



CHINESE ESTATES HOLDINGS LIMITED

華人置業集團

(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: 127)

Interim Report

For The Six Months Ended 30 June 2026

截至二零二六年六月三十日止六個月之

中期報告

百年企業
ONE CENTURY



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Should there be any discrepancy between the English and Chinese versions, the English version shall prevail.
倘中英文版本出現歧義，概以英文版本為準。

Date of this report: 20 August 2026
本報告日期：二零二六年八月二十日

CORPORATE INFORMATION

Directors

Executive Directors:

Chan, Hoi-wan (*Chief Executive Officer*)
Chan, Lok-wan

Non-executive Directors:

Lau, Ming-wai (*Chairman*)
Amy Lau, Yuk-wai

Independent Non-executive Directors:

Chan, Kwok-wai
Leung, Yun-fai
Ma, Tsz-chun

Audit Committee

Chan, Kwok-wai (*Chairman*)
Leung, Yun-fai
Ma, Tsz-chun

Investment Committee

Chan, Hoi-wan (*Chairman*)
Chan, Lok-wan (*Chief Investment Officer*)
Chan, Kwok-wai
Leung, Yun-fai
Ma, Tsz-chun

Nomination Committee

Ma, Tsz-chun (*Chairman*)
Chan, Hoi-wan
Chan, Kwok-wai
Leung, Yun-fai

Remuneration Committee

Chan, Kwok-wai (*Chairman*)
Leung, Yun-fai
Ma, Tsz-chun

Company Secretary

Mak, Kai-yee

Authorised Representatives

Chan, Hoi-wan
Mak, Kai-yee

Solicitors

(*Listed in alphabetical order*)
Sidley Austin
S.Y. Wong & Co.

Independent Auditors

HLB Hodgson Impey Cheng Limited

Bankers

(*Listed in alphabetical order*)
Bank of China (Hong Kong) Limited
OCBC Bank (Hong Kong) Limited
The Bank of East Asia, Limited, London Branch

公司資料

董事

執行董事：

陳凱韻 (*行政總裁*)
陳諾韻

非執行董事：

劉鳴燁 (*主席*)
劉玉慧

獨立非執行董事：

陳國偉
梁潤輝
馬時俊

審核委員會

陳國偉 (*主席*)
梁潤輝
馬時俊

投資委員會

陳凱韻 (*主席*)
陳諾韻 (*投資總監*)
陳國偉
梁潤輝
馬時俊

提名委員會

馬時俊 (*主席*)
陳凱韻
陳國偉
梁潤輝

薪酬委員會

陳國偉 (*主席*)
梁潤輝
馬時俊

公司秘書

麥嘉儀

授權代表

陳凱韻
麥嘉儀

律師

(*按字母順序排列*)
盛德律師事務所
黃倩儀律師事務所

獨立核數師

國衛會計師事務所有限公司

往來銀行

(*按字母順序排列*)
中國銀行(香港)有限公司
華僑銀行(香港)有限公司
東亞銀行有限公司(倫敦分行)

CORPORATE INFORMATION *(continued)*

Place of Incorporation

Bermuda

Registered Office

Victoria Place, 5th Floor
31 Victoria Street
Hamilton HM 10
Bermuda

Principal Office in Hong Kong

21st Floor, Chubb Tower, Windsor House
311 Gloucester Road
Causeway Bay, Hong Kong

Principal Registrar and Transfer Office

Appleby Global Corporate Services (Bermuda) Limited
Canon's Court
22 Victoria Street
PO Box HM 1179
Hamilton HM EX
Bermuda

Branch Registrar and Transfer Office in Hong Kong

Computershare Hong Kong Investor Services Limited
Shops 1712-1716
17th Floor, Hopewell Centre
183 Queen's Road East
Wanchai, Hong Kong
Tel: (852) 2862 8555
Fax: (852) 2865 0990/(852) 2529 6087

Office in the People's Republic of China

Room 1003, 10th Floor, Oriental Place
No. 9 East Dongfang Road
North Dongsanhuan Road
Chaoyang District, Beijing, PRC
Post Code: 100027
Tel: (8610) 6466 0638
Fax: (8610) 6466 0238

Website

<https://www.chineseestates.com>

Stock Code

127

Board Lot

500 shares

Investor Relations

For enquiries relating to investor relations, please contact:
Tel: (852) 2866 6999
Fax: (852) 2866 2822/(852) 2866 2833
E-mail: investor.relations@chineseestates.com

公司資料 (續)

註冊成立地點

百慕達

註冊辦事處

Victoria Place, 5th Floor
31 Victoria Street
Hamilton HM 10
Bermuda

香港主要辦事處

香港銅鑼灣
告士打道311號
皇室大廈安達人壽大樓21樓

主要過戶登記處

Appleby Global Corporate Services (Bermuda) Limited
Canon's Court
22 Victoria Street
PO Box HM 1179
Hamilton HM EX
Bermuda

香港過戶登記分處

香港中央證券登記有限公司
香港灣仔
皇后大道東183號
合和中心17樓
1712至1716號舖
電話: (852) 2862 8555
傳真: (852) 2865 0990/(852) 2529 6087

中華人民共和國辦事處

中國北京市朝陽區
東三環北路
東方東路9號
東方國際大廈10樓1003室
郵編: 100027
電話: (8610) 6466 0638
傳真: (8610) 6466 0238

網頁

<https://www.chineseestates.com>

股份代號

127

買賣單位

500股

投資者關係

有關投資者關係之查詢，請聯絡：
電話: (852) 2866 6999
傳真: (852) 2866 2822/(852) 2866 2833
電郵: investor.relations@chineseestates.com

RESULTS

The board of directors (the "Board") of Chinese Estates Holdings Limited (the "Company") would like to announce the unaudited consolidated interim results of the Company and its subsidiaries (together, the "Group") for the six months ended 30 June 2026 (the "Period") together with the comparative figures for the corresponding period in 2025:-

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the six months ended 30 June 2026

業績

Chinese Estates Holdings Limited (「本公司」)之董事會(「董事會」)謹此公布本公司及其附屬公司(統稱「本集團」)截至二零二六年六月三十日止六個月(「本期間」)之未經審核綜合中期業績，連同二零二五年同期之比較數字：—

簡明綜合全面收益報表

截至二零二六年六月三十日止六個月

		Six months ended 30 June	
		截至六月三十日止六個月	
		2026	2025
		二零二六年	二零二五年
		HK\$'000	HK\$'000
		千港元	千港元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
	Notes		
	附註		
Revenue	3	133,818	134,106
Cost of goods and services provided		(25,959)	(21,810)
Gross profit		107,859	112,296
Other income	5	4,790	49,362
Investment income, net	6	7,640	108,015
Administrative expenses		(117,012)	(141,797)
Gain on disposals of equipment, net		462	181
Fair value changes on investment properties		(175,615)	(388,329)
Finance costs	7	(35,871)	(52,998)
Other gains and losses	8	(36)	(1,221)
Share of results of investments accounted for using the equity method		9,314	(91,385)
Loss before tax		(198,469)	(405,876)
Income tax expense	9	(1,912)	(4,622)
Loss for the period	10	(200,381)	(410,498)
Other comprehensive (expenses) income			
Items that will not be reclassified to profit or loss			
Gains and losses on investments in equity instruments measured at fair value through other comprehensive income			
Share of other comprehensive income (expenses) of investments accounted for using the equity method			
		(12,209)	3,055
		60	(40)
		(12,149)	3,015

CONDENSED CONSOLIDATED STATEMENT OF
COMPREHENSIVE INCOME (continued)
For the six months ended 30 June 2026

簡明綜合全面收益報表 (續)

截至二零二六年六月三十日止六個月

		Six months ended 30 June	
		截至六月三十日止六個月	2025
		2026	二零二五年
		二零二六年	二零二五年
		HK\$'000	HK\$'000
		千港元	千港元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Other comprehensive (expenses) income (continued)			
Items that may be reclassified subsequently to profit or loss			
Exchange differences on translation of foreign operations	隨後可能重新分類至損益之項目 境外業務所產生之匯兌差額	(28,386)	465,662
Share of other comprehensive income of investments accounted for using the equity method	攤佔以權益法入賬投資之其他全面收益	6,150	4,644
		(22,236)	470,306
Other comprehensive (expenses) income for the period (net of tax)	本期間其他全面(支出)收益(除稅後)	(34,385)	473,321
Total comprehensive (expenses) income for the period	本期間全面(支出)收益總額	(234,766)	62,823
(Loss) profit for the period attributable to:	應佔本期間(虧損)溢利:		
Owners of the Company	本公司擁有人	(200,481)	(410,671)
Non-controlling interests	非控股權益	100	173
		(200,381)	(410,498)
Total comprehensive (expenses) income for the period attributable to:	應佔本期間全面(支出)收益總額:		
Owners of the Company	本公司擁有人	(234,866)	62,650
Non-controlling interests	非控股權益	100	173
		(234,766)	62,823
Loss per share (HK\$)	每股虧損(港元)		
Basic and diluted	基本及攤薄	(0.105)	(0.215)

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**CONDENSED CONSOLIDATED STATEMENT OF
FINANCIAL POSITION**

At 30 June 2026

簡明綜合財務狀況報表

於二零二六年六月三十日

			30 June 2026 二零二六年 六月三十日 Notes 附註 HK\$'000 千港元 (Unaudited) (未經審核)	31 December 2025 二零二五年 十二月三十一日 HK\$'000 千港元 (Audited) (經審核)
Non-current assets	非流動資產			
Investment properties	投資物業	13	9,682,852	9,888,156
Property, plant and equipment	物業、廠房及設備		17,808	18,965
Right-of-use assets	使用權資產		72,953	90,036
Intangible assets	無形資產		—	—
Investments accounted for using the equity method	以權益法入賬之 投資	14	1,691,351	1,691,825
Advances to associates	墊付聯營公司款項	15	60,610	59,864
Financial assets measured at fair value through profit or loss	通過損益以反映公平值 計量之金融資產	16	52,740	51,740
Financial assets measured at fair value through other comprehensive income	通過其他全面收益以反映 公平值計量之金融資產	17	110,543	122,752
Advance to an investee company	墊付接受投資公司款項		439,914	407,572
Pledged deposit	抵押存款		4,140	12,420
			12,132,911	12,343,330
Current assets	流動資產			
Stock of properties	物業存貨		23,316	23,316
Financial assets measured at fair value through profit or loss	通過損益以反映公平值 計量之金融資產	16	393,530	417,487
Advance to an investee company	墊付接受投資公司款項		—	8,205
Inventories	存貨		1,990	2,401
Debtors, deposits, other receivables and prepayments	應收賬項、按金、其他應收 賬項及預付款項	18	129,563	142,237
Securities trading receivables and deposits	應收證券交易賬項及存款		1,446	505
Tax recoverable	可收回稅款		497	6,117
Pledged deposits	抵押存款		899,418	1,506,687
Time deposits, bank balances and cash	定期存款、銀行結餘及現金		243,530	321,120
			1,693,290	2,428,075

CONDENSED CONSOLIDATED STATEMENT OF
FINANCIAL POSITION (continued)

At 30 June 2026

簡明綜合財務狀況報表 (續)

於二零二六年六月三十日

			30 June 2026 二零二六年 六月三十日 HK\$'000 千港元 (Unaudited) (未經審核)	31 December 2025 二零二五年 十二月三十一日 HK\$'000 千港元 (Audited) (經審核)	
	Notes 附註				
Current liabilities		流動負債			
Creditors and accruals		應付賬項及應計款項	19	153,062	207,043
Securities trading payable		應付證券交易賬項		289	245
Deposits and receipts in advance		按金及預收款項		59,830	59,947
Lease liabilities		租賃負債		29,717	30,392
Tax liabilities		稅項負債		6,636	25,310
Borrowings		借貸	20	1,377,571	2,008,127
Derivative financial instruments		衍生金融工具		-	146
				1,627,105	2,331,210
Net current assets		流動資產淨值		66,185	96,865
Total assets less current liabilities		資產總額減流動負債		12,199,096	12,440,195
Equity attributable to owners of the Company		本公司擁有人應佔股本權益			
Share capital		股本	21	190,762	190,762
Property revaluation reserve		物業重估儲備		5,862	5,862
Financial assets measured at fair value through other comprehensive income reserve		通過其他全面收益以反映公平值計量之金融資產之儲備		110,402	122,551
Contribution reserve		注資儲備		206,627	206,627
Statutory reserve		法定儲備		4,402	4,402
Special reserve		特別儲備		2,499,685	2,499,685
Capital redemption reserve		資本贖回儲備		138,062	138,062
Translation reserve		匯兌儲備		(236,923)	(214,687)
Retained profits		保留溢利		8,756,769	8,957,250
				11,675,648	11,910,514
Non-controlling interests		非控股權益		24,387	24,287
Total equity		股本權益總額		11,700,035	11,934,801
Non-current liabilities		非流動負債			
Borrowings		借貸	20	372,600	380,880
Amounts due to associates		欠負聯營公司款項	22	20,290	13,163
Amounts due to investee companies		欠負接受投資公司款項	22	37,068	28,443
Amounts due to non-controlling shareholders		欠負非控股股東款項	22	275	275
Lease liabilities		租賃負債		41,188	56,000
Deferred tax liabilities		遞延稅項負債		27,640	26,633
				499,061	505,394
				12,199,096	12,440,195

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

簡明綜合股本權益變動表

For the six months ended 30 June 2026

截至二零二六年六月三十日止六個月

Attributable to owners of the Company 本公司擁有人應佔股本權益

		Share capital	Property revaluation reserve	Financial assets measured at fair value through other comprehensive income reserve 通過其他全面收益以反映公平值計量之金融資產之儲備	Contribution reserve
		股本 HK\$'000 千港元	物業重估儲備 HK\$'000 千港元	金融資產之儲備 HK\$'000 千港元	注資儲備 HK\$'000 千港元 (note (i)) (附註(i))
At 1 January 2025 (audited)	於二零二五年一月一日 (經審核)	190,762	5,862	138,360	206,627
(Loss) profit for the period	本期間 (虧損) 溢利	-	-	-	-
Other comprehensive income for the period	本期間其他全面收益	-	-	3,015	-
Total comprehensive income (expenses) for the period	本期間全面收益 (支出) 總額	-	-	3,015	-
Final dividend for 2024 paid	已付二零二四年末期股息	-	-	-	-
At 30 June 2025 (unaudited)	於二零二五年六月三十日 (未經審核)	190,762	5,862	141,375	206,627
Profit for the period	本期間溢利	-	-	-	-
Other comprehensive expenses for the period	本期間其他全面支出	-	-	(18,824)	-
Total comprehensive (expenses) income for the period	本期間全面 (支出) 收益總額	-	-	(18,824)	-
Interim dividend for 2025 paid	已付二零二五年中期股息	-	-	-	-
At 31 December 2025 (audited)	於二零二五年十二月三十一日 (經審核)	190,762	5,862	122,551	206,627
(Loss) profit for the period	本期間 (虧損) 溢利	-	-	-	-
Other comprehensive expenses for the period	本期間其他全面支出	-	-	(12,149)	-
Total comprehensive (expenses) income for the period	本期間全面 (支出) 收益總額	-	-	(12,149)	-
At 30 June 2026 (unaudited)	於二零二六年六月三十日 (未經審核)	190,762	5,862	110,402	206,627

Notes:

- The contribution reserve represented the excess amount paid by Ms. Chan Hoi-wan ("Ms. Chan"), who is a trustee of substantial shareholders of the Company ("Trustee of Substantial Shareholders"), as the purchaser in relation to disposals of debt securities of the Group in 2020, at the consideration of 100% of principal amount over the prevailing market bid price of the debt securities disposed of was directly recognised in the reserve as it is deemed as the contribution from the Company's equity participant.
- The statutory reserve of the Group refers to the People's Republic of China ("PRC") statutory reserve fund. Appropriations to such reserve fund are made out of profit after tax as recorded in the statutory financial statements of the PRC subsidiaries. The amount should not be less than 10% of the profit after tax as recorded in the statutory financial statements unless the aggregate amount exceeds 50% of the registered capital of the PRC subsidiaries. The statutory reserve can be used to make up prior year losses, if any, and can be applied in conversion into the PRC subsidiaries' capital by means of capitalisation issue.
- The special reserve represented the difference arising from the aggregate of the share capital and premium amount of the former holding company and the Company upon redomicile of the holding company as a Bermuda company in 1989 and is non-distributable.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (continued)

簡明綜合股本權益變動表 (續)

For the six months ended 30 June 2026

截至二零二六年六月三十日止六個月

Attributable to owners of the Company
本公司擁有人應佔股本權益

Statutory reserve	Special reserve	Capital redemption reserve	Translation reserve	Retained profits	Total	Non-controlling interests	Total equity
法定儲備 HK\$'000 千港元 (note (ii)) (附註(ii))	特別儲備 HK\$'000 千港元 (note (iii)) (附註(iii))	資本贖回儲備 HK\$'000 千港元	匯兌儲備 HK\$'000 千港元	保留溢利 HK\$'000 千港元	總額 HK\$'000 千港元	非控股權益 HK\$'000 千港元	股本權益總額 HK\$'000 千港元
4,402	2,499,685	138,062	(539,078)	9,422,054	12,066,736	24,008	12,090,744
-	-	-	-	(410,671)	(410,671)	173	(410,498)
-	-	-	470,306	-	473,321	-	473,321
-	-	-	470,306	(410,671)	62,650	173	62,823
-	-	-	-	(57,229)	(57,229)	-	(57,229)
4,402	2,499,685	138,062	(68,772)	8,954,154	12,072,157	24,181	12,096,338
-	-	-	-	22,172	22,172	106	22,278
-	-	-	(145,915)	-	(164,739)	-	(164,739)
-	-	-	(145,915)	22,172	(142,567)	106	(142,461)
-	-	-	-	(19,076)	(19,076)	-	(19,076)
4,402	2,499,685	138,062	(214,687)	8,957,250	11,910,514	24,287	11,934,801
-	-	-	-	(200,481)	(200,481)	100	(200,381)
-	-	-	(22,236)	-	(34,385)	-	(34,385)
-	-	-	(22,236)	(200,481)	(234,866)	100	(234,766)
4,402	2,499,685	138,062	(236,923)	8,756,769	11,675,648	24,387	11,700,035

附註：

- 注資儲備乃指出售債務證券之代價由陳凱韻女士(「陳女士」)(本公司之主要股東之信託人(「主要股東之信託人」))(作為有關本集團於二零二零年出售債務證券之買方)以本金金額之100%支付而超出現行市場買入價之額外金額並直接於儲備內確認，而該額外金額被視為本公司權益參與者之注資金額。
- 本集團之法定儲備指中華人民共和國(「中國」)法定儲備基金。向該儲備基金作出之撥款乃撥自中國附屬公司法定財務報表所錄得之除稅後溢利。除非所撥金額之總額超過中國附屬公司註冊資本之50%，否則該金額不得低於法定財務報表所錄得之除稅後溢利之10%。法定儲備乃於填補過往年度虧損(如有)後作出，並可透過資本化發行應用以兌換為中國附屬公司之資本。
- 特別儲備乃指前控股公司與本公司於一九八九年遷冊該控股公司為百慕達公司時之股本及溢價賬總額產生之差額及為不可分配。

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
For the six months ended 30 June 2026

簡明綜合現金流量表
截至二零二六年六月三十日止六個月

		Six months ended 30 June	
		截至六月三十日止六個月	2025
		2026	2025
		二零二六年	二零二五年
		HK\$'000	HK\$'000
		千港元	千港元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Net cash generated from (used in) operating activities	來自（用於）經營業務之現金淨額	10,138	(305,016)
Net cash generated from investing activities	來自投資業務之現金淨額		
Payments for investment properties	支付投資物業款項	(40,773)	(113,940)
Decrease in pledged deposits	抵押存款之減少	610,682	152,975
Advances/repayments (to) from investee companies, net	墊款／償還（予）自接受投資公司之款項淨額	(11,442)	20,211
Net cash inflow arising from disposal of a subsidiary	出售一間附屬公司時產生之現金流入淨額	–	26,410
Other investing activities	其他投資業務	37,271	50,261
		595,738	135,917
Net cash used in financing activities	用於融資業務之現金淨額		
Bank and other borrowings repaid, net	償還銀行及其他借貸淨額	(634,321)	(1,233,813)
Payments for lease liabilities (including interest)	支付租賃負債（包括利息）	(17,263)	(22,511)
Dividend paid	已付股息	–	(57,229)
Other financing activities	其他融資業務	(35,372)	(63,865)
		(686,956)	(1,377,418)
Net decrease in cash and cash equivalents	現金及現金等值項目之減少淨額	(81,080)	(1,546,517)
Cash and cash equivalents at 1 January	於一月一日之現金及現金等值項目	321,120	1,742,313
Effect of foreign exchange rate changes	匯率變動之影響	3,490	138,182
Cash and cash equivalents at 30 June	於六月三十日之現金及現金等值項目	243,530	333,978
Analysis of the balances of cash and cash equivalents	現金及現金等值項目結餘分析		
Time deposits, bank balances and cash	定期存款、銀行結餘及現金	243,530	357,347
Less: Time deposits with original maturity greater than three months	減：原存款期多於三個月之定期存款	–	(23,369)
		243,530	333,978

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

1. Basis of Preparation

These unaudited condensed consolidated financial statements have been prepared in accordance with the applicable disclosure requirements of Appendix D2 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and with Hong Kong Accounting Standard ("HKAS") 34 "Interim Financial Reporting" issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA").

These unaudited condensed consolidated financial statements have been prepared under the historical cost basis, except for certain properties and financial instruments, which are measured at their fair values.

2. Material Accounting Policies

The accounting policies adopted in these unaudited condensed consolidated financial statements for the Period are consistent with those followed in the preparation of the Group's consolidated financial statements for the year ended 31 December 2025 except as described below.

In the current period, the Group has applied the following amendments to HKFRS Accounting Standards ("Amendments") issued by the HKICPA for the first time, including those which are mandatorily effective for the annual period beginning on or after 1 January 2026 for the preparation of these unaudited condensed consolidated financial statements:

HKFRS 9 and HKFRS 7 (Amendments)	Amendments to the Classification and Measurement of Financial Instruments
HKFRS 9 and HKFRS 7 (Amendments)	Contracts Referencing Nature-dependent Electricity
Annual Improvements to HKFRS Accounting Standards – Volume 11	Amendments to HKFRS 1, HKFRS 7, HKFRS 9, HKFRS 10 and HKAS 7

The application of the Amendments had no material impact on the Group's financial positions and performance for the current and prior periods and/or on the disclosures set out in these unaudited condensed consolidated financial statements.

