



**PROPERTY
DEVELOPMENT**

TOLL ROAD

CONSTRUCTION



Wai Kee Holdings Limited

(Incorporated in Bermuda with limited liability)

(Stock Code: 610)

**CONSTRUCTION
MATERIALS**

QUARRYING

INTERIM REPORT 2025

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Interim Results Highlights

The board of directors (the “Board”) of Wai Kee Holdings Limited (the “Company”) announces the interim results of the Company and its subsidiaries (the “Group”) for the six months ended 30th June, 2025.

FINANCIAL PERFORMANCE HIGHLIGHTS

Revenue	HK\$6,936 million
Loss attributable to owners of the Company	HK\$3,145 million
Basic loss per share	HK\$3.96
Equity attributable to owners of the Company per share	HK\$2.11

Business Review and Future Outlook

BUSINESS REVIEW

For the six months ended 30th June, 2025, the Group recorded revenue of HK\$6,936 million (six months ended 30th June, 2024: HK\$6,547 million) and an unaudited loss attributable to owners of the Company of HK\$3,145 million (six months ended 30th June, 2024: HK\$415 million).

Property Development and Investment, Toll Road, Investment and Asset Management

For the six months ended 30th June, 2025, the Group shared a loss of HK\$906 million (six months ended 30th June, 2024: HK\$457 million) from Road King Infrastructure Limited (“Road King”), an associate of the Group. As of the date of this report, the Group holds 44.52% interest in Road King (excluding 3,000,000 ordinary shares in Road King (“Road King Shares”), representing 0.40% interest in Road King, held by Build King Holdings Limited (“Build King”), a subsidiary of the Company, which is classified under financial assets at fair value through profit or loss).

The directors of the Company (the “Directors”) conducted an impairment assessment on the Group’s interest in Road King at 30th June, 2025 by comparing its recoverable amount with its carrying amount. The Directors considered that the fair value less costs of disposal, which was determined based on the share price of Road King, reflects the best estimates of the recoverable amount of the Group’s interest in Road King. At 30th June, 2025, as the carrying amount of the Group’s interest in Road King exceeded its recoverable amount, an additional impairment of HK\$2,310 million was made to the Group’s interest in Road King for the six months ended 30th June, 2025.

For the six months ended 30th June, 2025, Road King recorded an unaudited loss attributable to its owners of HK\$2,034 million (six months ended 30th June, 2024: HK\$1,027 million).

Due to the impact of the ongoing downturn in the real estate market and sluggish sales, Road King achieved total property sales (including joint venture and associate projects) of RMB5,232 million in the first half of 2025. The property sales comprised contracted sales of RMB4,769 million and outstanding subscribed sales of RMB463 million. The Guangdong-Hong Kong-Macao Greater Bay Area and Yangtze River Delta Region are the major sales regions.

The Hong Kong projects of Road King were also affected by the sluggish property market and throat-cutting promotion of competitive projects, resulting in a slowdown in transaction volumes during the first quarter of 2025. In the first half of 2025, the total sales of the three projects of Road King in Hong Kong amounted to HK\$1,567 million.

Road King suspended participation in land auctions to reserve funds for loan repayment and supporting its daily operation, and therefore did not acquire any new project or land parcel during the period. As at 30th June, 2025, Road King had a total land reserve of approximately 2,360,000 sqm, of which 380,000 sqm were pre-sold but yet to be delivered.

In the first half of 2025, Road King’s expressway projects in Indonesia recorded an average daily traffic of 91,100 vehicles and toll revenue of HK\$878 million (six months ended 30th June, 2024: 89,900 vehicles and HK\$919 million), representing a year-on-year increase of 1% and a decrease of 4%, respectively compared to the corresponding period of last year.

After restructuring and rectification, the business scale of the remaining original investment and asset management businesses, which mainly comprised property fund investment as well as cultural and tourist businesses, has been significantly reduced, with non-core businesses closed and non-core assets sold. Going forward, Road King will continue to review the operation of its remaining businesses and take appropriate action in due course.

Business Review and Future Outlook

BUSINESS REVIEW (Cont'd)

Property Development and Investment, Toll Road, Investment and Asset Management (Cont'd)

Road King stays cautious in regard to the outlook of property business development in the Mainland China. In the second half of the year, Road King's property operation team will continue to ensure the stability of daily operations, ensure the timely delivery of properties, and strictly control its cash flow.

For the toll road business, Road King will continue to optimize its Indonesian expressway business and proceed with the proposed sale of its expressways in Indonesia.

Regarding offshore debt, Road King will proactively explore solutions and, after consulting with advisors, promptly initiate communications with creditors to seek their support and cooperation, with the aim of safeguarding the interests of Road King, all creditors, and other stakeholders.

Construction, Sewage Treatment and Steam Fuel

For the six months ended 30th June, 2025, the Group shared a profit of HK\$104 million (six months ended 30th June, 2024: HK\$86 million) from Build King. As of the date of this report, the Group holds 58.33% interest in Build King.

For the six months ended 30th June, 2025, Build King recorded revenue of HK\$6,900 million (six months ended 30th June, 2024: HK\$6,472 million) and an unaudited profit attributable to its owners of HK\$179 million (six months ended 30th June, 2024: HK\$148 million), an increase of 20% as compared with that of 2024.

In Hong Kong, Build King provides a full spectrum of construction services from building construction and civil engineering to foundation, electrical and mechanical, interior refurbishments and fitting out works.

Since the beginning of the year, Build King has secured new construction contracts with an attributable contract value of approximately HK\$8 billion. As of the date of this report, the value of Build King's outstanding contracts to be completed was approximately HK\$33.6 billion, comprising HK\$20 billion from its civil division, HK\$12.6 billion from its building division and HK\$1 billion from its specialist division.

In the Mainland China, Build King operates steam supply plants in Gansu and Hubei, providing steam to factories within industrial parks, and offers operational management services to a sewage treatment plant in Wuxi for processing both household and industrial wastewater. During the period, total revenue generated from its environmental projects in the Mainland China amounted to HK\$111 million for the period (six months ended 30th June, 2024: HK\$109 million). The increase in revenue was primarily driven by steady improvements in Build King's steam plant operation. During the period, Build King's operating plants supplied an average of 108 tons/hour of steam, representing a 19% increase compared to 91 tons/hour in the same period last year. After deducting directly attributable expenses, segment profit was HK\$14 million (six months ended 30th June, 2024: segment loss of HK\$14 million), mainly due to increased revenue and appreciation of Renminbi.

As announced on 24th January, 2025, Build King exercised the redemption right under the investment agreement and reduced its interest in the urban redevelopment project known as Haitao Garden from 20% to 10%. The project, located at 58 Haitao Road, Yantian District, Shenzhen, is planned for residential and commercial development (the "Shenzhen Project"). During the period, land contracts in respect of the Shenzhen Project have been entered into. Construction is expected to be completed in phases between 2027 and 2029.

Business Review and Future Outlook

BUSINESS REVIEW (Cont'd)

Construction Materials

For the six months ended 30th June, 2025, the construction materials division recorded revenue of HK\$225 million (six months ended 30th June, 2024: HK\$324 million) and a net profit of HK\$33 million (six months ended 30th June, 2024: HK\$51 million).

The construction materials division recorded a significant decline in profit compared to the same period in 2024, primarily due to lower sales volumes and reduced profit margins.

In the first quarter of 2025, demand for concrete fell as the construction industry slowed amid a downturn in the property market as the private sector substantially reduced the investment in property construction. In addition, the government tightened spending in response to a rising budget deficit, which was partly driven by sluggish property market performance which in turn affected its revenue collection.

Given the ongoing weakness in market conditions, management is considering the forward strategy in the asphalt operations to optimize resource allocation. However, due to a reversal of allowance for doubtful debts that had been made in previous year as a result of successful collection of a dispute debt related to a long-completed project in the current period, the asphalt operation recorded a small profit for the first half of 2025.

Quarrying

For the six months ended 30th June, 2025, the quarrying division recorded revenue of HK\$80 million (six months ended 30th June, 2024: HK\$90 million) and a net profit of HK\$30 million (six months ended 30th June, 2024: net loss of HK\$5 million).

During the period, the quarrying division turned from loss to profit in the first half of 2025 as a result of the substantial increase in volume and the lower average purchase cost of rock imported to Lam Tei Quarry, combined with a notable savings of costs in production of aggregates, contributed to the higher profit margins.

As the division's operation relies primarily on rock imported to Lam Tei Quarry for production of aggregates, both volume and purchase cost of imported rock are critical factors influencing the division's overall performance, which is therefore closely depending on the import rock's availability and prices.

The market price of aggregates remains stable, though it experienced a slight decrease in the first half of 2025 due to abundant supplies of aggregates from the Mainland China.

The Group have been successfully awarded the contract for the development of the Lam Tei Underground Quarry ("Underground Quarry Contract"). The signing ceremony for the Underground Quarry Contract was held in June 2025. This project involves the development of an underground quarry-cum-cavern, encompassing quarrying activities and related ancillary operations. The Underground Quarry Contract will commence next year after the cessation of the existing contract of Lam Tei Quarry and will last for a minimum of thirteen and a half years. We anticipate a smooth transition from the existing Lam Tei Quarry contract to the Underground Quarry Contract, and preparation works are currently underway.

Business Review and Future Outlook

BUSINESS REVIEW (Cont'd)

Fund Management Service and Securities Brokerage

WK Fund Management Limited, which secured Type 4 (Advising on Securities) and Type 9 (Asset Management) registrations, and WK Securities Limited, which secured Type 1 (Dealing in Securities) and Type 4 (Advising on Securities) registrations, are two wholly-owned subsidiaries of the Group carrying out the fund management service and securities brokerage businesses respectively.

The division recorded a loss of HK\$2 million (six months ended 30th June, 2024: HK\$2 million) for the six months ended 30th June, 2025.

