



World Houseware (Holdings) Limited

(Incorporated in the Cayman Islands with limited liability)

Stock code: 713

INTERIM REPORT

2025

Contents

Corporate Information	2
Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income	3
Condensed Consolidated Statement of Financial Position	4
Condensed Consolidated Statement of Changes in Equity	6
Condensed Consolidated Statement of Cash Flows	7
Notes to the Condensed Consolidated Financial Statements	8
Report on Review of Condensed Consolidated Financial Statements	23
Management Discussion and Analysis	25
Other Information	30

Corporate Information

BOARD OF DIRECTORS

Executive Directors

Mr. Lee Tat Hing (*Chairman*)
Ms. Fung Mei Po (*Chief Executive Officer*)
Mr. Lee Chun Sing
Mr. Lee Kwok Sing Stanley
Mr. Leung Cho Wai
Mr. Tsui Chi Yuen
Mr. Lee Hong Sing Alan

Non-Executive Directors

Mr. Cheung Tze Man Edward
Ms. Lee Ka Yee

Independent Non-Executive Directors

Mr. Tsui Chi Him Steve
Mr. Ho Tak Kay
Mr. Hui Chi Kuen Thomas
Ms. Tsang Wing Yee
Ms. Hong Ting

QUALIFIED ACCOUNTANT

Mr. Leung Cho Wai, *FCCA, CPA*

COMPANY SECRETARY

Mr. Tsui Chi Yuen, *CPA*

PRINCIPAL OFFICE

Flat A, 18th Floor
Bold Win Industrial Building
16-18 Wah Sing Street
Kwai Chung
New Territories
Hong Kong

REGISTERED OFFICE

P.O. Box 309
Ugland House
Grand Cayman KY1-1104
Cayman Islands

PRINCIPAL BANKERS

Standard Chartered Bank
HSBC
Bank of China
Hang Seng Bank
DBS Hong Kong

AUDITORS

Deloitte Touche Tohmatsu
Certified Public Accountants
Registered Public Interest Entity Auditors

SHARE REGISTRARS AND TRANSFER OFFICES

In Hong Kong

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

In the Cayman Islands

The R&H Trust Co. Ltd.
P.O. Box 897
Windward 1
Regatta Office Park
Grand Cayman KY1-1103
Cayman Islands

STOCK CODE

713

COMPANY'S WEBSITE

<http://www.worldhse.com>

The Board of Directors (the “Board”) of World Houseware (Holdings) Limited (the “Company”) hereby announces the unaudited consolidated interim results of the Company and its subsidiaries (the “Group”) for the six months ended 30 June 2025 together with the comparative figures for the corresponding period in 2024:

Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the six months ended 30 June 2025

	NOTES	Six months ended 30.6.2025 HK\$'000 (unaudited)	30.6.2024 HK\$'000 (unaudited)
Turnover	3	116,135	159,263
Cost of sales		(102,149)	(133,589)
Gross profit		13,986	25,674
Other income		6,033	13,296
Other gains and losses	4	(63,308)	5,460
Gain (loss) arising from changes in fair value of long-term other assets		4,775	(128,455)
Selling and distribution costs		(15,541)	(14,511)
Administrative expenses		(33,082)	(43,569)
Net impairment losses recognised under expected credit loss model		(8,115)	(8,929)
Finance costs	5	(4,100)	(4,742)
Loss before taxation	6	(99,352)	(155,776)
Taxation credit	7	31,649	15,207
Loss for the period		(67,703)	(140,569)
Other comprehensive income (expense): <i>Item that may be reclassified subsequently to profit or loss:</i> Exchange differences arising on translation of foreign operations		15,048	(17,323)
Total comprehensive expense for the period		(52,655)	(157,892)
		HK cents	HK cents
Basic and diluted loss per share	9	(8.55)	(17.75)

Condensed Consolidated Statement of Financial Position

At 30 June 2025

	NOTES	30.6.2025 HK\$'000 (unaudited)	31.12.2024 HK\$'000 (audited)
Non-current assets			
Investment properties	10	339,347	388,713
Property, plant and equipment	11	234,842	238,394
Right-of-use assets		71,000	76,399
Deposits paid for acquisition of property, plant and equipment		20,421	20,025
Deposit and prepayments for a life insurance policy		46,815	46,960
Long-term prepayment		10,750	10,750
Long-term other assets	12	817,030	809,803
Long-term bank deposits	13	185,996	–
		1,726,201	1,591,044
Current assets			
Inventories		101,208	108,487
Trade and other receivables	14	251,464	273,805
Contract assets		2,814	4,116
Taxation recoverable		785	778
Pledged bank deposits		6,828	6,557
Short-term bank deposits	13	229,759	–
Bank balances and cash		190,388	646,973
		783,246	1,040,716
Current liabilities			
Trade and other payables	15	941,488	975,635
Contract liabilities		5,910	9,041
Taxation payable		94	93
Lease liabilities		14,967	14,261
		962,459	999,030
Net current (liabilities) assets		(179,213)	41,686
Total assets less current liabilities		1,546,988	1,632,730

Condensed Consolidated Statement of Financial Position (Continued)

