

CTF SERVICES LIMITED

(Incorporated in Bermuda with limited liability)

Stock code: 00659

INTERIM REPORT 2025-2026



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Where the English and the Chinese texts conflict, the English text prevails.

This interim report is also available at www.ctfs.com.hk.

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The logo consists of several concentric circles of varying diameters, creating a circular, tunnel-like or ripple effect. The circles are light blue and centered on the left side of the page.

Corporate Profile

Listed on The Stock Exchange of Hong Kong Limited (the “Hong Kong Stock Exchange”), CTF Services Limited (the “Company” and its subsidiaries, collectively, “CTF Services” or the “Group”, Hong Kong Stock Code: 00659) is a conglomerate with a diversified portfolio of market-leading businesses, predominantly in Hong Kong and Chinese Mainland. The Group’s businesses include toll roads, financial services, logistics, construction, and facilities management. Through the Group’s sustainable business model, it is committed to creating more value for all stakeholders and the community.

Chairman's Statement



Dear Shareholders,

A Resilient Platform for Value Creation: Building Enduring Strength to Shape a Sustainable Future

Nurturing and compounding value across market cycles remains fundamental to our steady and enduring growth. In a year marked by heightened volatility and persistent macroeconomic uncertainty, the Group delivered solid performance, with its clarity of purpose, disciplined execution and an unwavering dedication to sustainable value creation. With a well-diversified business portfolio and a longstanding commitment to operational excellence, we continue to build upon a foundation that empowers us to navigate complexity and pursue our long-term strategy with confidence. These principles, tested and strengthened through multiple cycles, remain central to our approach to capital stewardship and prudent risk management.

We deploy capital toward opportunities offering compelling risk-adjusted returns, continuously refining our portfolio to sharpen strategic focus in order to enhance future cashflow and profitability. We will continue our focus on the Financial Services and Logistics segments, expanding and deepening these core growth engines to capture sustained, compounding value.

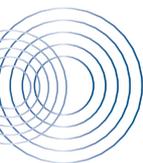
This year marks the Group's 23rd consecutive year of dividend payments, a strong testament to our longstanding commitment to delivering stable and sustainable returns to shareholders. This consistent track record reflects not only the strength and consistency of our cash flows, but also our commitment to prudent financial management and the creation of long-term shareholder value.

As part of our long-term strategy, we continue to integrate sustainability into our operating model, reinforcing community trust and enhancing business competitiveness. We deepened collaboration with supply chain partners and portfolio companies to strengthen ESG data governance and internal controls, elevating oversight and risk management. We also advanced our assessment of climate-related risks and opportunities to ensure preparedness for evolving regulatory expectations and to support disciplined, forward-looking decision-making.

Looking ahead, we will remain vigilant in monitoring regional developments, agile in responding to change, and anchored firmly in our strategic priorities. With a solid foundation, a future-ready portfolio and a clear long-term vision, the Group stands poised to seize emerging opportunities and deliver lasting value to all shareholders.

Dr Cheng Kar Shun, Henry *GBM, GBS*
Chairman

Hong Kong, 26 February 2026



Financial Highlights

	For the six months ended	
	31 December	
	2025	2024
	HK\$'m	HK\$'m
Revenue	12,826.8	12,109.7
Profit attributable to shareholders of the Company	1,334.3	1,157.6
Attributable Operating Profit ⁽¹⁾	2,283.9	2,225.3
Adjusted EBITDA ⁽²⁾	3,591.4	3,556.8
Dividend per share		
— Interim ordinary dividend	HK\$0.28⁽⁶⁾	HK\$0.30
— Special dividend	–	HK\$0.30
	As at	As at
	31 December	30 June
	2025	2025
	HK\$'m	HK\$'m
Total assets	182,161.2	172,895.6
Net assets ⁽³⁾	41,184.6	39,881.7
Cash and bank balances	20,919.6	20,210.7
Net debt ⁽⁴⁾	13,809.9⁽⁷⁾	14,651.1
Net gearing ratio ⁽⁵⁾	34%⁽⁷⁾	37%

Remarks:

- (1) Attributable Operating Profit/(Loss) ("AOP"/"AOL") is a non-HKFRS measure used by the Executive Committee of the Company to assess the performance of the operating segments as detailed in note 4 to the condensed consolidated interim financial statements. The overall AOP of the Group represents the profit available for appropriation before non-operating and unallocated corporate office items. It may not be comparable to similar measures presented by other companies.
- (2) Adjusted earnings before interest, taxes, depreciation and amortization ("Adjusted EBITDA") is a non-HKFRS measure of the Group's operating profitability and calculated as operating profit excluding depreciation and amortization and other non-operating/non-cash items, plus dividends received from associated companies and joint ventures, and any other relevant adjustments. The calculation is set out on page 9 on this interim report. It may not be comparable to similar measures presented by other companies.
- (3) Total assets less total liabilities.
- (4) The aggregate of borrowings and other interest-bearing liabilities less cash and bank balances.
- (5) Net debt divided by total equity.
- (6) The interim ordinary dividend for the financial year ending 30 June 2026 ("FY2026") of HK\$0.28 per share is not directly comparable with the interim ordinary dividend for the financial year ended 30 June 2025 ("FY2025") of HK\$0.30 per share due to the enlarged share capital base following the 1-for-10 bonus issue in December 2025. The interim ordinary dividend for FY2026, on a comparable basis, after adjusting FY2025 interim ordinary dividend to reflect the enlarged share capital base following the bonus issue, increased approximately 3% year-on-year.
- (7) HK\$2,218 million 0.75% exchangeable bonds due 2028 (the "0.75% Exchangeable Bonds") are being accounted for as financial liabilities at fair value through profit or loss and are excluded from both the net debt and net gearing ratio calculations. If the 0.75% Exchangeable Bonds were included as debt, the net debt and net gearing ratio would be HK\$16.1 billion and 39% as at 31 December 2025 respectively.

Management Discussion and Analysis



BUSINESS REVIEW

Group overview

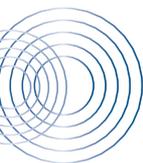
The financial year unfolded amid persistent global economic uncertainty and subdued market conditions. During the six months ended 31 December 2025 (the “Current Period”), the Group’s diversified business portfolio demonstrated resilience, reporting a 3% year-on-year increase in AOP to HK\$2,283.9 million. Disciplined cost control and operational agility supported overall stability, while segment performance was mixed, with strength in certain businesses partially offset by softer results in others. The increase in the Group’s overall AOP was mainly driven by (i) continued robust earnings growth of the Financial Services segment; and (ii) the disposal of the loss-making Free Duty business in December 2024 and the turnaround of Gleneagles Hospital Hong Kong (“GHK”) to a positive AOP contribution from an AOL in the six months ended 31 December 2024 (the “Last Period”) within the Facilities Management segment. These positive impacts were partly offset by weak performances in the Construction segment and Logistics segment amid a challenging economic backdrop.

In addition to AOP growth, decreased net loss from non-operating items, mainly due to the absence of the loss related to the divestment of the Group’s entire stake in Hyva III B.V. and its subsidiaries and a decrease in fair value loss on investment properties, partially offset by an impairment loss associated with the Roads segment, drove a 15% year-on-year increase in profit attributable to shareholders of the Company to HK\$1,334.3 million.

The Group continues to enhance its business portfolio, directing capital toward segments with sustainable long-term potential. This disciplined approach of capital allocation involves both the strategic divestments of stagnant assets and targeted investments in areas of clear strategic importance. As part of this ongoing effort, the Group monetized its investment in Shoucheng Holdings Limited (“Shoucheng”) under the Strategic Investment segment through the issuance of the 0.75% Exchangeable Bonds in October 2025. This transaction enables the Group to diversify its funding source and strengthen its financial flexibility to support future growth initiatives while potentially divest this investment with an attractive return.

The Group also advanced selective acquisitions to reinforce its core business segments. Within the Logistics segment, the Group acquired a logistics property in Dongguan in December 2025. After the end of the reporting period, the Group further completed the acquisition of three logistics properties in the Yangtze River Delta. These acquisitions expanded the scale of the Group’s logistics portfolio and broadened our presence in key economic regions across the Chinese Mainland.

Concurrently, the Group continued to expand the Financial Services segment to capture growing demand for wealth management solutions. During the Current Period, the Group announced the acquisition of a 65% interest in Blackhorn Group Limited (“Blackhorn”), a Hong Kong-based external asset manager, and completed the acquisition of a 13.05% stake in uSmart Inlet Group Ltd (“uSMART”), a technology-driven financial services provider. uSMART is accounted for as an associated company and is expected to contribute to the development of the Financial Services segment and enhance the Group’s wealth management capabilities. Collectively, these acquisitions are intended to strengthen the Group’s financial services platform and broaden its products offerings.



Management Discussion and Analysis

During the Current Period, Hong Kong accounted for 58% of the Group's AOP (Last Period: 58%), while the Chinese Mainland contributed 36% (Last Period: 39%). Adjusted EBITDA remained stable at HK\$3,591.4 million. Basic earnings per share was HK\$0.30, representing a 14% year-on-year growth.

The Group continued to manage finance costs effectively. Favourable Secured Overnight Financing Rate ("SOFR") movements and the redemption of US\$268.2 million of perpetual capital securities in the Last Period led to a 14% reduction in profit attributable to holders of perpetual capital securities. Besides, average borrowing costs decreased to approximately 4.0% (Last Period: approximately 4.2%) per annum, reflecting the decline in Hong Kong Interbank Offered Rate ("HIBOR") during the Current Period. The Group further increased its fixed-rate borrowings to 76% of total debt, compared with 70% as at 30 June 2025. Renminbi ("RMB") debt accounted for 61% of total debt as at 31 December 2025, compared with 62% as at 30 June 2025. The ratio of RMB liabilities to RMB assets slightly reduced to approximately 76% (30 June 2025: approximately 80%).

