	-	-	14,933	-	14,933
Total comprehensive income for the year	本年度全面收益總額	-	-	-	-	-	-	-	14,933	9,596	(30,571)	(6,042)	(26,155)	(32,197)
Transfer	轉撥	-	-	-	52	-	-	-	-	-	(52)	-	-	-
Balance 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之結餘	123,040	62,408	7,960	33,848	1,713	506,750	89,175	117,370	(694)	(1,005,972)	(64,402)	(4,758)	(69,160)
Loss for the year	本年度虧損	-	-	-	-	-	-	-	-	-	(114,593)	(114,593)	(43,614)	(158,207)
Other comprehensive income, net of tax	其他全面收益 (扣除稅項)	-	-	-	-	-	-	-	-	-	-	-	-	-
Exchange differences on translation of foreign operations	因換算海外業務而產生的匯兌差額	-	-	-	-	-	-	-	-	(8,124)	-	(8,124)	(7,353)	(15,477)
Gain on revaluation of properties upon transfer of property, plant and equipment to investment properties, net of tax	物業、廠房及設備轉撥至投資物業時的物業重估收益 (扣除稅項)	-	-	-	-	-	-	-	22,594	-	-	22,594	-	22,594
Total comprehensive income for the year	本年度全面收益總額	-	-	-	-	-	-	-	22,594	(8,124)	(114,593)	(100,123)	(50,967)	(151,090)
Deemed disposal of equity interest in a subsidiary (Note 42)	視作出售一間附屬公司股權 (附註42)	-	-	-	-	-	-	4,667	-	-	-	4,667	7,744	12,411
Transfer	轉撥	-	-	-	1,422	-	-	-	-	-	(1,422)	-	-	-
Balance at 31 December 2025	於二零二五年十二月三十一日之結餘	123,040	62,408	7,960	35,270	1,713	506,750	93,842	139,964	(8,818)	(1,121,987)	(159,858)	(47,981)	(207,839)

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (Continued)

綜合權益變動表 (續)

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 statutory reserve is required by the relevant law of The People's Republic of China (the "PRC") applicable to the subsidiaries in the PRC. The statutory reserve can be applied in conversion into PRC subsidiaries' capital by means of a capitalisation issue.
- (b) The amount of HK\$506,750,000 standing to the credit of the share premium account of the Company was reduced to nil and that the credit arising therefrom was transferred to the contributed surplus account arising from the capital reorganisation during the year ended 31 December 2021.
- (c) The special reserve represents:
- (i) the difference between the nominal value of the shares of the acquired subsidiaries and the nominal value of the Company's shares issued for the acquisition at the time of a group reorganisation prior to the listing of the Company's shares and the surplus arising pursuant to a capitalisation of advances from shareholders as part of the group reorganisation;
 - (ii) the difference between the consideration for acquisition of a subsidiary satisfied by way of partial interest of a subsidiary without the overall gain or loss of control in the partial disposed subsidiary and the fair value of net asset acquired; and
 - (iii) the acquisition of additional interest in a subsidiary without the overall gain or loss of control in that subsidiary.
- (d) The property revaluation reserve is frozen upon the transfer of properties from property, plant and equipment to investment properties and will be transferred to accumulated losses when the relevant properties are disposed of.

附註：

- (a) 法定儲備乃適用於位於中華人民共和國（「中國」）的附屬公司的中國相關法律規定。法定儲備可透過資本化發行兌換成中國附屬公司的股本。
- (b) 本公司股份溢價賬之進賬金額506,750,000港元已減至零，而藉此產生之進賬已轉撥至截至二零二一年十二月三十一日止年度進行股本重組產生之實繳盈餘賬內。
- (c) 特別儲備指：
- (i) 所收購附屬公司股份的面值與本公司股份上市前進行集團重組時就收購事項所發行的本公司股份面值及根據將股東墊款撥作資本（為集團重組的一部份）所產生盈餘之間的差額；
 - (ii) 以一間附屬公司的部分權益（並無整體獲得或失去該部分出售附屬公司的控制權）償付的收購一間附屬公司代價與所收購淨資產公平值的差額；及
 - (iii) 收購一間附屬公司額外權益（並無整體獲得或失去該附屬公司的控制權）。
- (d) 物業重估儲備於自物業、廠房及設備轉撥物業至投資物業時被凍結，將於出售相關物業時轉撥至累計虧損。

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

	Note 附註	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Cash flows from operating activities	經營業務現金流量		
Loss before income tax	除所得稅前虧損	(147,517)	(36,232)
Adjustments for:	為下列作出調整：		
Amortisation of intangible assets	無形資產攤銷	543	536
Increase in fair value of investment properties	投資物業的公平值增加	(697)	(72,878)
Depreciation of property, plant and equipment	物業、廠房及設備折舊	7,587	9,408
Depreciation of right-of-use assets	使用權資產折舊	10,447	11,580
Finance costs	融資成本	28,746	29,363
(Gain)/loss on lease modification	租賃調整的(收益)／虧損	(1,790)	110
Interest income	利息收入	(4,406)	(70)
Interest income from an associate	來自一間聯營公司的利息收入	(1,008)	(1,012)
Loss on disposal of intangible assets	出售無形資產的虧損	1,018	-
Loss on disposal of property, plant and equipment	出售物業、廠房及設備的虧損	1,866	178
Gain on disposal of a subsidiary	出售一間附屬公司的收益	(139)	-
Impairment loss on goodwill	商譽減值虧損	17,627	16,000
Impairment loss on other non-financial assets	其他非金融資產的減值虧損	28,845	-
Provision for expected credit losses on financial assets	金融資產的預期信貸虧損撥備	29,881	12,406
Reversal of inventory provision	撥回存貨撥備	(5,950)	(4,445)
Release of prepaid lease payment	撥回預付租賃款項	-	27
Share of loss of an associate	應佔一間聯營公司之虧損	-	4
Operating loss before working capital changes	營運資金變動前的經營虧損	(34,947)	(35,025)
Decrease in inventories	存貨減少	57,815	28,290
Decrease in trade, bills and other receivables	應收貿易賬款、應收票據及其他應收款項減少	40,531	27,624
(Decrease)/increase in trade, bills and other payables	應付貿易賬款、應付票據及其他應付款項(減少)／增加	(26,197)	48,510
Decrease in contract liabilities	合約負債減少	(1,985)	(2,463)
(Increase)/decrease in amount due from an associate	應收一間聯營公司的款項(增加)／減少	(1,199)	645
Cash from operations	經營所得的現金	34,018	67,581

CONSOLIDATED STATEMENT OF CASH FLOWS (Continued)

綜合現金流量表 (續)

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
Income tax received	已收所得稅		1,134	1,305
Interest received	已收利息		4,406	70
Interest paid	已付利息		(20,954)	(23,003)
<i>Net cash from operating activities</i>	<i>經營業務所得現金淨額</i>		18,604	45,953
Cash flows from investing activities	投資業務現金流量			
(Increase)/decrease in pledged bank deposits	已抵押銀行存款 (增加) / 減少		(826)	1,334
Proceeds from disposal of property, plant and equipment	出售物業、廠房及設備所得款項		9,248	75
Purchase of property, plant and equipment	購買物業、廠房及設備		(4,329)	(17,459)
Net cash outflow arising from disposal of a subsidiary	出售一間附屬公司產生的現金流出淨額	34	(78)	-
Addition to investment properties	添置投資物業		-	(11,145)
Addition to intangible assets	添置無形資產		(114)	(1,225)
<i>Net cash from/(used in) investing activities</i>	<i>投資業務所得 / (所用) 現金淨額</i>		3,901	(28,420)
Cash flows from financing activities	融資活動現金流量			
Proceeds from new bank and other loans	新造銀行及其他貸款所得款項	35	51,244	209,393
Repayment of bank and other loans	償還銀行及其他貸款	35	(53,633)	(218,469)
Payment of interest element of lease liabilities	支付租賃負債利息部分	35	(2,773)	(4,623)
Payment of principal element of lease liabilities	支付租賃負債本金部分	35	(6,783)	(7,608)
<i>Net cash used in financing activities</i>	<i>融資活動所用現金淨額</i>		(11,945)	(21,307)
Net increase/(decrease) in cash and cash equivalents	現金及現金等價物增加 / (減少) 淨額		10,560	(3,774)
Cash and cash equivalents at beginning of the year	年初現金及現金等價物		64,612	69,359
Effect of foreign exchange rate changes	外幣匯率變動影響		1,366	(973)
Cash and cash equivalents at end of the year	年末現金及現金等價物		76,538	64,612
Analysis of the balances of cash and cash equivalents:	現金及現金等價物結餘分析：			
Bank balances and cash	銀行結存及現金		76,538	64,612

NOTES TO THE FINANCIAL STATEMENTS

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

The Company is incorporated in Bermuda with limited liability and its shares are listed on Main Board of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”). The address of the registered office and principal place of business of the Company are disclosed in the corporate information section of the annual report.

The Company and its subsidiaries (hereafter referred to as the “**Group**”) is principally engaged in manufacturing and trading of satellite TV equipment products and other electronic goods. The details of the principal activities of its subsidiaries are set out in Note 42.

2. ADOPTION OF HKFRS ACCOUNTING STANDARDS

(a) Adoption of amendments to HKFRS Accounting Standards – effective on 1 January 2025

In the current year, the Group has applied for the first time the following amendments to HKFRS Accounting Standards, which are effective for the Group’s consolidated financial statements for the annual period beginning on 1 January 2025:

Amendments to HKAS 21 and HKFRS 1	Lack of Exchangeability
-----------------------------------	-------------------------

None of these amended HKFRS Accounting Standards has a material impact on the Group’s results and financial position for the current or prior period and financial statements disclosures. The Group has not early applied any new or amended HKFRS Accounting Standards that is not yet effective for the current accounting period.

1. 一般資料

本公司為於百慕達註冊成立之有限公司，其股份於香港聯合交易所有限公司（「**聯交所**」）主板上市。本公司之註冊辦事處及主要營業地點已於年報之公司資料章節中披露。

本公司及其附屬公司（下文統稱「**本集團**」）主要從事衛星電視設備產品及其他電子產品的製造及貿易。其附屬公司主要業務之詳情載於附註42。

2. 採納香港財務報告準則會計準則

(a) 採納香港財務報告準則會計準則修訂本—於二零二五年一月一日生效

於本年度，本集團首次應用下列香港財務報告準則會計準則修訂本，有關準則對於二零二五年一月一日開始之年度期間的本集團綜合財務報表生效：

香港會計準則第21號及香港財務報告準則第1號的修訂本	缺乏可兌換性
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該等經修訂香港財務報告準則會計準則對本集團於本期間或過往期間之業績及財務狀況以及財務報表披露事項概無重大影響。本集團於本會計期間並無提早應用任何尚未生效之新訂或經修訂香港財務報告準則會計準則。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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. ADOPTION OF HKFRS ACCOUNTING STANDARDS (Continued)

(b) New and amendments to HKFRS Accounting Standards that have been issued but are not yet effective

The following new and amendments to HKFRS Accounting Standards, potentially relevant to the Group's consolidated financial statements, have been issued, but are not yet effective and have not been early adopted by the Group. The Group's current intention is to apply these changes on the date they become effective.

Amendments to HKFRS Accounting Standards	Annual Improvements to HKFRS Accounting Standards – Volume 11 ¹
Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments ¹
Amendments to HKFRS 9 and HKFRS 7	Contracts Referencing Nature – dependent Electricity ¹
HKFRS 18	Presentation and Disclosure in Financial Statements ²
HKFRS 19	Subsidiaries without Public Accountability: Disclosures ²

¹ Effective for annual periods beginning on or after 1 January 2026

² Effective for annual periods beginning on or after 1 January 2027

2. 採納香港財務報告準則會計準則 (續)

(b) 已頒佈但尚未生效之新訂香港財務報告準則會計準則及其修訂本

以下可能與本集團綜合財務報表相關的新訂香港財務報告準則會計準則及其修訂本已經頒佈，但尚未生效且並無獲本集團提早採納。本集團目前有意於該等變動生效當日應用該等變動。

香港財務報告準則會計準則的修訂本	香港財務報告準則會計準則之年度改進—第11卷 ¹
香港財務報告準則第9號及香港財務報告準則第7號的修訂本	金融工具分類及計量的修訂 ¹
香港財務報告準則第9號及香港財務報告準則第7號的修訂本	引用依賴自然電力的合約 ¹
香港財務報告準則第18號	財務報表的呈列及披露 ²
香港財務報告準則第19號	不具公眾問責的附屬公司：披露 ²

¹ 於二零二六年一月一日或之後開始之年度期間生效

² 於二零二七年一月一日或之後開始之年度期間生效

NOTES TO THE FINANCIAL STATEMENTS *(Continued)*

財務報表附註 (續)

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. ADOPTION OF HKFRS ACCOUNTING STANDARDS *(Continued)*

(b) New and amendments to HKFRS Accounting Standards that have been issued but are not yet effective *(Continued)*

The directors of the Company (“the Directors”) anticipate that all of the relevant pronouncements will be adopted in the Group’s accounting policy for the first period beginning after the effective date of the pronouncement. The Directors are currently assessing the possible impact of these new and amendments to HKFRS Accounting Standards on the Group’s financial results and financial position in the first year of application. Except for those mentioned below, the Directors consider that these new and amendments to HKFRS Accounting Standards are unlikely to have a material impact to the Group’s consolidated financial statements.

Amendments to HKFRS 9 and HKFRS 7: Amendments to the Classification and Measurement of Financial Instruments

The amendments clarify that a financial liability is derecognised on the settlement date and introduce an accounting policy choice to derecognise financial liabilities settled using an electronic payment system before the settlement date. It also clarifies the classification of financial assets with Environmental, Social and Governance linked features via additional guidance on the assessment of contingent features. Clarifications have been made to non-recourse loans and contractually linked instruments. Additional disclosures are introduced for financial instruments with contingent features and equity instruments classified at fair value through other comprehensive income. The amendments are effective for annual periods beginning on or after 1 January 2026. Early adoption is permitted, with an option to early adopt the amendments for contingent features only. The Group is currently assessing the impact of these amendments.

2. 採納香港財務報告準則會計準則 *(續)*

(b) 已頒佈但尚未生效之新訂香港財務報告準則會計準則及其修訂本 *(續)*

本公司董事（「董事」）預期所有相關公告事項將於本集團於公告事項生效日期後首個期間的會計政策中採納。董事目前正評估該等新訂香港財務報告準則會計準則及其修訂本對本集團於首個應用年度的財務業績及財務狀況的潛在影響。除下文所述外，董事認為，該等新訂香港財務報告準則會計準則及其修訂本不大可能對本集團綜合財務報表造成重大影響。

香港財務報告準則第9號及香港財務報告準則第7號的修訂本：金融工具分類及計量的修訂

該等修訂本澄清於結算日終止確認金融負債，並引入一項會計政策選項以終止確認於結算日前使用電子支付系統結算的金融負債。該修訂本亦通過對評估或然特徵的額外指引，釐清具環境、社會及管治掛鉤特徵的金融資產分類，並釐清無追索權貸款及合約掛鉤工具。該等修訂本就具備或然特徵的金融工具及分類為以公平值計入其他全面收入的股本工具引入額外披露。該等修訂本於二零二六年一月一日或之後開始的年度期間生效，並允許提早採納，可選擇僅提早採納具備或然條件特徵的修訂本。本集團現正評估該等修訂本的影響。

NOTES TO THE FINANCIAL STATEMENTS *(Continued)*

財務報表附註 (續)

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. ADOPTION OF HKFRS ACCOUNTING STANDARDS *(Continued)*

(b) New and amendments to HKFRS Accounting Standards that have been issued but are not yet effective *(Continued)*

HKFRS 18: Presentation and Disclosure in Financial Statements

HKFRS 18 will replace HKAS 1 Presentation of Financial Statements, introducing new requirements that will help to achieve comparability of the financial performance of similar entities and provide more relevant information and transparency to users. Even though HKFRS 18 will not impact the recognition or measurement of items in the financial statements, its impacts on presentation and disclosures are expected to be pervasive, in particular those related to the statement of financial performance and providing management-defined performance measures within the financial statements. Management is currently assessing the detailed implications of applying the new standard on the Group's consolidated financial statements. Based on preliminary assessment, the line items presented in the primary financial statements might change as a result of the application of the concept of "useful structured summary" and the enhanced principles on aggregation and disaggregation.

The Group does not expect there to be a significant change in the information that is currently disclosed in the notes because the requirement to disclose material information remains unchanged; however, the way in which the information is grouped might change as a result of the aggregation/disaggregation principles. Moreover, there will be significant new disclosures required for management-defined performance measures. HKFRS 18 is effective for annual periods beginning on or after 1 January 2027. Retrospective application is required and so the comparative information for the financial year ending 31 December 2026 will be restated in accordance with HKFRS 18.

2. 採納香港財務報告準則會計準則 *(續)*

(b) 已頒佈但尚未生效之新訂香港財務報告準則會計準則及其修訂本 *(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號將取代香港會計準則第1號財務報表的呈列，引入新規定，有助於實現類似實體財務表現的可比性，並為用戶提供更多相關數據及透明度。儘管香港財務報告準則第18號並不影響財務報表項目的確認或計量，但預期將會對呈列和披露產生廣泛影響，尤其是有關財務表現報表及在財務報表內提供管理層界定的績效計量者。管理層目前正在評估應用新準則對本集團綜合財務報表的詳細影響。根據初步評估，主要財務報表呈列的項目可能會因應用「有用結構化摘要」概念及有關合併及分類的強化原則而出現變動。

本集團預期目前在附註中披露的資料將不會出現重大變動，原因是披露重大資料的規定維持不變；然而，組合資料的方式或會因合併／分類原則而有所變動。此外，將需要就管理層界定的績效計量作出重大新披露。香港財務報告準則第18號於二零二七年一月一日或之後開始的年度期間生效。由於需要追溯應用，故將會根據香港財務報告準則第18號重列截至二零二六年十二月三十一日止財政年度的比較資料。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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

(a) Statement of compliance

The consolidated financial statements on pages 82 to 203 have been prepared in accordance with HKFRS Accounting Standards, which is a collective term includes all applicable individual Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards (“HKASs”) and Interpretations as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”), and have been prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on the Stock Exchange.

(b) Basis of measurement and going concern assumption

The consolidated financial statements have been prepared on the historical cost basis except for investment properties which are measured at fair value. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

The Group incurred a net loss of HK\$158,207,000 for the year ended 31 December 2025 and as of that date, the Group had net current liabilities and net liabilities of HK\$325,135,000 and HK\$207,839,000 respectively. As at 31 December 2025, the Group’s current bank and other borrowings amounted to HK\$206,185,000, which mainly comprised bank borrowings of HK\$35,757,000 repayable within one year and are subject to renewal and other loan of HK\$155,666,000 that is repayable on demand. Whilst the Group had cash and bank balances of HK\$76,538,000 only as at 31 December 2025. These conditions may cast significant doubt on the Group’s ability to continue as a going concern.

In view of these circumstances, in preparing the consolidated financial statements of the Group for the year ended 31 December 2025, the Directors have given careful consideration to the Group’s future liquidity, performance and available sources of financing in assessing whether the Group will have sufficient financial resources to continue as a going concern for at least twelve months from the end of the reporting period. The Directors have prepared a cash flow forecast covering a 15-month period from the end of the reporting period (“Cash Flow Forecast”), and taking into account the following plans and measures:

3. 編製基礎

(a) 遵例聲明

第82至203頁之綜合財務報表已根據香港會計師公會(「香港會計師公會」)頒佈的所有香港財務報告準則會計準則(為包括所有適用個別香港財務報告準則、香港會計準則(「香港會計準則」)及詮釋的統稱)及香港公司條例之披露規定而編製。此外,綜合財務報表包括聯交所證券上市規則所規定的適用披露。

(b) 計量基礎及持續經營假設

綜合財務報表乃按照歷史成本編製,惟投資物業乃按公平值計量除外。歷史成本一般是基於就換取貨品及服務所支付之代價之公平值。

本集團於截至二零二五年十二月三十一日止年度錄得淨虧損158,207,000港元,而截至該日,本集團的流動負債淨額及負債淨額分別為325,135,000港元及207,839,000港元。於二零二五年十二月三十一日,本集團的當期銀行及其他借款為206,185,000港元,主要包括須於一年內償還並須續期的銀行借款35,757,000港元,以及須應要求償還的其他貸款155,666,000港元。然而,本集團於二零二五年十二月三十一日僅有現金及銀行結餘76,538,000港元。該等情況可能對本集團持續經營的能力構成重大疑問。

鑒於該等情況,於編製本集團截至二零二五年十二月三十一日止年度的綜合財務報表時,董事已審慎考慮本集團未來的流動資金、表現及可動用的融資來源,以評估本集團是否擁有足夠財務資源,使其能夠在報告期結束後至少十二個月內持續經營。董事已編製涵蓋報告期結束後十五個月期間的現金流量預測(「現金流量預測」),並已考慮以下計劃及措施:

NOTES TO THE FINANCIAL STATEMENTS *(Continued)*

財務報表附註 *(續)*

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 *(Continued)*

(b) Basis of measurement and going concern assumption *(Continued)*

- (1) Included in the Group's current bank and other borrowings as at 31 December 2025 was other loan (the "Loan") with principal of US\$20,000,000, equivalent to approximately HK\$155,666,000. The Loan was initially scheduled to be repaid in April 2025 but remained outstanding as at 31 December 2025.

Pursuant to the letters of intent dated 10 September 2025 and 12 February 2026 entered into between the Company and the lender of the Loan (the "Lender"), the Company proposed and the Lender agreed to:

- (i) extend the repayment date of the outstanding principal amount of the Loan from 23 April 2025 to 22 April 2027, subject to repayment of the outstanding interest up to the payment date in full by 30 June 2026 (Scenario 1); or
- (ii) extend the repayment date of the outstanding principal of the Loan from 23 April 2025 to 22 April 2027 and waive 50% of the outstanding interest accrued up to 31 December 2025, subject to repayment of the principal of the Loan in the sum of US\$10 million (equivalent to approximately HK\$78 million) and payment of 50% of the outstanding interest accrued up to 31 December 2025 by 30 June 2026 (Scenario 2).

Notwithstanding the above repayment proposal, the Loan has not been legally extended and the Lender may enforce its right to demand immediately repayment at its discretion.

3. 編製基礎 *(續)*

(b) 計量基礎及持續經營假設 *(續)*

- (1) 於二零二五年十二月三十一日，計入本集團當期銀行及其他借款的其他貸款（「貸款」）的本金為20,000,000美元（相當於約155,666,000港元）。貸款原定於二零二五年四月償還，但截至二零二五年十二月三十一日仍未償還。

根據本公司與貸款之貸款人（「貸款人」）訂立的日期為二零二五年九月十日及二零二六年二月十二日之意向書，本公司建議且貸款人同意以下事項：

- (i) 將貸款未償還本金之還款日期由二零二五年四月二十三日延至二零二七年四月二十二日，惟須於二零二六年六月三十日前全數支付截至還款日之未付利息（情況1）；或
- (ii) 將貸款未償還本金之還款日期由二零二五年四月二十三日延至二零二七年四月二十二日，並豁免直至二零二五年十二月三十一日累計未償還利息之50%，惟須於二零二六年六月三十日前償還貸款本金10百萬美元（相當於約78百萬港元），並支付截至二零二五年十二月三十一日貸款未償還利息之50%（情況2）。

儘管有上述還款建議，貸款並未合法延長，貸款人可酌情行使其要求即時償還的權利。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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 (Continued)

(b) Basis of measurement and going concern assumption (Continued)

(1) (Continued)

As at 31 December 2025, the outstanding interest of the Loan amounted to HK\$21,055,000 (included in other payables) and the interest that would be waived under Scenario 2 had the conditions been met amounted to approximately HK\$10.5 million.

The funding required under Scenario 1 and Scenario 2 are estimated to be HK\$28.1 million and HK\$88.5 million respectively.

In connection to the above repayment proposals, the Company proposed to implement a rights issue on the basis of one rights share for every one adjusted share (as adjusted as a result of the proposed capital reorganisation as mentioned below) held on the record date at the subscription price of HK\$0.75 per rights share (the “**Rights Issue**”). The Company intends to apply the proceeds of the Rights Issue to finance the above repayment proposal.

Up to the date of approval of these consolidated financial statements, the Rights Issue was approved by the independent shareholders in the special general meeting held on 23 March 2026 and the proposed capital reorganisation (the “**Capital Reorganisation**”) of the share capital of the Company, being one of the conditions of the Right Issues, became effective on 25 March 2026. Despite the Rights Issue has not yet been completed on the date of approval of these consolidated financial statements, the Directors assessed that the Right Issues will be duly completed in May 2026, and the net proceeds generated from the Right Issues would amount to HK\$90.2 million, assuming 123,040,372 rights shares are fully subscribed, or HK\$21.0 million, assuming subscription only by all connected persons of the Company.

3. 編製基礎 (續)

(b) 計量基礎及持續經營假設 (續)

(1) (續)

於二零二五年十二月三十一日，貸款的未償還利息為21,055,000港元（計入其他應付款項），而倘若條件已獲達成，則情況2項下可獲豁免的利息約為10.5百萬港元。

情況1及情況2項下所需的資金分別估計為28.1百萬港元及88.5百萬港元。

就上述償還建議而言，本公司建議實行供股，按於記錄日期每持有一股經調整股份獲發一股供股股份（經因下述建議股本重組而作出調整）的基準，以每股供股股份0.75港元的認購價發行（「**供股**」）。本公司擬將供股所得款項用於為上述償還建議提供資金。

直至該等綜合財務報表獲批准日期，供股已在於二零二六年三月二十三日舉行的股東特別大會上獲獨立股東批准，而作為供股條件之一的本公司建議股本重組（「**股本重組**」）已於二零二六年三月二十五日生效。儘管於該等綜合財務報表獲批准日期供股尚未完成，董事評估供股將於二零二六年五月正式完成；假設123,040,372股供股股份獲全數認購，供股所得款項淨額將為90.2百萬港元；假設僅由本公司所有關連人士認購，則所得款項淨額為21.0百萬港元。

NOTES TO THE FINANCIAL STATEMENTS *(Continued)*

財務報表附註 *(續)*

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 *(Continued)*

(b) Basis of measurement and going concern assumption *(Continued)*

- (2) As of the date of approval of these consolidated financial statements, the Group has unutilised bank facilities totalling HK\$116 million.
- (3) Based on the recent communication with the banks providing facilities, the Group expects to renew most of its existing banking facilities on the basis that the Group has complied with the terms of the loan arrangements and that, based on the Directors' experience and communication with relevant banks, there remains sufficient headroom in the credit enhancements, mainly security of the investment properties, provided by the Group over the outstanding borrowings.
- (4) The Group has put effort in boosting its sales performance particularly the satellite TV equipment and antenna products segment. Also, the management would adopt costs control measures to enhance operating cash flows.

Sensitivity analysis has also been performed by considering reasonably possible changes of the key parameters in the Cash Flow Forecast.

Based on the Cash Flow Forecast and the sensitivity analysis, the Group will have sufficient working capital to finance its operations and meet its financial obligations as and when they fall due for at least twelve months from the end of the reporting period. Accordingly, the Directors consider that it is appropriate to prepare the consolidated financial statements on a going concern basis.

3. 編製基礎 *(續)*

(b) 計量基礎及持續經營假設 *(續)*

- (2) 截至該等綜合財務報表批准日期，本集團未動用的銀行融資額度合計為116,000,000港元。
- (3) 根據近期與提供融資的銀行的溝通，本集團預期可續期大部分現有銀行融資，前提是本集團已遵守貸款安排的條款，且根據董事經驗及與相關銀行的溝通，本集團就未償還借款提供的信貸增強（主要為投資物業的抵押）仍有充足緩衝空間。
- (4) 本集團已致力提升銷售表現，尤其專注衛星電視設備及天線產品板塊。此外，管理層將實施成本控制措施，以改善營運現金流。

透過考慮現金流量預測的主要參數合理可能變動，亦已進行敏感度分析。

基於現金流量預測及敏感度分析，本集團將擁有充足營運資金以為其業務營運提供資金及履行其自報告期末起計至少十二個月的到期財務責任。因此，董事認為，按持續經營基準編製綜合財務報表乃屬適當。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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 (Continued)

(b) Basis of measurement and going concern assumption (Continued)

Notwithstanding the above, the use of the going concern basis depends on successful implementation of the above plans and measures and there are inherent uncertainties associated with the future outcome of the Cash Flow Forecast that, inter alia, includes (i) the subscription level of the Rights Issue given the Rights Issue is on a non-underwritten basis; (ii) whether the repayment date of the outstanding principal of the Loan could be extended to 22 April 2027; (iii) whether the Group is able to timely renew its bank borrowings and facilities as they fall due throughout the period covered by the Cash Flow Forecast; and (iv) whether the Group's business outlook will not significantly deteriorate or deviate from the Directors' expectation and costs control measures could be effectively implemented without adversely affecting the Group's operations.

These conditions indicate the existence of a material uncertainty that may cast significant doubt on the Group's ability to continue as a going concern, and therefore, that it may be unable to realise its assets or discharge its liabilities in the normal course of business.

Should the Group be unable to continue in business as a going concern, adjustments would have to be made to adjust the carrying values of the Group's assets to their estimated net realisable value, to reclassify non-current assets and liabilities as current assets and liabilities respectively, and to provide for any further liabilities which may arise. The effects of these adjustments have not been reflected in these consolidated financial statements.

(c) Functional and presentation currency

The functional currency of the Company is United States dollars ("US\$"), while the consolidated financial statements are presented in Hong Kong dollars ("HK\$"). As the Company is listed on the Main Board of the Stock Exchange, the Directors consider that it will be more appropriate to adopt HK\$ as the Group's and the Company's presentation currency.

3. 編製基礎 (續)

(b) 計量基礎及持續經營假設 (續)

儘管如上文所述，持續經營假設的使用取決於上述計劃及措施能否成功實施，且現金流量預測的未來結果仍存在固有的不確定性，其中包括(i)供股的認購水平（鑒於乃按非包銷基準進行供股）；(ii)貸款未償還本金的還款日期能否延至二零二七年四月二十二日；(iii)本集團能否於現金流量預測涵蓋期間內，及時續期其到期的銀行借款及信貸額度；及(iv)本集團的業務前景是否不會顯著惡化或偏離董事的預期，以及成本控制措施能否在不對本集團營運造成不利影響的情況下有效實施。

該等情況顯示存在重大不確定性，可能對本集團持續經營的能力構成重大疑問，因此，本集團可能無法在正常業務過程中變現其資產或償還其負債。

倘本集團無法在業務上持續經營，則須作出相關調整，將本集團資產之賬面值調整至其估計可變現淨值，將非流動資產及負債分別重新分類為流動資產及負債，並為可能產生之任何進一步負債作出撥備。該等綜合財務報表並無反映此等調整的影響。

(c) 功能及呈列貨幣

本公司的功能貨幣為美元（「美元」），綜合財務報表以港元（「港元」）呈列。由於本公司於聯交所主板上市，故董事認為採納港元作為本集團及本公司的呈列貨幣更為恰當。

NOTES TO THE FINANCIAL STATEMENTS *(Continued)*

財務報表附註 (續)

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. ACCOUNTING POLICIES

(a) Basis of consolidation and business combinations

(i) *Basis of consolidation*

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company and its subsidiaries.

The Company controls its subsidiaries if all three of the following elements are present: power over the investee; exposure, or rights, to variable returns from the investee; and the ability to use its power to affect those variable returns. Control is reassessed whenever facts and circumstances indicate that there may be a change in any of these elements of control.