At 30 June 2025

	NOTES	30.6.2025 HK\$'000 (unaudited)	31.12.2024 HK\$'000 (audited)
Non-current liabilities			
Amounts due to directors		160,738	162,729
Deposits received	12	120,350	116,897
Lease liabilities		41,065	47,225
Deferred taxation		163,612	192,763
		485,765	519,614
Net assets		1,061,223	1,113,116
Capital and reserves			
Share capital	16	79,212	79,212
Reserves		982,011	1,033,904
Total equity		1,061,223	1,113,116

Condensed Consolidated Statement of Changes in Equity

For the six months ended 30 June 2025

	Share capital HK\$'000	Share premium HK\$'000	Non- distributable reserve HK\$'000 (Note a)	Capital reserve HK\$'000 (Note b)	Share option reserve HK\$'000	Translation reserve HK\$'000	PRC statutory surplus reserve HK\$'000 (Note c)	Retained profits HK\$'000	Total HK\$'000
At 1 January 2025 (audited)	79,212	356,505	251,393	16,261	9,895	184,926	51,885	163,039	1,113,116
Loss for the period	-	-	-	-	-	-	-	(67,703)	(67,703)
Other comprehensive income for the period	-	-	-	-	-	15,048	-	-	15,048
Total comprehensive income (expense) for the period	-	-	-	-	-	15,048	-	(67,703)	(52,655)
Recognition of share-based payments	-	-	-	-	762	-	-	-	762
At 30 June 2025 (unaudited)	79,212	356,505	251,393	16,261	10,657	199,974	51,885	95,336	1,061,223
At 1 January 2024 (audited)	79,212	356,505	251,393	14,124	9,717	203,366	51,885	485,194	1,451,396
Loss for the period	-	-	-	-	-	-	-	(140,569)	(140,569)
Other comprehensive expense for the period	-	-	-	-	-	(17,323)	-	-	(17,323)
Total comprehensive expense for the period	-	-	-	-	-	(17,323)	-	(140,569)	(157,892)
At 30 June 2024 (unaudited)	79,212	356,505	251,393	14,124	9,717	186,043	51,885	344,625	1,293,504

Notes:

- The non-distributable reserve of the Group arose as a result of capitalisation of retained profits by subsidiaries.
- The capital reserve of the Group arose from deemed contribution from the controlling shareholders of the Company.
- As stipulated by the relevant laws and regulations for foreign investment enterprises in the People's Republic of China (the "PRC"), the PRC subsidiaries are required to maintain a statutory surplus reserve fund. Statutory surplus reserve fund is non-distributable. Appropriations to such reserve are made out of net profit after taxation of the PRC subsidiaries at the discretion of its board of directors. The statutory surplus reserve fund can be used to make up prior year losses, if any, and can be applied to convert into capital by means of capitalisation issue.

Condensed Consolidated Statement of Cash Flows

For the six months ended 30 June 2025

	Six months ended	
	30.6.2025	30.6.2024
	HK\$'000	HK\$'000
	(unaudited)	(unaudited)
Net cash used in operating activities	(38,308)	(46,108)
Investing activities		
Placement of short-term bank deposits	(225,080)	–
Placement of long-term bank deposits	(182,208)	–
Deposit paid for acquisition of property, plant and equipment	(2,766)	(5,344)
Purchase of property, plant and equipment	(542)	(2,027)
Other investing cash flows	(271)	(276)
Interest received	2,193	9,646
Withdrawal of short-term bank deposits	–	73,974
Net cash (used in) from investing activities	(408,674)	75,973
Financing activities		
Repayments of lease liabilities	(7,122)	(10,121)
Other financing cash flows	(6,745)	(4,958)
Cash used in financing activities	(13,867)	(15,079)
Net (decrease) increase in cash and cash equivalents	(460,849)	14,786
Cash and cash equivalents at 1 January	646,973	636,149
Effect of foreign currency rate changes	4,264	(8,037)
Cash and cash equivalents at 30 June, represented by bank balances and cash	190,388	642,898

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2025

1. BASIS OF PREPARATION

The condensed consolidated financial statements have been prepared in accordance with Hong Kong Accounting Standard 34 (“HKAS 34”) “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) as well as the applicable disclosure requirements of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

In preparing the Group’s condensed consolidated financial statements, the directors of the Company have carefully considered the future liquidity of the Group in light of the fact that the Group’s current liabilities exceeded its current assets by approximately HK\$179,213,000.

The directors of the Company are of the opinion that the Group will have sufficient liquidity to meet its financial obligations that will be due in the coming twelve months from 30 June 2025 by taking into consideration of the existing undrawn bank facilities and the early realisation of bank deposits under non-current assets as needed. Accordingly, the condensed consolidated financial statements have been prepared on a going concern basis.

2. ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis, except for investment properties and long-term other assets, which are measured at fair values.

Other than additional 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 30 June 2025 are the same as those presented in the Group’s annual consolidated financial statements for the year ended 31 December 2024.