Investment in equity securities and debt securities

The Group holds certain listed equity securities in Hong Kong and quoted securities in the USA. At 30th June, 2025, the fair value of these securities was HK\$23 million (31st December, 2024: HK\$22 million), of which (including 3,000,000 Road King Shares) HK\$5 million (31st December, 2024: HK\$5 million) was invested by Build King.

The Group also invested in quoted debt securities which are bonds. At 30th June, 2025, the fair value of the Group's portfolio of quoted debt securities was HK\$85 million (31st December, 2024: HK\$185 million), of which HK\$7 million (31st December, 2024: HK\$9 million) was invested by Build King.

Build King invested in an unlisted equity investment fund issued by a private entity incorporated in Hong Kong. At 30th June, 2025, the fair value of the unlisted equity investment fund was HK\$33 million (31st December, 2024: HK\$45 million).

For the six months ended 30th June, 2025, the net loss of the above investments, being the net amount of change in fair value of the investments, dividend income and interest income, was HK\$66 million (six months ended 30th June, 2024: HK\$49 million), of which the net loss of HK\$15 million (six months ended 30th June, 2024: HK\$7 million) was from the investments by Build King, mainly as a result of the significant drop in the quoted prices of the debt securities at 30th June, 2025.

FUTURE OUTLOOK

For the construction division, the economic slowdown has created an increasingly competitive and challenging business environment, with both government deficit and reduced private sector spending. This has placed considerable pressure on tender prices for the division as a contractor. Despite these challenges, the division's performance in the first half of 2025 was promising, and a solid full year performance is anticipated. Looking ahead, the government has announced in its 2025 - 2026 Budget that the average annual capital works expenditure will increase from approximately HK\$90 billion to HK\$120 billion. At the same time, private sector developers have shown increasing preference to engage reputable contractors - both developments are favorable for our construction division.

For the construction materials division, stable orders from our construction division are expected to support steady performance in the second half of 2025. However, the quarrying division's results will largely depend on the volume of rock imported to Lam Tei Quarry and its associated purchase cost.

Financial Review

LIQUIDITY AND FINANCIAL RESOURCES

During the period, total borrowings decreased from HK\$1,132 million to HK\$757 million, which included bonds with carrying amounts of HK\$56 million (31st December, 2024: HK\$56 million) carrying no interest, with the maturity profile summarised as follows:

	30th June, 2025 HK\$'million	31st December, 2024 HK\$'million
Within one year	119	1,050
In the second year	72	57
In the third to fifth year inclusive	566	25
	757	1,132
Classified under:		
Current liabilities (<i>note</i>)	159	1,076
Non-current liabilities	598	56
	757	1,132

Note: At 30th June, 2025, bank loans that are repayable over one year after the end of the reporting period but contain a repayment on demand clause with an aggregate carrying amount of HK\$40 million (31st December, 2024: HK\$26 million) have been classified as current liabilities.

At 31st December, 2024, the Group had certain interest rate swap contracts, with an aggregate notional amount of HK\$680 million and maturity date of 25th March, 2025, designated as effective hedging instruments in order to minimise its exposures to forecast cash flow interest rate risk on certain bank loans. At 31st December, 2024, the fair value of the interest rate swaps under derivative financial assets was HK\$6 million. The accumulated sum has been fully released upon maturity of the interest rate swap contracts matured on 25th March, 2025. For the six months ended 30th June, 2025, the Group recorded interest income on interest rate swap contracts of HK\$5 million (six months ended 30th June, 2024: HK\$15 million).

At 30th June, 2025, included in total borrowings, HK\$41 million (31st December, 2024: HK\$27 million) carried interest at fixed rate.

At 30th June, 2025, total amount of the Group's time deposits, bank balances and cash was HK\$2,312 million (31st December, 2024: HK\$2,056 million), of which bank deposits amounting to HK\$121 million (31st December, 2024: HK\$81 million) were pledged to banks to secure certain banking facilities granted to the Group. In addition, the Group has available unutilised banking facilities of HK\$1,581 million (31st December, 2024: HK\$1,573 million).

For the six months ended 30th June, 2025, the Group recorded finance costs of HK\$27 million (six months ended 30th June, 2024: HK\$51 million).

The Group's borrowings, investments, time deposits and bank balances are principally denominated in Hong Kong dollar, Renminbi and United States dollar. As a result, the Group is exposed to the currency risks for fluctuation in exchange rates of Renminbi and United States dollar. For the six months ended 30th June, 2025, the Group recorded net exchange gain of HK\$20 million (six months ended 30th June, 2024: net exchange loss of HK\$14 million). The Group will continue to monitor its exposure to the currency risks closely.

CAPITAL STRUCTURE AND GEARING RATIO

At 30th June, 2025, the equity attributable to owners of the Company amounted to HK\$1,675 million, representing HK\$2.11 per share (31st December, 2024: HK\$4,644 million, representing HK\$5.85 per share).

At 30th June, 2025, the gearing ratio, representing the ratio of total borrowings to equity attributable to owners of the Company, was 45.2% (31st December, 2024: 24.4%) and the net gearing ratio, representing the ratio of net borrowings (total borrowings less time deposits, bank balances and cash) to equity attributable to owners of the Company, was -92.9% (31st December, 2024: -19.9%) as a result of total amount of time deposits, bank balances and cash exceeding total borrowings amount.

PLEDGE OF ASSETS

At 30th June, 2025, apart from the bank deposits pledged to secure certain banking facilities granted to the Group, the quoted debt securities with an aggregate carrying amount of HK\$65 million (31st December, 2024: nil) were also pledged to secure certain banking facilities granted to the Group.

CAPITAL COMMITMENTS AND CONTINGENT LIABILITIES

At 30th June, 2025, the Group committed capital expenditure contracted for but not provided in the Group's condensed consolidated financial statements of HK\$6 million (31st December, 2024: HK\$17 million) in respect of acquisition of property, plant and equipment. At 30th June, 2025 and 31st December, 2024, the Group had no contingent liabilities.

Disclosure of Interests

DIRECTORS' INTERESTS AND SHORT POSITIONS

As at 30th June, 2025, the interests and short positions of the Directors 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 ("SFO")) as recorded in the register maintained by the Company pursuant to section 352 of the SFO, or which were required to be 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") set out in Appendix C3 of the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules"), were as follows:

(I) The Company

Interests in shares

Name of Director	Capacity/ Nature of interest	Number of shares held		Percentage of the issued ordinary share capital %
		Long position (note 1)	Short position	
Zen Wei Peu, Derek	Personal	255,880,078 (note 2)	—	32.26
	Securities interest	39,615,000	—	4.99
Wong Che Ming, Steve	Personal	900,000	—	0.11

Notes:

1. Long position in the shares (other than pursuant to equity derivatives such as share options, warrants to subscribe or convertible bonds).
2. Mr. Zen Wei Peu, Derek is a party to an agreement (another party to which is Mr. Zen Wei Pao, William, a substantial shareholder of the Company, who has a personal interest in 245,296,843 shares) that is subject to section 317(1)(b) of the SFO. Each party to the agreement is thereby deemed to be interested in shares held by the other. Accordingly, for the purpose of section 317(1)(b) of the SFO, Mr. Zen Wei Peu, Derek is deemed to be interested in a total of 501,176,921 shares, representing 63.19% of shares in issue of the Company, as at 30th June, 2025.

Disclosure of Interests

DIRECTORS' INTERESTS AND SHORT POSITIONS (Cont'd)

(II) Associated Corporations

Interests in shares

Name of Director	Name of company	Capacity/ Nature of interest	Number of shares held		Percentage of the issued share capital %
			Long position (note 1)	Short position	
Zen Wei Peu, Derek	Build King Holdings Limited	Personal	119,775,228	—	9.64
	Road King Infrastructure Limited	Personal	24,649,000 (note 2)	—	3.29
	Wai Kee (Zens) Construction & Transportation Company Limited (note 3)	Personal	2,000,000	—	10.00
	Wai Luen Stone Products Limited	Personal	30,000	—	37.50
Chiu Wai Yee, Anriena	Build King Holdings Limited	Personal	1,116,000	—	0.09
	Road King Infrastructure Limited	Personal	205,000	—	0.03
Wong Che Ming, Steve	Build King Holdings Limited	Personal	407,448	—	0.03

Notes:

1. Long position in the shares (other than pursuant to equity derivatives such as share options, warrants to subscribe or convertible bonds).
2. Included in the balance, 1,000,000 Road King Shares are held by Ms. Luk Chan, the spouse of Mr. Zen Wei Peu, Derek.
3. With effect from 29th February, 2016, the name of Wai Kee (Zens) Construction & Transportation Company Limited has been changed to Build King (Zens) Engineering Limited.