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 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 item 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.

In the Company's statement of financial position, investments in subsidiaries are stated at cost less impairment loss, if any. The results of subsidiaries are accounted for by the Company on the basis of dividend received and receivable.

4. 會計政策

(a) 綜合基準及業務合併

(i) *綜合基準*

綜合財務報表涵蓋本公司以及由本公司及其附屬公司所控制實體的財務報表。

倘具備以下全部三項因素，本公司即對附屬公司擁有控制權：對被投資方的權力；來自被投資方可變回報的風險或權利；及利用其權力影響該等可變回報的能力。如有事實及情況顯示任何該等控制權因素可能有變，則會重新評估控制權。

當本集團取得某附屬公司的控制權，即開始將該附屬公司綜合入賬；而當本集團失去某附屬公司的控制權，即終止將該附屬公司綜合入賬。具體而言，附屬公司自本集團獲得控制權之日起及直至本集團終止控制該附屬公司之日止的收入及開支計入綜合損益及其他全面收益表。

損益及其他全面收益各個項目會歸屬於本公司擁有人及非控股權益。附屬公司的全面收益總額會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出現虧絀結餘。如有需要，本集團會調整附屬公司的財務報表，使其會計政策符合本集團的會計政策。

於本公司財務狀況表中，於附屬公司的投資按成本減減值虧損（如有）列賬。附屬公司的業績由本公司按已收及應收股息基準入賬。

NOTES TO THE FINANCIAL STATEMENTS *(Continued)*

財務報表附註 (續)

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. ACCOUNTING POLICIES *(Continued)*

(a) Basis of consolidation and business combinations *(Continued)*

(i) *Basis of consolidation (Continued)*

The carrying amount of non-controlling interests that represent present ownership interests in the subsidiary is the amount of those interests at initial recognition plus such non-controlling interest's share of subsequent changes in equity. Total comprehensive income is attributed to such non-controlling interests even if this results in those non-controlling interests having a deficit balance.

The Group accounts for business combinations using the acquisition method when the acquired set of activities and assets meets the definition of a business and control is transferred to the Group. In determining whether a particular set of activities and assets is a business, the Group assesses whether the set of assets and activities acquired includes, at a minimum, an input and substantive processes and whether the acquired set has the ability to produce outputs.

(ii) *Business combinations*

Acquisitions of businesses are accounted for using the acquisition method. The consideration transferred in a business combination is measured at fair value, which is calculated as the sum of the acquisition-date fair values of the assets transferred by the Group, liabilities incurred by the Group to former owners of the acquiree and the equity interests issued by the Group in exchange for control of the acquiree. Acquisition-related costs are recognised in profit or loss as incurred.

At the acquisition date, the identifiable assets and liabilities assumed are recognised at their fair values.

4. 會計政策 (續)

(a) 綜合基準及業務合併 (續)

(i) 綜合基準 (續)

相當於現時於附屬公司的擁有權益的非控股權益賬面值為該等權益於初步確認時的款額加有關非控股權益應佔權益其後變動的部分。即使會導致非控股權益出現虧絀結餘，全面收益總額乃歸屬於非控股權益。

當所收購的活動及資產組合符合業務的定義且控制權轉移至本集團，本集團採用收購法將業務合併入賬。在釐定特定的活動及資產組合是否為一項業務時，本集團評估所收購資產及活動組合是否包括至少一項投入及實質性流程，以及所收購的組合是否有能力產生產出。

(ii) 業務合併

業務收購乃採用收購法入賬。於業務合併轉撥的代價按公平值計量，而計算方式為本集團轉撥的資產、本集團對被收購方的前擁有人產生的負債及本集團為交換被收購方的控制權所發行的股權於收購日期的公平值總和。與收購事項有關的成本於產生時在損益確認。

於收購日期，可識別資產及所承擔負債按彼等的公平值確認。

NOTES TO THE FINANCIAL STATEMENTS *(Continued)*

財務報表附註 *(續)*

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. ACCOUNTING POLICIES *(Continued)*

(a) Basis of consolidation and business combinations *(Continued)*

(ii) *Business combinations (Continued)*

Goodwill is measured as the excess of the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree, and the fair value of the acquirer's previously held equity interest in the acquiree (if any) over the net of the acquisition-date fair value amounts of the identifiable assets acquired and the liabilities assumed. If, after reassessment, the Group's interest in the fair value of the acquiree's identifiable net assets exceeds the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree and the fair value of the acquirer's previously held interest in the acquiree (if any), the excess is recognised immediately in profit or loss as a bargain purchase gain.

Non-controlling interests that are present ownership interests and entitle their holders to a proportionate share of the entity's net assets in the event of liquidation may be initially measured either at fair value or at the non-controlling interests' proportionate share of the recognised amounts of the acquiree's identifiable net assets. The choice of measurement basis is made on a transaction-by-transaction basis. Other types of non-controlling interests are measured at their fair value or, when applicable, on the basis specified in another standard.

4. 會計政策 *(續)*

(a) 綜合基準及業務合併 *(續)*

(ii) 業務合併 *(續)*

商譽乃所轉撥的代價、被收購方任何非控股權益的金額及收購方之前持有被收購方的股權(如有)的公平值的總和超出所收購的可識別資產及所承擔的負債的公平值於收購日期的淨額的部份。倘重新評估後,本集團於被收購方的可識別資產淨值的公平值權益超出所轉撥的代價、被收購方任何非控股權益的金額及收購方之前持有被收購方權益(如有)的公平值的總和,超出部份即時於損益確認為議價收購收益。

屬現有擁有權權益並賦予持有人權利於清盤時按比例攤分有關實體資產淨值的非控股權益初步可按公平值或非控股權益應佔被收購方可識別資產淨值的已確認金額的比例計量。計量基準的選擇乃按照具體交易而作出。計量基準的選擇乃按照個別交易基準而作出。其他類別的非控股權益按公平值或(如適用)其他準則所規定的基準計量。

NOTES TO THE FINANCIAL STATEMENTS *(Continued)*

財務報表附註 (續)

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. ACCOUNTING POLICIES *(Continued)*

(b) Associates

An associate is an entity over which the Group has significant influence and that is neither a subsidiary nor a joint arrangement. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

The results and assets and liabilities of associate are incorporated in these consolidated financial statements using the equity method of accounting. The financial statements of associate used for equity accounting purposes are prepared using uniform accounting policies as those of the Group for like transactions and events in similar circumstances. Under the equity method, an interest in an associate is initially recognised in the consolidated statement of financial position at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the associate. When the Group's share of losses of an associate exceeds the Group's interest in that associate (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate.

When a group entity transacts with an associate of the Group (such as a sale or contribution of assets), profits and losses resulting from the transactions with the associate are recognised in the Group's consolidated financial statements only to the extent of interests in the associate that are not related to the Group.

4. 會計政策 (續)

(b) 聯營公司

聯營公司為本集團擁有重大影響力的實體，並非一間附屬公司或合營安排。重大影響力為可參與被投資方的財政及經營政策決定的權力，而並非對該等政策施加控制權或共同控制權。

聯營公司的業績及資產與負債乃以權益會計法計入此等綜合財務報表。就權益會計法目的使用的聯營公司財務報表乃利用與本集團於類似情況下就同類交易及事件所用者一致的會計政策編製。根據權益法，於聯營公司的權益乃按成本於綜合財務狀況表中初步確認，並於其後調整以確認本集團應佔該聯營公司的損益及其他全面收益。當本集團分佔一間聯營公司虧損超出其於該聯營公司之權益（包括任何本質上組成本集團於該聯營公司投資淨額部分之長期權益）時，本集團終止確認其分佔進一步虧損。倘本集團代表該聯營公司產生法定或推定責任或作出付款，則確認額外虧損。

當一間集團實體與本集團的聯營公司進行交易（例如資產出售或注資），本集團僅會於聯營公司的權益與本集團無關的情況下，方會於綜合財務報表確認與該聯營公司交易所產生的損益。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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. ACCOUNTING POLICIES (Continued)

(c) Joint arrangements

The Group is a party to a joint arrangement when there is a contractual arrangement that confers joint control over the relevant activities of the arrangement to the Group and at least one other party. Joint control is assessed under the same principles as control over subsidiaries.

The Group classifies its interests in joint arrangements as joint operations, where the Group has both the rights to assets and obligations for the liabilities of the joint arrangement.

The Group accounts for its interests in joint operations by recognising its share of assets in accordance with its contractually conferred rights and obligations.

(d) Goodwill

Goodwill is initially recognised at cost being the excess of the aggregate of the consideration transferred, the amount recognised for non-controlling interests in the acquiree and the acquisition date fair value of the acquirer's previously held equity interest in the acquiree over the fair value of identifiable assets and liabilities acquired.

For goodwill arising on an acquisition in a financial year, the cash-generating unit ("CGU") to which goodwill has been allocated is tested for impairment before the end of that financial year. When the recoverable amount of the CGU is less than the carrying amount of the unit, the impairment loss is allocated to reduce the carrying amount of any goodwill allocated to the unit first, and then to the other assets of the unit pro-rata on the basis of the carrying amount to each asset in the unit. However, the loss allocated to each asset will not reduce the individual asset's carrying amount to below its fair value less costs of disposal (if measurable) or its value in use (if determinable), whichever is the higher.

4. 會計政策 (續)

(c) 合營安排

當有合約安排賦予本集團及至少一名其他訂約方對相關活動之共同控制權時，本集團為合營安排之訂約方。共同控制乃根據控制附屬公司之相同原則予以評估。

倘若本集團有權享有合營安排之資產並有義務承擔其負債，本集團將其於合營安排之權益分類為合營業務。

本集團透過確認其根據合約所賦予的權利及責任而應佔之資產將於合營業務之權益入賬。

(d) 商譽

商譽初始時按成本確認，乃所轉撥的代價、被收購方非控股權益確認的金額及收購方之前持有被收購方的股權於收購日期的公平值的總和超出所收購的可識別資產及負債的公平值部份。

就於財政年度內收購所產生的商譽而言，已獲分配商譽的現金產生單位（「現金產生單位」）於該財政年度末前進行減值測試。當現金產生單位的可收回金額少於該單位的賬面金額時，減值虧損的分配會先削減分配到該單位的任何商譽的賬面金額，其後以單位各資產的賬面金額為基準，按比例分配至該單位的其他資產。然而，分配至每個資產的虧損不會對個別資產的賬面金額減少至低於其公平值減處置成本（尚可計量）或其使用價值（如可確定），以較高者為準。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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. ACCOUNTING POLICIES (Continued)

(d) Goodwill (Continued)

Goodwill is measured at cost less impairment losses, if any. For the purpose of impairment testing, goodwill arising from an acquisition is allocated to each of the relevant cash-generating units that are expected to benefit from the synergies of the combination. A cash-generating unit is the smallest identifiable group of assets that generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets. A cash-generating unit to which goodwill has been allocated is tested for impairment annually, by comparing its carrying amount with its recoverable amount (see Note 4(m)), and whenever there is an indication that the unit may be impaired.

Any impairment loss for goodwill is recognised in profit or loss and is not reversed in subsequent periods.

(e) Revenue recognition

Revenue from contracts with customers is recognised when control of goods or services is transferred to the customers at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services, excluding those amounts collected on behalf of third parties.

Trading of satellite TV equipment products and other electronic goods

Customers obtain control of the satellite TV equipment products and other electronic goods when the goods are delivered to and have been accepted. Revenue is thus recognised upon when the customers accepted the satellite TV equipment products and other electronic goods. There is generally only one performance obligation. Invoices are usually payable within 60 to 120 days.

Contract liabilities

A contract liability represents the Group's obligation to transfer goods to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer.

4. 會計政策 (續)

(d) 商譽 (續)

商譽乃按成本減減值虧損 (如有) 計量。就減值測試而言,收購產生之商譽分配至預期會受惠於合併協同效益之各相關現金產生單位。現金產生單位乃可識別之最小資產組合,其產生之現金流入基本獨立於其他資產或資產組合之現金流入。獲分配商譽之現金產生單位會每年透過比較其賬面值與其可收回金額 (見附註4(m)) 及於有跡象顯示該單位可能出現減值時進行減值測試。

商譽的任何減值虧損於損益內確認,於其後期間不予撥回。

(e) 收益確認

來自客戶合約的收益乃於商品或服務的控制權轉讓予客戶時確認,該金額能反映本集團預期就交換該等商品或服務有權獲得的代價,不包括代表第三方收取的該等金額。

買賣衛星電視設備產品及其他電子產品

於衛星電視設備產品及其他電子產品交付予客戶並獲客戶接納時,客戶取得該等貨品之控制權。因此,收益會於客戶接納衛星電視設備產品及其他電子產品時確認。通常只存在一項履約責任。發票通常於60至120日內支付。

合約負債

合約負債指本集團有責任將產品轉移至本集團已收代價 (或代價金額已到期的) 客戶。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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4. ACCOUNTING POLICIES (Continued)

(f) Property, plant and equipment

Property, plant and equipment including land and buildings held for use in the production or supply of goods or services, or for administrative purposes are stated in the consolidated statement of financial position at cost less subsequent accumulated depreciation and accumulated impairment losses, if any.

Depreciation is recognised so as to write off the cost of items of property, plant and equipment less their expected residual values over their estimated useful lives, using the straight-line method. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

Freehold land is stated at cost less accumulated impairment losses, if any.

An asset is written down immediately to its recoverable amount if its carrying amount is higher than the asset's estimated recoverable amount.

Any gain or loss arising on the disposals or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

(g) Investment properties

Investment properties are properties held to earn rentals or for capital appreciation. These include land and properties under development that is being constructed or developed for future use as investment property.

Investment properties are initially measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are measured at their fair values. 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.

4. 會計政策 (續)

(f) 物業、廠房及設備

物業、廠房及設備(包括持作用於生產或供應貨品或服務或作行政用途的土地及樓宇)於綜合財務狀況表內按成本減其後的累計折舊以及累計減值虧損(如有)列賬。

折舊乃按物業、廠房及設備項目的估計可使用年期以直線法確認,以撇銷其成本減預期剩餘價值。估計可使用年期、剩餘價值及折舊方法於各報告期末檢討,任何估計變動的影響按預期基準入賬。

永久業權土地按成本減累計減值虧損列賬(如有)。

倘資產的賬面值高於其估計可收回金額,則會即時撇減至其可收回金額。

出售或報廢物業、廠房及設備項目產生的任何收益或虧損乃按銷售所得款項與資產賬面金額間的差額釐定,並於損益確認。

(g) 投資物業

投資物業乃持有以賺取租金或獲得資本增值的物業。此等投資物業包括正在建設或發展以供未來用作投資物業之發展中土地及物業。

投資物業初步按成本計量,包括任何直接應佔開支。首次確認後,投資物業按公平值計量。投資物業公平值變動產生的收益或虧損計入產生期間的損益內。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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4. ACCOUNTING POLICIES (Continued)

(g) Investment properties (Continued)

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use or no future economic benefits are expected from its disposal. 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 item is derecognised.

(h) Leasing

The Group as a lessee

All leases are required to be capitalised in the statement of financial position as right-of-use assets and lease liabilities.

The right-of-use asset should be recognised at cost and would comprise:

- (i) the amount of the initial measurement of the lease liability (see below for the accounting policy to account for lease liability);
- (ii) any lease payments made at or before the commencement date, less any lease incentives received;
- (iii) any initial direct costs incurred by the lessee; and
- (iv) an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset to the condition required by the terms and conditions of the lease, unless those costs are incurred to produce inventories.

Except for right-of-use asset that meets the definition of an investment property, the Group measures the right-of-use assets applying a cost model. Under the cost model, the Group measures the right-of-use assets at cost, less any accumulated depreciation and any impairment losses, and adjusted for any remeasurement of lease liability. For right-of-use asset that meets the definition of an investment property, they are carried at fair value.

4. 會計政策 (續)

(g) 投資物業 (續)

投資物業於出售或永久停止使用或預期不會從出售該項物業中獲得未來經濟利益時終止確認。終止確認某項物業所產生的收益或虧損(按出售所得款項淨額與該資產的賬面值之間的差額計算)計入項目終止確認期間的損益內。

(h) 租賃

本集團作為承租人

所有租賃均須於財務狀況表內資本化為使用權資產及租賃負債。

使用權資產應按成本確認，並包括：

- (i) 租賃負債之初步計量金額(見下文將租賃負債入賬之會計政策)；
- (ii) 於開始日期或之前作出之任何租賃付款扣除任何已收取之租賃優惠；
- (iii) 承租人產生之任何初步直接成本；及
- (iv) 承租人將相關資產拆除及移除為租賃條款及條件規定之狀態所產生之估計成本，除非該等成本乃因生產存貨而產生則除外。

除符合投資物業定義之使用權資產外，本集團應用成本模式計量使用權資產。根據成本模式，本集團按成本扣除任何累計折舊及任何減值虧損計量使用權資產，並就租賃負債之任何重新計量進行調整。符合投資物業定義之使用權資產按公平值列賬。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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4. ACCOUNTING POLICIES (Continued)

(h) Leasing (Continued)

The Group as a lessee (Continued)

The Group accounts for leasehold land and buildings that are held for rental or capital appreciation purpose under HKAS 40 "Investment Property" and are carried at fair value. The Group accounts for leasehold land and buildings which is held for own use under HKAS 16 "Property, Plant and Equipment" and are carried at cost.

Lease liability

The lease liability is recognised at the present value of the lease payments that are not paid at the date of commencement of the lease. The lease payments are discounted using the Group's incremental borrowing rate, as the interest rate implicit in the lease cannot be readily determined.

Subsequent to the commencement date, the Group measures the lease liability by:

- (i) increasing the carrying amount to reflect interest on the lease liability;
- (ii) reducing the carrying amount to reflect the lease payments made; and
- (iii) remeasuring the carrying amount to reflect any reassessment or lease modifications, or to reflect revised in-substance fixed lease payments.

When the Group renegotiates the contractual terms of a lease with the lessor, if the renegotiation results in one or more additional assets being leased for an amount commensurate with the standalone price for the additional right to use obtained, the modification is accounted for as a separate lease, in all other cases, where the renegotiated increases the scope of the lease (whether that is an extension to the lease term, or one or more additional assets being leased), the lease liability is remeasured using the discount rate applicable on the modification date, with the right-of-use asset being adjusted by the same amount.

4. 會計政策 (續)

(h) 租賃 (續)

本集團作為承租人 (續)

本集團根據香港會計準則第40號「投資物業」就收取租金或資本增值目的持有之租賃土地及樓宇入賬，並按公平值列賬。本集團根據香港會計準則第16號「物業、廠房及設備」就持作自用之租賃土地及樓宇入賬，並按成本列賬。

租賃負債

租賃負債應以於租賃開始日期尚未支付之租賃付款之現值確認。因租賃隱含之利率無法容易釐定，租賃付款使用本集團之增量借貸利率貼現。

於開始日期後，本集團按以下方式計量租賃負債：

- (i) 提高賬面值以反映租賃負債利息；
- (ii) 減低賬面值以反映已作出之租賃付款；及
- (iii) 重新計量賬面值以反映任何重估或租賃調整或對實質上固定的租賃付款的修正。

當本集團與出租人重新磋商租賃合約條款時，重新磋商導致一項或多項額外資產被以與所獲得的額外使用權資產的獨立價格相稱的金額租用，則該修改入賬列作單獨的租賃，在所有其他情況下，倘重新磋商增加了租賃範圍（無論是延長租賃期限，抑或額外租用一項或多項資產），則採用修改日適用的貼現率重新計量租賃負債，而使用權資產則按相同金額予以調整。

NOTES TO THE FINANCIAL STATEMENTS *(Continued)*

財務報表附註 (續)

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. ACCOUNTING POLICIES (Continued)

(h) Leasing (Continued)

The Group as a lessor

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 recognised as an expense on the straight-line basis over the lease term.

Any changes in the scope of the consideration for a lease that was not part of the original terms and conditions of the lease are accounted for as lease modifications. The Group accounts for a modification to an operating lease as a new lease from the effective date of the modification, recognising the remaining lease payments as income on either a straight-line basis or another systematic basis over the remaining lease term.

(i) Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before taxation' as reported in the consolidated statement of profit or loss and other comprehensive income 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 base 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.

4. 會計政策 (續)

(h) 租賃 (續)

本集團作為出租人

租賃分類為經營租賃。

經營租賃的租金收入按相關租賃年期以直線法於損益確認。磋商及安排經營租賃時產生之初始直接成本，計入租賃資產的賬面值，並在整個租賃期內按直線法確認為費用。

倘租賃代價範圍的任何變化不屬於原租賃條款及條件的一部分，則入賬列作租賃調整。本集團自修訂生效日起將經營租賃修訂入賬列為新租賃，並按照直線法或其他系統基準將餘下租賃款項於餘下租賃年期內確認為收入。

(i) 稅項

所得稅支出指現時應付稅項及遞延稅項總額。

現時應付稅項按本年度應課稅溢利計算。應課稅溢利因其他年度的應課稅或可扣稅收支及從不課稅或不可扣稅的項目而與綜合損益及其他全面收益表中所呈報的「除稅前溢利」不同。本集團的即期稅項負債按報告期末已頒佈或實質上已頒佈的稅率計算。

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相應稅基的暫時差額確認。遞延稅項負債通常會就所有應課稅暫時差額確認。遞延稅項資產通常會於可能出現可動用可扣稅暫時差額的應課稅溢利時就所有可扣稅暫時差額確認。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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4. ACCOUNTING POLICIES (Continued)

(i) Taxation (Continued)

For the purposes of measuring deferred tax liabilities or deferred tax assets 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. If the presumption is rebutted, deferred tax liabilities and deferred tax assets for such investment properties are measured in accordance with the above general principles set out in HKAS 12 (i.e. based on the expected manner as to how the properties will be recovered).

Deferred tax assets and deferred tax liabilities are offset if and only if the Group has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

(j) Intangible assets

Intangible assets acquired separately and with finite useful lives are carried at cost 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 the reporting period, with the effect of any changes in estimate being accounted for on a prospective basis. Intangible assets are tested for impairment by comparing their carrying amounts with their recoverable amounts (Note 4(m)).

4. 會計政策 (續)

(i) 稅項 (續)

就計量投資物業的遞延稅項負債或遞延稅項資產而言，利用公平值模型計量的投資物業的賬面金額乃假設通過銷售全數收回，除非該假設被推翻則除外。當投資物業可予折舊及以隨時間消逝而非透過銷售消耗投資物業所包含的絕大部份經濟利益為目標的業務模式持有時，有關假設即被推翻。倘有關假設被推翻，則上述投資物業的遞延稅項負債及遞延稅項資產根據上述香港會計準則第12號所載的一般原則（即根據將如何收回有關物業的預期方式）計量。

僅當本集團有可合法執行權利可將即期稅項資產與即期稅項負債抵銷，且遞延稅項資產與遞延稅項負債與同一稅務機關對同一應課稅實體或於預期有大額遞延稅項負債或資產需要清償或收回的各未來各期間內，擬按淨額基準結算即期稅務負債及資產或同時變現資產及清償負債之不同應課稅實體徵收之所得稅相關，則遞延稅項資產與遞延稅項負債可予抵銷。

(j) 無形資產

個別收購且具備有限可使用年期的無形資產按成本減累計攤銷及任何累計減值虧損列賬。

具備有限可使用年期的無形資產按估計可使用年期以直線法確認攤銷。估計可使用年期及攤銷方法於報告期末檢討，任何估計變動的影響按預期基準入賬。無形資產透過將其賬面值與其可收回金額比較進行減值測試（附註4(m)）。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

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4. ACCOUNTING POLICIES (Continued)

(k) Inventories

Inventories are stated at the lower of cost and net realisable value. Cost of inventories is determined on a first-in, first-out method. Net realisable value represents the estimated selling price for inventories less all estimated costs of completion and costs necessary to make the sale.

(l) Financial Instruments

(i) Financial assets

A financial asset is initially measured at fair value plus, for an item not at fair value through profit or loss, transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

All regular way purchases and sales of financial assets are recognised on the trade date, that is, the date that the Group commits to purchase or sell the asset.

Debt instruments are subsequently measured at amortised costs as these assets are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest. Financial assets at amortised cost are subsequently measured using the effective interest method.

(ii) Impairment loss on financial assets

The Group recognises loss allowances for expected credit losses ("ECLs") on trade receivables and financial assets measured at amortised cost. The ECLs are measured on either of the following bases: (1) 12-months ECLs: these are the ECLs that result from possible default events within the 12 months after the reporting date; and (2) lifetime ECLs: these are ECLs that result from all possible default events over the expected life of a financial instrument. The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

4. 會計政策 (續)

(k) 存貨

存貨按成本與可變現淨值的較低者列賬。存貨成本按先入先出法釐定。可變現淨值指存貨的估計售價減完成的所有估計成本及銷售所需成本。

(l) 金融工具

(i) 金融資產

金融資產首次按公平值加上與收購金融或發行直接應佔的交易成本計量 (倘屬並非透過損益以公平值計量的項目)。並無重大融資部份的應收貿易賬款首次按交易價格計量。

所有以常規方式購買及出售的金融資產均於交易日 (即本集團承諾購買或出售資產之日) 確認。

債務工具其後按攤銷成本計量，乃由於該等資產為收取合約現金流量而持有，而該等現金流量僅為支付本金及利息。按攤銷成本計量的金融資產其後採用實際利率法計量。

(ii) 金融資產之減值虧損

本集團就應收貿易賬款及按攤銷成本計量的金融資產的預期信貸虧損 (「預期信貸虧損」) 確認虧損撥備。預期信貸虧損按以下方式之一計量：(1) 十二個月預期信貸虧損：報告日期後十二個月內可能發生的違約事件而導致的預期信貸虧損；及(2) 全期預期信貸虧損：在金融工具的預計年期所有可能發生的違約事件而導致的預期信貸虧損。於估計預期信貸虧損時所考慮的最長期間為本集團面臨信貸風險的最長合約期間。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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. ACCOUNTING POLICIES (Continued)

(I) Financial Instruments (Continued)

(ii) Impairment loss on financial assets (Continued)

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the Group expects to receive. The shortfall is then discounted at an approximation to the assets' original effective interest rate.

The Group measures loss allowances for trade receivables using HKFRS 9 simplified approach and has calculated ECLs based on lifetime ECLs. The Group has established a provision matrix that is based on the Group's historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

For other debt financial assets, ECLs are based on lifetime ECLs except when there has not been a significant increase in credit risk since initial recognition, in which case the allowance will be based on the 12-months ECLs.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information analysis, based on the Group's historical experience and informed credit assessment and including forward-looking information.

The Group assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due.

4. 會計政策 (續)

(I) 金融工具 (續)

(ii) 金融資產之減值虧損 (續)

預期信貸虧損是信貸虧損的概率加權估計。信貸虧損按根據合約應付本集團的所有合約現金流量與本集團預期將收到的所有現金流量之間的差額計量。該差額其後按資產原有實際利率計算的近似值折現。

本集團採用香港財務報告準則第9號簡化法對應收貿易賬款之虧損撥備進行計量，並已根據全期預期信貸虧損計算預期信貸虧損。本集團已設立根據本集團過往信貸虧損經驗計算之撥備矩陣，並按與債務人相關之前瞻性因素及經濟環境調整。

就其他債務金融資產而言，預期信貸虧損乃根據全期預期信貸虧損計算，惟倘自初步確認起信貸風險並未大幅增加，則按十二個月預期信貸虧損計算撥備。

當釐定金融資產之信貸風險自初次確認起是否顯著增加及於估計預期信貸虧損時，本集團會考慮相關及毋須付出過多成本或努力即可獲得的合理及有理據的資料。此包括根據本集團過往經驗及已知信貸評估得出的定量及定性資料及分析，並包括前瞻性資料。

本集團假定，金融資產如逾期超過30日，其信貸風險會顯著增加。

NOTES TO THE FINANCIAL STATEMENTS *(Continued)*

財務報表附註 *(續)*

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. ACCOUNTING POLICIES *(Continued)*

(I) Financial Instruments *(Continued)*

(ii) *Impairment loss on financial assets (Continued)*

The Group considers a financial asset to be in default when the debtor is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to action such as realising security (if any is held); or the financial asset, except for trade receivables, is more than 90 days past due.

Having regard to the industry practice as well as the financial background of certain customers, the Group has rebutted the presumptions that trade receivables are in default when they are more than 90 days past due having regard to the business cycle of the industry in which the customers are engaged.

Depending on the nature of the financial instruments, the assessment of a significant increase in credit risk is performed on either an individual or a collective basis. When the assessment is performed on a collective basis, the financial instruments are grouped based on shared credit risk characteristics, such as past due status and credit risk ratings.

The Group considers a financial asset to be credit-impaired when:

- significant financial difficulty of the debtor;
- a breach of contract, such as a default or being more than 90 days past due;
- the restructuring of a loan or advance by the Group on terms that the Group would not consider otherwise; or
- it is probable that the debtor will enter bankruptcy or other financial reorganisation.

The Group recognises an impairment gain or loss in profit or loss for all financial instruments with a corresponding adjustment to their carrying amount through a loss allowance account.

4. 會計政策 *(續)*

(I) 金融工具 *(續)*

(ii) *金融資產之減值虧損 (續)*

當債務人不大可能在本集團無追索權採取行動(例如變現抵押品(如持有))的情況下向本集團悉數履行其信貸義務;或金融資產(貿易應收款項除外)逾期超過90日,本集團會將該金融資產視為違約。

經考慮行業慣例及若干客戶的財務背景,本集團已推翻貿易應收款項逾期超過90天即屬違約的假定,當中已考慮客戶所從事行業的業務週期。

取決於金融工具的性質,信貸風險大幅上升的評估乃按個別基準或共同基準進行。倘評估為按共同基準進行,金融工具則按共同的信貸風險特徵(如逾期狀況及信貸風險評級)進行分組。

本集團認為金融資產於下列情況下已信貸減值:

- 債務人出現重大財務困難;
- 違反合約如違約或逾期超過90日;
- 本集團根據其他情況下不會考慮之條款重組貸款或墊款;或
- 債務人很可能會進行破產或其他財務重組。

本集團於損益中確認所有金融工具的減值收益或虧損,並透過虧損撥備賬項相應調整其賬面值。

NOTES TO THE FINANCIAL STATEMENTS *(Continued)*

財務報表附註 (續)

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. ACCOUNTING POLICIES (Continued)

(I) Financial Instruments (Continued)

(ii) *Impairment loss on financial assets (Continued)*

The Group writes off a financial asset when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery. Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. Any recoveries made are recognised in profit or loss.

Interest income on credit-impaired financial assets is calculated based on the amortised cost (i.e. the gross carrying amount less loss allowance) of the financial asset. For non-credit-impaired financial assets interest income is calculated based on the gross carrying amount.

(iii) *Financial liabilities*

The Group classifies its financial liabilities, depending on the purpose for which the liabilities were incurred. Financial liabilities at amortised costs are initially measured at fair value, net of directly attributable costs incurred.

Financial liabilities at amortised cost

Financial liabilities at amortised cost including trade, bills and other payables and borrowings are subsequently measured at amortised cost, using the effective interest method. The related interest expense is recognised in profit or loss.

Gains or losses are recognised in profit or loss when the liabilities are derecognised as well as through the amortisation process.