2. ACCOUNTING POLICIES (Continued)

Application of amendments to HKFRS Accounting Standards

In the current interim period, the Group has applied the following amendments to a HKFRS Accounting Standard issued by the HKICPA, for the first time, which are mandatorily effective for the Group’s annual period beginning on 1 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. TURNOVER AND SEGMENT INFORMATION

The Group’s reportable and operating segments under HKFRS 8 “Operating Segment” are as follows:

Household products	–	manufacture and distribution of household products
PVC pipes and fittings	–	manufacture and distribution of PVC pipes and fittings
Property investments	–	investment in properties

The following is an analysis of the Group’s turnover and results by operating and reportable segments for the periods under review:

3. TURNOVER AND SEGMENT INFORMATION *(Continued)*

Six months ended 30 June 2025 (unaudited)

	Household products HK\$'000	PVC pipes and fittings HK\$'000	Property investments HK\$'000	Consolidated HK\$'000
Turnover				
Sales of goods recognised at a point in time	12,085	103,373	–	115,458
Revenue from contracts with customers	12,085	103,373	–	115,458
Rental income	20	185	472	677
Total segment revenue	12,105	103,558	472	116,135
Segment loss	(17,104)	(15,614)	(54,097)	(86,815)
Bank interest income				4,282
Interest income from a deposit placed for a life insurance policy				444
Finance costs				(4,100)
Premium charges on a life insurance policy				(592)
Unallocated corporate expenses				(12,571)
Loss before taxation				(99,352)

3. TURNOVER AND SEGMENT INFORMATION *(Continued)*

Six months ended 30 June 2024 (unaudited)

	Household products HK\$'000	PVC pipes and fittings HK\$'000	Property investments HK\$'000	Consolidated HK\$'000
Turnover				
Sales of goods recognised at a point in time	37,494	120,407	–	157,901
Revenue from contracts with customers	37,494	120,407	–	157,901
Rental income	589	95	678	1,362
Total segment revenue	38,083	120,502	678	159,263
Segment loss	(10,218)	(8,217)	(128,877)	(147,312)
Bank interest income				9,646
Interest income from a deposit placed for a life insurance policy				436
Finance costs				(4,742)
Premium charges on a life insurance policy				(958)
Unallocated corporate expenses				(12,846)
Loss before taxation				(155,776)

Segment loss represents the loss incurred by each segment without allocation of bank interest income, interest income from a deposit placed for a life insurance policy, finance costs, premium charges on a life insurance policy and unallocated corporate expenses including certain directors' remuneration paid or payable by the Company and certain administrative expenses for corporate use. This is the measure reported to the chief operating decision makers for the purposes of resource allocation and performance assessment.

4. OTHER GAINS AND LOSSES

	Six months ended	
	30.6.2025	30.6.2024
	HK\$'000	HK\$'000
	(unaudited)	(unaudited)
Loss arising from changes in fair value of investment properties	(58,872)	(820)
Net foreign exchange (loss) gain	(4,431)	6,463
Loss on disposal of property, plant and equipment	(5)	(183)
	(63,308)	5,460

5. FINANCE COSTS

	Six months ended	
	30.6.2025	30.6.2024
	HK\$'000	HK\$'000
	(unaudited)	(unaudited)
Interest on:		
– lease liabilities	1,873	1,540
Interest/imputed interest on		
– amounts due to directors	2,227	2,236
– deposits received from redevelopment project	–	966
	4,100	4,742

6. LOSS BEFORE TAXATION

	Six months ended	
	30.6.2025	30.6.2024
	HK\$'000 (unaudited)	HK\$'000 (unaudited)
Loss before taxation has been arrived at after charging:		
Depreciation of property, plant and equipment	10,267	13,653
Depreciation of right-of-use assets	7,499	11,337
and after crediting:		
Gross rental income from investment properties	472	678
Less: direct operating expenses that generated rental income	(128)	(104)
	344	574
Imputed interest income from compensation income receivables from redevelopment project	–	801
Bank interest income	4,282	9,646
Interest income from a deposit placed for a life insurance policy	444	436

7. TAXATION CREDIT

	Six months ended	
	30.6.2025	30.6.2024
	HK\$'000	HK\$'000
	(unaudited)	(unaudited)
Deferred taxation		
– credit for the period	30,063	7,719
– withholding tax on profits of non-resident in the PRC	1,586	7,488
Taxation credit for the period	31,649	15,207

PRC withholding income tax of 10% is levied on the income earned in the PRC by a subsidiary incorporated in Hong Kong.

8. DIVIDENDS

No final dividends in respect of the years ended 31 December 2024 and 31 December 2023 were paid, declared or proposed during the current or prior interim period. The directors of the Company have determined that no dividend will be paid in respect of the current interim period (for six months ended 30 June 2024: nil).

9. LOSS PER SHARE

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

	Six months ended	
	30.6.2025	30.6.2024
	HK\$'000	HK\$'000
	(unaudited)	(unaudited)
Loss for the purposes of calculating basic and diluted loss per share	(67,703)	(140,569)

9. LOSS PER SHARE (Continued)

	Number of shares	
	30.6.2025	30.6.2024
Weighted average number of ordinary shares for the purpose of basic and diluted loss per share	792,117,421	792,117,421

The diluted loss per share for the period ended 30 June 2025 and 30 June 2024 have not been taken into account the effect of outstanding share options as their exercise would result in a decrease in loss per share.

10. INVESTMENT PROPERTIES

The Group's investment properties were measured in fair value by an independent professional valuer at 30 June 2025 by reference to comparable sales transactions as available in the relevant markets and where appropriate on the basis of capitalisation of the relevant net income, resulting in an decrease in fair value of investment properties of HK\$58,872,000 (for six months ended 30 June 2024: decrease in fair value of investment properties of HK\$820,000), which has been recognised directly in profit or loss in the condensed consolidated statement of profit or loss and other comprehensive income.

