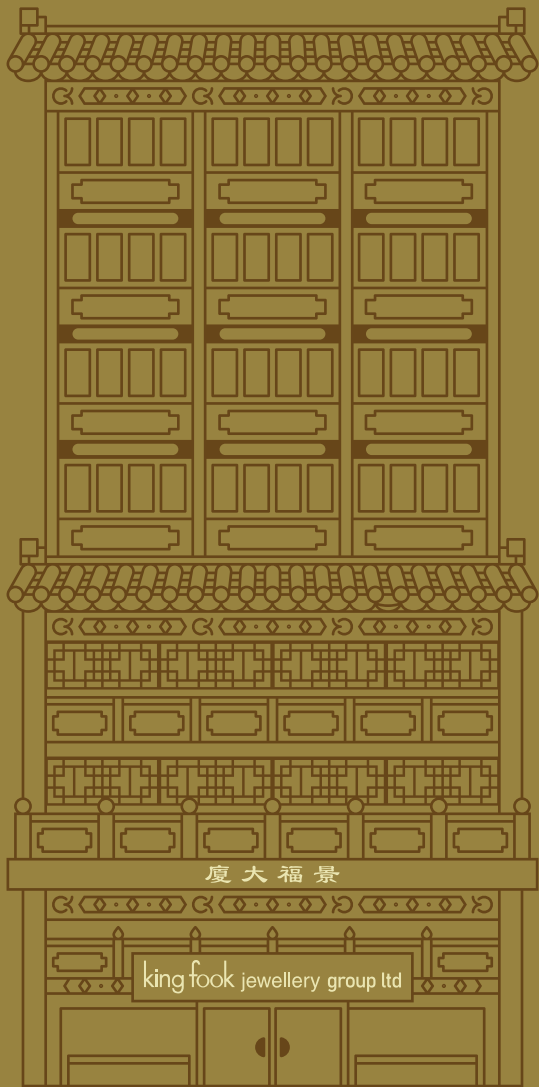


INTERIM REPORT

STOCK CODE : 280

FOR THE 6 MONTHS ENDED 30 SEPTEMBER 2025



king fook holdings limited
景福集團有限公司

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The Board of Directors (the “Board”) of King Fook Holdings Limited (the “Company”) presents this report together with the unaudited interim condensed consolidated financial statements of the Company and its subsidiaries (collectively referred to as the “Group”) for the six months ended 30 September 2025 (the “Period”). The condensed consolidated statement of profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows of the Group for the Period, and the condensed consolidated statement of financial position as at 30 September 2025 of the Group, all of which are unaudited, along with selected explanatory notes, are set out on pages 14 to 52 of this report.

INTERIM DIVIDEND

The Board of the Company has resolved the payment of an interim dividend of HK0.4 cent (for the six months ended 30 September 2024: HK0.4 cent) per ordinary share for the Period to shareholders whose names appear on the register of members of the Company on Tuesday, 2 December 2025. The interim dividend will be paid on Thursday, 11 December 2025.

CLOSURE OF REGISTER OF MEMBERS

The register of members of the Company will be closed on Tuesday, 2 December 2025, during which day no transfer of shares will be effected.

All transfers, accompanied by the relevant share certificates, must be lodged with the Company’s share registrars, Computershare Hong Kong Investor Services Limited at Shops 1712–1716, 17/F, Hopewell Centre, 183 Queen’s Road East, Wanchai, Hong Kong not later than 4:30 p.m. on Monday, 1 December 2025 in order to qualify for the interim dividend above mentioned.

Management Commentary (Continued)

MANAGEMENT DISCUSSION AND ANALYSIS

Group Results Overview

The Group is principally engaged in gold ornament, jewellery, watch and gift retailing, bullion trading and diamond wholesaling. More than 90% of the Group's revenue is derived from activities in Hong Kong.

For the Period, the Group recorded total revenue of HK\$416.3 million, representing an increase of HK\$29.0 million or 7.5% from HK\$387.3 million for the last corresponding period. The Group recorded an unaudited consolidated profit attributable to owners of the Company of HK\$39.7 million for the Period as compared to an attributable consolidated profit of HK\$37.0 million for the same period last year.

Business Review

The revenue of the Group's retailing business for the Period increased by HK\$28.5 million, or 7.4%, to HK\$415.7 million, compared to HK\$387.2 million for the same period last year. During the Period, the sluggish economic environment in Hong Kong and Mainland, ongoing geopolitical and economic uncertainties, and changing spending patterns among Mainland visitors and local citizens persisted. However, along with the stabilization of the property market and a rebound in the stock market in Hong Kong, consumer sentiment had shown signs of improvement.

During the Period, we curated exclusive product appreciation sessions for our European high jewellery brands and collaborated with our business partners to attract new high-end customers by showcasing our stylish designs and excellent craftsmanship in our tailor-made gold and jewellery workshops. Customers are more willing to pay for quality gems and unique product designs, opting quality over price. Hence, profit in our jewellery business improved for the Period.

Management Commentary (Continued)

MANAGEMENT DISCUSSION AND ANALYSIS (Continued)

Business Review (Continued)

Despite a more than 20% increase in international gold prices during the Period, our gold business achieved satisfactory growth. Increased investment in our gold inventory, both market-price based and fixed-price gold, along with enhanced marketing efforts, led to an increase in retail gold sales by both weight and amount. Record-breaking gold prices continued to stimulate investments in gold bullion, positively impacting our gold bullion sales. The launch of our new gold collections, characterized by in-house one-of-a-kind designs and enhanced marketing outreach helped our gold ornament business achieved satisfactory growth. We hedged our gold exposure using gold loans, in order to safeguard the Group from any financial risks due to gold price fluctuation.

We maintained steady growth in our watch business with the support of our suppliers and customers. We continued to collaborate with esteemed independent watchmaker brands, thereby enhancing customer access to a broader selection of high-quality timepieces. During the Period, we held numerous VIP events and timepiece appreciation sessions to solidify our relationships with valuable clientele.

Overall, across our gold, jewellery, and watch businesses, we achieved an 11.2% growth in same-store sales for the Period.

Management Commentary (Continued)

MANAGEMENT DISCUSSION AND ANALYSIS (Continued)

Business Review (Continued)

Our gross profit margin increased from 31.9% to 34.2% during the Period, primarily due to improved performance in the jewellery segment and the upward trend in gold prices. With increases in both revenue and gross profit margin, our gross profit recorded an increase of HK\$18.6 million, or 15.1%, compared to the same period last year. Distribution and selling costs increased by HK\$1.4 million primarily due to rising staff costs and depreciation of right-of-use assets. Administrative expenses rose by HK\$2.5 million mainly due to increased staffing costs. The Group's net profit for the Period increased by HK\$2.7 million, or 7.2%, compared to the last corresponding period, primarily driven by increases in revenue and gross profit margin. The Group's strong business performance was however offset by the negative impact from our gold loans, which would be offset with the revaluation of our gold inventory in the long run.

Outlook

Looking ahead, the Group anticipates that the volatility of gold prices will continue, potentially boosting demand for alternative investments in gold bullion. We expect the trend for fine fixed-price gold and gold jewellery products to persist, providing further momentum for our gold business. We are confident in our operations and will continue to invest in design and craftsmanship to provide more fine daily wear collections in both market-price based and fixed-price gold jewellery to meet customer needs and preferences. We are also committed to offer branded jewellery and fine jewellery with outstanding quality and designs. We anticipate that our watch business will be stable and we will keep on introducing high quality independent watchmaker brands to our customers.