4. 會計政策 (續)

(I) 金融工具 (續)

(ii) *金融資產之減值虧損 (續)*

倘有資料顯示債務人面對嚴重財務困難，且實際上並無收款前景，則本集團會撇銷金融資產。經考慮法律意見後（如合適），遭撇銷的金融資產可能仍須按本集團收款程序進行須強制執行的活動。任何收款於損益中確認。

信貸減值金融資產的利息收入根據該金融資產的攤銷成本（即總賬面值減虧損撥備）計算。就非信貸減值金融資產而言，利息收入根據總賬面值計算。

(iii) *金融負債*

本集團根據金融負債產生之目的將金融負債分類。按攤銷成本計量之金融負債初步按公平值減所產生直接應佔成本計量。

按攤銷成本計量之金融負債

按攤銷成本計量之金融負債（包括應付貿易賬款、應付票據及其他應付款項及借貸）其後採用實際利率法按攤銷成本計量。相關利息開支於損益中確認。

收益或虧損於終止確認負債時及透過攤銷過程於損益中確認。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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. ACCOUNTING POLICIES (Continued)

(I) Financial Instruments (Continued)

(iv) 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 payment when due in accordance with the original or modified terms of a debt instrument. A financial guarantee contract issued by the Group and not designated as at fair value through profit or loss is recognised initially at its fair value less transaction costs that are directly attributable to the issue of the financial guarantee contract. Subsequent to initial recognition, the Group measures the financial guarantee contract at the higher of: (i) the amount of the loss allowance, being the ECLs provision measured in accordance with principles of the accounting policy set out in Note 4(I)(ii); and (ii) the amount initially recognised less, when appropriate, cumulative amortisation recognised in accordance with the principles of HKFRS 15 *Revenue from Contracts with Customers* ("HKFRS 15").

(v) Derecognition

The Group derecognises a financial asset when the contractual rights to the future cash flows in relation to the financial asset expire or when the financial asset has been transferred and the transfer meets the criteria for derecognition in accordance with HKFRS 9.

Financial liabilities are derecognised when the obligation specified in the relevant contract is discharged, cancelled or expires.

4. 會計政策 (續)

(I) 金融工具 (續)

(iv) 財務擔保合約

財務擔保合約乃合約發行者根據某項債務工具原有或經修改之條款，因某特定債務人於到期日未能償還款項而需支付特定款項以補償合約持有者招致之損失之一項合約。由本集團所簽發而非指定為透過損益以公平值計量之財務擔保合約，於首次確認時以其公平值減直接應佔發行財務擔保合約之交易成本列賬。於首次確認後，本集團以下列較高者計算財務擔保合約：(i)虧損撥備金額，即根據4(I)(ii)所載會計政策原則計量的預期信貸虧損撥備；及(ii)首次確認之數額減按香港財務報告準則第15號來自客戶合約的收益（「香港財務報告準則第15號」）之原則而確認之累計攤銷（倘適用）。

(v) 終止確認

當自金融資產收取未來現金流量的合約權利已屆滿，或該項金融資產已轉讓且轉讓符合根據香港財務報告準則第9號的終止確認標準時，本集團即終止確認金融資產。

在相關合約內指定的責任獲履行、取消或屆滿時終止確認有關金融負債。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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. ACCOUNTING POLICIES (Continued)

(m) Impairment on tangible and intangible assets other than goodwill (see the accounting policy in respect of goodwill above)

At the end of the reporting period, the Group reviews the carrying amounts of the following assets to determine whether there is any indication that those assets have suffered an impairment loss or an impairment loss previously recognised no longer exists or may have decreased, or when annual impairment testing for those assets is required:

- Property, plant and equipment;
- Right-of-use assets;
- Intangible assets;
- Interest in an associate;
- Investments in subsidiaries

If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss, if any. When it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

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 for which the estimates of future cash flows have not been adjusted.

4. 會計政策 (續)

(m) 除商譽外的有形及無形資產減值(有關商譽的會計政策見於上文)

本集團於報告期末審閱下列資產的賬面值，以釐定是否有跡象顯示該等資產出現減值虧損或過往已確認的減值虧損是否已不存在或減少，或是否需要就該等資產進行年度減值測試：

- 物業、廠房及設備；
- 使用權資產；
- 無形資產；
- 於一間聯營公司的權益；
- 於附屬公司的投資

倘存在任何有關減值跡象，則估計該資產的可收回金額以釐定減值虧損(如有)程度。倘無法估計個別資產的可收回金額，則本集團會估計資產所屬現金產生單位的可收回金額。如能識別出合理一致的分配基準，亦會將公司資產分配至個別現金產生單位，或分配至能識別出合理一致的分配基準的現金產生單位的最小組別。

可收回金額指公平值減出售成本及使用價值兩者中之較高者。於評估使用價值時，估計未來現金流量使用稅前折現率折現至現值。有關折現率反映當前市場對貨幣時間價值及資產(其未來現金流量估計未作調整)特有風險的評估。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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. ACCOUNTING POLICIES (Continued)

(m) Impairment on tangible and intangible assets other than goodwill (see the accounting policy in respect of goodwill above) (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. 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) 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) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

5. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, the Directors are required to make judgments, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience 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 ongoing 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

Expect for those disclosed elsewhere in these financial statements, the following is the critical judgement, apart from those involving estimations (see below), that the Directors have made in the process of applying the Group's accounting policies and that has the most significant effect on the amounts recognised in the consolidated financial statements.

4. 會計政策 (續)

(m) 除商譽外的有形及無形資產減值(有關商譽的會計政策見於上文) (續)

倘一項資產(或一個現金產生單位)的可收回金額估計低於其賬面金額,則該項資產(或一個現金產生單位)的賬面金額須削減至其可收回金額。減值虧損即時於損益確認。

倘日後撥回減值虧損,有關資產(或現金產生單位)的賬面金額會增至經修訂的估計可收回金額,惟增加後的賬面金額不得超出倘有關資產(或一個現金產生單位)並無於以往年度確認任何減值虧損所應釐定的賬面金額。撥回的減值虧損即時於損益確認。

5. 關鍵會計判斷及估計不明朗因素的主要來源

應用本集團的會計政策時,董事須對無法透過其他來源確定的資產及負債賬面金額作出判斷、估計及假設。該等估計及相關假設基於過往經驗及其他被視為相關的因素而作出。實際結果或有別於該等估計。

本公司持續審閱該等估計及相關假設。倘對會計估計的修訂僅影響進行修訂的期間,則於該期間確認有關修訂,倘修訂影響目前及未來期間,則會於進行修訂及未來期間確認有關修訂。

應用會計政策之關鍵判斷

除於此等財務報表其他地方所披露者外,以下為董事於應用本集團會計政策時作出的關鍵判斷(除涉及估計的判斷(見下文)外),有關判斷對綜合財務報表的已確認金額影響至為重大。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

Critical judgements in applying accounting policies (Continued)

Going concern assumption

The Directors consider that the Group and the Company have the ability to continue as a going concern and therefore, have prepared the consolidated financial statements for the year ended 31 December 2025 on a going concern basis. The assessment of the going concern assumption, as disclosed in Note 3(b), involves making judgement by the Directors at a particular point of time, about the future outcome of events or conditions which are uncertain. These include (i) the subscription level of the Rights Issue given the Rights Issue is on a non-underwritten basis; (ii) the Group's ability to extend the repayment date of the outstanding principal of the Loan to 22 April 2027; (iii) whether the Group is able to timely renew its bank borrowings and facilities as they fall due throughout the period covered by the Cash Flow Forecast; and (iv) whether the Group's business outlook will not significantly deteriorate or deviate from the Directors' expectation and the effectiveness of the Group's costs control measures. In the Cash Flow Forecast prepared by the Directors, a number of scenarios and sensitivity were considered to address the uncertainty as mentioned above. The Directors determined that the most likely amount method is the appropriate method to use in estimating the future financing need of the Group. Based on the Cash Flow Forecast, the Directors consider that it is appropriate to prepare the consolidated financial statements of the Group on a going concern basis.

Deferred taxation on investment properties

For the purposes of measuring deferred tax liabilities or deferred tax assets arising from investment properties that are measured using the fair value model, the Directors have reviewed the Group's investment property portfolios and concluded that the Group's investment properties situated in the PRC with carrying amount of HK\$352,502,000 as at 31 December 2025 (2024: HK\$307,084,000) are held under a business model whose objective is to consume substantially all of the economic benefits embodied in the investment properties over time, rather than through sale; therefore, the Directors have determined that the presumption that the carrying amounts of such investment properties are recovered through sale is rebutted. As a result, the Group has not recognised any deferred taxes on land appreciation tax on changes in fair value of these investment properties but has only recognised deferred taxes on enterprise income tax.

5. 關鍵會計判斷及估計不明朗因素的主要來源 (續)

應用會計政策之關鍵判斷 (續)

持續經營假設

董事認為，本集團及本公司具備持續經營的能力，因此已按持續經營基準編製截至二零二五年十二月三十一日止年度之綜合財務報表。誠如附註3(b)所披露，對持續經營假設之評估要求董事於特定時間點對具有不確定性之未來事件或狀況結果作出判斷。該等不確定性包括：(i)鑒於供股乃按非包銷基準進行，供股的認購水平尚不明確；(ii)本集團將貸款未償還本金的還款日期延長至二零二七年四月二十二日的能力；(iii)本集團能否於現金流量預測涵蓋期間內，在銀行借款及融資額度到期時及時續期；及(iv)本集團的業務前景會否顯著惡化或偏離董事預期，以及成本控制措施的有效性。於董事編製的現金流量預測中，已考慮多種情景及敏感度，以應對上述不確定性。董事認為，最接近金額法乃估計本集團未來融資需求的適當方法。根據現金流量預測，董事認為按持續經營基準編製本集團綜合財務報表乃屬適當。

投資物業的遞延稅項

就計算以公平值模型計量的投資物業產生的遞延稅項負債或遞延稅項資產而言，董事已審閱本集團的投資物業組合，結論為本集團於二零二五年十二月三十一日賬面值為352,502,000港元(二零二四年：307,084,000港元)位於中國的投資物業乃以隨時間消逝而非透過銷售消耗投資物業所包含的絕大部份經濟利益為目標的業務模式持有。因此，董事確定投資物業賬面值透過出售予以收回的假設已被推翻。因此，本集團並無就投資物業的公平值變動而產生之土地增值稅項確認任何遞延稅項，而僅就企業所得稅確認遞延稅項。

NOTES TO THE FINANCIAL STATEMENTS *(Continued)*

財務報表附註 (續)

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. CRITICAL ACCOUNTING JUDGMENTS 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.

Impairment loss on receivables, loan to and amount due from an associate

The measurement of impairment losses under HKFRS 9 across all categories of financial assets requires judgement, in particular, the estimation of the amount and timing of future cash flows when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances.

At each end of the reporting period, the Group assesses whether there has been a significant increase in credit risk for exposures since initial recognition by comparing the risk of default occurring over the expected life between the reporting date and the date of initial recognition. The Group considers reasonable and supportable information that is relevant and available without undue cost or effort for this purpose. This includes quantitative and qualitative information and also, forward-looking analysis.

For more detailed information in relation to the assessment of ECLs of financial assets, please refer to Note 37(b).

5. 關鍵會計判斷及估計不明朗因素的主要來源 (續)

估計不明朗因素的主要來源

以下為大有可能導致須於下一財政年度對資產賬面金額作出重大調整的未來主要假設及於報告期末估計不明朗因素的其他主要來源。

應收款項、向一間聯營公司提供的貸款及應收一間聯營公司款項的減值虧損

根據香港財務報告準則第9號對所有類別的金融資產進行減值虧損計量須作出判斷，特別是在釐定減值虧損及評估信貸風險的大幅增加時，對未來現金流量的金額及發生的時間的估計。此等估計受多項因素影響，當中有關的變動可能導致須作出不同程度的撥備。

於各報告期間末，本集團會將通過對由報告日期至初步確認日期之間的預計年期內發生的違約風險進行比較，以評估自初步確認以來信貸風險敞口是否有顯著增加。本集團就此會考慮相關及毋須付出過度成本或努力而可用的合理及具支持理據的資料，當中包括定量及定性資料以及前瞻性分析。

有關金融資產預期信貸虧損評估的更多詳情，請參閱附註37(b)。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

Key sources of estimation uncertainty (Continued)

Impairment of goodwill, intangible assets, and property, plant and equipment

At the end of the reporting period, in performing impairment assessment for the Group's goodwill and other non-current assets, the management has to prepare cash flow projections for the cash-generating units. The cash flow projections incorporate a number of key estimates and assumptions about future events and therefore, are subject to uncertainty and might materially differ from the actual results. In making these key estimates and judgments, the directors take into consideration assumptions that are mainly based on market conditions existed at the end of the reporting period. These estimates are regularly compared to actual market data and actual transactions entered into by the Group. The management is also required to exercise judgement to determine an appropriate discount rate for the cash flow projections. The management has adopted multiple scenarios in the value-in-use calculations to address estimation uncertainty. Future changes in the events and conditions underlying the estimates and judgement would affect the estimation of recoverable amount and may result in adjustment to their carrying amounts.

Based on the impairment assessment, impairment loss of HK\$46,472,000 was recognised for the year which was allocated as to HK\$17,627,000 for goodwill and HK\$28,845,000 for property, plant and equipment. Details about the estimates used in assessing the impairment are set out in Note 18.

Write-down of inventories

Provision for slow-moving inventories is made based on estimated net realisable value of inventories. The assessment of the provision amount required involves management judgment and estimates in identifying obsolete and slow-moving inventories and estimate relevant market values for those inventories identified. Where the actual outcome or expectation in future is different from the original estimate, such differences will impact the carrying value of inventories and provision charge/written back in the period in which the estimate has been changed. As at 31 December 2025, the gross carrying amount of inventories was HK\$57,732,000 (2024: HK\$114,898,000), and accumulated allowance of inventories of HK\$18,557,000 (2024: HK\$16,226,000) was recognised as at 31 December 2025.

5. 關鍵會計判斷及估計不明朗因素的主要來源 (續)

估計不明朗因素的主要來源 (續)

商譽、無形資產以及物業、廠房及設備的減值

於報告期末，管理層在對本集團商譽及其他非流動資產進行減值評估時，須為各現金產生單位編製現金流量預測。該等現金流量預測包含多項關於未來事件的關鍵估計及假設，因此存在不確定性，且可能與實際結果有重大差異。在作出該等關鍵估計及判斷時，董事已考慮主要基於報告期末市場狀況的假設。該等估計會定期與實際市場數據及本集團已訂立的實際交易進行比較。管理層亦須行使判斷，以釐定現金流量預測的適當貼現率。管理層已於使用價值計算中採用多種情境，以應對估計的不確定性。構成該等估計及判斷基礎之事件及情況日後若有所變動，將影響可收回金額之估計，並可能導致其賬面值作出調整。

根據減值評估，本年度已確認減值虧損46,472,000港元，其中17,627,000港元歸屬於商譽，28,845,000港元歸屬於物業、廠房及設備。有關評估減值時所採用之估計詳情載於附註18。

存貨撇減

滯銷存貨乃根據存貨的估計可變現淨值作出撥備。所需撥備金額涉及管理層於識別陳舊及滯銷存貨時做出的判斷及估計以及對已識別存貨的相關市值估計。倘未來的實際結果或預期與原有估計存在差異，則該差異將會對估計已發生變更期間的存貨賬面值及撥備支出／撥回產生影響。於二零二五年十二月三十一日，存貨的賬面總值為57,732,000港元（二零二四年：114,898,000港元），而於二零二五年十二月三十一日確認的累計存貨撥備為18,557,000港元（二零二四年：16,226,000港元）。

NOTES TO THE FINANCIAL STATEMENTS *(Continued)*

財務報表附註 (續)

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. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY *(Continued)*

Key sources of estimation uncertainty *(Continued)*

Income taxes

Determining income tax provisions involves significant judgement in determining the amount of the provision and the timing of payment. There are many transactions and calculations for which the ultimate tax expense is uncertain during the ordinary course of business. The Group recognises taxes based on estimates of the likely outcome with reference to current tax laws and practices. Where the final tax outcome of these transactions is different from the amounts that were initially recorded, such difference will impact the income tax and deferred tax provisions in the year in which such determination is made. Deferred tax assets relating to certain deductible temporary differences and tax losses will be recognised when management considers it is probable that future taxable profit will be available against which the deductible temporary differences or tax losses can be utilised. Where the expectation is different from the originally estimate, such differences will impact the recognition of deferred tax assets and income tax expense in the period in which such estimate is changed.

5. 關鍵會計判斷及估計不明朗因素的主要來源 (續)

估計不明朗因素的主要來源 (續)

所得稅

確定所得稅撥備涉及確定該撥備金額和支付時間的重要判斷。日常業務過程中許多交易和計算所涉及的最終稅務支出並不確定。本集團確認稅項，乃根據參照現行稅收法律和慣例的可能結果的估計。倘這些交易的最終稅務結果與最初記錄的金額存在差異，該差異將會影響確定當年的所得稅和遞延所得稅撥備。當管理層認為很可能可利用未來應課稅溢利作抵扣暫時性差異或稅項虧損時，則會確認與若干可抵扣暫時性差異及稅項虧損有關的遞延稅項資產。當預期與原先的估計不同，該等差異將影響進行此類估計變更期間確認的遞延稅項資產和所得稅支出。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

Key sources of estimation uncertainty (Continued)

Fair value measurement on investment properties

Investment properties included in the Group's financial statements require measurement at, and disclosure of, fair value.

The aggregate fair values of the Group's investment properties as at 31 December 2025 amounted to HK\$352,502,000. As disclosed in Note 17, the Group's investment properties were revalued at the end of the reporting period by independent professional valuers using income approach, market comparison approach and residual method. In determining appropriate reversionary yield and rental value for properties using income approach, the valuers has considered the market transactions of similar properties in terms of property type, location and other relevant factors. In arriving at the valuations for properties using market comparison approach, the valuers has selected suitable market comparable, identified significant attributes for the properties and applied their knowledge and experience in determining the necessary adjustments to the prices of the comparable for differences in the attributes between the Group's properties and the comparable. For properties under development for which residual method is adopted, the valuers has to derive the market price of properties upon completion of development and to take into account the estimated costs for developing the properties including construction costs and other costs such as professional fees as well as determine the developer's profit which is to estimate the compensation demanded by developer for assuming the risk related to the development. The valuations are subject to significant estimation and judgment by the valuers and the management which might materially differ from the actual results.

More detailed information in relation to fair value measurement of investment properties are set out in Note 17.

5. 關鍵會計判斷及估計不明朗因素的主要來源 (續)

估計不明朗因素的主要來源 (續)

投資物業之公平值計量

計入本集團財務報表之投資物業須按公平值計量及披露。

於二零二五年十二月三十一日，本集團投資物業之公平值總額為352,502,000港元。如附註17所披露，本集團投資物業已於報告期末由獨立專業估值師採用收入法、市場比較法及餘值法進行重估。於採用收入法釐定物業適當之復歸收益率及租金價值時，估值師已考慮同類物業在物業類型、位置及其他相關因素方面之市場交易情況。於採用市場比較法進行物業估值時，估值師已選擇合適之市場可比較物業、識別物業之重要屬性，並運用其知識及經驗，就本集團物業與可比較物業之間屬性差異，對可比較物業價格作出必要調整。對於採用餘值法估值之發展中物業，估值師須推算物業發展完成後之市場價格，並計及物業發展之估計成本（包括建築成本及專業費用等其他成本），以及釐定開發商利潤，以估算開發商因承擔發展相關風險而要求之補償。有關估值須由估值師及管理層作出重大估計及判斷，有關結果可能與實際情況存在重大差異。

有關投資物業公平值計量之更詳細資料載於附註17。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

Key sources of estimation uncertainty (Continued)

Fair value measurement on investment properties (Continued)

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1: Quoted prices (unadjusted) in active markets for identical items;
- Level 2: Observable direct or indirect inputs other than Level 1 inputs; and
- Level 3: Unobservable inputs (i.e. not derived from market data).

For more detailed information in relation to the fair value measurement of investment properties, please refer to Note 17.

6. REVENUE

Revenue represents the amounts received and receivable for goods sold, less returns and discounts provided by the Group to customers. An analysis of the Group's revenue for the year 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
Revenue from contracts with customers	來自客戶合約的收益		
Sales of goods	銷售貨品	449,729	648,689

5. 關鍵會計判斷及估計不明朗因素的主要來源 (續)

估計不明朗因素的主要來源 (續)

投資物業之公平值計量 (續)

此外，就財務報告而言，公平值計量分為第一級、第二級或第三級，有關等級乃根據公平值計量輸入數據之可觀察程度及該等輸入數據對公平值計量整體之重要程度而劃分，說明如下：

- 第一級：相同項目於活躍市場之報價 (未經調整)；
- 第二級：直接或間接可觀察輸入數據 (第一級輸入數據除外)；及
- 第三級：不可觀察輸入數據 (即並非源自市場之數據)。

有關投資物業公平值計量之更多詳情，請參閱附註17。

6. 收益

收益指本集團向客戶銷售貨品而已收及應收的款項 (已扣除退貨及折扣)。本集團年內的收益分析如下：

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

7. SEGMENT INFORMATION

The segment information reported externally was analysed on the basis of their goods delivered or provided by the Group's operating divisions which are consistent with the internal information that are regularly reviewed by the executive Directors, the chief operating decision maker, for the purposes of resources allocation and assessment of performance. This is also the basis of organisation in the Group, whereby the management has chosen to organise the Group around different products.

Specifically, the Group's operating segments under HKFRS 8 *Operating Segments* are as follows:

(i) Media entertainment platform related products

Trading and manufacturing of media entertainment platform related products, which are mainly used for satellite products equipment.

(ii) Other multimedia products

Trading and manufacturing of components of audio and video electronic products such as cable lines.

(iii) Satellite TV equipment and antenna products

Trading and manufacturing of satellite TV equipment, antenna and other related electronic products.

Revenue from contracts with customer within the scope of HKFRS 15:

7. 分部資料

對外呈報之分部資料按本集團營運部門交付或提供貨品之基準分析，其與由執行董事（主要營運決策者）就資源分配及表現評估定期審閱之內部資料一致。此亦為本集團之組織基準，據此，管理層選擇按不同產品組織本集團。

具體而言，本集團根據香港財務報告準則第8號經營分部之經營分部如下：

(i) 媒體娛樂平台相關產品

買賣及製造媒體娛樂平台相關產品，主要用於衛星產品設備。

(ii) 其他多媒體產品

買賣及製造影音電子產品零件，例如線纜。

(iii) 衛星電視設備及天線產品

買賣及製造衛星電視設備、天線及其他相關電子產品。

香港財務報告準則第15號範疇內的客戶合約收益：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Media entertainment platform related products	媒體娛樂平台相關產品	37,131	169,268
Other multimedia products	其他多媒體產品	95,356	102,752
Satellite TV equipment and antenna products	衛星電視設備及天線產品	317,242	376,669
		449,729	648,689

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

7. SEGMENT INFORMATION (Continued)

Segment Revenue and Results

The following is an analysis of the Group's revenue and results by reportable segments:

Year ended 31 December 2025

		Media entertainment platform related products 媒體娛樂平台 相關產品 HK\$'000 千港元	Other multimedia products 其他多媒體 產品 HK\$'000 千港元	Satellite TV equipment and antenna products 衛星電視設備 及天線產品 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Revenue	收益				
External sales	外部銷售	37,131	95,356	317,242	449,729
Results	業績				
Segment results	分部業績	5,181	12,092	11,462	28,735
Provision for expected credit losses on loan to an associate	給予一間聯營公司的貸款的預期信貸虧損撥備				(9,287)
Provision for expected credit losses on the amount due from an associate	應收一間聯營公司款項的預期信貸虧損撥備				(19,678)
Provision for expected credit losses on trade receivables	應收貿易賬款的預期信貸虧損撥備				(916)
Impairment loss on goodwill	商譽減值虧損				(17,627)
Impairment loss on other non-financial assets	其他非金融資產減值虧損				(28,845)
Other income, gains and losses	其他收入、收益及虧損				69,242
Research and development costs	研發成本				(18,630)
Administrative and other expenses	行政及其他開支				(122,462)
Finance costs	融資成本				(28,746)
Net increase in fair value of investment properties	投資物業的公平值增加淨額				697
Loss before income tax	所得稅前虧損				(147,517)

7. 分部資料 (續)

分部收益及業績

按可呈報分部分析的本集團收益及業績如下：

截至二零二五年十二月三十一日止年度

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

7. SEGMENT INFORMATION (Continued)

Segment Revenue and Results (Continued)

Year ended 31 December 2024

7. 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

		Media entertainment platform related products 媒體娛樂平台 相關產品 HK\$'000 千港元	Other multimedia products 其他多媒體 產品 HK\$'000 千港元	Satellite TV equipment and antenna products 衛星電視設備 及天線產品 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Revenue	收益				
External sales	外部銷售	169,268	102,752	376,669	648,689
Results	業績				
Segment results	分部業績	12,330	6,091	18,773	37,194
Provision for expected credit losses on loan to an associate	給予一間聯營公司的貸款的預期信貸虧損撥備				(4,962)
Provision for expected credit losses on the amount due from an associate	應收一間聯營公司款項的預期信貸虧損撥備				(9,834)
Reversal of expected credit losses on trade receivables	應收貿易賬款的預期信貸虧損撥回				2,390
Impairment loss on goodwill	商譽減值虧損				(16,000)
Other income, gains and losses	其他收入、收益及虧損				35,281
Research and development costs	研發成本				(22,873)
Administrative and other expenses	行政及其他開支				(100,939)
Share of loss of an associate	應佔一間聯營公司之虧損				(4)
Finance costs	融資成本				(29,363)
Net increase in fair value of investment properties	投資物業的公平值增加淨額				72,878
Loss before income tax	所得稅前虧損				(36,232)

Segment results represent the profit earned by each segment without allocation of provision for/reversal of expected credit losses, impairment loss on goodwill, impairment loss on other non-financial assets, administrative and other expenses, research and development costs, other income, gains and losses, changes in fair value of investment properties, share of loss of an associate and finance costs. This is the measure reported to the chief operating decision maker for the purposes of resources allocation and performance assessment.

分部業績指各分部所賺取的溢利，其並未分配預期信貸虧損撥備／撥回。撥分部業績指各分部所賺取的溢利，其並未分配預期信貸虧損撥備／撥回、商譽減值虧損、其他非金融資產減值虧損、行政及其他開支、研發成本、其他收入、收益及虧損、投資物業公平值的變動、應佔一間聯營公司之虧損及融資成本。此乃就資源分配及表現評估向主要營運決策者報告的方式。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

7. SEGMENT INFORMATION (Continued)

Segment Assets And Liabilities

The following is an analysis of the Group's assets and liabilities by reportable segments:

At 31 December 2025

7. 分部資料 (續)

分部資產及負債

按可呈報分部分析的本集團資產及負債如下：

於二零二五年十二月三十一日

		Media entertainment platform related products 媒體娛樂平台 相關產品 HK\$'000 千港元	Other multimedia products 其他多媒體 產品 HK\$'000 千港元	Satellite TV equipment and antenna products 衛星電視設備 及天線產品 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Assets	資產				
Segment assets	分部資產	14,403	5,393	173,819	193,615
Bank balances and cash	銀行結存及現金				76,538
Pledged bank deposits	已抵押銀行存款				5,462
Unallocated corporate assets	未分配公司資產				421,841
Consolidated assets	綜合資產				697,456
Liabilities	負債				
Segment liabilities	分部負債	30,104	52,508	170,810	253,422
Bank and other borrowings	銀行及其他借貸				349,895
Lease liabilities	租賃負債				36,104
Unallocated corporate liabilities	未分配公司負債				265,874
Consolidated liabilities	綜合負債				905,295

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

7. SEGMENT INFORMATION (Continued)

Segment Assets And Liabilities (Continued)

At 31 December 2024

7. 分部資料 (續)

分部資產及負債 (續)

於二零二四年十二月三十一日

	Media entertainment platform related products 媒體娛樂平台 相關產品 HK\$'000 千港元	Other multimedia products 其他多媒體 產品 HK\$'000 千港元	Satellite TV equipment and antenna products 衛星電視設備 及天線產品 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Assets	資產			
Segment assets	分部資產	22,661	17,841	345,500
Bank balances and cash	銀行結存及現金			64,612
Pledged bank deposits	已抵押銀行存款			4,636
Unallocated corporate assets	未分配公司資產			445,523
Consolidated assets	綜合資產			860,271
Liabilities	負債			
Segment liabilities	分部負債	30,441	50,824	266,013
Bank and other borrowings	銀行及其他借貸			347,031
Lease liabilities	租賃負債			51,068
Unallocated corporate liabilities	未分配公司負債			265,319
Consolidated liabilities	綜合負債			929,431

For the purpose of monitoring segment performances and allocating resources between segments:

- all assets are allocated to operating segments other than certain property, plant and equipment, investment properties, loan to an associate, amount due from an associate, interest in an associate, deferred tax assets, loan receivables, certain other receivables, bank balances and cash and pledged bank deposits; and
- all liabilities are allocated to operating segments other than certain other payables, tax liabilities, deferred tax liabilities, bank and other borrowings, provision for financial guarantee and lease liabilities.

為監察分部表現及於分部間分配資源：

- 除若干物業、廠房及設備、投資物業、給予一間聯營公司的貸款、應收一間聯營公司款項、於一間聯營公司之權益、遞延稅項資產、應收貸款、若干其他應收款項、銀行結存及現金及已抵押銀行存款外，所有資產分配至經營分部；及
- 除若干其他應付款項、稅項負債、遞延稅項負債、銀行及其他借貸、財務擔保撥備及租賃負債外，所有負債分配至經營分部。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

7. SEGMENT INFORMATION (Continued)

Other Segment Information

Year ended 31 December 2025

	Media entertainment platform related products 媒體娛樂平台相關產品 HK\$'000 千港元	Other multimedia products 其他多媒體產品 HK\$'000 千港元	Satellite TV equipment and antenna products 衛星電視設備及天線產品 HK\$'000 千港元	Unallocated 未分配 HK\$'000 千港元	Total 總計 HK\$'000 千港元	
Amounts included in the measure of segment profit or loss or segment assets:	計量分部損益或分部資產時計入的金額：					
Additions to non-current assets*	添置非流動資產*	-	180	6,316	785	7,281
Depreciation and amortisation	折舊及攤銷	125	175	16,395	1,882	18,577
Reversal of impairment loss on inventories	撥回存貨減值虧損	(5,950)	-	-	-	(5,950)

Year ended 31 December 2024

截至二零二四年十二月三十一日止年度

	Media entertainment platform related products 媒體娛樂平台相關產品 HK\$'000 千港元	Other multimedia products 其他多媒體產品 HK\$'000 千港元	Satellite TV equipment and antenna products 衛星電視設備及天線產品 HK\$'000 千港元	Unallocated 未分配 HK\$'000 千港元	Total 總計 HK\$'000 千港元	
Amounts included in the measure of segment profit or loss or segment assets:	計量分部損益或分部資產時計入的金額：					
Additions to non-current assets*	添置非流動資產*	940	90	12,591	19,006	32,627
Depreciation and amortisation	折舊及攤銷	211	13	8,409	12,891	21,524
Reversal of impairment loss on inventories	撥回存貨減值虧損	(4,445)	-	-	-	(4,445)

* Additions to non-current assets included additions on property, plant and equipment, intangible assets and investment properties.