11. PROPERTY, PLANT AND EQUIPMENT

During the six months ended 30 June 2025, the Group incurred HK\$3,492,000 (for six months ended 30 June 2024: HK\$4,196,000) on acquisition of property, plant and equipment.

The directors of the Company performed impairment assessment of the property, plant and equipment and right-of-use assets allocated to the cash-generating unit in relation to the household products segment. The recoverable amount of the cash-generating unit has been determined based on a fair value less cost of disposal. Based on the result of the assessment, management of the Group determined no impairment loss was recognised during the six months ended 30 June 2025.

The directors of the Company considered there was no impairment on property, plant and equipment and right-of-use assets relating to the PVC pipes and fitting segment during the six months ended 30 June 2025 as losses incurred in the relocation could be recovered through the compensation received from the Land Resumption Project.

12. REDEVELOPMENT PROJECT

On 8 August 2018, the transaction in which the Group agreed to surrender a piece of land to a property developer for certain residential or commercial properties (the “Compensated Properties”) to be built under a redevelopment project was completed (the “Transaction”). The consideration for the Transaction has been finalised which includes the details of the Compensated Properties to be received upon completion of redevelopment project and unconditional and non-refundable monthly compensation income to be received by the Group from the property developer up to the date of receipt of all the Compensated Properties.

As at 30 June 2025, deposits received from the property developer amounting to RMB110,000,000 (equivalent to approximately HK\$120,350,000) (31 December 2024: RMB110,000,000 (equivalent to approximately HK\$116,897,000)).

As the fair value of the Compensated Properties changes from time to time, the carrying amount recognised by the Group would be subject to remeasurement at fair value at each subsequent reporting date prior to obtaining control of the Compensated Properties.

As at 30 June 2025, the long-term other assets of RMB746,765,000 (equivalent to approximately HK\$817,030,000) (31 December 2024: RMB762,025,000 (equivalent to approximately HK\$809,803,000)) consists of the present value of the future monthly compensation income receivable of RMB72,185,000 (equivalent to approximately HK\$78,977,000) (31 December 2024: RMB72,185,000 (equivalent to approximately HK\$76,711,000)) and the fair value of the Compensated Properties of RMB674,580,000 (equivalent to approximately HK\$738,053,000) (31 December 2024: RMB689,840,000 (equivalent to approximately HK\$733,092,000)).

As at 30 June 2025 and 31 December 2024, the fair value of Compensated Properties was determined based on direct comparison method making reference to market observable transactions of similar properties and adjusted to reflect the conditions and locations of the subject properties.

13. LONG-TERM BANK DEPOSITS AND SHORT-TERM BANK DEPOSITS

Long-term bank deposits with maturity more than one year carry fixed interest rate at 1.7% (2024: Nil). Short-term bank deposits with maturity more than three months but less than one year carry fixed interest rates which range from 1.45% to 1.60% (2024: nil).

14. TRADE AND OTHER RECEIVABLES

The following is an aged analysis of the Group's trade receivables presented based on the invoice date, which approximated the respective revenue recognition dates, net of allowance for credit losses and breakdown of other receivables and prepayments at the end of the reporting period:

	30.6.2025	31.12.2024
	HK\$'000	HK\$'000
	(unaudited)	(audited)
0-30 days	27,819	58,645
31-60 days	20,061	22,806
61-90 days	17,189	15,865
91-180 days	29,078	32,907
Over 180 days	93,979	84,498
Trade receivables, net of allowance for credit losses	188,126	214,721
Prepayments for raw materials, deposits and other receivables	62,153	57,898
Deposit and prepayments for a life insurance policy	1,185	1,186
Total trade and other receivables	251,464	273,805

The Group allows credit periods ranging from 30 days to 180 days, depending on the products sold, to its trade customers. Trade and other receivables are unsecured and interest-free.

15. TRADE AND OTHER PAYABLES

The following is an aged analysis of the Group's trade payables presented based on the invoice date and other payables at the end of the reporting period:

	30.6.2025	31.12.2024
	HK\$'000	HK\$'000
	(unaudited)	(audited)
0-30 days	14,822	11,795
31-60 days	1,712	2,620
61-90 days	559	208
Over 90 days	7,584	33,061
Total trade payables	24,677	47,684
Other payables (<i>Note</i>)	916,811	927,951
Total trade and other payables	941,488	975,635

Note:

Included in other payables is compensation receipt in advance for land resumption of HK\$850,394,000 (31 December 2024: HK\$874,164,000), details of which are as follows:

On 5 November 2021, two wholly-owned subsidiaries of the Company, World Houseware Producing Company Limited ("World Producing") and 南塑建材塑膠製品(深圳)有限公司 Nam Sok Building Material & Plastic Products (Shenzhen) Co., Ltd. ("Nam Sok") entered into an agreement (the "Land Resumption Agreement") with 深圳市龍崗區平湖街道辦事處 Pinghu Street Office, 深圳市龍崗區土地整備事務中心 Land Development Affair Centre and 深圳市規劃和自然資源局龍崗管理局 Planning and Natural Resources Bureau (the "Office, Centre, and Bureau") in relation to land resumption (the "Land Resumption Project").