簡明綜合財務報表附註

截至二零二六年六月三十日止六個月

1. 編製基準

本未經審核簡明綜合財務報表乃按照香港聯合交易所有限公司證券上市規則附錄D2之適用披露規定及香港會計師公會（「香港會計師公會」）頒布之香港會計準則（「香港會計準則」）第34號「中期財務報告」而編製。

本未經審核簡明綜合財務報表乃按歷史成本法編製，惟按公平值計量之若干物業及金融工具除外。

2. 重大會計政策

除下述者外，本期間之未經審核簡明綜合財務報表所採納之會計政策與編製本集團截至二零二五年十二月三十一日止年度之綜合財務報表所依循者一致。

於本期間，本集團已就編製本未經審核簡明綜合財務報表首次應用下列由香港會計師公會頒布之對香港財務報告準則會計準則之修訂（「修訂」），包括該等於二零二六年一月一日或之後開始之年度期間強制生效之修訂：

香港財務報告準則第9號及香港財務報告準則第7號（修訂本）	金融工具分類及計量的修訂
香港財務報告準則第9號及香港財務報告準則第7號（修訂本）	涉及依賴自然能源生產電力的合約
香港財務報告準則會計準則年度改進—第11卷	香港財務報告準則第1號、香港財務報告準則第7號、香港財務報告準則第9號、香港財務報告準則第10號及香港會計準則第7號之修訂

應用該等修訂不會對本集團於本期間及過往期間之財務狀況及表現及／或本未經審核簡明綜合財務報表所載之披露資料構成重大影響。

2. Material Accounting Policies (continued)

The Group has not early adopted the following new and amendments to HKFRS Accounting Standards (“New and Amended HKFRS Accounting Standards”) that have been issued but are not yet effective.

HKAS 21 (Amendments)	Translation of a Hyperinflationary Presentation Currency ¹
HKFRS 10 and HKAS 28 (Amendments)	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ²
HKFRS 18	Presentation and Disclosure in Financial Statements ¹
HK Interpretation 5 (Amendments)	Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause ¹

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

² Effective for annual periods beginning on or after a date to be determined

The directors of the Company (“Directors”) are in the process of assessing the potential impact of the New and Amended HKFRS Accounting Standards but are not yet in a position to determine whether the New and Amended HKFRS Accounting Standards will have a material impact on the Group’s performance and financial position and on the disclosures. The New and Amended HKFRS Accounting Standards may result in changes to how the Group’s performance and financial position are prepared and presented in the future.

2. 重大會計政策 (續)

本集團並未提早採納下列已頒布但仍未生效之新訂及經修訂之香港財務報告準則會計準則（「新訂及修訂香港財務報告準則會計準則」）。

香港會計準則第21號 (修訂本)	換算為惡性通貨膨脹呈列貨幣 ¹
香港財務報告準則第10號及香港會計準則第28號 (修訂本)	投資者與其聯營公司或合資公司之間的資產出售或注資 ²
香港財務報告準則第18號	財務報表之呈列及披露 ¹
香港詮釋第5號 (修訂本)	財務報表之呈列 – 借款人對附帶按要求償還條款之定期貸款之分類 ¹

¹ 於二零二七年一月一日或之後開始之年度期間生效

² 尚待釐定之日期或之後開始之年度期間生效

本公司之董事（「董事」）現正評估該等新訂及修訂香港財務報告準則會計準則之潛在影響，惟尚未釐定該等新訂及修訂香港財務報告準則會計準則對本集團之表現及財務狀況以及披露會否構成重大影響。該等新訂及修訂香港財務報告準則會計準則或會導致本集團日後之表現及財務狀況之編製及呈列方式出現變動。

3. Revenue

Revenue represents the aggregate amounts of commission and settlement charges from brokerage, cosmetics goods sold less returns, building and property management services income, amounts received and receivable from property rental income, interest income from bonds, dividend income from listed and unlisted equity investments and gain on sales of investments held-for-trading. The Group ceased its brokerage business in 2025.

Revenue is analysed as follows:

3. 收入

收入乃指經紀佣金及經紀服務之交易費用、扣除退貨後之化妝品銷售、樓宇及物業管理服務收入、已收及應收之物業租金收入、債券之利息收入、上市及非上市股本投資之股息收入以及出售持作買賣之投資收益之合計金額。本集團於二零二五年已停止經紀服務之業務。

收入分析如下：

		Six months ended 30 June	
		截至六月三十日止六個月	
		2026	2025
		二零二六年	二零二五年
		HK\$'000	HK\$'000
		千港元	千港元
Revenue from contracts with customers:	與客戶合約之收入：		
<i>Recognised on a point in time basis</i>	<i>按於某一時點之基準確認</i>		
Brokerage and cosmetics income	經紀服務及化妝品銷售收入	3,261	5,384
<i>Recognised on over time basis</i>	<i>按於一段時間內之基準確認</i>		
Building and property management services income	樓宇及物業管理服務收入	25,691	25,719
		28,952	31,103
Revenue from other sources:	其他來源之收入：		
Property rental income	物業租金收入	83,749	82,358
Interest income from bonds (note (i))	債券利息收入（附註(i)）	8,733	8,118
Dividend income from	股息收入		
– listed equity investments (note (i))	– 上市股本投資（附註(i)）	1,768	1,751
– unlisted equity investment (note (ii))	– 非上市股本投資（附註(ii)）	1,050	–
		2,818	1,751
Gain on sales of investments held-for-trading	出售持作買賣之投資收益	9,566	10,776
		104,866	103,003
Total revenue	收入總額	133,818	134,106

Notes:

- (i) The interest income from bonds and dividend income from listed equity investments were derived from financial assets measured at fair value through profit or loss ("FVTPL").
- (ii) The dividend income from unlisted equity investment was derived from financial assets measured at fair value through other comprehensive income ("FVTOCI").

附註：

- (i) 債券之利息收入及上市股本投資之股息收入乃來自通過損益以反映公平值（「通過損益以反映公平值」）計量之金融資產。
- (ii) 非上市股本投資之股息收入乃來自通過其他全面收益以反映公平值（「通過其他全面收益以反映公平值」）計量之金融資產。

4. Operating Segments

The Group determines its operating segments based on the reports reviewed by the chief operating decision-makers that are used to make strategic decisions.

The Group has six reportable segments – (i) property development and trading; (ii) property leasing for retail; (iii) property leasing for non-retail; (iv) listed equity investments at FVTOCI; (v) investments and treasury products at FVTPL; and (vi) unlisted investments, investment holding and brokerage. The remaining businesses of the Group grouped under all other segments. The segmentations are based on the information about the operations of the Group that management of the Group uses to make decisions.

Principal activities are as follows:

Property development and trading	– Property development and sales of trading properties
Property leasing	
– Retail	– Property leasing from retail properties
– Non-retail	– Property leasing from non-retail properties
Listed equity investments at FVTOCI	– Listed equity securities at FVTOCI
Investments and treasury products at FVTPL	– Securities investments in investments held-for-trading, over-the-counter trading and structured products
Unlisted investments, investment holding and brokerage	– Unlisted securities investments, trading and brokerage
All other segments	– Cosmetics distribution and trading, provision of building and property management services and others

The Group evaluates performance on the basis of profit or loss from operations after tax expense and non-controlling interests but not including the major non-cash items. The major non-cash items are unrealised fair value changes on investment properties and other properties together with, if applicable, their respective deferred tax.

No operating segments have been aggregated in arriving at the six reportable segments described above.

Unallocated corporate assets mainly comprised right-of-use assets and tax recoverable.

Unallocated corporate liabilities mainly comprised tax liabilities, borrowings, amounts due to associates, amounts due to investee companies, amounts due to non-controlling shareholders, lease liabilities and deferred tax liabilities.

The Group's reportable segments are strategic business units that operate different activities. They are managed separately because each business unit has different markets and requires different marketing strategies.

4. 營運分類

本集團根據主要營運決策者用於作出策略決定時審閱之報告以釐定營運分類。

本集團擁有六項可呈報分類 – (i)物業發展及買賣、(ii)零售物業租賃、(iii)非零售物業租賃、(iv)通過其他全面收益以反映公平值之上市股本投資、(v)通過損益以反映公平值之投資及財資產品以及(vi)非上市投資、投資控股及經紀服務。本集團將餘下業務歸類為所有其他分類。上述分類方式乃基於本集團之營運資料以供本集團管理層作出決策之用。

主要業務活動如下：

物業發展及買賣	– 物業發展及買賣物業銷售
物業租賃	
– 零售	– 來自零售物業租賃
– 非零售	– 來自非零售物業租賃
通過其他全面收益以反映公平值之上市股本投資	– 通過其他全面收益以反映公平值之上市股本證券
通過損益以反映公平值之投資及財資產品	– 於持作買賣之證券投資、場外交易及結構性產品
非上市投資、投資控股及經紀服務	– 非上市證券投資、買賣及經紀服務
所有其他分類	– 化妝品分銷及貿易、提供樓宇及物業管理服務以及其他

本集團以扣除稅項開支及非控股權益後來自經營之損益（惟不包括主要非現金項目）為基準評估表現。主要非現金項目為投資物業及其他物業之未變現公平值變動連同其相關之遞延稅項（如適用）。

概無營運分類合併成為以上所述之六項可呈報分類。

未分攤之公司資產主要包括使用權資產及可收回稅款。

未分攤之公司負債主要包括稅項負債、借貸、欠負聯營公司款項、欠負接受投資公司款項、欠負非控股股東款項、租賃負債以及遞延稅項負債。

本集團可呈報分類為營運不同活動之策略業務單元。由於各業務單元擁有不同市場，且要求不同市場策略，故彼等受個別管理。

4. Operating Segments (continued)

Further, the business units are also managed to operate in different countries separately. Revenue and results are attributed to countries on the basis of the property or asset location.

During the Period, there was one (2025: one) major customer who individually accounted for 10% or more of the Group's revenue. Revenue of approximately HK\$18,212,000 (2025: HK\$16,205,000) was derived from a customer in property leasing for retail segment in the United Kingdom.

Operating segment information is presented below:

Condensed Consolidated Statement of Comprehensive Income For the six months ended 30 June 2026

4. 營運分類 (續)

此外，業務單元亦於不同國家受個別營運管理。各國應佔收入及業績乃按物業或資產所在地為基準。

於本期間，一位（二零二五年：一位）主要客戶之個別收入佔本集團收入之10%或以上。一位來自英國零售物業租賃分類之客戶所產生之收入約為18,212,000港元（二零二五年：16,205,000港元）。

營運分類資料呈列如下：

簡明綜合全面收益報表 截至二零二六年六月三十日止六個月

	Property development and trading	Property leasing 物業租賃	Listed equity investments at FVTOCI 通過其他全面收益以反映公平值之上市股本投資	Investments and treasury products at FVTPL 通過損益以反映公平值之投資及財務產品	Unlisted investments and investment holding	All other segments	Consolidated
	物業發展及買賣 HK\$'000 千港元	Retail 零售 HK\$'000 千港元	Non-retail 非零售 HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	所有其他分類 HK\$'000 千港元	綜合 HK\$'000 千港元
Major cash items excluding in revenue	收入以外之主要現金項目						
- Hong Kong	-	-	-	-	63,009	-	63,009
- Other countries	-	-	-	-	39,605	-	39,605
	-	-	-	-	102,614	-	102,614
Revenue	收入						
Dividend and interest income and gain on sales of investments held-for-trading	股息及利息收入以及出售持作買賣之投資收益						
- Hong Kong	-	-	-	-	10,376	1,050	11,426
- Other countries	-	-	-	-	9,691	-	9,691
Revenue from external customers	來自外部客戶之收入						
- Hong Kong	-	16,565	44,091	-	-	28,952	89,608
- United Kingdom	-	18,212	4,563	-	-	-	22,775
- Mainland China	-	-	318	-	-	-	318
	-	34,777	48,972	-	20,067	30,002	133,818
Revenue (excluding dividend income from segments of property development and trading and property leasing)	收入（物業發展及買賣以及物業租賃分類之股息收入除外）	-	34,777	48,972	-	30,002	133,818
Attributable property sales from an investee company	應佔一間接受投資公司物業銷售	20	-	-	-	-	20
Attributable rental revenue from associates/investee companies	應佔聯營公司／接受投資公司租金收入	-	7,644	22,949	-	-	30,593
- Hong Kong	-	26,723	2,589	-	-	-	29,312
- Mainland China	-	-	-	-	-	-	-
	20	69,144	74,510	-	20,067	30,002	193,743

4. Operating Segments (continued)

Condensed Consolidated Statement of Comprehensive Income (continued) For the six months ended 30 June 2026

4. 營運分類 (續)

簡明綜合全面收益報表 (續)

截至二零二六年六月三十日止六個月

	Property development and trading	Property leasing 物業租賃		Listed equity investments at FVTOCI 通過其他全面收益以反映公平值之上市股本投資	Investments and treasury products at FVTPL 通過損益以反映公平值之投資及財資產品	Unlisted investments and investment holding 非上市投資及投資控股	All other segments 所有其他分類	Consolidated 綜合
	物業發展及買賣 HK\$'000 千港元	Retail 零售 HK\$'000 千港元	Non-retail 非零售 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
Results	業績							
Segment results	分類業績							
– Hong Kong	– 香港	4,070	15,035	39,980	–	534	19,343	15,640
– United Kingdom	– 英國	–	13,516	3,387	–	888	–	17,791
– Mainland China	– 中國大陸	–	–	234	–	1,178	–	1,412
– Other countries	– 其他國家	–	–	–	1,694	–	–	1,694
		4,070	28,551	43,601	–	2,228	21,409	15,640
Share of results of investments accounted for using the equity method	難佔以權益法入賬投資之業績							
– Attributable gross income	– 應佔收入總額							
– Hong Kong	– 香港	–	7,243	22,778	–	–	1,080	31,101
– Mainland China	– 中國大陸	–	26,723	2,589	–	–	–	29,312
– Attributable operating cost	– 應佔營運成本							
– Hong Kong	– 香港	–	(776)	(4,441)	–	–	–	(5,217)
– Mainland China	– 中國大陸	–	(9,751)	(1,869)	–	–	–	(11,620)
		4,070	51,990	62,658	–	2,228	21,409	16,720
Share of results of investments accounted for using the equity method	難佔以權益法入賬投資之業績							
– Income tax and others	– 所得稅及其他	–	(11,690)	(1,791)	–	–	(231)	(13,712)
		4,070	40,300	60,867	–	2,228	21,409	16,489
Unallocated items	未分攤項目							
Unallocated corporate expenses, net	未分攤之公司開支淨額							(111,796)
Finance costs	財務費用							(35,871)
Income tax expense	所得稅開支							(1,912)
Non-controlling interests	非控股權益							(100)
Operating loss for the period attributable to owners of the Company	本公司擁有人應佔本期間之經營虧損							(4,316)
Major non-cash items	主要非現金項目							
– Unrealised fair value changes on investment properties (including share of results of investments accounted for using the equity method)	– 投資物業之未變現公平值變動 (包括難佔以權益法入賬投資之業績)							(196,165)
Loss for the period attributable to owners of the Company	本公司擁有人應佔本期間之虧損							(200,481)
Core loss (excluding major non-cash items)	核心虧損 (不包括主要非現金項目)							
Operating loss for the period attributable to owners of the Company	本公司擁有人應佔本期間之經營虧損							(4,316)
Share of accumulated realised fair value changes on disposals of investment properties of an associate	難佔一間聯營公司就出售投資物業之累積已變現公平值變動							
– Recognised in prior years	– 於過往年度確認							3,802
Core loss for the period attributable to owners of the Company	本公司擁有人應佔本期間之核心虧損							(514)

4. Operating Segments (continued)

4. 營運分類 (續)

Condensed Consolidated Statement of Financial Position At 30 June 2026

簡明綜合財務狀況報表 於二零二六年六月三十日

		Property development and trading	Property leasing 物業租賃		Listed equity investments at FVTOCI 通過其他全面收益以反映公平值之上市股本投資	Investments and treasury products at FVTPL 通過損益以反映公平值之投資及財務產品	Unlisted investments and investment holding 非上市投資及投資控股	All other segments 所有其他分類	Consolidated 綜合
		HK\$'000 千港元	Retail 零售	Non-retail 非零售	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
Assets	資產								
Segment assets	分類資產								
– Hong Kong	– 香港	540,713	828,731	4,918,821	–	338,036	913,038	57,556	7,596,895
– United Kingdom	– 英國	–	858,983	3,359,462	–	–	–	–	4,218,445
– Mainland China	– 中國大陸	84,731	–	41,232	–	–	–	–	125,963
– Other countries	– 其他國家	–	–	–	–	59,487	–	–	59,487
Investments accounted for using the equity method	以權益法入賬之投資								
– Hong Kong	– 香港	54,536	303,493	1,155,177	–	–	1,198	4,177	1,518,581
– Mainland China	– 中國大陸	–	91,216	81,554	–	–	–	–	172,770
Advances to associates	墊付聯營公司款項								
– Hong Kong	– 香港	1,924	–	96	–	–	1	1	2,022
– Mainland China	– 中國大陸	–	30,932	27,656	–	–	–	–	58,588
Reportable segment assets	可呈報分類資產	<u>681,904</u>	<u>2,113,355</u>	<u>9,583,998</u>	<u>–</u>	<u>397,523</u>	<u>914,237</u>	<u>61,734</u>	<u>13,752,751</u>
Unallocated corporate assets	未分攤之公司資產								<u>73,450</u>
Consolidated total assets	綜合資產總額								<u>13,826,201</u>
Liabilities	負債								
Segment liabilities	分類負債								
– Hong Kong	– 香港	7,184	11,967	146,171	–	350	7	9,774	175,453
– United Kingdom	– 英國	–	19,328	18,199	–	–	–	–	37,527
– Mainland China	– 中國大陸	–	–	201	–	–	–	–	201
Reportable segment liabilities	可呈報分類負債	<u>7,184</u>	<u>31,295</u>	<u>164,571</u>	<u>–</u>	<u>350</u>	<u>7</u>	<u>9,774</u>	<u>213,181</u>
Unallocated corporate liabilities	未分攤之公司負債								<u>1,912,985</u>
Consolidated total liabilities	綜合負債總額								<u>2,126,166</u>
Additions to non-current assets (other than financial instruments)	非流動資產添置 (金融工具除外)	<u>–</u>	<u>1,508</u>	<u>6,698</u>	<u>–</u>	<u>–</u>	<u>–</u>	<u>871</u>	

4. Operating Segments (continued)

Other Material Items

For the six months ended 30 June 2026

4. 營運分類 (續)

其他重大項目

截至二零二六年六月三十日止六個月

		Reportable segments 可呈報分類 HK\$'000 千港元	Adjustments for unallocated items 未分攤項目 之調整 HK\$'000 千港元	Adjustments for major non-cash items 主要非現金 項目之調整 HK\$'000 千港元	Condensed consolidated statement of comprehensive income 簡明綜合 全面收益報表 HK\$'000 千港元
Interest income	利息收入	33,212	-	-	33,212
Finance costs	財務費用	-	(35,871)	-	(35,871)
Net income (expenses)	收入(開支)淨額	33,212	(35,871)	-	(2,659)
Depreciation of:	折舊:				
- Property, plant and equipment	- 物業、廠房及設備	-	(3,902)	-	(3,902)
- Right-of-use assets	- 使用權資產	-	(17,083)	-	(17,083)
Fair value changes on investment properties	投資物業之 公平值變動	-	-	(175,615)	(175,615)
Share of results of investments accounted for using the equity method	攤佔以權益法入賬投資之 業績	29,864	-	(20,550)	9,314
Income tax expense	所得稅開支	-	(1,912)	-	(1,912)
Non-controlling interests	非控股權益	-	(100)	-	(100)

4. Operating Segments (continued)

4. 營運分類 (續)

Condensed Consolidated Statement of Comprehensive Income

For the six months ended 30 June 2025

簡明綜合全面收益報表

截至二零二五年六月三十日止六個月

	Property development and trading	Property leasing 物業租賃		Listed equity investments at FVTOCI 通過其他全面收益以反映公平值之上市股本投資	Investments and treasury products at FVTPL 通過損益以反映公平值之投資及財務產品	Unlisted investments, investment holding and brokerage 非上市投資、投資控股及經紀服務	All other segments	Consolidated
	物業發展及買賣 HK\$'000 千港元	Retail 零售 HK\$'000 千港元	Non-retail 非零售 HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	所有其他分類 HK\$'000 千港元	綜合 HK\$'000 千港元
Major cash items excluding in revenue								
– Hong Kong	–	–	–	–	48,244	–	–	48,244
– Other countries	–	–	–	–	26,066	–	–	26,066
	–	–	–	–	74,310	–	–	74,310
Revenue								
Dividend and interest income and gain on sales of investments held-for-trading								
– Hong Kong	–	–	–	–	16,303	–	–	16,303
– Other countries	–	–	–	–	4,342	–	–	4,342
Revenue from external customers								
– Hong Kong	–	15,591	43,207	–	–	962	30,141	89,901
– United Kingdom	–	16,205	7,046	–	–	–	–	23,251
– Mainland China	–	–	309	–	–	–	–	309
	–	31,796	50,562	–	20,645	962	30,141	134,106
Revenue (excluding dividend income from segments of property development and trading and property leasing)	–	31,796	50,562	–	20,645	962	30,141	134,106
Attributable property sales from an investee company								
– Hong Kong	288	–	–	–	–	–	–	288
Attributable rental revenue from associates/investee companies								
– Hong Kong	–	7,002	23,328	–	–	–	–	30,330
– Mainland China	–	23,310	2,682	–	–	–	–	25,992
	288	62,108	76,572	–	20,645	962	30,141	190,716
Results								
Segment results								
– Hong Kong	3,472	14,263	39,066	–	37,360	67,691	17,799	179,651
– United Kingdom	–	14,580	6,339	–	–	3,952	–	24,871
– Mainland China	–	–	221	–	–	1,565	–	1,786
– Other countries	–	–	–	–	13,997	–	–	13,997
	3,472	28,843	45,626	–	51,357	73,208	17,799	220,305
Share of results of investments accounted for using the equity method								
– Attributable gross income								
– Hong Kong	–	6,749	23,162	–	–	–	1,149	31,060
– Mainland China	–	23,310	2,682	–	–	–	–	25,992
– Attributable operating cost								
– Hong Kong	–	(1,079)	(3,675)	–	–	–	–	(4,754)
– Mainland China	–	(8,848)	(1,700)	–	–	–	–	(10,548)
	3,472	48,975	66,095	–	51,357	73,208	18,948	262,055
Share of results of investments accounted for using the equity method								
– Income tax and others	–	(10,415)	(2,056)	–	–	–	(150)	(12,621)
	3,472	38,560	64,039	–	51,357	73,208	18,798	249,434