* 添置非流動資產包括添置物業、廠房及設備、無形資產及投資物業。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

7. SEGMENT INFORMATION (Continued)

Disaggregation Of Revenue From Contracts With Customers

7. 分部資料 (續)

分拆客戶合約收益

		Media entertainment platform related products 媒體娛樂平台相關產品		Other multimedia products 其他多媒體產品		Satellite TV equipment and antenna products 衛星電視設備及天線產品		Total 總計	
		2025	2024	2025	2024	2025	2024	2025	2024
		二零二五年 HK\$'000 千港元	二零二四年 HK\$'000 千港元	二零二五年 HK\$'000 千港元	二零二四年 HK\$'000 千港元	二零二五年 HK\$'000 千港元	二零二四年 HK\$'000 千港元	二零二五年 HK\$'000 千港元	二零二四年 HK\$'000 千港元
Primary geographical markets	主要地域市場								
Asia	亞洲	1,727	96,826	2,829	5,569	157,852	133,147	162,408	235,542
Europe	歐洲	31,747	67,478	1,618	2,278	11,118	12,176	44,483	81,932
North America	北美	-	2	81,743	85,976	134,308	213,441	216,051	299,419
Middle East	中東	3,249	4,343	9,007	3,110	9,791	6,225	22,047	13,678
Africa	非洲	408	619	-	-	-	-	408	619
South America	南美	-	-	159	5,769	4,173	11,680	4,332	17,449
Other regions	其他地區	-	-	-	50	-	-	-	50
Total	總計	37,131	169,268	95,356	102,752	317,242	376,669	449,729	648,689
Major products	主要產品								
Set-top box (STB)	機頂盒	3,946	13,748	-	-	-	-	3,946	13,748
Other media entertainment products	其他媒體娛樂產品	32,511	76,595	-	-	-	-	32,511	76,595
Connector	接頭	-	-	-	2,622	-	-	-	2,622
Cable and assembly	電纜及組裝	-	-	5,730	23,189	-	-	5,730	23,189
Cloud services and telecommunications base station equipment	雲服務及電信基站設備	-	78,925	-	-	-	-	-	78,925
Networkings	網絡	-	-	29,213	30,325	-	-	29,213	30,325
Other multi-media products	其他多媒體產品	-	-	60,413	46,616	-	-	60,413	46,616
Satellite TV antenna equipment products	衛星電視天線設備產品	-	-	-	-	317,242	376,669	317,242	376,669
Internet Service Provider (ISP)	網絡服務設備	674	-	-	-	-	-	674	-
Total		37,131	169,268	95,356	102,752	317,242	376,669	449,729	648,689
Timing of revenue recognition	收益確認時間								
At a point in time	按時間點	37,131	169,268	95,356	102,752	317,242	376,669	449,729	648,689

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

7. SEGMENT INFORMATION (Continued)

Geographical Information

The Group's operations are mainly located in the PRC (country of domicile), Taiwan, Vietnam, Europe, and North America.

The Group's revenue from external customers, based on location of customers, and information about its non-current assets by geographical location of the assets are detailed below:

7. 分部資料 (續)

地域資料

本集團的業務乃主要位於中國（居籍所在國）、台灣、越南、歐洲及北美。

本集團來自外部客戶（根據客戶所在地）的收益及有關按資產所在地域劃分其非流動資產的資料詳列如下：

	Revenue from external customers 來自外部客戶的收益		Specified non-current assets (Note) 特定非流動資產 (附註)		
	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	
Asia	亞洲				
- Taiwan	— 台灣	2,620	9	4,611	15,987
- Hong Kong	— 香港	148	94,339	-	-
- Other region of the PRC (country of domicile)	— 中國其他地區 (居籍所在國)	4,000	22,222	352,231	317,678
- Nepal	— 尼泊爾	1,524	9,791	-	-
- India	— 印度	119,966	77,968	-	-
- Vietnam	— 越南	32,938	30,968	-	56,916
- Others	— 其他	1,212	245	16,206	17,288
Europe	歐洲				
- Germany	— 德國	26,170	54,392	72	57
- Spain	— 西班牙	8,185	13,007	-	922
- Sweden	— 瑞典	5,492	7,465	-	-
- Others	— 其他	4,636	7,068	-	-
North America	北美				
- United States of America ("USA")	— 美利堅合眾國 (「美國」)	196,525	276,631	6,307	12,639
- Canada	— 加拿大	5,127	5,277	-	-
- Mexico	— 墨西哥	14,399	17,352	-	-
- Others	— 其他	-	159	-	-
Middle East	中東				
- United Arab Emirates ("UAE")	— 阿拉伯聯合酋長國 (「阿聯酋」)	4	6,132	-	-
- Others	— 其他	22,043	7,546	-	-

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

7. SEGMENT INFORMATION (Continued)

Geographical Information (Continued)

7. 分部資料 (續)

地域資料 (續)

		Revenue from external customers 來自外部客戶的收益		Specified non-current assets (Note) 特定非流動資產 (附註)	
		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
Africa	非洲				
- Others	- 其他	408	619	-	-
South America	南美				
- Chile	- 智利	654	2,688	-	-
- Argentina	- 阿根廷	1,361	1,638	-	-
- Columbia	- 哥倫比亞	1,329	8,231	-	-
- Others	- 其他	988	4,892	-	-
Other regions	其他地區	-	50	-	-
		449,729	648,689	379,427	421,487

Note: Specified non-current assets exclude deferred tax assets and financial instruments.

附註：特定非流動資產不包括遞延稅項資產及金融工具。

Information About Major Customers

Revenue from customer contributing over 10% of the total sales of the Group is as follows:

主要客戶資料

為本集團的銷售總額貢獻逾10%的客戶的收益如下：

		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	58,763	115,071
Customer B	客戶B	87,238	87,223
Customer C*	客戶C*	-	77,528
Customer D*	客戶D*	96,808	-

Note: Revenue from customer A, B and D are from the satellite TV equipment and antenna products segment and customer C is from media entertainment platform related products.

附註：客戶A、客戶B及客戶D收益來自衛星電視設備及天線產品分部，而客戶C來自媒體娛樂平台相關產品。

* Revenue of the customer in respective year is less than 10% of the Group's total sales.

* 客戶於相應年度的收益少於本集團銷售總額10%。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

8. OTHER INCOME, GAINS AND LOSSES

8. 其他收入、收益及虧損

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Government subsidy (Note)	政府補助 (附註)	38	40
Ancillary service income from tenants	來自租戶的配套服務收入	16,132	14,077
Interest income	利息收入	4,406	70
Interest income from an associate	來自一間聯營公司的利息收入	1,008	1,012
Rental income	租金收入	12,786	14,266
Sales of scrap materials and samples	廢品及樣本銷售	38	24
Net foreign exchange gain	外幣匯兌收益淨額	6,680	3,729
Gain on lease modification	租賃修改收益	1,790	-
Gain on disposal of a subsidiary (Note 34)	出售一間附屬公司的收益 (附註34)	139	-
Consultancy income	顧問收入	20,317	-
Others	其他	5,908	2,063
		69,242	35,281

Note:

The Group received various government subsidies from local government authorities in the PRC of HK\$38,000 (2024: HK\$40,000). There are no unfulfilled conditions and other contingencies relating to these grants and subsidies.

附註：

本集團自中國地方政府機關收取多項政府補貼合共38,000港元 (二零二四年：40,000港元)。該等補助及補貼並無未達成之條件及其他或然事項。

9. FINANCE COSTS

9. 融資成本

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Interest on bank and other borrowings	銀行及其他借貸利息	25,973	24,740
Interest on lease liabilities	租賃負債利息	2,773	4,623
		28,746	29,363

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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. INCOME TAX EXPENSE

10. 所得稅支出

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
The tax charge/(credit) comprises:	稅項開支／(抵免) 包括：		
Current tax:	本期稅項：		
– the PRC	– 中國	2,858	2,904
– Jurisdictions other than the PRC and Hong Kong	– 中國及香港以外的司法權區	52	(483)
		2,910	2,421
Under/(over)-provision in prior years:	過往年度撥備不足／(超額撥備)：		
– the PRC	– 中國	2,184	(1,981)
– Jurisdictions other than the PRC and Hong Kong	– 中國及香港以外的司法權區	99	(10)
		2,283	(1,991)
Deferred taxation:	遞延稅項：		
– Current year (Note 23)	– 本年度 (附註23)	5,497	21,874
		10,690	22,304

The tax rates applicable to the Group's principal operating subsidiaries for the years ended 31 December 2025 and 2024 are as follows:

截至二零二五年及二零二四年十二月三十一日止年度，本集團主要營運附屬公司的適用稅率如下：

(i) the PRC

The applicable PRC enterprise income tax rate of the PRC subsidiaries is 25% in accordance with the relevant income tax law and regulations in the PRC.

(i) 中國

根據中國有關所得稅法律及法規，中國附屬公司的適用中國企業所得稅稅率為25%。

(ii) Hong Kong

Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profits.

(ii) 香港

香港利得稅按估計應課稅溢利的16.5%計算。

No tax is payable on the profit arising in Hong Kong as the entity operating in Hong Kong incurred tax losses for both years.

由於在香港經營的實體於兩個年度產生稅項虧損，因此毋須就來自香港的溢利繳納稅項。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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. INCOME TAX EXPENSE (Continued)

(iii) United States

The Group's subsidiaries in the US are subject to United States Federal Income Tax at 21% (2024: 21%) and States Income Tax at 6% (2024: 6%).

(iv) Europe

The Group's European subsidiaries are subject to profit tax rates at a range of 25% to 30% (2024: 25% to 30%)

(v) Others

Other subsidiaries operating in other jurisdictions are subject to applicable tax rates in the relevant jurisdictions.

The tax charge/(credit) for the year can be reconciled to the loss before income tax per the consolidated statement of profit or loss and other comprehensive income as follows:

10. 所得稅支出 (續)

(iii) 美國

本集團的美國附屬公司須分別按21% (二零二四年：21%) 及6% (二零二四年：6%) 的稅率繳納美國聯邦所得稅及州所得稅。

(iv) 歐洲

本集團的歐洲附屬公司須按介乎25%至30% (二零二四年：25%至30%) 的稅率繳納利得稅。

(v) 其他

於其他司法權區經營的其他附屬公司須按有關司法權區的適用稅率繳稅。

本年度稅項支出／(抵免) 可與綜合損益及其他全面收益表的所得稅前虧損對賬如下：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Loss before income tax	所得稅前虧損	(147,517)	(36,232)
Tax credit at the applicable rate of 25% (2024: 25%)	按適用稅率25% (二零二四年：25%) 計算的稅項抵免	(36,879)	(9,058)
Tax effect of expenses not deductible for tax purpose	不可扣稅開支的稅務影響	30,873	14,194
Tax effect of income not taxable for tax purpose	毋須課稅收入的稅務影響	(3,333)	(290)
Tax effect of temporary differences not recognised	未確認的暫時差額的稅務影響	4,407	3,898
Tax effect of different tax rates of subsidiaries operating in other jurisdictions	於其他司法權區經營的附屬公司的不同稅率的稅務影響	8,894	7,169
Tax effect of tax loss not recognised	未確認的稅項虧損的稅務影響	4,445	8,382
Under/(over)-provision in prior years	過往年度撥備不足／(超額撥備)	2,283	(1,991)
Tax charge for the year	本年度稅項支出	10,690	22,304

Details of deferred taxation for the year are set out in Note 23.

本年度遞延稅項詳情載於附註23。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

11. LOSS FOR THE YEAR

11. 本年度虧損

		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):	達致本年度虧損時已扣除／(計入)：		
Auditor's remuneration	核數師酬金	2,255	2,210
Directors' emoluments (Note 12)	董事酬金 (附註12)	3,007	3,125
Other staff costs	其他員工成本	71,511	70,239
Contributions to defined contribution plans, excluding Directors	界定供款計劃供款 (董事除外)	2,278	2,010
Total employee benefit expenses (Note (iii))	僱員福利開支總額 (附註(iii))	76,796	75,374
Carrying amount of inventories sold	銷售存貨的賬面值	410,745	588,935
Reversal of inventory provision (Note (i))*	撥回存貨撥備 (附註(i))*	(5,950)	(4,445)
Cost of inventories recognised as expenses	已確認為開支的存貨成本	404,795	584,490
Provision for expected credit losses on loan to an associate	給予一間聯營公司的貸款的預期信貸虧損撥備	9,287	4,962
Provision for expected credit losses on amount due from an associate	應收一間聯營公司款項的預期信貸虧損撥備	19,678	9,834
Provision/(reversal of) for expected credit losses on trade receivables	應收貿易賬款的預期信貸虧損撥備／(撥回)	916	(2,390)
Provision for expected credit losses on financial assets	金融資產的預期信貸虧損撥備	29,881	12,406
Depreciation of property, plant and equipment (Note (iii))	物業、廠房及設備折舊 (附註(iii))	7,587	9,408
Depreciation of right-of-use assets (Note (iii))	使用權資產折舊 (附註(iii))	10,447	11,580
Amortisation of intangible assets (Note (i))	無形資產攤銷 (附註(i))	543	536
Direct operating expenses arising from investment properties that generate rental income	產生租賃收入之投資物業產生的直接營運開支	508	1,024
Loss on disposal of intangible assets	出售無形資產的虧損	1,018	-
Loss on disposal of property, plant and equipment	出售物業、廠房及設備的虧損	1,866	178

NOTES TO THE FINANCIAL STATEMENTS *(Continued)*

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

11. LOSS FOR THE YEAR (Continued)

Note (i): Included in cost of sales

Note (ii): Included in the total employee benefit expenses is an aggregate amount of HK\$2,296,000 (2024: HK\$2,028,000) in respect of contributions to defined contribution plans, including Directors.

Note (iii): Depreciation charges are recognised in the cost of sales of approximately HK\$4,483,000 (2024: approximately HK\$4,585,000), distribution and selling costs of approximately HK\$129,000 (2024: approximately HK\$148,000) and administrative and other expenses of approximately HK\$13,422,000 (2024: approximately HK\$16,255,000) for the year ended 31 December 2025.

* The reversal of inventory provision mainly arose from inventories that were sold subsequently during the year

11. 本年度虧損 (續)

附註(i): 包括於銷售成本內

附註(ii): 僱員福利開支總額包括就界定供款計劃所作出的供款 (包括董事) 總額2,296,000港元 (二零二四年: 2,028,000港元)。

附註(iii): 截至二零二五年十二月三十一日止年度, 折舊費用約4,483,000港元 (二零二四年: 約4,585,000港元) 於銷售成本中確認, 約129,000港元 (二零二四年: 約148,000港元) 於經銷及銷售成本中確認及約13,422,000港元 (二零二四年: 約16,255,000港元) 於行政及其他開支中確認。

* 撥回存貨撥備主要來自其後於本年度售出的存貨

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
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12. DIRECTORS' EMOLUMENTS AND FIVE HIGHEST PAID INDIVIDUALS

(a) Directors' emoluments

The emoluments paid or payable to each of the Directors were as follows:

Year ended 31 December 2025

	Mr. Hung Tsung Chin 洪聰進先生	Mr. Wu Chia Ming 吳嘉明先生	Mr. Kuo Jen Hao 郭人豪先生	Mr. Chen Wei Chun 陳偉鈞先生	Mr. Lu Ming Shiu-an 盧明軒先生	Ms. Chen Wei-Hui 陳葦德女士	Total 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	HK\$'000 千港元	HK\$'000 千港元
Fees 袍金	120	120	180	120	120	120	780
Other emoluments: 其他酬金： - Salaries and other benefits 一薪金及其他福利	1,409	-	-	800	-	-	2,209
- Retirement benefits schemes contributions 一退休福利計劃供款	18	-	-	-	-	-	18
Total emoluments 酬金總額	1,547	120	180	920	120	120	3,007

Year ended 31 December 2024

	Mr. Hung Tsung Chin 洪聰進先生	Mr. Wu Chia Ming 吳嘉明先生	Mr. Kuo Jen Hao 郭人豪先生	Mr. Chen Wei Chun 陳偉鈞先生	Mr. Lu Ming Shiu-an 盧明軒先生	Ms. Chen Wei-Hui 陳葦德女士	Total 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	HK\$'000 千港元	HK\$'000 千港元
Fees 袍金	120	120	180	120	120	120	780
Other emoluments: 其他酬金： - Salaries and other benefits 一薪金及其他福利	1,396	-	-	931	-	-	2,327
- Retirement benefits schemes contributions 一退休福利計劃供款	18	-	-	-	-	-	18
Total emoluments 酬金總額	1,534	120	180	1,051	120	120	3,125

12. 董事酬金及五名最高薪人士

(a) 董事酬金

已付或應付予各名董事的酬金載列如下：

截至二零二五年十二月三十一日止年度

截至二零二四年十二月三十一日止年度

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財務報表附註 (續)

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12. DIRECTORS' EMOLUMENTS AND FIVE HIGHEST PAID INDIVIDUALS (Continued)

(b) Five highest paid individuals

Of the five individuals with the highest emoluments in the Group, two (2024: two) was director of the Company whose emolument is included in the disclosure set out above. The emoluments of the remaining three (2024: three) individuals 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 and other benefits	薪金及其他福利	3,027	4,629
Retirement benefit schemes contributions	退休福利計劃供款	71	133
Total emoluments	酬金總額	3,098	4,762

The emoluments were within the following bands:

		2025 二零二五年 No. of employees 僱員人數	2024 二零二四年 No. of employees 僱員人數
HK\$500,001 to HK\$1,000,000	500,001港元至1,000,000港元	2	-
HK\$1,000,001 to HK\$1,500,000	1,000,001港元至1,500,000港元	1	2
HK\$1,500,001 to HK\$2,000,000	1,500,001港元至2,000,000港元	-	1

During each of the years ended 31 December 2025 and 2024, no emoluments were paid by the Group to any of the Directors and top paid employees as an inducement to join or upon joining the Group or as compensation for loss of office. No director waived any emoluments for each of the years ended 31 December 2025 and 2024.

13. DIVIDENDS

The Board has resolved not to recommend the payment of both interim and final dividend for the year ended 31 December 2025 (2024: Nil).

12. 董事酬金及五名最高薪人士 (續)

(b) 五名最高薪人士

本集團五名最高薪人士中，兩名（二零二四年：兩名）為本公司董事，有關酬金已載於上文。其餘三名（二零二四年：三名）人士的酬金如下：

酬金介乎以下範圍：

於截至二零二五年及二零二四年十二月三十一日止各年度，本集團並無向任何董事及最高薪僱員支付酬金，作為招攬或獎勵加盟本集團的酬金或離職補償。截至二零二五年及二零二四年十二月三十一日止各年度，概無董事放棄任何酬金。

13. 股息

董事會議決不建議派付截至二零二五年十二月三十一日止年度的中期及末期股息（二零二四年：無）。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
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14. LOSS PER SHARE

The calculation of the basic and diluted loss per share attributable to the ordinary equity holders of the Company is based on the following data:

		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 attributable to owners of the Company for the purposes of calculating basic loss per share	用於計算每股基本虧損之 本公司擁有人應佔本年度虧損	(114,593)	(30,571)
		2025 二零二五年	2024 二零二四年 (Restated) (經重列)
Number of shares	股份數目		
Weighted average number of ordinary shares for the purposes of basic loss per share	用於計算每股基本虧損之 普通股加權平均數	123,040,372	123,040,372
Basic and diluted loss per share (HK cents)	每股基本及攤薄虧損 (港仙)	(93.1)	(24.8)

As disclosed in Note 3(b), the proposed Capital Reorganisation (Note 47) was completed on 25 March 2026, pursuant to which every ten issued and unissued ordinary shares were consolidated into one ordinary share of the Company. The weighted average number of ordinary shares for calculating basic loss per share have been adjusted on the assumption that the share consolidation has been effective in both years. Accordingly, the comparative figures in respect of the weighted average number of ordinary shares and the basic loss per share were restated.

Diluted loss per share

Diluted loss per share for each of the two years ended 31 December 2025 and 2024 are the same as the basic loss per share because there were no dilutive potential ordinary shares during both years.

14. 每股虧損

本公司普通股權益持有人應佔每股基本及攤薄虧損乃按下列數據計算：

誠如附註3(b)所披露，建議股本重組(附註47)於二零二六年三月二十五日完成，據此，每十股已發行及未發行普通股合併為一股本公司普通股。計算每股基本虧損的普通股加權平均數已基於股份合併於兩個年度均已生效的假設作出調整。因此，普通股加權平均數及每股基本虧損的比較數字已重列。

每股攤薄虧損

由於截至二零二五年及二零二四年十二月三十一日止兩個年度均無潛在攤薄普通股，故兩個年度各年的每股攤薄虧損與每股基本虧損相同。

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財務報表附註 (續)

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截至二零二五年十二月三十一日止年度

15. PROPERTY, PLANT AND EQUIPMENT

15. 物業、廠房及設備

		Freehold land outside Hong Kong 於香港 以外的永久 業權土地 HK\$'000 千港元	Leasehold land outside Hong Kong 於香港 以外的 租賃土地 HK\$'000 千港元	Buildings 樓宇 HK\$'000 千港元	Leasehold improvements 租賃物業 裝修 HK\$'000 千港元	Plant and machinery 廠房及機器 HK\$'000 千港元	Furniture, fixtures and equipment 傢俬、 固定裝置 及設備 HK\$'000 千港元	Motor vehicles 汽車 HK\$'000 千港元	Computer equipment 電腦設備 HK\$'000 千港元	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	3,484	3,424	105,307	9,071	163,995	4,551	2,384	6,262	298,478
Exchange realignment	匯兌調整	(247)	(21)	2,488	(287)	1,364	(72)	81	787	4,093
Additions	添置	-	-	4,415	216	14,698	570	-	358	20,257
Disposals	出售	-	-	(6,276)	(479)	(8,341)	(1,301)	(3)	(2,018)	(18,418)
Transfer to investment properties (note (d))	轉撥至投資物業 (附註(d))	-	-	(22,182)	-	-	-	-	-	(22,182)
At 31 December 2024 and 1 January 2025	於二零二四年十二月三十一日 及於二零二五年一月一日	3,237	3,403	83,752	8,521	171,716	3,748	2,462	5,389	282,228
Exchange realignment	匯兌調整	149	8	1,136	64	223	98	10	134	1,822
Additions	添置	-	-	3,589	249	2,702	435	-	192	7,167
Disposals	出售	-	-	-	(2,623)	(36,028)	(726)	(175)	(2,011)	(41,563)
Termination of a lease	終止租賃	-	-	(19,266)	-	-	-	-	-	(19,266)
Transfer to investment properties (note (d))	轉撥至投資物業 (附註(d))	-	-	(12,350)	-	-	-	-	-	(12,350)
At 31 December 2025	於二零二五年十二月三十一日	3,386	3,411	56,861	6,211	138,613	3,555	2,297	3,704	218,038
Depreciation and impairment	折舊及減值									
At 1 January 2024	於二零二四年一月一日	-	169	39,476	5,304	137,522	2,046	1,483	5,148	191,148
Exchange realignment	匯兌調整	-	(50)	105	(250)	2,684	(12)	142	886	3,505
Provided for the year	本年度撥備	-	41	12,331	321	6,741	504	406	644	20,988
Eliminated on disposal	出售時對銷	-	-	(6,087)	(362)	(8,278)	(1,265)	(3)	(1,981)	(17,976)
Eliminated on transfer to investment properties (note (d))	轉撥至投資物業時對銷 (附註(d))	-	-	(10,775)	-	-	-	-	-	(10,775)
At 31 December 2024 and 1 January 2025	於二零二四年十二月三十一日 及於二零二五年一月一日	-	160	35,050	5,013	138,669	1,273	2,028	4,697	186,890
Exchange realignment	匯兌調整	-	33	1,222	54	403	169	27	92	2,000
Provided for the year	本年度撥備	-	43	10,570	314	5,793	654	205	455	18,034
Eliminated on disposal	出售時對銷	-	-	-	(2,589)	(25,138)	(637)	(175)	(1,897)	(30,436)
Termination of a lease	終止租賃	-	-	(4,404)	-	-	-	-	-	(4,404)
Eliminated on transfer to investment properties (note (d))	轉撥至投資物業時對銷 (附註(d))	-	-	(5,433)	-	-	-	-	-	(5,433)
Impairment (Note 18)	減值 (附註18)	-	-	19,258	2,139	5,982	1,466	-	-	28,845
At 31 December 2025	於二零二五年十二月三十一日	-	236	56,263	4,931	125,709	2,925	2,085	3,347	195,496
Net carrying amount	賬面淨值									
At 31 December 2025	於二零二五年十二月三十一日	3,386	3,175	598	1,280	12,904	630	212	357	22,542
At 31 December 2024	於二零二四年十二月三十一日	3,237	3,243	48,702	3,508	33,047	2,475	434	692	95,338

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15. PROPERTY, PLANT AND EQUIPMENT (Continued)

Notes:

- (a) The property, plant and equipment are depreciated on a straight-line basis at the following rates per annum:

Freehold land outside Hong Kong	Nil
Leasehold land outside Hong Kong Buildings	Over the term of lease 50 years or over the term of lease or land use rights, whichever is shorter
Leasehold improvements	20% or over the term of lease, whichever is shorter
Plant and machinery	10% - 33 ¹ / ₃ %
Furniture, fixtures and equipment	20%
Motor vehicles	20% - 33 ¹ / ₃ %
Computer equipment	20% - 33 ¹ / ₃ %

- (b) Certain leasehold land and building is pledged to a bank to secure borrowings and general banking facilities granted to the Group (Note 40).

- (c) The analysis of the net book value of right-of-use assets, included in the property, plant and equipment, by class of underlying asset is as follows:

Right-of-use assets	使用權資產	Leasehold land	Buildings	Motor vehicles
		outside Hong Kong 於香港以外的 租賃土地	樓宇	汽車
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
At 1 January 2024	於二零二四年一月一日	3,255	46,381	60
Additions	添置	-	4,415	-
Depreciation	折舊	(41)	(11,502)	(37)
Termination of a lease	終止租賃	-	(189)	-
Exchange realignment	匯兌調整	29	2,383	-
At 31 December 2024 and 1 January 2025	於二零二四年十二月三十一日 及於二零二五年一月一日	3,243	41,488	23
Additions	添置	-	3,589	-
Depreciation	折舊	(43)	(10,404)	-
Termination of a lease	終止租賃	-	(14,862)	-
Exchange realignment	匯兌調整	(25)	(345)	1
Impairment	減值	-	(19,258)	-
At 31 December 2025	於二零二五年十二月三十一日	3,175	208	24

15. 物業、廠房及設備 (續)

附註：

- (a) 上述物業、廠房及設備項目按下列年率以直線法計算折舊：

於香港以外的 永久業權土地	無
於香港以外的租賃土地 樓宇	租賃期內 50年或租賃期或土地 使用權年期內 (以較 短者為準)
租賃物業裝修	20%或租賃期內 (以較 短者為準)
廠房及機器	10% - 33 ¹ / ₃ %
傢俬、固定裝置及設備	20%
汽車	20% - 33 ¹ / ₃ %
電腦設備	20% - 33 ¹ / ₃ %

- (b) 本集團已將部份租賃土地及樓宇抵押，作為授予本集團抵押貸款及一般銀行信貸的抵押 (附註40)。

- (c) 按相關資產類別劃分的使用權資產 (計入物業、廠房及設備) 的賬面淨值的分析如下：

NOTES TO THE FINANCIAL STATEMENTS (Continued)

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15. PROPERTY, PLANT AND EQUIPMENT (Continued)

Notes: (Continued)

- (d) During the year ended 31 December 2025, the Group leased certain buildings located in Zhongshan to the related companies. The Group reclassified the building with net carrying amount of HK\$6,917,000 (2024: HK\$11,407,000) from property, plant and equipment to investment properties. The fair value of the buildings at the date of change in use was HK\$36,394,000 (2024: HK\$31,737,000). The net gain arising from the revaluation of the buildings of HK\$22,594,000 (2024: HK\$14,933,000) was recognised in property revaluation reserve in equity.

16. PREPAID LEASE PAYMENTS

15. 物業、廠房及設備 (續)

附註：(續)

- (d) 截至二零二五年十二月三十一日止年度，本集團將位於中山的若干樓宇出租予關聯公司。本集團已將賬面淨值6,917,000港元（二零二四年：11,407,000港元）的樓宇從物業、廠房及設備重新分類至投資物業。樓宇於用途變更日期的公平值為36,394,000港元（二零二四年：31,737,000港元）。樓宇重估產生的淨收益22,594,000港元（二零二四年：14,933,000港元）於權益的物業重估儲備中確認。

16. 預付租賃款項

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
At beginning of the year	於年初	-	27
Exchange realignment	匯兌調整	-	-
Released to profit or loss	撥至損益	-	(27)
At the end of the year	於年末	-	-
Analysed for reporting purposes as:	就呈報用途分析為：		
Current asset	流動資產	-	-
Non-current asset	非流動資產	-	-
		-	-

NOTES TO THE FINANCIAL STATEMENTS *(Continued)*

財務報表附註 (續)

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17. INVESTMENT PROPERTIES

17. 投資物業

		Investment properties	Investment properties under development 發展中 投資物業	Total 總計
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
At 1 January 2024	於二零二四年一月一日	154,932	42,539	197,471
Addition	添置	7,644	3,501	11,145
Transfer from property, plant and equipment (Note 15(d))	轉撥自物業、廠房及設備 (附註15(d))	31,737	-	31,737
Exchange realignment	匯兌調整	(3,717)	(2,430)	(6,147)
Change in fair value of investment properties under development of the joint operation (Note 45(i))*	共同經營下的發展中 投資物業公平值變動 (附註45(i))*	-	87,880	87,880
Transfer after completion of investment properties under development (Note 45(ii))	發展中投資物業竣工後轉撥 (附註45(ii))	79,957	(79,957)	-
Change in fair value of investment properties*	投資物業公平值變動*	(15,002)	-	(15,002)
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	255,551	51,533	307,084
Transfer from property, plant and equipment (Note 15(d))	轉撥自物業、廠房及設備 (附註15(d))	36,394	-	36,394
Exchange realignment	匯兌調整	8,030	297	8,327
Change in fair value of investment properties under development of the joint operation (Note 45(ii))*	共同經營下的發展中 投資物業公平值變動 (附註45(ii))*	-	19,167	19,167
Derecognition upon formation of joint operation (Note 45(ii))*	在組成共同經營時終止確認 (附註45(ii))*	(1,853)	-	(1,853)
Transfer after completion of investment properties under development (Note 45(ii))	發展中投資物業竣工後轉撥 (附註45(ii))	51,533	(51,533)	-
Change in fair value of investment properties**	投資物業公平值變動**	(16,617)	-	(16,617)
At 31 December 2025	於二零二五年十二月三十一日	333,038	19,464	352,502

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17. INVESTMENT PROPERTIES (Continued)

- * Comprised increase in fair value of investment properties in consolidated statement of profit or loss and other comprehensive income.
- + Comprised of fair value gain of HK\$20,082,000 for Existing Buildings (as defined in Note 45 (i)) and fair value loss of HK\$36,699,000 for properties constructed under the joint operation with Huasuan (as defined and further disclosed in Note 45 (i)).

As set out in Note 45(i), during the year ended 31 December 2023, the Group formed a joint operation with Huasuan in respect of the redevelopment of certain investment properties. In addition, during the year, the Group formed another joint operation with Zhongshan Luzhou Property Operation Co., Ltd.* (中山綠洲物業營運有限公司) in respect of redevelopment of certain investment properties. Investment properties represent properties under the redevelopment of the aforesaid joint operations. Details of the joint operations are set out in Note 45.