15. TRADE AND OTHER PAYABLES *(Continued)*

Note: (Continued)

Pursuant to the Land Resumption Agreement, World Producing and Nam Sok are responsible for the provision of the existing land which has been used by the Group as production factory and office buildings for its manufacturing and sale of PVC pipes and fittings (the “Existing Land”) and the demolition of the buildings, structures, greening and relevant fixtures erected on the land. The Office, Centre, and Bureau will compensate to World Producing and Nam Sok a piece of land for residential use with ancillary commercial and community uses (the “Replacement Land”). If the fair value of the Replacement Land is less than the fair value of the Existing Land, the difference will be compensated by the Shenzhen Municipal Government as monetary compensation for the land compensation price difference (the “Land Compensation Price Difference”). The Land Compensation Price Difference will be determined based on the final valuation of the Replacement Land, which is subject to the approval by the Shenzhen Municipal Government and acceptability by the Group with the agreed specification.

Apart from the above compensation, in view that the Group is required to relocate its factories and office buildings on the Existing Land to a leased factory as a result of the land resumption and further relocate to new location in the future (the “Relocations”), the Office, Centre, and Bureau agreed to compensate the Group (the “Relocation Compensation”) for the cost of Relocations. The compensation amount is subject to final review.

The Office, Centre, and Bureau also agreed to compensate to the Group (the “Underground Compensation”) for the cost of restoration of the underground construction at the Existing Land. The compensation amount is subject to final review and further actions by the Group.

15. TRADE AND OTHER PAYABLES *(Continued)*

Note: (Continued)

As at 30 June 2025, the Group has received of RMB502,692,000 (equivalent to approximately HK\$549,991,000) (31 December 2024: RMB502,692,000 (equivalent to approximately HK\$534,210,000)) from the Office, Centre, and Bureau as an advance payment for the Land Compensation Price Difference. The amount of Land Compensation Price Difference will be finalised by the Office, Centre, and Bureau upon approval process and subject to the final valuation of the Replacement Land. In addition, the Group has received Relocation Compensation of RMB385,434,000 (equivalent to approximately HK\$421,700,000) (31 December 2024: RMB385,434,000 (equivalent to approximately HK\$409,600,000)) and Underground Compensation of RMB19,419,000 (equivalent to approximately HK\$21,246,000) (31 December 2024: RMB19,419,000 (equivalent to approximately HK\$20,637,000)) from the Office, Centre, and Bureau.

As at 30 June 2025, the aggregate amount of the property, plant and equipment demolished, right-of-use assets derecognised and expenses incurred for the relocation is RMB130,284,000 (equivalent to approximately HK\$142,543,000) (31 December 2024: RMB84,956,000 equivalent to approximately HK\$90,283,000)) pursuant to the Land Resumption Agreement.

16. SHARE CAPITAL

	Number of shares	Amount HK\$'000
Ordinary shares of HK\$0.1 each		
Authorised:		
At 1 January 2024, 30 June 2024, 1 January 2025 and 30 June 2025	1,500,000,000	150,000
Issued and fully paid:		
At 1 January 2024, 30 June 2024, 1 January 2025 and 30 June 2025	792,117,421	79,212

17. CAPITAL COMMITMENTS

	30.6.2025 HK\$'000 (unaudited)	31.12.2024 HK\$'000 (audited)
Capital expenditure contracted for but not provided in the condensed consolidated financial statements in respect of:		
– plant and equipment	–	328
– buildings	1,971	2,057
	1,971	2,385

18. RELATED PARTY TRANSACTIONS

During the period, the Group had the following significant transactions with related parties:

(a) Compensation of key management personnel

	Six months ended	
	30.6.2025	30.6.2024
	HK\$'000	HK\$'000
	(unaudited)	(unaudited)
Short-term benefits	9,030	8,503
Post-employment benefits	45	45
	9,075	8,548

The remuneration of directors and key executives is determined by the remuneration committee having regard to the performance of individuals and market trends.

- (b) During the six months ended 30 June 2025, Joy Tower Limited, a related party of the Group, provided its residential property to secure one of the Group's banking facilities amounting to HK\$27,310,000 (31 December 2024: HK\$38,310,000).

Mr. Lee Tat Hing and his spouse, Ms. Fung Mei Po, the directors and controlling shareholders of the Company, are directors and controlling shareholders of Joy Tower Limited.

Report on Review of Condensed Consolidated Financial Statements

Deloitte.

德勤

**To the Board of Directors of
World Houseware (Holdings) Limited**

世界(集團)有限公司

(incorporated in the Cayman Islands with limited liability)

Introduction

We have reviewed the condensed consolidated financial statements of World Houseware (Holdings) Limited (the “Company”) and its subsidiaries (collectively referred to as the “Group”) set out on pages 3 to 22, which comprise the condensed consolidated statement of financial position as of 30 June 2025 and the related condensed consolidated statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the six-month period then ended, and certain explanatory notes. 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 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

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” as issued by the Hong Kong Institute of Certified Public Accountants. 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.

Conclusion

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

Deloitte Touche Tohmatsu

Certified Public Accountants

Hong Kong

27 August 2025

Management Discussion and Analysis

RESULTS

The Board of Directors (the “Board”) of World Houseware (Holdings) Limited (the “Company”) is pleased to announce the unaudited consolidated interim results of the Company and its subsidiaries (the “Group”) for the six months ended 30 June 2025. This interim report has been approved by the Board and the Audit Committee of the Company.