Following the expiry of the 2023 Panda Bond Programme¹, the Group has made an application in January 2026 to the National Association of Financial Market Institutional Investors (the "NAFMII") for the registration of up to RMB5.0 billion in debt financing instruments (the "2026 Panda Bond Programme"), issuable within two years upon receipt of the NAFMII's notice of acceptance of registration. Subject to approval, the timing, tenor and size of issuance will be determined based on market conditions. Depending on the market conditions, the 2026 Panda Bond Programme would provide a cost-effective financing channel for, *inter alia*, refinancing the Group's medium-term notes maturing in 2026 and 2027. As a portion of the Group's assets, operations and income are denominated in RMB, the issuance of panda bonds would also serve as a natural hedge against RMB exchange rate fluctuations.

During the Current Period, the Company continued to implement measures to address its public float. In July 2025, the Company issued HK\$850 million of 2.8% convertible bonds due 2027 (the "2.8% Convertible Bonds"). Following subsequent conversions, public float increased to approximately 25.08% as at 21 November 2025, complying with the minimum 25% requirement under the Rules Governing the Listing of Securities on Hong Kong Stock Exchange (the "Listing Rules"). As at 24 February 2026, the public float had further risen to approximately 26.05%.

The Group maintains a disciplined approach to financial management, underpinned by consistently strong credit ratings. In January 2026, China Lianhe Credit Rating Co., Ltd. reaffirmed the Company's "AAA" rating with a stable outlook. In May 2025, Japan Credit Rating Agency, Ltd. assigned the Group "A+" for both Foreign Currency and Local Currency Long-term Issuer Ratings with a stable outlook, marking the second consecutive year of such recognition. These ratings enhance the Group's funding capabilities and support continued access to competitive financing.

¹ The 2023 Panda Bond Programme was the Group's prior registration with NAFMII for RMB-denominated debt financing instruments, filed under the same framework as the 2026 Panda Bond Programme.



Aligned with its Breakthrough 2050 commitment to advancing sustainable finance and investment, the Group continues to pursue green financing opportunities. As at 31 December 2025, sustainability-linked and green facilities totalled approximately HK\$19.2 billion (30 June 2025: approximately HK\$18.6 billion), representing approximately 41% (30 June 2025: approximately 39%) of the Group's total bond and loan facilities.

The Group's financial position remained solid, supported by ample liquidity and prudent capital management. As at 30 June 2025, approximately HK\$9.4 billion of debt scheduled to mature within one year, lowered 28% to approximately HK\$6.8 billion as at 31 December 2025.

As at 31 December 2025, total available liquidity amounted to approximately HK\$31.0 billion, comprising cash and bank balances of approximately HK\$20.9 billion and unutilized committed banking facilities of approximately HK\$10.1 billion, comfortably exceeding near-term maturities. As at 31 December 2025, net debt reduced 6% to approximately HK\$13.8 billion (30 June 2025: approximately HK\$14.7 billion), with the net gearing ratio, calculated as net debt over total equity, further edging down to 34%² (30 June 2025: 37%), demonstrating prudent leverage management and maintaining financial flexibility for future growth and strategic initiatives.

The Company is committed to delivering a sustainable and progressive dividend policy. The aim of its dividend policy is to steadily increase or at least maintain the Hong Kong dollar value of total ordinary dividend annually. The prospective total dividend growth, however, remains dependent upon the financial performance and future funding needs of the Group.

The Board of Directors of the Company (the "Board") has accordingly resolved to declare an interim ordinary dividend of HK\$0.28 per share for FY2026 (the "Interim Dividend"), representing an approximate 3%³ year-on-year increase on a comparable basis, after adjusting the interim ordinary dividend for FY2025 to reflect the enlarged share capital base following the 1-for-10 bonus issue in December 2025. The total interim ordinary dividend amount rose by approximately 6% to HK\$1.27 billion, reflecting the Group's commitment to delivering progressive shareholder returns underpinned by the strong cash flow generation of its diversified business portfolio.

² The 0.75% Exchangeable Bonds are being accounted for as financial liabilities at fair value through profit or loss and are excluded from both the net debt and net gearing ratio calculations. If the 0.75% Exchangeable Bonds were included as debt, the net gearing ratio would be 39% as at 31 December 2025.

³ The Interim Dividend for FY2026 of HK\$0.28 per share is not directly comparable with the interim ordinary dividend for FY2025 of HK\$0.30 per share due to the effect of the bonus issue.



Management Discussion and Analysis

Profit Contribution

For the six months ended 31 December

	2025 HK\$m	2024 HK\$m
Attributable Operating Profit	2,283.9	2,225.3
<i>Non-operating items</i>		
Net loss on fair value of investment properties, net of tax	(37.8)	(89.7)
Impairments, remeasurement and provisions, net	(105.0)	(307.4)
Gain on disposal of a project	–	42.7
Share of non-operating income of joint ventures, net	7.9	81.1
Share-based payment	(27.7)	–
<i>Unallocated corporate office items</i>		
Net finance costs	(495.4)	(505.3)
Expenses and others	(197.5)	(180.1)
	(855.5)	(958.7)
Profit for the period after tax and non-controlling interests⁽¹⁾	1,428.4	1,266.6
Profit attributable to:		
Shareholders of the Company	1,334.3	1,157.6
Holder of perpetual capital securities	94.1	109.0
	1,428.4	1,266.6

Note:

- (1) Reconciliation from Attributable Operating Profit to profit for the period after tax and non-controlling interests and related details of reconciling to condensed consolidated income statement and notes thereto are set out in note 4 to the condensed consolidated interim financial statements.



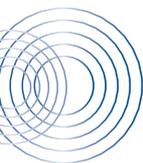
Adjusted EBITDA

For the six months ended 31 December

	2025 HK\$m	2024 HK\$m
Operating profit	1,844.9	1,846.6
<i>Adjustments</i>		
Depreciation and amortization ⁽²⁾	958.9	903.2
Other non-operating/non-cash items		
Loss on fair value of investment properties ⁽³⁾	70.0	223.2
Impairment loss on intangible concession rights ⁽³⁾	105.0	–
Profit on disposal of assets held-for-sale ⁽³⁾	–	(42.7)
Share-based payment ⁽⁴⁾	36.4	–
Dividends received from associated companies and joint ventures ⁽⁵⁾	442.3	581.0
Other adjustment ⁽⁶⁾	133.9	45.5
Adjusted EBITDA	3,591.4	3,556.8

Notes:

- (2) Being the sum of amortization of intangible assets and intangible concession rights as well as depreciation of property, plant and equipment and right-of-use assets as individually disclosed in note 5 to the condensed consolidated interim financial statements.
- (3) As disclosed in note 6 to the condensed consolidated interim financial statements.
- (4) As disclosed in note 5(a) to the condensed consolidated interim financial statements.
- (5) As disclosed in the condensed consolidated statements of cash flows.
- (6) Adjustment is made to include dividends from a joint venture which was reinvested by the Group.



OPERATIONAL REVIEW

AOP Contribution by Segment

For the six months ended 31 December

	2025 HK\$m	2024 HK\$m	Change % Fav./(Unfav.)
Roads	771.1	767.1	1
Financial Services	728.8	614.3	19
Logistics	331.8	387.8	(14)
Construction	310.0	390.9	(21)
Facilities Management [#]	42.8	9.3	360
Strategic Investments	99.4	55.9	78
Total	2,283.9	2,225.3	3

[#] If excluding the divested Free Duty business, the Facilities Management segment reported an AOP of HK\$48.5 million in the Last Period.

Roads

As at 31 December 2025, the Group managed thirteen toll roads projects across Guangdong Province, Zhejiang Province, Tianjin Municipality, Hubei Province, Hunan Province and Guangxi Zhuang Autonomous Region, representing a combined roadway length of approximately 880 kilometers.

During the Current Period, the Roads segment recorded a modest year-on-year AOP increase of 1% to HK\$771.1 million. Excluding Shanxi Taiyuan-Gujiao Roadway (Gujiao Section), which the Group disposed of in April 2025, AOP from the remaining thirteen toll roads rose 4% year-on-year. This was attributable to lower finance costs, which were partially offset by uneven traffic recovery. However, like-for-like average daily traffic flow and toll revenue declined 1% year-on-year, mainly due to partial closures on Beijing-Zhuhai Expressway (Guangzhou-Zhuhai Section) and Guangzhou-Zhaoqing Expressway during their ongoing expansion works. In addition, a competing expressway that opened in July 2025 diverted some truck traffic away from Hangzhou Ring Road. These headwinds were partially offset by improving toll revenue from Tangjin Expressway (Tianjin North Section), which recorded steady traffic recovery following the completion of a key connecting road expansion in October 2025.

As at 31 December 2025, the road portfolio's average remaining concession period stood at approximately 11.4 years. Expansion works on both Beijing-Zhuhai Expressway (Guangzhou-Zhuhai Section) and Guangzhou-Zhaoqing Expressway, commenced in late 2022 and late 2023 respectively, have been progressing on schedule. Their estimated completion by the financial year ending 2028 will make the Group eligible to apply for concession period extensions, which, if approved, would enhance the toll road portfolio's average remaining concession period.



Financial Services

During the Current Period, the Financial Services segment recorded a robust 19% year-on-year increase in AOP to HK\$728.8 million, primarily driven by strong performance of Chow Tai Fook Life Insurance Company Limited (“CTF Life”). Profitable new business growth and favourable financial market movements contributed to a 17% year-on-year increase in Contractual Service Margin (“CSM”) release to HK\$664.6 million, which remained the major driver of AOP. As at 31 December 2025, the CSM balance (net of reinsurance) rose 18% to HK\$10.8 billion compared with 30 June 2025, reflecting positive financial market movements and solid new business momentum, and supporting a continued build-up of future earnings. The sustained growth underscores the strength and scalability of its business model.

CTF Life achieved robust business growth in the Current Period, with Annual Premium Equivalent (“APE”) increasing 48% year-on-year to HK\$2,287.8 million, supported by broad-based demand, attractive product offerings and improved distribution execution.

Agency channel has grown significantly, with its APE rising 32% year-on-year, driven by a 24% year-on-year uplift in productivity following ongoing agency force transformation. Agency channel’s persistency ratio⁴ improved by 13% year-on-year, and agency headcount expanded 7% year-on-year to approximately 2,100 agents. With a recruitment strategy that emphasizes diversified backgrounds, the agency network has become increasingly resilient and inclusive. The quality of the agency force continued to improve, reflected by a year-on-year 29% increase in Million Dollar Round Table (MDRT) registered members as at 31 December 2025.