The fair values of the Group's investment properties at 31 December 2025 and 2024 have been arrived at on the basis of valuations carried out by RHL Appraisal Limited, an independent qualified professional valuer not connected to the Group and possess appropriate qualifications and experience in the valuation of properties in the relevant locations. The Group's investment properties were valued with reference to valuation by the valuer using market comparison approach, income approach and residual approach as appropriate.

For market comparison approach, the fair value is determined by considering the market evidence of transaction prices for similar properties in similar location and conditions, adjusted by the discount specific to the quality of the Group's properties as compared to the comparable properties.

In arriving at the valuation on the basis of income approach, the fair value is determined by capitalising the net rental income derived from the existing tenancies with due allowance or provision for the reversionary potential of the properties.

For investment properties under development, the fair value is determined using residual method with a redevelopment basis and by taking into account the fair value of the completed investment property and then deducting from that amount the estimated costs to complete the construction and taking into account developer's profit.

In estimating the fair value of the properties, the highest and best use of the properties is their current use.

* For identification purpose only

17. 投資物業 (續)

- * 包括綜合損益及其他全面收益表內的投資物業公平值增加。
- + 包括現有樓宇 (定義見附註45(i)) 的公平值收益20,082,000港元, 以及與華算共同經營下所興建物業 (定義見附註45(i), 並於該附註進一步披露) 的公平值虧損36,699,000港元。

誠如附註45(i)所載, 截至二零二三年十二月三十一日止年度, 本集團與華算就若干投資物業重建成立共同經營。此外, 年內, 本集團與中山綠洲物業營運有限公司就若干投資物業重建項目組成另一項共同經營。投資物業指上述共同營運項下正在重建的物業。共同營運的詳情載於附註45。

本集團投資物業於二零二五年及二零二四年十二月三十一日的公平值按永利行評值顧問有限公司進行的估值達致。永利行評值顧問有限公司為與本集團概無關連的獨立合資格專業估值師, 擁有對相關地點的物業進行估值的適當資格及經驗。本集團投資物業的估值均參考估值師使用市場比較法、收入法及餘值法 (如適用) 進行的估值達致。

就市場比較法而言, 公平值乃經考慮地點及條件相近的類似物業的市場成交價憑證釐定, 並按本集團的物業質素對比可資比較物業得出的折讓作調整。

按收入法達致估值時, 乃將現有租約所產生的淨租金收入撥作資本, 並就物業的可復歸收入潛力計提適當撥備而確定公平值。

就發展中投資物業而言, 公平值乃使用重建基準按餘值法釐定, 並計及已落成投資物業之公平值, 然後扣減完成建設工程之估計成本金額及計及開發商的溢利。

於估計該等物業的公平值時, 物業的最高及最佳用途即其現有用途。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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17. INVESTMENT PROPERTIES (Continued)

Note: (Continued)

Following are the key inputs used in valuing the investment properties as at 31 December 2025 and 2024:

17. 投資物業 (續)

附註：(續)

於二零二五年及二零二四年十二月三十一日為投資物業進行估值時所用的主要輸入值如下：

Category	Fair value hierarchy	Fair value at 31 December 2025 二零二五年十二月三十一日 公平值 HK\$'000 千港元	Fair value at 31 December 2024 二零二四年十二月三十一日 公平值 HK\$'000 千港元	Valuation techniques	Key unobservable inputs	Range or weighted average	Relationship of unobservable inputs to fair value
類別	公平值級別			估值技術	主要不可觀察輸入值	範圍或加權平均值	不可觀察輸入值與公平值的關係
Industrial properties in the PRC*	Level 3	52,369	9,503	Income approach	Reversionary yield (derived from monthly market rent)	5% - 6% (2024: 5% - 6%)	The higher the reversionary yield, the lower the fair value
中國工業物業*	第三級			收入法	可復歸收入 (按月租市價計算)	5%至6% (二零二四年：5%至6%)	可復歸收入越高，公平值越低
					Estimated rental value	Renminbi ("RMB") 3.43 - RMB22.50 per month per square meter (2024: RMB3.07 - RMB16.3 per month per square meter)	The higher the rental value, the higher the fair value
					預計租金價值	每月每平方米人民幣 (「人民幣」) 3.43元至人民幣22.50元 (二零二四年：每月每平方米人民幣3.07元至人民幣16.3元)	租金價值越高，公平值越高
		280,669	246,048	Market comparison approach	Discount or premium on quality of properties (e.g. location, size and asking price of the properties)	-16.26% to -1.10% (2024: -18.42% to 1.25%)	The higher the discount/lower the premium on quality of properties with reference to comparable, the lower the fair value
				市場比較法	按物業質素 (例如物業地點、大小及叫價) 的折讓或溢價	-16.26%至-1.10% (二零二四年：-18.42%至1.25%)	經參考可資比較物業，物業質素折讓越高/溢價越低，公平值越低
Investment properties under development in the PRC*	Level 3	19,464	51,533	Residual method	Adjusted market prices (RMB/square meter)	RMB3,674 (2024: RMB3,940) per square feet	The higher the adjusted market price, the higher the fair value
中國發展中投資物業*	第三級			餘值法	經調整市價 (人民幣/平方米)	每平方米人民幣3,674元 (二零二四年：人民幣3,940元)	經調整市價越高，公平值越高
					Budgeted costs (RMB/square meter)	RMB1,831 (2024: RMB2,588) per square feet	The higher the budgeted cost, the lower the fair value
					預算成本 (人民幣/平方米)	每平方米人民幣1,831元 (二零二四年：人民幣2,588元)	預算成本越高，公平值越低
					Developer's profit (%)	15% (2024: 15%)	The higher the developer's profit, the lower the fair value
					開發商利潤(%)	15% (二零二四年：15%)	開發商利潤越高，公平值越低

* The address of the industrial properties in the PRC is Xin QianJin Village "San Shi", Tanzhou County, Zhongshan City, Guangdong Province, the PRC. The term of lease is medium.

* 於中國的工業物業地址為中國廣東省中山市坦洲鎮散石新前進村。租期屬中期。

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財務報表附註 (續)

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17. INVESTMENT PROPERTIES (Continued)

Note: (Continued)

The fair value of investment properties is a level 3 recurring fair value measurement. A reconciliation of the opening and closing fair value balance is provided below:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Opening balance	年初結餘	307,084	197,471
Addition	添置	-	11,145
Transfer from property, plant and equipment	轉撥自物業、廠房及設備	36,394	31,737
Exchange realignment	匯兌調整	8,327	(6,147)
Derecognition upon formation of joint operation	成立共同經營後終止確認	(1,853)	-
Change in fair value of investment properties under development recognised in profit or loss	於損益中確認之發展中投資物業 公平值變動	19,167	87,880
Changes in fair value of investment properties recognised in profit or loss	於損益中確認之投資物業公平值變動	(16,617)	(15,002)
Closing balance (level 3 recurring fair value)	年末結餘 (第三級經常性公平值)	352,502	307,084

There was no transfer amongst levels during the year and in prior year.

Investment properties are pledged to a bank to secure borrowings and general banking facilities granted to the Group (Note 40).

17. 投資物業 (續)

附註：(續)

投資物業的公平值為第三級經常性公平值計量。年初及年末的公平值餘額對賬如下：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Opening balance	年初結餘	307,084	197,471
Addition	添置	-	11,145
Transfer from property, plant and equipment	轉撥自物業、廠房及設備	36,394	31,737
Exchange realignment	匯兌調整	8,327	(6,147)
Derecognition upon formation of joint operation	成立共同經營後終止確認	(1,853)	-
Change in fair value of investment properties under development recognised in profit or loss	於損益中確認之發展中投資物業 公平值變動	19,167	87,880
Changes in fair value of investment properties recognised in profit or loss	於損益中確認之投資物業公平值變動	(16,617)	(15,002)
Closing balance (level 3 recurring fair value)	年末結餘 (第三級經常性公平值)	352,502	307,084

年內及過往年度，各級別之間概無轉移。

投資物業已抵押予銀行，作為授予本集團貸款及一般銀行信貸的抵押 (附註40)。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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18. GOODWILL

18. 商譽

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
COST	成本		
At the beginning of the year	於年初	113,224	114,889
Exchange realignment	匯兌調整	4,147	(1,665)
At the end of the year	於年末	117,371	113,224
IMPAIRMENT	減值		
At the beginning of the year	於年初	99,744	83,744
Provision for impairment loss	減值虧損撥備	17,627	16,000
At the end of the year	於年末	117,371	99,744
NET CARRYING AMOUNT	賬面淨值		
At the end of the year	於年末	-	13,480

Goodwill is subject to impairment assessment at least annually or when impairment indication existed.

Goodwill arising from business combinations is allocated to the following reportable cash-generating units ("CGUs") for impairment testing:

商譽須至少每年或在出現減值跡象時進行減值評估。

就減值測試而言，業務合併產生之商譽已分配至以下可呈報現金產生單位（「現金產生單位」）：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Satellite TV equipment and antenna products - PBT CGU (note (i))	衛星電視設備及天線產品 - 永辰科技現金產生單位 (附註(i))	-	13,480

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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18. GOODWILL (Continued)

Notes:

- (i) PBT CGU represents a CGU in the satellite TV equipment and antenna products segment conducted by an acquired non-wholly owned subsidiary, Pro Brand Technology (TW) Inc. ("PBT"). The carrying value (before impairment) of PBT CGU as at 31 December 2025 comprised of goodwill, other intangible assets and property, plant and equipment of HK\$17,627,000 (2024: HK\$13,480,000), HK\$4,383,000 (2024: HK\$5,585,000) and HK\$47,742,000 (2024: HK\$83,917,000) respectively. Based on management's impairment assessment, due to the ongoing China-US trade war and challenging economic environment, the carrying amount of the PBT CGU was lower than the recoverable amount as at 31 December 2025 by HK\$46,472,000 (2024: HK\$16,000,000). As a result, an impairment loss of the same amount was recognised for the year which was recognised as to HK\$17,627,000 (2024: HK\$16,000,000) for goodwill and HK\$28,845,000 (2024: nil) for property, plant and equipment (Note 15).

The recoverable amount of PBT CGU has been determined based on the value in use calculation using cash flow projection, based on a detailed budget plan covering a period of five-year. The expected cash flows beyond the detailed budget plan are extrapolated at the terminal growth rate stated below. The key assumptions used for value in use calculation are as follows:

The annual growth rate in the budget plan is estimated based on projected sales estimated by management which is dependent on the products launched at the end of the reporting period and the economic growth of countries which its customers located.

The terminal growth rate is based on the relevant industry growth forecasts and does not exceed the average long-term growth rate for the relevant industry. The cash flow projections are derived from the most recent financial budget approved by the Directors. Other key assumptions for the value in use calculation are budgeted gross margin and budgeted revenue, which are determined based on the past performance of the units in PBT CGU and management's expectations regarding market development.

The discount rate used is before tax and reflect specific risks relating to the PBT CGU.

- (ii) Goodwill allocated to other CGUs with gross carrying amount of HK\$83,744,000 was fully impaired in previous years.

18. 商譽 (續)

附註：

- (i) 永辰科技現金產生單位指由已收購非全資附屬公司永辰科技股份有限公司(「永辰科技」)所經營的衛星電視設備及天線產品分部中的一個現金產生單位。於二零二五年十二月三十一日，永辰科技現金產生單位的賬面值(減值前)包括商譽、其他無形資產以及物業、廠房及設備，分別為17,627,000港元(二零二四年：13,480,000港元)、4,383,000港元(二零二四年：5,585,000港元)及47,742,000港元(二零二四年：83,917,000港元)。根據管理層的減值評估，由於持續的中美貿易戰及嚴峻的經濟環境，於二零二五年十二月三十一日，永辰科技現金產生單位的賬面值低於其可收回金額，差額為46,472,000港元(二零二四年：16,000,000港元)。因此，年內確認相同金額的減值虧損，其中商譽確認減值虧損17,627,000港元(二零二四年：16,000,000港元)，物業、廠房及設備確認減值虧損28,845,000港元(二零二四年：無)(附註15)。

永辰科技現金產生單位的可收回金額已根據詳盡的五年期預算計劃，採用現金流量預測按使用價值計算方法釐定。按下述末期增長率推算該詳盡預算計劃以外的預計現金流量。使用價值計算方法的主要假設如下：

		PBT CGU 永辰科技現金產生單位	
		2025 二零二五年	2024 二零二四年
Budget plan	預算計劃	5 years 5年	5 years 5年
Annual growth rate during the budget plan	預算計劃內年度增長率	3% - 11%	2% - 5%
Terminal growth rate	末期增長率	3%	2%
Discount rate	貼現率	14.56%	16.45%

預算計劃內年度增長率乃根據管理層估計的預測銷售額(其取決於報告期末所推出的產品及其客戶所在的國家的經濟增長)予以估計。

末期增長率乃以相關行業的增長預測為基礎，不會超過相關行業的平均長遠增長率。現金流量預測以董事批准的最近期財政預算為基準。使用價值計算方法的其他主要假設為預算毛利率及預算收益，此兩項乃按永辰科技現金產生單位中各單位的過往表現及管理層對市場發展的預期釐定。

所用貼現率為稅前，並反映永辰科技現金產生單位之特定風險。

- (ii) 分配至其他現金產生單位的商譽之賬面總值為83,744,000港元，已於過往年度全額撥備。

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財務報表附註 (續)

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19. INTANGIBLE ASSETS

19. 無形資產

		Product technology 產品技術 (Note (a)) (附註(a)) HK\$'000 千港元	Customer relationship 客戶關係 (Note (b)) (附註(b)) HK\$'000 千港元	Others 其他 (Note (c)) (附註(c)) HK\$'000 千港元	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	29,173	35,433	5,743	70,349
Addition	添置	1,225	-	-	1,225
Written off	撇銷	(89)	-	-	(89)
Exchange realignment	匯兌調整	(308)	-	-	(308)
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	30,001	35,433	5,743	71,177
Addition	添置	114	-	-	114
Disposal	出售	(21,184)	-	-	(21,184)
Exchange realignment	匯兌調整	2,292	-	-	2,292
At 31 December 2025	於二零二五年十二月三十一日	11,223	35,433	5,743	52,399
Amortisation and impairment	攤銷及減值				
At 1 January 2024	於二零二四年一月一日	24,064	35,433	5,743	65,240
Written off	撇銷	(89)	-	-	(89)
Exchange realignment	匯兌調整	(95)	-	-	(95)
Provided for the year	本年度撥備	536	-	-	536
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	24,416	35,433	5,743	65,592
Disposal	出售	(20,166)	-	-	(20,166)
Exchange realignment	匯兌調整	2,047	-	-	2,047
Provided for the year	本年度撥備	543	-	-	543
At 31 December 2025	於二零二五年十二月三十一日	6,840	35,433	5,743	48,016
Net carrying amount	賬面淨值				
At 31 December 2025	於二零二五年十二月三十一日	4,383	-	-	4,383
At 31 December 2024	於二零二四年十二月三十一日	5,585	-	-	5,585

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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19. INTANGIBLE ASSETS (Continued)

Notes:

- (a) Product technology represents software acquired from independent third parties for the development of TV set top box. Amortisation is provided on a straight-line basis over 2 to 20 years.
- (b) Customer relationship represents contracted and non-contracted customer relationship arising from the acquisition of Pro Brand International, Inc ("PBI") during the year ended 30 June 2013. The amount is amortised over its estimated useful life of 7.5 years on a straight-line basis.
- (c) Others mainly represent the research and development unit acquired through the acquisition of PBT during the year ended 30 June 2013. The mature research and development unit, which supports the Group's product development, was separately recognised as intangible assets in accordance with the accounting policy stated in Note 4(j). It was recognised based on the fair value at the date of acquisition. Amortisation is provided on a straight-line basis over 7.5 years.

20. INTEREST IN AN ASSOCIATE

19. 無形資產 (續)

附註：

- (a) 產品技術指為開發電視機頂盒而向獨立第三方收購的軟件。攤銷於二至二十年內以直線法計提。
- (b) 客戶關係指因截至二零一三年六月三十日止年度內收購Pro Brand International, Inc (「PBI」) 而產生的合約及非合約客戶關係。該金額於7.5年的估計可使用年期內按直線法攤銷。
- (c) 其他主要指透過於截至二零一三年六月三十日止年度內收購永辰科技而收購的研發單位。成熟的研發單位支持本集團的產品開發，根據附註4(j)所載會計政策單獨確認為無形資產，並根據收購當日的公平值確認。攤銷於7.5年內以直線法計提。

20. 於一間聯營公司的權益

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Share of net assets of an associate	應佔一間聯營公司之淨資產	-	-

Movement of interest in an associate is as follows:

於一間聯營公司之權益的變動如下：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
At the beginning of the year	於年初	-	4
Share of loss of an associate	應佔一間聯營公司之虧損	-	(4)
Exchange realignment	匯兌調整	-	-
At the end of the year	於年末	-	-

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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20. INTEREST IN AN ASSOCIATE (Continued)

Note:

As at 31 December 2025 and 2024, the Group had interest in the following associate:

Name of entity	Form of business structure	Place of incorporation	Place of operation	Class of shares	Percentage of ownership interest held by the Group 佔本集團持有的所有權權益 百分比	Principal activities
實體名稱	業務架構形式	註冊成立地點	經營地點	股份類別	百分比	主要業務
Dish Media Network Limited ("Dish Media")	Limited company 有限公司	Nepal 尼泊爾	Nepal 尼泊爾	Ordinary 普通股	24.91% (2024: 33.19%) 24.91% (二零二四年： 33.19%)	Provision of Direct-To-Home service for satellite TV 為衛星電視提供直接入屋服務

During the year, Dish Media issued new ordinary issues to third parties. As a result, the ownership interests in Dish Media held by the Group decreased from 33.19% to 24.91%.

Summarised financial information:

		2026 二零二五年 HK\$'000 千港元	2025 二零二四年 HK\$'000 千港元
As at 31 December	於十二月三十一日		
Current assets	流動資產	126,733	146,680
Non-current assets	非流動資產	701,772	682,336
Current liabilities	流動負債	(537,182)	(583,093)
Non-current liabilities	非流動負債	(325,623)	(274,146)
Year ended 31 December	截至十二月三十一日止年度		
Revenue	收益	215,178	283,052
Loss for the year	本年度虧損	(66,346)	(26,649)
Total comprehensive income for the year	本年度全面收益總額	(62,523)	(28,236)

During the year, Dish Media issued new ordinary shares to third parties. As a result, the ownership interest in Dish Media held by the Group decreased from 33.19% to 24.91%.

20. 於一間聯營公司的權益 (續)

附註：

於二零二五年及二零二四年十二月三十一日，本集團於以下聯營公司持有權益：

年內，Dish Media向第三方發行新普通股。因此，本集團所持有的於Dish Media的所有權權益由33.19%減少至24.91%。

財務資料概述：

年內，Dish Media向第三方發行新普通股。因此，本集團所持有的於Dish Media的所有權權益由33.19%減少至24.91%。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
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20. INTEREST IN AN ASSOCIATE (Continued)

During the year ended 31 December 2025, the Group has unrecognised share of loss of an associate of HK\$16,527,000 (2024: HK\$8,841,000) and the accumulated unrecognised share of loss of an associate is HK\$25,368,000 as at 31 December 2025 (2024: HK\$8,841,000).

Reconciliation of the above summarised financial information to the carrying amount of the interest in an associate recognised in the consolidated financial statements:

20. 於一間聯營公司的權益 (續)

於截至二零二五年十二月三十一日止年度，本集團未確認應佔一間聯營公司之虧損為16,527,000港元(二零二四年：8,841,000港元)，於二零二五年十二月三十一日，累計未確認應佔一間聯營公司之虧損為25,368,000港元(二零二四年：8,841,000港元)。

上述財務資料概要與綜合財務報表所確認於一間聯營公司的權益的賬面金額的對賬：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Net assets	資產淨值	-	-
Proportion of the Group's ownership interest	本集團擁有權權益的比例	24.91%	33.19%
Carrying amount of the Group's interest in an associate	本集團於一間聯營公司之權益的賬面值	-	-

21. AMOUNT DUE FROM/LOAN TO AN ASSOCIATE

21. 應收一間聯營公司款項／給予一間聯營公司的款項

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Current assets	流動資產		
Loan to an associate (Note (i))	給予一間聯營公司的貸款 (附註(i))	5,330	14,617
Trade receivables (Note (ii))	應收貿易賬款(附註(ii))	9,609	25,595
Interest receivable on loan receivables	應收貸款之應收利息	1,213	2,698
Amount due from an associate	應收一間聯營公司款項	10,822	28,293

Notes:

- (i) The loan is unsecured and bears interest at a fixed rate of 4.75% (2024: 4.75%) per annum. The loan to an associate will mature on 31 December 2026 (2024: 31 December 2025).

附註：

- (i) 該貸款為無抵押及按固定年利率4.75厘(二零二四年：4.75厘)計息。給予一間聯營公司的貸款將於二零二六年十二月三十一日(二零二四年：二零二五年十二月三十一日)到期。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
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21. AMOUNT DUE FROM/LOAN TO AN ASSOCIATE (Continued)

Notes: (Continued)

- (ii) The amount due from an associate is unsecured and interest-free. The Group allows a credit period of 360 days.

The following is an ageing analysis of trade receivables due from an associate, presented based on the invoice date, 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
More than 360 days	超過360日	9,609	25,595

Expected credit losses on trade receivables due from and loan to an associate was provided in accordance with the Group's accounting policy stated in Note 4(l)(ii).

Based on the Group's assessment, the Group recognised the provision for expected credit losses on amount due from an associate of HK\$19,678,000 (2024: HK\$9,834,000) and provision for expected credit losses on loan to an associate of HK\$9,287,000 (2024: HK\$4,962,000) during the year.

21. 應收一間聯營公司款項／給予一間聯營公司的款項 (續)

附註：(續)

- (ii) 應收一間聯營公司的款項乃無抵押及不計息。本集團給予的信貸期為360日。

應收一間聯營公司的應收貿易賬款於報告期末按發票日期呈列之賬齡分析如下：

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
More than 360 days	9,609	25,595

應收一間聯營公司的應收貿易賬款及給予一間聯營公司的貸款的預期信貸虧損已根據附註4(l)(ii)所述之本集團會計政策計提撥備。

根據本集團的評估，年內本集團已確認應收一間聯營公司款項的預期信貸虧損撥備19,678,000港元（二零二四年：9,834,000港元）及給予一間聯營公司的貸款的預期信貸虧損撥備9,287,000港元（二零二四年：4,962,000港元）。

22. LOAN RECEIVABLES

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Loans receivables (Note (i))	應收貸款 (附註 (i))	12,989	12,989
Loans receivables due from former subsidiaries (Note (ii))	應收前附屬公司貸款 (附註 (ii))	1,124,755	1,025,139
Less: allowance for doubtful debts (Note (iii))	減：呆賬撥備 (附註 (iii))	1,137,744 (1,137,744)	1,038,128 (1,038,128)
		-	-

22. 應收貸款

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
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22. LOAN RECEIVABLES (Continued)

Notes:

- (i) As at 31 December 2025 and 2024, the Group had loan receivable amounting to HK\$12,989,000 from a third party. The loan was unsecured and bore interest at 1.2% (2024: 1.2%) per annum. The loan receivable was fully impaired as at 31 December 2025 and 2024.
- (ii) During the year ended 31 December 2019, the Group disposed of the entire equity interest in Speed Connection Group Limited (the "Disposal"), and since then, the loan receivables from Speed Connection Group Limited and its subsidiary MyHD Media FZ LLC ("MyHD") were classified as loan receivables due from former subsidiaries.

The loan receivables due from former subsidiaries were arising from the disposal of all interests in MyHD and the extension of the existing loans to MyHD. The amounts due were unsecured, interest-bearing at rates ranged from 3 months LIBOR plus 100 basis point per annum to 10% per annum and were matured on 31 December 2020.

The principal amounts of these loan receivables at the date of the Disposal were US\$71,298,000 (equivalent to approximately HK\$554,934,000), in which amount of US\$9,554,000 (equivalent to approximately HK\$74,362,000) due from Speed Connection Group Limited, bore interest rate at 3 months LIBOR plus 100 basis points per annum; and amount of US\$51,244,000 (equivalent to approximately HK\$398,847,000) and amount of US\$10,500,000 (equivalent to approximately HK\$81,725,000) due from MyHD (the non-wholly owned subsidiary of Speed Connection Group Limited), bore interest rate at 10% per annum and at 3 months LIBOR plus 100 basis points per annum respectively, and the corresponding interest receivables were US\$11,728,000 (equivalent to approximately HK\$91,283,000). These loan receivables and the interest receivables, net of the provision of expected credit losses of approximately HK\$219,103,000 as at the date of the Disposal, amounted to approximately HK\$429,410,000 were recognised as loan receivables upon the Disposal.

In December 2019, management was given to understand that Speed Connection Group Limited and MyHD were in serious financial problem and ceased to operate in late 2019. As such, management considered these loan receivables were credit-impaired and recognised lifetime ECLs of the total net carrying amount of these loan receivables of approximately HK\$429,410,000 at 31 December 2019.

The provision of expected credit losses was determined by the management of the Group based on the creditworthiness and the past collection history of the borrowers.

22. 應收貸款 (續)

附註：

- (i) 於二零二五年及二零二四年十二月三十一日，本集團擁有授予一名第三方的應收貸款12,989,000港元。該貸款為無抵押，按年利率1.2厘（二零二四年：1.2厘）計息。該應收貸款已於二零二五年及二零二四年十二月三十一日全數減值。
- (ii) 於截至二零一九年十二月三十一日止年度，本集團出售於捷聯集團有限公司之全部股本權益（「出售事項」），自此以後，來自捷聯集團有限公司及其附屬公司MyHD Media FZ LLC（「MyHD」）之應收貸款已分類為應收前附屬公司貸款。

應收前附屬公司貸款乃產生自出售於MyHD之全部權益，以及將授予MyHD的現有貸款延長。該等應付款項為無抵押、按三個月倫敦銀行同業拆息加100個基點至10厘的年利率計息，並於二零二零年十二月三十一日到期。

於出售事項日期，該等應收貸款之本金額為71,298,000美元（相當於約554,934,000港元），其中應收捷聯集團有限公司之9,554,000美元（相當於約74,362,000港元）按三個月倫敦銀行同業拆息加100個基點的年利率計息，而應收MyHD（捷聯集團有限公司之非全資附屬公司）之51,244,000美元（相當於約398,847,000港元）及10,500,000美元（相當於約81,725,000港元）則分別按年利率10厘及三個月倫敦銀行同業拆息加100個基點計息，相應的應收利息為11,728,000美元（相當於約91,283,000港元）。於出售事項日期扣除預期信貸虧損撥備約219,103,000港元後，該等應收貸款及應收利息為約429,410,000港元，已於出售事項後確認為應收貸款。

於二零一九年十二月，管理層知悉捷聯集團有限公司及MyHD面臨嚴重財務問題，並於二零一九年底終止營運。因此，管理層認為該等應收貸款已信貸減值，並就該等應收貸款於二零一九年十二月三十一日之賬面淨值總額約429,410,000港元確認全期預期信貸虧損。

預期信貸虧損撥備由本集團管理層基於借款人之信譽及過往收賬記錄而釐定。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

22. LOAN RECEIVABLES (Continued)

Notes: (Continued)

(iii) Allowances for doubtful debts

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
At the beginning of year	於年初	1,038,128	948,715
Unwinding of discount	貼現回撥	97,174	95,258
Exchange realignment	匯兌調整	2,442	(5,845)
At the end of year	於年末	1,137,744	1,038,128

22. 應收貸款 (續)

附註：(續)

(iii) 呆賬撥備

23. DEFERRED TAXATION

The following are the major deferred tax assets/(liabilities) recognised by the Group and movements thereon during the year:

23. 遞延稅項

於本年度本集團已確認的主要遞延稅項資產／(負債) 及其變動如下：

		Fair value adjustment on intangible assets 無形資產 公平值調整 HK'000 千港元	Revaluation of investment properties 投資物業 重估 HK'000 千港元	Provision for PRC withholding tax 中國預扣稅 撥備 HK\$'000 千港元	Accelerated tax depreciation 加速稅項 折舊 HK\$'000 千港元	Provision and others 撥備 及其他 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	(1,777)	(52,021)	(5,731)	(650)	4,597	(55,582)
Exchange realignment	匯兌調整	401	1,221	125	-	180	1,927
Charged to property revaluation reserve	於物業重估儲備中扣除	-	(4,989)	-	-	-	(4,989)
Charged to profit or loss for the year	於本年度損益扣除	(267)	(21,182)	-	-	(425)	(21,874)
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	(1,643)	(76,971)	(5,606)	(650)	4,352	(80,518)
Exchange realignment	匯兌調整	(926)	3,028	(4,008)	-	1,014	(892)
Charged to property revaluation reserve	於物業重估儲備中扣除	-	(7,416)	-	-	-	(7,416)
Charged to profit or loss for the year	於本年度損益扣除	(2,513)	(174)	-	-	(2,810)	(5,497)
At 31 December 2025	於二零二五年十二月三十一日	(5,082)	(81,533)	(9,614)	(650)	2,556	(94,323)

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

23. DEFERRED TAXATION (Continued)

The following is the analysis of the deferred tax balances for financial reporting purposes:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Deferred tax assets	遞延稅項資產	2,556	4,352
Deferred tax liabilities	遞延稅項負債	(96,879)	(84,870)
		(94,323)	(80,518)

At the end of the reporting period, tax losses for which no deferred tax assets was recognised, due to the unpredictability of future profit streams, expire as follows:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Expire in 2028	於二零二八年屆滿	11,437	11,437
Expire in 2031	於二零三一年屆滿	11,369	11,369
Expire in 2032	於二零三二年屆滿	21,847	21,847
Expire in 2033	於二零三三年屆滿	7,689	7,689
Expire in 2034	於二零三四年屆滿	23,358	23,358
Expire in 2035	於二零三五年屆滿	24,694	-
No expiry date	無屆滿日期	160,492	178,511
		260,886	254,211

Under the Law of the PRC on Enterprise Income Tax, withholding tax at 10% is imposed on dividends declared in respect of profits earned by PRC subsidiaries from 1 January 2008 onwards. Deferred taxation has been provided for in full in respect of undistributed profits retained by the PRC subsidiaries in the consolidated financial statements.

23. 遞延稅項 (續)

就財務呈報用途作出的遞延稅項結餘分析如下：

於報告期末，由於未來利潤流不可預測，故並無確認遞延稅項資產的稅項虧損，其屆滿情況如下：

根據中國企業所得稅法，由二零零八年一月一日起從中國附屬公司獲得的溢利所宣派的股息需繳納預扣稅10%。中國附屬公司所保留的未分配利潤有關的遞延稅項已全數於綜合財務報表中撥備。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
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24. INVENTORIES

24. 存貨

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Raw materials	原材料	21,431	36,627
Work in progress	在製品	5,347	14,776
Finished goods	製成品	12,397	47,269
		39,175	98,672

25. TRADE, BILLS AND OTHER RECEIVABLES

25. 應收貿易賬款、應收票據及其他應收款項

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Trade and bills receivables	應收貿易賬款及應收票據	87,729	90,244
Other receivables (Note)	其他應收款項 (附註)	90,417	133,358
Total trade, bills and other receivables	應收貿易賬款、應收票據及其他應收款項總額	178,146	223,602

Represented by:

按以下方式呈列：

		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	3,446	4,418
Current assets	流動資產	174,700	219,184
		178,146	223,602

Note: As at 31 December 2025, other receivables included rental deposits of HK\$9,426,000 (2024: HK\$37,467,000), among which rental deposits of HK\$3,446,000 are non-current assets (2024: HK\$4,418,000). The remaining receivables are unsecured, non-interest bearing and repayable on demand.