4. Operating Segments (continued)

Condensed Consolidated Statement of Comprehensive Income (continued)

For the six months ended 30 June 2025

4. 營運分類 (續)

簡明綜合全面收益報表 (續)

截至二零二五年六月三十日止六個月

	Property development and trading	Property leasing 物業租賃		Listed equity investments at FVTOCI 通過其他全面 收益以反映 公平值之 上市股本投資	Investments and treasury products at FVTPL 通過損益以 反映公平值 之投資及 財資產品	Unlisted investments, investment holding and brokerage 非上市投資、 投資控股及 經紀服務	All other segments 所有其他 分類	Consolidated
		Retail	Non-retail					
	物業發展 及買賣 HK\$'000 千港元	零售 HK\$'000 千港元	非零售 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	綜合 HK\$'000 千港元
Unallocated items								
Unallocated corporate expenses, net								(92,291)
Finance costs								(52,998)
Loss on disposal of a subsidiary								(1,178)
Income tax expense								(4,622)
Non-controlling interests								(173)
Operating profit for the period attributable to owners of the Company								98,172
Major non-cash items								
– Unrealised fair value changes on investment properties (including share of results of investments accounted for using the equity method)								(508,843)
Loss for the period attributable to owners of the Company								(410,671)
Core profit for the period attributable to owners of the Company								98,172

4. Operating Segments (continued)

Condensed Consolidated Statement of Financial Position

At 31 December 2025

4. 營運分類 (續)

簡明綜合財務狀況報表

於二零二五年十二月三十一日

		Property development and trading	Property leasing 物業租賃		Listed equity investments at FVTOCI 通過其他全面收益以反映公平值之上市股本投資	Investments and treasury products at FVTPL 通過損益以反映公平值之投資及財務產品	Unlisted investments, investment holding and brokerage 非上市投資、投資控股及經紀服務	All other segments	Consolidated
		物業發展及買賣 HK\$'000 千港元	Retail 零售 HK\$'000 千港元	Non-retail 非零售 HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	所有其他分類 HK\$'000 千港元	綜合 HK\$'000 千港元
Assets	資產								
Segment assets	分類資產								
– Hong Kong	– 香港	528,342	871,460	5,062,234	–	349,775	1,530,614	81,782	8,424,207
– United Kingdom	– 英國	–	872,398	3,414,377	–	–	–	–	4,286,775
– Mainland China	– 中國大陸	98,148	–	39,237	–	–	–	–	137,385
– Other countries	– 其他國家	–	–	–	–	75,196	–	–	75,196
Investments accounted for using the equity method	以權益法入賬之投資								
– Hong Kong	– 香港	53,519	302,483	1,162,272	–	–	1,223	4,692	1,524,189
– Mainland China	– 中國大陸	–	80,032	87,604	–	–	–	–	167,636
Advances to associates	墊付聯營公司款項								
– Hong Kong	– 香港	1,930	–	101	–	–	1	2	2,034
– Mainland China	– 中國大陸	–	27,609	30,221	–	–	–	–	57,830
Reportable segment assets	可呈報分類資產	<u>681,939</u>	<u>2,153,982</u>	<u>9,796,046</u>	<u>–</u>	<u>424,971</u>	<u>1,531,838</u>	<u>86,476</u>	<u>14,675,252</u>
Unallocated corporate assets	未分攤之公司資產								96,153
Consolidated total assets	綜合資產總額								<u>14,771,405</u>
Liabilities	負債								
Segment liabilities	分類負債								
– Hong Kong	– 香港	23,219	11,836	175,408	–	725	409	9,464	221,061
– United Kingdom	– 英國	–	19,075	26,972	–	–	–	–	46,047
– Mainland China	– 中國大陸	35	–	237	–	–	–	–	272
– Other countries	– 其他國家	–	–	–	–	1	–	–	1
Reportable segment liabilities	可呈報分類負債	<u>23,254</u>	<u>30,911</u>	<u>202,617</u>	<u>–</u>	<u>726</u>	<u>409</u>	<u>9,464</u>	<u>267,381</u>
Unallocated corporate liabilities	未分攤之公司負債								2,569,223
Consolidated total liabilities	綜合負債總額								<u>2,836,604</u>
Additions to non-current assets (other than financial instruments)	非流動資產添置 (金融工具除外)	<u>–</u>	<u>4,648</u>	<u>230,789</u>	<u>–</u>	<u>–</u>	<u>–</u>	<u>1,162</u>	

4. Operating Segments (continued)

Other Material Items

For the six months ended 30 June 2025

4. 營運分類 (續)

其他重大項目

截至二零二五年六月三十日止六個月

		Reportable segments	Adjustments for unallocated items	Adjustments for major non-cash items	Condensed consolidated statement of comprehensive income
		可呈報分類	未分攤項目之調整	主要非現金項目之調整	簡明綜合全面收益報表
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元
Interest income	利息收入	59,975	–	–	59,975
Finance costs	財務費用	–	(52,998)	–	(52,998)
Net income (expenses)	收入(開支)淨額	59,975	(52,998)	–	6,977
Depreciation of:	折舊:				
– Property, plant and equipment	– 物業、廠房及設備	–	(21,164)	–	(21,164)
– Right-of-use assets	– 使用權資產	–	(22,262)	–	(22,262)
Fair value changes on investment properties	投資物業之公平值變動	–	–	(388,329)	(388,329)
Share of results of investments accounted for using the equity method	攤佔以權益法入賬投資之業績	29,129	–	(120,514)	(91,385)
Income tax expense	所得稅開支	–	(4,622)	–	(4,622)
Non-controlling interests	非控股權益	–	(173)	–	(173)

5. Other Income

5. 其他收入

Six months ended 30 June

截至六月三十日止六個月

2026

2025

二零二六年

二零二五年

HK\$'000

HK\$'000

千港元

千港元

Included in other income are:

其他收入包括:

Rental services income	租賃服務收入	377	996
Leasing administration services and property administration services income	租務行政服務及物業行政服務收入	2,043	2,252
Advisory and consultancy services income	諮詢及顧問服務收入	23	21
Exchange gain, net	匯兌收益淨額	–	41,973

6. Investment Income, Net

6. 投資收入淨額

		Six months ended 30 June	
		截至六月三十日止六個月	
		2026	2025
		二零二六年	二零二五年
		HK\$'000	HK\$'000
		千港元	千港元
Financial assets/liabilities measured at fair value through profit or loss:	通過損益以反映公平值計量之金融資產／負債：		
Unrealised (loss) gain arising from change in fair value of bonds	債券之公平值變動而產生之未變現（虧損）收益	(1,100)	20,951
Realised loss arising from change in fair value of bonds	債券之公平值變動而產生之已變現虧損	(397)	—
– Change in fair value	– 公平值變動	(534)	—
– Exchange component of change	– 匯兌部分變動		
(Loss) gain arising from change in fair value of bonds	債券之公平值變動而產生之（虧損）收益	(2,031)	20,951
Unrealised gain (loss) arising from change in fair value of derivative financial instruments	衍生金融工具之公平值變動而產生之未變現收益（虧損）	13	(1,398)
Realised gain arising from change in fair value of derivative financial instruments	衍生金融工具之公平值變動而產生之已變現收益	207	—
Gain (loss) arising from change in fair value of derivative financial instruments	衍生金融工具之公平值變動而產生之收益（虧損）	220	(1,398)
Unrealised (loss) gain arising from change in fair value of investments held-for-trading	持作買賣之投資之公平值變動而產生之未變現（虧損）收益	(15,937)	11,084
Unrealised gain (loss) arising from change in fair value of club debentures	會籍債券之公平值變動而產生之未變現收益（虧損）	1,000	(140)
Realised gain arising from change in fair value of a club debenture	會籍債券之公平值變動而產生之已變現收益	—	25,630
Net gain arising from change in fair value of club debentures	會籍債券之公平值變動而產生之收益淨額	1,000	25,490
Unrealised gain arising from change in fair value of cross currency swap	貨幣掉期之公平值變動而產生之未變現收益	—	6
Other investment (expenses) income, net	其他投資（開支）收入淨額	(91)	75
Interest income from other financial assets	其他金融資產之利息收入	24,479	51,807
		7,640	108,015

7. Finance Costs

7. 財務費用

		Six months ended 30 June	
		截至六月三十日止六個月	
		2026	2025
		二零二六年	二零二五年
		HK\$'000	HK\$'000
		千港元	千港元
Interest on:	利息：		
Bank borrowings	銀行借貸	24,575	41,267
Other borrowing	其他借貸	9,106	20,009
Lease liabilities	租賃負債	1,776	608
Total interest	利息總額	35,457	61,884
Exchange gain on translation of foreign currency bank borrowing	外幣銀行借貸之 匯兌收益	-	(33)
Other finance costs	其他財務費用	414	414
		35,871	62,265
Less: Interest capitalised to investment properties under construction	減：撥充興建中投資物業 資本化之利息	-	(9,267)
		35,871	52,998

During the six months ended 30 June 2025, the Group capitalised borrowing costs at a rate of 4.68% per annum, amounting to approximately HK\$9,267,000 on qualifying assets.

於截至二零二五年六月三十日止六個月，本集團已按年利率4.68厘計算撥充合資格資產資本化之借貸成本約9,267,000港元。

8. Other Gains and Losses

8. 其他收益及虧損

		Six months ended 30 June	
		截至六月三十日止六個月	
		2026	2025
		二零二六年	二零二五年
		HK\$'000	HK\$'000
		千港元	千港元
Included in other gains and losses is:	其他收益及虧損包括：		
Loss on disposal of a subsidiary (note)	出售一間附屬公司之虧損（附註）	-	1,178

Note: During the six months ended 30 June 2025, loss on disposal of a subsidiary arose from the disposal of the entire issued share capital of Success Nice Investment Limited ("Success Nice"), an indirect wholly-owned subsidiary of the Company on 16 April 2025 ("Success Nice Disposal"). At the time of disposal, Success Nice held a club debenture in Hong Kong. Details of the Success Nice Disposal are set out in Note 23.

附註：於截至二零二五年六月三十日止六個月，出售一間附屬公司之虧損乃來自於二零二五年四月十六日出售守賢投資有限公司（「守賢」）（本公司之一間間接全資擁有附屬公司）之全部已發行股本（「守賢出售」）。於出售時，守賢持有於香港之會籍債券。守賢出售之詳情載列於附註23。

9. Income Tax Expense

9. 所得稅開支

Six months ended 30 June

截至六月三十日止六個月

2026

2025

二零二六年

二零二五年

HK\$'000

HK\$'000

千港元

千港元

The charge (credit) comprises:

支出（撥回）包括：

Current tax:

當期稅項：

Hong Kong Profits Tax

香港利得稅

Other than Hong Kong

香港以外地區

742

847

81

7,145

823

7,992

Overprovision in prior years:

過往年度超額撥備：

Other than Hong Kong

香港以外地區

(2)

(79)

Deferred tax:

遞延稅項：

Current period charge (credit)

本期間支出（撥回）

1,091

(3,291)

1,912

4,622

Under the two-tiered profits tax rates regime, the first HK\$2,000,000 of profits of the qualifying group entity will be taxed at 8.25%, and profits above HK\$2,000,000 will be taxed at 16.5%. The profits of group entities not qualifying for the two-tiered profits tax rates regime are taxed at a flat rate of 16.5% (2025: 16.5%). The PRC Enterprise Income Tax for the PRC subsidiaries are calculated at the PRC Enterprise Income Tax rate of 25% (2025: 25%). The Group is subject to tax rate in the United Kingdom at 25% (2025: 25%). Taxation arising from other jurisdictions is calculated at the rates prevailing in the relevant jurisdictions.

根據利得稅兩級制，合資格集團實體首2,000,000港元之溢利將按稅率8.25%課稅，而超過2,000,000港元之溢利將按稅率16.5%課稅。不符合利得稅兩級制之集團實體之溢利按統一稅率16.5%（二零二五年：16.5%）課稅。中國附屬公司之中國企業所得稅乃按中國企業所得稅率25%（二零二五年：25%）計算。本集團於英國按稅率25%（二零二五年：25%）課稅。其他司法權區產生之稅項乃按有關司法權區之現行稅率計算。

10. Loss for the Period

10. 本期間虧損

Six months ended 30 June
截至六月三十日止六個月
2026 **2025**
二零二六年 **二零二五年**
HK\$'000 **HK\$'000**
千港元 **千港元**

Loss for the period has been arrived at after (charging) crediting:	本期間虧損已(扣除)計入:		
Total staff costs:	僱員成本總額:		
Staff costs, including Directors' emoluments	僱員成本(包括董事酬金)	(59,111)	(66,000)
Retirement benefit scheme contributions, net of forfeited contributions of approximately HK\$50,000 (2025: HK\$78,000)	退休福利計劃供款, 扣除已沒收供款約50,000港元(二零二五年: 78,000港元)	(3,407)	(3,667)
		(62,518)	(69,667)
Auditors' remuneration for audit services:	核數服務之核數師酬金:		
Auditors of the Company	本公司核數師	(1,004)	(1,025)
– Current period	– 本期間		
Other auditors	其他核數師	(109)	(329)
– Current period	– 本期間	–	(5)
– Underprovision in prior years	– 過往年度撥備不足	(1,113)	(1,359)
Auditors' remuneration for non-audit services:	非核數服務之核數師酬金:		
Auditors of the Company	本公司核數師	–	(8)
Depreciation of:	折舊:		
– Property, plant and equipment	– 物業、廠房及設備	(3,902)	(21,164)
– Right-of-use assets	– 使用權資產	(17,083)	(22,262)
		(20,985)	(43,426)
Exchange loss, net	匯兌虧損淨額	(3,903)	–
Rental expenses from short-term leases	短期租賃之租金開支	(1,873)	(869)
Cost of cosmetics products sold	銷售化妝品之成本	(1,685)	(2,003)
Share of tax of investments accounted for using the equity method (included in share of results of investments accounted for using the equity method)	攤佔以權益法入賬投資之稅項(已計入攤佔以權益法入賬投資之業績)		
– Share of tax expense of associates	– 攤佔聯營公司稅項開支	(4,189)	(4,165)
Gross proceeds on sales of investments held-for-trading	出售持作買賣之投資之所得款項總額	61,236	74,310
Carrying amount of investments held-for-trading disposed of	出售持作買賣之投資之賬面值	(51,547)	(63,388)
Transaction costs on sales of investments held-for-trading	出售持作買賣之投資之交易成本	(123)	(146)
Gain on sales of investments held-for-trading included in revenue	計入收入內之出售持作買賣之投資收益	9,566	10,776
Gross rental income from investment properties	投資物業租金收入總額	83,749	82,358
Less: Direct operating expenses from investment properties that generated rental income during the period	減: 本期間產生租金收入之投資物業直接經營開支	(7,401)	(6,845)
Direct operating expenses from investment properties that did not generate rental income during the period	本期間並無產生租金收入之投資物業直接經營開支	(4,196)	(1,044)
		72,152	74,469
Allowance for credit losses recognised in respect of:	就以下項目確認之信貸虧損撥備:		
– Advance to an associate	– 墊付一間聯營公司款項	(35)	(41)
– Other receivable	– 其他應收賬項	(22)	–

11. Dividends

11. 股息

Six months ended 30 June

截至六月三十日止六個月

2026	2025
二零二六年	二零二五年
HK\$'000	HK\$'000
千港元	千港元

Final dividend for 2024 paid on 10 June 2025 於二零二五年六月十日已派付之
of HK3 cents per share 二零二四年末期股息每股3港仙

- 57,229

The Board has resolved not to declare any interim dividend for the Period (2025: HK1 cent per share) after interim period end.

董事會於中期期末後議決不宣派本期間之任何中期股息（二零二五年：每股1港仙）。

12. Loss per Share

12. 每股虧損

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

本公司擁有人應佔之每股基本及攤薄虧損乃根據以下數據計算：

Six months ended 30 June

截至六月三十日止六個月

2026	2025
二零二六年	二零二五年
HK\$'000	HK\$'000
千港元	千港元

Loss:

虧損：

Loss for the purposes of basic and diluted loss per share
Loss for the period attributable to owners of the Company

計算每股基本及攤薄虧損之虧損
本公司擁有人應佔本期間之虧損

(200,481) (410,671)

Number of shares

股份數目

Six months ended 30 June

截至六月三十日止六個月

2026	2025
二零二六年	二零二五年

Number of shares:

股份數目：

Weighted average number of ordinary shares for the purposes of basic and diluted loss per share

計算每股基本及攤薄虧損之普通股加權平均數

1,907,619,079 1,907,619,079

Diluted loss per share for the six months ended 30 June 2026 and 2025 were the same as the basic loss per share as there were no potential ordinary shares of the Company in issue during both periods.

截至二零二六年及二零二五年六月三十日止六個月，由於本公司並無潛在普通股之發行，故上述兩個期間之每股攤薄虧損與每股基本虧損相同。

13. Investment Properties

13. 投資物業

		Completed properties 落成物業 HK\$'000 千港元	Properties under construction 興建中物業 HK\$'000 千港元	Total 總額 HK\$'000 千港元
Fair value	公平值			
At 1 January 2025	於二零二五年一月一日	5,831,704	3,887,460	9,719,164
Additions	添置	4,905	–	4,905
Costs incurred for construction	建築時所產生之成本	–	228,332	228,332
Transfer to completed properties	轉撥至落成物業	1,262,191	(1,262,191)	–
Exchange adjustments	匯兌調整	89,069	205,109	294,178
Decrease in fair value recognised in the consolidated statement of comprehensive income – unrealised	於綜合全面收益 報表中確認之 公平值減少 – 未變現	(232,157)	(126,266)	(358,423)
At 31 December 2025	於二零二五年十二月三十一日	6,955,712	2,932,444	9,888,156
Additions	添置	3,394	–	3,394
Costs incurred for construction	建築時所產生之成本	–	2,935	2,935
Exchange adjustments	匯兌調整	(10,040)	(25,978)	(36,018)
Decrease in fair value recognised in the condensed consolidated statement of comprehensive income – unrealised	於簡明綜合全面收益 報表中確認之 公平值減少 – 未變現	(174,798)	(817)	(175,615)
Carrying amounts At 30 June 2026	賬面值 於二零二六年六月三十日	6,774,268	2,908,584	9,682,852

All of the Group's property interests held under operating leases to earn rentals or for capital appreciation purposes are measured using the fair value model and are classified and accounted for as investment properties.

As at 30 June 2026 and 31 December 2025, valuations of investment properties of the Group in Hong Kong and Mainland China were carried out by Peak Vision Appraisals Limited ("Peak Vision Appraisals") and the investment properties in the United Kingdom were carried out by LCH (Asia-Pacific) Surveyors Limited ("LCH (Asia-Pacific)"), both are independent qualified professional property valuers. The valuers have recent relevant experience in the valuations of similar properties in the relevant locations.

At the end of the reporting period, the management of the Group discussed with the independent qualified professional property valuers about the appropriate valuation techniques and key inputs for Level 3 fair value measurements.

本集團所有持有營業租約以賺取租金或資本增值之物業權益乃採用公平值模式計量，並分類及列作投資物業入賬。

於二零二六年六月三十日及二零二五年十二月三十一日，本集團位於香港及中國大陸之投資物業由滙鋒評估有限公司（「滙鋒評估」）進行估值，而位於英國之投資物業由利駿行測量師有限公司（「利駿行測量師」）進行估值，兩者均為獨立合資格專業物業估值師。估值師近期亦有評估相關地點類似物業之相關經驗。

於報告期末，本集團之管理層與獨立合資格專業物業估值師討論有關合適之估值技術及第三級公平值計量之主要數據。

13. Investment Properties (continued)

The valuation reports for the investment properties as at 30 June 2026 and 31 December 2025 were signed by the respective directors of Peak Vision Appraisals and LCH (Asia-Pacific), who are members of The Hong Kong Institute of Surveyors and/or the Royal Institution of Chartered Surveyors. The valuations were performed in accordance with "The HKIS Valuation Standards" published by The Hong Kong Institute of Surveyors and/or "International Valuation Standards" published by the International Valuation Standards Council and/or "The RICS Valuation – Global Standards" published by the Royal Institution of Chartered Surveyors for both reporting periods.

The fair value of each investment property is individually determined at the end of each reporting period based on its market value and by adopting investment method, direct comparison method and/or residual method, as appropriate. The investment method relying on the capitalisation of rental income is based upon estimates of future results and a set of assumptions specific to each property to reflect its tenancy status. The fair value of each investment property reflects, among other things, rental income from current term leases, term yield rate, assumptions about rental income from future reversion leases in light of current market conditions and reversionary yield rate. Judgment by the valuers is required to determine the principal valuation factors, including term yield rate and reversionary yield rate. Such yield rates were adopted after considering the investment sentiments and market expectations of properties of similar nature. Direct comparison method assumes each of these properties is capable of being sold in its existing state with the benefit of vacant possession and by making reference to comparable sales evidence as available in the relevant markets. Combination of direct comparison method and investment method takes the valuation results of the direct comparison method and investment method when arriving at the fair value of the properties. For investment properties under construction at fair value, their fair values are determined by residual method by deducting the estimated total outstanding redevelopment costs and an allowance for developer's risk and profit from the gross development value of the proposed redevelopment.

The following tables analysed the investment properties which are measured at fair value at the end of the reporting period into the three-level hierarchy as defined in HKFRS 13 "Fair Value Measurement" which is further elaborated in Note 29.