Disclosure of Interests

DIRECTORS' INTERESTS AND SHORT POSITIONS (Cont'd)

(II) Associated Corporations (Cont'd)

Interests in debentures

Name of Director	Name of company (note 1)	Capacity/ Nature of interest	Type of debenture	Principal amount held (note 2)
Zen Wei Peu, Derek	RKI Overseas Finance 2017 (A) Limited	Personal	US\$300 million 7% senior guaranteed perpetual capital securities	US\$800,000 (note 3)
	RKP Overseas Finance 2016 (A) Limited	Personal	US\$300 million 7.95% senior guaranteed perpetual capital securities	US\$4,050,000
	RKPF Overseas 2019 (E) Limited	Personal	US\$300 million 7.75% senior guaranteed fixed-spread perpetual capital securities	US\$46,450,000 (note 4)
	RKPF Overseas 2019 (A) Limited	Personal	US\$480 million 6.7% guaranteed senior notes	US\$2,495,446 (note 5)
	RKPF Overseas 2019 (A) Limited	Personal	US\$300 million 5.9% guaranteed senior notes	US\$1,767,242 (note 6)
	RKPF Overseas 2019 (A) Limited	Personal	US\$416 million 6% guaranteed senior notes	US\$9,094,656 (note 7)
Wong Che Ming, Steve	RKPF Overseas 2019 (A) Limited	Personal	US\$480 million 6.7% guaranteed senior notes	US\$356,492
Wong Man Chung, Francis	RKPF Overseas 2019 (A) Limited	Personal	US\$480 million 6.7% guaranteed senior notes	US\$1,925,059

Notes:

1. Wholly owned subsidiaries of Road King.
2. Long position.
3. A principal amount of US\$400,000 of US\$300 million 7% senior guaranteed perpetual capital securities is held by Ms. Luk Chan, the spouse of Mr. Zen Wei Peu, Derek.
4. A principal amount of US\$1,300,000 of US\$300 million 7.75% senior guaranteed fixed-spread perpetual capital securities was held by Ms. Luk Chan, the spouse of Mr. Zen Wei Peu, Derek. A principal amount of US\$2,150,000 of US\$300 million 7.75% senior guaranteed fixed-spread perpetual capital securities was held by Prepared Club Company Limited, which is wholly owned by Mr. Zen Wei Peu, Derek.
5. A principal amount of US\$2,495,446 of US\$480 million 6.7% guaranteed senior notes was held by Ms. Luk Chan, the spouse of Mr. Zen Wei Peu, Derek.
6. A principal amount of US\$883,621 of US\$300 million 5.9% guaranteed senior notes was held by Ms. Luk Chan, the spouse of Mr. Zen Wei Peu, Derek.
7. A principal amount of US\$1,765,953 of US\$416 million 6% guaranteed senior notes was held by Ms. Luk Chan, the spouse of Mr. Zen Wei Peu, Derek.

Disclosure of Interests

DIRECTORS' INTERESTS AND SHORT POSITIONS (Cont'd)

Save as disclosed above, none of the Directors nor their associates had any interests or short positions in any shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register to be kept by the Company under section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

Save as disclosed above, none of the Directors nor their spouses or children under 18 years of age were granted or had exercised any rights to subscribe for any securities of the Company or any of its associated corporations.

SUBSTANTIAL SHAREHOLDERS' INTERESTS

As at 30th June, 2025, so far as is known to any Director, the following persons (other than Directors) have interests or short positions in the shares and underlying shares of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO as recorded in the register required to be kept by the Company pursuant to section 336 of the SFO:

Name of shareholder	Capacity/ Nature of interest	Number of shares held		Percentage of the issued ordinary share capital %
		Long position (note 1)	Short position	
Zen Wei Pao, William	Personal	245,296,843 (note 2)	—	30.93
Cheng Yu Tung Family (Holdings) Limited (note 3)	Corporate	91,134,000	—	11.49
Cheng Yu Tung Family (Holdings II) Limited (note 4)	Corporate	91,134,000	—	11.49
Chow Tai Fook Capital Limited (note 5)	Corporate	91,134,000	—	11.49
Chow Tai Fook (Holding) Limited (note 6)	Corporate	91,134,000	—	11.49
Chow Tai Fook Enterprises Limited (note 7)	Corporate	91,134,000	—	11.49
Century Acquisition Limited (note 8)	Corporate	91,134,000	—	11.49
CTF Services Limited (note 9)	Corporate	91,134,000	—	11.49
CTFS Management Limited (note 10)	Corporate	91,134,000	—	11.49
CTF Financial Holdings Limited (note 11)	Corporate	91,134,000	—	11.49
Vast Earn Group Limited (note 12)	Beneficial owner	91,134,000	—	11.49

Disclosure of Interests

SUBSTANTIAL SHAREHOLDERS' INTERESTS (Cont'd)

Notes:

1. Long position in the shares (other than pursuant to equity derivatives such as share options, warrants to subscribe or convertible bonds).
2. Mr. Zen Wei Pao, William is a party to an agreement (another party to which is Mr. Zen Wei Peu, Derek, an Executive Director, who has a personal interest in 255,880,078 shares) that is subject to section 317(1)(b) of the SFO. Each party to the agreement is thereby deemed to be interested in shares held by the other. Accordingly, for the purpose of section 317(1)(b) of the SFO, Mr. Zen Wei Pao, William is deemed to be interested in a total of 501,176,921 shares, representing 63.19% of shares in issue of the Company, as at 30th June, 2025.
3. Cheng Yu Tung Family (Holdings) Limited is deemed to be interested in the shares through its interests in more than one-third of the issued share capital of Chow Tai Fook Capital Limited.
4. Cheng Yu Tung Family (Holdings II) Limited is deemed to be interested in the shares through its interests in more than one-third of the issued share capital of Chow Tai Fook Capital Limited.
5. Chow Tai Fook Capital Limited is deemed to be interested in the shares through its interests in its subsidiary, namely Chow Tai Fook (Holding) Limited.
6. Chow Tai Fook (Holding) Limited is deemed to be interested in the shares through its interests in its wholly owned subsidiary, namely Chow Tai Fook Enterprises Limited.
7. Chow Tai Fook Enterprises Limited is deemed to be interested in the shares through its interests in its wholly owned subsidiary, namely Century Acquisition Limited.
8. Century Acquisition Limited is deemed to be interested in the shares through its interests in its subsidiary, namely CTF Services Limited.
9. CTF Services Limited is deemed to be interested in the shares through its interests in its wholly owned subsidiary, namely CTFS Management Limited.
10. CTFS Management Limited is deemed to be interested in the shares through its interests in its wholly owned subsidiary, namely CTF Financial Holdings Limited.
11. CTF Financial Holdings Limited is deemed to be interested in the shares through its interests in its wholly owned subsidiary, namely Vast Earn Group Limited.
12. Vast Earn Group Limited is a wholly owned subsidiary of CTF Financial Holdings Limited.

Save as disclosed above, no other person (other than Directors) has an interest or a short position in the shares and underlying shares of the Company as recorded in the register required to be kept by the Company pursuant to section 336 of the SFO.

CORPORATE GOVERNANCE CODE

The Company has complied with the code provisions in Part 2 of Corporate Governance Code (the “Code”) set out in Appendix C1 of the Listing Rules throughout the six months ended 30th June, 2025, except for code provision C.2.1 of the Code.

Pursuant to code provision C.2.1 of the Code, the roles of chairman and chief executive should be separate and should not be performed by the same individual. Mr. Zen Wei Peu, Derek has been both the Chairman and Chief Executive Officer of the Company since 21st June, 2025. In addition to his responsibilities as Chairman overseeing the function of the Board and formulating overall strategies and policies of the Company, Mr. Zen has taken up the management of the Group’s business and overall operation. However, the daily operation of the Company has been delegated to the divisional heads, who are responsible for the different aspects of the business.

The Board considers that this structure will not impair the balance of power and authority between the Board and the management of the Group’s business, given that there are a strong and independent element on the Board and a clear division of responsibility in running the business of the Group. The Board believes that the structure outlined above is beneficial to the Company and its business.

DIRECTORS’ SECURITIES TRANSACTIONS

The Company has adopted the Model Code set out in Appendix C3 of the Listing Rules as its own code of conduct regarding Directors’ Securities Transactions. All Directors have confirmed, following specific enquiry, that they have complied with the Model Code throughout the six months ended 30th June, 2025.

Other Information

INTERIM DIVIDEND

The Board does not recommend the payment of an interim dividend for the six months ended 30th June, 2025 (six months ended 30th June, 2024: nil).

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

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities during the six months ended 30th June, 2025.

AUDIT COMMITTEE

The Audit Committee of the Company has reviewed with management, internal auditor and external auditors the accounting policies adopted by the Group and the unaudited interim financial information for the six months ended 30th June, 2025.

THE BOARD'S AND THE AUDIT COMMITTEE'S VIEWS ON THE BASIS FOR QUALIFIED CONCLUSION ON THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

The Board and the Audit Committee of the Company have considered the qualified conclusion of its auditors that the auditors have included in their "Report on Review of Condensed Consolidated Financial Statements" of this report. Both considered that given that the basis of qualification stems from Road King Group's suspension of interest payments of senior notes and offshore bank borrowings and uncertainties as to the timing and terms upon which plans and measures (including financial restructuring plan and realization of specific assets) to address the effects of suspended payments, none of which are within the control of the Company, it is appropriate to continue to recognise share of loss using the equity method based on the consolidated management accounts of Road King Group prepared by its management and recognise an impairment of its interest in Road King based on the fair value less costs of disposal.

EMPLOYEES AND REMUNERATION POLICIES

At 30th June, 2025, the Group had 3,899 employees (31st December, 2024: 3,922 employees), of which 3,526 (31st December, 2024: 3,588) were located in Hong Kong, 364 (31st December, 2024: 325) were located in the PRC and 9 (31st December, 2024: 9) were located in Philippines. For the six months ended 30th June, 2025, the Group's total staff costs were HK\$1,074 million (six months ended 30th June, 2024: HK\$989 million).

Competitive remuneration packages are structured to commensurate with individual responsibilities, qualification, experience and performance. In addition, discretionary bonuses may be paid depending upon the financial performance of the Group as well as the performance of the individual.

The emoluments of Executive Directors and senior management are determined by the Remuneration Committee of the Company with reference to salaries paid by comparable companies, their responsibilities, employment conditions and prevailing market conditions.

SUPPLEMENTAL INFORMATION FOR ANNUAL REPORT 2024

Reference is made to the Company's annual report 2024. The Company would like to confirm that it has complied with the requirements under Chapter 14A of the Listing Rules in respect of the related party transactions constituting the connected transactions or continuing connected transactions as disclosed in note 52 to the consolidated financial statements of the Group for the year ended 31st December, 2024.