附註：於二零二五年十二月三十一日，其他應收款項包括租賃按金9,426,000港元（二零二四年：37,467,000港元），其中，租賃按金3,446,000港元為非流動資產（二零二四年：4,418,000港元）。剩餘應收款項為無抵押、免息及須按要求償還。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
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25. TRADE, BILLS AND OTHER RECEIVABLES (Continued)

The Group allows an average credit period of 60 to 120 days to its trade customers. The following is an ageing analysis of trade and bills receivables presented based on the invoice date 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
0-30 days	0至30日	78,332	82,038
31-90 days	31至90日	14,078	9,097
91-180 days	91至180日	2,485	2,454
More than 180 days	超過180日	100,592	115,414
Less: Loss allowance		195,487 (107,758)	209,003 (118,759)
		87,729	90,244

The other classes within trade, bills and other receivables do not contain impaired assets. Expected credit losses on trade receivables was provided in accordance with the Group's accounting policy stated in note 4(l)(ii). Based on the Group's assessment, the provision for expected credit losses on trade receivables of HK\$916,000 (2024: reversal of expected credit losses of HK\$2,390,000) was recognised during the year.

Further details on the Group's credit policy and credit risk arising from trade debtors and bills receivable are set out in Note 37(b).

25. 應收貿易賬款、應收票據及其他應收款項 (續)

本集團給予其貿易客戶之信貸期平均為60至120日。應收貿易賬款及應收票據於報告期末按發票日期呈列之賬齡分析如下：

應收貿易賬款、應收票據及其他應收款項內的其他類別並不包括已減值資產。應收貿易賬款的預期信貸虧損已按照附註4(l)(ii)所述之本集團會計政策計提撥備。根據本集團評估，本集團於本年度確認應收貿易賬款的預期信貸虧損撥備916,000港元（二零二四年：預期信貸虧損撥回2,390,000港元）。

有關本集團信貸政策以及因應收貿易賬款及應收票據而產生之信貸風險之進一步詳情，載於附註37(b)。

NOTES TO THE FINANCIAL STATEMENTS *(Continued)*

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
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26. PLEDGED BANK DEPOSITS

The amounts represent deposits pledged to banks to secure short-term bank borrowings granted to the Group (Note 40). The deposits carry fixed interest rates ranged from 0.55% to 7.05% (2024: 0.58% to 1.30%) per annum. The pledged bank deposits will be released upon the settlement of short-term bank borrowings.

27. BANK BALANCES AND CASH

Bank balances and cash of the Group comprise bank balances and cash held and short-term bank deposits that are interest-bearing at floating interest rate and are with original maturity of three months or less. The remaining bank deposits carry fixed interest rates ranging from 0.05% to 3.00% (2024: 0.10% to 1.15%) per annum.

As at 31 December 2025, cash and bank balances denominated in RMB amounted to approximately HK\$8,579,000 (2024: approximately HK\$11,605,000). RMB is not freely convertible into foreign currencies in the PRC. Under the PRC's Foreign Exchange Control Regulations and Administration of Settlement and Sale and Payment of Foreign Exchange Regulations, the Group is permitted to exchange RMB for foreign currencies through banks authorised to conduct foreign exchange business.

26. 已抵押銀行存款

該金額指就本集團獲授的短期銀行借貸而抵押予銀行的存款(附註40)。該等存款乃按介乎0.55厘至7.05厘(二零二四年:0.58厘至1.30厘)之間的固定年利率計息。已抵押銀行存款將於短期銀行借貸清償後解除。

27. 銀行結存及現金

本集團銀行結存及現金包括所持銀行結存及現金以及按浮動利率計息及原到期日為三個月或以內的短期銀行存款。剩餘銀行存款按介乎0.05厘至3.00厘(二零二四年:0.10厘至1.15厘)之間的固定年利率計息。

於二零二五年十二月三十一日,以人民幣計值的現金及銀行結存約為8,579,000港元(二零二四年:約11,605,000港元)。人民幣在中國境內並不能自由兌換為外幣。根據中國的外匯管理條例和結匯、售匯及付匯管理規定,本集團允許通過授權銀行兌換人民幣為外幣開展外匯業務。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
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28. TRADE, BILLS AND OTHER PAYABLES

28. 應付貿易賬款、應付票據及其他應付款項

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Trade payables	應付貿易賬款	170,150	174,898
Bills payables	應付票據	426	823
Deposits received (Note 45)	已收按金 (附註45)	66,430	64,795
Other payables and accruals (Note)	其他應付款項及應計項目 (附註)	128,320	147,983
		365,326	388,499

The following is an aged analysis of trade and bills payables, presented based on the invoice date at the end of the reporting periods:

應付貿易賬款及應付票據於報告期末按發票日期呈列之賬齡分析如下：

		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	0至30日	123,613	123,310
31-90 days	31至90日	7,305	8,281
91-360 days	91至360日	13,888	15,255
More than 360 days	超過360日	25,770	28,875
		170,576	175,721

The average credit period for purchases of goods is 90 days.

購買貨品的平均信貸期為90日。

Note: An amount due to a director of HK\$1,697,000 (2024: HK\$1,515,000) which was included in other payables. It is unsecured, interest free and repayable on demand. Other items included in other payables and accruals mainly represent accrued staff costs of HK\$7,825,000 (2024: HK\$9,191,000), accrued material costs of HK\$25,553,000 (2024: HK\$17,615,000), interest payables of HK\$22,784,000 (2024: HK\$10,330,000), commission payables and temporary receipts of HK\$13,620,000 (2024: HK\$10,604,000) and other taxes payables of HK\$5,069,000 (2024: HK\$5,000,000).

附註：其他應付款項包括一筆應付董事款項1,697,000港元（二零二四年：1,515,000港元），此款項為無抵押、免息且須按要求償還。計入其他應付款項及應計項目的其他項目主要為應計員工費用7,825,000港元（二零二四年：9,191,000港元）、應計材料費用25,553,000港元（二零二四年：17,615,000港元）、應付利息22,784,000港元（二零二四年：10,330,000港元）、應付佣金及臨時收款13,620,000港元（二零二四年：10,604,000港元）及其他應付稅項5,069,000港元（二零二四年：5,000,000港元）。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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29. CONTRACT LIABILITIES

29. 合約負債

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Contract liabilities arising from:	因以下產生的合約負債：		
Sale of goods	銷售貨物	18,171	20,156

Movements in contract liabilities

合約負債變動

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Balance as at 1 January	於一月一日結餘	20,156	21,115
Decrease in contract liabilities as a result of recognising revenue during the year that was included in the contract liabilities at the beginning of the year	年內因確認於年初計入合約負債之收益導致合約負債減少	(20,156)	(21,115)
Increase in contract liabilities as a result of receipt in advance of sale of goods	因銷售貨物預收款項導致合約負債增加	18,171	20,156
Balance as at 31 December	於十二月三十一日結餘	18,171	20,156

The contract liabilities mainly relate to the advance consideration received from customers. The Group's sales contracts generally have an original expected duration of one year or less and accordingly, the Group has applied the practical expedient in HKFRS 15 not to disclose the transaction price allocated to the remaining performance obligations for the contracts existed that has an original expected duration of one year or less at the end of the reporting period.

合約負債主要與已收客戶的預收代價有關。本集團銷售合約之原始預期年期一般為一年或以下，因此，本集團已應用香港財務報告準則第15號之實際權宜方案，並無披露分配至於報告期間結束時依然存在且原始預期年期為一年或以下的合約下剩餘履約責任之交易價格。

NOTES TO THE FINANCIAL STATEMENTS *(Continued)*

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
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30. PROVISION FOR FINANCIAL GUARANTEE

The Company had pursuant to the guarantee (the “**Guarantee**”) given in favour of MyHD irrevocably guaranteed to pay all financial obligations of MyHD in relation to the third amendment agreement to the content supply agreement (the “**Content Supply Agreement**”) dated 3 October 2016 which was entered into between MyHD and MBC FZ LLC. The Guarantee does not expire and the maximum amount payable by the Company under the Guarantee should not exceed US\$3,500,000 (equivalent to approximately HK\$27,332,000).

The Guarantee does not contain any conditions which need to be fulfilled or any circumstances which must arise before MyHD can enforce the same and demand payment from the Company. Notwithstanding that MyHD failed to observe all its payment obligations under the third amendment agreement to the Content Supply Agreement, since the date of the Guarantee up to the reporting date, the Company has not received any demand for payment from MyHD under the Guarantee.

At 31 December 2025 and 2024, the Group had recognised the provision for financial guarantee amounting to US\$3,500,000 (equivalent to approximately HK\$27,332,000) in relation to the Guarantee.

30. 財務擔保撥備

本公司已根據就MyHD之利益作出之擔保(「擔保」)，不可撤回地保證支付MyHD有關MyHD與MBC FZ LLC所訂立日期為二零一六年十月三日之內容供應協議(「內容供應協議」)第三份修訂協議之所有財務責任。該擔保並無到期日，而本公司根據擔保應付之最高金額不得超過3,500,000美元(相當於約27,332,000港元)。

擔保並不包含任何須予達成之條件或必須發生之任何情況，以規限MyHD執行擔保及要求本公司付款。儘管MyHD未能遵從於內容供應協議第三份修訂協議下之所有付款責任，惟自擔保日期起直至報告日期止，本公司並無接獲任何由MyHD根據擔保提出之付款要求。

於二零二五年及二零二四年十二月三十一日，本集團已就擔保確認為數3,500,000美元(相當於約27,332,000港元)之財務擔保撥備。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
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31. BANK AND OTHER BORROWINGS

31. 銀行及其他借貸

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Bank loans	銀行貸款	179,467	177,681
Other loans	其他貸款	170,428	169,350
		349,895	347,031
Analysed as:	分析為：		
Secured	有抵押	320,343	327,154
Unsecured	無抵押	29,552	19,877
		349,895	347,031
Carrying amount repayable:	須於下列期間償還的賬面值：		
On demand or within one year	按要求或一年內	206,185	211,266
In more than one year but not more than two years	超過一年但不超過兩年	143,710	135,765
		349,895	347,031
Less: Amount due within one year shown under current liabilities	減：於流動負債項下所示一年內到期款項	(206,185)	(211,266)
Amount due after one year	一年後到期的款項	143,710	135,765

The range of the effective interest rates on the Group's bank and other borrowings are as follows:

本集團的銀行及其他借貸之實際利率的範圍如下：

		2025 二零二五年	2024 二零二四年
Interest rate borrowings	有息借貸	2.38% - 12.00%	2.00% - 12.00%

The security of the borrowings is set out in Note 40.

借貸抵押載於附註40。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
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31. BANK AND OTHER BORROWINGS (Continued)

Included in the Group's current bank and other borrowings as at 31 December 2025 was the Loan as disclosed in Note 3(b) with principal of US\$20,000,000, equivalent to approximately HK\$155,666,000. The Loan was initially scheduled to be repaid in April 2025 but remained outstanding as at 31 December 2025. As mentioned in Note 3(b), the Company and the Lender has reached agreement on some repayment plans which could procure for repayment date extension of the outstanding principal amount of the Loan from 23 April 2025 to 22 April 2027. Notwithstanding those repayment proposal, the Loan has not been legally extended and the Lender may enforce its right to demand immediate repayment at its discretion. Regarding the repayment in April 2027, the management has initiated preliminary discussions with the Lender to settle the outstanding balance through an installment plan. The Rights Issue as mentioned in Note 3(b) is expected to provide immediate funding to address the liquidity need of the Group. Coupled with the anticipated increase in cash flows derived from the projected growth of the satellite TV equipment and antenna products segment, as well as steady rental income expected from the investment properties completed during the year, the Directors are of the view that the Group will be able to fulfill its repayment obligations as they fall due.

31. 銀行及其他借貸 (續)

本集團於二零二五年十二月三十一日的即期銀行及其他借款包括附註3(b)所披露的貸款，本金額為20,000,000美元（相當於約155,666,000港元）。該貸款原定於二零二五年四月償還，但於二零二五年十二月三十一日仍未償還。誠如附註3(b)所述，本公司與貸款人已就若干還款計劃達成協議，該等計劃可將貸款未償還本金額的還款日期由二零二五年四月二十三日延長至二零二七年四月二十二日。儘管有上述還款建議，該貸款仍未獲法律上的延長，貸款人仍可酌情行使其要求即時償還的權利。就二零二七年四月的還款事宜，管理層已與貸款人就透過分期付款計劃償還未償還結餘展開初步討論。附註3(b)所述的供股預期可提供即時資金以應付本集團的流動資金需求。連同預期來自衛星電視設備及天線產品分部的預計增長所產生的現金流量增加，以及年內已落成投資物業預期帶來的穩定租金收入，董事認為本集團將能夠在還款到期時履行其還款責任。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
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32. LEASES

The Group as a lessee:

The Group leases a motor vehicle and a number of land and properties in the jurisdictions in which it operates as its office premises under non-cancellable lease agreements, which comprise only fixed payments over lease term. Generally, the Group is restricted from assigning and subleasing the leased assets.

Represented by:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Current liabilities	流動負債	8,560	7,774
Non-current liabilities	非流動負債	27,544	43,294
		36,104	51,068

Future lease payments are due as follows:

		Minimum lease payments 最低租賃款項 2025 二零二五年 HK\$'000 千港元	Interest 利息 2025 二零二五年 HK\$'000 千港元	Present value 現值 2025 二零二五年 HK\$'000 千港元
Within 1 year	一年內	10,638	2,078	8,560
After 1 year but within 2 years	一年後但於兩年內	9,985	1,626	8,359
After 2 years but within 5 years	兩年後但於五年內	21,045	1,860	19,185
		41,668	5,564	36,104

32. 租賃

本集團作為承租人：

本集團根據不可撤銷租賃協議於其經營所在的司法權區租賃汽車及若干土地及物業作為其辦公場所，該等協議僅包括租期內的固定付款。一般而言，本集團不得轉讓及分租租賃資產。

按以下方式呈列：

未來租賃款項到期情況如下：

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
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32. LEASES (Continued)

The Group as a lessee: (Continued)

		Minimum lease payments 最低租賃款項 2024 二零二四年 HK\$'000 千港元	Interest 利息 2024 二零二四年 HK\$'000 千港元	Present value 現值 2024 二零二四年 HK\$'000 千港元
Within 1 year	一年內	11,449	3,675	7,774
After 1 year but within 2 years	一年後但於兩年內	10,877	3,105	7,772
After 2 years but within 5 years	兩年後但於五年內	34,022	5,243	28,779
More than 5 years	超過五年	6,918	175	6,743
		63,266	12,198	51,068

The Group as a lessor:

Property rental income earned from leasing of the Group's investment properties during the year was HK\$12,786,000 (2024: HK\$14,266,000). The properties held by the Group have committed tenants for the next one to twenty years.

At the end of the reporting period, the undiscounted lease payments receivable by the Group in future periods under non-cancellable operating leases with its tenants are as follows:

32. 租賃 (續)

本集團作為承租人：(續)

		Minimum lease payments 最低租賃款項 2024 二零二四年 HK\$'000 千港元	Interest 利息 2024 二零二四年 HK\$'000 千港元	Present value 現值 2024 二零二四年 HK\$'000 千港元
Within 1 year	一年內	11,449	3,675	7,774
After 1 year but within 2 years	一年後但於兩年內	10,877	3,105	7,772
After 2 years but within 5 years	兩年後但於五年內	34,022	5,243	28,779
More than 5 years	超過五年	6,918	175	6,743
		63,266	12,198	51,068

本集團作為出租人：

年內來自租賃本集團投資物業獲得的物業租金收入為12,786,000港元(二零二四年：14,266,000港元)。本集團所持物業於未來一至二十年已有訂約租戶。

於報告期末，本集團根據其與租戶訂立的不可撤銷經營租賃於未來期間應收未貼現租賃款項如下：

		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	17,597	18,541
After 1 year but within 2 years	一年後但於兩年內	16,730	17,702
After 2 years but within 3 years	兩年後但於三年內	15,445	15,926
After 3 years but within 4 years	三年後但於四年內	13,311	12,271
After 4 years but within 5 years	四年後但於五年內	10,325	8,199
After 5 years	五年後	96,975	72,199
		170,383	144,838

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
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33. SHARE CAPITAL

33. 股本

		Number of shares 股份數目	Amount 金額 HK\$'000 千港元
Ordinary shares of HK\$0.10 each	每股面值0.10港元的普通股		
Authorised:	法定：		
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	10,000,000,000	1,000,000
Issued and fully paid:	已發行及繳足：		
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	1,230,403,725	123,040

The proposed Capital Reorganisation became effective on 25 March 2026. Further details are disclosed in Note 47.

建議股本重組已於二零二六年三月二十五日生效。進一步詳情披露於附註47。

NOTES TO THE FINANCIAL STATEMENTS *(Continued)*

財務報表附註 (續)

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. DISPOSAL OF A SUBSIDIARY

During the year ended 31 December 2025, the Group disposed of the entire equity interest in BCN Distribuciones, S.A. The net assets of BCN Distribuciones, S.A. at the date of disposal were as follows:

34. 出售一間附屬公司

於截至二零二五年十二月三十一日止年度，本集團出售於BCN Distribuciones, S.A.之全部股本權益。BCN Distribuciones, S.A.於出售日期的資產淨值如下：

		HK\$'000 千港元
Property, plant and equipment	物業、廠房及設備	16
Inventories	存貨	3,253
Trade and other receivables	應收貿易賬款及其他應收款項	2,578
Cash at bank	銀行現金	78
Trade and other payables	應付貿易賬款及其他應付款項	(2,274)
Tax liabilities	稅項負債	(3,790)
Net liabilities disposed of	所出售負債淨額	(139)
Gain on disposal of a subsidiary included in profit or loss	計入損益的出售一間附屬公司的收益	139
Total consideration	代價總額	-
Net cash outflow arising on disposal	出售產生的現金流出淨額	
Cash consideration	現金代價	-
Bank balance and cash disposed of	所出售銀行結存及現金	(78)
		(78)

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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. NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS

Reconciliation of liabilities arising from financing activities:

35. 綜合現金流量表附註

自融資活動產生的負債對賬：

		Interest payables 應付利息	Bank and other borrowings 銀行及其他借貸 (Note 31) (附註31)	Lease liabilities 租賃負債 (Note 32) (附註32)
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
At 1 January 2024	於二零二四年一月一日	6,662	361,712	59,870
Changes from cash flows:	來自現金流量的變動：			
– Proceeds from new bank loans	– 新造銀行貸款所得款項	–	209,393	–
– Repayment of bank loans	– 償還銀行貸款	–	(218,469)	–
– Payment of interest element of lease liabilities	– 支付租賃負債利息部分	–	–	(4,623)
– Payment of principal element of lease liabilities	– 支付租賃負債本金部分	–	–	(7,608)
– Interest paid	– 已付利息	(23,003)	–	–
Total changes from financing cash flows	融資現金流量變動總額	(23,003)	(9,076)	(12,231)
Exchange realignment	匯兌調整	(1,069)	(5,605)	(3,913)
Other changes	其他變動			
– Finance charges on lease liabilities	– 租賃負債的財務費用	–	–	4,623
– Recognition of lease liabilities	– 確認租賃負債	–	–	2,798
– Interest incurred	– 已產生利息	24,740	–	–
Termination of a lease	終止租賃	–	–	(79)
Total other changes	其他變動總額	24,740	–	7,342
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	7,330	347,031	51,068
Changes from cash flows:	來自現金流量的變動：			
– Proceeds from new bank and other loans	– 新造銀行及其他貸款所得款項	–	51,244	–
– Repayment of bank and other loans	– 償還銀行及其他貸款	–	(53,633)	–
– Payment of interest element of lease liabilities	– 支付租賃負債利息部分	–	–	(2,773)
– Payment of principal element of lease liabilities	– 支付租賃負債本金部分	–	–	(6,783)
– Interest paid	– 已付利息	(20,954)	–	–
Total changes from financing cash flows	融資現金流量變動總額	(20,954)	(2,389)	(9,556)
Exchange realignment	匯兌調整	584	5,253	5,633
Other changes	其他變動			
– Finance charges on lease liabilities	– 租賃負債的財務費用	–	–	2,773
– Recognition of lease liabilities	– 確認租賃負債	–	–	2,838
– Interest incurred	– 已付利息	25,973	–	–
Termination of a lease	終止租賃	–	–	(16,652)
Total other changes	其他變動總額	25,973	–	(11,041)
At 31 December 2025	於二零二五年十二月三十一日	12,933	349,895	36,104

NOTES TO THE FINANCIAL STATEMENTS *(Continued)*

財務報表附註 (續)

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. CAPITAL RISK MANAGEMENT

The Group manages its capital to ensure that the Group will be able to continue as a going concern while maximising the return to stakeholders through the optimisation of the debt and equity balance. The Group's overall strategy remains unchanged from prior year.

The capital structure of the Group consists of debt, which includes the borrowings disclosed in Note 31, and equity reserves attributable to owners of the Group, comprising issued share capital and various reserves and retained profits.

The Directors review the capital structure on a regular basis. As part of this review, the Directors consider the cost of capital and the risks associated with each class of capital. Based on recommendations of the Directors, the Group will balance its overall capital structure through new share issues and the issue of new debt or the redemption of existing debts.

36. 資本風險管理

本集團管理其資本以確保本集團可以持續經營，通過精簡債務及權益結餘提升股東回報。本集團的整體策略與上年度保持不變。

本集團的資本結構包括債務，包括於附註31所披露的借貸及本集團擁有人應佔的權益儲備（包括已發行股本及各種儲備以及保留溢利）。

董事定期檢討資本結構。作為檢討之部分，董事考慮資本成本及與各類別資本相關的風險。根據董事的建議，本集團將透過新股份發行及發行新債務或贖回現有債務平衡其整體資本結構。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

37. FINANCIAL RISK MANAGEMENT

(a) Categories of financial assets and financial liabilities

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Financial assets at amortised cost	按攤銷成本計量的金融資產		
Trade and bills receivables	應收貿易賬款及應收票據	88,111	90,244
Bank balance and cash	銀行結存及現金	75,793	64,612
Pledged bank deposits	已抵押銀行存款	6,207	4,636
Other receivables	其他應收款項	37,634	43,725
Amount due from an associate	應收一間聯營公司款項	10,822	28,293
Loan to an associate	給予一間聯營公司的貸款	5,330	14,617
		223,897	246,127
Financial liabilities at amortised cost	按攤銷成本計量的金融負債		
Trade and bills payables	應付貿易賬款及應付票據	170,576	175,721
Lease liabilities	租賃負債	36,104	51,068
Bank and other borrowings	銀行及其他借貸	349,895	347,031
Other payables	其他應付款項	194,750	212,778
		751,325	786,598

(b) Financial risk management objectives and policies

The Group's major financial instruments include trade, bills and other receivables, loan receivables, loan to an associate, amount due from an associate, pledged bank deposits, bank balances and cash, trade, bills and other payables, lease liabilities and bank and other borrowings. Details of these financial instruments are disclosed in respective notes. The risks associated with these financial instruments and 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.

37. 財務風險管理

(a) 金融資產及金融負債的分類

(b) 財務風險管理目標及政策

本集團的主要財務工具包括應收貿易賬款、應收票據及其他應收款項、應收貸款、給予一間聯營公司的貸款、應收一間聯營公司款項、已抵押銀行存款、銀行結存及現金、應付貿易賬款、應付票據及其他應付款項、租賃負債以及銀行及其他借貸。該等財務工具詳情於相關附註披露。下文載列與該等財務工具有關的風險及如何降低該等風險的政策。管理層管理及監控該等風險，以確保及時有效採取適當的措施。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

37. FINANCIAL RISK MANAGEMENT (Continued)

(b) Financial risk management objectives and policies (Continued)

Market risk

(i) Currency risk

The Company's subsidiaries have foreign currency sales and purchases, which expose the Group to foreign exchange risk.

The carrying amounts of the Group's foreign currency (as in relation to the functional currency of the relevant group entities) denominated monetary assets and monetary liabilities at the end of the reporting period are as follows:

Sensitivity analysis

37. 財務風險管理 (續)

(b) 財務風險管理目標及政策 (續)

市場風險

(i) 外匯風險

由於本公司附屬公司進行外匯買賣，故本集團面對外匯風險。

於報告期末，本集團以外幣（相對於有關集團實體功能貨幣而言）計值的貨幣資產及貨幣負債的賬面值如下：

敏感度分析

		Assets 資產		Liabilities 負債	
		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
RMB	人民幣	12	3,406	5,820	38,860
USD	美元	135,157	88,197	269,450	235,322

The Group is mainly exposed to USD and RMB relative to the functional currency of the relevant group entities, which are mainly RMB and USD respectively. The Group does not have a formal foreign currency hedging policy. But management monitors the Group's foreign currency exposure and enters into forward contracts when movements in the exchange rates are outside management's expected range in order to minimise the exchange rate risk.

本集團主要面對與相關集團實體的功能貨幣（主要分別為人民幣及美元）有關的美元及人民幣風險。雖然本集團並無正式外匯對沖政策，但管理層會監管本集團的外匯風險並於匯率變化超出管理層預計範圍時訂立遠期合約，以降低匯率風險。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

37. FINANCIAL RISK MANAGEMENT (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% increase and decrease in functional currency of respective group entities against USD and RMB. 5% is the sensitivity rate used and represents management's assessment of the reasonably possible change in foreign exchange rates. The sensitivity analysis includes both USD and RMB monetary assets and liabilities at the end of the reporting period. A negative number below indicates an increase in loss where USD and RMB strengthen 5% against the functional currency. For a 5% weakening of USD and RMB against the functional currency, there would be an equal and opposite impact on the loss for the year.

37. 財務風險管理 (續)

(b) 財務風險管理目標及政策 (續)

市場風險 (續)

(i) 外匯風險 (續)

敏感度分析 (續)

下表詳列本集團就各集團實體功能貨幣兌美元及人民幣上升及下降5%的敏感度。5%為所採用的敏感度率，代表管理層對外幣匯率的可能合理變動而作出的評估。敏感度分析同時包括於報告期末以美元及人民幣列值的貨幣資產及負債。下文所示負數指美元及人民幣兌功能貨幣上升5%時，令虧損增加。至於美元及人民幣兌功能貨幣下降5%時，則可能對本年度虧損產生相等及相反影響。

		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 and decrease in equity for the year:	年內虧損增加及權益減少：		
– RMB	– 人民幣	(284)	(1,769)
– USD	– 美元	(6,788)	(7,429)

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

37. FINANCIAL RISK MANAGEMENT (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 loan to an associate, loan receivables, pledged bank deposits and certain bank balances set out in Notes 21, 22, 26 and 27 and fixed-rate bank and other borrowings.

The Group is also exposed to cash flow interest rate risk in relation to certain variable-rate bank balances as set out in Note 27 and variable-rate bank borrowings.

The exposures of the Group's borrowings to interest rate changes at the end of the reporting period are as follows:

	2025 二零二五年 HK\$'000 千港元	% of total loans 佔貸款 總額的百分比	2024 二零二四年 HK\$'000 千港元	% of total loans 佔貸款 總額的百分比
Variable-rate borrowings 浮息借貸	184,323	53%	176,299	51%
Fixed-rate borrowings 定息借貸	165,572	47%	170,732	49%
	349,895	100%	347,031	100%

The Group currently does not have any interest rate hedging policy in relation to interest rate risk. The Directors monitor the exposure on an ongoing basis and will consider hedging significant interest rate risk should the need arise.

The Group's cash flow interest rate risk is mainly concentrated on the fluctuation of LIBOR arising from the Group's USD borrowings.

37. 財務風險管理 (續)

(b) 財務風險管理目標及政策 (續)

市場風險 (續)

(ii) 利率風險

本集團面臨有關載於附註21、22、26、27的定息給予一間聯營公司的貸款、應收貸款、已抵押銀行存款及若干銀行結存以及定息銀行及其他借貸的公平值利率風險。

本集團亦因附註27所載若干浮息銀行結存與浮息銀行借貸而面對現金流量利率風險。

於報告期末，本集團借貸因利率變動而承受的風險如下：

本集團現時並無就利率風險而設有任何利率對沖政策。董事持續監察風險並於需要時會考慮對沖重大利率風險。

本集團現金流量利率風險主要集中於本集團的美元借貸所產生倫敦銀行同業拆息的波動。

NOTES TO THE FINANCIAL STATEMENTS *(Continued)*

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

37. FINANCIAL RISK MANAGEMENT (Continued)

(b) Financial risk management objectives and policies (Continued)

Market risk (Continued)

(ii) Interest rate risk (Continued)

Sensitivity analysis

The bank balances of the Group carry floating-rates of interest and have exposure to cash flow interest rate risk. The Directors consider the exposure is insignificant and therefore no sensitivity analysis is presented.

The sensitivity analyses below have been determined based on the exposure to interest rates for variable-rate bank and other borrowings. The analysis is prepared assuming the amount of liabilities outstanding at the end of the reporting period was outstanding for the whole year. A 50 basis point change is used and represents management's assessment of the reasonably possible change in interest rates.

If interest rates had been 50 basis points higher or lower and all other variables were held constant, the Group's loss for the year ended 31 December 2025 would increase or decrease by HK\$684,000 (2024: HK\$674,000).

Credit risk

The Group's maximum exposure to credit risk in the event of counterparties' failure to perform their obligations as the end of the reporting period in relation to each class of recognised financial assets is the carrying amount of those assets as stated in the consolidated statement of financial position. In order to minimise the credit risk, management of the Group has delegated a team for determination of credit limits, credit approvals and other monitoring procedures to ensure that follow-up action is taken to recover overdue debts. In addition, the Group reviews the recoverable amount of each individual trade debt at the end of the reporting period to ensure that adequate impairment losses are made for irrecoverable amounts.

37. 財務風險管理 (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)

敏感度分析

本集團之銀行結存附有浮息，並面對現金流量利率風險。董事認為，該風險並不重大，故並無呈列敏感度分析。

下文敏感度分析基於浮息銀行及其他借貸所面對利率風險而定。該分析假設報告期末所示未償還負債金額為全年未償還金額。採用50個基點的變動，亦即管理層評估利率的可能合理變動所用者。

倘利率增或減50個基點且所有其他可變因素不變，則本集團截至二零二五年十二月三十一日止年度的虧損會增加或減少684,000港元（二零二四年：674,000港元）。

信貸風險

於報告期末，本集團所面對的最大信貸風險為有關各類已確認金融資產的交易對手未能履行責任，金額為綜合財務狀況表內所列有關資產的賬面值。為減低信貸風險，本集團管理層已指派一組人員負責釐定信貸額、信貸批核及其他監察程序以確保採取跟進行動收回逾期債務。此外，本集團於報告期末檢討各項個別貿易債項的可收回金額，以確保就不可收回金額作出足夠減值虧損。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

37. FINANCIAL RISK MANAGEMENT (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk (Continued)

(i) Trade receivables

The Group measures loss allowances for trade receivables at an amount equal to lifetime ECLs, which is calculated using a provision matrix.

The following table provides information about the Group's exposure to credit risk and ECLs for trade receivables.