The partnership channel also delivered strong momentum, with APE up 78% year-on-year, supported by deeper broker collaboration and strengthened sales capabilities across key partners. As a result of successful penetration into key local brokers, growth in overseas market also contributed to this strong APE growth of the partnership channel.

CTF Life continued to broaden its customer reach. Chinese Mainland Visitors (“CMV”) remained a significant contributor, accounting for 61% of total APE (Last Period: 57%). Overseas business also gained traction, with APE increasing 86% year-on-year to HK\$191.0 million, attributed to a closer broker engagement, and leverage of the broader Chow Tai Fook Group (“CTF Group”) ecosystem to foster customer loyalty and deliver an exceptional service experience.

CTF Life’s market position ranked 12th among life insurers in Hong Kong by APE in the first nine months of 2025.

Value of New Business (“VONB”) continued to expand in line with APE growth, increasing 39% to HK\$733.3 million during the Current Period. VONB margin (representing VONB as a percentage of APE) improved from 27% in the first half of 2025 to 32% in the Current Period due to higher premium growth and improved cost efficiency (Last Period: 34%).

CTF Life’s investment profile remained solid. As at 31 December 2025, assets under management reached HK\$98.8 billion, representing 9% growth from 30 June 2025, driven by business expansion and favourable financial market movements. Asset-liability management remained disciplined, with the Hong Kong Risk Based Capital (“HKRBC”) effective duration gap maintained within a prudent range. Over 90% of the bond portfolio remained investment-grade, and investment income of the fixed-income portfolio improved to 4.7% per annum (Last Period: 4.6%).

⁴ The percentage of insurance policies still in force (i.e. not lapsed or surrendered) after the 19th month.



Management Discussion and Analysis

CTF Life also maintained a strong financial position. As at 31 December 2025, its solvency ratio under the HKRBC regime stood at 282%, well above the minimum regulatory requirement of 100%, underscoring its capital strength. As at 31 December 2025, embedded value increased by 10% from 30 June 2025 to HK\$27.8 billion, supported by expected return on embedded value, new business growth, and favourable equity market performance. Moody's maintained CTF Life's insurance financial strength rating at A3 (stable), and Fitch Ratings affirmed its A- (stable) rating.

CTF Life kept on having good track record of fulfillment ratios across three signature product series, including Regent Series, HealthCare 168 Series, and Fortune Saver Series. Also, the accumulation interest rate on annual dividends has been maintained at 4.25% per annum on United States dollar participating policies for 13 consecutive years. Building on this track record of reliability and consistency, CTF Life introduced two innovative savings insurance plans during the Current Period to address customer needs in wealth accumulation and legacy planning. The Ever Shine Savings Insurance Plan offers guaranteed cash value, non-guaranteed dividends, a policy split option and a dual succession scheme to support intergenerational wealth transfer. The Regent Leap Savings Insurance Plan provides flexibility for customers to switch between "Advance, Balance and Conservative" wealth accumulation strategies depending on market conditions, with the same policy split and dual succession features to support adaptable legacy planning. Furthermore, CTF Life is making significant strides in forming strategic collaboration agreements with regional market players via its Bermuda operation. This move is a part of CTF Life's ongoing effort to expand our presence in the high-net-worth individual segment and ensure that the dynamic market demands and evolving needs of our customers can be met.

During the Current Period, CTF Life has advanced a series of strategic initiatives centred on enhancing customer experience, strengthening its healthcare ecosystem, and cultivating talent development. To bolster its digital service capabilities, CTF Life forged a strategic partnership with AlipayHK, becoming the first life insurer in Hong Kong to facilitate premium payments via this widely adopted online payment platform. This milestone has significantly streamlined the payment process, thereby delivering enhanced convenience and operational efficiency to customers. In parallel, CTF Life has expanded its healthcare collaborative network by establishing partnerships with leading hospitals and medical centres in Hong Kong and across the Greater Bay Area ("GBA"), with the network now expanding to 23 partner medical institutions offering priority access and direct billing services. The launch of the "CTF Life+" platform further reinforced its commitment to nurturing future talent and fostering innovation. Collectively, these initiatives exemplify CTF Life's customer-centric core philosophy and ecosystem-driven strategic development roadmap.

CTF Life earned broad industry recognition during the Current Period, securing four Top-3 Finalist positions at the Hong Kong Insurance Awards 2025, covering product innovation, health protection, ESG, and community intermediary categories. The agency force also achieved notable accolades, including CTF Life's first "Best of the Best Financial Planner" at Life Underwriters Association of Hong Kong's the Best Financial Planner Awards and the "Rookie Insurance Agent of the Year" at the 10th Asia Trusted Life Agents and Advisers Awards.

Following completion of Stage 1 acquisition of uSMART in November 2025, the Group now holds 13.05% equity interest in uSMART, which is accounted for as an associated company. Although Stage 2 did not proceed due to timing of regulatory approval, the existing stake provides the Group with access to uSMART's digital capabilities and contributed positive AOP during the Current Period. The Group will continue exploring further collaboration opportunities with uSMART to strengthen the financial services platform and its products offering.



Logistics

The Logistics segment reported total AOP of HK\$331.8 million for the Current Period, representing a 14% year-on-year decline. While China United International Rail Containers Co., Limited (“CUIRC”) delivered solid growth, this was offset by declining profits from ATL Logistics Centre Hong Kong Limited (“ATL”) in Hong Kong and logistics properties in the Chinese Mainland. Nonetheless, there are early signs of stabilization in the Chinese Mainland, as occupancy has begun to recover, indicating improving market conditions and rising underlying demand.

As at 31 December 2025, the Logistics Asset & Management portfolio comprised ATL in Hong Kong and eight logistics properties in the Chinese Mainland, with gross leasable areas of approximately 5.9 million sq ft and 6.9 million sq ft respectively, totalling around 12.8 million sq ft.

ATL’s operational performance was temporarily affected by market volatility arising from reciprocal tariffs, although this was partially offset by a gradually improving economic environment in Hong Kong. As at 31 December 2025, ATL recorded a year-on-year average rental growth of 3%, offset by a decline in occupancy to 75.2% (30 June 2025: 80.7%). To counter near-term pressures and heightened tenant caution, ATL implemented a series of initiatives to strengthen operational resilience, including deepening relationships with a diversified tenant base and upgrading amenities and facilities to enhance service quality. Leveraging ATL’s inherent advantages, such as full-building ramp access and its prime location, these initiatives continued to support tenant operational efficiency and help stabilize the segment’s performance.

The logistics property sector in the Chinese Mainland continued its recovery, supported by improving demand and rising occupancy. The Group effectively capitalized on this trend through dynamic rental realignments and flexible leasing strategies, successfully maintaining high occupancy levels and reinforcing the portfolio’s defensive strength. As at 31 December 2025, the average occupancy rate across the seven logistics assets in Chengdu, Wuhan, and Suzhou rose to 90.9% (30 June 2025: 87.5%). A standout achievement was the rapid revitalization of the Suzhou logistics property. Following the proactive termination of a tenancy agreement in the second quarter of 2025, when the occupancy stood at 40.7%, occupancy rebounded sharply to 75.7% as at 31 December 2025, supported by premium service offerings and strong tenant relationships. This underscores the Group’s proficiency in operational execution and value optimization.

In pursuit of strengthening its logistics asset network and enhancing synergies across the Chinese Mainland, the Group completed the acquisition of a logistics property in Dongguan, Guangdong Province, in December 2025. This transaction marks the inaugural investment under CTF Logistics and represents a significant milestone in the Group’s strategic expansion into the GBA, a region with strong economic activity and substantial growth potential. Situated in a prime logistics hub, the property is close to fully leased and is expected to contribute steadily growing cash flow. Following this addition, the overall average occupancy rate across the eight logistics assets in Chengdu, Wuhan, Suzhou and Dongguan stood at 91.2% as at 31 December 2025.

CUIRC currently operates thirteen railway container terminals across the Chinese Mainland, including Kunming, Chongqing, Chengdu, Zhengzhou, Wuhan, Xi’an, Dalian, Qingdao, Ningbo, Tianjin, Urumqi, Qin Zhou and Guangzhou. Driven by strong demand for multimodal transportation services, particularly the China-Europe Railway Express and the New International Land-Sea Trade Corridor Railway Express, together with expanded terminal handling capacity and increased demand for ancillary logistics services, CUIRC achieved notable year-on-year AOP growth of 19% during the Current Period. Throughput rose by 10% year-on-year to 3,842,000 TEUs. To meet sustained market demand, CUIRC has been actively upgrading its terminal infrastructure, including the expansion of the Urumqi terminal, completed in October 2025.



Construction

The Construction segment, represented by CTFS Construction Group, comprises four well-established professional entities: (i) Hip Hing Group, which focuses on building design and construction; (ii) Vibro Group, Hong Kong's long-standing foundation specialist; (iii) Quon Hing Group, a leading concrete supplier; and (iv) Hsin Chong Aster, a prominent provider of electrical and mechanical engineering services.

During the Current Period, CTFS Construction Group leveraged its deep technical expertise and proven track record to maintain its competitive edge in Hong Kong's construction industry. It achieved solid progress in expanding its order book despite a challenging two-year period marked by the softness in the private developer project pipeline. Supported by its strong reputation in the industry, newly secured contracts surged by 115% year-on-year to HK\$9.7 billion, lifting the gross value of contracts on hand to approximately HK\$65.4 billion as at 31 December 2025. Remaining works to be completed also increased to HK\$39.6 billion, providing visibility for future revenue.

This growth reflected the effectiveness of CTFS Construction Group's agility and strategic realignment toward government and institutional clients, who remained active in launching projects and accounted for approximately 67% of remaining works as at 31 December 2025, up from 61% as at 30 June 2025. Projects from the private sector accounted for the remaining 33%. Major contracts awarded during the Current Period included the design and build of a joint-user complex and public open space at Cheung Sha Wan Road in Sham Shui Po, the construction of a public housing development at Yip On Factory Estate and the management contract for maintenance and completion works for the subsidized sale flats development at Anderson Road Quarry Site R2-2.