DISCLOSURES PURSUANT TO RULES 13.18 AND 13.21 OF THE LISTING RULES

On 21st March, 2025, Trend Pacific Limited, a wholly owned subsidiary of the Company, as borrower, the Company as guarantor and five independent third party licensed banks in Hong Kong, one of which also acts as agent for the lending syndicate and as security agent for the secured parties entered into a facility agreement (the "Facility Agreement") in respect of HK\$570 million term loan facility (the "2025 Facility") with final maturity date falling 48 months (or 60 months if the extension option under the Facility Agreement is effected) from the utilisation date of the 2025 Facility. Throughout the life of the 2025 Facility, (i) Mr. Zen Wei Pao, William and Mr. Zen Wei Peu, Derek and such other person(s) nominated by either or both of them should collectively represent a majority of the Executive Directors; (ii) Mr. Zen Wei Pao, William and Mr. Zen Wei Peu, Derek collectively own (directly or indirectly) at least 40% of the beneficial shareholding interest in the issued share capital of the Company; and (iii) Mr. Zen Wei Pao, William and Mr. Zen Wei Peu, Derek collectively maintain to be the largest beneficial shareholder of the Company.

Save as disclosed above, as at 30th June, 2025, the Company did not have other disclosure obligations under Rules 13.18 and 13.21 of the Listing Rules.

Other Information

DISCLOSURE PURSUANT TO RULE 13.51B(1) OF THE LISTING RULES

Upon enquiry by the Company, save as disclosed below, there is no change in the information of the Directors required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules since the Company's last published annual report:

Name of Director	Details of changes
Zen Wei Pao, William	Mr. Zen has resigned as an Executive Director and the Chairman of the Company, and ceased to be the Chairman of the Nomination Committee and a member of the Remuneration Committee with effect from 21st June, 2025.
Zen Wei Peu, Derek	Mr. Zen has been re-designated from the Vice Chairman to the Chairman and appointed as the Chairman of the Nomination Committee of the Company with effect from 21st June, 2025.
Zen Chung Hei, Hayley	Mr. Zen has been appointed as an Executive Director with effect from 12th August, 2025. He has entered into a service agreement with the Company for a term of three years commencing from 12th August, 2025 and is subject to retirement by rotation and re-election pursuant to the Bye-laws of the Company.
Wong Man Chung, Francis	Mr. Wong has retired as an independent non-executive director of Geeka Home (Cayman) Inc. (Stock Code: 1739) with effect from 4th June, 2025.

APPRECIATION

The Board would like to take this opportunity to extend its heartiest thanks to our shareholders, business partners, Directors and our loyal and dedicated staff.

By Order of the Board
Wai Kee Holdings Limited
Zen Wei Peu, Derek
Chairman

Hong Kong, 26th August, 2025

Report on Review of Condensed Consolidated Financial Statements



TO THE BOARD OF DIRECTORS OF WAI KEE HOLDINGS LIMITED

(incorporated in Bermuda with limited liability)

INTRODUCTION

We have reviewed the condensed consolidated financial statements of Wai Kee Holdings Limited (the “Company”) and its subsidiaries (collectively referred to as the “Group”) set out on pages 20 to 43, which comprise the condensed consolidated statement of financial position as of 30th June, 2025 and the related condensed consolidated statement of profit or loss, 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 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”) as issued by the Hong Kong Institute of Certified Public Accountants (the “HKICPA”). The directors of the Company are responsible for the preparation and presentation of these condensed consolidated financial statements in accordance with HKAS 34. Our responsibility is to express a conclusion on these condensed consolidated financial statements based on our review, and to report our conclusion 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.

SCOPE OF REVIEW

Except as explained in the “Basis for Qualified Conclusion” section below, we conducted our review in accordance with the Hong Kong Standard on Review Engagements 2410 “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” as issued by the HKICPA. A review of these condensed consolidated financial statements 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.

BASIS FOR QUALIFIED CONCLUSION

The carrying amount of the Group’s interest in Road King Infrastructure Limited (“Road King”), an associate listed in Hong Kong accounted for by using the equity method, amounted to HK\$279,211,000 (net of accumulated impairment loss of HK\$3,820,000,000) as at 30th June, 2025. The Group recognised (a) its share of the loss of Road King and its subsidiaries (collectively referred to as “Road King Group”) amounting to HK\$905,719,000 based on the consolidated management accounts of Road King Group for the six months ended 30th June, 2025 prepared by the management of Road King Group in accordance with HKAS 34 issued by the HKICPA, and (b) an impairment of its interest in Road King amounting to HK\$2,310,000,000 for the six months ended 30th June, 2025 based on the fair value less costs of disposal, in which the details are set out in note 13(a) to the condensed consolidated financial statements of the Group. Significant management judgements and estimates have been involved in assessing these balances.

Report on Review of Condensed Consolidated Financial Statements

BASIS FOR QUALIFIED CONCLUSION (Cont'd)

As further described in note 13(a) to the condensed consolidated financial statements of the Group, (a) there is insufficient information available to the directors of the Company to assess the significant assumptions and estimations underlying the going concern assessment of Road King Group, and (b) in view that material uncertainties exist as to whether Road King Group can achieve the plans and measures (including financial restructuring plan and realisation of specific assets) taken into account in the value in use of the Group's interest in Road King, the directors of the Company considered that the fair value less costs of disposal reflects the best estimates of the recoverable amount of the Group's interest in Road King.

In view of the scope limitation, we were therefore unable to obtain sufficient appropriate evidence we considered necessary to assess, (a) the amount of loss that should be shared from Road King Group and (b) the impairment on the Group's interest in Road King, for the six months ended 30th June, 2025. There were no other satisfactory procedures that we could adopt to satisfy ourselves that the Group's interest in Road King as at 30th June, 2025, share of the loss of Road King Group and impairment on the Group's interest in Road Kong for the six months ended 30th June, 2025 are free from material misstatements. In addition, we were also unable to determine whether the disclosures in the condensed consolidated financial statements of the Group related to interest in Road Kong, share of loss of Road Kong and impairment assessment of interest in Road King were sufficient and appropriate. Had we been able to obtain sufficient appropriate evidence to complete our review of the equity accounting and impairment assessment of the Group's interest in Road King, matters might have come to our attention indicating that adjustments might be necessary to the condensed consolidated financial statements of the Group.

QUALIFIED CONCLUSION

Except for the adjustments to the condensed consolidated financial statements of the Group that we might have become aware of had it not been for the situation described above, based on our review, nothing has come to our attention that causes us to believe that the condensed consolidated financial statements of the Group are not prepared, in all material respects, in accordance with HKAS 34.

Deloitte Touche Tohmatsu

Certified Public Accountants

Hong Kong

26th August, 2025

Condensed Consolidated Statement of Profit or Loss

For the six months ended 30th June, 2025

	Notes	Six months ended 30th June,	
		2025 (Unaudited) HK\$'000	2024 (Unaudited) HK\$'000
Revenue from goods and services	3	6,936,386	6,546,977
Cost of sales		(6,395,944)	(5,936,187)
Gross profit		540,442	610,790
Other income	5	70,066	72,299
Other gains and losses	6	(66,478)	(65,360)
Impairment loss on interest in an associate	13	(2,310,000)	–
Selling and distribution costs		(38,301)	(51,356)
Administrative expenses		(307,128)	(354,979)
Finance costs	7	(26,922)	(50,545)
Share of results of associates		(904,814)	(448,644)
Share of results of joint ventures		(946)	(45,454)
Loss before tax	8	(3,044,081)	(333,249)
Income tax expense	9	(28,061)	(22,253)
Loss for the period		(3,072,142)	(355,502)
(Loss) profit for the period attributable to:			
Owners of the Company		(3,144,609)	(414,693)
Non-controlling interests		72,467	59,191
		(3,072,142)	(355,502)
		HK\$	HK\$
Loss per share	11		
– Basic		(3.96)	(0.52)

Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the six months ended 30th June, 2025

	Six months ended 30th June,	
	2025 (Unaudited) HK\$'000	2024 (Unaudited) HK\$'000
Loss for the period	(3,072,142)	(355,502)
Other comprehensive income (expense)		
Items that may be reclassified subsequently to profit or loss:		
Exchange differences arising on translation of foreign operations	5,806	(9,327)
Fair value losses on hedging instruments designated in cash flow hedges	(6,012)	(10,288)
Exchange differences arising on translation of an associate	2,207	(194,203)
Share of cash flow hedging reserve of an associate	(166)	438
Other comprehensive income (expense) for the period	1,835	(213,380)
Total comprehensive expense for the period	(3,070,307)	(568,882)
Total comprehensive (expense) income for the period attributable to:		
Owners of the Company	(3,145,712)	(623,675)
Non-controlling interests	75,405	54,793
	(3,070,307)	(568,882)

Condensed Consolidated Statement of Financial Position

At 30th June, 2025

		30th June, 2025 (Unaudited) HK\$'000	31st December, 2024 (Audited) HK\$'000
	Notes		
Non-current assets			
Property, plant and equipment	12	468,040	471,138
Right-of-use assets	12	69,582	81,408
Intangible assets		201,228	216,839
Goodwill		29,838	29,838
Interests in associates	13	318,278	3,353,602
Interests in joint ventures	14	2,468	3,181
Financial assets at fair value through profit or loss ("FVTPL")	15	328,559	328,559
		1,417,993	4,484,565
Current assets			
Inventories	16	146,096	145,079
Debtors, deposits and prepayments	17	1,020,032	1,159,976
Contract assets	18	3,850,953	4,005,624
Amounts due from associates		20,604	68,801
Amount due from a joint venture		379	312
Amounts due from other partners of joint operations		43,207	46,284
Tax recoverable		3,335	8,270
Financial assets at FVTPL	15	140,739	652,981
Derivative financial instruments	19	–	6,012
Cash held on behalf of customers	20	22,036	8,403
Pledged bank deposits	21	121,048	80,507
Time deposits with original maturity of not less than three months		610	1,343
Bank balances and cash		2,190,641	1,973,858
		7,559,680	8,157,450
Current liabilities			
Creditors and accrued charges	22	4,018,435	4,619,521
Contract liabilities		1,219,017	966,170
Amounts due to associates		26,190	25,267
Amounts due to other partners of joint operations		30,384	3,855
Amounts due to non-controlling shareholders		1,363	1,363
Lease liabilities		47,216	63,302
Tax liabilities		75,832	56,232
Bank loans	23	136,471	1,053,196
		5,554,908	6,788,906
Net current assets		2,004,772	1,368,544
Total assets less current liabilities		3,422,765	5,853,109