13. 投資物業 (續)

於二零二六年六月三十日及二零二五年十二月三十一日，投資物業之估值報告由瀑鋒評估及利駿行測量師各自之董事簽署，彼等為香港測量師學會會員及／或皇家特許測量師學會會員。於兩個報告期之估值均遵守香港測量師學會所頒布之「香港測量師學會評估準則」及／或國際評估準則理事會所頒布之「國際評估準則」及／或皇家特許測量師學會所頒布之「皇家特許測量師學會估值－全球標準」進行。

每項投資物業之公平值於各報告期末根據其市值，並採納投資法、直接比較法及／或剩餘價值法（按適用情況而定）而個別釐定。投資法乃依據資本化租金收入，並以對各項物業未來業績之估計及一系列特定假設為依據，以反映其租賃狀況。每項投資物業之公平值反映（其中包括）現有租約期限之租金收入、租約期限之回報率、基於現時市況對未來復歸租約所得租金收入之假設及復歸回報率。於釐定主要估值因素（包括租約期限之回報率及復歸回報率）時須由估值師作出判斷。於採納有關回報率時已考慮投資氣氛及市場對類似性質物業之預期。直接比較法假設該等物業各自可以現況交吉出售及參照相關市場上可供比較之銷售證據。就按直接比較法及投資法之合併得出物業之公平值，乃直接比較法及投資法之估值結果。就按公平值之興建中投資物業而言，其公平值乃以剩餘價值法透過從擬定重建項目之開發總值扣除估計未付之重建成本總額以及發展商之風險及利潤之容許差額而釐定。

下表為於報告期末以公平值計量之投資物業之三級分級制（定義見香港財務報告準則第13號「公平值計量」及於附註29作進一步詳述）分析。

		Fair value 公平值 HK\$'000 千港元	Level 1 第一級 HK\$'000 千港元	Level 2 第二級 HK\$'000 千港元	Level 3 第三級 HK\$'000 千港元
Recurring fair value measurements:	經常性公平值計量：				
Completed properties	落成物業	6,774,268	—	—	6,774,268
Properties under construction	興建中物業	2,908,584	—	—	2,908,584
At 30 June 2026	於二零二六年六月三十日	9,682,852	—	—	9,682,852
Completed properties	落成物業	6,955,712	—	—	6,955,712
Properties under construction	興建中物業	2,932,444	—	—	2,932,444
At 31 December 2025	於二零二五年十二月三十一日	9,888,156	—	—	9,888,156

13. Investment Properties (continued)

Details of valuation techniques used and key inputs to valuation on investment properties which are categorised as Level 3 fair value measurement at the end of the reporting period are as follows:

13. 投資物業 (續)

於報告期末分類為第三級公平值計量之投資物業之估值所使用之技術及主要數據之詳情如下：

	Fair value 公平值		Valuation techniques 估值技術	Significant unobservable inputs 重大非可觀察數據	Range 範圍
	30 June 2026 二零二六年 六月三十日 HK\$'000 千港元	31 December 2025 二零二五年 十二月三十一日 HK\$'000 千港元			
Properties held for investment in Hong Kong 位於香港之 持作投資物業	5,504,680	5,666,950	Combination of direct comparison method and investment method 直接比較法及投資法之合併	(1) Reversionary yield; 復歸回報率; (2) Market rent per square foot; and 每平方米之市場租金; 及 (3) Selling price per square foot 每平方米之售價	3.70% to 4.50% (31 December 2025: 3.50% to 4.25%) 3.70厘至4.50厘 (二零二五年十二月三十一日: 3.50厘至4.25厘) HK\$19 to HK\$183 (31 December 2025: HK\$17 to HK\$184) 19港元至183港元 (二零二五年十二月三十一日: 17港元至184港元) HK\$46 to HK\$9,030 (31 December 2025: HK\$44 to HK\$9,261) 46港元至9,030港元 (二零二五年十二月三十一日: 44港元至9,261港元)
Properties held for investment in the United Kingdom 位於英國之 持作投資物業	1,241,342	1,261,852	Combination of direct comparison method and investment method 直接比較法及投資法之合併	(1) Reversionary yield; and 復歸回報率; 及 (2) Market rent per square foot 每平方米之市場租金	4.00% to 4.25% (31 December 2025: 3.90% to 4.25%) 4.00厘至4.25厘 (二零二五年十二月三十一日: 3.90厘至4.25厘) Pound Sterling ("GBP") 5 to GBP8 (31 December 2025: GBP5 to GBP8) 5英鎊 (「英鎊」) 至8英鎊 (二零二五年十二月三十一日: 5英鎊至8英鎊)
Properties under construction in the United Kingdom 位於英國之 興建中物業	2,908,584	2,932,444	Residual method 剩餘價值法	(1) Budgeted construction costs to be incurred; 將產生之預算建築成本; (2) Market rent per square foot; 每平方米之市場租金; (3) Reversionary yield; and 復歸回報率; 及 (4) Discount rate 貼現率	GBP308,255,000 (31 December 2025: GBP308,514,000) 308,255,000英鎊 (二零二五年十二月三十一日: 308,514,000英鎊) GBP4 to GBP8 (31 December 2025: GBP4 to GBP7) 4英鎊至8英鎊 (二零二五年十二月三十一日: 4英鎊至7英鎊) 3.80% to 5.25% (31 December 2025: 3.65% to 5.25%) 3.80厘至5.25厘 (二零二五年十二月三十一日: 3.65厘至5.25厘) 3.75% (31 December 2025: 3.75%) 3.75厘 (二零二五年十二月三十一日: 3.75厘)
Properties held for investment in Mainland China 位於中國大陸之 持作投資物業	28,246	26,910	Investment method 投資法	(1) Reversionary yield; and 復歸回報率; 及 (2) Market rent per square meter 每平方米之市場租金	2.50% (31 December 2025: 2.50%) 2.50厘 (二零二五年十二月三十一日: 2.50厘) Renminbi ("RMB") 164 (31 December 2025: RMB161) 人民幣 (「人民幣」) 164 (二零二五年十二月三十一日: 人民幣161)
Total 總額	9,682,852	9,888,156			

13. Investment Properties (continued)

Reversionary yield is the rate taking into account the capitalisation of potential rental income, nature of the property and prevailing market conditions. Market rent per square foot/meter is the market rent and selling price per square foot is the market selling price taking into account the direct comparable market transactions to the related properties. Budgeted construction costs to be incurred are the construction costs to be expended to complete the properties. Discount rate applied reflects the current market assessments of the time value of money and the risks specific to the property.

The fair value measurements are negatively correlated to the reversionary yield, the budgeted construction costs to be incurred and the discount rate, while positively correlated to the market rent per square foot/meter and the selling price per square foot.

Relationship of unobservable inputs to fair value:

- Higher the reversionary yield, the lower the fair value
- Higher the budgeted construction costs to be incurred, the lower the fair value
- Higher the discount rate, the lower the fair value
- Higher the market rent, the higher the fair value
- Higher the selling price, the higher the fair value

Movements of investment properties which are categorised as Level 3 fair value measurement during the period/year are as follows:

At the beginning of the period/year	於期初／年初
Additions	添置
Costs incurred for construction	建築時所產生之成本
Exchange adjustments	匯兌調整
Decrease in fair value recognised in the consolidated statement of comprehensive income	於綜合全面收益報表中確認之公平值減少
– unrealised	– 未變現

Carrying amounts

At the end of the period/year

賬面值

於期末／年末

13. 投資物業 (續)

復歸回報率乃計及潛在租金收入資本化、物業性質及當時市況得出之比率。每平方呎／米之市場租金乃計及相關物業之市場可供直接比較交易得出之市場租金，而每平方呎之售價乃計及相關物業之市場可供直接比較交易得出之市場售價。將產生之預算建築成本乃為完成物業將會支銷之建築成本。所應用之貼現率反映現時市場對時間價值及物業之特定風險的評估。

公平值計量與復歸回報率、將產生之預算建築成本及貼現率成反比，而與每平方呎／米之市場租金及每平方呎之售價成正比。

非可觀察數據與公平值之關係：

- 復歸回報率越高，公平值越低
- 將產生之預算建築成本越高，公平值越低
- 貼現率越高，公平值越低
- 市場租金越高，公平值越高
- 售價越高，公平值越高

分類為第三級公平值計量之投資物業於期內／年內之變動如下：

30 June 2026 二零二六年 六月三十日 HK\$'000 千港元	31 December 2025 二零二五年 十二月三十一日 HK\$'000 千港元
9,888,156	9,719,164
3,394	4,905
2,935	228,332
(36,018)	294,178
(175,615)	(358,423)
9,682,852	9,888,156

There were no transfers into or out of Level 3 fair value measurement during the period/year and no change in valuation techniques used as compared with those in last year.

In estimating the fair value of the properties, their current use equates to the highest and best use of the properties.

於期內／年內，第三級公平值計量並無轉入或轉出及所採用之估值技術與去年所採用的並無轉變。

就估計物業之公平值，物業之當前用途等同其最高及最佳用途。

14. Investments Accounted for Using the Equity Method

14. 以權益法入賬之投資

		30 June 2026 二零二六年 六月三十日 HK\$'000 千港元	31 December 2025 二零二五年 十二月三十一日 HK\$'000 千港元
Interests in associates:	聯營公司權益：		
Cost of investment in associates – unlisted	投資聯營公司成本 – 非上市	283,928	283,928
Share of post-acquisition profits/losses and other comprehensive income/expenses, net of dividends received	攤佔收購後溢利／虧損及 其他全面收益／支出 扣除已收股息	1,407,423	1,407,897
		1,691,351	1,691,825

The Company provided corporate guarantees to secure bank borrowings granted to its associates in prior years. The fair value of the financial guarantee contract at initial recognition was determined by an independent qualified professional valuer, and was recognised as investments accounted for using the equity method and financial guarantee liabilities in the Group's consolidated statement of financial position.

本公司於過往年度為其聯營公司提供公司擔保作為獲授銀行借貸之抵押。財務擔保合約初步確認之公平值由獨立合資格專業估值師釐定，並已於本集團之綜合財務狀況報表內確認為以權益法入賬之投資及財務擔保負債。

As at 30 June 2026 and 31 December 2025, the investment properties held by the Group's principal associates were revalued by Peak Vision Appraisals. Peak Vision Appraisals continues to adopt investment method and/or direct comparison method as the valuation methodologies for both reporting periods. The valuation methods and significant assumptions applied in determining the fair values of investment properties are detailed in Note 13.

於二零二六年六月三十日及二零二五年十二月三十一日，本集團主要聯營公司持有之投資物業由瀑鋒評估進行估值。瀑鋒評估於兩個報告期持續採納投資法及／或直接比較法為估值方法。應用於釐定投資物業公平值之估值方法及主要假設於附註13詳述。

15. Advances to Associates

15. 墊付聯營公司款項

		30 June 2026 二零二六年 六月三十日 HK\$'000 千港元	31 December 2025 二零二五年 十二月三十一日 HK\$'000 千港元
Interest-bearing advance to an associate	墊付一間聯營公司之計息款項	47,059	46,710
Interest-free advances to associates	墊付聯營公司之免息款項	13,551	13,154
		60,610	59,864

The advances to associates are unsecured. The Group will not demand for repayment within one year from the end of the reporting period and the amounts are therefore shown as non-current. The interest-bearing advance to an associate bears interest at the prevailing market rate.

墊付聯營公司款項乃無抵押。本集團不會要求於報告期末起計一年內償還款項，故將該等款項列作非流動性質。墊付一間聯營公司之計息款項以當時之市場借貸利率計息。

16. Financial Assets Measured at Fair Value Through Profit or Loss

Investments held-for-trading	持作買賣之投資
Bonds	債券
Derivative financial instruments	衍生金融工具
Club and corporate debentures	會籍及公司債券

Analysed for reporting purpose as:
Non-current
Current

作報告用途之分析：
非流動性質
流動性質

30 June 2026 二零二六年 六月三十日 HK\$'000 千港元	31 December 2025 二零二五年 十二月三十一日 HK\$'000 千港元
96,059	115,607
297,458	301,842
13	38
52,740	51,740
446,270	469,227
52,740	51,740
393,530	417,487
446,270	469,227

The maturity dates of the bonds with material carrying amounts denominated in United States dollar ("US\$") and GBP are as follows:

Notional amount	Maturity
US\$25,800,000	Perpetual
GBP11,000,000	Perpetual

Included in non-current assets, there are financial assets measured at FVTPL of approximately HK\$52,740,000 (31 December 2025: HK\$51,740,000). They are included in non-current assets according to their intended holding periods.

17. Financial Assets Measured at Fair Value Through Other Comprehensive Income

Unlisted equity securities	非上市股本證券
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As at 30 June 2026, the carrying amount mainly comprised investments in a property investment in Hong Kong of approximately HK\$60,777,000 (31 December 2025: HK\$66,144,000) and a property development project in Hong Kong of approximately HK\$41,663,000 (31 December 2025: HK\$44,011,000).

The financial assets measured at FVTOCI are included in non-current assets according to their intended holding periods.

16. 通過損益以反映公平值計量之金融資產

以美元(「美元」)及英鎊計值並具重大賬面值之債券之到期日如下：

名義金額	到期日
25,800,000美元	永久
11,000,000英鎊	永久

非流動資產中包括通過損益以反映公平值計量之金融資產約為52,740,000港元(二零二五年十二月三十一日：51,740,000港元)。根據彼等之擬定持有期而計入非流動資產。

17. 通過其他全面收益以反映公平值計量之金融資產

30 June 2026 二零二六年 六月三十日 HK\$'000 千港元	31 December 2025 二零二五年 十二月三十一日 HK\$'000 千港元
110,543	122,752

於二零二六年六月三十日，賬面值主要為投資於一項位於香港之投資物業約60,777,000港元(二零二五年十二月三十一日：66,144,000港元)以及一項位於香港之物業發展項目約41,663,000港元(二零二五年十二月三十一日：44,011,000港元)。

通過其他全面收益以反映公平值計量之金融資產根據彼等之擬定持有期而計入非流動資產。

18. Debtors, Deposits, Other Receivables and Prepayments

Trade receivables (net of allowance for credit losses)	應收貿易賬項 (扣除信貸虧損撥備)
Deposits and prepayments	按金及預付款項
Interest receivables from bonds (net of allowance for credit losses)	債券之應收利息 (扣除信貸虧損撥備)
Other receivables	其他應收賬項

Included in debtors, deposits, other receivables and prepayments are trade receivables of approximately HK\$12,130,000 (31 December 2025: HK\$10,181,000), which comprised rental and building management fee receivables billed in advance and settlements from tenants which are expected upon receipts of billings and receivables from property management services and cosmetics business.

The carrying amounts of trade receivables (net of allowance for credit losses) of the Group's major businesses are as follows:

Rental receivables from property leasing	物業租賃之應收租金
Receivables from building and property management services	樓宇及物業管理服務之 應收賬項
Receivables from cosmetics business	化妝品業務之應收賬項

The following is the aged analysis of trade receivables (net of allowance for credit losses), presented based on the respective revenue recognition dates, at the end of the reporting period:

0 – 30 days	零至三十日
31 – 60 days	三十一日至六十日
61 – 90 days	六十一日至九十日
Over 90 days	九十日以上

18. 應收賬項、按金、其他應收賬項及預付款項

30 June 2026 二零二六年 六月三十日 HK\$'000 千港元	31 December 2025 二零二五年 十二月三十一日 HK\$'000 千港元
12,130	10,181
38,869	41,751
2,452	4,610
76,112	85,695
129,563	142,237

應收賬項、按金、其他應收賬項及預付款項包括應收貿易賬項約12,130,000港元(二零二五年十二月三十一日: 10,181,000港元), 包括預先開單而預期租戶會於收到單據後支付之應收租金及樓宇管理費, 以及來自物業管理服務及化妝品業務之應收賬項。

本集團主要業務應收貿易賬項(扣除信貸虧損撥備)之賬面值如下:

30 June 2026 二零二六年 六月三十日 HK\$'000 千港元	31 December 2025 二零二五年 十二月三十一日 HK\$'000 千港元
3,387	2,954
7,602	5,481
1,141	1,746
12,130	10,181

根據各項收入之確認日期呈列之應收貿易賬項(扣除信貸虧損撥備)於報告期末之賬齡分析如下:

30 June 2026 二零二六年 六月三十日 HK\$'000 千港元	31 December 2025 二零二五年 十二月三十一日 HK\$'000 千港元
3,931	3,688
2,715	2,764
1,970	466
3,514	3,263
12,130	10,181

19. Creditors and Accruals

Included in creditors and accruals are trade payables of approximately HK\$861,000 (31 December 2025: HK\$523,000).

The following is the aged analysis of trade payables, presented based on the invoice date, at the end of the reporting period:

0 – 90 days	零至九十日
Over 90 days	九十日以上

19. 應付賬項及應計款項

應付賬項及應計款項包括應付貿易賬項約861,000港元(二零二五年十二月三十一日: 523,000港元)。

根據發票日期呈列之應付貿易賬項於報告期末之賬齡分析如下:

30 June 2026 二零二六年 六月三十日 HK\$'000 千港元	31 December 2025 二零二五年 十二月三十一日 HK\$'000 千港元
615	298
246	225
861	523

20. Borrowings

Secured bank borrowings repayable within a period of (note):
Less than one year
More than one year but within two years

須於下列期間償還之有抵押
銀行借貸(附註):
一年以下
一年以上但不超逾兩年

Total secured bank borrowings
Other secured borrowing repayable on demand or within one year

有抵押銀行借貸總額
須按要求或於一年內償還之
其他有抵押借貸

Total secured bank and other borrowings
Less: Amounts due within one year

有抵押銀行及其他借貸總額
減: 一年內到期之款項

Amounts due after one year

一年後到期之款項

30 June 2026 二零二六年 六月三十日 HK\$'000 千港元	31 December 2025 二零二五年 十二月三十一日 HK\$'000 千港元
718,637	1,328,358
372,600	380,880
1,091,237	1,709,238
658,934	679,769
1,750,171	2,389,007
(1,377,571)	(2,008,127)
372,600	380,880

Note: The amounts due are based on scheduled repayment dates as set out in the loan agreements.

附註: 該等到期之金額按貸款協議中載列之預定還款日期。

21. Share Capital

Ordinary shares of HK\$0.10 each

Authorised:

At 1 January 2025,
31 December 2025 and
30 June 2026

每股面值0.10港元之普通股

法定股本：

於二零二五年一月一日、
二零二五年十二月三十一日及
二零二六年六月三十日

Number of shares 股份數目	Share capital 股本 HK\$'000 千港元
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5,000,000,000	500,000
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Issued and fully paid:

At 1 January 2025,
31 December 2025 and
30 June 2026

已發行及繳足股本：

於二零二五年一月一日、
二零二五年十二月三十一日及
二零二六年六月三十日

1,907,619,079	190,762
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22. Amounts due to Associates, Investee Companies and Non-controlling Shareholders

The amounts due to associates, investee companies and non-controlling shareholders are unsecured and interest-free. The associates, investee companies and non-controlling shareholders will not demand for repayment within one year from the end of the reporting period and the amounts are therefore shown as non-current.

22. 欠負聯營公司、接受投資公司及非控股股東款項

欠負聯營公司、接受投資公司及非控股股東款項均為無抵押及免息。該等聯營公司、接受投資公司及非控股股東不會要求於報告期末起計一年內償還款項，故將該等款項列作非流動性質。

23. Disposal of a Subsidiary

Success Nice Disposal

On 7 April 2025, the Group entered into a sale and purchase agreement with an independent third party in relation to disposal of the entire issued share capital of Success Nice.

The Success Nice Disposal was completed on 16 April 2025 at an aggregate consideration of approximately HK\$27,588,000, which included sale of the entire issued share capital of Success Nice and assignment of the amount due to the Group of approximately HK\$22,081,000 and approximately HK\$5,507,000 respectively.

The transfer of control over Success Nice was completed on 16 April 2025.

Upon completion, Success Nice ceased to be a subsidiary of the Company and its financial results and assets were ceased to be consolidated with those of the Group.

23. 出售一間附屬公司

守賢出售

於二零二五年四月七日，本集團與獨立第三方就有關出售守賢之全部已發行股本訂立買賣協議。

守賢出售已於二零二五年四月十六日完成，總代價約27,588,000港元，其中包括出售守賢之全部已發行股本及轉讓欠負本集團款項分別約22,081,000港元及約5,507,000港元。

守賢之控制權轉移已於二零二五年四月十六日完成。

於完成後，守賢已不再為本公司之附屬公司，而其財務業績及資產不再計入本集團之綜合財務報表內。

23. Disposal of a Subsidiary (continued)**23. 出售一間附屬公司 (續)****Success Nice Disposal (continued)****守賢出售 (續)**

2025
二零二五年
HK\$'000
千港元

The net assets of Success Nice as at the date of disposal were as follows:	守賢於出售日期之資產淨值如下：	
Financial asset measured at fair value through profit or loss	通過損益以反映公平值計量之金融資產	27,580
Prepayment	預付款項	8
Amount due to the Group	欠負本集團款項	(5,507)
Net assets disposed of	出售資產淨值	22,081
Sale of amount due to the Group	銷售欠負本集團款項	5,507
Loss on disposal of a subsidiary	出售一間附屬公司之虧損	(1,178)
		26,410
Satisfied by:	以下列方式支付：	
Cash consideration	現金代價	27,588
Expenses incurred for disposal	出售所產生之開支	(1,178)
		26,410
Net cash inflow arising from disposal:	出售時產生之現金流入淨額：	
Cash consideration	現金代價	27,588
Expenses incurred for disposal	出售所產生之開支	(1,178)
		26,410

The loss on the Success Nice Disposal was included in other gains and losses (Note 8) in the unaudited condensed consolidated statement of comprehensive income.

守賢出售之虧損已計入未經審核簡明綜合全面收益報表之其他收益及虧損(附註8)內。

24. Capital Commitments**24. 資本承擔**

		30 June 2026 二零二六年 六月三十日 HK\$'000 千港元	31 December 2025 二零二五年 十二月三十一日 HK\$'000 千港元
Authorised and contracted for:	已批准及已簽約：		
Redevelopment expenditure of a property	物業重建開支	114,598	113,676
Refurbishment of a property	翻新物業	1,152	432
		115,750	114,108

25. Contingent Liabilities

25. 或然負債

		30 June 2026 二零二六年 六月三十日 HK\$'000 千港元	31 December 2025 二零二五年 十二月三十一日 HK\$'000 千港元
Guarantee given to a bank in respect of banking facilities in lieu of the cash public utility deposit jointly utilised by subsidiaries	為附屬公司獲授共用之銀行信貸額以取替現金公用事務按金而向一間銀行提供之擔保	15,000	15,000
Guarantee given to a bank in respect of banking facility utilised by an investee company/indemnity given to a third party in relation to an investee company	為接受投資公司動用之銀行信貸額而向一間銀行提供之擔保／與一間接受投資公司有關向第三方授予之彌償保證	1,400,000	814,000
		1,415,000	829,000

No provision for financial guarantee contracts and/or deed of indemnity have been made as at 30 June 2026 and 31 December 2025 as the Directors considered the default risk is low.

由於董事認為違約風險低，故於二零二六年六月三十日及二零二五年十二月三十一日並無就財務擔保合約及／或彌償保證契據作出撥備。

26. Major Non-cash Transactions

26. 主要非現金交易

During the Period, dividend income from an associate of approximately HK\$15,998,000 (2025: HK\$17,998,000) has been settled through the current account with the associate.