As at 31 December 2025:

		Expected loss rate 預期虧損率	Gross carrying amount 賬面總值 HK\$'000 千港元	Loss allowance 虧損撥備 HK\$'000 千港元
Not past due	未逾期	4%	64,688	2,461
Less than 3 month past due	逾期少於三個月	21%	31,413	6,452
3 to 6 months past due	逾期三至六個月	85%	1,219	1,036
Over 6 months past due	逾期超過六個月	100%	98,167	97,809
			195,487	107,758

As at 31 December 2024:

		Expected loss rate 預期虧損率	Gross carrying amount 賬面總值 HK\$'000 千港元	Loss allowance 虧損撥備 HK\$'000 千港元
Not past due	未逾期	2%	70,987	1,287
Less than 3 month past due	逾期少於三個月	17%	19,864	3,462
3 to 6 months past due	逾期三至六個月	42%	2,783	1,176
Over 6 months past due	逾期超過六個月	98%	115,369	112,834
			209,003	118,759

37. 財務風險管理 (續)

(b) 財務風險管理目標及政策 (續)

信貸風險 (續)

(i) 應收貿易賬款

本集團按等同於全期預期信貸虧損的金額計量應收貿易賬款虧損撥備並使用撥備矩陣計算。

下表提供有關本集團之應收貿易賬款信貸風險及預期信貸虧損的資料。

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：

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

37. FINANCIAL RISK MANAGEMENT (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk (Continued)

(i) Trade receivables (Continued)

The ECLs are disaggregated by different customer segments as follows:

Media entertainment platform related products

As at 31 December 2025:

		Expected loss rate 預期虧損率	Gross carrying amount 賬面總值 HK\$'000 千港元	Loss allowance 虧損撥備 HK\$'000 千港元
Not past due	未逾期	1%	1,683	20
Less than 3 month past due	逾期少於三個月	44%	1,323	577
3 to 6 months past due	逾期三至六個月	30%	53	16
Over 6 months past due	逾期超過六個月	100%	50,436	50,296
			53,495	50,909

As at 31 December 2024:

		Expected loss rate 預期虧損率	Gross carrying amount 賬面總值 HK\$'000 千港元	Loss allowance 虧損撥備 HK\$'000 千港元
Not past due	未逾期	8%	1,045	83
Less than 3 month past due	逾期少於三個月	16%	1,459	237
3 to 6 months past due	逾期三至六個月	41%	135	56
Over 6 months past due	逾期超過六個月	99%	50,922	50,247
			53,561	50,623

37. 財務風險管理 (續)

(b) 財務風險管理目標及政策 (續)

信貸風險 (續)

(i) 應收貿易賬款 (續)

預期信貸虧損按不同客戶群的分類如下：

媒體娛樂平台相關產品

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：

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

37. FINANCIAL RISK MANAGEMENT (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk (Continued)

- (i) Trade receivables (Continued)
Other multimedia products
As at 31 December 2025:

		Expected loss rate 預期虧損率	Gross carrying amount 賬面總值 HK\$'000 千港元	Loss allowance 虧損撥備 HK\$'000 千港元
Not past due	未逾期	1%	4,125	61
Less than 3 month past due	逾期少於三個月	8%	629	51
3 to 6 months past due	逾期三至六個月	61%	142	87
Over 6 months past due	逾期超過六個月	100%	46,405	46,405
			51,301	46,604

As at 31 December 2024:

		Expected loss rate 預期虧損率	Gross carrying amount 賬面總值 HK\$'000 千港元	Loss allowance 虧損撥備 HK\$'000 千港元
Not past due	未逾期	2%	8,175	150
Less than 3 month past due	逾期少於三個月	7%	893	61
3 to 6 months past due	逾期三至六個月	36%	487	174
Over 6 months past due	逾期超過六個月	100%	59,363	59,363
			68,918	59,748

37. 財務風險管理 (續)

(b) 財務風險管理目標及政策 (續)

信貸風險 (續)

- (i) 應收貿易賬款 (續)
其他多媒體產品
於二零二五年十二月三十一日：

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

37. FINANCIAL RISK MANAGEMENT (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk (Continued)

- (i) Trade receivables (Continued)
Satellite TV equipment and antenna products
As at 31 December 2025:

		Expected loss rate 預期虧損率	Gross carrying amount 賬面總值 HK\$'000 千港元	Loss allowance 虧損撥備 HK\$'000 千港元
Not past due	未逾期	4%	58,880	2,380
Less than 3 month past due	逾期少於三個月	20%	29,461	5,824
3 to 6 months past due	逾期三至六個月	91%	1,024	933
Over 6 months past due	逾期超過六個月	84%	1,326	1,108
			90,691	10,245

As at 31 December 2024:

		Expected loss rate 預期虧損率	Gross carrying amount 賬面總值 HK\$'000 千港元	Loss allowance 虧損撥備 HK\$'000 千港元
Not past due	未逾期	2%	61,767	1,054
Less than 3 month past due	逾期少於三個月	18%	17,512	3,164
3 to 6 months past due	逾期三至六個月	44%	2,161	946
Over 6 months past due	逾期超過六個月	63%	5,084	3,224
			86,524	8,388

Expected loss rates are based on actual loss experience over the past 3 years. These rates are adjusted to reflect differences between economic conditions during the period over which the historic data has been collected, current conditions and the group's view of economic conditions over the expected lives of the receivables.

預期虧損率乃基於過往三年的實際虧損經驗得出。該等比率經調整以反映收集過往數據之期間的經濟狀況、現時狀況以及本集團對應收賬款預期年期內經濟狀況之看法的不同。

37. 財務風險管理 (續)

(b) 財務風險管理目標及政策 (續)

信貸風險 (續)

- (i) 應收貿易賬款 (續)
衛星電視設備及天線產品
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：

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

37. FINANCIAL RISK MANAGEMENT (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk (Continued)

- (i) Trade receivables (Continued)
Movement in the loss allowance account in respect of trade receivables during the year 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
Balance at 1 January	於一月一日的結餘	118,759	131,204
Provision for/(reversal of) expected credit losses	預期信貸虧損撥備 / (撥回)	916	(2,390)
Written off	撇銷	(13,216)	(5,617)
Exchange realignment	匯兌調整	1,299	(4,438)
Balance at 31 December	於十二月三十一日的結餘	107,758	118,759

The following significant changes in the gross carrying amounts of trade receivables contributed to the decrease in the loss allowance during 2025:

- Origination of new trade receivables net of those settled resulted in an increase in loss allowance of HK\$916,000.
- A write-off of trade receivable with a gross carrying amount of HK\$13,216,000 resulted in a decrease in loss allowance of HK\$13,216,000.

37. 財務風險管理 (續)

(b) 財務風險管理目標及政策 (續)

信貸風險 (續)

- (i) 應收貿易賬款 (續)
年內與應收貿易賬款有關的虧損撥備變動如下：

下列應收貿易賬款賬面總值之重大變動導致二零二五年虧損撥備減少：

- 產生新應收貿易賬款並扣除該等已結算應收貿易賬款導致虧損撥備增加916,000港元。
- 撇銷賬面總值為13,216,000港元的應收貿易賬款導致虧損撥備減少13,216,000港元。

NOTES TO THE FINANCIAL STATEMENTS *(Continued)*

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

37. FINANCIAL RISK MANAGEMENT (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk (Continued)

(ii) Loan receivables

The Group has credit risk in respect of loan receivables. As at 31 December 2025 and 2024, the loan receivables were classified as financial assets at amortised cost. The measurement of loss allowance are based on lifetime ECLs.

Movement in the loss allowance account in respect of loan receivables during the year is set out in Note 22(iii).

(iii) Amount due from/loan to an associate

The Group is also exposed to credit risk in respect of its loan to an associate and amount due from the associate.

The Group measures loss allowance for trade receivables due from the associate at an amount equal to lifetime ECLs, which is calculated by considering probability of default.

37. 財務風險管理 (續)

(b) 財務風險管理目標及政策 (續)

信貸風險 (續)

(ii) 應收貸款

本集團有與應收貸款有關的信貸風險。於二零二五年及二零二四年十二月三十一日，應收貸款分類為按攤銷成本計量的金融資產。虧損撥備乃基於全期預期信貸虧損計算。

年內與應收貸款有關的虧損撥備變動載於附註22(iii)。

(iii) 應收一間聯營公司款項／給予一間聯營公司的貸款

本集團亦就其給予該聯營公司的貸款及應收該聯營公司款項面臨信貸風險。

本集團按等同於全期預期信貸虧損的金額計量來自應收該聯營公司之應收貿易賬款虧損撥備，該金額乃經考慮違約概率來計算。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

37. FINANCIAL RISK MANAGEMENT (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk (Continued)

(iii) Amount due from/loan to an associate (Continued)

The following table provides information about the Group's exposure to credit risk and ECLs for trade receivables due from the associate:

As at 31 December 2025:

		Expected loss rate 預期虧損率	Gross carrying amount 賬面總值 HK\$'000 千港元	Loss allowance 虧損撥備 HK\$'000 千港元
Not past due	未逾期	0%	-	-
Less than 6 months past due	逾期少於六個月	0%	-	-
Over 6 months past due	逾期超過六個月	77.09%	41,944	32,335
			41,944	32,335

As at 31 December 2024:

		Expected loss rate 預期虧損率	Gross carrying amount 賬面總值 HK\$'000 千港元	Loss allowance 虧損撥備 HK\$'000 千港元
Not past due	未逾期	0%	-	-
Less than 6 months past due	逾期少於六個月	0%	-	-
Over 6 months past due	逾期超過六個月	37.18%	40,743	15,148
			40,743	15,148

The measurement of loss allowance for interest receivables from an associate is based on lifetime ECLs calculated by considering probability of default. As at 31 December 2025, the relevant gross carrying amount and loss allowance were HK\$5,300,000 and HK\$4,087,000 respectively (2024: HK\$4,294,000 and HK\$1,596,000).

37. 財務風險管理 (續)

(b) 財務風險管理目標及政策 (續)

信貸風險 (續)

(iii) 應收一間聯營公司款項／給予一間聯營公司的貸款 (續)

下表提供有關本集團面臨信貸風險及來自應收該聯營公司之應收貿易賬款的預期信貸虧損的資料：

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：

應收一間聯營公司利息之虧損撥備基於考慮違約概率後計算出的全期預期信貸虧損計算。於二零二五年十二月三十一日，相關賬面總值及虧損撥備分別為5,300,000港元及4,087,000港元（二零二四年：4,294,000港元及1,596,000港元）。

NOTES TO THE FINANCIAL STATEMENTS *(Continued)*

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

37. FINANCIAL RISK MANAGEMENT (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk (Continued)

(iii) Amount due from/loan to an associate (Continued)

Movement in the loss allowance account in respect of amount due from an associate during the year 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
Balance at 1 January	於一月一日的結餘	16,744	6,910
Provision for expected credit losses during the year	年內預期信貸虧損撥備	19,678	9,834
Balance at 31 December	於十二月三十一日的結餘	36,422	16,744

37. 財務風險管理 (續)

(b) 財務風險管理目標及政策 (續)

信貸風險 (續)

(iii) 應收一間聯營公司款項／給予一間聯營公司的貸款 (續)
年內與來自應收一間聯營公司有關的虧損撥備賬變動如下：

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

37. FINANCIAL RISK MANAGEMENT (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk (Continued)

(iii) Amount due from/loan to an associate (Continued)

At the end of the reporting period, the loan to the associate with principal amount of HK\$23,268,000 was classified as financial assets at amortised cost. The measurement of loss allowance are based on lifetime ECLs, which is calculated by considering probability of default.

Movement in the loss allowance account in respect of loan to an associate during the year 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
Balance at 1 January	於一月一日的結餘	8,651	3,689
Provision for expected credit losses during the year	年內預期信貸虧損撥備	9,287	4,962
Balance at 31 December	於十二月三十一日的結餘	17,938	8,651

The management has obtained up-to-date financial information of the associate and assessed the financial performance and business prospect of the associate. As assessed by the management, there has been a significant increase in credit risk of these balances due from the associate. The ECL of these receivables due from the associate are therefore determined by considering probability of default by making reference to external credit ratings published by a credit rating agency for similar risk portfolio. The ECL rate determined for the above balances due from the associate is 77.09%, which has been adjusted for forward-looking information.

- (iv) Other receivables
As at 31 December 2025 and 2024, the Group has assessed that the expected loss rate for other receivables was immaterial. The credit risk on bank balances is limited because the counter parties are banks and financial institutions with high credit rating assigned by international credit-rating agencies. Thus, no loss allowance for these balances was recognised.

37. 財務風險管理 (續)

(b) 財務風險管理目標及政策 (續)

信貸風險 (續)

(iii) 應收一間聯營公司款項／給予一間聯營公司的貸款 (續)

於報告期末，給予該聯營公司本金為23,268,000港元的貸款分類為按攤銷成本計量的金融資產。虧損撥備根據全期預期信貸虧損計算，並透過考慮違約概率計算得出。

年內與給予一間聯營公司的貸款有關的虧損撥備賬變動如下：

管理層已獲取該聯營公司之最新財務資料，並評估該聯營公司之財務表現及業務前景。經管理層評估，該等應收該聯營公司結餘的信貸風險已顯著增加。因此，該等應收該聯營公司款項之預期信貸虧損乃經參考信貸評級機構就類似風險組合所發佈之外部信貸評級，並考慮違約概率後釐定。就上述應收該聯營公司結餘所釐定之預期信貸虧損率為77.09%，該比率已就前瞻性資訊作出調整。

- (iv) 其他應收款項
於二零二五年及二零二四年十二月三十一日，本集團已評估其他應收款項的預期虧損率為不重大。由於交易對手方均為獲國際信貸評級機構授予高信貸評級的銀行及金融機構，故銀行結餘的信貸風險有限。因此，並無確認該等結餘的虧損撥備。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

37. FINANCIAL RISK MANAGEMENT (Continued)

(b) Financial risk management objectives and policies (Continued)

Concentration of credit risk of trade and bills receivables

The Group has concentration of credit risk as 84% (2024: 64%) of the total trade and bills receivables was due from the Group's five largest customers as at 31 December 2025. The Directors considered that the receivable balances from these customers do not represent a significant credit risk based on past collection experience and no bad debts have been recognised against trade and bills receivables due from these customers. Other than that, the Group has no other significant concentration of credit risk.

Liquidity risk

In the management of the liquidity risk, the Group's objective is to monitor its liquidity requirements and maintain a balance between continuity of funding and flexibility through the use of interest-bearing bank and other borrowings. In addition, facilities of bank and other loans from banks and financial institutions have been put in place to finance the Group's operations and meet its liquidity requirements.

The Group relies on bank borrowings as a significant source of liquidity. The Group monitors its current and expected liquidity requirements regularly and ensures sufficient liquid cash and adequate committed lines of funding from reputable financial institutions to meet the Group's liquidity requirements in the short and long term.

The following tables detail the Group's remaining contractual maturity for its non-derivative financial liabilities. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay. The maturity dates for other non-derivative financial liabilities are based on the agreed repayment dates.

37. 財務風險管理 (續)

(b) 財務風險管理目標及政策 (續)

應收貿易賬款及應收票據之集中信貸風險

本集團有集中信貸風險，原因是於二零二五年十二月三十一日應收貿易賬款及應收票據總額的84% (二零二四年：64%) 乃來自本集團的五大客戶。董事認為，根據過往收賬經驗，來自該等客戶之應收貿易賬款及應收票據結餘並無重大信貸風險，故並無就應收該等客戶之應收貿易賬款及應收票據確認任何壞賬。除此以外，本集團並無其他重大集中信貸風險。

流動資金風險

於管理流動資金風險方面，本集團的目標為監察其流動資金需求及透過運用計息銀行及其他借貸維持資金持續性與靈活性的平衡。此外，銀行融資及來自銀行及金融機構之其他貸款已就位，以撥付本集團運作及應付其流動資金需求。

本集團依賴銀行借貸作為其流動資金之主要來源。本集團會定期監控其當前及預期流動資金需求，確保其維持充足之流動現金及從信譽良好之金融機構獲得足夠之承諾貸款額以應付本集團之短期及長期流動資金需求。

下表詳列本集團非衍生金融負債之剩餘合約到期情況。下表基於本集團可能須應要求支付金融負債的最早日期未貼現現金流量而制訂。其他非衍生金融負債之到期日乃根據協定之償還日期而定。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

37. FINANCIAL RISK MANAGEMENT (Continued)

(b) Financial risk management objectives and policies (Continued)

Liquidity risk (Continued)

The tables include both interest and principal cash flows. To the extent that interest flows are variable rate, the undiscounted amount is derived from interest rate at the end of the reporting period.

Liquidity risk tables

37. 財務風險管理 (續)

(b) 財務風險管理目標及政策 (續)

流動資金風險 (續)

該等列表包括利息及本金現金流量。倘利息流量是以浮動利率計算，則未貼現金額按於報告期末之利率推算。

流動資金風險表

		Less than 1 month or on demand 少於一個月 或按要 求	1-3 months 一至 三個月	3 months to 1 year 三個月 至一年	Over 1 year 超過一年	Total undiscounted cash flows 未貼現 現金流總額	Carrying amount 賬面值
		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	HK\$'000 千港元
31 December 2025	二零二五年 十二月三十一日						
Non-derivative financial liabilities	非衍生金融負債						
Trade, bills and other payables	應付貿易賬款、 應付票據及 其他應付款項	234,408	130,918	-	-	365,326	365,326
Bank and other borrowings	銀行及其他借貸	165,291	18,581	23,555	160,955	368,382	349,895
Provision for financial guarantee*	財務擔保撥備*	27,332	-	-	-	27,332	27,332
Lease liabilities	租賃負債	1,383	2,076	6,805	30,873	41,137	36,104
		428,414	151,575	30,360	191,828	802,177	778,657
31 December 2024	二零二四年 十二月三十一日						
Non-derivative financial liabilities	非衍生金融負債						
Trade, bills and other payables	應付貿易賬款、 應付票據及 其他應付款項	256,908	131,591	-	-	388,499	388,499
Bank and other borrowings	銀行及其他借貸	13,901	7,604	186,403	159,225	367,133	347,031
Provision for financial guarantee*	財務擔保撥備*	27,332	-	-	-	27,332	27,332
Lease liabilities	租賃負債	977	1,955	8,517	51,817	63,266	51,068
		299,118	141,150	194,920	211,042	846,230	813,930

* Maximum amount of the financial guarantee

* 財務擔保之最大值

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

37. FINANCIAL RISK MANAGEMENT (Continued)

(c) Fair value measurement

This note provides information about how the Group determines fair values of various financial assets and liabilities.

The Directors consider that the carrying amounts of financial assets and financial liabilities that are recorded at amortised cost in the consolidated financial statements approximate their fair values.

The fair values of the financial assets and liabilities recorded at amortised cost have been determined in accordance with generally accepted pricing models based on a discounted cash flow analysis, with the most significant inputs being the discount rate that reflects the credit risk of counterparties.

38. RETIREMENT BENEFIT PLANS

The Group operates the Mandatory Provident Fund Scheme (the “**MPF Scheme**”) under the Mandatory Provident Fund Schemes Ordinance of the Hong Kong SAR Government for all qualifying employees in Hong Kong. The MPF Scheme is a defined contribution retirement benefits scheme. The assets of the MPF Scheme are held separately from those of the Group in funds under the control of an independent trustee. Under the MPF scheme, the employer and its employees are each required to make contributions to the plan at 5% of the employees’ relevant income, subject to a cap of monthly relevant income of HK\$30,000. Contributions to the MPF Scheme are recognised as an expense in profit or loss when the services are rendered by the employees.

No forfeited contribution is available to reduce the contribution paid and payable in the future years.

37. 財務風險管理 (續)

(c) 公平值計量

本附註提供本集團如何釐定不同金融資產及負債公平值之資料。

董事認為於綜合財務報表按攤銷成本入賬的金融資產及金融負債的賬面金額與其公平值相若。

按攤銷成本入賬的金融資產及負債的公平值乃按照貼現現金流量分析，依據公認定價模型釐定，當中最重大的輸入值為反映對手方的信貸風險的貼現率。

38. 退休福利計劃

本集團根據香港特別行政區政府之《強制性公積金計劃條例》，為香港全體合資格僱員設立強制性公積金計劃（「**強積金計劃**」）。該強積金計劃為界定供款退休福利計劃，其資產由獨立受託人管理，與本集團之資產分開持有。根據強積金計劃，僱主及僱員須分別按僱員有關入息之5%作出供款，每月有關入息上限為30,000港元。強積金計劃之供款於僱員提供服務時於損益確認為開支。

本集團並無可用作減少已付及未來幾年應付供款的已放棄供款。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
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38. RETIREMENT BENEFIT PLANS (Continued)

The employees employed by the operations in the PRC are members of the state-managed retirement benefit schemes operated by the PRC government. The PRC operations are required to contribute a certain percentage of their payroll to the retirement benefit schemes to fund the benefits. The only obligation of the Group with respect to the retirement benefit schemes operated by the PRC government is to make the required contributions under the schemes. The contributions are charged to profit or loss as they become payable in accordance with the rules of the schemes.

In addition, certain subsidiaries of the Company in other foreign countries are required to contribute amounts based on employees' salaries to the retirement benefit schemes as stipulated by the relevant local authorities. The employees are entitled to those subsidiaries' contributions subject to the regulations of the relevant local authorities.

39. RELATED PARTY DISCLOSURES

(i) Transactions

The Group had the following related party transactions:

Relationship 關係	Nature of transaction 交易性質	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Associate 聯營公司	Sales of goods 銷售貨品	-	18
	Interest income 利息收入	1,008	1,012

The above transactions were conducted in accordance with the terms mutually agreed between the Group and the related party.

(ii) Balances

Details of the Group's balances with related parties are set out in the consolidated statement of financial position and in Notes 21 and 28.

38. 退休福利計劃 (續)

本集團於中國經營業務所聘用的僱員均為中國政府設立的國家退休福利計劃的成員。中國經營業務須支付僱員薪金的一定比率，作為退休福利計劃的供款。本集團對中國政府設立的退休福利計劃的唯一責任為根據計劃作出規定的供款。該等供款將根據計劃規則於應付時計入損益。

此外，本公司於其他國外的若干附屬公司須按照僱員的薪金向有關地方當局所訂明的退休福利計劃作出供款。根據有關地方當局的規例，僱員可獲得該等附屬公司的供款。

39. 關聯人士披露

(i) 交易

本集團曾進行以下關聯人士交易：

上述交易乃按本集團與關聯人士相互協定之條款進行。

(ii) 結餘

本集團與關聯人士之結餘詳情載於綜合財務狀況表及附註21及28。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
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39. RELATED PARTY DISCLOSURES (Continued)

(iii) Compensation of key management personnel

The remuneration of Directors and other members of key management during the year was as follows:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Short-term benefits	短期福利	7,297	10,121
Post-employment benefits	僱員退休福利	89	171
		7,386	10,292

In the opinion of the Directors, the remuneration of Directors and key executives is determined having regard to the performance of individuals and market trends.

40. PLEDGE OF ASSETS

At the end of the reporting period, the following assets were pledged to secure banking facilities granted to the Group:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Bank deposits	銀行存款	5,462	4,636
Trade receivables	應收貿易賬款	30,959	42,837
Property, plant and equipment	物業、廠房及設備	694	20,894
Investment properties	投資物業	352,502	307,084
Inventories	存貨	-	20,761

Note: Banking facilities also secured by pledge of the Company's interest in PBT. A loan is also guaranteed by personal guarantee made by a director of the Company.

39. 關聯人士披露 (續)

(iii) 主要管理人員之補償

年內董事及主要管理層其他成員之薪酬如下：

董事認為，董事及主要管理層的薪酬乃經考慮個人表現及市場趨勢後釐定。

40. 資產抵押

於報告期末，本集團已將下列資產抵押，作為所獲銀行信貸的抵押：

附註：銀行信貸亦已透過本公司於永辰科技的權益抵押。貸款亦由本公司一名董事進行個人擔保。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
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41. ARBITRATION

On 29 September 2011, the Group entered into a conditional agreement (the “**Agreement**”) with an independent individual third party (the “**Original Shareholder**”) and Technosat Technology JLT FZE (“**Technosat**”, a company incorporated in Dubai, which was wholly owned by the Original Shareholder), to subscribe for 375 new shares in Technosat at a cash consideration of US\$7,500,000 (equivalent to HK\$58,170,000), amounting to 15% of Technosat’s enlarged capital. Technosat is set up to be engaged in operation of digital TV and radio platform, pay TV channel, and sales and supply of TV set top boxes.

As at 30 June 2012, the Group had paid a deposit of US\$2,500,000 (equivalent to HK\$19,467,000) to Technosat to acquire new shares in Technosat which was fully provided for impairment in prior year. Pursuant to the terms of the Agreement, the Group is required to pay a further US\$5,000,000 in relation to the subscription of this 15% equity interest in Technosat. The subscription is not yet completed up to the date of approval of this report as the conditions precedent of the subscription of new shares in Technosat including the consent and approval by government authority in Dubai has not been fulfilled.

Despite the Group’s repeated request for information, there were no satisfactory response from the Original Shareholder or Technosat (“**Counterparties**”) regarding the current status and the procurement of obtaining government approval from the government authority in Dubai. The Group has engaged legal counsel to act for the Group and started dispute resolution proceedings against the Original Shareholder and Technosat.

On 21 January 2013, the legal counsel of the Original Shareholder and Technosat served a notice to the Group’s legal counsel for a claim on the further payment of US\$5,000,000 in relation to the subscription of this 15% equity interest in Technosat.

The Group’s legal counsel has replied on behalf of the Group on 11 February 2013 in response to the claim of the Original Shareholder and Technosat defending the claim as the Directors consider such claim invalid, as the conditions precedent of the subscription of new shares in Technosat had not been fulfilled and constituted a breach of the Agreement.

41. 仲裁

於二零一一年九月二十九日，本集團與一名獨立個別第三方（「原股東」）及Technosat Technology JLT FZE（「Technosat」，一間於杜拜註冊成立之公司，由原股東全資擁有）訂立一份有條件協議（「該協議」），以現金代價7,500,000美元（相當於58,170,000港元）認購Technosat 375股新股，即Technosat經擴大股本之15%。Technosat之成立目的為從事數字電視及廣播平台營運、付費電視頻道以及銷售及供應機頂盒。

於二零一二年六月三十日，本集團已向Technosat支付訂金2,500,000美元（相當於19,467,000港元），以收購Technosat的新股，該等訂金已於去年悉數計提減值撥備。根據該協議之條款，本集團須就認購Technosat該15%股本權益進一步支付5,000,000美元。由於認購Technosat新股之先決條件（包括取得杜拜政府部門的同意及批准）尚未達成，故認購事項於截至本報告獲批准當日尚未完成。

儘管本集團一再要求原股東或Technosat（「對手方」）提供關於徵求杜拜政府部門批准的現況及促使取得有關批准，但對手方未有令人滿意的回應。本集團已委聘法律顧問以代本集團行事，並針對原股東及Technosat展開糾紛調解程序。

於二零一三年一月二十一日，原股東及Technosat的法律顧問向本集團的法律顧問送達一份通知，申索有關認購Technosat該15%股本權益的進一步款項5,000,000美元。

本集團的法律顧問於二零一三年二月十一日代表本集團回覆原股東及Technosat的申索，就申索提出抗辯，原因為董事認為由於認購Technosat新股的先決條件尚未達成，即構成違反該協議，故該項申索屬無效。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
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41. ARBITRATION (Continued)

The Group's legal counsel had repeated request on the Original Shareholder and Technosat to commence the next step on mediation, but there were no satisfactory response from the legal counsel of the Original Shareholder and Technosat up to the deadline set by August 2014. At the date of approval of these consolidated financial statements, the Group's legal counsel confirmed that there was no update on the arbitration.

42. PRINCIPAL SUBSIDIARIES OF THE COMPANY

Details of the Company's principal subsidiaries at 31 December 2025 are as follows:

41. 仲裁 (續)

本集團的法律顧問已多次覆述向原股東及 Technosat 提出開展下一步調解程序的要求，惟截至二零一四年八月的既定限期，仍未獲得原股東及 Technosat 的法律顧問的滿意回覆。於本綜合財務報表獲批准當日，本集團的法律顧問確認仲裁並無更新。

42. 本公司主要附屬公司

二零二五年十二月三十一日本公司主要附屬公司詳情如下：

Name of subsidiary 附屬公司名稱	Place of incorporation/ establishment/ operations 註冊成立/成立/ 經營地點	Class of shares held 持有股份類別	Issued and fully paid share capital/registered capital 已發行及繳足股本/註冊資本	Proportion of nominal value of issued share/ registered capital held by the Company 本公司持有已發行股份/ 註冊資本面值的比例		Principal activities 主要業務
				2025 二零二五年	2024 二零二四年	
Top Peaker Group Limited (“Top Peaker”)	British Virgin Islands (“BVI”)/ Hong Kong 英屬處女群島(「英屬 處女群島」)/香港	Ordinary 普通股	US\$10,000 10,000美元	Directly 直接 100%	Indirectly 間接 -	Investment holding 投資控股
Sandmartin (Zhong Shan) Electronic Co., Ltd. (Note 1) 中山聖馬丁電子元件有限公司 (附註1)	PRC 中國	Registered capital 註冊資本	US\$19,500,000 19,500,000美元	-	100%	Trading of electronic goods 買賣電子產品
Pro Brand Technology (China) Co., Ltd. (Note 2)	PRC 中國	Registered capital 註冊資本	RMB27,000,000 人民幣 27,000,000元	-	54.2%	Manufacture and trading of electronic accessories 製造及買賣電子配件
SMT Hong Kong Limited 宏揚科技有限公司	Hong Kong 香港	Ordinary 普通股	HK\$2 2港元	-	100%	Trading of electronic goods 買賣電子產品

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
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42. PRINCIPAL SUBSIDIARIES OF THE COMPANY (Continued)

42. 本公司主要附屬公司 (續)

Name of subsidiary 附屬公司名稱	Place of incorporation/ establishment/ operations 註冊成立/成立/ 經營地點	Class of shares held 持有股份類別	Issued and fully paid share capital/registered capital 已發行及繳足股本/註冊資本	Proportion of nominal value of issued share/ registered capital held by the Company 本公司持有已發行股份/註冊資本面值的比例				Principal activities 主要業務
				2025 二零二五年		2024 二零二四年		
				Directly 直接	Indirectly 間接	Directly 直接	Indirectly 間接	
SMT Electronic Technology Limited	Cayman Islands/Taiwan 開曼群島/台灣	Ordinary 普通股	US\$1 1美元	-	100%	-	100%	Trading of electronic goods 買賣電子產品
PBI	USA 美國	Ordinary 普通股	US\$1 1美元	-	54.2%	-	59.1%	Trading of satellite TV equipment and antenna 買賣衛星電視設備及天線產品
PBT (Formerly known as Sksteck Inc.) (Note 3)	Taiwan 台灣	Ordinary 普通股	TWD225,000,000 新台幣 225,000,000元	54.2%	-	59.1%	-	Design, manufacture and trading of satellite TV equipment and antenna 設計、製造及買賣衛星電視設備及天線產品

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
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42. PRINCIPAL SUBSIDIARIES OF THE COMPANY (Continued)

42. 本公司主要附屬公司 (續)

Name of subsidiary 附屬公司名稱	Place of incorporation/ establishment/ operations 註冊成立/成立/ 經營地點	Class of shares held 持有股份類別	Issued and fully paid share capital/registered capital 已發行及繳足股本/註冊資本	Proportion of nominal value of issued share/ registered capital held by the Company 本公司持有已發行股份/ 註冊資本面值的比例		Principal activities 主要業務
				2025 二零二五年	2024 二零二四年	
BCN Distribuciones, S.A.	Spain	Ordinary	EUR412,102	Directly 直接	Indirectly 間接	Disposed during the year 於年內出售
	西班牙	普通股	412,102歐元	-	-	
Intelligent Digital Services GmbH	Germany	Ordinary	EUR31,250	-	100%	Design and manufacture of electronic goods 設計及製造電子產品
	德國	普通股	31,250歐元	-	100%	
Sino Light Enterprise Limited	Hong Kong 香港	Ordinary 普通股	HK\$12,600 12,600港元	-	64%	Inactive 暫無營業
Aggressive Digital Systems Private Ltd.	India 印度	Ordinary 普通股	INR30,000,000 30,000,000盧比	-	51%	Trading of electronic goods 買賣電子產品

Note 1: Sandmartin (Zhong Shan) Electronic Co., Ltd. is registered as a limited liability company (wholly foreign-owned enterprise).