Condensed Consolidated Statement of Financial Position

At 30th June, 2025

		30th June, 2025 (Unaudited) HK\$'000	31st December, 2024 (Audited) HK\$'000
	<i>Notes</i>		
Non-current liabilities			
Deferred tax liabilities		5,750	8,665
Obligations in excess of interests in associates	13	10,805	14,207
Obligations in excess of interests in joint ventures	14	686	453
Amount due to an associate		–	671
Lease liabilities		18,503	20,261
Bank loan	23	541,500	–
Other creditors		1,345	1,345
Bonds		55,636	55,636
		634,225	101,238
Net assets		2,788,540	5,751,871
Capital and reserves			
Share capital		79,312	79,312
Share premium and reserves		1,595,525	4,564,406
Equity attributable to owners of the Company		1,674,837	4,643,718
Non-controlling interests		1,113,703	1,108,153
Total equity		2,788,540	5,751,871

Condensed Consolidated Statement of Changes in Equity

For the six months ended 30th June, 2025

	Equity attributable to owners of the Company								Non-controlling interests HK\$'000	Total equity HK\$'000
	Share capital HK\$'000	Share premium HK\$'000	Translation reserve HK\$'000	Special reserve HK\$'000 (note a)	Assets revaluation reserve HK\$'000	Other reserve HK\$'000 (note b)	Retained profits HK\$'000	Total HK\$'000		
At 1st January, 2024 (audited)	79,312	731,906	1,935	(29,530)	2,319	436,564	6,875,813	8,098,319	1,002,051	9,100,370
(Loss) profit for the period	-	-	-	-	-	-	(414,693)	(414,693)	59,191	(355,502)
Other comprehensive expense for the period	-	-	(199,132)	-	-	(9,850)	-	(208,982)	(4,398)	(213,380)
Total comprehensive (expense) income for the period	-	-	(199,132)	-	-	(9,850)	(414,693)	(623,675)	54,793	(568,882)
Sub-total	79,312	731,906	(197,197)	(29,530)	2,319	426,714	6,461,120	7,474,644	1,056,844	8,531,488
Released upon an associate's disposal of its subsidiaries	-	-	(174,923)	-	-	-	174,923	-	-	-
Distribution to non-controlling shareholders	-	-	-	-	-	-	-	-	(41,395)	(41,395)
At 30th June, 2024 (unaudited)	79,312	731,906	(372,120)	(29,530)	2,319	426,714	6,636,043	7,474,644	1,015,449	8,490,093
At 1st January, 2025 (audited)	79,312	731,906	(507,538)	(29,530)	2,319	410,602	3,956,647	4,643,718	1,108,153	5,751,871
(Loss) profit for the period	-	-	-	-	-	-	(3,144,609)	(3,144,609)	72,467	(3,072,142)
Other comprehensive income (expense) for the period	-	-	5,075	-	-	(6,178)	-	(1,103)	2,938	1,835
Total comprehensive income (expense) for the period	-	-	5,075	-	-	(6,178)	(3,144,609)	(3,145,712)	75,405	(3,070,307)
Sub-total	79,312	731,906	(502,463)	(29,530)	2,319	404,424	812,038	1,498,006	1,183,558	2,681,564
Share of an associate's uncalled redemption rights transferred to equity	-	-	-	-	-	178,082	-	178,082	-	178,082
Reduction of capital of non-controlling interest of an associate's subsidiaries	-	-	-	-	-	-	(1,251)	(1,251)	-	(1,251)
Distribution to non-controlling shareholders	-	-	-	-	-	-	-	-	(69,855)	(69,855)
At 30th June, 2025 (unaudited)	79,312	731,906	(502,463)	(29,530)	2,319	582,506	810,787	1,674,837	1,113,703	2,788,540

Notes:

- (a) The special reserve represents the difference between the nominal value of the shares of the acquired subsidiaries and the nominal value of the Company's shares issued for the acquisition at the time of the group reorganisation in 1992.
- (b) The other reserve represents (i) the difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received which is recognised directly in equity and attributed to owners of the Company regarding the changes in the Group's ownership interests in subsidiaries that do not result in the Group losing control over the subsidiaries; (ii) the share of other reserve of an associate of the Group; (iii) the hedging reserve; and (iv) the capital contribution paid on behalf of the non-controlling interests.

Condensed Consolidated Statement of Cash Flows

For the six months ended 30th June, 2025

	Note	Six months ended 30th June,	
		2025 (Unaudited) HK\$'000	2024 (Unaudited) HK\$'000
Net cash from operating activities		219,431	128,603
Investing activities			
Interest received		13,239	13,561
Distributions received from joint ventures		–	1,474
Proceeds from disposal of property, plant and equipment		3,462	1,246
Purchase of property, plant and equipment		(26,530)	(45,560)
Receipt for participation rights of a property development project		103,594	12,513
Repayments from (advances to) associates		48,197	(22)
(Advance to) repayment from a joint venture		(53)	318
Placement of pledged bank deposits		(40,541)	(15,408)
Withdrawal of time deposits with original maturity of not less than three months		765	35,100
Placement of time deposits with original maturity of not less than three months		(12)	(513)
Redemption of shareholder loan to an associate with redemption right	15(d)	400,000	–
Net cash from investing activities		502,121	2,709
Financing activities			
Interest paid on bank loans and other borrowings		(25,356)	(47,975)
Interest received on interest rate swap contracts		5,308	14,590
Interest paid on lease liabilities		(1,186)	(2,199)
Distribution to non-controlling shareholders		(69,855)	(41,395)
Repayments to associates		(128)	(81)
New bank loans raised		640,048	100,057
Repayments of bank loans		(1,016,924)	(266,880)
Repayments of bonds		–	(12,250)
Repayments of lease liabilities		(31,419)	(32,671)
Net cash used in financing activities		(499,512)	(288,804)
Net increase (decrease) in cash and cash equivalents		222,040	(157,492)
Cash and cash equivalents at the beginning of the period		1,973,858	1,664,534
Effect of foreign exchange rate changes, net		(5,257)	6,044
Cash and cash equivalents at the end of the period		2,190,641	1,513,086
Analysis of the balance of cash and cash equivalents			
Bank balances and cash		2,190,641	1,513,086

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30th June, 2025

1. BASIS OF PREPARATION

The condensed consolidated financial statements 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 (“HKICPA”) as well as with the applicable disclosure requirements of Appendix D2 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”).

2. PRINCIPAL ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis except for certain financial instruments, which are measured at fair values.

Other than changes in accounting policies resulting from application of amendments to HKFRS Accounting Standards, the accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30th June, 2025 are the same as those presented in the Group’s annual consolidated financial statements for the year ended 31st December, 2024.

Application of amendments to HKFRS Accounting Standards

In the current interim period, the Group has applied the following amendments to HKFRS Accounting Standard issued by the HKICPA, for the first time, which are mandatorily effective for the Group’s annual period beginning on 1st January, 2025 for the preparation of the Group’s condensed consolidated financial statements:

Amendments to HKAS 21

Lack of Exchangeability

The application of the amendments to HKFRS Accounting Standard in the current interim period has 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 condensed consolidated financial statements.

3. REVENUE FROM GOODS AND SERVICES

Disaggregation of revenue from contracts with customers

	Six months ended 30th June,	
	2025	2024
	HK\$'000	HK\$'000
Type of goods and services		
Construction contracts	6,765,731	6,342,402
Sewage treatment plant operation	11,304	24,455
Steam fuel plant operation	99,200	84,127
Sale of construction materials	34,964	85,247
Sale of quarry products	25,187	10,746
	6,936,386	6,546,977
Timing of revenue recognition		
At a point in time	60,151	95,993
Over time	6,876,235	6,450,984
	6,936,386	6,546,977

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30th June, 2025

4. SEGMENT INFORMATION

Information reported to the executive directors of the Company, being the chief operating decision maker, for the purposes of resource allocation and assessment of segment performance focuses on types of goods delivered or services provided. This is also the basis upon which the Group is organised. No operating segments have been aggregated in arriving at the reportable segments of the Group. The Group's reportable and operating segments under HKFRS 8 "Operating Segments" are summarised as follows:

Construction, sewage treatment and steam fuel

- construction of civil engineering and building projects
- operation of a sewage treatment plant
- operation of steam fuel plant

Construction materials

- production and sale of concrete
- production, sale and laying of asphalt

Quarrying

- production and sale of quarry products

Property development and investment, toll road, investment and asset management

- strategic investment in Road King Infrastructure Limited ("Road King"), the Group's 44.52% (31st December, 2024: 44.52%) associate whose shares are listed on the Main Board of the Stock Exchange

Segment revenue and results

The following is an analysis of the segment revenue and profit (loss) for each reportable and operating segment:

Six months ended 30th June, 2025

	Segment revenue			Segment profit (loss) HK\$'000
	Gross HK\$'000	Inter-segment elimination HK\$'000	External HK\$'000	
Construction, sewage treatment and steam fuel	6,899,772	(23,537)	6,876,235	104,154
Construction materials	225,396	(190,432)	34,964	33,281
Quarrying	79,933	(54,746)	25,187	30,334
Property development and investment, toll road, investment and asset management	–	–	–	(905,719)
Total	7,205,101	(268,715)	6,936,386	(737,950)

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30th June, 2025

4. SEGMENT INFORMATION (Cont'd)

Segment revenue and results (Cont'd)

Six months ended 30th June, 2024

	Segment revenue			Segment profit (loss) HK\$'000
	Gross HK\$'000	Inter-segment elimination HK\$'000	External HK\$'000	
Construction, sewage treatment and steam fuel	6,472,335	(21,351)	6,450,984	86,444
Construction materials	323,685	(238,438)	85,247	50,721
Quarrying	90,499	(79,753)	10,746	(4,791)
Property development and investment, toll road, investment and asset management	–	–	–	(457,165)
Total	6,886,519	(339,542)	6,546,977	(324,791)

Segment profit (loss) represents profit (loss) after tax and non-controlling interests for each reportable and operating segment and includes other income, other gains and losses, share of results of associates and share of results of joint ventures which are attributable to reportable and operating segments, but excluding corporate income and expenses (including staff costs, other administrative expenses and finance costs), other gains and losses, share of results of associates and share of results of joint ventures which are not attributable to any of the reportable and operating segments and are classified as unallocated items. This is the measure reported to the chief operating decision maker for the purposes of resource allocation and performance assessment.