Despite the strengthened order book and solid project delivery, AOP of the Construction segment declined 21% year-on-year to HK\$310.0 million, mainly due to lower gross margins recognized from projects during the Current Period and the absence of Last Period's reversals of expected credit loss provision, leading to a contraction in overall net profit margins. Major projects undertaken by CTFS Construction Group in the Current Period included commercial development at Caroline Hill Road in Causeway Bay, residential development at Ma Wo Road, Tai Po and dedicated rehousing estate at Kwu Tung North Area 24.

Facilities Management

The Facilities Management segment recorded a year-on-year AOP increase of 360% to HK\$42.8 million in the Current Period. Excluding the Free Duty business which was divested in December 2024, the segment reported a year-on-year AOP decrease of 12%. GHK contributed positively to the Group's profitability, delivering sustained solid growth and making a turnaround from AOL in the Last Period. However, this was partially offset by the decline in AOP from the Hong Kong Convention and Exhibition Centre ("HKCEC"), due to increased depreciation and higher capital expenditure, subdued food and beverage revenue as a result of fewer events, and an AOL incurred by Kai Tak Sports Park Limited ("KTSP"), in which the Group holds a 25% interest, driven by higher operational expenses during the ramp-up phase of Kai Tak Sports Park ("KTSP").

During the Current Period, total attendance at HKCEC decreased by 4% year-on-year, reaching approximately 4.4 million across 378 events (Last Period: 426). HKCEC remains committed to delivering premium services and facilities to event organizers and continues to attract a diverse portfolio of exhibitions, conferences, corporate meetings, entertainment events, seminars and banquets.



As Hong Kong's top-tier private hospital, GHK offers a comprehensive range of healthcare services supported by experienced medical specialists and advanced medical equipment. GHK delivered notable improvement, reporting an AOP in the Current Period compared with an AOL in the Last Period. Revenue recorded steady growth, and EBITDA increased by 11% year-on-year. The number of inpatients, outpatients and day cases rose by 1%, 2% and 8%, respectively. As at 31 December 2025, the number of regularly utilized beds increased to 352 (30 June 2025: 337), with an average occupancy rate of 58% (30 June 2025: 64%).

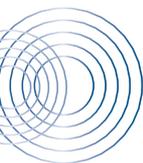
To support GHK's service offerings and long-term development roadmap, Parkway Medical Services (Hong Kong) Limited ("Parkway Medical"), a business venture between the Group and IHH Healthcare Berhad, continued to expand its integrated healthcare network. A major milestone was the opening of the Gleneagles MediCentre in Admiralty in October 2025, offering ambulatory care services including oncology outpatient consultation and chemotherapy, endoscopy, minor surgeries, plastic surgery and medical aesthetics. By integrating Artificial Intelligence (AI) and Augmented Reality (AR) technologies throughout the patient journey, the MediCentre provides smarter, faster, and more personalized care. Together with Gleneagles Healthcare Wong Chuk Hang Hong Kong, Gleneagles Healthcare South Horizons Hong Kong, Gleneagles Healthcare Novum Place Hong Kong, Gleneagles Medical Clinic Central Hong Kong, Gleneagles Pro-HEART Cardiac Centre, Gleneagles Primo Surgical Centre and Parkway Laboratory Services Central Hong Kong, this expansion forms a robust and complementary service network for GHK.

GHK is also committed to advancing healthcare through clinical research and professional training. Since launching Hong Kong's pioneering histotripsy treatment for liver cancer patients in March 2025, the medical team had performed this innovative procedure on more than a hundred patients from Hong Kong and overseas up to 31 December 2025. GHK has been designated as the regional training centre for this technology, providing training to doctors globally.

GHK further strengthened its leadership in digital healthcare. Through Gleneagles TeleCare, the hospital became the first in the Asia-Pacific region to obtain accreditation from the Australian Council on Healthcare Standards (ACHS) International for telehealth and remote care services. This accreditation affirms that its telemedicine services meet international standards for safety, effectiveness, and accessibility, ensuring a high-quality and reliable patient experience.

KTSP manages KTSP, a state-of-the-art 28-hectare sports and entertainment complex that commenced operations in March 2025. As Hong Kong's largest sports infrastructure project, KTSP serves as the flagship venue under the "Sports + Mega-events" initiatives.

During the Current Period, 29 sports events and 11 entertainment events were held at KTSP, attracting over 7 million visitors precinct wide. Notable events included the Hong Kong Football Festival 2025, selected competitions of the 15th National Games (Hong Kong), and the Boccia competition of the 12th National Games for Persons with Disabilities and the 9th National Special Olympic Games (Hong Kong). KTSP achieved remarkable global recognition in its first year of operation. According to leading industry magazine Pollstar, KTSP ranked third globally and first in Asia in ticket sales for 2025, despite having only opened in March 2025 while other venues reported a full year of operations. In addition, the 700,000 sq ft retail mall, Kai Tak Mall, achieved an occupancy rate of approximately 90% as at 31 December 2025, offering visitors a diverse "sportainment" experience that integrates retail and food and beverage options with the vibrant atmosphere of KTSP.



Strategic Investments

This segment comprises investments that hold strategic value of the Group and offer potential for future growth, thereby enhancing and creating value for our shareholders. During the Current Period, AOP increased significantly by 78% to HK\$99.4 million (Last Period: HK\$55.9 million). This strong performance primarily reflected the share of results, net fair value changes, and interest and dividend income from a diversified portfolio of investments. The notable growth in AOP was mainly driven by improved performance in certain businesses and a net fair value gain recorded for some strategic investments during the Current Period.

The Group has continued to diversify its funding sources and optimize its business portfolio to support long-term value creation for the shareholders. One of the investments in this segment is an approximately 10% stake in Shoucheng. Capitalizing on the recent share price surge, the Group decided to monetize this investment through the issuance of the 0.75% Exchangeable Bonds, which was completed in October 2025 and issued at 103.0% of the aggregate principal amount of HK\$2,218 million. This transaction enables the Group to secure financing on attractive terms while also providing an opportunity to divest its stake in Shoucheng at a premium if bondholders exercise their exchange rights, thereby capturing favourable market conditions and further enhancing the Group's portfolio. Net proceeds of approximately HK\$2.25 billion has been and will be deployed for general corporate purposes to be determined on an on-going basis, including approximately 50% intended for investing into resilient, cash generative and growth segments aligned with the Group's priorities if and when such opportunities arise, further strengthening the Group's liquidity position and enhancing its capacity for capital deployment.

BUSINESS OUTLOOK

Roads

The Group expects a broader economic recovery to gradually take shape in the Chinese Mainland, but the toll road sector will continue to face persistent uncertainties that could lead to revenue volatility. Traffic patterns remain fluid, competition from alternative transport options is rising, and newly developed road networks are reshaping travel flows, all contributing to a more challenging operating landscape.

Against this backdrop, and given the sector-wide headwinds, increasing execution complexity, and a limited pipeline of opportunities that meet our stringent return thresholds, the Group will prioritize operational agility, ensuring our existing assets adapt effectively to the evolving transportation environment.

The Group will also continue to review and optimize the current toll road portfolio, with disciplined capital allocation focused on long-term strategic value and sustainable financial returns.



Financial Services

Demand from CMV and broader cross-border wealth management needs is expected to remain a major growth engine for the Financial Services segment. Affluent Chinese Mainland customers continue to seek Hong Kong's diversified insurance, multi-currency savings and wealth management solutions, while rising life expectancy and stronger protection awareness further reinforce the long-term need for comprehensive financial planning across the region. Against this backdrop, the Financial Services segment is well positioned to play an increasingly strategic role in the Group's long-term growth, with insurance serving as a cornerstone for long-duration returns.

CTF Life's outlook remains highly positive. Hong Kong insurance products continue to offer compelling structural advantages: competitive illustrated returns supported by broader offshore investment options and favourable cross-border interest-rate differentials; multi-currency product features that enhance asset diversification; wider medical coverage complemented by efficient claims processes; and continuous product innovation that enables customers to meet protection, savings and legacy planning needs more precisely. These advantages underpin sustained demand from local, CMV and international customers.

Building on these fundamentals, the Group will continue to advance an integrated wealth management strategy with insurance as its core strategic pillar. Insurance provides recurring, non-correlated revenue that strengthens earnings resilience through economic cycles, while embedding protection solutions across the financial planning journey enhances client stickiness and deepens long term engagement. This strategic focus particularly targets affluent and high-net-worth clients, who demand diversified asset allocation strategies, long-term wealth preservation mechanisms, and customized legacy planning solutions aligned with their unique requirements. A key strategic priority involves expanding the diversified product portfolio, optimizing end-to-end distribution efficiency and amplifying cross-business referral synergies across the broader CTF Group ecosystem. These efforts are designed to accelerate high-quality customer acquisition and maximize long-term client lifetime value.

The acquisition of a 13.05% stake in uSMART positions the Group to collaborate with a fast-growing digital brokerage platform. It enables access to uSMART's digital capabilities, data-driven customer engagement tools, and customer base in Greater China and Southeast Asia, expanding the Group's market reach and opening new digitally enabled onboarding channels. Upon completion of the acquisition of a 65% equity stake in Blackhorn, the Group will gain a full-service wealth management platform spanning asset allocation, investment advisory and legacy planning. Together, uSMART and Blackhorn will significantly broaden our financial services platform's offerings beyond traditional insurance, enabling online securities brokerage, multi-asset wealth solutions and advisory services for individual clients.

Looking ahead, the Group will enhance coordination across its ecosystem to unlock deeper synergies in origination, professional advisory and service delivery. Key initiatives include leveraging data and analytics to personalize client engagement, aligning digital and advisory channels to optimize customer journeys, and forging targeted strategic partnerships to accelerate market penetration into high priority customer segments. Supported by favourable long-term industry fundamentals and expanding ecosystem connectivity, the Financial Services segment is well positioned to deliver sustained high-quality growth alongside a more resilient, diversified earnings profile.