Management Commentary (Continued)

MANAGEMENT DISCUSSION AND ANALYSIS (Continued)

Outlook (Continued)

We anticipate that the luxury market will gradually regain growth in the mid to long term. The Group will keep on investing in staff development, enhancing our inventory portfolio, optimizing our marketing efforts and continuing our commitment on excellent client service in order to consolidate our market position and to capitalize on upcoming recovery opportunities.

Financial Review

Liquidity and Financial Resources

As at 30 September 2025, the Group's current assets and current liabilities were approximately HK\$976.0 million and HK\$232.1 million respectively. There were cash and cash equivalents and time deposits of approximately HK\$340.5 million and HK\$96.2 million respectively, gold loans of approximately HK\$124.9 million, and no bank loan as at that date.

Based on the total borrowings of the Group of approximately HK\$124.9 million and the equity attributable to owners of the Company of approximately HK\$833.3 million as at 30 September 2025, the overall borrowings to equity ratio was 15.0%, which was at a healthy level.

Exposure to Fluctuation in Foreign Exchange Rates

The Group reviews its foreign currency exposure regularly and does not consider its foreign currency risk to be significant. No financial instrument had been used for hedging during the Period.

Charge on Assets

As at 30 September 2025, there was no charge on the Group's assets.

Management Commentary (Continued)

MANAGEMENT DISCUSSION AND ANALYSIS (Continued)

Financial Review (Continued)

Capital Expenditure

During the Period, the Group had incurred capital expenditures of approximately HK\$0.1 million, including the costs of equipment.

Capital Commitment and Contingent Liabilities

As at 30 September 2025, there was no capital commitment and no contingent liabilities or off-balance sheet obligation.

EMPLOYEES AND EMOLUMENT POLICY

As at 30 September 2025, the Group had about 142 employees. The employees (including directors) are remunerated according to the nature of their jobs, experience and contribution to the Group. The Group has an incentive bonus scheme to reward employees based on their performance. We also provide training programs to employees to improve the standard of customer services and for their further advancement.

Management Commentary (Continued)

DISCLOSURE OF INTERESTS

As at 30 September 2025, the interests of the directors of the Company in the share capital of the Company as recorded in the register maintained by the Company under section 352 of the Securities and Futures Ordinance (the “SFO”) or as otherwise notified to the Company and The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the “Model Code”) as set out in Appendix C3 to the Rules Governing the Listing of Securities on the Stock Exchange (the “Listing Rules”) were as follows:

Name of directors	Number of ordinary shares held			Percentage of shareholding
	<i>Personal</i>	<i>Corporate</i>	<i>Total</i>	
Mr. Tang Yat Sun, Richard	7,528,500	Nil	7,528,500	0.83%
Mr. Ho Hau Hay, Hamilton	Nil	*6,657,000	6,657,000	0.73%
Dr. Fung Yuk Bun, Patrick	Nil	^5,856,517	5,856,517	0.64%

* These shares were held by Tak Hung (Holding) Co. Ltd. (“Tak Hung”). As Mr. Ho has a 40% interest in Tak Hung, he is deemed to be interested in all these shares held by Tak Hung.

^ Dr. Fung is deemed to be interested in these shares owned by Po Ding Company Limited as he controls the board of such company.

Save as disclosed above, as at 30 September 2025, none of the directors or chief executive of the Company had any interests or short positions in the shares or underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept under section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

Management Commentary (Continued)

SUBSTANTIAL SHAREHOLDER

As at 30 September 2025, the following person (other than a director or chief executive of the Company) had interest in shares of the Company, being 5% or more of the Company's issued share capital, as recorded in the register of substantial shareholders required to be kept by the Company under section 336 of the SFO:

Name of shareholder	Number of ordinary shares held	Nature of interest	Approximate percentage of total issued share capital*
Yeung Chi Shing Estates Limited	586,195,857	Beneficial owner	64.47%

* The percentage was calculated based on 909,308,465 ordinary shares of the Company in issue as at 30 September 2025.

Save as disclosed above, as at 30 September 2025, according to the register of interests required to be kept by the Company under section 336 of the SFO, there was no person who had any interest or short position in the shares or underlying shares of the Company.

PURCHASE, SALE OR REDEMPTION OF SHARES

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's shares during the Period.

Management Commentary (Continued)

MODEL CODE

The Company has adopted a code of conduct regarding directors' securities transactions on the terms of the Model Code. Having made specific enquiry of all the directors of the Company, all of them had complied with the required standard set out in the Model Code regarding directors' securities transactions throughout the Period.

CORPORATE GOVERNANCE PRACTICES

The Company had complied with all the code provisions set out in Part 2 of the Corporate Governance Code (the "Code") in Appendix C1 to the Listing Rules throughout the Period except the deviations as explained below:

1. As far as code provision C.3.3 of the Code is concerned, the Company does not have formal letters of appointment for directors setting out the key terms and conditions of their appointment. The Board of the Company decides on the key terms and conditions of the appointment of the directors of the Company from time to time which are recorded in the relevant board minutes.
2. Code provision F.1.1 of the Code in effect during the period from 1 April 2025 to 30 June 2025 stated that the Company should have a policy on payment of dividend (which requirement was abolished with effect on 1 July 2025). The Company does not have a dividend policy or any pre-determined dividend distribution ratio. The Board of the Company will decide on the declaration/recommendation of any future dividends after taking into consideration a number of factors, including the prevailing market conditions, the Company's operating results, business plans and prospects, financial position and working capital requirements, and other factors that the Board of the Company considers relevant.

Management Commentary (Continued)

REVIEW BY AUDITOR AND AUDIT COMMITTEE

The unaudited interim condensed consolidated financial statements for the Period set out on pages 14 to 52 have been reviewed by BDO Limited, the auditor of the Company, in accordance with Hong Kong Standard on Review Engagements 2410 issued by the Hong Kong Institute of Certified Public Accountants.

The audit committee of the Company has reviewed with the management of the Group the accounting policies and practices adopted by the Group, its system of risk management and internal control and financial reporting matters and these unaudited interim condensed consolidated financial statements for the Period.

DISCLOSURE UNDER SECTION 436 OF THE HONG KONG COMPANIES ORDINANCE

The financial information of the Group relating to the year ended 31 March 2025 included in this report as comparative information does not constitute the Company's statutory annual consolidated financial statements for that year but is derived from those financial statements. Further information relating to these statutory financial statements required to be disclosed in accordance with section 436 of the Hong Kong Companies Ordinance is as follows:

The Company has delivered the financial statements for the year ended 31 March 2025 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Hong Kong Companies Ordinance.

The Company's auditor has reported on those financial statements. The auditor's report was unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its report; and did not contain a statement under sections 406(2), 407(2) or 407(3) of the Hong Kong Companies Ordinance.

Report on Review of Interim Financial Information



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TO THE BOARD OF DIRECTORS OF KING FOOK HOLDINGS LIMITED

(incorporated in Hong Kong with limited liability)

Introduction

We have reviewed the unaudited interim condensed consolidated financial statements set out on pages 14 to 52 which comprise the condensed consolidated statement of financial position of King Fook Holdings Limited and its subsidiaries as of 30 September 2025 and the related condensed consolidated statement of profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six-month period then ended, and notes to the unaudited interim condensed consolidated financial statements (the “interim condensed consolidated financial statements”). The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 “Interim Financial Reporting” (“HKAS 34”) issued by the Hong Kong Institute of Certified Public Accountants (the “HKICPA”). The directors are responsible for the preparation and presentation of the interim condensed consolidated financial statements in accordance with HKAS 34. Our responsibility is to express a conclusion on the interim condensed consolidated financial statements based on our review. This report is made solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

BDO Limited

香港立信德豪會計師事務所有限公司

BDO Limited, a Hong Kong limited company, is a member of BDO International Limited, a UK company limited by guarantee, and forms part of the international BDO network of independent member firms.