附註1：中山聖馬丁電子元件有限公司註冊為一間有限責任公司(外商獨資企業)。

Note 2: Pro Brand Technology (China) Co., Ltd. is registered as a limited liability company (wholly foreign-owned enterprise).

附註2：中山晟富電子科技有限公司註冊為一間有限責任公司(外商獨資企業)。

Note 3: During the year ended 31 December 2025, PBT, a non-wholly-owned subsidiary of the Company, underwent a right issue. The Company did not participate in the rights issue, and the Group's equity interest in PBT has been diluted from approximately 59.1% to approximately 54.2%, which resulted in a deemed disposal of equity interest in PBT. The Group recognised the adjustment to the carrying amount of the non-controlling interests arising from the deemed disposal, amounting to HK\$4,667,000, directly in equity and attributed to owners of the Company.

附註3：於截至二零二五年十二月三十一日止年度，本公司非全資附屬公司永辰科技進行供股。由於本公司並無參與供股，本集團於永辰科技之股權由約59.1%攤薄至約54.2%，導致構成視作出售永辰科技之股權。本集團已將視作出售產生之非控股權益賬面值調整金額4,667,000港元直接於權益確認，並歸屬於本公司擁有人。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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. PRINCIPAL SUBSIDIARIES OF THE COMPANY (Continued)

The above table lists the subsidiaries of the Company which, in the opinion of the Directors, principally affected the results or assets and liabilities of the Group. To give details of other subsidiaries would, in the opinion of the Directors, result in particulars of excessive length.

None of the subsidiaries had any debt securities outstanding at any time of both years or at 31 December 2025 and 2024.

Details of non-wholly owned subsidiaries that have material non-controlling interests

The table below shows details of non-wholly owned subsidiaries of the Group that have material non-controlling interests:

Subsidiary 附屬公司	Place of incorporation and principal place of business 註冊成立地點及 主要營業地點	Proportion of ownership interest and voting rights held by non-controlling interests 非控股權益持有的擁有權 權益及投票權的比例		Loss allocated to non-controlling interests 分配至 非控股權益的虧損		Accumulated non-controlling interests 累計非控股權益	
		2025 二零二五年	2024 二零二四年	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
PBT and its subsidiaries 永辰科技及其附屬公司	Taiwan/USA 台灣/美國	45.8%	40.9%	(43,494)	(27,197)	(8,164)	36,010
Individually immaterial subsidiaries 個別不重大附屬公司				(120)	(768)	(39,817)	(40,768)
Total 總額				(43,614)	(27,965)	(47,981)	(4,758)

42. 本公司主要附屬公司 (續)

董事認為上表列示的本公司附屬公司對本集團的業績或資產及負債影響重大。董事認為列示其他附屬公司的詳情會導致內容過於冗贅。

於兩年內任何時間或於二零二五年及二零二四年十二月三十一日，概無附屬公司擁有任何已發行債務證券。

擁有重大非控股權益的非全資附屬公司詳情

下表載列擁有重大非控股權益的本集團非全資附屬公司的詳情：

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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. PRINCIPAL SUBSIDIARIES OF THE COMPANY (Continued)

Details of non-wholly owned subsidiaries that have material non-controlling interests (Continued)

Summarised financial information in respect of PBT and its subsidiaries that have material non-controlling interests are set out below. The summarised financial information below represents amounts before intergroup eliminations.

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Current assets	流動資產	225,391	262,425
Non-current assets	非流動資產	58,156	97,017
Current liabilities	流動負債	(199,602)	(220,348)
Non-current liabilities	非流動負債	(41,117)	(45,617)
Net assets	資產淨值	42,828	93,477

42. 本公司主要附屬公司 (續)

擁有重大非控股權益的非全資附屬公司詳情 (續)

擁有重大非控股權益的永辰科技及其附屬公司的財務資料概述如下。以下財務資料概要乃未經集團內公司間對銷的金額。

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Revenue	收益	317,443	376,683
Loss for the year	本年度虧損	(94,422)	(71,689)
Loss and total comprehensive income	虧損及全面收益總額	(50,649)	(74,638)
Net cash inflow/(outflow) from	來自以下各項的現金流入／(流出) 淨額		
Operating activities	經營活動	12,532	(19,068)
Investing activities	投資活動	1,606	5,353
Financing activities	融資活動	3,899	(6,821)
		18,037	(20,536)

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

43. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

43. 本公司財務狀況表

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Investments in subsidiaries	於附屬公司之投資	64,818	64,818
Interest in an associate	於一間聯營公司之權益	-	-
Loan to an associate	給予一間聯營公司的貸款	5,330	14,617
Amounts due from subsidiaries	應收附屬公司款項	121	76,473
Amount due from an associate	應收一間聯營公司款項	10,373	10,373
Other receivables	其他應收款項	969	1,005
Bank balances and cash	銀行結存及現金	244	285
Total assets	資產總值	81,855	167,571
Other payables	其他應付款項	(86,464)	(91,940)
Borrowings	借貸	(169,754)	(169,350)
Provision for financial guarantee	財務擔保撥備	(27,332)	(27,332)
Amount due to a subsidiary	應付一間附屬公司款項	(187,214)	(163,352)
Total liabilities	負債總額	(470,764)	(451,974)
Net liabilities	負債淨額	(388,909)	(284,403)
Capital and reserves	股本及儲備		
Share capital	股本	123,040	123,040
Reserves (note)	儲備 (附註)	(511,949)	(407,443)
Capital deficiency	資本虧絀	(388,909)	(284,403)

On behalf of the directors

代表董事

Hung Tsung Chin
洪聰進
Director
董事

Chen Wei Chun
陳偉鈞
Director
董事

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
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43. STATEMENT OF FINANCIAL POSITION OF THE COMPANY (Continued)

Note: Reserves of the Company

		Share premium	Contributed surplus	Share option reserve	Special reserve	Capital redemption reserve	Accumulated losses	Total
		股份溢價	實繳盈餘	購股權儲備	特別儲備	資本贖回儲備	累計虧損	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
At 1 January 2024	於二零二四年一月一日	62,408	688,538	7,960	79,900	1,713	(1,197,161)	(356,642)
Loss and total comprehensive income for the year	本年度虧損及全面收益總額	-	-	-	-	-	(50,801)	(50,801)
At 31 December 2024	於二零二四年十二月三十一日	62,408	688,538	7,960	79,900	1,713	(1,247,962)	(407,443)
Loss and total comprehensive income for the year	本年度虧損及全面收益總額	-	-	-	-	-	(104,506)	(104,506)
At 31 December 2025	於二零二五年十二月三十一日	62,408	688,538	7,960	79,900	1,713	(1,352,468)	(511,949)

The contributed surplus represents the difference between the consolidated shareholders' fund of Top Peaker and the nominal value of the Company's shares issued to acquire Top Peaker at the time of a group reorganisation in prior years amounted to approximately HK\$181,788,000 and the amount of approximately HK\$506,750,000 standing to the credit of the share premium account of the Company was reduced to nil and that the credit arising therefrom was transferred to the contributed surplus account arising from the capital reorganisation during the year ended 31 December 2021.

The special reserve represents the surplus arising pursuant to the capitalisation of advances from shareholders as part of the group reorganisation.

43. 本公司財務狀況表 (續)

附註：本公司儲備

實繳盈餘指Top Peaker的綜合股東資金與過往年度集團重組時本公司為收購Top Peaker而發行的股份面值間的差額約181,788,000港元，而本公司股份溢價賬之進賬金額約506,750,000港元已減至零，藉此產生之進賬已轉撥至截至二零二一年十二月三十一日止年度股本重組產生之實繳盈餘賬。

特別儲備指將股東墊款撥作資本（作為集團重組之一部分）所產生的盈餘。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

FOR THE YEAR ENDED 31 DECEMBER 2025
截至二零二五年十二月三十一日止年度

44. LITIGATIONS

Lawsuit in India

In October 2020, Aggressive Digital Systems Private Ltd. (“AD”), a non-wholly owned subsidiary of the Company received a summons to the National Company Law Tribunal (“NCLT”) at Chandigarh in India that was filed by Aggressive Electronics Manufacturing Services Private Limited (“AEMS”, a minority shareholder of AD) and Mr. Neeraj Bharara (collectively the “Petitioners”) against Top Dragon Development Limited (a wholly owned subsidiary of the Company and the shareholder of AD), AD and certain directors of AD (collectively the “Respondents”) alleging that the Respondents made undue acts either of oppression or mismanagement and claiming for losses caused to the Petitioners arising from such undue acts. The next hearing was scheduled on 30 April 2026.

After consulting the Company’s legal counsel in India and taking into account the possible factors including, but not limited to, the possible amount involved in the case, the Board considered that it is not probable that the Group will incur any material losses resulting from this litigation. Accordingly, no provision was made in the consolidated financial statements of the Group as at 31 December 2024 and 2025.

45. JOINT VENTURE AGREEMENTS IN RELATION TO REAL ESTATE REDEVELOPMENTS

(i) Arrangements with Huasuan

Reference is made to the announcement of the Company dated 17 August 2021 in relation to the cooperation agreement (the “Huasuan Cooperation Agreement”) dated 26 July 2021 entered into between, among others, the Group and Huasuan International Industrial Park Investment Development Co., Ltd. (廣東省華算國際產業園投資發展有限公司) (“Huasuan”), pursuant to which Huasuan and Sandmartin (Zhong Shan) Electronic Co., Ltd.* (中山聖馬丁電子元件有限公司) (“ZSS”) (an indirect wholly-owned subsidiary of the Company) would cooperate to upgrade certain blocks of factory buildings and dormitories constructed on the industrial land situated in Zhongshan, Guangdong Province, the PRC (the “Land”) owned by ZSS and to redevelop some vacant and undeveloped parts of the Land (the “Huasuan Redevelopment”) subject to prior consents and planning approvals from the relevant PRC government authorities. Huasuan will fund the entire costs of the Huasuan Redevelopment and is entitled to 80% of the new buildings constructed on the Land by apportioning the rental income attributable to, or the proceeds from the disposed of, the newly constructed buildings (the “Revenue Apportionment”).

44. 訴訟

於印度的訴訟

於二零二零年十月，Aggressive Digital Systems Private Ltd. (「AD」，本公司的非全資附屬公司) 接獲由Aggressive Electronics Manufacturing Services Private Limited (「AEMS」，AD的少數股東) 及Neeraj Bharara先生 (統稱「呈請人」) 提交針對Top Dragon Development Limited (本公司的全資附屬公司及AD的股東)、AD及AD的若干董事 (統稱「答辯人」) 並由印度昌迪加爾國家公司法法庭 (「國家公司法法庭」) 發出的傳票，該傳票指稱答辯人作出了壓迫或管理不善的不當行為，並就該等不當行為對呈請人所造成的損失提出申索。下一次聆訊定於二零二六年四月三十日。

經諮詢本公司的印度法律顧問，並考慮到 (包括但不限於) 案件可能涉及的金額等因素，董事會認為，本集團因該訴訟而產生任何重大損失的可能性不大。因此，本集團並無於二零二四年及二零二五年十二月三十一日的綜合財務報表計提任何撥備。

45. 有關房地產重建的合資協議

(i) 與華算的協議

茲提述本公司日期為二零二一年八月十七日之公告，內容有關 (其中包括) 本集團與廣東省華算國際產業園投資發展有限公司 (「華算」) 於二零二一年七月二十六日訂立合作協議 (「華算合作協議」)，據此，華算及中山聖馬丁電子元件有限公司 (「中山聖馬丁」，本公司之間接全資附屬公司) 將合作升級由中山聖馬丁擁有之位於中國廣東省中山市工業用地 (「該土地」) 上之若干幢廠房及宿舍，並重建該土地的部分空置及未發展部分 (「華算重建」)，惟須事先獲得中國相關政府部門的同意及規劃批准。華算將承擔華算重建的全部成本，並有權透過分攤歸屬於新建建築物的租金收入或出售新建建築物所得款項的方式，取得該土地上80%的新建建築物 (「收益分攤」)。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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45. JOINT VENTURE AGREEMENTS IN RELATION TO REAL ESTATE REDEVELOPMENTS (Continued)

(i) Arrangements with Huasuan (Continued)

The Huasuan Redevelopment is carried out under the name of ZSS. To ensure the continued commitment in the Huasuan Redevelopment, Huasuan would pay to the Group a cooperation fund amounting to RMB60 million as security deposit (the **“Cooperation Fund”**). The Group is contractually allowed to use the Cooperation Fund without any restriction during the Huasuan Redevelopment, and is liable to return the same amount of cash to Huasuan upon the completion of the Huasuan Redevelopment. As securities for such Cooperation Fund, the Group pledged to Huasuan (i) 100% of the shareholding interests in ZSS which holds the Land (the **“Equity Pledge”**); and (ii) one of the three pieces of land parcels within the Land (the **“Land Pledge”**). Huasuan shall release both the Equity Pledge and the Land Pledge upon full repayment of the Cooperation Fund by the Group and completion of the Huasuan Redevelopment and Revenue Apportionment. If the Huasuan Redevelopment is unable to proceed, the Cooperation Fund shall be refunded to Huasuan without interest within 10 business days failing which there is a default interest of 8% per annum payable by the Group within three months.

As at the date of this report, Huasuan had paid to the Group the Cooperation Fund in full and the Group had provided the Equity Pledge to Huasuan for security repayment of the Cooperation Fund and also provided the Land Pledge to Huasuan.

References are also made to the announcements of the Company dated 19 July 2023 and 10 August 2023 in relation to the joint venture agreement dated 19 July 2023 (the **“Huasuan JV Agreement”**) and entered into between ZSS and Huasuan pursuant to which ZSS and Huasuan have agreed to form a joint venture in the form of an unincorporated joint venture under the name of “Huasuan-Sandmartin Intelligent Manufacturing Park” (華算聖馬丁智造園) (the **“Huasuan Joint Venture”**) in the PRC for the Huasuan Redevelopment and for the purpose of governing the arrangements, under the Huasuan Cooperation Agreement.

45. 有關房地產重建的合資協議 (續)

(i) 與華算的協議 (續)

華算重建以中山聖馬丁名義進行。為確保繼續承擔華算重建，華算向本集團支付合作金人民幣60,000,000元作為保證金（「**合作金**」）。於華算重建期間，本集團可依約不受任何限制地使用合作金，且於華算重建完成後須向華算歸還相同金額之現金。作為該合作金的擔保，本集團向華算抵押(i)中山聖馬丁（持有該土地）的100%股權（「**股權質押**」）；及(ii)該土地內三幅地塊的其中一幅（「**土地抵押**」）。華算將於本集團悉數償還合作金及完成華算重建及收益分配後解除股權質押及土地抵押。倘華算重建無法進行，則合作金將於十個營業日內退還予華算（不計利息），否則本集團須於三個月內支付年利率8%的違約利息。

於本報告日期，華算已向本集團悉數支付合作金，而本集團已向華算提供股權質押作為合作金的償還擔保品，並向華算提供土地抵押。

茲亦提述本公司日期為二零二三年七月十九日及二零二三年八月十日的公告，內容有關中山聖馬丁及華算於二零二三年七月十九日訂立的合資協議（「**華算合資協議**」），據此，根據華算合作協議，中山聖馬丁及華算同意以「華算聖馬丁智造園」名義並以非法團合資企業的形式在中國成立合資企業（「**華算合資企業**」），以進行華算重建及規管安排。

* For identification purpose only

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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45. JOINT VENTURE AGREEMENTS IN RELATION TO REAL ESTATE REDEVELOPMENTS (Continued)

(i) Arrangements with Huasuan (Continued)

The sole purpose and business of the Huasuan Joint Venture is to redevelop the relevant portion of the Land into a landmark precision intelligent manufacturing centre and research and development innovation hub and the properties built thereon shall be for leasing or for sale. The Huasuan Redevelopment is carried out on the Land, which are contributed by the Group and Huasuan is responsible for funding the entire costs for the Huasuan Redevelopment (save for the Land contributed by ZSS). If required, ZSS as the entity undertaking the Huasuan Redevelopment would secure the bank loans for solely funding the construction costs of the Huasuan Redevelopment (the "ZSS Development Loan"). As stipulated in the Huasuan JV Agreement, Huasuan has the sole responsibility of repaying the ZSS Development Loan, both loan principal and interests. Both ZSS and Huasuan would closely monitor the ongoing funding needs of the Huasuan Redevelopment.

In relation to the allocation of the properties constructed on the Land (the "Huasuan Allocation"), the Group shall continue to be entitled to certain blocks of buildings constructed on the Land as at the date of the Huasuan JV Agreement (which comprise for factory buildings) (the "Existing Buildings"), the vacant area and roads covered under the current real estate title certificate issued to the Group. In relation to the new buildings constructed on certain parts of the Land, the Group and Huasuan shall be entitled to 20% and 80% respectively of (i) the total gross floor area of the new buildings; and (ii) the corresponding revenue that is generated from the new buildings. In the event where certain parts of the Existing Buildings are to be demolished and redeveloped under the Redevelopment, the Group shall be entitled to (i) firstly, certain gross floor area of the newly built buildings equivalent to the gross floor area that has been demolished covered under its real estate title certificate; and (ii) secondly, an additional 5% of the remaining total gross floor area of the newly built buildings. After the aforesaid allocations to the Group, Huasuan shall be entitled to all of the entire balance of the gross floor area. At the reporting date, the Huasuan Redevelopment is substantially completed.

45. 有關房地產重建的合資協議 (續)

(i) 與華算的協議 (續)

華算合資企業的唯一目的和業務為將該土地相關部分重建為地標性精密智能製造中心和研發創新中心，所建物業將作租賃或出售用途。華算重建在該土地上進行，由本集團出資，而華算負責為華算重建的全部成本提供資金（中山聖馬丁提供的該土地除外）。如有需要，中山聖馬丁作為進行華算重建的實體將取得銀行貸款，僅用於向華算重建之建設成本提供資金（「中山聖馬丁開發貸款」）。根據華算合資協議規定，華算將全權負責償還中山聖馬丁開發貸款，包括貸款本金及利息。中山聖馬丁及華算將密切監控華算重建的持續資金需求。

關於建於該土地上的物業的分配（「華算分配」），本集團須繼續擁有於華算合資協議日期在該土地上建造的若干建築物（包括廠房）（「現有建築物」），以及向本集團出具的現有不動產權證中涵蓋的空置區域及路段。關於建於該土地若干部份的新建樓宇，本集團及華算分別有權獲得(i)新建樓宇總樓面面積；及(ii)新建樓宇產生的相應收入的20%及80%。倘現有建築物的若干部份根據重建遭拆除及重建，本集團有權(i)首先，獲得新建樓宇的若干樓面面積，相當於其不動產權證中所涵蓋的已拆除樓面面積；及(ii)其次，額外獲得新建樓宇的剩餘總樓面面積的5%。向本集團作出上述分配後，華算有權獲得全部剩餘樓面面積。於報告日期，華算重建已大致完成。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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45. JOINT VENTURE AGREEMENTS IN RELATION TO REAL ESTATE REDEVELOPMENTS (Continued)

(i) Arrangements with Huasuan (Continued)

Upon the formation of the Huasuan Joint Venture, the Group recognised the Huasuan Joint Venture as a joint operation and account for the assets relating to its interest in a joint operation. During the year ended 31 December 2023, the Group derecognised investment properties under development attributed to the Huasuan Redevelopment with carrying amount of HK\$30,756,000, derecognised other payables due to Huasuan of HK\$7,281,000 which the obligation was contractually discharged and recognised a loss arising from the formation of joint operation of HK\$23,475,000.

For the year ended 31 December 2025, completed investment properties entitled by the Group based on Huasuan Allocation amounted to HK\$51,533,000 (2024: HK\$79,957,000) (Note 17) which were transferred out of the class "investment properties under development" in investment properties (Note 17) to the class "investment properties". In addition, the change in fair value was recognised in profit or loss arising from investment properties under the joint operation with Huasuan amounted to loss of HK\$36,699,000 (2024: gain of HK\$87,880,000) (Note 17).

As at 31 December 2025, investment properties entitled by the Group based on Huasuan Allocation amounted to HK\$96,053,000 (2024: HK\$131,490,000).

As at 31 December 2025, the Group has recognised a deposit received from Huasuan of HK\$66,430,000 (2024: HK\$64,795,000) (Note 28).

45. 有關房地產重建的合資協議 (續)

(i) 與華算的協議 (續)

於華算合資企業成立時，本集團將華算合資企業確認為共同經營，並就其於共同經營中的權益相關資產入賬。於截至二零二三年十二月三十一日止年度，本集團取消確認歸屬於華算重建的發展中投資物業，賬面值為30,756,000港元，取消確認應付華算的其他應付款項7,281,000港元（該義務已依約解除），並確認因成立共同經營而產生的虧損23,475,000港元。

截至二零二五年十二月三十一日止年度，本集團按華算分配有權享有的已落成投資物業為51,533,000港元（二零二四年：79,957,000港元）（附註17），該等物業已從投資物業中「發展中投資物業」類別（附註17）轉撥至「投資物業」類別。此外，與華算共同經營之投資物業所產生之公平值變動，已於損益中確認，為虧損36,699,000港元（二零二四年：收益87,880,000港元）（附註17）。

截至二零二五年十二月三十一日，本集團按華算分配有權享有的投資物業為96,053,000港元（二零二四年：131,490,000港元）。

於二零二五年十二月三十一日，本集團已確認來自華算的已收按金66,430,000港元（二零二四年：64,795,000港元）（附註28）。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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45. JOINT VENTURE AGREEMENTS IN RELATION TO REAL ESTATE REDEVELOPMENTS (Continued)

(ii) Arrangements with Luzhou

On 10 February 2025, ZSS and Zhongshan Luzhou Property Operation Co., Ltd. (中山綠洲物業營運有限公司) (“Luzhou”) entered into another joint cooperation agreement to redevelop other vacant and undeveloped portion of the Land owned by ZSS.

Luzhou and ZSS have agreed to form a joint venture in the form of an unincorporated joint venture (the “Luzhou Joint Venture”) in the PRC for the redevelopment and for the purpose of governing the arrangements, under the joint cooperation agreement with Luzhou.

The sole purpose and business of the Luzhou Joint Venture is to develop the properties built thereon shall be for leasing or for sale.

In relation to the allocation of the properties constructed under the Luzhou Joint Venture, the Group and Luzhou shall be entitled to 20% and 80% respectively of (i) the total gross floor area of the new buildings; and (ii) the corresponding revenue that is generated from the new buildings (the “Luzhou Allocation”).

Upon the formation of the Luzhou Joint Venture, the Group recognised the joint venture as a joint operation and accounted for the assets relating to its interest in the joint operation. During the year ended 31 December 2025, the Group derecognised investment properties with carrying amount of HK\$1,853,000 upon the formation of this joint operation. As at 31 December 2025, investment properties under development entitled by the Group based on the Luzhou Allocation amounted to HK\$19,464,000. The change in fair value of these properties for the year amounted to HK\$19,167,000 and are recognised as change in fair value arising from investment properties under the joint operation in Note 17.

45. 有關房地產重建的合資協議 (續)

(ii) 與綠洲的協議

於二零二五年二月十日，中山聖馬丁與中山綠洲物業營運有限公司 (「綠洲」) 訂立另一份共同合作協議，以重建中山聖馬丁擁有的其他空置及未開發的土地。

綠洲與中山聖馬丁已同意根據共同合作協議，在中國境內以非法人合資企業的形式成立一間合資企業 (「綠洲合資企業」)，以進行重建，並與綠洲就相關安排進行管理。

綠洲合資企業的唯一目的和業務為在該土地上開發物業，所建物業將作租賃或出售用途。

關於綠洲合資企業項下建於該土地上的物業的分配 (「綠洲分配」)，本集團及綠洲分別有權獲得(i)新建樓宇總樓面面積；及(ii)新建樓宇產生的相應收入的20%及80%。

於綠洲合資企業成立時，本集團將合資企業確認為共同經營，並就其於共同經營中的權益相關資產入賬。於截至二零二五年十二月三十一日止年度，合資企業成立後，本集團取消確認賬面值為1,853,000港元的投資物業。於二零二五年十二月三十一日，本集團按綠洲分配有權享有的發展中投資物業金額為19,464,000港元。年內該等物業之公平值變動為19,167,000港元並確認為附註17中共同經營下的投資物業所產生之公平值變動。

NOTES TO THE FINANCIAL STATEMENTS (Continued)

財務報表附註 (續)

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截至二零二五年十二月三十一日止年度

46. CONTINGENT LIABILITIES

As at the end of the reporting period, the Group has issued guarantees to the bank to secure the mortgage arrangement of property buyers. The outstanding guarantees to the bank amounted to RMB120,286,000 (equivalent to approximately HK\$133,177,000) (2024: RMB126,149,000 (equivalent to approximately HK\$136,230,000)) which will be terminated upon satisfaction of the terms stated on the guarantee contracts, including the released by bank upon delivery of the properties to the purchasers and completion of the relevant mortgage properties registration.

The Directors considered the fair values of these financial guarantee contracts to the purchasers are insignificant at initial recognition and the expected credit losses was insignificant as at the end of the reporting period as the bank has the rights to sell the property and recovers the outstanding loan balance from the sale proceeds of the property buyers default payment.

47. EVENTS AFTER THE REPORTING PERIOD

Subsequent to end of the reporting period, the proposed Capital Reorganisation and Rights Issue as mentioned in Note 3(b) were approved by the independent shareholders at a special general meeting held on 23 March 2026.

The Capital Reorganisation comprised, among other things, a share consolidation, a capital reduction and a share premium reduction, on the basis that every ten issued and unissued existing ordinary shares of par value of HK\$0.10 each shall be consolidated into one consolidated share of par value of HK\$1.00 each in the share capital of the Company. Upon completion of the Capital Reorganisation, the issued share capital of the Company changed from 1,230,403,725 ordinary shares of a par value of HK\$0.10 each to 123,040,372 ordinary shares of HK\$1.00 each. The Capital Reorganisation became effective on 25 March 2026.

The Rights Issue involves the issuance of rights shares on the basis of one rights share for every one adjusted share (as adjusted as a result of the Capital Organisation) held on the record date, at the subscription price of HK\$0.75 per rights share. As at the date of approval of these financial statements, the Rights Issue has not yet been completed.

Further details of the Capital Reorganisation and the Rights Issue are set out in the Company's circular dated 27 February 2026 and the announcements dated 23 and 24 March 2026.

48. APPROVAL OF THE CONSOLIDATED FINANCIAL STATEMENTS

The consolidated financial statements were approved and authorised for issue by the board of directors on 31 March 2026.

46. 或然負債

於報告期末，本集團已向銀行提供擔保，以擔保物業買家的按揭安排。向銀行作出之尚未解除擔保金額約為人民幣120,286,000元（相當於約133,177,000港元）（二零二四年：人民幣126,149,000元（相當於約136,230,000港元）），將於擔保合約所載之條款達成時終止，包括由銀行於物業交付買家及有關按揭物業登記完成時解除。

董事認為，該等給予買方的融資擔保合約的公平值於首次確認時並不重大，且於報告期末之預期信貸虧損並不重大，原因是銀行有權出售物業，並自出售所得款項收回物業買家違約支付的未償還貸款結餘。

47. 報告期後事項

於報告期末後，附註3(b)所述之建議股本重組及供股已於二零二六年三月二十三日舉行的股東特別大會上獲獨立股東批准。

股本重組包括（其中包括）股份合併、股本削減及股份溢價削減，基準為將每十股每股面值0.10港元之已發行及未發行現有普通股合併為一股每股面值1.00港元之本公司股本中合併股份。股本重組完成後，本公司已發行股本由1,230,403,725股每股面值0.10港元之普通股變更為123,040,372股每股面值1.00港元之普通股。股本重組於二零二六年三月二十五日生效。

供股按於記錄日期每持有一股經調整股份（因股本重組而調整）可獲發一股供股股份的基準，以每股供股股份0.75港元的認購價發行供股股份。於該等財務報表獲批准日期，供股尚未完成。

股本重組及供股的進一步詳情載於本公司日期為二零二六年二月二十七日的通函以及日期為二零二六年三月二十三日及二十四日的公告。

48. 批准綜合財務報表

綜合財務報表已於二零二六年三月三十一日獲董事會批准及授權刊發。

FINANCIAL SUMMARY

財務摘要

		Year ended 31 December 2021 截至 二零二一年 十二月三十一日 止年度 HK\$'000 千港元	Year ended 31 December 2022 截至 二零二二年 十二月三十一日 止年度 HK\$'000 千港元	Year ended 31 December 2023 截至 二零二三年 十二月三十一日 止年度 HK\$'000 千港元	Year ended 31 December 2024 截至 二零二四年 十二月三十一日 止年度 HK\$'000 千港元	Year ended 31 December 2025 截至 二零二五年 十二月三十一日 止年度 HK\$'000 千港元
RESULTS	業績					
Revenue	收益	926,471	745,954	562,035	648,689	449,729
Loss before income tax expense	所得稅支出前虧損	(16,442)	(67,841)	(140,759)	(36,232)	(147,517)
Income tax (expense)/credit	所得稅(支出)/抵免	(9,819)	(12,674)	4,126	(22,304)	(10,690)
Loss for the year	本年度虧損	(26,261)	(80,515)	(136,633)	(58,536)	(158,207)
Attributable to:	應佔:					
Owners of the Company	本公司擁有人	(25,433)	(77,548)	(126,566)	(30,571)	(114,593)
Non-controlling interests	非控股權益	(828)	(2,967)	(10,067)	(27,965)	(43,614)
		(26,261)	(80,515)	(136,633)	(58,536)	(158,207)
		At 31 December 2021 於 二零二一年 十二月三十一日 HK\$'000 千港元	At 31 December 2022 於 二零二二年 十二月三十一日 HK\$'000 千港元	At 31 December 2023 於 二零二三年 十二月三十一日 HK\$'000 千港元	At 31 December 2024 於 二零二四年 十二月三十一日 HK\$'000 千港元	At 31 December 2025 於 二零二五年 十二月三十一日 HK\$'000 千港元
ASSETS AND LIABILITIES	資產及負債					
Total assets	資產總額	1,017,072	866,865	846,756	860,271	697,456
Total liabilities	負債總額	(921,979)	(854,014)	(883,719)	(929,431)	(905,295)
		95,093	12,851	(36,963)	(69,160)	(207,839)
Equity/(capital deficiency) attributable to owners of the Company	本公司擁有人應佔權益/(資本虧絀)	55,279	(25,773)	(58,360)	(64,402)	(159,858)
Non-controlling interests	非控股權益	39,814	38,624	21,397	(4,758)	(47,981)
		95,093	12,851	(36,963)	(69,160)	(207,839)



**SANDMARTIN INTERNATIONAL
HOLDINGS LIMITED**

聖馬丁國際控股有限公司*