Reconciliation of total segment loss to loss attributable to owners of the Company

	Six months ended 30th June,	
	2025 HK\$'000	2024 HK\$'000
Total segment loss	(737,950)	(324,791)
Unallocated items		
Other income	20,696	32,843
Other gains and losses	(58,965)	(53,280)
Impairment loss on interest in an associate	(2,310,000)	–
Administrative expenses	(34,612)	(33,410)
Finance costs	(22,535)	(37,336)
Share of results of associates	(1,218)	250
Share of results of joint ventures	(25)	1,031
Loss attributable to owners of the Company	(3,144,609)	(414,693)

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30th June, 2025

5. OTHER INCOME

	Six months ended 30th June,	
	2025	2024
	HK\$'000	HK\$'000
Other income includes:		
Dividend income from financial asset at FVTPL	1,251	515
Interest on financial asset at FVTPL	7,744	10,882
Interest on other receivables	–	1,447
Interest on bank deposits	13,239	13,188
Interest on loan to an associate	–	32
Interest on other financial asset at amortised cost	–	341
Interest on interest rate swap contracts	5,308	14,590
Operation fee income	18,489	21,117
Rental income from land and buildings	94	157
Rental income from plant and machinery	308	308
Service income from an associate	30	30

6. OTHER GAINS AND LOSSES

	Six months ended 30th June,	
	2025	2024
	HK\$'000	HK\$'000
Gain on disposal of property, plant and equipment, net	106	1,170
Loss on change in fair value of financial assets at FVTPL, net	(74,564)	(23,670)
Reversal (recognition) of allowance for credit losses	3,960	(130)
Gain on disposal of partial interest in an associate	4,020	–
Impairment loss on interest in a joint venture	–	(6,691)
Written down to net realisable value of inventory	–	(36,039)
	(66,478)	(65,360)

7. FINANCE COSTS

	Six months ended 30th June,	
	2025	2024
	HK\$'000	HK\$'000
Interest on bank loans	24,900	47,296
Interest on other borrowings	456	679
Interest on lease liabilities	1,186	2,199
Imputed interest on non-current amount due to an associate	380	371
	26,922	50,545

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30th June, 2025

8. LOSS BEFORE TAX

Loss before tax has been arrived at after charging (crediting):

	Six months ended 30th June,	
	2025 HK\$'000	2024 HK\$'000
Amortisation of intangible assets	20,850	6,802
Depreciation of property, plant and equipment (note)	38,957	34,523
Depreciation of right-of-use assets	25,991	28,552
Exchange (gain) loss, net	(19,582)	13,811
Share of income tax (credit) expense of associates (included in share of results of associates)	(3,283)	191,813

Note: Included in depreciation of property, plant and equipment, HK\$18,000 (six months ended 30th June, 2024: HK\$18,000) were capitalised in inventories.

9. INCOME TAX EXPENSE

	Six months ended 30th June,	
	2025 HK\$'000	2024 HK\$'000
Current tax		
Hong Kong	27,935	18,016
Other regions in the People's Republic of China (the "PRC")	3,417	1,928
	31,352	19,944
(Over) under provision in prior years		
Hong Kong	(376)	(15)
The PRC	–	2,324
	(376)	2,309
Deferred tax		
Credit for the period	(2,915)	–
	28,061	22,253

Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profits for both periods.

Under the Law of the PRC on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of the EIT Law, the tax rate for the PRC subsidiaries is 25% for both periods.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30th June, 2025

10. DIVIDEND

The board of directors of the Company does not recommend the payment of an interim dividend for the six months ended 30th June, 2025 (six months ended 30th June, 2024: nil).

11. LOSS PER SHARE

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

	Six months ended 30th June,	
	2025 HK\$'000	2024 HK\$'000
Loss for the purpose of basic loss per share (Loss for the period attributable to owners of the Company)	(3,144,609)	(414,693)

	Six months ended 30th June,	
	2025	2024
Number of ordinary shares for the purpose of basic loss per share	793,124,034	793,124,034

The Company has no potential ordinary shares in issue during both periods. Accordingly, no diluted loss per share information is presented.

12. PROPERTY, PLANT AND EQUIPMENT AND RIGHT-OF-USE ASSETS

During the period, the Group has additions of HK\$26,530,000 (six months ended 30th June, 2024: HK\$45,560,000) and HK\$19,041,000 (six months ended 30th June, 2024: HK\$9,220,000) on property, plant and equipment and right-of-use assets respectively.

At 30th June, 2025, the Company entered into an agreement with the Government of the Hong Kong Special Administrative Region for “Underground Quarrying at Lam Tei, Tuen Mun” at a contract sum payable of HK\$1,008,000,000. As the lease commencement date remains uncertain, no right-of-use asset, lease liability or other assets has been recognised in the Group's financial statements at the end of the reporting period.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30th June, 2025

13. INTERESTS IN ASSOCIATES/OBLIGATIONS IN EXCESS OF INTERESTS IN ASSOCIATES

	30th June, 2025 HK\$'000	31st December, 2024 HK\$'000
Cost of investments in associates		
Listed in Hong Kong (<i>note a</i>)	2,029,297	2,029,297
Unlisted	47,333	47,349
	2,076,630	2,076,646
Share of post-acquisition profits, losses and other comprehensive income, net of dividends received	2,050,843	2,772,749
Less: Impairment loss	(3,820,000)	(1,510,000)
	307,473	3,339,395
Represented by:		
Interests in associates	318,278	3,353,602
Obligations in excess of interests in associates (<i>note b</i>)	(10,805)	(14,207)
	307,473	3,339,395
Fair value of listed investments (<i>note c</i>)	280,231	380,314

Notes:

- (a) The Group holds 44.52% equity interest in an associate accounted for by using the equity method, Road King, which is engaged in property development and investment, development, operation and management of toll roads, and investment and asset management. Included in the cost of investment in Road King of HK\$2,029,297,000 (31st December, 2024: HK\$2,029,297,000), there was goodwill of HK\$30,964,000 (31st December, 2024: HK\$30,964,000) arising from acquisition of additional interest in Road King during the year ended 31st December, 2007.

The carrying amount of the Group's interest in Road King amounted to HK\$3,316,058,000 (net of accumulated impairment loss of HK\$1,510,000,000) at 31st December, 2024. The Group recognised a share of loss of Road King and its subsidiaries (collectively referred to as "Road King Group") amounting to HK\$905,719,000 (six months ended 30th June, 2024: HK\$457,165,000) and an impairment of its interest in Road King amounting to HK\$2,310,000,000 (six months ended 30th June, 2024: nil) for the six months ended 30th June, 2025, and the carrying amount of the Group's interest in Road King amounted to HK\$279,211,000 (net of accumulated impairment loss of HK\$3,820,000,000) at 30th June, 2025.

Road King Group announced on 14th August, 2025 its decision to suspend the payment of all principal and interest falling due on all of Road King Group's offshore bank debt, notes and perpetual capital securities. The management of Road King Group confirmed to the Company that subsequent to the end of the reporting period, Road King Group suspended the payment of aggregate interest on two senior notes and offshore bank borrowings, which has become due and payable. The suspended payment may lead to certain creditors of Road King Group demanding acceleration of payment of Road King Group's offshore bank borrowings and senior notes and/or taking action pursuant to the respective terms of the relevant financing arrangements.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30th June, 2025

13. INTERESTS IN ASSOCIATES/OBLIGATIONS IN EXCESS OF INTERESTS IN ASSOCIATES (Cont'd)

Notes: (Cont'd)

(a) (Cont'd)

The Group's share of loss of Road King Group for the six months ended 30th June, 2025 was based on the consolidated management accounts of Road King Group for the same period prepared by the management of Road King Group on a going concern basis in accordance with HKAS 34 issued by the HKICPA. The management of Road King Group has confirmed to the Company that when assessing the going concern assumptions of Road King Group for the preparation of the consolidated management accounts of Road King Group for the six months ended 30th June, 2025, they have taken into account the plans and measures (including financial restructuring plan and realisation of specific assets) formulated by Road King Group as a result of the above-mentioned suspension of payment, in which the execution of those plans and measures are in preliminary planning stage as at the date of approval of the condensed consolidated financial statements. Therefore, there is insufficient information available to the directors of the Company to assess the significant assumptions and estimations underlying the going concern assessment of Road King Group.

In addition, in view of the above, the directors of the Company considered that there was an indication of impairment of the Group's interest in Road King at 30th June, 2025. Accordingly, in preparing the condensed consolidated financial statements of the Group for the six months ended 30th June, 2025, the directors of the Company conducted an impairment assessment on the Group's interest in Road King, which requires an estimation of recoverable amount of the Group's interest in Road King, being the higher of its fair value less costs of disposal and value in use. The directors of the Company determined the fair value less costs of disposal of the Group's interest in Road King based on the share price of Road King. On the other hand, for the purpose of determining the value in use of the Group's interest in Road King, the directors of the Company obtained the cash flow forecast prepared by the management of Road King Group representing the best estimated future cashflows of Road King Group that the management of Road King Group confirmed had taken into account the plan and measures formulated by Road King Group as described above. However, based on all available information, material uncertainties exist as to whether Road King Group can achieve those plans and measures. Therefore, the directors of the Company considered that the fair value less costs of disposal reflects the best estimates of the recoverable amount of the Group's interest in Road King, and an additional impairment of HK\$2,310,000,000 was made to the Group's interest in Road King for the six months ended 30th June, 2025.