Report on Review of Interim Financial Information (Continued)

Scope of Review

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410, “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” issued by the HKICPA. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the unaudited interim condensed consolidated financial statements are not prepared, in all material respects, in accordance with HKAS 34.

BDO Limited

Certified Public Accountants

Chow Tak Sing, Peter

Practising Certificate Number P04659

Hong Kong, 14 November 2025

Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the six months ended 30 September 2025

		Unaudited Six months ended 30 September 2025	
	Notes	HK\$'000	2024 HK\$'000
Revenue	5	416,269	387,301
Cost of sales		(274,108)	(263,755)
Gross profit		142,161	123,546
Other gains and income	6	9,172	10,511
Distribution and selling costs		(59,309)	(57,863)
Administrative expenses		(27,432)	(24,938)
Fair value loss on gold loans designated at fair value through profit or loss		(21,526)	(10,366)
Provision for impairment loss on property, plant and equipment	15	—	(976)
Provision for impairment loss on right-of-use assets	15	—	(2,124)
Other operating expenses	7	(271)	(864)
Operating profit		42,795	36,926
Finance costs	8	(3,075)	(2,282)
Profit before taxation		39,720	34,644
Taxation	10	—	2,400
Profit for the period		39,720	37,044
Other comprehensive income			
Items that may be reclassified subsequently to profit or loss:			
Release of fair value through other comprehensive income reserve upon disposal of relevant debt instruments		(2)	—
Change in fair value of debt instruments at fair value through other comprehensive income	17	(139)	1,004
Exchange differences on translation of foreign operations		189	143
Item that will not be reclassified to profit or loss:			
Change in fair value of investments at fair value through other comprehensive income	17	(1,096)	1,570
Other comprehensive income for the period		(1,048)	2,717
Total comprehensive income for the period		38,672	39,761
Profit for the period attributable to:			
— Owners of the Company		39,719	37,044
— Non-controlling interests		1	—
		39,720	37,044
Total comprehensive income for the period attributable to:			
— Owners of the Company		38,671	39,761
— Non-controlling interests		1	—
		38,672	39,761
Earnings per share	13	HK cents	HK cents
— Basic and diluted		4.37	4.07

Condensed Consolidated Statement of Financial Position

As at 30 September 2025

	Notes	Unaudited As at 30 September 2025 HK\$'000	Audited As at 31 March 2025 HK\$'000
ASSETS AND LIABILITIES			
Non-current assets			
Property, plant and equipment	15	4,711	6,390
Right-of-use assets	16	46,026	43,963
Investment properties		637	673
Investments at fair value through other comprehensive income	17	1,284	2,380
Debt instruments at fair value through other comprehensive income	17	32,218	31,772
Other asset	18	356	356
Deposits	19	5,999	6,401
Deferred tax assets	11	15,000	15,000
		106,231	106,935
Current assets			
Inventories	20	498,370	420,218
Debtors, deposits and prepayments	19	21,118	25,819
Debt instruments at fair value through other comprehensive income	17	19,692	15,534
Time deposits		96,237	161,377
Cash and cash equivalents		340,534	276,773
		975,951	899,721
Total assets		1,082,182	1,006,656
Current liabilities			
Trade payables, deposits received and other payables	21	68,134	50,510
Gold loans		124,914	80,322
Lease liabilities	16	39,035	31,889
		232,083	162,721
Net current assets		743,868	737,000
Total assets less current liabilities		850,099	843,935
Non-current liabilities			
Provision for long service payments		2,047	2,042
Lease liabilities	16	14,748	23,619
		16,795	25,661
Net assets		833,304	818,274
CAPITAL AND RESERVES			
Share capital	22	393,354	393,354
Other reserves		33,296	34,344
Retained profits		406,611	390,534
Equity attributable to owners of the Company		833,261	818,232
Non-controlling interests		43	42
Total equity		833,304	818,274

Condensed Consolidated Statement of Changes in Equity

For the six months ended 30 September 2025

	Equity attributable to owners of the Company						Non-controlling interests	Total
	Share capital (note 22) HK\$'000	Capital reserve HK\$'000	Exchange reserve HK\$'000	Financial assets at fair value through other comprehensive income reserve HK\$'000	Retained profits HK\$'000	Total HK\$'000	HK\$'000	HK\$'000
Unaudited								
For the six months ended 30 September 2025								
At 1 April 2025	393,354	24,753	7,139	2,452	390,534	818,232	42	818,274
2024/25 final dividend (note 12)	—	—	—	—	(23,642)	(23,642)	—	(23,642)
Transaction with owners	—	—	—	—	(23,642)	(23,642)	—	(23,642)
Profit for the period	—	—	—	—	39,719	39,719	1	39,720
Other comprehensive income:								
Exchange differences on translation of foreign operations	—	—	189	—	—	189	—	189
Change in fair value of investments at fair value through other comprehensive income	—	—	—	(1,096)	—	(1,096)	—	(1,096)
Change in fair value of debt instruments at fair value through other comprehensive income	—	—	—	(139)	—	(139)	—	(139)
Release of fair value through other comprehensive income reserve upon disposal of relevant debt instruments	—	—	—	(2)	—	(2)	—	(2)
Other comprehensive income for the period	—	—	189	(1,237)	—	(1,048)	—	(1,048)
Total comprehensive income for the period	—	—	189	(1,237)	39,719	38,671	1	38,672
At 30 September 2025	393,354	24,753	7,328	1,215	406,811	833,261	43	833,304
Unaudited								
For the six months ended 30 September 2024								
At 1 April 2024	393,354	24,753	7,271	317	329,525	755,220	64	755,284
2023/24 final dividend (note 12)	—	—	—	—	(23,642)	(23,642)	—	(23,642)
Transaction with owners	—	—	—	—	(23,642)	(23,642)	—	(23,642)
Profit for the period	—	—	—	—	37,044	37,044	—	37,044
Other comprehensive income:								
Exchange differences on translation of foreign operations	—	—	143	—	—	143	—	143
Change in fair value of investments at fair value through other comprehensive income	—	—	—	1,570	—	1,570	—	1,570
Change in fair value of debt instruments at fair value through other comprehensive income	—	—	—	1,004	—	1,004	—	1,004
Other comprehensive income for the period	—	—	143	2,574	—	2,717	—	2,717
Total comprehensive income for the period	—	—	143	2,574	37,044	39,761	—	39,761
At 30 September 2024	393,354	24,753	7,414	2,891	342,927	771,339	64	771,403