於本期間，來自一間聯營公司之股息收入約15,998,000港元（二零二五年：17,998,000港元）已透過聯營公司之往來賬結付。

Save as disclosed above and elsewhere in these unaudited condensed consolidated financial statements, the Group did not have major non-cash transactions.

除上文及本未經審核簡明綜合財務報表其他部分所披露者外，本集團並無主要非現金交易。

27. Material Related Party Transactions

27. 重大關連人士交易

Transactions:

In prior years, the Group entered into lease agreements ("Leases") in respect of leases of certain leasehold properties held by a company controlled by a Director and the Trustee of Substantial Shareholders as headquarters and premises intended to be used in connection with the sale of a property redevelopment project of the Group. During the year ended 31 December 2025, all of the Leases expired. One of the Leases has been renewed as short-term lease ("Short-term Lease") and the remaining two Leases have been renewed for a term of three years commencing from 1 November 2025 to 31 October 2028 ("Renewed Leases").

交易：

於過往年度，本集團訂立租賃協議（「該等租賃」），內容關於承租一間由一位董事及主要股東之信託人控制之公司持有之若干租賃物業作為本集團之總部及擬用於銷售一項本集團物業重建項目之場地。於截至二零二五年十二月三十一日止年度內，所有該等租賃已到期。其中一份該等租賃已獲續租為短期租賃（「短期租賃」），而其餘兩份已獲續租，自二零二五年十一月一日至二零二八年十月三十一日止為期三年（「續租租賃」）。

27. Material Related Party Transactions (continued)**Transactions: (continued)**

Under the Renewed Leases and the Short-term Lease, the aggregate amount of the current rent and building management fee payable per month are approximately HK\$2,820,000 and approximately HK\$537,000 respectively; and the aggregate amount of security deposit paid as at 30 June 2026 was approximately HK\$10,512,000. At the commencement date of the Renewed Leases, the Group recognised the present value of the lease payments over the lease term as lease liability and the aggregate amount of lease liability and estimated costs to be incurred by the Group for restoration of the property as right-of-use asset. As at 30 June 2026, the aggregate carrying amount of the lease liability and the right-of-use asset of the Renewed Leases were approximately HK\$70,451,000 (31 December 2025: HK\$84,598,000) and approximately HK\$72,432,000 (31 December 2025: HK\$87,954,000) respectively. Rent and building management fee of the Leases, the Renewed Leases and the Short-term Lease for the Period amounted to approximately HK\$20,139,000 (2025: HK\$24,879,000) in aggregate.

Details of the Leases and the Renewed Leases were disclosed in the announcements of the Company dated 28 March 2022, 13 March 2023 and 23 July 2025.

Save as disclosed above and elsewhere in these unaudited condensed consolidated financial statements, the Group had the following material transactions with related parties during the Period:

27. 重大關連人士交易 (續)**交易：(續)**

根據續租租賃及短期租賃，現行每月應付租金總額及樓宇管理費總額分別約為2,820,000港元及約為537,000港元；而於二零二六年六月三十日已付保證按金總額約為10,512,000港元。於續租租賃之開始日期，本集團將租期內租賃付款之現值確認為租賃負債，以及將租賃負債及本集團還原物業所產生之估計成本之合計金額確認為使用權資產。於二零二六年六月三十日，續租租賃之租賃負債及使用權資產之賬面值總額分別約為70,451,000港元（二零二五年十二月三十一日：84,598,000港元）及約為72,432,000港元（二零二五年十二月三十一日：87,954,000港元）。於本期間，該等租賃、續租租賃及短期租賃之租金及樓宇管理費合共約為20,139,000港元（二零二五年：24,879,000港元）。

該等租賃及續租租賃之詳情於本公司日期為二零二二年三月二十八日、二零二三年三月十三日及二零二五年七月二十三日之公布內披露。

除上文及本未經審核簡明綜合財務報表其他部分所披露者外，本集團於本期間與關連人士進行以下重大交易：

		Six months ended 30 June	
		截至六月三十日止六個月	
		2026	2025
		二零二六年	二零二五年
		HK\$'000	HK\$'000
		千港元	千港元
Interest income received from an associate	已收一間聯營公司之利息收入	952	950
Income received from a Director and the Trustee of Substantial Shareholders, companies controlled by Directors and/or the Trustee of Substantial Shareholders and an entity of which the Trustee of Substantial Shareholders is a member of the key management personnel:	已收一位董事及主要股東之信託人、董事及／或主要股東之信託人控制之公司以及主要股東之信託人作為一位主要管理人員之一間實體之收入：		
Rental services	租賃服務	2,499	2,969
Property management services, leasing administration services and property administration services	物業管理服務、租務行政服務及物業行政服務	14,698	14,829
Advisory and consultancy services	諮詢及顧問服務	23	21
Other ordinary services	其他一般服務	-	2
Rent and building management fee paid to associates	已付聯營公司之租金及樓宇管理費	1,642	2,135

27. Material Related Party Transactions (continued)

Transactions: (continued)

Interest income was charged at the prevailing market rates based on outstanding balances during the period.

Income from services fees of rental services, property management services, leasing administration services, property administration services, advisory and consultancy services and other ordinary services (details were disclosed in the announcement of the Company dated 16 August 2023) were charged at the terms agreed by both parties.

Rent, building management fee and security deposit paid were determined based on terms similar to those applicable to transactions with unrelated parties.

In prior year, the Group entered into a facility agreement with a Director. At the request of the Group, the Director has agreed to make available to the Group a revolving loan facility of up to HK\$2,000,000,000. During the Period, no amount was drawn (2025: nil). As at 30 June 2026 and 31 December 2025, there was no outstanding balance of loan from the Director. The facility is unsecured and interest-free.

Balances:

Save as disclosed above, at the end of the reporting period, the Group had balances with a Director and the Trustee of Substantial Shareholders, companies controlled by Directors and/or the Trustee of Substantial Shareholders and an entity of which the Trustee of Substantial Shareholders is a member of the key management personnel of approximately HK\$27,372,000 (31 December 2025: HK\$21,621,000) in aggregate which was included in debtors and other receivables.

Details of the balances with other related parties at the end of the reporting period are set out in Notes 15 and 22.

28. Events After the Reporting Period

Contract for Rental Services

On 15 July 2026, the Group entered into a contract for rental services with Ms. Chan, whereby the Group agreed to provide to Ms. Chan and/or her associate(s) and/or relative(s) the rental of motor vehicles, car plates, vessels, car parking spaces, premises and such other rental services for a term of three years commencing on 1 November 2026 (details were disclosed in the announcement of the Company dated 15 July 2026).

Contract for Services

On 10 August 2026, the Group entered into a contract for services with Ms. Chan, whereby the Group agreed to provide to Ms. Chan and/or her associate(s) and/or relative(s) the leasing administration services, sale administration services, property management services, property administration services, asset management and maintenance services, and advisory and consultancy services for a term of three years commencing on 1 November 2026 (details were disclosed in the announcement of the Company dated 10 August 2026).

27. 重大關連人士交易 (續)

交易：(續)

利息收入乃根據於期內未償還結餘按當時市場利率計算。

來自租賃服務、物業管理服務、租務行政服務、物業行政服務、諮詢及顧問服務以及其他一般服務之服務費收入（詳情於本公司日期為二零二三年八月十六日之公布內披露）乃根據雙方協定之條款收取。

租金、樓宇管理費及已付保證按金乃根據與非關連人士交易適用之類似條款而釐定。

於過往年度，本集團與一位董事訂立一份融資協議。按本集團要求，該董事同意授予本集團上限為2,000,000,000港元之循環貸款額。於本期間，並無提取金額（二零二五年：無）。於二零二六年六月三十日及二零二五年十二月三十一日，並無未償還之董事貸款結餘。該貸款額乃無抵押及免息。

結餘：

除以上所披露者外，於報告期末，本集團與一位董事及主要股東之信託人、董事及／或主要股東之信託人控制之公司以及主要股東之信託人作為一位主要管理人員之一間實體之交易結餘合共約為27,372,000港元（二零二五年十二月三十一日：21,621,000港元）已包括在應收賬項及其他應收賬項內。

於報告期末，與其他關連人士之交易結餘詳情載列於附註15及22。

28. 報告期末後事項

租賃服務合約

於二零二六年七月十五日，本集團與陳女士訂立一份租賃服務合約，據此，本集團同意向陳女士及／或其聯繫人及／或親屬提供車輛、車牌、船隻、停車位、場地之租賃及其他租賃服務，由二零二六年十一月一日起生效，為期三年（詳情於本公司日期為二零二六年七月十五日之公布內披露）。

服務合約

於二零二六年八月十日，本集團與陳女士訂立一份服務合約，據此，本集團同意向陳女士及／或其聯繫人及／或親屬提供租務行政服務、銷售行政服務、物業管理服務、物業行政服務、資產管理及保養服務、及諮詢及顧問服務，由二零二六年十一月一日起生效，為期三年（詳情於本公司日期為二零二六年八月十日之公布內披露）。

29. Fair Value Measurements of Financial Instruments

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these unaudited condensed consolidated financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of HKFRS 2 “Share-based Payment”, leasing transactions that are accounted for in accordance with HKFRS 16 “Leases”, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in HKAS 2 “Inventories” or value-in-use in HKAS 36 “Impairment of Assets”.

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 measurements in its entirety, which are described as follows:

- Level 1: inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2: inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3: inputs are unobservable inputs for the asset or liability.

29. 金融工具之公平值計量

公平值乃於計量日市場參與者於有秩序交易中出售資產所收取或轉讓負債所支付之價格，而不論該價格為可直接觀察取得或可使用其他估值技術估計。於估計資產或負債之公平值時，本集團會考慮該等市場參與者於計量日對資產或負債定價時所考慮資產或負債之特點。於本未經審核簡明綜合財務報表中作計量及／或披露用途之公平值乃按此基準釐定，惟不包括香港財務報告準則第2號「股份付款」範圍內之以股份付款交易、根據香港財務報告準則第16號「租賃」入賬之租賃交易及與公平值有若干類似之處但不屬公平值之計量，例如香港會計準則第2號「存貨」之可變現淨值或香港會計準則第36號「資產減值」之使用價值。

此外，就財務報告用途，根據公平值計量數據之可觀察程度及數據對公平值計量之整體重要程度，公平值計量劃分為第一級、第二級及第三級，如下所述：

- 第一級：數據為同等之資產或負債（實體能夠於計量日取得）於活躍市場取得之報價（未經調整）；
- 第二級：數據為直接或間接從資產或負債所得可觀察之數據（於第一級之報價除外）；及
- 第三級：數據為從資產或負債之非可觀察數據。

29. Fair Value Measurements of Financial Instruments (continued)

Financial instruments measured at fair value

The following table analysed the financial instruments which are measured at fair value at the end of the reporting period into the three-level hierarchy.

	Fair value		Fair value hierarchy	Valuation techniques and key inputs	Significant unobservable inputs
	公平值		公平值分級制	估值技術及主要數據	重大非可觀察數據
	30 June 2026 二零二六年六月三十日 HK\$'000 千港元	31 December 2025 二零二五年十二月三十一日 HK\$'000 千港元			
Financial assets 金融資產					
Bonds presented as financial assets measured at FVTPL 呈列為通過損益以反映公平值計量之金融資產之債券	297,458	301,842	Level 1 第一級	Quoted prices in active markets 活躍市場之報價	N/A 不適用
Listed investments held-for-trading presented as financial assets measured at FVTPL 呈列為通過損益以反映公平值計量之金融資產之持作買賣之上市投資	95,936	115,459	Level 1 第一級	Quoted prices in active markets 活躍市場之報價	N/A 不適用
Suspended trading listed equity security presented as financial assets measured at FVTPL (note (i)) 呈列為通過損益以反映公平值計量之金融資產之暫停買賣上市股本證券(附註(i))	123	148	Level 3 第三級	Market approach 市場方式	Change in share prices of comparable companies of -29.46% (31 December 2025: -12.64%) during the suspension period (note (ii)) 於暫停買賣期間可供比較公司之股份價格變動-29.46厘(二零二五年十二月三十一日:-12.64厘)(附註(ii)) Discount for lack of marketability of 13.28% (31 December 2025: 16.17%) (note (ii)) 缺乏市場流通性折讓13.28厘(二零二五年十二月三十一日:16.17厘)(附註(ii))
Derivative financial instrument 衍生金融工具					
– Foreign exchange forward contracts – 外匯遠期合約	13	38	Level 2 第二級	Discounted cash flow: net payoffs from the contracts and scheduled payments estimated based on foreign exchange forward rates 貼現現金流量: 按合約淨回報及根據外匯遠期匯率估計之預定付款	N/A 不適用

29. 金融工具之公平值計量 (續)

以公平值計量之金融工具

下表為於報告期末以公平值計量之金融工具之三級分級制分析。

29. Fair Value Measurements of Financial Instruments (continued)

Financial instruments measured at fair value (continued)

	Fair value		Fair value hierarchy	Valuation techniques and key inputs	Significant unobservable inputs
	公平值		公平值分級制	估值技術及主要數據	重大非可觀察數據
	30 June 2026 二零二六年六月三十日 HK\$'000 千港元	31 December 2025 二零二五年十二月三十一日 HK\$'000 千港元			
Financial assets (continued) 金融資產 (續)					
Club and corporate debentures presented as financial assets measured at FVTPL 呈列為通過損益以反映公平值計量之金融資產之會籍及公司債券	52,740	51,740	Level 2 第二級	Market comparison 市場之比較數據	N/A 不適用
Unlisted equity securities presented as financial assets measured at FVTOCI 呈列為通過其他全面收益以反映公平值計量之金融資產之非上市股本證券	110,543	122,752	Level 3 第三級	Discounted cash flow: forecast distribution, discount rate and contract terms (if any) 貼現現金流量：預測之分派、貼現率及合約條款（如有）	Forecast distribution taking into account management's experience and the estimated terminal value (note (iii)) 預測之分派乃參照管理層經驗及估計之最終價值（附註(iii)）
					Discount rates ranging from 13.16% to 15.14% (31 December 2025: 13.60% to 18.40%) (note (iii)) 貼現率介乎13.16厘至15.14厘（二零二五年十二月三十一日：13.60厘至18.40厘）（附註(iii)）
				Reference to the fair value of the underlying property 參考相關物業之公平值	Fair value of the underlying property based on valuation model (note (iii)) 基於估值模式釐定相關物業之公平值（附註(iii)）
	<u>556,813</u>	<u>591,979</u>			
Financial liability 金融負債					
Derivative financial instrument 衍生金融工具					
– Foreign exchange forward contracts – 外匯遠期合約	–	146	Level 2 第二級	Discounted cash flow: net payoffs from the contracts and scheduled payments estimated based on foreign exchange forward rates 貼現現金流量：按合約淨回報及根據外匯遠期匯率估計之預定付款	N/A 不適用
	<u>–</u>	<u>146</u>			

29. 金融工具之公平值計量（續）

以公平值計量之金融工具（續）

29. Fair Value Measurements of Financial Instruments

(continued)

Financial instruments measured at fair value (continued)

Notes:

- (i) During the year ended 31 December 2025, trading in share of a listed equity security had been suspended and remained suspended as at 31 December 2025 and 30 June 2026. At the end of the reporting periods, the fair value of suspended trading listed equity security at FVTPL was determined by reference to the valuation carried out by an independent qualified professional valuer.
- (ii) The higher the change in share prices of comparable companies during the suspension period, the higher the fair value. The higher the discount for lack of marketability, the lower the fair value.
- (iii) The higher the forecast distribution, estimated terminal value or fair value of the underlying property, the higher the fair value. The higher the discount rate, the lower the fair value.

The Group's policy is to recognise transfers into and out of fair value hierarchy levels as at the date of the events or changes in circumstances that caused the transfer. During the year ended 31 December 2025, a listed equity security was transferred from Level 1 to Level 3, which was due to the suspension of trading of the listed equity security and remained suspended at 31 December 2025 and 30 June 2026. The Group recognised the transfer into Level 3 as at the date of suspension. During the year ended 31 December 2025, a listed equity security (which was remained suspended as at 1 January 2025) resumed trading and was transferred out from Level 3. Except the above, there were no other transfers amongst Level 1, Level 2 and Level 3 in the fair value hierarchy during the Period and the year ended 31 December 2025 and no change in valuation techniques used as compared with those in last year.

The fair value of financial instruments traded in active markets is based on quoted market prices at the end of each reporting period. A market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis. The quoted market price used for financial assets held by the Group is the current bid price. These instruments are included in Level 1.

29. 金融工具之公平值計量 (續)

以公平值計量之金融工具 (續)

附註：

- (i) 於截至二零二五年十二月三十一日止年度，一項上市股本證券之股份暫停買賣並於二零二五年十二月三十一日及二零二六年六月三十日持續暫停買賣。於報告期末，通過損益以反映公平值之暫停買賣上市股本證券之公平值乃參考由獨立合資格專業估值師進行之估值而釐定。
- (ii) 於暫停買賣期間可供比較公司之股份價格變動越高，公平值越高。缺乏市場流通性折讓越高，公平值越低。
- (iii) 預測之分派、估計之最終價值或相關物業之公平值越高，公平值越高。貼現率越高，公平值越低。

本集團之政策為於導致轉撥之事件或情況改變之日期，確認公平值分級之間的轉撥。於截至二零二五年十二月三十一日止年度，一項上市股本證券由第一級轉撥至第三級，乃因該上市股本證券暫停買賣並於二零二五年十二月三十一日及二零二六年六月三十日持續暫停買賣所致。本集團於暫停買賣日期確認轉撥至第三級。於截至二零二五年十二月三十一日止年度，一項上市股本證券（於二零二五年一月一日持續暫停買賣）已恢復買賣並從第三級轉出。除上述者外，公平值分級制內第一級、第二級及第三級之間於本期間及截至二零二五年十二月三十一日止年度並無其他轉撥以及所採用之估值技術與去年所採用的並無轉變。

於活躍市場買賣之金融工具之公平值即各報告期末之市場報價。倘即時及定時透過交易所、交易商、經紀、業界組別、報價服務或監管機構獲得報價，且該等價格屬實際及定期按公平基準進行之市場交易，則市場可被視為活躍。本集團所持金融資產所用之市場報價為目前之買入價。此等工具已計入第一級。

29. Fair Value Measurements of Financial Instruments (continued)

Financial instruments measured at fair value (continued)

The movement during the period/year in the balances of Level 3 fair value measurement is as follows:

At 1 January 2025
Transfer from Level 1
Transfer out to Level 1
Net loss arising from change in fair value

於二零二五年一月一日
轉撥自第一級
轉出至第一級
公平值變動而產生之虧損淨額

At 31 December 2025
Net loss arising from change in fair value

於二零二五年十二月三十一日
公平值變動而產生之虧損淨額

At 30 June 2026

於二零二六年六月三十日

Notes:

- (i) The loss included in profit or loss for the period/year related to suspended trading listed equity security at FVTPL held at the end of the reporting periods are reported as investment income, net.
- (ii) The loss included in other comprehensive income for period/year related to unlisted equity securities at FVTOCI held at the end of the reporting periods are reported as changes of financial assets measured at FVTOCI reserve.

Financial instruments not measured at fair value

The Directors consider that the carrying amounts of the Group's financial instruments that are not measured at fair value approximate to their fair values.

29. 金融工具之公平值計量 (續)

以公平值計量之金融工具 (續)

第三級公平值計量結餘於期內／年內之變動如下：

Suspended trading listed equity securities presented as financial assets measured at FVTPL	Unlisted equity securities presented as financial assets measured at FVTOCI
呈列為通過損益以反映公平值計量之金融資產之暫停買賣上市股本證券	呈列為通過其他全面收益以反映公平值計量之金融資產之非上市股本證券
HK\$'000	HK\$'000
千港元	千港元
(note (i))	(note (ii))
(附註(i))	(附註(ii))
At 1 January 2025	138,522
Transfer from Level 1	—
Transfer out to Level 1	—
Net loss arising from change in fair value	(15,770)
At 31 December 2025	122,752
Net loss arising from change in fair value	(12,209)
At 30 June 2026	110,543

附註：

- (i) 就於報告期末持有之通過損益以反映公平值之暫停買賣上市股本證券計入期內／年內之虧損列報為損益中之投資收入淨額。
- (ii) 就於報告期末持有之通過其他全面收益以反映公平值之非上市股本證券計入期內／年內其他全面收益之虧損列報為通過其他全面收益以反映公平值計量之金融資產之儲備之變動。

並非以公平值計量之金融工具

董事認為本集團並非以公平值計量之金融工具之賬面值與其公平值相若。

INTERIM DIVIDEND

The Board has resolved not to declare any interim dividend for the Period (2025: HK1 cent per share).

Having considered the Company's dividend policy, to preserve more cash for the Group's future financial, property investment or securities investment opportunities, the Board has resolved not to declare any interim dividend for the Period (2025: HK1 cent per share).

Under the Company's dividend policy, there is no predetermined dividend payout ratio. Dividend distribution will be made in the interests of the Company and its shareholders as a whole. In considering any declaration or recommendation of dividends, the Board will take into account factors, including but not limited to, business condition and strategy, capital requirement, earnings, financial and cash flow position, distributable reserves, and such other factors that the Board considers relevant.

FINANCIAL OPERATION REVIEW

Results

Revenue

Revenue for the six months ended 30 June 2026 ("Period") amounted to HK\$133.8 million (2025: HK\$134.1 million), a decrease of 0.2% over the same period of last year and comprised gross rental income of HK\$83.7 million (2025: HK\$82.4 million), gain on sales of investments held-for-trading on a net basis of HK\$9.6 million (2025: HK\$10.8 million), dividend income from listed and unlisted equity investments of HK\$2.8 million (2025: listed equity investments of HK\$1.7 million), interest income from bonds of HK\$8.7 million (2025: HK\$8.1 million), building and property management services income of HK\$25.7 million (2025: HK\$25.7 million) and others of HK\$3.3 million (2025: HK\$5.4 million).