(b) The Group has contractual obligations to share the net liabilities of certain associates.

(c) The fair value of the listed investments is determined based on the quoted market bid price.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30th June, 2025

14. INTERESTS IN JOINT VENTURES/OBLIGATIONS IN EXCESS OF INTERESTS IN JOINT VENTURES

	30th June, 2025 HK\$'000	31st December, 2024 HK\$'000
Cost of investments in unlisted joint ventures	40,956	40,956
Less: Impairment loss	(40,956)	(40,956)
	–	–
Share of post-acquisition profits and other comprehensive income, net of dividends received	1,782	2,728
	1,782	2,728
Represented by:		
Interest in joint ventures	2,468	3,181
Obligations in excess of interests in joint ventures	(686)	(453)
	1,782	2,728

15. FINANCIAL ASSETS AT FVTPL

	30th June, 2025 HK\$'000	31st December, 2024 HK\$'000
Financial assets mandatorily measured at FVTPL		
Listed equity securities in Hong Kong	23,019	22,292
Unlisted equity investment in Hong Kong (note a)	1,220	1,220
Quoted debt securities (note b)	85,082	185,390
Unlisted investment fund (note c)	32,602	45,276
Investment in a property company (note d)	327,339	–
Shareholder loan to an associate with redemption right (note d)	–	727,339
Quoted equity securities in the United States of America (the “USA”) (note e)	36	23
	469,298	981,540
Classified under:		
Non-current assets	328,559	328,559
Current assets	140,739	652,981
	469,298	981,540

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30th June, 2025

15. FINANCIAL ASSETS AT FVTPL (Cont'd)

Notes:

- (a) The unlisted equity investment represents investment in a private entity incorporated in Hong Kong. The fair value of the investment is measured with reference to the net asset value of the private entity.
- (b) The quoted debt securities represent investments in bonds and notes. They have been acquired principally for the purpose of selling in the near term, thus classified as held for trading. Quoted debt securities amounting to HK\$65,468,000 (31st December, 2024: nil) were pledged to banks for securing certain banking facilities granted to the Group.
- (c) The unlisted investment fund represents investment in equity investment fund issued by a private entity incorporated in Hong Kong. The fair value of the investment is measured with reference to the net asset value of the investment fund.
- (d) In 2023, the Group acquired 20% of the issued shares of Rainbow Triumph Limited ("RTL") at a price of HK\$15,700 and the shareholder loan due from RTL in the principal amount at face value of HK\$800,000,000 at a total consideration of HK\$800,015,700. RTL is an investment holding company incorporated in the British Virgin Islands and is a subsidiary of Road King. The Group has the right to require RTL to repay (i) up to 50% of the shareholder loan due to the Group on the first anniversary of the acquisition's completion date; and (ii) up to the balance of the shareholder loan due to the Group on 28th February, 2025, at the redemption price based on adjustments related to the market value of properties held by RTL. The fair value of the redemption right has been arrived on the basis of a valuation carried out on reporting dates by an independent and qualified property valuer not connected to the Group. The Group did not exercise the right on the first anniversary of the completion date within the timeframe as stated in the agreement.

The directors consider that the redemption right is a derivative embedded in the shareholder loan. The entire shareholder loan including principal, interest and redemption right are accounted for as financial asset at FVTPL.

On 24th January, 2025, the Group served notice to RTL to exercise the loan redemption right in respect of principal amount of HK\$400,000,000 and transfer 10% of the issued shares to Shine Precious Limited, an indirect wholly owned subsidiary of Road King. The final redemption price of HK\$400,000,000 is classified as current asset at 31st December, 2024 and was settled on 28th February, 2025. Following the completion of the loan redemption, the remaining financial assets at FVTPL of HK\$327,339,000 comprising 10% of the issued shares in RTL and the remaining shareholder loan is classified as non-current asset at 31st December, 2024 and 30th June, 2025.

- (e) The quoted equity securities represent investment in equity securities issued by an entity (the "US Entity") incorporated in the USA. The US Entity is engaged in manufacture and sale of pharmaceutical products. It has been acquired principally for the purpose of selling in the near term, thus classified as held for trading. The quoted equity securities are available for trading at the USA's Over-The-Counter ("OTC") market and are revalued according to the available quoted OTC price at the end of each reporting period.

Details of fair value measurements are set out in note 24.

16. INVENTORIES

	30th June, 2025 HK\$'000	31st December, 2024 HK\$'000
Property under development		
Freehold land in Malaysia (<i>note</i>)	52,430	49,523
Raw materials	9,409	2,619
Consumables	4,611	5,036
Uninstalled construction materials	78,530	86,676
Finished goods	1,116	1,225
	146,096	145,079

Note: The carrying amount of freehold land is stated at lower of cost and net realisable value.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30th June, 2025

17. DEBTORS, DEPOSITS AND PREPAYMENTS

	30th June, 2025 HK\$'000	31st December, 2024 HK\$'000
Trade debtors - contracts with customers	749,490	688,228
Less: Allowance for credit losses	(130)	(4,090)
	749,360	684,138
Bills receivables	2,919	3,254
Other debtors	141,115	205,842
Consideration receivable from disposal of a subsidiary	13,243	132,449
Deposits	104,814	123,266
Prepayments	8,581	11,027
	1,020,032	1,159,976

At 30th June, 2025, the Group's trade debtors included an amount of HK\$17,304,000 (31st December, 2024: HK\$645,000) due from related companies which are a subsidiary and an associate of a substantial shareholder of the Company.

The Group allows an average credit period of 60 days to its trade customers. The following is an aged analysis of trade debtors (net of allowance for credit losses) presented based on the invoice date:

	30th June, 2025 HK\$'000	31st December, 2024 HK\$'000
Trade debtors		
0 to 60 days	677,055	612,491
61 to 90 days	5,465	2,544
Over 90 days	66,840	69,103
	749,360	684,138

Bills receivables of the Group normally mature within 90 days from the bills receipt date.

As part of the internal credit risk management, the Group applies internal credit rating for its customers. Except for trade debtors with significant balances of HK\$730,147,000 (31st December, 2024: HK\$650,476,000) and credit-impaired trade debtors with gross amount of HK\$130,000 (31st December, 2024: HK\$11,911,000) which are assessed individually, the exposure to credit risk for trade debtors are assessed on a collective basis within lifetime expected credit losses ("ECL") (not credit-impaired). After the assessment performed by the Group, the impairment allowance on trade debtors which are assessed on a collective basis is insignificant to the Group for both periods.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30th June, 2025

18. CONTRACT ASSETS

	30th June, 2025 HK\$'000	31st December, 2024 HK\$'000
Analysed as current:		
Unbilled revenue of construction contracts (<i>note a</i>)	2,909,285	3,146,849
Retention receivables of construction contracts (<i>note b</i>)	941,668	858,775
	3,850,953	4,005,624
Retention receivables of construction contracts		
Due within one year	239,861	325,047
Due after one year	701,807	533,728
	941,668	858,775

Notes:

- (a) Unbilled revenue included in contract assets represents the Group's right to receive consideration for work completed but not yet billed because the rights are conditional upon the satisfaction by the customers on the construction work completed by the Group and the work is pending for the certification by the customers. The contract assets are transferred to the trade receivables when the rights become unconditional, which is typically at the time the Group obtains the certification of the completed construction work from the customers.
- (b) Retention receivables included in contract assets represent the Group's right to receive consideration for work performed but not yet billed because the rights are conditional on the satisfaction of the service quality by the customers over a certain period as stipulated in the contracts. The contract assets are transferred to the trade receivables when the rights become unconditional, which is typically at the expiry date of the period for the provision of assurance by the Group on the service quality of the construction work performed by the Group. For retention receivables in respect of construction contracts, the due dates are usually one year after the completion of the construction work.

At 30th June, 2025, the Group's contract assets included an amount of HK\$61,602,000 (31st December, 2024: HK\$43,742,000) receivable from related companies which are subsidiaries and a joint operation of a substantial shareholder of the Company.

As part of the internal credit risk management, the Group applies internal credit rating for its customers in relation to construction contracts. The exposure to credit risk and ECL for contract assets are assessed individually at 30th June, 2025. After the assessment performed by the Group, the impairment allowance on contract assets is insignificant to the Group for both periods.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30th June, 2025

19. DERIVATIVE FINANCIAL INSTRUMENTS

	30th June, 2025 HK\$'000	31st December, 2024 HK\$'000
Derivative financial assets (under hedge accounting)		
Cash flow hedges		
– Interest rate swaps contracts	–	6,012

During the year ended 31st December, 2021, the Group entered into certain interest rate swap contracts to minimise its exposures to forecast cash flow interest rate risk on certain bank loans.

The terms of the interest rate swap contracts had been negotiated to match the terms of the respective designated hedging items and the directors of the Company considered that the interest rate swaps were effective hedging instruments and had designated them as cash flow hedging instruments for hedge accounting purpose. At 31st December, 2024, included in bank loans as disclosed in note 23 were bank loans of HK\$680,000,000 which were under cash flow hedges. The major terms of these swap contracts at 31st December, 2024 were as follows:

Notional amount	HK\$680,000,000
Maturity date	25th March, 2025
Pay fixed rate range	0.62% to 0.73%
Receiving floating rate	One month HKD Hong Kong Interbank Offered Rate

All of the above interest rate swap contracts are designated and effective as cash flow hedges. The fair value losses of the above interest rate swap contracts amounting to HK\$6,012,000 (six months ended 30th June, 2024: HK\$10,288,000) are recognised in other comprehensive expense and accumulated under the other reserve. The accumulated sum has been fully released upon maturity of the interest rate swap contracts on 25th March, 2025. The classification of the fair value measurement of the above derivative financial instruments at 31st December, 2024 was Level 2 under the fair value hierarchy (see note 24 for details).

20. CASH HELD ON BEHALF OF CUSTOMERS

WK Securities Limited, a wholly owned subsidiary of the Company, maintains segregated accounts with authorised institutions to hold client's money arising from its normal course of business.