Logistics

While ATL's position as Hong Kong's preeminent logistics hub remains unrivalled, it is proactively managing near-term occupancy pressures arising from softening leasing demand amid broader macroeconomic uncertainties. In response, ATL is implementing a series of strategic recalibrations focused on diversifying and strengthening its tenant base toward more resilient sectors such as e-commerce, intensifying marketing and branding efforts to enhance asset visibility and enforcing rigorous cost and vacancy controls. These targeted measures are designed not only to mitigate the current cyclical downturn but also to enhance tenant mix quality and operational resilience. Collectively, they will reinforce ATL's foundation to capture premium demand and reaffirm its long-term market leadership as conditions normalize.

The Group maintains a positive outlook for high-standard logistics properties in affluent regions with strong consumption potential, particularly the GBA, the Yangtze River Delta and major metropolises in Western China. These markets continue to benefit from improving business conditions for manufacturers and exporters, the ongoing development of e-commerce, and strong growth in Chinese Mainland's domestic parcel-delivery market, which expanded notably during the Current Period. While selling prices of logistics properties have corrected more sharply than rents, and with some operators exiting the market due to geopolitical factors or fund-cycle maturities, the Group sees attractive opportunities to selectively acquire high-quality stabilized assets, especially those in core logistics cities with superior transportation connectivity and strong tenant appeal. These currently undervalued properties are expected to deliver sustainable and attractive long-term returns.

As part of its strategic expansion, the Group completed the acquisition of three logistics properties in Shanghai, Ningbo and Changzhou in January 2026 with a total gross leasable area of approximately 1.7 million sq ft. The Group's logistics portfolio has now expanded to 12 properties, increasing its total gross leasable area to approximately 14.5 million sq ft. This acquisition not only enhances the scale of the portfolio but also deepens the Group's presence in the core economic regions of the Chinese Mainland. The Group remains disciplined in assessing market opportunities and will continue to pursue selective investments that meet its stringent thresholds, with a consistent focus on delivering sustainable long-term returns to shareholders.

To capture rising demand driven by the Chinese Mainland's rapid AI adoption, sovereign cloud requirements, and accelerating digitalization, the Group is also actively exploring potential investments in next-generation digital infrastructure situated within digitally advanced regions and core nodes of the national computing power network. With strong state support for computational power development and AI data-centre expansion, demand for modern, high-density and energy-efficient facilities is expected to continue rising. Data centres offer resilient, long-duration returns and present a compelling opportunity for strategic portfolio expansion.

Supported by favourable national policies promoting railway network expansion, CUIRC is well positioned for robust growth. These policies stimulate regional trade flows and boost freight volumes, resulting in a steady rise in CUIRC's container throughput. With strategically located terminals along key Belt and Road Initiative routes, CUIRC is well placed to capture growing cross-border rail demand while strengthening regional economic connectivity. To capitalize on these opportunities and address capacity constraints, CUIRC is progressing terminal expansion and intelligent system upgrades. This includes ongoing automation projects at its Wuhan and Qingdao terminals, both of which remain on track for completion and commissioning by the end of FY2026.



Construction

Improving private residential demand, supported by interest rate cuts, peaked inventory, easing market restrictions, and government policies aimed at attracting talent inflows from the Chinese Mainland, continues to provide the structural drivers needed to navigate near-term challenges. At the same time, government and institutional projects remain the primary engines for the segment. This momentum is further reinforced by initiatives such as the Hong Kong Government's launch of the first open tender for a pilot area under the large-scale land disposal in the Northern Metropolis, an extensive development zone covering one-third of Hong Kong that integrates living and economic functions, offering greater visibility into the medium to long-term project pipeline. With its sound reputation, extensive expertise and competitive advantages, CTFS Construction Group is well positioned to capitalize on these opportunities.

To mitigate cost pressures, CTFS Construction Group is enhancing operational efficiency through process optimization while targeting higher-margin clients and premier private developers. Safety remains its top priority. CTFS Construction Group has introduced innovative monitoring tools and continues to conduct regular workshops to strengthen the safety culture among employees and subcontractors. These initiatives, together with disciplined execution and technology-driven solutions, will enable CTFS Construction Group to sustain growth and reinforce its market leadership in an evolving industry landscape.

Facilities Management

The Group remains confident in the long-term prospects of the Facilities Management segment.

To reinforce Hong Kong's position as a leading international convention and exhibition hub, Hong Kong Government is rolling out several incentive and subsidy schemes. These include the Incentive Scheme for Recurrent Exhibitions 2.0, which provides venue rental subsidies to eligible international exhibition organizers for events commencing on or after 1 July 2025. As Hong Kong's preferred venue for international organizers, HKCEC will continue to leverage its world-class infrastructure and integrate technologies and event formats to deliver exceptional service. It is strategically positioned to cultivate a diverse event pipeline by proactively introducing new events in high-growth sectors such as cryptocurrency, Web3 and fintech. Looking ahead, HKCEC will focus on attracting high-value mega events, serving as a platform to enhance integration within the GBA, improving attendee engagement, and further strengthening Hong Kong's international image.

For the development of GHK, the Group's priorities remain firmly centred on advancing innovation and digitalization, expanding specialty and subspecialty services, and deepening strategic partnerships. This strategy will continue to empower GHK to deliver safe, efficient, and highly personalized patient care. Enhanced service levels and broader clinical capabilities will enable GHK to capture rising demand for premium healthcare services and further strengthen its financial performance as a leading integrated healthcare provider in the region.

To further elevate the patient experience and optimize operational workflows while maintaining first-class facilities, GHK will undertake a series of renovation and reconfiguration projects. Key initiatives include consolidating three Specialist Outpatient Clinics into a new integrated outpatient centre with additional consultation rooms; expanding the Professorial Clinic to accommodate rising patient volumes; adding consultation rooms and upgrading facilities with redesigned patient flow in the 24-hour Outpatient and Emergency Department; and refurbishing general wards and single rooms to enhance comfort and overall inpatient experience. Furthermore, Parkway Medical's strategy to expand clinics network into the community will continue, with the opening of a new Gastrointestinal, Hepatobiliary and Pancreatic Specialists Clinic at Central planned for the first half of 2026.



Following the successful launch of Gleneagles Dispensary, a one-stop shop for health products and advisory services, GHK plans to introduce Gleneagles PharmaHome, a new pharmacy e-shop in the first quarter of 2026. This platform will offer a seamless online shopping experience with convenient door-to-door delivery, extending accessibility for patients and the wider community.

KTSP maintains a promising growth trajectory, supported by a strong and prestigious events pipeline. This includes landmark occasions such as the popular international sporting event, the Hong Kong Sevens in April 2026, alongside a steady calendar of international and local concerts, elite sports competitions and community activities. KTSP is also entering a strategic operational ramp-up phase, with a focus on enhancing venue performance, driving cost efficiency, and ensuring long-term financial sustainability. Through professional management and proactive partnership development, KTSP is well positioned to cement Hong Kong's reputation as the "Events Capital of Asia", delivering lasting economic, cultural, and sporting value.

LOOKING FORWARD

The Group will continue to pursue disciplined growth across its core businesses while maintaining a prudent approach to capital and risk management. It will also continue to review and optimize its portfolio, ensuring capital is deployed to segments with the strongest prospects to maximize long-term value for stakeholders. The Group remains focused on strengthening portfolio resilience, deepening the development of its Financial Services and Logistics segments, and capturing opportunities that drive sustainable, long-term value creation.

Against a backdrop of ongoing macroeconomic uncertainty, the Group's solid balance sheet, diversified business segments and commitment to operational excellence provide a strong foundation for navigating evolving market conditions. By monitoring external developments closely and responding with agility, the Group aims to stay well-positioned to seize emerging opportunities.

Furthermore, the Group's capital markets positioning is set to benefit from its re-inclusion into the Hang Seng Composite Index, effective 9 March 2026, which makes the Company eligible for both the Shanghai-Hong Kong Stock Connect and the Shenzhen-Hong Kong Stock Connect programmes. Participation in these programmes, if approved, would allow the Company's shares to be traded by a broader base of Chinese Mainland investors, enhancing share liquidity and overall market visibility. The Group believes that this expanded investors access, underpinned by its strong business fundamentals, will deepen market engagement and support the creation of long-term shareholder value for the shareholders.

Independent Auditor's Review Report



Report on Review of Interim Financial Statements

To the Board of Directors of CTF Services Limited

(incorporated in Bermuda with limited liability)

INTRODUCTION

We have reviewed the interim financial statements set out on pages 22 to 70, which comprises the condensed consolidated statement of financial position of CTF Services Limited (the "Company") and its subsidiaries (together, the "Group") as at 31 December 2025 and the condensed consolidated income statement, the condensed consolidated statement of comprehensive income, the condensed consolidated statement of changes in equity and the condensed consolidated statement of cash flows for the six-month period then ended, and notes, comprising material accounting policy information and other explanatory information. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial statements to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 "Interim Financial Reporting" 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 interim financial statements in accordance with Hong Kong Accounting Standard 34 "Interim Financial Reporting" as issued by the HKICPA. Our responsibility is to express a conclusion on these interim 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 HKICPA. A review of interim 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 interim financial statements of the Group are not prepared, in all material respects, in accordance with Hong Kong Accounting Standard 34 "Interim Financial Reporting" as issued by the HKICPA.