Condensed Consolidated Statement of Cash Flows

For the six months ended 30 September 2025

		Unaudited Six months ended 30 September 2025	2024
	<i>Notes</i>	HK\$'000	HK\$'000
CASH FLOWS FROM OPERATING ACTIVITIES			
Operating profit before working capital changes	23(a)	77,338	60,577
Increase in inventories		(80,274)	(11,136)
Decrease in debtors, deposits and prepayments		5,334	4,497
Decrease in trade payables, deposits received and other payables		(5,964)	(15,605)
		(3,566)	38,333
<i>Net cash (used in)/generated from operations</i>		(3,566)	38,333
Proceeds from disposal of investments at fair value through profit or loss		—	167
Interest received		7,099	9,598
Long service payments paid		(12)	(23)
		3,521	48,075
CASH FLOWS FROM INVESTING ACTIVITIES			
Dividends received from investments at fair value through other comprehensive income		—	41
Purchase of property, plant and equipment		(121)	(4,637)
Purchase of debt instruments at fair value through other comprehensive income		(34,901)	(31,434)
Proceeds from disposal of debt instruments at fair value through other comprehensive income		31,045	—
Placement of time deposits with maturity over 3 months		(99,366)	(286,922)
Release of time deposits with maturity over 3 months		164,506	259,120
		61,163	(63,832)
<i>Net cash generated from/(used in) investing activities</i>		61,163	(63,832)
CASH FLOWS FROM FINANCING ACTIVITIES	23(b)		
Dividends paid		(4)	(1)
Proceeds from gold loans		31,171	—
Repayment of gold loans		(8,105)	—
Payment of principal element of lease liabilities		(20,815)	(20,451)
Interest paid on gold loans		(1,205)	(622)
Payment of interest element of lease liabilities		(1,922)	(1,645)
		(880)	(22,719)
<i>Net cash used in financing activities</i>		(880)	(22,719)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS		63,804	(38,476)
Cash and cash equivalents at the beginning of the period		276,773	231,231
Effect of foreign exchange rates changes, net		(43)	170
		340,534	192,925
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		340,534	192,925
ANALYSIS OF THE BALANCE OF CASH AND CASH EQUIVALENTS			
Cash and bank balances		74,627	44,134
Cash at a financial institution		527	526
Short term bank deposits with maturity within 3 months		265,380	148,265
		340,534	192,925

Notes to the Unaudited Interim Condensed Consolidated Financial Statements

For the six months ended 30 September 2025

1. GENERAL INFORMATION AND BASIS OF PREPARATION

King Fook Holdings Limited (the “Company”) is a limited liability company incorporated and domiciled in Hong Kong. Its registered office is located at 9th Floor, King Fook Building, 30–32 Des Voeux Road Central, Hong Kong and its principal place of business is in Hong Kong. The Company’s shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). The directors of the Company (the “Directors”) consider the ultimate holding company to be Yeung Chi Shing Estates Limited (“YCSEL”), a company incorporated in Hong Kong.

The principal activities of the Company and its subsidiaries (collectively referred to as the “Group”) are gold ornament, jewellery, watch and gift retailing, bullion trading and diamond wholesaling.

These unaudited interim condensed consolidated financial statements for the six months ended 30 September 2025 have been prepared in accordance with Hong Kong Accounting Standard (“HKAS”) 34, *Interim Financial Reporting*, issued by the Hong Kong Institute of Certified Public Accountants (the “HKICPA”) and the applicable disclosure required under Appendix 16 to the Rules Governing the Listing of Securities on the Stock Exchange (the “Listing Rules”). They have been prepared with the same accounting policies adopted in the Group’s annual consolidated financial statements for the year ended 31 March 2025 (the “2025 Annual Financial Statements”), except for the adoption of the amended HKFRS Accounting Standards as disclosed in note 2.

These unaudited interim condensed consolidated financial statements are presented in Hong Kong Dollars (“HK\$”), unless otherwise stated. These unaudited interim condensed consolidated financial statements contain condensed consolidated financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are material to an understanding of the changes in financial position and performance of the Group since the 2025 Annual Financial Statements. These unaudited interim condensed consolidated financial statements and notes do not include all of the information required for a complete set of financial statements prepared in accordance with HKFRS Accounting Standards and should be read in conjunction with the 2025 Annual Financial Statements.

1. GENERAL INFORMATION AND BASIS OF PREPARATION (Continued)

These interim condensed consolidated financial statements are unaudited, but have been reviewed by BDO Limited in accordance with Hong Kong Standard on Review Engagements 2410, *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*, issued by the HKICPA. BDO Limited's report on review of interim financial information to the Board of Directors (the "Board") is included on pages 12 and 13.

Change in presentation of items in condensed consolidated statement of profit or loss and other comprehensive income

As disclosed in the 2025 Annual Financial Statements, fair value loss on gold loans designated at fair value through profit or loss, provision for impairment loss on property, plant and equipment and provision for impairment loss on right-of-use assets were presented on the face of consolidated statement of profit or loss and other comprehensive income, as management believed such presentation provides users of the consolidated financial statements with a better understanding of the Group's business and performance and is consistent with how management reviews the operation of the Group. Accordingly, certain comparative figures have been adjusted to conform to the current period's presentation.

2. CHANGES IN ACCOUNTING POLICIES

In the current period, the Group has applied for the first time the following revised HKFRS Accounting Standards as issued by the HKICPA, which are relevant to and effective for the Group's consolidated financial statements for the annual period beginning on 1 April 2025:

Amendments to HKAS 21 Lack of Exchangeability

The adoption of this amended HKFRS Accounting Standards has no material impact on the Group's unaudited interim condensed consolidated financial statements.

2. CHANGES IN ACCOUNTING POLICIES (Continued)

The Group has not early applied the following new or revised HKFRS Accounting Standards that have been issued but are not yet effective. The Group anticipates that all of the relevant pronouncements will be adopted in the Group's accounting policies for the first period beginning after the effective date of the pronouncement.

Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments ¹
Amendments to HKFRS 9 and HKFRS 7	Contracts Referencing Nature-dependent Electricity ¹
Amendments to HKFRS Accounting Standards HKFRS 18	Annual Improvements to HKFRS Accounting Standards — Volume 11 ¹
HKFRS 19	Presentation and Disclosure in Financial Statement ²
Amendments to Hong Kong Interpretation 5	Subsidiaries without Public Accountability: Disclosures ²
Amendments to HKFRS 10 and HKAS 28	Presentation of Financial Statements — Classification by Borrower of a Term Loan that Contain a Repayment on Demand Clause ²
	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ³

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

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

³ Effective for annual periods beginning on or after a date to be determined

3. USE OF JUDGEMENTS AND ESTIMATES

The preparation of unaudited interim condensed consolidated financial statements in compliance with HKAS 34 requires the use of certain judgements, estimates and assumptions that affect the application of policies and the reported amounts of assets and liabilities, income and expenses on a year to date basis. Actual results may differ from these estimates. The areas where significant judgements and estimates have been made in preparing these unaudited interim condensed consolidated financial statements were the same as those that were applied to the Group's 2025 Annual Financial Statements.

4. SEGMENT INFORMATION

The Group identifies operating segments and prepares segment information based on the regular internal financial information reported to the Group's top management including executive directors and chief executive for their decisions about resources allocation to the Group's business components and for their review of these components' performance. The business components in the internal financial information reported to the top management are determined according to the Group's major product and service lines.

Based on the above, the Group's top management determined that the Group has only one single reportable segment which is retailing, bullion trading and diamond wholesaling. Accordingly, no separate segment of analysis is presented.

No geographical information was presented for the six months ended 30 September 2024 and 2025 respectively as more than 90% of the Group's revenue was derived from activities in Hong Kong (place of domicile). Also, most of the Group's non-current assets are located in Hong Kong.

For the six months ended 30 September 2024 and 2025 respectively, no revenue from a single customer accounted for 10% or more of the total revenue of the Group.