中期股息

董事會已議決不宣派本期間之任何中期股息 (二零二五年：每股1港仙)。

經考慮本公司之股息政策，為保留更多現金作本集團把握日後財務、物業投資或證券投資的機遇之需要，董事會已議決不宣派本期間之任何中期股息 (二零二五年：每股1港仙)。

根據本公司之股息政策，並無任何預定的派息比率。股息的派發將以本公司及其股東的整體利益為依歸。在考慮宣派或建議派發股息時，董事會將考慮多項因素，包括但不限於業務狀況及策略、資本需求、盈利、財務及現金流量狀況、可分派儲備、以及董事會認為相關的其他因素。

財務業務回顧

業績

收入

截至二零二六年六月三十日止六個月（「本期間」）之收入為133,800,000港元（二零二五年：134,100,000港元），較去年同期減少0.2%，當中包含租金收入總額83,700,000港元（二零二五年：82,400,000港元）、按淨額基準呈報出售持作買賣之投資收益9,600,000港元（二零二五年：10,800,000港元）、上市及非上市股本投資之股息收入2,800,000港元（二零二五年：上市股本投資1,700,000港元）、債券之利息收入8,700,000港元（二零二五年：8,100,000港元）、樓宇及物業管理服務收入25,700,000港元（二零二五年：25,700,000港元）以及其他收入3,300,000港元（二零二五年：5,400,000港元）。

FINANCIAL OPERATION REVIEW *(continued)*

Results *(continued)*

Gross Profit

Gross profit for the Period amounted to HK\$107.9 million (2025: HK\$112.3 million), a decrease of 3.9% as compared with the same period of last year.

Property Leasing

For property leasing, the rental revenue in non-retail section declined by 3.4% to HK\$48.9 million while retail section increased by 9.4% to HK\$34.8 million during the Period. The total rental income in revenue for the Period recorded an increase of 1.6% to HK\$83.7 million as compared with the same period of last year of HK\$82.4 million.

Together with the attributable rental revenue generated from associates and investee companies of HK\$59.9 million (2025: HK\$56.3 million), the total attributable rental revenue to the Company and its subsidiaries (collectively, the "Group") amounted to HK\$143.6 million (2025: HK\$138.7 million), which represents an increase of 3.5% over the same period of last year.

Attributable net rental income for the Period showed HK\$114.6 million, a decrease of 0.4% over HK\$115.1 million in the same period of last year.

Property Development and Trading

During the Period, the Group did not dispose of any trading property (2025: no disposal).

Securities Investments

The Group has in the ordinary and usual course of business conducted its securities investment activities, as at 30 June 2026, comprised listed equity investments, bonds and treasury products. During the Period, the net profit (excluding gain/loss recognised in financial assets measured at fair value through other comprehensive income reserve) recognised from securities investments and treasury products representing net profit on investments and treasury products at fair value through profit or loss ("FVTPL") of HK\$2.2 million (2025: HK\$51.4 million).

財務業務回顧 (續)

業績 (續)

毛利

本期間之毛利為107,900,000港元(二零二五年: 112,300,000港元),較去年同期減少3.9%。

物業租賃

在物業租賃方面,於本期間非零售部分之租金收入減少3.4%至48,900,000港元而零售部分之租金收入則增加9.4%至34,800,000港元。本期間之收入錄得之租金收入總額較去年同期之82,400,000港元增加1.6%至83,700,000港元。

連同應佔聯營公司及接受投資公司之租金收入59,900,000港元(二零二五年: 56,300,000港元),本公司及其附屬公司(統稱「本集團」)應佔租金收入總額為143,600,000港元(二零二五年: 138,700,000港元),相對去年同期增幅為3.5%。

本期間之應佔租金收入淨額為114,600,000港元,較去年同期之115,100,000港元減少0.4%。

物業發展及買賣

於本期間,本集團並無出售任何買賣物業(二零二五年:並無出售)。

證券投資

本集團在一般及日常業務過程中進行證券投資活動,於二零二六年六月三十日包含上市股本投資、債券及財資產品。於本期間,來自證券投資及財資產品確認之溢利淨額(不包括於通過其他全面收益以反映公平值計量之金融資產之儲備內確認之收益/虧損)乃指通過損益以反映公平值(「通過損益以反映公平值」)之投資及財資產品之溢利淨額2,200,000港元(二零二五年: 51,400,000港元)。

FINANCIAL OPERATION REVIEW (continued)

Results (continued)

Securities Investments (continued)

Investments and Treasury Products at Fair Value Through Profit or Loss

During the Period, the Group disposed of listed investments held-for-trading and recognised a realised gain of HK\$9.6 million (2025: HK\$10.8 million) (the gains/losses of which was included in revenue) with gross proceeds of HK\$61.2 million (2025: HK\$74.3 million). In addition, realised loss on bonds of HK\$1.0 million (2025: nil) and realised gain on derivative financial instruments of HK\$0.2 million (2025: nil) were recorded during the Period.

During the Period, the Group recorded an unrealised loss of HK\$17.0 million (2025: unrealised gain of HK\$30.6 million) representing the changes in fair value of listed equity investments, bonds and derivative financial instruments, comprised unrealised loss on listed investments held-for-trading of HK\$15.9 million (2025: unrealised gain of HK\$11.1 million), unrealised loss on bonds of HK\$1.1 million (2025: unrealised gain of HK\$20.9 million) and minimal unrealised gain on derivative financial instrument(s) (2025: unrealised loss of HK\$1.4 million), which had no effect on the cash flow of the Group.

During the Period, interest income from bonds (which were included in revenue) was HK\$8.7 million (2025: HK\$8.1 million). Together with dividend income from listed equity investments at FVTPL (which were included in revenue) of HK\$1.8 million (2025: HK\$1.7 million), the Group recognised interest/dividend income from investments and treasury products at FVTPL of HK\$10.5 million (2025: HK\$9.8 million) for the Period.

Summing up the realised and unrealised gain/loss and adding the net income from net dividend income, interest income and other investment income/expenses of HK\$10.4 million (2025: HK\$10.0 million), the net profit recognised from investments and treasury products at FVTPL was HK\$2.2 million (2025: HK\$51.4 million) for the Period.

財務業務回顧 (續)

業績 (續)

證券投資 (續)

通過損益以反映公平值之投資及財資產品

於本期間，本集團出售持作買賣之上市投資而確認之已變現收益為9,600,000港元（二零二五年：10,800,000港元）（其收益／虧損已包括於收入內），所得銷售總額為61,200,000港元（二零二五年：74,300,000港元）。此外，於本期間錄得來自債券之已變現虧損為1,000,000港元（二零二五年：無）及來自衍生金融工具之已變現收益為200,000港元（二零二五年：無）。

於本期間，本集團錄得未變現虧損17,000,000港元（二零二五年：未變現收益30,600,000港元）乃指上市股本投資、債券及衍生金融工具之公平值變動，包含持作買賣之上市投資之未變現虧損15,900,000港元（二零二五年：未變現收益11,100,000港元）、債券之未變現虧損1,100,000港元（二零二五年：未變現收益20,900,000港元）以及衍生金融工具之未變現收益屬數目較少（二零二五年：未變現虧損1,400,000港元），對本集團之現金流量並無影響。

於本期間，來自債券之利息收入（已包括於收入內）為8,700,000港元（二零二五年：8,100,000港元）。連同來自通過損益以反映公平值之上市股本投資之股息收入（已包括於收入內）1,800,000港元（二零二五年：1,700,000港元），於本期間本集團確認來自通過損益以反映公平值之投資及財資產品之利息／股息收入10,500,000港元（二零二五年：9,800,000港元）。

總括已變現及未變現收益／虧損以及加入股息收入淨額、利息收入及其他投資收入／開支之收入淨額為10,400,000港元（二零二五年：10,000,000港元），於本期間來自通過損益以反映公平值之投資及財資產品確認之溢利淨額為2,200,000港元（二零二五年：51,400,000港元）。

FINANCIAL OPERATION REVIEW (continued)

Results (continued)

Other Income and Expenses

During the Period, other income decreased to HK\$4.8 million (2025: HK\$49.4 million), a decrease of 90.3% over the same period of last year. The decrease in other income was due to no exchange gain (2025: HK\$42.0 million) recorded during the Period.

During the Period, administrative expenses decreased by 17.5% to HK\$117.0 million (2025: HK\$141.8 million). The decrease in administrative expenses was mainly due to decrease in depreciation expenses. Finance costs decreased by 32.3% to HK\$35.9 million (2025: HK\$53.0 million) during the Period. The decrease in finance costs was mainly due to decrease in interest expenses as a result of decrease in average interest rate and average total borrowings during the Period.

Investments Accounted for Using the Equity Method

The share of results of investments accounted for using the equity method for the Period recorded a profit from the share of results of associates of HK\$9.3 million (2025: loss of HK\$91.4 million). The turning from loss to profit on share of results of associates was mainly due to decrease in loss on fair value changes of investment properties held by associates during the Period.

Fair Value Changes on Investment Properties

Investment properties of the Group in Hong Kong and Mainland China were revalued at 30 June 2026 by Peak Vision Appraisals Limited ("Peak Vision Appraisals") whereas investment properties in the United Kingdom were revalued by LCH (Asia-Pacific) Surveyors Limited ("LCH (Asia-Pacific)"). Peak Vision Appraisals and LCH (Asia-Pacific) are independent qualified professional property valuers. An unrealised loss on fair value changes of investment properties of HK\$175.6 million (2025: HK\$388.3 million) was recorded during the Period. The unrealised fair value change is a non-cash item and will not affect the cash flow of the Group.

Loss, Core Loss/Profit, Dividends, Repurchase and Total Comprehensive Expenses/Income

Loss

Loss for the Period attributable to owners of the Company was HK\$200.5 million as compared to HK\$410.67 million for the same period of last year. The reduction in loss for the Period was mainly due to decrease in loss on fair value changes of investment properties. Loss per share for the Period was HK\$0.11 (2025: HK\$0.22).

財務業務回顧 (續)

業績 (續)

其他收入及開支

於本期間，其他收入減少至4,800,000港元（二零二五年：49,400,000港元），相比去年同期減幅為90.3%。於本期間其他收入減少由於並無錄得匯兌收益（二零二五年：42,000,000港元）。

於本期間，行政開支減少17.5%至117,000,000港元（二零二五年：141,800,000港元）。行政開支減少主要由於折舊開支減少。財務費用於本期間減少32.3%至35,900,000港元（二零二五年：53,000,000港元）。財務費用減少主要由於於本期間之平均利率及平均借貸總額減少導致利息開支減少。

以權益法入賬之投資

本期間攤佔以權益法入賬投資之業績錄得攤佔聯營公司業績之溢利為9,300,000港元（二零二五年：虧損91,400,000港元）。攤佔聯營公司業績轉虧為盈主要由於於本期間聯營公司持有之投資物業之公平值變動之虧損減少。

投資物業之公平值變動

滙鋒評估有限公司（「滙鋒評估」）已就本集團位於香港及中國大陸之投資物業進行於二零二六年六月三十日之物業估值，而英國之投資物業由利駿行測量師有限公司（「利駿行測量師」）進行物業估值。滙鋒評估及利駿行測量師為獨立合資格專業物業估值師。於本期間錄得投資物業之公平值變動之未變現虧損為175,600,000港元（二零二五年：388,300,000港元）。未變現之公平值變動乃非現金項目，對本集團之現金流量並無構成影響。

虧損、核心虧損／溢利、股息、回購及全面支出／收益總額

虧損

本公司擁有人應佔本期間之虧損為200,500,000港元，相比去年同期虧損為410,670,000港元。本期間虧損減少主要由於投資物業之公平值變動虧損減少。本期間之每股虧損為0.11港元（二零二五年：0.22港元）。

FINANCIAL OPERATION REVIEW (continued)

Loss, Core Loss/Profit, Dividends, Repurchase and Total Comprehensive Expenses/Income (continued)

Core Loss/Profit

Core profit/loss is a non-HKFRS Accounting Standards measure, is arrived at by adding (i) reported profit/loss excluding unrealised fair value changes of investment properties and other properties together with their respective deferred tax (if applicable) during the Period; and (ii) accumulated realised fair value changes of investment properties and other properties together with their respective deferred tax (if applicable) recognised in prior years. The Group believes that the presentation of non-HKFRS Accounting Standards measure facilitates comparisons of operating performance from period to period by eliminating potential impact of certain items.

If the net loss on the major non-cash items of HK\$196.2 million (2025: HK\$508.8 million) is excluded, but the share of accumulated realised fair value gain recognised in prior years on disposals of investment properties of an associate of HK\$3.8 million (2025: nil) is included, the Group will have a core loss for the Period attributable to owners of the Company of HK\$0.5 million (2025: core profit of HK\$98.2 million).

The major non-cash items represented the attributable net unrealised fair value loss on investment properties together with their respective deferred tax (if applicable) from the Group and its associates of HK\$196.2 million (2025: HK\$508.8 million).

Dividends

No dividend (2025: final dividend for the year ended 31 December 2024 of HK3 cents per share in total amount of HK\$57.2 million) was paid during the Period.

No interim dividend for the Period (2025: HK1 cent per share) has been declared.

Repurchase

During the Period, the Company had not repurchased any of the Company's share.

Total Comprehensive Expenses/Income

Total comprehensive expenses for the Period attributable to owners of the Company was HK\$234.9 million or HK\$0.12 per share (2025: total comprehensive income of HK\$62.6 million or HK\$0.03 per share), which comprised (a) loss for the Period attributable to owners of the Company of HK\$200.5 million (2025: HK\$410.67 million); and (b) other comprehensive expenses for the Period attributable to owners of the Company of HK\$34.4 million (2025: other comprehensive income of HK\$473.3 million) included Pound Sterling ("GBP") exchange loss of foreign operations of HK\$32.8 million (2025: exchange gain of HK\$461.8 million).

財務業務回顧 (續)

虧損、核心虧損／溢利、股息、回購及全面支出／收益總額 (續)

核心虧損／溢利

核心溢利／虧損為一項非香港財務報告準則會計準則之計量，乃指(i)從呈報溢利／虧損中扣除投資物業及其他物業於本期間之未變現公平值變動連同彼等相關之遞延稅項（如適用）；及(ii)投資物業及其他物業於過往年度確認之累積已變現公平值變動連同彼等相關之遞延稅項（如適用）之總和。本集團相信透過消除若干項目之潛在影響而呈列非香港財務報告準則會計準則之計量，有助比較期間與期間之經營表現。

如撇除主要非現金項目虧損淨額196,200,000港元（二零二五年：508,800,000港元），但包括攤佔一間聯營公司就出售投資物業於過往年度確認之累積已變現公平值收益3,800,000港元（二零二五年：無），本集團將錄得本公司擁有人應佔本期間之核心虧損500,000港元（二零二五年：核心溢利98,200,000港元）。

主要非現金項目乃指來自本集團及其聯營公司之應佔投資物業之未變現公平值虧損淨額連同其相關之遞延稅項（如適用）共196,200,000港元（二零二五年：508,800,000港元）。

股息

於本期間並無派付股息（二零二五年：已派付截至二零二四年十二月三十一日止年度之每股3港仙，總額為57,200,000港元之末期股息）。

並無宣派本期間之中期股息（二零二五年：每股1港仙）。

回購

於本期間，本公司並無回購本公司之任何股份。

全面支出／收益總額

本公司擁有人應佔本期間之全面支出總額為234,900,000港元或每股0.12港元（二零二五年：全面收益總額62,600,000港元或每股0.03港元），其中包含(a)本公司擁有人應佔本期間之虧損200,500,000港元（二零二五年：410,670,000港元）；及(b)本公司擁有人應佔本期間之其他全面支出34,400,000港元（二零二五年：其他全面收益473,300,000港元），包括境外業務之英鎊（「英鎊」）匯兌虧損32,800,000港元（二零二五年：匯兌收益461,800,000港元）。

Net Asset Value

As at 30 June 2026, the Group's net asset value attributable to owners of the Company amounted to HK\$11,675.6 million (31 December 2025: HK\$11,910.5 million), representing a decrease of HK\$234.9 million over 2025. With the total number of ordinary shares in issue of 1,907,619,079 as at 30 June 2026 and 31 December 2025, the net asset value per share attributable to owners of the Company was HK\$6.12 (31 December 2025: HK\$6.24). The movement in net asset value represented total comprehensive expenses for the Period attributable to owners of the Company of HK\$234.9 million.

In view of the redevelopment plan of "120 Fleet Street" in London, United Kingdom, certain redevelopment expenditures which have been authorised and contracted for have been disclosed in "Capital Commitments" in Note 24 to the unaudited condensed consolidated financial statements. Going forward, further investment in capital expenditures for the redevelopment property is planned.

Other than the existing projects and those disclosed in the interim results, the Group did not have material acquisition or disposal of assets and any future plans for material investment or capital assets.

Securities Investments

The Group's strategy is to maintain securities investment portfolio for treasury management and invest in securities investments and treasury products with attractive yield and good prospect in order to bring stable and satisfactory realised return in long run.

Securities Investments and Treasury Products

As at 30 June 2026, the portfolio of securities investments and treasury products of HK\$393.5 million (31 December 2025: HK\$417.3 million) comprised listed investments held-for-trading, bonds and derivative financial instruments (presented as financial assets/liabilities measured at FVTPL), representing 2.9% (31 December 2025: 2.8%) of total assets.

Risk Management

The Group has established adequate risk management procedures that enable it to identify, measure, monitor and control various types of risk it faces. This is supplemented by active management involvement, effective internal controls and adequate internal audit in the best interests of the Group.

Equity

The number of issued ordinary shares as at 30 June 2026 and 31 December 2025 were 1,907,619,079.

資產淨值

於二零二六年六月三十日，本公司擁有人應佔本集團之資產淨值為11,675,600,000港元（二零二五年十二月三十一日：11,910,500,000港元），較二零二五年減少234,900,000港元。根據於二零二六年六月三十日及二零二五年十二月三十一日之已發行普通股總數1,907,619,079股計算，本公司擁有人應佔之每股資產淨值為6.12港元（二零二五年十二月三十一日：6.24港元）。資產淨值變動乃指本公司擁有人應佔本期間之全面支出總額234,900,000港元。

就位於英國倫敦之「Fleet Street 120號」之重建計劃，若干重建開支已批准及已簽約而於未經審核簡明綜合財務報表附註24「資本承擔」中披露。展望未來，已就該項重建物業之資本開支之進一步投資作出計劃。

除現有項目及於中期業績內所披露者外，本集團並無重大收購或出售資產及重大投資或資本資產之未來計劃。

證券投資

本集團之策略是維持證券投資組合之財資管理以及投資具吸引收益率及良好前景之證券投資及財資產品，以確保長遠帶來穩定及滿意之變現回報。

證券投資及財資產品

於二零二六年六月三十日，證券投資及財資產品組合393,500,000港元（二零二五年十二月三十一日：417,300,000港元）中包含持作買賣之上市投資、債券及衍生金融工具（呈列為通過損益以反映公平值計量之金融資產／負債），佔資產總額2.9%（二零二五年十二月三十一日：2.8%）。

風險管理

本集團設有一套完善的風險管理程序，以識別、衡量、監察及控制其面對的各種風險，同時輔以管理層之積極參與、有效的內部監控及足夠的內部審核，以保障本集團的最佳利益。

股本

於二零二六年六月三十日及二零二五年十二月三十一日的已發行普通股數目為1,907,619,079股。

Debt and Gearing

As at 30 June 2026, the Group had a strong financial position, the Group had cash and deposits at banks of HK\$1,147.1 million (31 December 2025: HK\$1,840.2 million), comprised unpledged cash and deposits of HK\$243.5 million (31 December 2025: HK\$321.1 million) and pledged deposits of HK\$903.6 million (31 December 2025: HK\$1,519.1 million). After netting off the total debt of HK\$1,821.1 million (31 December 2025: HK\$2,475.4 million), comprised bank and other borrowings of HK\$1,750.2 million (31 December 2025: HK\$2,389.0 million) and lease liabilities of HK\$70.9 million (31 December 2025: HK\$86.4 million), the net debt (including lease liabilities) amounted to HK\$674.0 million (31 December 2025: HK\$635.2 million).

Total debt to equity ratio (including lease liabilities) was 15.6% (31 December 2025: 20.7%) and net debt to equity ratio (including lease liabilities) was 5.8% (31 December 2025: 5.3%), which are expressed as a percentage of total debt, and net debt, respectively, over the total equity of HK\$11,700.0 million (31 December 2025: HK\$11,934.8 million).

If the securities investments and treasury products of HK\$393.5 million (31 December 2025: HK\$417.3 million) are included, the net debt and net debt to equity ratio would be HK\$280.5 million (31 December 2025: HK\$217.9 million) and 2.4% (31 December 2025: 1.8%) respectively.

As at 30 June 2026, the Group's bank and other borrowings of HK\$1,750.2 million, 78.7% and 21.3% were repayable on demand and/or within 1 year and more than 1 year but within 2 years respectively. Of which the Group's bank and other borrowings were denominated in HK\$ (71.3%) and GBP (28.7%). As at 30 June 2026, the Group's bank and other borrowings were carried at interest rates calculated with reference to cost of funds, Hong Kong Interbank Offered Rate or compounded reference rate and all the Group's bank and other borrowings were on floating rate basis. No hedging for interest rate is subsisted at the end of the reporting period.

債務及資本與負債比率

於二零二六年六月三十日，本集團財務狀況強勁，本集團持有現金及銀行存款1,147,100,000港元（二零二五年十二月三十一日：1,840,200,000港元），包含無抵押之現金及存款243,500,000港元（二零二五年十二月三十一日：321,100,000港元）以及抵押存款903,600,000港元（二零二五年十二月三十一日：1,519,100,000港元）。扣除債務總額1,821,100,000港元（二零二五年十二月三十一日：2,475,400,000港元），包含銀行及其他借貸1,750,200,000港元（二零二五年十二月三十一日：2,389,000,000港元）以及租賃負債70,900,000港元（二零二五年十二月三十一日：86,400,000港元）後，債務淨額（包括租賃負債）為674,000,000港元（二零二五年十二月三十一日：635,200,000港元）。

債務總額與股本權益比率（包括租賃負債）為15.6%（二零二五年十二月三十一日：20.7%），而債務淨額與股本權益比率（包括租賃負債）為5.8%（二零二五年十二月三十一日：5.3%），乃分別將債務總額及債務淨額除以股本權益總額11,700,000,000港元（二零二五年十二月三十一日：11,934,800,000港元）得出之百分比。

倘計入證券投資及財資產品393,500,000港元（二零二五年十二月三十一日：417,300,000港元），債務淨額及債務淨額與股本權益比率分別為280,500,000港元（二零二五年十二月三十一日：217,900,000港元）及2.4%（二零二五年十二月三十一日：1.8%）。

於二零二六年六月三十日，本集團之銀行及其他借貸1,750,200,000港元中，78.7%及21.3%須分別按要求及／或於一年內以及一年以上但不超逾兩年內償還。於本集團之銀行及其他借貸中，以港元（71.3%）及英鎊（28.7%）計值。於二零二六年六月三十日，本集團之銀行及其他借貸參照資金成本、香港銀行同業拆息或複合參考利率計算利率，而本集團所有銀行及其他借貸均為浮息借貸。於報告期末並無就利率作出對沖。

FINANCIAL OPERATION REVIEW (continued)

Pledge of Assets

As at 30 June 2026, the Group had pledged the following assets with their respective carrying amounts:

- (a) The Group's investment properties of HK\$2,710.5 million (31 December 2025: HK\$2,798.4 million) and bank deposits of HK\$73.1 million (31 December 2025: HK\$82.7 million) were pledged to the banks to secure general banking facilities granted to the Group.
- (b) The Group's bonds and listed equity investments at FVTPL with carrying amounts of HK\$279.9 million (31 December 2025: HK\$283.7 million) and cash deposits of HK\$830.5 million (31 December 2025: HK\$1,436.4 million) were pledged to a financial institution to secure margin facility granted to the Group.
- (c) Interests in certain subsidiaries of the Company have been pledged as part of the security to secure certain bank borrowings granted to the Group.