- The Group recorded a consolidated turnover of HK\$116,135,000 for the six months ended 30 June 2025, representing a decrease of 27.1% or HK\$43,128,000 as compared to HK\$159,263,000 of the same period last year.
- Gross profit of the Group was HK\$13,986,000, representing a decrease of 45.5% or HK\$11,688,000 as compared to HK\$25,674,000 of the same period last year. The gross profit margin was 12.0%, representing a decrease of 4.1% as compared to 16.1% of the same period last year.
- Loss for the period was HK\$67,703,000, as compared to a loss of HK\$140,569,000 for the same period last year.
- Basic loss per share was HK\$8.55 cents, as compared to basic loss per share of HK\$17.75 cents for the same period last year.
- The Board does not propose any payment of interim dividends for the six months ended 30 June 2025.

BUSINESS REVIEW

For the period under review, as the worldwide business environment continued to be not clear, the Group had experienced a severe challenge to the financial results.

For the household products business, the business turnover was HK\$12,085,000 which represented a decrease of 67.8% when comparing with HK\$37,494,000 last year. The business had recorded a segment loss of HK\$17,104,000.

For PVC pipes and fittings manufacturing business, the business turnover was HK\$103,373,000 representing a decrease of 14.1% when comparing with HK\$120,407,000 last year and the business had recorded a segment loss of HK\$15,614,000.

For investment of properties, the fair value of investment properties has recorded a loss of HK\$58,872,000. Gain arising from changes in fair value on long-term other assets was HK\$4,775,000.

PROSPECTS

For the Group's Pingshan Good Time Urban Renewal Project (花樣年旭輝好時光家園) in Pingshan, Shenzhen, the hand over of the residential properties had been completed. For commercial properties, there are some constructions and decorations needed to be followed and it is expected to be completed at the end of this year. The Group will announce the progress from time to time.

Regarding the compensation, land exchange and relevant procedures of the Shenzhen Government's Land Resumption Project located at Pinghu, Longgang District, Shenzhen, made between the Shenzhen City Government and the Group, the Group will follow closely the progress for the replacement land resumption and will announce the progress from time to time.

Regarding the construction of factories in Zhongshan owned by the Group, the Group will continue to proceed with the application for plannings, design and constructions and will announce the progress from time to time.

The Group will closely monitor and evaluate how the worldwide economy will affect the business of the Group and adopt effective cost control to cope with the challenging economic environments so as to enhance the benefit of the Group.

By Order of the Board

Lee Tat Hing

Chairman

Hong Kong

27 August 2025

LIQUIDITY, FINANCIAL RESOURCES AND FUNDING

The Group finances its operations from internally generated cash flows, terms loans and trade finance facilities provided by banks in Hong Kong and the PRC. At 30 June 2025, the Group had bank balances and cash and bank deposits of approximately HK\$612,971,000 (31.12.2024: HK\$653,530,000) and no interest-bearing bank borrowings (31.12.2024: nil). The Group's total banking facilities available as at 30 June 2025 amounted to HK\$38,251,000; of which no banking facilities was utilised (utilisation rate was at 0%).

The Group continued to conduct its business transactions principally in Hong Kong dollars, US dollars and Renminbi. The Group's exposure to the foreign exchange fluctuations has not experienced any material difficulties in the operations or liquidity as a result of fluctuations in currency exchange.

At 30 June 2025, the Group had current assets of approximately HK\$783,246,000 (31.12.2024: HK\$1,040,716,000). The Group's current ratio was approximately 0.81 as at 30 June 2025 as compared with approximately 1.04 as at 31 December 2024. Total shareholders' funds of the Group as at 30 June 2025 decreased by 4.7% to HK\$1,061,223,000 (31.12.2024: HK\$1,113,116,000). The gearing ratio (measured as total liabilities/total shareholders' funds) of the Group as at 30 June 2025 was 1.36 (31.12.2024: 1.36).

CHARGES ON ASSETS

Certain investment properties and bank deposits with the aggregate amounts of HK\$15,777,000 (31.12.2024: certain leasehold land and buildings, investment properties, right-of-use assets and bank deposits with the aggregate net book value of HK\$76,065,000) were pledged to banks for general banking facilities granted to the Group.

In addition, the Group also pledged the life insurance to a bank to secure general banking facilities granted to the Group.

STAFF AND EMPLOYMENT

At 30 June 2025, the Group employed a total workforce of about 459 (30.6.2024: 510) including 433 staff in our factories located in the PRC. The total staff remuneration incurred during the period was HK\$20,793,000 (30.6.2024: HK\$23,449,000). It is the Group's policy to review its employees' pay levels and performance bonus system regularly to ensure that the remuneration policy is competitive within the relevant industries. It is the Group's policy to encourage its subsidiaries to send the management and staff to attend training classes or seminars that related to the Group's business. Tailor made internal training programmes were also provided to staff in our PRC factories.