Notes to the Unaudited Interim Condensed Consolidated Financial Statements (Continued)

For the six months ended 30 September 2025

5. REVENUE

The Group is principally engaged in gold ornament, jewellery, watch and gift retailing, bullion trading and diamond wholesaling. Revenue of the Group recognised during the period comprised the following:

	Unaudited Six months ended 30 September 2025 HK\$'000	2024 HK\$'000
Revenue from contracts with customers:		
Gold ornament, jewellery, watch and gift retailing	363,431	341,151
Bullion trading	52,285	46,039
Diamond wholesaling	553	111
Total revenue	416,269	387,301
Timing of revenue recognition:		
At a point in time	416,269	387,301

6. OTHER GAINS AND INCOME

	Unaudited	
	Six months ended	
	30 September	
	2025	2024
	HK\$'000	HK\$'000
Dividend income	—	41
Fair value change of investments at fair value through profit or loss	—	21
Interest income from debt instruments at fair value through other comprehensive income	1,282	429
Interest income from financial assets at amortised cost	6,777	9,017
Interest income from rental deposits	415	417
Release of fair value through other comprehensive income reserve upon disposal of relevant debt instruments	2	—
Rental income on investment properties	605	534
Others	91	52
	9,172	10,511

Notes to the Unaudited Interim Condensed Consolidated Financial Statements (Continued)

For the six months ended 30 September 2025

7. OTHER OPERATING EXPENSES

	Unaudited Six months ended 30 September	
	2025	2024
	HK\$'000	HK\$'000
Foreign exchange differences, net	270	819
Loss on write off/disposal of property, plant and equipment	1	45
	<u>271</u>	<u>864</u>

8. FINANCE COSTS

	Unaudited Six months ended 30 September	
	2025	2024
	HK\$'000	HK\$'000
Interest charges on:		
Gold loans	1,153	637
Lease liabilities	1,922	1,645
	<u>3,075</u>	<u>2,282</u>

9. PROFIT BEFORE TAXATION

Profit before taxation is arrived at after charging:

	Unaudited Six months ended 30 September	
	2025	2024
	HK\$'000	HK\$'000
Auditors' remuneration	419	419
Cost of inventories sold, including	273,329	263,183
— provision for and write down of inventories to net realisable value	2,199	1,636
Depreciation of investment properties	36	35
Depreciation of property, plant and equipment	1,799	2,518
Depreciation of right-of-use assets	17,441	15,774
Outgoings in respect of investment properties	135	116
Rental expenses for variable lease payments	8	—
Rental expenses on short term lease in respect of car parking space	34	34
Rental expenses on short term lease in respect of furniture and fixtures	1	1

Notes to the Unaudited Interim Condensed Consolidated Financial Statements (Continued)

For the six months ended 30 September 2025

10. TAXATION

	Unaudited	
	Six months ended	
	30 September	
	2025	2024
	HK\$'000	HK\$'000
Deferred tax — Hong Kong, net (note 11)	<u>—</u>	<u>2,400</u>
Taxation credit	<u>—</u>	<u>2,400</u>

No Hong Kong profits tax has been provided for the six months ended 30 September 2024 and 2025 respectively as the Group has sufficient tax loss brought forward to set off against the estimated assessable profit.

No overseas profits tax has been provided for the six months ended 30 September 2024 and 2025 respectively as the Group has no estimated assessable profit.

11. DEFERRED TAX ASSETS

The major deferred tax assets recognised by the Group and movements thereon during the current period and prior year are as follows:

Tax losses	Unaudited As at 30 September 2025 HK\$'000	Audited As at 31 March 2025 HK\$'000
At the beginning of the period/year	15,000	2,600
Utilised and charged to profit or loss for the period/year upon utilisation of tax losses	(5,778)	(2,600)
Credit to profit or loss for the period/year	5,778	15,000
At the end of the period/year	15,000	15,000

The Group has tax losses arising in Hong Kong of HK\$195,272,000 (at 31 March 2025: HK\$224,910,000) that are available indefinitely and tax losses arising in the Chinese Mainland of HK\$19,265,000 (at 31 March 2025: HK\$18,753,000) that will expire in 1 to 5 years, for offsetting against future taxable profits of the companies in which the losses arose.

Deferred tax assets of approximately HK\$15,000,000 (at 31 March 2025: HK\$15,000,000) have been recognised in respect of tax losses of approximately HK\$90,909,000 (at 31 March 2025: HK\$90,909,000) where the Directors believe it is probable that these assets will be recovered.

No deferred tax assets have been recognised in respect of remaining tax losses due to the unpredictability of future profit streams against which the tax losses can be utilised.

Notes to the Unaudited Interim Condensed Consolidated Financial Statements (Continued)

For the six months ended 30 September 2025

12. DIVIDENDS

	Unaudited	
	Six months ended	
	30 September	
	2025	2024
	HK\$'000	HK\$'000
Dividends recognised as distribution during the period:		
2024/25 final dividend of HK2.6 cents (2023/24 final dividend: HK2.6 cents) per ordinary share	23,642	23,642
Dividends declared after the end of the reporting period:		
2025/26 interim dividend of HK0.4 cent (2024/25 interim dividend: HK0.4 cent) per ordinary share	3,637	3,637

The interim dividend is not recognised as a liability as at 30 September 2025 because it has been declared after the end of the reporting period.

13. EARNINGS PER SHARE**(a) Basic earnings per share**

The calculation of basic earnings per share is based on the following data:

	Unaudited Six months ended 30 September	
	2025	2024
	HK\$'000	HK\$'000
Profit attributable to owners of the Company	39,719	37,044
	Unaudited Six months ended 30 September	
	2025	2024
Weighted average number of ordinary shares	909,308,465	909,308,465

Notes to the Unaudited Interim Condensed Consolidated Financial Statements (Continued)

For the six months ended 30 September 2025

13. EARNINGS PER SHARE (Continued)

(b) Diluted earnings per share

Diluted earnings per share and basic earnings per share for the six months ended 30 September 2024 and 2025 respectively are the same as there were no dilutive potential ordinary shares in issue during both periods.

14. EMPLOYEE BENEFIT EXPENSE

	Unaudited Six months ended 30 September	
	2025	2024
	HK\$'000	HK\$'000
Wages, salaries and other benefits	40,746	36,283
Pension costs — defined contribution retirement schemes	1,256	1,203
Provision for long service payments	254	248
Reversal of provision for long service payments	(237)	(146)
	42,019	37,588

Employee benefit expense as shown above includes directors' and chief executive's emoluments.

15. PROPERTY, PLANT AND EQUIPMENT

During the six months ended 30 September 2025, the Group incurred capital expenditures of approximately HK\$121,000 (for the six months ended 30 September 2024: HK\$4,637,000) which was mainly related to the additions of leasehold improvements, and furniture and equipment.

Due to the on-going weak consumer sentiment on certain jewellery and watches, some of the Group's retail stores fell short of the expected performance which was considered to be an impairment indicator. The Group had performed an impairment assessment on property, plant and equipment and right-of-use assets (note 16) in accordance with HKAS 36, *Impairment of Assets*, at the end of the reporting period. Based on the assessment, no provision for impairment loss on right-of-use assets (for the six months ended 30 September 2024: HK\$2,124,000) and property, plant and equipment (for the six months ended 30 September 2024: HK\$976,000) were recognised and charged to the condensed consolidated statement of profit or loss and other comprehensive income for the six months ended 30 September 2025. The recoverable amounts of these property, plant and equipment and right-of-use assets using value-in-use calculation were determined by the discounted cash flows generated from each of the retail stores based on the management budget plan covering a two-and-a-half year period and a pre-tax discount rate of 9% (at 30 September 2024: 10%), with major assumptions such as change in revenue (based on projected sales estimated by management which is dependent on historical sale pattern, gross profit and product mix), change in operating cost (based on historical information and estimated changes related to the Group's various cost saving measures and central administration cost absorption) and change in gross profit and product mix (based on the historical data and adjusted for the possible changes in gross profit and product mix due to the change in market and operational environment). In pursuant to the recoverable amount assessment for the six months ended 30 September 2025, the recoverable amount of these retail stores approximates their carrying amount.