Financial and Interest Income/Expenses

Interest income was included in revenue and investment income, net. Interest income for the Period decreased to HK\$33.2 million (2025: HK\$60.0 million), representing a decrease of 44.7% as compared with the same period of last year which was mainly due to decrease in interest income from time deposits as a result of the decrease in average total time deposits during the Period compared to the same period of last year.

Finance costs included interest expenses on bank and other borrowings and lease liabilities; and arrangement fee and facility and commitment fee expenses. Interest expenses (excluding interest expenses on lease liabilities) for the Period amounted to HK\$33.7 million, representing a decrease of 35.2% over the same period of last year of HK\$52.0 million. The decrease in interest expenses was mainly due to decrease in average interest rate and average total borrowings during the Period. No capitalised interest (2025: HK\$9.3 million) was recognised during the Period. The average interest rate over the period under review was 3.81% (2025: 4.74%), which was expressed as a percentage of total interest paid (excluding interest on lease liabilities) over the average total interest-bearing borrowings.

Remuneration Policies

As at 30 June 2026, the Group employed a total of 405 staff (31 December 2025: 412 staff) including about 216 staff (31 December 2025: 212 staff) employed under the estate management company in Hong Kong and 5 staff (31 December 2025: 5 staff) in the United Kingdom.

Employees were remunerated on the basis of their performance, experience and prevailing industry practice. Remuneration packages comprised salary and year-end discretionary bonus based on market conditions and individual performance. The executive directors of the Company continued to review employees' contributions and to provide them with necessary incentives and flexibility for their better commitment and performance.

財務業務回顧 (續)

資產抵押

於二零二六年六月三十日，本集團已抵押以下資產連同其相關之賬面值：

- (a) 就本集團獲授之一般銀行融資，本集團之投資物業2,710,500,000港元（二零二五年十二月三十一日：2,798,400,000港元）及銀行存款73,100,000港元（二零二五年十二月三十一日：82,700,000港元）已抵押予銀行。
- (b) 就本集團獲授之保證金融資，本集團通過損益以反映公平值之債券及上市股本投資之賬面值279,900,000港元（二零二五年十二月三十一日：283,700,000港元）以及現金存款830,500,000港元（二零二五年十二月三十一日：1,436,400,000港元）已抵押予一間金融機構。
- (c) 本公司若干附屬公司之權益已質押為本集團獲授若干銀行借貸之部分抵押品。

財務及利息收入／開支

收入及投資收入淨額均包括利息收入。本期間之利息收入減少至33,200,000港元（二零二五年：60,000,000港元），相比去年同期減少44.7%，主要由於於本期間之平均定期存款總額較去年同期減少以致來自定期存款之利息收入減少。

財務費用包括銀行及其他借貸以及租賃負債之利息開支；以及安排費用與信貸及承擔費用開支。本期間之利息開支（不包括租賃負債之利息開支）為33,700,000港元，較去年同期之52,000,000港元減少35.2%。利息開支減少主要由於於本期間之平均利率及平均借貸總額減少。於本期間並無確認資本化之利息（二零二五年：9,300,000港元）。於回顧期內之平均利率為3.81厘（二零二五年：4.74厘），乃以利息支付總額（不包括租賃負債之利息）除以平均計息借貸總額得出之百分比。

酬金政策

於二零二六年六月三十日，本集團共有僱員405人（二零二五年十二月三十一日：412人）包括受僱於香港物業管理公司之僱員約216人（二零二五年十二月三十一日：212人）以及位於英國之僱員5人（二零二五年十二月三十一日：5人）。

僱員薪金乃根據其表現、經驗及目前業內慣例釐定。酬金包含薪金以及按市況及個人表現釐定之年終酌情花紅。本公司之執行董事持續檢討僱員之貢獻及向彼等提供所需之獎勵及彈性，使其更投入工作及有更佳表現。

United Kingdom and Mainland China

As at 30 June 2026, the Group's investment properties in the United Kingdom with carrying amount of GBP399.5 million (equivalent to approximately HK\$4,149.9 million) (31 December 2025: GBP400.2 million (equivalent to approximately HK\$4,194.3 million)) incurred a net loss of HK\$18.0 million (2025: contributed a net profit of HK\$111.1 million) to the Group for the Period, the loss mainly included in gross profit, fair value changes on investment properties, administrative expenses, finance costs and taxation. Due to depreciation of GBP against HK\$ during the Period, GBP exchange loss of foreign operations included in other comprehensive expenses for the Period amounted to HK\$32.8 million (2025: exchange gain of HK\$461.8 million). As at 30 June 2026, the Group's net investment in the United Kingdom amounted to HK\$3,655.7 million (31 December 2025: HK\$3,709.1 million) representing 31.2% (31 December 2025: 31.1%) of the Group's total equity.

Profit contribution from the Group's investment in Mainland China (mainly included in gross profit, fair value changes on investment properties, administrative expenses, share of results of investments accounted for using the equity method and taxation) for the Period amounted to HK\$0.1 million (2025: HK\$4.2 million). Due to appreciation of Renminbi ("RMB") against HK\$ during the Period, RMB exchange gain of foreign operations included in other comprehensive expenses for the Period amounted to HK\$10.5 million (2025: HK\$8.5 million). The Group's net investment in Mainland China as at 30 June 2026 amounted to HK\$355.0 million (31 December 2025: HK\$344.5 million) representing 3.0% (31 December 2025: 2.9%) of the Group's total equity.

Property Valuation

As at 30 June 2026 and 31 December 2025, property valuations in respect of the Group's investment properties in Hong Kong and Mainland China were carried out by Peak Vision Appraisals, whereas the investment properties in the United Kingdom were carried out by LCH (Asia-Pacific), both are independent qualified professional property valuers. The valuations were based on investment method and/or direct comparison method and/or residual method as the valuation methodologies and were used in preparing 2026 interim results.

The Group's investment properties were valued at HK\$9,682.9 million (31 December 2025: HK\$9,888.2 million), a decrease of 1.8% over 2025 after adjusted for the additions and exchange adjustments of investment properties during the Period. The unrealised fair value loss of HK\$175.6 million was recognised in the unaudited condensed consolidated statement of comprehensive income for the Period. The Group also shared unrealised fair value loss of investment properties of associates of HK\$20.6 million for the Period.

The unrealised fair value loss of HK\$175.6 million was mainly derived from the decrease in fair value of properties located in Hong Kong. The unrealised fair value change is a non-cash item and will not affect the cash flow of the Group.

英國及中國大陸

本集團位於英國之投資物業於二零二六年六月三十日之賬面值為399,500,000英鎊（相當於約4,149,900,000港元）（二零二五年十二月三十一日：400,200,000英鎊（相當於約4,194,300,000港元））並為本集團於本期間產生虧損淨額18,000,000港元（二零二五年：貢獻溢利淨額111,100,000港元），而該虧損主要包括毛利、投資物業之公平值變動、行政開支、財務費用及稅項。由於於本期間英鎊兌港元貶值，已計入本期間之其他全面支出之境外業務之英鎊匯兌虧損為32,800,000港元（二零二五年：匯兌收益461,800,000港元）。於二零二六年六月三十日，本集團於英國之投資淨額為3,655,700,000港元（二零二五年十二月三十一日：3,709,100,000港元），佔本集團股本權益總額31.2%（二零二五年十二月三十一日：31.1%）。

本集團於中國大陸之投資於本期間貢獻溢利（主要包括毛利、投資物業之公平值變動、行政開支、攤佔以權益法入賬投資之業績及稅項）100,000港元（二零二五年：4,200,000港元）。由於於本期間人民幣（「人民幣」）兌港元升值，已計入本期間之其他全面支出之境外業務之人民幣匯兌收益為10,500,000港元（二零二五年：8,500,000港元）。於二零二六年六月三十日，本集團於中國大陸之投資淨額為355,000,000港元（二零二五年十二月三十一日：344,500,000港元），佔本集團股本權益總額3.0%（二零二五年十二月三十一日：2.9%）。

物業估值

於二零二六年六月三十日及二零二五年十二月三十一日，本集團位於香港及中國大陸之投資物業由滙鋒評估進行物業估值，而位於英國之投資物業由利駿行測量師進行物業估值，均為獨立合資格專業物業估值師。該等評估皆採納投資法及／或直接比較法及／或剩餘價值法作為估值方法，並已用於編製二零二六年中期業績。

本集團投資物業之估值為9,682,900,000港元（二零二五年十二月三十一日：9,888,200,000港元），經作出調整本期間投資物業之添置及匯兌調整後，較二零二五年下跌1.8%。本期間之未變現公平值虧損175,600,000港元已於未經審核簡明綜合全面收益報表中確認。本集團亦於本期間攤佔聯營公司之投資物業之未變現公平值虧損20,600,000港元。

未變現公平值虧損175,600,000港元乃主要來自位於香港之物業之公平值減少所致。未變現公平值變動乃非現金項目，對本集團之現金流量並無構成影響。

BUSINESS REVIEW

Hong Kong Property Investment and Development

As at 30 June 2026, the occupancy rate of the shops of Causeway Place in Causeway Bay was approximately 97.21% (2025: 96.52%).

As at 30 June 2026, the occupancy rate of the office property, Harcourt House in Wanchai was approximately 68.09% (2025: 68.61%). Together with the retail portion, the average occupancy rate of Harcourt House was approximately 70.05% (2025: 70.49%) during the Period.

MATAKOK, located at No. 18 Ma Kok Street, Tsuen Wan, is a 25-storey redeveloped industrial building (including 2 basement levels for parking and loading/unloading facilities). Occupation permit was issued in September 2025. As at 30 June 2026, the occupancy rate of the workshops was approximately 11.33% and the parking spaces were fully let.

Nos. 86 and 88 Apliu Street is a 25-storey residential-cum-commercial building in Sham Shui Po. During the Period and the corresponding period in 2025, ground floor retail portion was fully let while other floors were let to a non-governmental organisation to operate a youth hostel in the name of Joseph's House under the "Youth Hostel Scheme – Subsidy Scheme for Using Hotels and Guesthouses as Youth Hostels" approved by the Government. Joseph's House consists a total of 42 rooms with up to 84 hostel places.

No. 1 Hung To Road (33.33% interest), a 33-storey industrial building in Kwun Tong, the occupancy rate was approximately 90.08% (2025: 89.13%) as at 30 June 2026.

Olympian City 3 (25% interest), the retail mall in The Hermitage residences in West Kowloon, the occupancy rate was approximately 98.43% (2025: 92.47%) as at 30 June 2026.

Coronation Circle (15% interest), the retail mall in The Coronation residences in West Kowloon, was fully let (2025: 29.85%) as at 30 June 2026. The improvement in occupancy rate was attributable to the leasing of previous vacant areas to an anchor tenant commencing from November 2025.

Kai Tak Project (Kai Tak Area 2A Site 2 and Site 3) (10% interest) is a joint venture development project of the Group awarded by Government tender. Its total site area is approximately 145,303 square feet and its total gross floor area is around 992,279 square feet. It will be developed into a residential and retail development together with government, institution or community facilities. The development is expected to be completed by the fourth quarter of 2029. Superstructure works of Site 2 will commence in the third quarter of 2026 and foundation works of Site 3 are in progress.

業務回顧

香港物業投資及發展

於二零二六年六月三十日，位於銅鑼灣之銅鑼灣地帶之商舖之出租率約為97.21%（二零二五年：96.52%）。

於二零二六年六月三十日，位於灣仔之辦公室物業－夏慤大廈之出租率約為68.09%（二零二五年：68.61%）。連同零售部分，夏慤大廈於本期間內之平均出租率約為70.05%（二零二五年：70.49%）。

MATAKOK，位於荃灣馬角街18號，為一幢25層重建工業大廈（包括兩層地庫用作泊車及上落貨區）。佔用許可證已於二零二五年九月取得。於二零二六年六月三十日，工作室的佔用率約為11.33%，而停車位已全獲承租。

鴨寮街86及88號為位於深水埗之一幢25層之商住大廈。於本期間內及二零二五年同期，地下零售部分全獲承租，而其他樓層已租予一間非政府機構以「仲學舍」的名義營運青年宿舍，並已獲政府批出「青年宿舍計劃－將酒店和旅館轉作青年宿舍用途的資助計劃」的資助。「仲學舍」設有共42間房間最多84個宿位。

鴻圖道1號（佔33.33%權益），位於觀塘之一幢33層工業大廈，於二零二六年六月三十日之出租率約為90.08%（二零二五年：89.13%）。

奧海城三期（佔25%權益），位於西九龍帝峯・皇殿住宅之商場，於二零二六年六月三十日之出租率約為98.43%（二零二五年：92.47%）。

中港薈（佔15%權益），位於西九龍御金・國峯住宅之商場，於二零二六年六月三十日全獲承租（二零二五年：29.85%）。出租率提升乃由於原有的空置樓面自二零二五年十一月起租予一名主要租戶。

啟德項目（啟德第2A區2號地盤及3號地盤）（佔10%權益）為本集團獲政府投標批予之合營發展項目。總地盤面積合共約為145,303平方呎，其總樓面面積合共約992,279平方呎。此用地將發展為住宅及零售項目，並附設政府、機構或社區設施。該發展項目預期於二零二九年第四季完成。2號地盤上蓋工程將於二零二六年第三季展開，而3號地盤之地基工程正同步進行中。

BUSINESS REVIEW (continued)

Mainland China Property Investment

Hilton Beijing (50% interest), a five-star international hotel having 506 rooms. Renovation works of 5th to 14th floors of the hotel main tower have been resumed in early 2026. As of June 2026, the overall construction progress stands at around 70%. As at 30 June 2026, there were 308 rooms available for rent and the occupancy rate was approximately 95.32% (2025: 95.75%).

Oriental Place (50% interest), a 10-storey office building next to Hilton Beijing. As at 30 June 2026, the occupancy rate was approximately 87.42% (2025: 83.51%).

Overseas Property Investment and Development

“120 Fleet Street” consists of a freehold office building known as River Court and the Grade II* listed Daily Express Building, situated at 116-129 Fleet Street, London, United Kingdom. River Court will be redeveloped into a 21-storey high rise Grade A office led, mixed use building with 2 basement levels, and is expected to comprise approximately 540,800 square feet of office space and approximately 18,600 square feet of retail space and will be renamed as Evergo Tower, while Daily Express Building will be retained and refurbished.

“61-67 Oxford Street and 11-14 Soho Street” is a mixed use freehold building located in London, United Kingdom, comprising approximately 55,151 square feet in aggregate. The building provides retails, office and residential accommodation, occupying approximately 33,843 square feet, 13,694 square feet and 7,614 square feet respectively, over lower ground, ground and six upper floors. As at 30 June 2026, the occupancy rate was approximately 86.31% (2025: fully let), dropped by 13.69% when compared with the corresponding period in 2025, as a result of a whole floor office tenant moved out in August 2025. The said office area will be renovated, alternation and upgrading works are re-scheduled to the third quarter of 2026.

Securities Investment

The Group’s strategy is to maintain securities investment portfolio for treasury management. As at 30 June 2026, the Group’s securities investment portfolio comprised of listed equity investments, bonds and treasury products. The Group’s primary objectives when managing capital are to safeguard the abilities of the entities in the Group to continue as a going concern, so that it can continue to provide returns for shareholders of the Company. The Group’s strategy for future investments is to invest in a diversified portfolio to minimise risks with attractive yield, good liquidity and issuers from reputable entities, so as to maintain a healthy financial status and grasp every good investment chance.

The net profit recognised from investments and treasury products at fair value through profit or loss for the Period was approximately HK\$2.2 million (2025: HK\$51.4 million). More details of the performance of securities investments are disclosed in the “Financial Operation Review” of this interim report.

The Group continues to closely monitor its portfolio of securities investment to achieve satisfactory returns and to maintain liquidity.

業務回顧 (續)

中國內地物業投資

北京希爾頓酒店（佔50%權益）為一座設有506間客房的五星級國際酒店。酒店主樓5至14樓的翻新工程已於二零二六年年年初重啟。截至二零二六年六月，整體施工進度已達約70%。於二零二六年六月三十日可供出租之客房為308間，而入住率約為95.32%（二零二五年：95.75%）。

東方國際大廈（佔50%權益）為北京希爾頓酒店側的一幢樓高10層辦公樓。於二零二六年六月三十日之出租率約為87.42%（二零二五年：83.51%）。

海外物業投資及發展

「Fleet Street 120號」位於英國倫敦Fleet Street 116-129號，由名為River Court之永久業權寫字樓及列為二星級歷史建築物之Daily Express Building（每日快報大樓）組成。River Court將被重建為一幢樓高21層以甲級寫字樓為主的綜合用途大廈，連同兩層地庫，預計可提供約540,800平方呎的辦公空間和約18,600平方呎的零售空間，並將更名為Evergo Tower，而Daily Express Building（每日快報大樓）將被保留及活化。

「Oxford Street 61-67號及Soho Street 11-14號」為一幢位於英國倫敦之永久業權綜合用途樓宇，面積合共約55,151平方呎。該物業提供零售、寫字樓及住宅單位，面積分別約33,843平方呎、13,694平方呎及7,614平方呎，由地下低層、地下及樓上六層組成。於二零二六年六月三十日，物業之出租率約為86.31%（二零二五年：全獲承租），較二零二五年同期下降13.69%，乃由於一層樓面的辦公室租戶於二零二五年八月遷出所致。上述部份辦公室區域將進行翻新、改建及優化工程重定於二零二六年第三季展開。

證券投資

本集團的策略是維持證券投資組合的財資管理。於二零二六年六月三十日，本集團證券投資組合包含上市股本投資、債券及財資產品。本集團管理資本之主要目標為保持本集團之實體持續經營之能力，能持續為本公司股東提供回報。本集團之投資策略是於未來投資具吸引收益率、充分流動性及由信譽良好之發行人發行之多元化投資組合以把風險降至最低，從而保持穩健的財務狀況，抓住每一個良好的投資機會。

本期間來自通過損益以反映公平值之投資及財資產品確認之溢利淨額約為2,200,000港元（二零二五年：51,400,000港元）。證券投資表現之詳情於本中期報告「財務業務回顧」內披露。

本集團將繼續密切監察其證券投資組合，以取得令人滿意的回報及維持資金流動性。

OTHER INFORMATION AND EVENTS AFTER THE REPORTING PERIOD

Advances to, and Financial Assistance and Guarantee to an Entity

On 22 January 2026, the Company issued an announcement pursuant to Rule 13.13 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") (the "Listing Rules"), as (i) the loan advances together with accrued interest of HK\$414,585,743.93 made by the Group to an entity, and (ii) the guarantee given by the Company under a loan facility agreement entered into by that entity of up to HK\$800,000,000, in an aggregate amount of HK\$1,214,585,743.93, exceeded 8% under the asset ratio of the Group as defined under Rule 14.07(1) of the Listing Rules.

Contract for Rental Services – Exempted Continuing Connected Transactions

On 15 July 2026, the Group entered into a contract for rental services with Ms. Chan, Hoi-wan (an Executive Director, the Chief Executive Officer of the Company and a trustee of the substantial shareholders of the Company (who are her minor children)), whereby the Group agreed to provide to Ms. Chan, Hoi-wan and/or her associate(s) and/or relative(s) the rental of motor vehicles, car plates, vessels, car parking spaces, premises and such other rental services for a term of three years commencing on 1 November 2026 (the "Contract for Rental Services"). The entering into of the Contract for Rental Services and the transactions contemplated thereunder constituted continuing connected transactions for the Company under the Listing Rules as more described in the Company's announcement dated 15 July 2026.

Contract for Services – Continuing Connected Transactions

On 10 August 2026, the Group entered into a contract for services with Ms. Chan, Hoi-wan (an Executive Director, the Chief Executive Officer of the Company and a trustee of the substantial shareholders of the Company (who are her minor children)), whereby the Group agreed to provide to Ms. Chan, Hoi-wan and/or her associate(s) and/or relative(s) the leasing administration services, sale administration services, property management services, property administration services, asset management and maintenance services, and advisory and consultancy services for a term of three years commencing on 1 November 2026 (the "Contract"). The entering into of the Contract and the transactions contemplated thereunder constituted continuing connected transactions for the Company and are subject to the Company's independent shareholders' approval at the special general meeting under the Listing Rules as more described in the Company's announcement dated 10 August 2026.

其他資料及報告期末後事項

向一間實體提供墊款以及財務資助及擔保

由於(i)本集團向一間實體作出貸款墊款連同應計利息414,585,743.93港元，及(ii)本公司根據該實體訂立之貸款融資協議所提供之擔保最多800,000,000港元，合共1,214,585,743.93港元，按香港聯合交易所有限公司（「聯交所」）證券上市規則（「上市規則」）第14.07(1)條所界定的本集團資產比率計算超逾8%，故本公司於二零二六年一月二十二日根據上市規則第13.13條發出公布。

租賃服務合約－獲豁免持續關連交易

於二零二六年七月十五日，本集團與陳凱韻女士（執行董事、本公司行政總裁及本公司之主要股東（彼之未成年子女）之信託人）訂立一份租賃服務合約，據此，本集團同意向陳凱韻女士及／或其聯繫人及／或親屬提供車輛、車牌、船隻、停車位、場地之租賃及其他租賃服務，由二零二六年十一月一日起生效，為期三年（「該租賃服務合約」）。根據上市規則，訂立該租賃服務合約及其項下擬進行之交易構成本公司之持續關連交易，詳情載列於本公司日期為二零二六年七月十五日之公布內。

服務合約－持續關連交易

於二零二六年八月十日，本集團與陳凱韻女士（執行董事、本公司行政總裁及本公司之主要股東（彼之未成年子女）之信託人）訂立一份服務合約，據此，本集團同意向陳凱韻女士及／或其聯繫人及／或親屬提供租務行政服務、銷售行政服務、物業管理服務、物業行政服務、資產管理及保養服務、及諮詢及顧問服務，由二零二六年十一月一日起生效，為期三年（「該合約」）。根據上市規則，訂立該合約及其項下擬進行之交易構成本公司之持續關連交易及須於股東特別大會上取得本公司獨立股東之批准，詳情載列於本公司日期為二零二六年八月十日之公布內。

PROSPECTS

During the first half of 2026, the global economy navigated a delicate and complex landscape. The year began under the heavy shadow of geopolitical conflicts and trade fragmentation. The general consensus among major financial institutions, including the International Monetary Fund (IMF) and the World Bank, indicates that global growth is stabilizing but slowing to a modest pace. According to the IMF, global growth slowed to a projected 3.0% for 2026, weighed down by the conflict in the Middle East and rising trade fragmentation. Although risks remain skewed to the downside, the global economy continues to demonstrate underlying resilience.