PricewaterhouseCoopers

Certified Public Accountants

Hong Kong, 26 February 2026

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Condensed Consolidated Income Statement

		(Unaudited)	
		For the six months ended	
		31 December	
	Note	2025	2024
		HK\$m	HK\$m
Revenue			
Non-insurance		10,485.3	10,120.8
Insurance		2,341.5	1,988.9
	4	12,826.8	12,109.7
Cost of sales	5, 7	(9,279.5)	(8,770.6)
Insurance service expenses	5	(1,620.8)	(1,420.7)
Net expenses from reinsurance contracts held		(18.0)	(18.9)
Insurance finance expenses		(4,081.5)	(890.5)
Other income and gains, net	6	4,541.9	1,329.7
Selling and marketing expenses	5	(36.6)	(85.7)
General and administrative expenses	5	(487.4)	(406.4)
Operating profit	5	1,844.9	1,846.6
Finance costs		(743.5)	(727.2)
Share of results of			
Associated companies		146.9	111.1
Joint ventures		461.6	357.8
Profit before income tax		1,709.9	1,588.3
Income tax expenses	8	(281.4)	(323.3)
Profit for the period		1,428.5	1,265.0
Profit/(loss) attributable to			
Shareholders of the Company		1,334.3	1,157.6
Holders of perpetual capital securities		94.1	109.0
Non-controlling interests		0.1	(1.6)
		1,428.5	1,265.0
Earnings per share attributable to shareholders of the Company	9		
Basic		HK\$0.30	HK\$0.26*
Diluted		HK\$0.29	HK\$0.26*

* Adjusted for the bonus shares allotted and issued in December 2025.

Condensed Consolidated Statement of Comprehensive Income



	(Unaudited)	
	For the six months ended 31 December	
	2025	2024
	HK\$m	HK\$m
Profit for the period	1,428.5	1,265.0
Other comprehensive income/(loss)		
Items that will not be reclassified to profit or loss		
Net fair value change on equity instruments as financial assets at fair value through other comprehensive income ("FVOCI")	309.3	(80.9)
Remeasurement of post-employment benefit obligation	-	0.5
Items that have been reclassified/may be subsequently reclassified to profit or loss		
Net fair value change on debt instruments as financial assets at FVOCI and other net movement	194.8	7.6
Release of reserve upon disposal of debt instruments as financial assets at FVOCI	81.2	66.9
Share of other comprehensive loss of associated companies and joint ventures	(4.0)	(1.2)
Cash flow hedges	47.8	(113.6)
Insurance finance expenses	(41.8)	(2.3)
Currency translation differences	145.5	(66.8)
Other comprehensive income/(loss) for the period, net of tax	732.8	(189.8)
Total comprehensive income for the period	2,161.3	1,075.2
Total comprehensive income/(loss) attributable to		
Shareholders of the Company	2,066.9	967.9
Holders of perpetual capital securities	94.1	109.0
Non-controlling interests	0.3	(1.7)
	2,161.3	1,075.2



Condensed Consolidated Statement of Financial Position

		(Unaudited) As at 31 December 2025 HK\$'m	(Audited) As at 30 June 2025 HK\$'m
	Note		
ASSETS			
Intangible assets	10	6,167.2	6,186.8
Intangible concession rights	11	10,430.7	10,961.9
Investment properties	12	5,280.9	4,949.6
Property, plant and equipment	13	1,115.8	1,226.9
Right-of-use assets		871.7	949.9
Associated companies	14	5,259.6	4,720.1
Joint ventures	15	16,493.3	16,151.7
Insurance contract assets	23	1,387.4	1,418.6
Reinsurance contract assets	23	115.6	97.4
Debt instruments as financial assets at amortized cost	16	1,324.3	1,419.7
Financial assets at FVOCI	17	13,714.5	13,236.1
Financial assets at fair value through profit or loss ("FVPL")	18	79,551.2	69,888.4
Derivative financial instruments		258.9	255.8
Inventories		23.0	20.8
Trade and other receivables	19	8,655.5	11,491.1
Investments related to unit-linked contracts	20(a)	10,592.0	9,710.1
Cash and bank balances		20,919.6	20,210.7
Total assets		182,161.2	172,895.6

Condensed Consolidated Statement of Financial Position



		(Unaudited) As at 31 December 2025 HK\$'m	(Audited) As at 30 June 2025 HK\$'m
EQUITY			
Share capital	21	4,500.6	4,009.8
Reserves	22	34,318.6	33,507.0
Shareholders' funds		38,819.2	37,516.8
Perpetual capital securities		2,348.2	2,347.8
Non-controlling interests		17.2	17.1
Total equity		41,184.6	39,881.7
LIABILITIES			
Deferred tax liabilities		1,089.1	1,152.1
Insurance contract liabilities	23	85,788.6	77,481.8
Financial liabilities related to unit-linked contracts	20(b)	4,391.0	4,183.6
Borrowings and other interest-bearing liabilities	24	34,729.5	34,861.8
Financial liabilities at FVPL	25	2,253.5	–
Derivative financial instruments		1,305.7	1,267.2
Trade and other payables	26	10,360.9	12,907.2
Lease liabilities		635.3	716.9
Taxation		423.0	443.3
Total liabilities		140,976.6	133,013.9
Total equity and liabilities		182,161.2	172,895.6



Condensed Consolidated Statement of Changes in Equity

		(Unaudited)								
		For the six months ended 31 December 2025								
		Shareholders' funds								
HK\$m	Note	Share capital	Share premium	Revenue reserve	Other reserves	Total	Perpetual capital securities	Non- controlling interests	Total	
As at 30 June 2025 and 1 July 2025		4,009.8	18,387.3	11,914.5	3,205.2	37,516.8	2,347.8	17.1	39,881.7	
Total comprehensive income for the period		-	-	1,334.3	732.6	2,066.9	94.1	0.3	2,161.3	
<i>Transactions with owners</i>										
<i>Dividend paid to</i>										
Shareholders of the Company	22, 27	-	-	(1,422.5)	-	(1,422.5)	-	-	(1,422.5)	
Non-controlling interests		-	-	-	-	-	-	(0.2)	(0.2)	
Distribution to perpetual capital securities holders		-	-	-	-	-	(93.7)	-	(93.7)	
<i>Scrip dividends</i>										
New shares issued	21, 22	7.1	43.9	-	-	51.0	-	-	51.0	
<i>Share-based payment</i>										
Value of services provided	5(a)	-	-	-	36.4	36.4	-	-	36.4	
Conversion of convertible bonds	21, 22	77.3	488.7	-	-	566.0	-	-	566.0	
Issue of bonus shares	21, 22	406.4	(406.4)	-	-	-	-	-	-	
Share of reserve of an associated company		-	-	4.6	-	4.6	-	-	4.6	
Transfer of reserves	22	-	-	12.6	(12.6)	-	-	-	-	
Total transactions with owners		490.8	126.2	(1,405.3)	23.8	(764.5)	(93.7)	(0.2)	(858.4)	
As at 31 December 2025		4,500.6	18,513.5	11,843.5	3,961.6	38,819.2	2,348.2	17.2	41,184.6	

Condensed Consolidated Statement of Changes in Equity



(Unaudited)									
For the six months ended 31 December 2024									
Shareholders' funds									
HK\$m	Note	Share capital	Share premium	Revenue reserve	Other reserves	Total	Perpetual capital securities	Non- controlling interests	Total
As at 1 July 2024		3,997.5	18,303.6	14,464.5	2,130.6	38,896.2	4,436.4	19.1	43,351.7
Total comprehensive income/(loss)									
for the period		-	-	1,158.1	(190.2)	967.9	109.0	(1.7)	1,075.2
<i>Transactions with owners</i>									
<i>Dividend paid to</i>									
Shareholders of the Company	27	-	-	(1,399.1)	-	(1,399.1)	-	-	(1,399.1)
Non-controlling interests		-	-	-	-	-	-	(0.1)	(0.1)
<i>Distribution to perpetual capital securities holders</i>									
		-	-	-	-	-	(104.3)	-	(104.3)
<i>Share of reserve of an associated company</i>									
		-	-	4.6	-	4.6	-	-	4.6
<i>Redemption of perpetual capital securities</i>									
		-	-	-	-	-	(2,092.0)	-	(2,092.0)
<i>Transfer of reserves</i>									
		-	-	(384.3)	384.3	-	-	-	-
Total transactions with owners		-	-	(1,778.8)	384.3	(1,394.5)	(2,196.3)	(0.1)	(3,590.9)
As at 31 December 2024		3,997.5	18,303.6	13,843.8	2,324.7	38,469.6	2,349.1	17.3	40,836.0



Condensed Consolidated Statement of Cash Flows

(Unaudited)			
For the six months ended			
31 December			
	Note	2025 HK\$'m	2024 HK\$'m
Cash flows from operating activities			
Net cash generated from operations	30(a)	6,605.8	5,013.0
Finance costs paid		(730.8)	(660.8)
Interest received		1,750.6	1,644.0
Dividends received from financial assets in relation to insurance business and investments related to unit-linked contracts		434.7	319.5
Hong Kong profits tax paid		(129.0)	(391.5)
The Chinese Mainland and overseas taxation paid		(240.5)	(243.5)
Net cash generated from operating activities before net purchase of financial assets in relation to insurance business		7,690.8	5,680.7
Purchases of financial assets in relation to insurance business		(38,440.6)	(24,176.7)
Disposal of financial assets in relation to insurance business		30,830.8	20,085.6
		(7,609.8)	(4,091.1)
Net cash generated from operating activities		81.0	1,589.6
Cash flows from investing activities			
Dividends received from associated companies and joint ventures		442.3	581.0
(Increase)/decrease in investments in and advances to associated companies		(422.4)	305.6
Increase in investments in and advances to joint ventures		(2.6)	(123.2)
Deposits paid for acquisition of subsidiaries		(129.7)	–
Disposal of subsidiaries, net of cash disposed of		–	214.4
Proceeds received from disposals of interests in subsidiaries and associated companies		235.6	115.0
Additions of intangible assets, investment properties and property, plant and equipment		(456.5)	(216.7)
Purchases of financial assets at FVPL		(339.5)	(189.1)
Disposal of debt instruments as financial assets at amortized cost		85.8	–
Disposal of financial assets at FVOCI		89.0	20.0
Disposal of financial assets at FVPL		128.2	0.7
Settlement of derivative financial instruments		(28.4)	9.7
Dividends received from financial assets at FVOCI		6.5	–
Others		(6.7)	20.7
Net cash (used in)/generated from investing activities		(398.4)	738.1



		(Unaudited)	
		For the six months ended	
		31 December	
		2025	2024
	Note	HK\$m	HK\$m
Cash flows from financing activities			
New bank loans and other borrowings		2,679.5	5,940.9
Issuance of fixed rate bonds	24(b)	277.7	3,074.1
Issuance of exchangeable bonds	25	2,253.5	–
Repayment of bank loans and other borrowings		(2,669.4)	(4,005.8)
Repayment of financing received under a financial reinsurance arrangement		–	(155.7)
Settlement of derivative financial instruments		–	261.5
Distribution to perpetual capital securities holders		(93.7)	(104.3)
Redemption of perpetual capital securities		–	(2,092.0)
Capital elements of lease liabilities payments		(126.6)	(123.2)
Dividend paid to shareholders of the Company		(1,371.5)	(1,399.1)
Dividend paid to non-controlling interests		(0.2)	(0.1)
Increase/(decrease) in cash collateral received from counterparties		4.6	(1.6)
Net cash from financing activities		953.9	1,394.7
Net increase in cash and cash equivalents			
Cash and cash equivalents at the beginning of the period		20,223.5	14,950.7
Currency translation differences		72.4	(29.6)
Cash and cash equivalents at the end of the period		20,932.4	18,643.5
Analysis of cash and cash equivalents			
Cash and bank balances		20,919.6	18,612.2
Cash and bank balances attributable to investments related to unit-linked contracts	20(a)	26.8	44.2
Time deposits with original maturity more than three months		(14.0)	(12.9)
		20,932.4	18,643.5



Notes to Condensed Consolidated Interim Financial Statements

1. GENERAL INFORMATION

CTF Services Limited is a limited liability company incorporated in Bermuda. The address of its registered office is Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda.