16. LEASES

Nature of leasing activities

The Group has obtained the right to use properties and furniture and equipment as its office premises and retail stores under non-cancellable lease agreements, which comprise of fixed payments and variable payments that are based on sales over the lease terms.

Right-of-use assets

During the six months ended 30 September 2025, the Group renewed lease agreements for the use of properties and furniture and equipment, and therefore recognised the lease modifications to right-of-use assets of HK\$19,504,000 (for the six months ended 30 September 2024: additions of HK\$10,407,000 and lease modifications of HK\$16,624,000 respectively). Based on the impairment assessment as set out in note 15, no provision for impairment loss on right-of-use assets (for the six months ended 30 September 2024: HK\$2,124,000) was recognised and charged to the condensed consolidated statement of profit or loss and other comprehensive income for the six months ended 30 September 2025.

The leases of retail stores contain variable lease payments terms that are based on the retail stores' revenue pursuant to the terms and conditions set out in the respective lease agreements and minimum annual lease payment terms that are fixed.

16. LEASES (Continued)**Lease liabilities**

The remaining contractual maturities of the Group's lease liabilities at the end of the reporting period are as follows:

	Unaudited As at 30 September 2025		Audited As at 31 March 2025	
	Present value of the minimum lease payments HK\$'000	Total minimum lease payments HK\$'000	Present value of the minimum lease payments HK\$'000	Total minimum lease payments HK\$'000
Within 1 year	39,035	40,662	33,695	34,979
After 1 year but within 2 years	14,748	16,477	19,887	22,406
After 2 years but within 5 years	—	—	1,926	2,284
	<u>53,783</u>	<u>57,139</u>	<u>55,508</u>	59,669
Less: Total future interest charges		<u>(3,356)</u>		<u>(4,161)</u>
Present value of lease liabilities		<u>53,783</u>		<u>55,508</u>

Notes to the Unaudited Interim Condensed Consolidated Financial Statements (Continued)

For the six months ended 30 September 2025

17. INVESTMENTS AND DEBT INSTRUMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

	Notes	Unaudited As at 30 September 2025 HK\$'000	Audited As at 31 March 2025 HK\$'000
Unlisted equity securities	(i)	1,284	2,380
Listed debt instruments	(ii)	32,218	31,772
Unlisted debt instruments	(iii)	19,692	15,534
		51,910	47,306

Notes:

- (i) Financial assets measured at fair value through other comprehensive income represented equity investments that is not held for trading. The Group has made an irrevocable election to classify the equity investments at fair value through other comprehensive income rather than through profit or loss because this is considered to be more appropriate for these strategic investments.

The fair values of these investments at 31 March 2025 and 30 September 2025 were determined by the Directors. Details of the fair value measurements are set out in note 26.

- (ii) Details of the listed debt instruments are as follows:

Bond issuer	Guarantor	Seniority	Bond currency	Annual coupon rate	Maturity date	Unaudited As at 30 September 2025 HK\$'000
CK Hutchison International (24) Limited	CK Hutchison Holdings Limited	Senior unsecured	United States Dollars ("US\$")	5.375%	26 April 2029	16,092
Swire Pacific MTN Financing (HK) Limited	Swire Pacific Limited	Senior unsecured	US\$	5.125%	5 July 2029	16,126

17. INVESTMENTS AND DEBT INSTRUMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME (Continued)

Notes: (Continued)

(ii) (Continued)

During the six months ended 30 September 2025, the Group had fair value loss on listed debt instruments of approximately HK\$114,000 (for the six months ended 30 September 2024: gain of HK\$1,004,000) recognised in other comprehensive income. Details of the fair value measurements are set out in note 26.

(iii) Details of the unlisted debt instruments are as follows:

Issuer	Seniority	Currency	Annual coupon rate	Maturity date	Unaudited As at 30 September 2025 HK\$'000
China Construction Bank Corporation, Sydney Branch	Senior unsecured	HK\$	Zero coupon rate	10 February 2026	9,876
Industrial and Commercial Bank of China Limited, Seoul Branch	Senior unsecured	HK\$	Zero coupon rate	16 April 2026	9,816

During the six months ended 30 September 2025, the Group purchased the certificates of deposit of approximately HK\$34,901,000 from the bank with an initial maturity period of 3 to 12 months, which are classified as unlisted debt instruments at fair value through other comprehensive income with the carrying amount of HK\$19,692,000 as at 30 September 2025. The certificates of deposit could be traded in markets.

During the six months ended 30 September 2025, the certificates of deposit of approximately HK\$31,045,000 was redeemed by the bank upon maturity.

During the six months ended 30 September 2025, the Group had fair value loss on unlisted debt instruments of approximately HK\$25,000 (for the six months ended 30 September 2024: Nil) recognised in other comprehensive income. Details of the fair value measurements are set out in note 26.

Notes to the Unaudited Interim Condensed Consolidated Financial Statements (Continued)

For the six months ended 30 September 2025

18. OTHER ASSET

	Unaudited As at 30 September 2025 HK\$'000	Audited As at 31 March 2025 HK\$'000
Membership licence, at cost	356	356

Membership licence is carried at cost less any impairment. It represented cost of membership at Hong Kong Gold Exchange Limited.

19. DEBTORS, DEPOSITS AND PREPAYMENTS

	Unaudited As at 30 September 2025 HK\$'000	Audited As at 31 March 2025 HK\$'000
Current		
Trade debtors	7,463	13,887
Other receivables	3,954	3,828
Rental deposits	6,002	5,576
Other deposits	719	1,024
Prepayments	2,980	1,504
	21,118	25,819
Non-current		
Rental deposits	5,999	6,401
	27,117	32,220

19. DEBTORS, DEPOSITS AND PREPAYMENTS (Continued)

The ageing analysis of trade debtors, based on invoice date, was as follows:

	Unaudited As at 30 September 2025 HK\$'000	Audited As at 31 March 2025 HK\$'000
Within 30 days	5,572	13,037
31–90 days	1,739	161
More than 90 days	152	689
	7,463	13,887

20. INVENTORIES

	Unaudited As at 30 September 2025 HK\$'000	Audited As at 31 March 2025 HK\$'000
Jewellery	260,040	231,858
Gold ornament	109,313	77,160
Gold bullion	8,829	2,646
Watch and gift	120,188	108,554
	498,370	420,218

As at 30 September 2025, the fair value less costs to sell of gold bullion was approximately HK\$8,829,000 (at 31 March 2025: HK\$2,646,000).