In Hong Kong, the economic outlook has gained robust momentum, driven by strong external trade and a solid recovery in domestic demand. Government-backed mega-events have sustained tourist arrivals, while retail sales have gained momentum from steady inbound tourism. The residential property market has also experienced a firm recovery during the first half of 2026, primarily attributed to interest rate relief and the removal of previous cooling measures.

While the Group's newly developed industrial property in Tsuen Wan is positioned primarily for lease, the Group simultaneously adopts an opportunistic approach for individual sales, subject to market conditions. We believe this dual strategy preserves flexibility to manage our portfolio mix effectively while hedging against market volatility.

In the United Kingdom, given the recent change in political leadership, the public expects immediate cost-of-living relief and economic revival measures from the new Prime Minister. Owing to underlying political and economic pressures, the United Kingdom economy is experiencing modest, cautious growth as structural headwinds continue to restrict rapid expansion. In light of these uncertainties, the Group will maintain flexibility in managing its London property portfolio by closely monitoring overall market performance. Concurrently, the Group remains well-positioned to consider an asset-light strategy at opportune times.

Looking ahead to the remainder of 2026, the Group will remain optimistic yet watchful. Despite persistent global uncertainties, the Group embraces its values to safeguard shareholders' returns and believes that its commitment to corporate social responsibility will achieve long-term success.

展望

二零二六年上半年，全球經濟在微妙而複雜的環境中前行。本年伊始已受地緣政治衝突及貿易碎片化的陰霾籠罩。國際貨幣基金組織及世界銀行等主要金融機構普遍認為，全球增長正趨於穩定，惟增速放緩，轉趨溫和。根據國際貨幣基金組織預測，受中東爆發衝突及貿易碎片化加劇拖累，二零二六年全球增長將放緩至3.0%。儘管風險仍然偏向下行，全球經濟在基本層面上繼續展現韌性。

香港方面，在外貿強勁及內需穩健復甦推動下，經濟前景勢頭良好。政府支持舉辦的大型盛事持續帶動入境遊客數量上升，而入境旅遊穩定亦帶動零售銷售增長。二零二六年上半年，住宅物業市場亦穩步復甦，主要是源於利率壓力緩解及早前樓市降溫措施撤銷。

儘管本集團位於荃灣新建的工廈物業以租賃為主要定位，本集團同時亦會因應市況把握機會出售個別單位。我們相信，此雙軌策略既能靈活有效地管理物業組合，亦能對沖市場波動風險。

英國方面，鑑於近期政治領導層更迭，公眾期望新首相能即時推出生活成本紓困及經濟復甦措施。在潛在政治及經濟壓力下，英國經濟正經歷溫和而審慎的增長，結構性阻力繼續制約快速擴張。考慮到該等不明朗因素，本集團將密切監察整體市場表現，繼續靈活管理其倫敦物業組合。與此同時，本集團已作好準備，在適當時機考慮採取輕資產策略。

展望二零二六年餘下時間，本集團將保持樂觀但審慎的態度。儘管全球不明朗因素久未消散，本集團仍然秉持保障股東回報的價值觀，深信對堅守企業社會責任將達致長遠成功。

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS IN THE SECURITIES OF THE COMPANY AND ASSOCIATED CORPORATIONS

As at 30 June 2026, the interests and short positions of the Directors and chief executives of the Company in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance, Chapter 571 of the laws of Hong Kong (the "SFO")) as recorded in the register kept by the Company pursuant to section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers contained in Appendix C3 to the Listing Rules (the "Model Code") were as follows:—

I The Company

本公司

Name of Director 董事姓名	Number of Shares Held 所持股份數目	Note 附註	Capacity 身份	Percentage of Issued Share Capital 已發行股本 百分比
Ms. Chan, Hoi-wan ("Ms. Chan") 陳凱韻女士 (「陳女士」)	1,430,700,768	*	Interest in controlled corporation and interest of children under 18 所控制法團之權益 及未滿18歲子女之權益	74.99%

Note:

- * These shares of the Company were indirectly owned by Sino Omen Holdings Limited (as disclosed under "Substantial Shareholders' Interests in the Securities of the Company"), the entire issued share capital of which was held by Ms. Chan as the trustee of her minor children Lau, Chung-hok, Lau, Josephine Sau-wah and Lau, Sau-yee.

董事及最高行政人員於本公司及相聯法團之證券權益

於二零二六年六月三十日，董事及本公司最高行政人員於本公司或其任何相聯法團（定義見香港法例第571章《證券及期貨條例》（「證券及期貨條例」）第XV部）之股份、相關股份及債券中擁有之權益及淡倉，按本公司根據證券及期貨條例第352條備存之登記冊所載或根據上市規則附錄C3《上市發行人董事進行證券交易的標準守則》（「標準守則」）另行知會本公司及聯交所如下：—

附註：

- * 本公司之該等股份由Sino Omen Holdings Limited間接持有（即「主要股東於本公司之證券權益」項下所披露），其全部已發行股本由陳女士（作為其未成年子女劉仲學、劉秀樺及劉秀兒之信託人）持有。

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS IN THE SECURITIES OF THE COMPANY AND ASSOCIATED CORPORATIONS (continued)

董事及最高行政人員於本公司及相聯法團之證券權益 (續)

II Associated Corporations of the Company
本公司之相聯法團

Name of Director 董事姓名	Name of Associated Corporations 相聯法團名稱	Number of Share(s) Held 所持股份數目	Note 附註	Capacity 身份	Percentage of Issued Share Capital 已發行股本百分比
Ms. Chan 陳女士	Sino Omen Holdings Limited	50,000	*	Interest of children under 18 未滿18歲子女之權益	100%
Ms. Chan 陳女士	Solar Bright Ltd.	1	*	Interest in controlled corporation and interest of children under 18 所控制法團之權益及未滿18歲子女之權益	100%

Note:

* Ms. Chan (as the trustee for her minor children Lau, Chung-hok, Lau, Josephine Sau-wah and Lau, Sau-yee) directly held the entire issued share capital of Sino Omen Holdings Limited. Sino Omen Holdings Limited directly held the entire issued share capital of Solar Bright Ltd.. Therefore, Ms. Chan as the trustee for her said minor children was also regarded as interested in the entire issued share capital of Solar Bright Ltd..

附註:

* 陳女士 (作為其未成年子女劉仲學、劉秀樺及劉秀兒之信託人) 直接持有 Sino Omen Holdings Limited 之全部已發行股本。Sino Omen Holdings Limited 直接持有 Solar Bright Ltd. 之全部已發行股本。因此，陳女士作為其上述未成年子女之信託人，亦被視為擁有 Solar Bright Ltd. 全部已發行股本。

The interests stated above represent long positions. The percentage shown was the number of shares the relevant Director was interested in expressed as a percentage of the number of issued shares as at 30 June 2026.

上述權益為好倉。所顯示的百分比為有關董事於二零二六年六月三十日所擁有之股份數目佔已發行股份數目之百分比。

Save as disclosed above, none of the other Directors and chief executives of the Company had or were deemed under the SFO to have any interests or short positions 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) as at 30 June 2026.

除上文所披露者外，於二零二六年六月三十日，其他董事或本公司最高行政人員概無擁有或根據證券及期貨條例被視為擁有本公司或其任何相聯法團（定義見證券及期貨條例第XV部）之股份、相關股份或債券之任何權益或淡倉。

During the Period, none of the Directors and chief executives of the Company nor their spouses or children under 18 years of age were granted or had exercised any right to subscribe for any securities of the Company or any of its associated corporations.

於本期間內，董事或本公司最高行政人員以及彼等之配偶或十八歲以下之子女概無獲授予或行使任何可認購本公司或其任何相聯法團之任何證券之權利。

SUBSTANTIAL SHAREHOLDERS' INTERESTS IN THE SECURITIES OF THE COMPANY

As at 30 June 2026, so far as are known to any Directors or chief executives of the Company, the following parties (other than Directors or chief executives of the Company) were recorded in the register kept by the Company under section 336 of the SFO, or as otherwise notified to the Company, as being directly or indirectly interested or deemed to be interested in 5% or more of the issued share capital of the Company:—

Name of Substantial Shareholders 主要股東名稱	Number of Shares Held 所持股份數目	Notes 附註	Capacity 身份	Percentage of Issued Share Capital 已發行股本百分比
Mr. Joseph Lau, Luen-hung ("Mr. Joseph Lau") 劉鑾雄先生(「劉鑾雄先生」)	1,430,700,768	△	Interest of spouse and interest of children under 18 配偶之權益及未滿18歲子女之權益	74.99%
Sino Omen Holdings Limited (Incorporated in the British Virgin Islands) (於英屬維爾京群島註冊成立)	1,430,700,768	#	Interest in controlled corporation 所控制法團之權益	74.99%
Solar Bright Ltd. (Incorporated in the British Virgin Islands) (於英屬維爾京群島註冊成立)	1,430,700,768	#	Beneficial owner and interest in controlled corporation 實益擁有人及所控制法團之權益	74.99%
Century Frontier Limited (Incorporated in the British Virgin Islands) (於英屬維爾京群島註冊成立)	476,425,000	#	Beneficial owner 實益擁有人	24.97%
Joseph Lau Luen Hung Investments Limited (Incorporated in the British Virgin Islands) (於英屬維爾京群島註冊成立)	230,984,820	#	Beneficial owner 實益擁有人	12.10%

Notes:

△ Mr. Joseph Lau was deemed to be interested in the same parcel of shares that his spouse, Ms. Chan, and his minor children, Lau, Chung-hok, Lau, Josephine Sau-wah and Lau, Sau-yee, were interested or deemed to have interests.

Solar Bright Ltd. held the entire issued share capital of Century Frontier Limited and Joseph Lau Luen Hung Investments Limited and therefore was deemed to be interested in 476,425,000 shares of the Company held by Century Frontier Limited and 230,984,820 shares of the Company held by Joseph Lau Luen Hung Investments Limited respectively. In addition, Solar Bright Ltd. directly held 723,290,948 shares of the Company. As such, Solar Bright Ltd. was interested or deemed to have interested in a total of 1,430,700,768 shares of the Company. Sino Omen Holdings Limited held the entire issued share capital of Solar Bright Ltd. and therefore was deemed to be interested in 1,430,700,768 shares of the Company, which were referred to in the interests of Ms. Chan as disclosed under "Directors' and Chief Executives' Interests in the Securities of the Company and Associated Corporations".

All the interests stated above represent long positions. As at 30 June 2026, no short positions were recorded in the register kept by the Company under section 336 of the SFO.

主要股東於本公司之證券權益

據董事及本公司最高行政人員所知悉，於二零二六年六月三十日，本公司根據證券及期貨條例第336條須備存之登記冊所載或另行知會本公司，直接或間接擁有或被視為擁有本公司已發行股本5%或以上權益之人士（董事或本公司最高行政人員除外）如下：—

Name of Substantial Shareholders 主要股東名稱	Number of Shares Held 所持股份數目	Notes 附註	Capacity 身份	Percentage of Issued Share Capital 已發行股本百分比
Mr. Joseph Lau, Luen-hung ("Mr. Joseph Lau") 劉鑾雄先生(「劉鑾雄先生」)	1,430,700,768	△	Interest of spouse and interest of children under 18 配偶之權益及未滿18歲子女之權益	74.99%
Sino Omen Holdings Limited (Incorporated in the British Virgin Islands) (於英屬維爾京群島註冊成立)	1,430,700,768	#	Interest in controlled corporation 所控制法團之權益	74.99%
Solar Bright Ltd. (Incorporated in the British Virgin Islands) (於英屬維爾京群島註冊成立)	1,430,700,768	#	Beneficial owner and interest in controlled corporation 實益擁有人及所控制法團之權益	74.99%
Century Frontier Limited (Incorporated in the British Virgin Islands) (於英屬維爾京群島註冊成立)	476,425,000	#	Beneficial owner 實益擁有人	24.97%
Joseph Lau Luen Hung Investments Limited (Incorporated in the British Virgin Islands) (於英屬維爾京群島註冊成立)	230,984,820	#	Beneficial owner 實益擁有人	12.10%

附註：

△ 劉鑾雄先生被視為擁有其配偶陳女士及其未成年子女劉仲學、劉秀樺及劉秀兒擁有或被視為擁有之同一批股份權益。

Solar Bright Ltd.持有Century Frontier Limited及Joseph Lau Luen Hung Investments Limited之全部已發行股本，故被視為擁有Century Frontier Limited及Joseph Lau Luen Hung Investments Limited分別所持有之476,425,000及230,984,820股本公司股份。此外，Solar Bright Ltd.直接持有723,290,948股本公司股份。因此，Solar Bright Ltd.擁有或被視為擁有合共1,430,700,768股本公司股份。Sino Omen Holdings Limited持有Solar Bright Ltd.之全部已發行股本，故被視為擁有1,430,700,768股本公司股份，即「董事及最高行政人員於本公司及相聯法團之證券權益」項下所披露陳女士之權益中所指之權益。

上述所有權益均為好倉。於二零二六年六月三十日，根據本公司按證券及期貨條例第336條備存之登記冊所載概無任何淡倉。

DISCLOSURE PURSUANT TO RULE 13.20 OF THE LISTING RULES

As disclosed in the Company's announcement dated 22 January 2026, the Group had made various advances to, and provided financial assistance to and guarantee in respect of Capital Asian Limited ("Capital Asian"), which is ultimately held as to 10% by the Company, in connection with the development of New Kowloon Inland Lot No. 6590, situated at Kai Tak Area 2A Site 2 and Site 3, Kai Tak, Kowloon, Hong Kong (the "Project").

As the circumstances giving rise to the disclosure obligation under Rule 13.13 of the Listing Rules continued to exist as at 30 June 2026, the following disclosure is made pursuant to Rule 13.20 of the Listing Rules.

Loan Advances

Up to 30 June 2026, the Group had made various advances to Capital Asian by way of loan (the "Loan Advances") to fund the partial payment of the land premium and development cost of the Project, with the balance of the Loan Advances together with accrued interest in aggregate amounted to HK\$439,913,548.68. The Loan Advances are unsecured, have no fixed repayment term, and currently carry interest at 2% per annum.

Financial Assistance and Guarantee

On 22 January 2026, Capital Asian (as borrower) entered into a term loan facility agreement with syndicated lenders (being two banks) together with the mandated lead arrangers, facility agent and security agent (the "Syndicated Loan Facility Agreement") in relation to term loan facilities with an aggregate principal amount of HK\$8,000,000,000 (the "Syndicated Loan Facility"). The Syndicated Loan Facility was made for the purposes of refinancing the outstanding principal amount of the then existing HK\$2,140,000,000 term loan owed by Capital Asian to an external bank; and financing or refinancing the construction costs and related professional fees in relation to the Project.

The aggregate outstanding amount drawn down from the Syndicated Loan Facility, together with all accrued interest and all other moneys payable thereon, shall be repaid in one lump sum on the final maturity date. The final maturity date of the Syndicated Loan Facility shall be the earlier of (i) 60 months from the date of the Syndicated Loan Facility Agreement; (ii) 6 months after the issuance of certificate of compliance in relation to the Project; and (iii) 30 November 2030 (provided that this limb (iii) shall not apply if Capital Asian has obtained the occupation permit in relation to the Project on or before 30 November 2030).

As security for Capital Asian's obligations under the Syndicated Loan Facility, the Company (as guarantor) executed (among others) a several, not joint, unconditional and irrevocable guarantee and indemnity in favour of the security agent of the Syndicated Loan Facility (for benefit of the secured parties thereof) to guarantee the obligations of Capital Asian under the Syndicated Loan Facility Agreement up to a maximum amount of HK\$800,000,000.

根據上市規則第13.20條進行之披露

誠如本公司日期為二零二六年一月二十二日之公布所披露，本集團就位於香港九龍啟德第2A區2號地盤及3號地盤之新九龍內地段第6590號的發展項目（「該項目」），向金得誠有限公司（「金得誠」）（由本公司最終持有10%股權）作出多筆墊款，並向其提供財務資助及擔保。

由於引致按上市規則第13.13條作出披露責任的情況於二零二六年六月三十日仍然存在，故根據上市規則第13.20條作出以下披露。

貸款墊款

直至二零二六年六月三十日，本集團已透過貸款方式向金得誠作出多筆墊款（「貸款墊款」），用作該項目之地價及開發成本的部分付款，貸款墊款結餘連同應計利息之總額為439,913,548.68港元。貸款墊款為無抵押、無固定還款期及現時按年利率2厘計息。

財務資助及擔保

於二零二六年一月二十二日，金得誠（作為借款人）與銀團貸款人（為兩間銀行）連同牽頭行、融資代理及抵押代理訂立一份有期貸款融資協議（「銀團貸款融資協議」），內容有關本金總額為8,000,000,000港元之有期貸款融資（「銀團貸款融資」）。銀團貸款融資旨在為金得誠當時結欠一間外部銀行之現有2,140,000,000港元有期貸款未償還本金金額再融資；及就該項目之建築成本及相關專業費用融資或再融資。

從銀團貸款融資提取之未償還款項總額，連同所有應計利息及就此應付之所有其他款項，應於最後到期日一筆過償還。銀團貸款融資之最後到期日應為以下三者之較早者：(i)由銀團貸款融資協議日期起計60個月；(ii)該項目之合約完成證明書發出後6個月；及(iii)二零三零年十一月三十日（惟倘金得誠於二零三零年十一月三十日或之前已取得有關該項目之佔用許可證，則第(iii)項將不適用）。

作為金得誠於銀團貸款融資下所承擔之責任之抵押品，本公司（作為擔保人）已簽立（其中包括）一份以銀團貸款融資之抵押代理（為其受抵押方的利益）為受益人的個別、非共同、無條件及不可撤回之擔保與彌償保證，以擔保金得誠於銀團貸款融資協議下之責任，最高金額為800,000,000港元。

DISCLOSURE PURSUANT TO RULE 13.20 OF THE LISTING RULES (continued)

As at 30 June 2026, the aggregate amount of (i) the Loan Advances together with accrued interest of HK\$439,913,548.68; and (ii) the maximum amount of guarantee of HK\$800,000,000 provided by the Company under the Syndicated Loan Facility Agreement was HK\$1,239,913,548.68. Such aggregate amount continued to exceed 8% under the assets ratio of the Group as defined under Rule 14.07(1) of the Listing Rules. Accordingly, the circumstances giving rise to the disclosure obligation under Rule 13.13 of the Listing Rules continued to exist as at 30 June 2026.

AUDIT COMMITTEE REVIEW

The interim results for the Period are unaudited and have not been reviewed by the auditors of the Company. The Audit Committee of the Company, comprised all the Independent Non-executive Directors, has reviewed with management the accounting principles and practices adopted by the Group and the unaudited condensed consolidated financial statements for the Period.

CORPORATE GOVERNANCE

Throughout the Period, the Company had applied the principles and complied with all the code provisions and certain recommended best practices set out in the Corporate Governance Code contained in Appendix C1 to the Listing Rules.

MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted a code of conduct regarding securities transactions by Directors on terms without deviation from the required standard set out in the Model Code. All Directors, after specific enquiries by the Company, confirmed that they had complied with the required standard set out in the Model Code and the said code of conduct during the Period.

The Company has also adopted a code of conduct regarding securities transactions by relevant employees on terms no less exacting than the required standard set out in the Model Code. All the relevant employees (the "Relevant Employees") who, because of office or employment, are likely to be in possession of unpublished inside information in relation to the Group's securities had been requested to follow such code when dealing in the securities of the Company. All Relevant Employees, after specific enquiries by the Company, confirmed that they had complied with the required standard set out in the said code during the Period.

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

During the Period, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed securities.

根據上市規則第13.20條進行之披露 (續)

於二零二六年六月三十日，(i)貸款墊款連同應計利息439,913,548.68港元；及(ii)本公司根據銀團貸款融資協議提供之擔保最高金額為800,000,000港元，合共金額1,239,913,548.68港元。上述合共金額按上市規則第14.07(1)條所界定的本集團資產比率計算持續超過8%。因此，引致按上市規則第13.13條作出披露責任的情況於二零二六年六月三十日仍然存在。

審核委員會審閱

本期間之中期業績為未經審核，且未經本公司核數師審閱。由本公司所有獨立非執行董事組成之審核委員會已聯同管理層審閱本集團所採納之會計原則及常規，以及本期間之未經審核簡明綜合財務報表。

企業管治

於本期間，本公司已應用上市規則附錄C1《企業管治守則》之原則及遵守所有守則條文及若干建議最佳常規。

證券交易之標準守則

本公司已採納一套董事進行證券交易之守則，其條款與標準守則所規定之標準別無差異。經本公司作出明確查詢後，所有董事均已確認彼等已於本期間內遵守標準守則所規定之標準及前述之交易守則。

本公司亦已採納一套有關僱員進行證券交易之守則，其條款不遜於標準守則所規定之標準。本公司已要求所有因其職位或崗位而極可能掌握有關本集團證券之未公布之內幕消息之有關僱員（「有關僱員」），於買賣本公司證券時遵守該守則。經本公司作出明確查詢後，所有有關僱員均已確認彼等已於本期間內遵守前述守則所規定之標準。

購買、出售或贖回本公司之上市證券

於本期間內，本公司或其任何附屬公司概無購買、出售或贖回本公司之任何上市證券。

APPRECIATION

We would like to take this opportunity to express our gratitude to the shareholders for their continuing support. We would also like to express our sincere thanks to all staff members for their dedication and hard work.

On behalf of the Board

Lau, Ming-wai

Chairman

Hong Kong, 20 August 2026

致謝

我們謹藉此機會對股東一直以來的鼎力支持與全體員工的貢獻及竭誠工作表示感謝。

代表董事會

主席

劉鳴煒

香港，二零二六年八月二十日