The principal activity of the Company is investment holding.

The principal activities of its subsidiaries include the development of, investment in and/or operation of toll roads, financial services, logistics, construction and facilities management businesses.

The Company has its listing on the Main Board of the Hong Kong Stock Exchange.

The unaudited condensed consolidated interim financial statements (the “interim financial statements”) were approved for issuance by the board of directors of the Company (the “Board”) on 26 February 2026.

2. BASIS OF PREPARATION AND ACCOUNTING POLICIES

The interim financial statements have been prepared in accordance with Hong Kong Accounting Standard 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and Appendix D2 of the Listing Rules. The interim financial statements should be read in conjunction with the annual financial statements for FY2025.

The accounting policies used in the preparation of the interim financial statements are consistent with those set out in the annual report for FY2025 except as described in note 2(a) below.

(a) Adoption of amendments to standards

During the Current Period, the Group has adopted the following amendments to standards which are relevant to the Group’s operations and are mandatory for FY2026:

HKAS 21 (Amendments)

Lack of Exchangeability

The adoption of the amendments to standards does not have significant effect on the results and financial position of the Group.



2. BASIS OF PREPARATION AND ACCOUNTING POLICIES (CONTINUED)

(b) Standards and amendments to standards which are not yet effective

The following new standards and amendments to standards are mandatory for accounting period beginning on or after 1 July 2026 or later periods but which the Group has not early adopted:

HKAS 21 (Amendments)	Translation to a Hyperinflationary Presentation Currency
HKFRS 9 and HKFRS 7 (Amendments)	Amendments to the Classification and Measurement of Financial Instruments
HKFRS 9 and HKFRS 7 (Amendments)	Contracts Referencing Nature-dependent Electricity
HKFRS 10 and HKAS 28 (Amendments)	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture
HKFRS 18	Presentation and Disclosure in Financial Statements
HKFRS 19 and HKFRS 19 (Amendments)	Subsidiaries without Public Accountability: Disclosures
HKFRSs Amendments	Annual Improvements to HKFRS Accounting Standards — Volume 11

The Group has commenced the assessment on the impact of adoption of the new standards and amendments to standards, certain of which may be relevant to the Group's operations and may give rise to changes in accounting policies, changes in disclosures and remeasurement of certain items in the consolidated financial statements.

3. FINANCIAL AND INSURANCE RISKS MANAGEMENT AND FAIR VALUE ESTIMATION

(a) Financial and insurance risks

The Group's activities expose it to a variety of financial risks: market risk (interest rate risk, foreign exchange risk and price risk), credit risk and liquidity risk. The Group is also exposed to insurance risk relating to the activities of its insurance business.

The interim financial statements do not include all financial and insurance risks management information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's FY2025 annual financial statements.

There has been no significant change in any risk management policies since the last financial year end.



3. FINANCIAL AND INSURANCE RISKS MANAGEMENT AND FAIR VALUE ESTIMATION (CONTINUED)

(b) Fair value estimation

The carrying amounts and fair value disclosures of the financial instruments of the Group are as follows:

- (i) Listed investments are stated at market prices. The quoted market price used for financial assets held by the Group is the bid price at the end of the reporting period. Unlisted investments are stated at fair values based on quoted market price or estimated using other prices observed in recent transactions or valuation techniques when the market is not readily available.
- (ii) The fair value of unlisted long-term financial assets and liabilities is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Group for similar financial instruments.
- (iii) The carrying values of bank balances, short-term receivables and payables approximate their fair values due to the short-term maturities of these assets and liabilities.
- (iv) The fair values of debt instruments as financial assets at amortized cost are detailed in note 16(a).
- (v) The following table presents the Group's financial instruments, including "financial assets at FVOCI", "financial assets at FVPL", "derivative financial instruments", "financial liabilities at FVPL", financial assets at FVPL under "investments related to unit-linked contracts" and "financial liabilities related to unit-linked contracts", that are measured at fair value at 31 December 2025 and 30 June 2025 respectively:
 - Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1).
 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2).
 - Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).



3. FINANCIAL AND INSURANCE RISKS MANAGEMENT AND FAIR VALUE ESTIMATION (CONTINUED)

(b) Fair value estimation (continued)

(v) (continued)

As at 31 December 2025

HK\$m	Level 1	Level 2	Level 3	Total
Assets				
Financial assets at FVOCI				
— Equity instruments	824.3	–	23.6	847.9
— Debt instruments	9,717.8	3,148.8	–	12,866.6
Financial assets at FVPL				
— Equity instruments	5,622.1	–	140.8	5,762.9
— Debt instruments	44,373.4	3,850.7	1,366.3	49,590.4
— Investment funds	18,074.2	0.4	6,123.3	24,197.9
Derivative financial instruments	–	56.2	202.7	258.9
Investments related to unit-linked contracts				
— Investment funds	10,514.7	50.5	–	10,565.2
	89,126.5	7,106.6	7,856.7	104,089.8
Liabilities				
Financial liabilities at FVPL	–	–	(2,253.5)	(2,253.5)
Derivative financial instruments	–	(1,305.7)	–	(1,305.7)
Financial liabilities related to unit-linked contracts	–	(4,391.0)	–	(4,391.0)
	–	(5,696.7)	(2,253.5)	(7,950.2)



3. FINANCIAL AND INSURANCE RISKS MANAGEMENT AND FAIR VALUE ESTIMATION (CONTINUED)

(b) Fair value estimation (continued)

(v) (continued)

As at 30 June 2025

HK\$'m	Level 1	Level 2	Level 3	Total
Assets				
Financial assets at FVOCI				
– Equity instruments	555.6	–	23.6	579.2
– Debt instruments	9,624.9	3,032.0	–	12,656.9
Financial assets at FVPL				
– Equity instruments	1,954.8	–	140.7	2,095.5
– Debt instruments	43,543.4	3,227.0	1,420.6	48,191.0
– Investment funds	14,476.5	0.4	5,125.0	19,601.9
Derivative financial instruments	–	60.8	195.0	255.8
Investments related to unit-linked contracts				
– Investment funds	9,632.4	51.0	–	9,683.4
	79,787.6	6,371.2	6,904.9	93,063.7
Liabilities				
Derivative financial instruments	–	(1,267.2)	–	(1,267.2)
Financial liabilities related to unit-linked contracts	–	(4,183.6)	–	(4,183.6)
	–	(5,450.8)	–	(5,450.8)



3. FINANCIAL AND INSURANCE RISKS MANAGEMENT AND FAIR VALUE ESTIMATION (CONTINUED)

(b) Fair value estimation (continued)

(v) (continued)

Assets are transferred into or out of Level 1 based on whether they are transacted with sufficient frequency and volume in an active market. During the Current Period, there were transfer of assets relating to the Group's insurance business as financial assets at FVPL with fair values of HK\$66.0 million from Level 2 to Level 1 fair value hierarchy. During the Last Period, there were transfer of assets relating to the Group's insurance business as financial assets at FVOCI and financial assets at FVPL with fair values of HK\$136.6 million and HK\$605.8 million respectively from Level 1 to Level 2 fair value hierarchy.

The following table presents the changes in Level 3 financial instruments:

HK\$m	Assets			Liabilities
	Financial assets at FVOCI	Financial assets at FVPL	Derivative financial instruments	Financial liabilities at FVPL
As at 30 June 2025 and 1 July 2025	23.6	6,686.3	195.0	–
Translation differences	–	12.7	–	–
Purchases/issuance	–	939.9	–	(2,253.5)
Disposals/derecognized	–	(313.0)	–	–
Net fair value change recognized in condensed consolidated income statement	–	304.5	7.7	–
As at 31 December 2025	23.6	7,630.4	202.7	(2,253.5)
Net unrealized fair value gain recognized in condensed consolidated income statement relating to balances held as at 31 December 2025	–	318.5	7.7	–



3. FINANCIAL AND INSURANCE RISKS MANAGEMENT AND FAIR VALUE ESTIMATION (CONTINUED)

(b) Fair value estimation (continued)

(v) (continued)

As at 31 December 2025, financial instruments categorized within Level 3 fair value hierarchy comprise investment funds, unlisted debt and equity instruments, derivative financial instruments and exchangeable bonds. The fair value of these financial instruments is determined by using valuation techniques as detailed below:

- For investments in unlisted investment funds, management discussed with the respective fund managers to understand the performance of the underlying investments and fair value measurement basis conducted by the respective fund managers in order to evaluate whether the fair values as stated in the fund statements at the end of reporting period is appropriate;
- For investments in equity and debt instruments with recent transactions, management determined the fair value at the end of reporting period with reference to recent transaction prices of these financial assets;
- For investments in equity and debt instruments without recent transactions, management has established fair values of these investments by using appropriate valuation techniques such as discounted cash flow with the credit risk of the issuer taken into consideration for investments in bonds and the purchase price paid by the Group with consideration to the latest financial information, movement of market comparable/market indices and the latest business development of the investee companies, where applicable. Independent external valuer has been involved in determining the fair value, when appropriate;
- The fair value of contingent consideration receivables classified as derivative financial instruments is estimated by discounting the estimated future cash flows taken into consideration of latest financial information and business development as well as the volatilities and drift rates of the acquiree, with the discount rate determined by the estimated weighted average of cost of capital of the acquiree. Fair value measurement of the derivative is negatively correlated with the estimated future cash flows of the acquiree; and
- The fair value of exchangeable bonds classified as financial liabilities at FVPL is estimated using binomial model which represents different possible paths that might be followed by the value of the exchange property (as detailed in note 25) over the life of the exchangeable bonds, taking into consideration of risk-free rate latest market value and volatilities on market value of the exchange property. Fair value measurement of the exchangeable bond is positively correlated with the market value of the exchange property.