Notes to the Unaudited Interim Condensed Consolidated Financial Statements (Continued)

For the six months ended 30 September 2025

21. TRADE PAYABLES, DEPOSITS RECEIVED AND OTHER PAYABLES

	Unaudited	Audited
	As at	As at
	30 September	31 March
	2025	2025
	HK\$'000	HK\$'000
Trade payables	14,312	16,806
Other payables	1,098	933
Dividend payables	24,075	437
Accruals and provisions	18,365	21,504
Contract liabilities	4,762	4,133
Deposits received	5,522	6,697
	68,134	50,510

The ageing analysis of trade payables, based on invoice date, was as follows:

	Unaudited	Audited
	As at	As at
	30 September	31 March
	2025	2025
	HK\$'000	HK\$'000
Within 30 days	13,918	16,538
31–90 days	394	268
	14,312	16,806

22. SHARE CAPITAL**Issued share capital**

Unaudited	Audited
As at	As at
30 September	31 March
2025	2025
HK\$'000	HK\$'000
<u> </u>	<u> </u>

Issued and fully paid:

909,308,465 (at 31 March 2025:

909,308,465) ordinary shares

393,354**393,354**

Number of ordinary shares		Share capital	
Unaudited	Audited	Unaudited	Audited
As at	As at	As at	As at
30 September	31 March	30 September	31 March
2025	2025	2025	2025
		HK\$'000	HK\$'000
<u> </u>	<u> </u>	<u> </u>	<u> </u>

Issued and fully paid:

At the beginning and the
end of the period/year**909,308,465**

909,308,465

393,354**393,354**

Notes to the Unaudited Interim Condensed Consolidated Financial Statements (Continued)

For the six months ended 30 September 2025

23. NOTES TO THE CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

(a) Reconciliation of profit before taxation to operating profit before working capital changes is as follows:

	Unaudited Six months ended 30 September 2025 HK\$'000	2024 HK\$'000
Profit before taxation	39,720	34,644
Depreciation of investment properties	36	35
Depreciation of property, plant and equipment	1,799	2,518
Depreciation of right-of-use assets	17,441	15,774
Dividend income	—	(41)
Fair value change of investments at fair value through profit or loss	—	(21)
Fair value loss on gold loans designated at fair value through profit or loss	21,526	10,366
Interest charges	3,075	2,282
Interest income	(8,474)	(9,863)
Loss on write off/disposal of property, plant and equipment	1	45
Provision for and write down of inventories to net realisable value	2,199	1,636
Provision for impairment loss on property, plant and equipment	—	976
Provision for impairment loss on right-of-use assets	—	2,124
Provision for long service payments	254	248
Release of fair value through other comprehensive income reserve upon disposal of relevant debt instruments	(2)	—
Reversal of provision for long service payments	(237)	(146)
Operating profit before working capital changes	77,338	60,577

23. NOTES TO THE CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (Continued)**(b) Reconciliation of liabilities arising from financing activities**

The table below details changes in the Group's liabilities from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are liabilities for which cash flows were, or future cash flows will be, classified in the Group's condensed consolidated statement of cash flows as cash flows from financing activities.

	Lease liabilities HK\$'000	Gold loans HK\$'000	Interest payables HK\$'000	Dividend payables HK\$'000	Total HK\$'000
Unaudited					
For the six months ended					
30 September 2025					
As at 1 April 2025	55,508	80,322	274	437	136,541
Changes from cash flows:					
Proceeds from gold loans	—	31,171	—	—	31,171
Repayment of gold loans	—	(8,105)	—	—	(8,105)
Payment of principal element of lease liabilities	(20,815)	—	—	—	(20,815)
Interest paid on gold loans	—	—	(1,205)	—	(1,205)
Payment of interest element of lease liabilities	(1,922)	—	—	—	(1,922)
Dividends paid	—	—	—	(4)	(4)
Total changes from cash flows	(22,737)	23,066	(1,205)	(4)	(880)
Other non-cash flow changes:					
Lease modifications	19,090	—	—	—	19,090
Change in fair value of gold loans	—	21,526	—	—	21,526
Interest incurred	1,922	—	1,153	—	3,075
Dividend declared	—	—	—	23,642	23,642
Total other non-cash flow changes	21,012	21,526	1,153	23,642	67,333
As at 30 September 2025	53,783	124,914	222	24,075	202,994

Notes to the Unaudited Interim Condensed Consolidated Financial Statements (Continued)

For the six months ended 30 September 2025

23. NOTES TO THE CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (Continued)

(b) Reconciliation of liabilities arising from financing activities (Continued)

	Lease liabilities HK\$'000	Gold loans HK\$'000	Interest payables HK\$'000	Dividend payables HK\$'000	Total HK\$'000
Unaudited For the six months ended 30 September 2024					
As at 1 April 2024	43,274	58,109	90	340	101,813
Changes from cash flows:					
Payment of principal element of lease liabilities	(20,451)	—	—	—	(20,451)
Interest paid on gold loan	—	—	(622)	—	(622)
Payment of interest element of lease liabilities	(1,645)	—	—	—	(1,645)
Dividends paid	—	—	—	(1)	(1)
Total changes from cash flows	(22,096)	—	(622)	(1)	(22,719)
Other non-cash flow changes:					
Additions	10,146	—	—	—	10,146
Lease modifications	16,283	—	—	—	16,283
Change in fair value of gold loan	—	10,366	—	—	10,366
Interest incurred	1,645	—	637	—	2,282
Dividend declared	—	—	—	23,642	23,642
Total other non-cash flow changes	28,074	10,366	637	23,642	62,719
As at 30 September 2024	49,252	68,475	105	23,981	141,813

Interest payables and dividend payables are included in trade payables, deposits received and other payables presented in the condensed consolidated statement of financial position.

24. FUTURE OPERATING LEASE RECEIVABLES

At the end of the reporting period, the undiscounted lease payments receivable by the Group in future periods under non-cancellable operating leases in respect of investment properties are as follows:

	Unaudited As at 30 September 2025 HK\$'000	Audited As at 31 March 2025 HK\$'000
Within 1 year	715	994
After 1 year but within 2 years	237	49
After 2 years but within 3 years	228	—
	1,180	1,043

The Group leases out its investment properties under operating lease arrangements which run for an initial period of 1 to 3 years (at 31 March 2025: 1 to 3 years), with option for tenants to renew the lease term at the expiry date.

Notes to the Unaudited Interim Condensed Consolidated Financial Statements (Continued)

For the six months ended 30 September 2025

25. RELATED PARTY TRANSACTIONS

- (a) In addition to the transactions disclosed elsewhere in these unaudited interim condensed consolidated financial statements, the Group had the following material transactions with related parties during the period:

		Unaudited Six months ended 30 September	
		2025	2024
	Notes	HK\$'000	HK\$'000
Management fees and air-conditioning charges paid to Stanwick Properties Limited	(i)	548	548
Sale of goods to:			
Directors	(ii)	447	1,408
YCSEL	(ii)	5	—
Key management personnel of YCSEL	(iv)	484	—
Purchase of goods from a related company	(iii)	1,192	—
Entities in which certain Directors* have beneficial interests:	(iv)		
Purchase of consumables		—	33
Car parking fee expenses		34	34

* Some directors also have beneficial interests in the Company.

25. RELATED PARTY TRANSACTIONS (Continued)**(a) In addition to the transactions disclosed elsewhere in these unaudited interim condensed consolidated financial statements, the Group had the following material transactions with related parties during the period: (Continued)***Notes:*

- (i) The Group has entered into a number of lease agreements with Stanwick Properties Limited (“Stanwick”) for the use of properties relating to the Basement and Ground Floor, Mezzanine Floor, 3rd (including a flat roof), 5th, 7th, 8th, 9th and 10th Floors of King Fook Building, 30–32 Des Voeux Road Central, Hong Kong and the fittings, furniture and appliances and telephone sets/sockets. In addition to the management fees and air-conditioning charges paid to Stanwick as disclosed, as at 30 September 2025, the Group had recognised lease liabilities and right-of-use assets of approximately HK\$8,679,000 (at 31 March 2025: HK\$3,836,000) and HK\$8,823,000 (at 31 March 2025: HK\$3,823,000) for the lease payments of those leases respectively. Total undiscounted lease payments under these lease agreements were approximately HK\$5,210,000 (for the six months ended 30 September 2024: HK\$5,228,000) during the period. Stanwick is a wholly owned subsidiary of YCSEL, the ultimate holding company of the Group. These related party transactions were entered into on normal commercial terms.
- (ii) It represented sales of gold ornament, jewellery and watch items net of sale discounts to the Directors and YCSEL for the period. These transactions were carried out on normal commercial terms in the ordinary course of business.
- (iii) The company is controlled by the Company’s independent non-executive director, Mr. Sin Nga Yan, Benedict. It represented purchases of jewellery for the period. These transactions were carried out on normal commercial terms in the ordinary course of business and were connected transactions exempted from announcement, reporting and independent shareholders’ requirements under rule 14A.33 of the Listing Rules.
- (iv) These related party transactions were entered into on normal commercial terms.