The Group has classified the client's money as cash held on behalf of customers under current assets of the condensed consolidated statement of financial position and recognised the corresponding accounts payable to respective clients on the grounds that it is liable for any loss or misappropriation of client's money.

The cash held on behalf of customers is restricted and governed by the Securities and Futures (Client Money) Rules under the Securities and Futures Ordinance.

At 30th June, 2025, cash held on behalf of customers included an aggregate amount of HK\$4,185,000 (31st December, 2024: HK\$502,000) held on behalf of certain directors of the Company and related companies. The same amount is payable to these directors of the Company and the related companies, and included in creditors and accrued charges.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30th June, 2025

21. PLEDGED BANK DEPOSITS

At 30th June, 2025, bank deposits of the Group amounting to HK\$121,048,000 (31st December, 2024: HK\$80,507,000) were pledged to banks for securing certain banking facilities granted to the Group.

22. CREDITORS AND ACCRUED CHARGES

	30th June, 2025 HK\$'000	31st December, 2024 HK\$'000
Trade creditors (aged analysis based on the invoice date):		
0 to 60 days	290,243	672,100
61 to 90 days	79,067	91,325
Over 90 days	41,512	21,434
	410,822	784,859
Retention payables	1,306,483	1,247,804
Accrued project costs	2,049,629	2,326,826
Other creditors and accrued charges	251,501	260,032
	4,018,435	4,619,521
Retention payables		
Due within one year	529,261	603,813
Due after one year	777,222	643,991
	1,306,483	1,247,804

At 31st December, 2024, the Group's trade creditors included an amount of HK\$2,148,000 due to a related company which is an associate of a substantial shareholder of the Company.

At 30th June, 2025, including in other creditors and accrued charges are other creditors of HK\$23,000,000 (31st December, 2024: HK\$23,000,000) which are unsecured, interest bearing at 4% fixed rate per annum and variable interest with special conditions as per respective loan agreement and will be fully repaid before 31st December, 2025.

For retention payables in respect of construction contracts, the due dates are usually one year after the completion of the construction works and are expected to be settled within the Group's normal operating cycle.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30th June, 2025

23. BANK LOANS

	30th June, 2025 HK\$'000	31st December, 2024 HK\$'000
The maturity of the bank loans that based on repayment schedules of respective loan agreements is as follows:		
Within one year	96,159	1,027,568
In the second year	72,347	1,060
In the third to fifth year inclusive	509,465	24,568
Total	677,971	1,053,196
Less: Amount shown under current liabilities	(136,471)	(1,053,196)
Amount shown under non-current liabilities	541,500	–
Secured	627,971	47,678
Unsecured	50,000	1,005,518
	677,971	1,053,196

At 30th June, 2025, bank loans of HK\$107,971,000 (31st December, 2024: HK\$75,696,000) contain a repayment on demand clause have been classified as current liabilities, of which HK\$40,312,000 (31st December, 2024: HK\$25,628,000) are repayable after one year after the end of the reporting period.

At 30th June, 2025, certain bank deposits and certain quoted debt securities are pledged to secure certain banking facilities granted to the Group. At 31st December, 2024, certain bank deposits were pledged to secure certain banking facilities granted to the Group.

At 30th June, 2025, the Group has available unutilised banking facilities of HK\$1,581,135,000 (31st December, 2024: HK\$1,573,421,000).

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30th June, 2025

24. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

Fair values of the Group's financial assets that are measured at fair value on a recurring basis

Some of the Group's financial assets are measured at fair value at the end of each reporting period. The following table gives information about how the fair values of these financial assets are determined (in particular, the valuation technique(s) and input(s) used), as well as the level of the fair value hierarchy into which the fair value measurements are categorised (Levels 1 to 3) based on the degree to which the inputs to the fair value measurements are observable.

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 fair value measurements are those derived from 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 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Material financial assets	Fair value		Fair value hierarchy	Valuation technique(s) and key input(s)	Significant unobservable input(s)	Relationship of unobservable inputs for fair value
	30th June, 2025 HK\$'000	31st December, 2024 HK\$'000				
Listed equity securities in Hong Kong	23,019	22,292	Level 1	Quoted bid price in an active market	N/A	N/A
Quoted equity securities in the USA	36	23	Level 1	Quoted bid price in the OTC market	N/A	N/A
Unlisted equity investment in Hong Kong	1,220	1,220	Level 3	Net asset value of the private entity	N/A	N/A
Quoted debt securities	85,082	185,390	Level 1	Market bid price or quoted price in an active market	N/A	N/A
Unlisted investment fund	32,602	45,276	Level 3	Net asset value of the investment fund	N/A	N/A
Investment in a property company	327,339	–	Level 3	Net asset value of the private entity	N/A	N/A
Shareholder loan to an associate with redemption right	–	727,339	Level 3	Redemption price and net asset value of the private entity	N/A	N/A
Derivative financial instruments - Interest rate swap contracts	–	6,012	Level 2	Fair value provided by counterparty (financial institution) which used discount cash flow method	N/A	N/A

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30th June, 2025

24. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Cont'd)

Fair values of the Group's financial assets that are measured at fair value on a recurring basis (Cont'd)

Reconciliation of Level 3 fair value measurements of financial assets

	Unlisted equity investment HK\$'000	Participation rights of a property development project HK\$'000	Unlisted investment fund HK\$'000	Investment in a property company HK\$'000	Shareholder loan to an associate with redemption right HK\$'000	Total HK\$'000
At 1st January, 2024	1,220	138,169	29,004	–	734,734	903,127
Fair value (loss) gain in profit or loss	–	(574)	1,902	–	36,825	38,153
Exchange loss	–	(2,924)	(4)	–	–	(2,928)
Settlement	–	(12,513)	–	–	–	(12,513)
At 30th June, 2024	1,220	122,158	30,902	–	771,559	925,839
At 1st January, 2025	1,220	–	45,276	–	727,339	773,835
Fair value loss in profit or loss	–	–	(13,040)	–	–	(13,040)
Exchange gain	–	–	366	–	–	366
Loan redemption	–	–	–	–	(400,000)	(400,000)
Transfer	–	–	–	327,339	(327,339)	–
At 30th June, 2025	1,220	–	32,602	327,339	–	361,161

Fair value measurements and valuation processes

The directors of the Company have closely monitored and determined the appropriate valuation techniques and inputs for fair value measurements.

In estimating the fair value of an asset, the Group uses market-observable data to the extent it is available. For instruments with significant unobservable inputs under Level 3, the Group engages independent professional valuer to perform the valuation. Management of the Group works closely with the independent professional valuer to establish the appropriate valuation techniques and inputs to the model on a regular basis, or when needs arise and will report the significant results and findings to the board of directors of the Company. The Group uses valuation techniques that include inputs that are not based on observable market data to estimate the fair value of the financial instrument.

Fair values of the Group's financial assets and financial liabilities that are not measured at fair value on a recurring basis

The directors of the Company consider that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in the condensed consolidated statement of financial position approximate to their fair values.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30th June, 2025

25. CAPITAL COMMITMENTS

	30th June, 2025 HK\$'000	31st December, 2024 HK\$'000
Capital expenditure in respect of acquisition of property, plant and equipment contracted for but not provided in the condensed consolidated financial statements	6,018	16,703

26. RELATED PARTY TRANSACTIONS

During the period, the Group entered into the following transactions with related parties:

	Six months ended 30th June,	
	2025 HK\$'000	2024 HK\$'000
Associates		
Construction contract revenue	5,082	–
Service income	30	30
Purchase of construction materials	3,347	4,606
Joint operations		
Sale of construction materials	48,480	130,743
Related companies (note)		
Construction contract revenue	145,975	–
Sale of construction materials	240	–
Purchase of construction materials	1,156	3,281
Compensation of key management personnel		
Short-term employee benefits	71,244	83,813
Post-employment benefits	2,855	2,939
	74,099	86,752

Note: The related companies are subsidiaries, an associate and a joint operation of a substantial shareholder of the Company.

Corporate Information

EXECUTIVE DIRECTORS

ZEN Wei Peu, Derek
(Chairman and Chief Executive Officer)
CHIU Wai Yee, Anriena
ZEN Chung Hei, Hayley

INDEPENDENT NON-EXECUTIVE DIRECTORS

WONG Che Ming, Steve
WAN Siu Kau, Samuel
WONG Man Chung, Francis
TSANG Wing Yee

AUDIT COMMITTEE

WONG Man Chung, Francis *(Chairman)*
WONG Che Ming, Steve
WAN Siu Kau, Samuel
TSANG Wing Yee

NOMINATION COMMITTEE

ZEN Wei Peu, Derek *(Chairman)*
WONG Che Ming, Steve
WAN Siu Kau, Samuel
WONG Man Chung, Francis
TSANG Wing Yee

REMUNERATION COMMITTEE

WAN Siu Kau, Samuel *(Chairman)*
WONG Che Ming, Steve
WONG Man Chung, Francis
TSANG Wing Yee
ZEN Wei Peu, Derek

COMPANY SECRETARY

CHIU Wai Yee, Anriena

AUDITOR

Deloitte Touche Tohmatsu
Certified Public Accountants
Registered Public Interest Entity Auditors

SOLICITORS

Reed Smith Richards Butler
Conyers Dill & Pearman

PRINCIPAL BANKERS

The Hongkong and Shanghai Banking Corporation Limited
Hang Seng Bank Limited
Bank of Communications (Hong Kong) Limited
China Minsheng Banking Corp., Ltd.
China Everbright Bank Co., Ltd.

REGISTERED OFFICE

Clarendon House
2 Church Street
Hamilton HM 11
Bermuda

PRINCIPAL PLACE OF BUSINESS

Unit 1103, 11th Floor
East Ocean Centre
98 Granville Road
Tsimshatsui
Kowloon
Hong Kong

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

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

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

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

STOCK CODE

The Stock Exchange of Hong Kong Limited – 610

WEBSITE

www.waikee.com