Other Information

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS IN SHARES

At 30 June 2025, the interests of the directors, chief executive and their associates in the shares of the Company and its associated corporations, as recorded in the register maintained by the Company pursuant to Section 352 of the Securities and Futures Ordinance (“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, were as follows:

Name of directors	Number of issued ordinary shares held				Total	Percentage of the issued share capital of the Company
	Personal interests	Family interests	Corporate interests	Other interests		
Lee Tat Hing	32,684,072	58,121,087 ^(a)	28,712,551 ^(c)	280,895,630 ^(d)	400,413,340	50.55%
Fung Mei Po	58,121,087	61,396,623 ^(d)	–	280,895,630 ^(d)	400,413,340	50.55%
Lee Chun Sing	34,315,830	2,526,000 ^(d)	–	280,895,630 ^(d)	317,737,460	40.11%
Lee Kwok Sing Stanley	5,623,280	–	–	280,895,630 ^(d)	286,518,910	36.17%
Leung Cho Wai	5,000,000	–	–	–	5,000,000	0.63%
Tsui Chi Yuen	1,401,000	–	–	–	1,401,000	0.18%
Lee Hon Sing Alan	2,884,300	–	–	280,895,630 ^(d)	283,779,930	35.83%
Cheung Tze Man Edward	2,000,000	–	–	–	2,000,000	0.25%
Lee Ka Yee	–	–	–	280,895,630 ^(d)	280,895,630	35.46%
Tsui Chi Him Steve	1,200,000	–	–	–	1,200,000	0.15%
Hui Chi Kuen Thomas	1,300,000	–	–	–	1,300,000	0.16%

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS IN SHARES *(Continued)*

Notes:

- (a) Mr. Lee Tat Hing is the husband of Ms. Fung Mei Po whose personal interests are therefore also the family interests of Mr. Lee Tat Hing.
- (b) Ms. Fung Mei Po is the wife of Mr. Lee Tat Hing whose personal and corporate interests are therefore also the family interests of Ms. Fung Mei Po.
- (c) The shares are held by Lees International Investments Limited, a company wholly owned by Mr. Lee Tat Hing. Mr. Lee Tat Hing is the sole director of Lees International Investments Limited.
- (d) 280,895,630 shares are wholly owned by a discretionary trust company namely Goldhill Profits Limited of which Mr. Lee Tat Hing, Ms. Fung Mei Po, Mr. Lee Chun Sing, Mr. Lee Kwok Sing Stanley, Mr. Lee Hon Sing Alan and Ms. Lee Ka Yee and other persons who are not directors and chief executive of the Company are the beneficiaries of the Company. Mr. Lee Tat Hing is the sole director of Goldhill Profits Limited.
- (e) The shares are held by Ms. Lai Lai Wah, the wife of Mr. Lee Chun Sing whose personal interests are also the family interests of Mr. Lee Chun Sing.

At 30 June 2025, the following director had personal interests in the deferred non-voting shares of a subsidiary of the Company:

		Number of deferred non-voting shares held
Name of director	Name of subsidiary	
Fung Mei Po	World Home Linen Manufacturing Company Limited	100

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS IN SHARES *(Continued)*

The deferred shares do not carry any rights to vote at general meetings of this subsidiary or to participate in any distributions of profits until the profits of this subsidiary which are available for dividend exceed HK\$10 billion, or to receive a return of capital until a total sum of HK\$10 billion has been distributed to the ordinary shareholders of each of this subsidiary.

At 30 June 2025, save as aforesaid and options holdings disclosed under the heading of "Share Options and Directors' Rights to Acquire Shares or Debentures" and other than certain nominee shares in subsidiaries held by directors in trust for the Group, none of the directors, chief executives or their associates had any interests or short positions in the shares or any securities of the Company and its associated corporations.

SUBSTANTIAL SHAREHOLDERS

At 30 June 2025, the register of substantial shareholders maintained by the Company pursuant to Section 336 of the SFO shows that, other than the interests in shares disclosed above in respect of the directors of the Company, the Company has not been notified of any other interests representing 5 percent or more of the Company's issued share capital as at 30 June 2025.

Save as disclosed in this interim report, the directors and chief executive of the Company are not aware of any other person who, as at 30 June 2025 had an interest or short position in the shares and underlying shares of the Company which would fall to be disclosed to the Company under the provisions of Part XV of the SFO.

SHARE OPTIONS AND DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES

The following table discloses movements in the Company's share options during the six months ended 30 June 2025:

	Date of grant	Exercise price HK\$	Exercisable period		Vesting Period	Outstanding as at 31.12.2024	Granted during the year	Exercised during the year	Cancelled during the year	Forfeited/ lapsed during the year	Outstanding as at 30.06.2025
Category 1: Directors											
Lee Tat Hing	22.12.2020	0.357	22.12.2020 to 21.12.2030	(Note 1)	22.12.2020	7,500,000	-	-	-	-	7,500,000
	19.11.2024	0.465	19.11.2025 to 18.11.2034	(Note 2)	19.11.2024-18.11.2025	790,000	-	-	-	-	790,000
Fung Mei Po	22.12.2020	0.357	22.12.2020 to 21.12.2030	(Note 1)	22.12.2020	7,500,000	-	-	-	-	7,500,000
	19.11.2024	0.465	19.11.2025 to 18.11.2034	(Note 2)	19.11.2024-18.11.2025	632,000	-	-	-	-	632,000
Lee Chun Sing	01.09.2015	0.580	01.09.2015-31.08.2025	(Note 1)	01.09.2015	3,000,000	-	-	-	-	3,000,000
	22.12.2020	0.357	22.12.2020-21.12.2030	(Note 1)	22.12.2020	5,000,000	-	-	-	-	5,000,000
	19.11.2024	0.465	19.11.2025-18.11.2034	(Note 2)	19.11.2024-18.11.2025	632,000	-	-	-	-	632,000
Lee Kwok Sing Stanley	01.09.2015	0.580	01.09.2015-31.08.2025	(Note 1)	01.09.2015	3,000,000	-	-	-	-	3,000,000
	22.12.2020	0.357	22.12.2020-21.12.2030	(Note 1)	22.12.2020	1,100,000	-	-	-	-	1,100,000
	19.11.2024	0.465	19.11.2025-18.11.2034	(Note 2)	19.11.2024-18.11.2025	632,000	-	-	-	-	632,000
Leung Cho Wai	01.09.2015	0.580	01.09.2015-31.08.2025	(Note 1)	01.09.2015	100,000	-	-	-	-	100,000
	19.11.2024	0.465	19.11.2025-18.11.2034	(Note 2)	19.11.2024-18.11.2025	237,000	-	-	-	-	237,000
Tsui Chi Yuen	01.09.2015	0.580	01.09.2015-31.08.2025	(Note 1)	01.09.2015	2,000,000	-	-	-	-	2,000,000
	19.11.2024	0.465	19.11.2025-18.11.2034	(Note 2)	19.11.2024-18.11.2025	395,000	-	-	-	-	395,000
Lee Hon Sing Alan	01.09.2015	0.580	01.09.2015-31.08.2025	(Note 1)	01.09.2015	3,000,000	-	-	-	-	3,000,000
	22.12.2020	0.357	22.12.2020-21.12.2030	(Note 1)	22.12.2020	1,100,000	-	-	-	-	1,100,000
	19.11.2024	0.465	19.11.2025-18.11.2034	(Note 2)	19.11.2024-18.11.2025	632,000	-	-	-	-	632,000

SHARE OPTIONS AND DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES (Continued)

	Date of grant	Exercise price HK\$	Exercisable period		Vesting Period	Outstanding as at 31.12.2024	Granted during the year	Exercised during the year	Cancelled during the year	Forfeited/ lapsed during the year	Outstanding as at 30.06.2025
Cheung Tze Man Edward	01.09.2015	0.580	01.09.2015-31.08.2025	(Note 1)	01.09.2015	500,000	-	-	-	-	500,000
Tsui Chi Him Steve	01.09.2015	0.580	01.09.2015-31.08.2025	(Note 1)	01.09.2015	300,000	-	-	-	-	300,000
Hui Chi Kuen Thomas	01.09.2015	0.580	01.09.2015-31.08.2025	(Note 1)	01.09.2015	300,000	-	-	-	-	300,000
Ho Tak Kay	01.09.2015	0.580	01.09.2015-31.08.2025	(Note 1)	01.09.2015	300,000	-	-	-	-	300,000
Category 2: Employees											
	01.09.2015	0.580	01.09.2015-31.08.2025	(Note 1)	01.09.2015	4,000,000	-	-	-	-	4,000,000
	22.12.2020	0.357	22.12.2020-21.12.2030	(Note 1)	22.12.2020	2,600,000	-	-	-	-	2,600,000
	19.11.2024	0.465	19.11.2025-18.11.2034	(Note 2)	19.11.2024-18.11.2025	1,640,000	-	-	-	-	1,640,000
Total of all categories						46,890,000	-	-	-	-	46,890,000

Note 1: These share options are exercisable, starting from the date of options granted for a period of 10 years.

2: These share options are exercisable, starting from twelve (12) months after the date of options granted and up to 10 years from the date of options granted.

SHARE OPTIONS AND DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES *(Continued)*

Save as disclosed above, none of the above share options were exercised since the date of grant.

Other than as disclosed above, at no time during the year was the Company or any of its subsidiaries a party to any arrangements to enable the directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

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

During the six months ended 30 June 2025, there were no purchases, sales or redemption by the Company, or any of its subsidiaries, of the Company's listed securities.

CONVERTIBLE SECURITIES, OPTIONS, WARRANTS OR OTHER SIMILAR RIGHTS

Other than the share options as described above, the Company had no convertible securities, options, warrants or other similar rights in issue during the period or at 30 June 2025.

AUDIT COMMITTEE

The Audit Committee has reviewed with the management the accounting principles and practices adopted by the Group and discussed auditing, internal controls and financial reporting matters including the review of the unaudited interim results for the six months ended 30 June 2025. The unaudited interim results have also been reviewed by the Company's external auditor.

CODE ON CORPORATE GOVERNANCE PRACTICES

In the Directors' opinion, the Company has applied the principles and complied with all the applicable code provisions as set out in the Code on Corporate Governance Practices as set out in Appendix 14 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited for the first six months ended 30 June 2025.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted a code of conduct regarding securities transactions by directors on terms no less exacting than the required standard set out in Appendix 10 of the Listing Rules (the "Model Code"). Having made specific enquiry of all the directors, all the directors confirmed that they have complied with the required standard set out in the Model Code and the code of conduct regarding securities transactions by directors adopted by the Company.

By Order of the Board

Lee Tat Hing

Chairman

Hong Kong, 27 August 2025