Notes to the Unaudited Interim Condensed Consolidated Financial Statements (Continued)

For the six months ended 30 September 2025

25. RELATED PARTY TRANSACTIONS (Continued)

(b) Compensation of key management personnel

The remuneration of the Directors (executive and non-executive) and other members of key management during the period was as follows:

	Unaudited	
	Six months ended	
	30 September	
	2025	2024
	HK\$'000	HK\$'000
Salaries, allowances and benefits in kind	9,000	8,249
Pension costs — defined contribution retirement schemes	105	101
	9,105	8,350

26. FAIR VALUE MEASUREMENTS

At the end of the reporting period, the financial assets and liability measured at fair value in the condensed consolidated statement of financial position are set out as follows:

		Unaudited As at 30 September 2025				Audited As at 31 March 2025			
		Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
Notes		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Financial assets at fair value through other comprehensive income									
Investments at fair value through other comprehensive income									
— Unlisted equity securities	(iii)	—	—	1,284	1,284	—	—	2,380	2,380
Debt instruments at fair value through other comprehensive income									
— Listed debt instruments	(i)	32,218	—	—	32,218	31,772	—	—	31,772
— Unlisted debt instruments	(i)	19,692	—	—	19,692	15,534	—	—	15,534
		<u>51,910</u>	<u>—</u>	<u>1,284</u>	<u>53,194</u>	<u>47,306</u>	<u>—</u>	<u>2,380</u>	<u>49,686</u>
Financial liability at fair value through profit or loss									
Gold loans	(ii)	—	124,914	—	124,914	—	80,322	—	80,322

26. FAIR VALUE MEASUREMENTS (Continued)

The Group followed HKFRS 13, *Fair Value Measurement*, which introduces a 3 level hierarchy for fair value measurement disclosures and additional disclosures about the relative reliability of fair value measurements.

The hierarchy groups financial assets and liability into 3 levels based on the relative reliability of significant inputs used in measuring the fair value of these financial assets and liability. The fair value hierarchy has the following levels:

- Level 1: quoted prices (unadjusted) in active markets for identical assets;
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Notes:

- (i) At the end of each reporting period, the listed debt instruments and unlisted debt instruments are measured subsequent to initial recognition at fair value, grouped into Level 1 based on the degree to which the fair value is observable. Level 1 fair value measurements are those quoted prices (unadjusted) in active markets for identical assets.
- (ii) At the end of each reporting period, the gold loans are measured subsequent to initial recognition at fair value, grouped into Level 2. The fair value is determined using discounted cash flow valuation technique reference to quoted market bid price of gold traded in active liquid markets as a key input.

At the end of each reporting period, there were no significant changes in the credit spread of the Group and therefore the amounts of changes in fair value of the financial liabilities arising from changes in the credit risk and the accumulated amounts as at the end of the respective reporting periods were not significant. The changes in fair value of the financial liabilities were mainly attributable to changes in commodity price.

26. FAIR VALUE MEASUREMENTS (Continued)*Notes: (Continued)*

- (iii) At the end of each reporting period, the unlisted equity securities are measured subsequent to initial recognition at fair value, grouped into Level 3 based on the degree to which the fair value is unobservable. The fair value measurements of unlisted equity securities are determined by the Directors.

Movement of financial assets grouped into Level 3 is as follows:

	Unaudited As at 30 September 2025 HK\$'000	Audited As at 31 March 2025 HK\$'000
Unlisted equity securities		
At the beginning of the period/year	2,380	706
Fair value change recognised in other comprehensive income for the period/year	(1,096)	1,674
At the end of the period/year	1,284	2,380

Notes to the Unaudited Interim Condensed Consolidated Financial Statements (Continued)

For the six months ended 30 September 2025

26. FAIR VALUE MEASUREMENTS (Continued)

Notes: (Continued)

(iii) (Continued)

The valuations are determined based on the following significant unobservable inputs:

Financial assets	Valuation technique	Significant unobservable inputs	Range/ value	Sensitivity of fair value to the input
Unlisted equity securities with carrying amounts of HK\$12,000 as at 30 September 2025 (at 31 March 2025: HK\$16,000)	Market approach	Price-to-book multiple ("P/B multiple")	0.14 to 3.82 (at 31 March 2025: 0.14 to 12.06)	The fair values of unlisted equity securities are determined with reference to multiples of comparable listed companies, using the average of the P/B multiple of comparable. The fair value measurement should be positively correlated to the P/B multiple. Had the highest P/B multiple among the comparable been used as at 30 September 2025, the fair value would have increased by HK\$17,000. Had the lowest P/B multiple among the comparable been used as at 30 September 2025, the fair value would have decreased by HK\$11,000.
		Discount for lack of marketability ("DLOM")	24.2% (at 31 March 2025: 24.2%)	

26. FAIR VALUE MEASUREMENTS (Continued)*Notes:* (Continued)

(iii) (Continued)

Financial assets	Valuation technique	Significant unobservable inputs	Range/ value	Sensitivity of fair value to the input
Unlisted equity securities with carrying amounts of HK\$1,272,000 as at 30 September 2025 (at 31 March 2025: HK\$2,364,000)	Market approach	Enterprise value-to-earnings before interest, taxes, depreciation and amortisation multiple ("EV/EBITDA multiple")	19.03 to 56.49 (at 31 March 2025: 19.06 to 166.34)	The fair values of unlisted equity securities are determined with reference to multiples of comparable listed companies, using the average of the EV/EBITDA multiple of comparable. The fair value measurement should be positively correlated to the EV/EBITDA multiple. Had the highest EV/EBITDA multiple among the comparable been used as at 30 September 2025, the fair value would have increased by HK\$372,000. Had the lowest EV/EBITDA multiple among the comparable been used as at 30 September 2025, the fair value would have decreased by HK\$370,000.
		DLOM	24.2% (at 31 March 2025: 24.2%)	The fair values of unlisted equity securities are also determined with reference to DLOM. The fair value measurement should be negatively correlated to the DLOM. Had the DLOM decreased by 5% as at 30 September 2025, the fair value would have increased by HK\$84,000. Had the DLOM increased by 5% as at 30 September 2025, the fair value would have decreased by HK\$84,000.

There have been no transfers between levels in the reporting period.

27. APPROVAL OF THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

These unaudited interim condensed consolidated financial statements were approved and authorised for issue by the Board on 14 November 2025.

By order of the Board
Tang Yat Sun, Richard
Chairman

Hong Kong, 14 November 2025

At the date of this report, the executive directors of the Company are Mr. Tang Yat Sun, Richard and Dr. Fung Yuk Bun, Patrick; the non-executive directors are Mr. Ho Hau Hay, Hamilton, Ms. Veronica Ho and Mr. Kung Lin Cheng Leo; and the independent non-executive directors are Mr. Sin Nga Yan, Benedict, Mr. Cheng Kwok Shing, Anthony and Ms. Hou Tan Tan Danielle.