4. REVENUE AND SEGMENT INFORMATION

The Group's revenue is analyzed as follows:

HK\$m	For the six months ended 31 December 2025		
	Hong Kong	The Chinese Mainland	Total
Roads	–	1,415.2	1,415.2
Financial Services	2,341.5	–	2,341.5
Logistics	–	58.1	58.1
Construction	8,240.4	–	8,240.4
Facilities Management	762.1	9.5	771.6
	11,344.0	1,482.8	12,826.8

HK\$m	For the six months ended 31 December 2024		
	Hong Kong	The Chinese Mainland	Total
Roads	–	1,439.6	1,439.6
Financial Services	1,988.9	–	1,988.9
Logistics	–	75.7	75.7
Construction	7,365.8	–	7,365.8
Facilities Management	1,236.4	3.3	1,239.7
	10,591.1	1,518.6	12,109.7



4. REVENUE AND SEGMENT INFORMATION (CONTINUED)

Revenue from insurance business is further analyzed as follows:

	For the six months ended	
	31 December	
	2025	2024
	HK\$m	HK\$m
CSM recognized for services provided	664.6	570.2
Change in risk adjustment for non-financial risk for risk expired	15.1	2.9
Expected incurred claims and other insurance service expenses	878.4	809.2
Recovery of insurance acquisition cash flows	587.7	429.0
Others	104.7	85.7
Amounts related to changes in liabilities for remaining coverage	2,250.5	1,897.0
Fee income on insurance and investment contracts	88.5	88.7
General insurance commission under agency agreements	2.5	3.1
Others	–	0.1
Fee and commission income	91.0	91.9
	2,341.5	1,988.9

Management has determined the operating segments based on the reports reviewed by the Executive Committee of the Company that are used to make strategic decisions in accordance with HKFRS 8 “Operating Segments”. The Executive Committee reviews the Group’s internal reporting in order to assess performance and allocate resources. The Executive Committee considers the businesses of the Group from product and service perspectives, which comprised (i) Roads; (ii) Financial Services; (iii) Logistics; (iv) Construction; (v) Facilities Management; and (vi) Strategic Investments.

The Executive Committee assesses the performance of the operating segments based on a measure of Attributable Operating Profit (including share of results from associated companies and joint ventures). This measurement basis excludes the effects of non-operating and unallocated corporate office items. Corporate interest income, finance costs and expenses are not allocated to segments.



4. REVENUE AND SEGMENT INFORMATION (CONTINUED)

(a) The information of the reportable segments provided to the Executive Committee for the Current Period and related comparative figures is as follows:

HK\$m	Roads	Financial Services	Logistics	Construction	Facilities Management	Strategic Investments	Total	
For the six months ended 31 December 2025								
Total revenue	1,415.2	2,343.2	58.1	8,240.4	773.2	-	12,830.1	
Inter-segment	-	(1.7)	-	-	(1.6)	-	(3.3)	
Revenue — external	1,415.2	2,341.5	58.1	8,240.4	771.6	-	12,826.8	
Revenue from contracts with customers								
Recognized at a point in time	1,415.2	-	-	-	96.7	-	1,511.9	
Recognized over time	-	91.0	-	8,240.4	674.9	-	9,006.3	
	1,415.2	91.0	-	8,240.4	771.6	-	10,518.2	
Revenue from other sources	-	2,250.5	58.1	-	-	-	2,308.6	
	1,415.2	2,341.5	58.1	8,240.4	771.6	-	12,826.8	
Attributable Operating Profit/(Loss)								
Company and subsidiaries	451.8	725.8	34.2	274.5	93.1	62.0	1,641.4	
Associated companies	93.3	3.0	8.5	35.5	(50.3)	101.5	191.5	
Joint ventures	226.0	-	289.1	-	-	(64.1)	451.0	
	771.1	728.8	331.8	310.0	42.8	99.4	2,283.9	
Reconciliation								
Non-operating items								
Loss on fair value of investment properties							(37.8)	(i)
Impairment (note 11)							(105.0)	
Share of non-operating income of joint ventures, net							7.9	
Share-based payment							(27.7)	(ii)
Unallocated corporate office items								
Net finance costs							(495.4)	
Expenses and others							(197.5)	
Profit for the period after tax and non-controlling interests							1,428.4	
Profit attributable to holders of perpetual capital securities							(94.1)	
Profit attributable to shareholders of the Company							1,334.3	

(i) Loss on fair value of investment properties recognized in the condensed consolidated income statement is HK\$70.0 million (note 6), in which a loss of HK\$49.0 million is recognized as part of Attributable Operating Profit in various reportable segments. The amount also includes loss on fair value of an investment property shared from an associated company of HK\$16.8 million which is included in "share of results of associated companies".

(ii) The total share-based payment expenses recognized in the condensed consolidated income statement is HK\$36.4 million (note 5(a)), in which the above HK\$27.7 million (note 21) represents share-based payment expenses in relation to share options granted by the Company and HK\$8.7 million is recognized as part of Attributable Operating Profit in various reportable segments.



4. REVENUE AND SEGMENT INFORMATION (CONTINUED)

(a) The information of the reportable segments provided to the Executive Committee for the Current Period and related comparative figures is as follows: (continued)

HK\$m	Roads	Financial Services	Logistics	Construction	Facilities Management	Strategic Investments	Corporate	Total
For the six months ended 31 December 2025								
Amortization of intangible assets	-	54.1	-	3.3	15.6	-	-	73.0
Amortization of intangible concession rights	598.9	-	-	-	-	-	-	598.9
Depreciation of property, plant and equipment	49.2	11.9	-	27.8	68.4	-	7.3	164.6
Depreciation of right-of-use assets	0.2	50.9	0.3	22.4	44.1	-	4.5	122.4
Insurance finance expenses	-	4,081.5	-	-	-	-	-	4,081.5
Net (gain)/loss on fair value of financial assets at FVPL	-	(2,084.6)	-	1.0	-	(66.9)	-	(2,150.5)
Interest income	(31.8)	(1,573.4)	(2.3)	(9.7)	(37.4)	(14.0)	(169.4)	(1,838.0)
Finance costs	43.6	4.6	3.4	19.1	7.2	0.8	664.8	743.5
Income tax expenses	146.2	71.2	9.5	39.8	11.8	2.9	-	281.4
Additions to assets (remark)	10.6	61.9	215.7	189.6	21.3	-	2.2	501.3
As at 31 December 2025								
Company and subsidiaries	13,700.1	117,331.5	3,689.3	10,556.4	2,537.0	3,411.9	9,182.1	160,408.3
Associated companies	2,621.5	315.2	235.6	188.1	151.5	1,744.9	2.8	5,259.6
Joint ventures	5,794.5	-	9,620.1	-	-	827.0	251.7	16,493.3
Total assets	22,116.1	117,646.7	13,545.0	10,744.5	2,688.5	5,983.8	9,436.6	182,161.2
Total liabilities	4,646.9	91,580.3	333.1	8,773.3	838.0	75.3	34,729.7	140,976.6

Remark: Represented assets expected to be recovered more than 12 months after the reporting period other than financial instruments, deferred tax assets, post-employment benefit assets, insurance contract assets and reinsurance contract assets.



4. REVENUE AND SEGMENT INFORMATION (CONTINUED)

(a) The information of the reportable segments provided to the Executive Committee for the Current Period and related comparative figures is as follows: (continued)

HK\$m	Roads	Financial Services	Logistics	Construction	Facilities Management	Strategic Investments	Total
For the six months ended 31 December 2024							
Total revenue	1,439.6	1,990.3	75.7	7,365.8	1,243.7	–	12,115.1
Inter-segment	–	(1.4)	–	–	(4.0)	–	(5.4)
Revenue – external	1,439.6	1,988.9	75.7	7,365.8	1,239.7	–	12,109.7
Revenue from contracts with customers							
Recognized at a point in time	1,439.6	–	–	–	619.6	–	2,059.2
Recognized over time	–	91.9	–	7,365.8	620.1	–	8,077.8
	1,439.6	91.9	–	7,365.8	1,239.7	–	10,137.0
Revenue from other sources							
	–	1,897.0	75.7	–	–	–	1,972.7
	1,439.6	1,988.9	75.7	7,365.8	1,239.7	–	12,109.7
Attributable Operating Profit/(Loss)							
Company and subsidiaries	448.2	614.3	46.6	356.9	86.5	32.2	1,584.7
Associated companies	129.2	–	(1.9)	34.0	(77.2)	43.3	127.4
Joint ventures	189.7	–	343.1	–	–	(19.6)	513.2
	767.1	614.3	387.8	390.9	9.3	55.9	2,225.3
Reconciliation							
Non-operating items							
Net loss on fair value of investment properties, net of tax							(89.7) (iii)
Impairments, remeasurement and provisions, net							(307.4) (iv)
Gain on disposal of a project							42.7 (v)
Share of non-operating income of a joint venture, net							81.1 (vi)
Unallocated corporate office items							
Net finance costs							(505.3)
Expenses and others							(180.1)
Profit for the period after tax and non-controlling interests							
							1,266.6
Profit attributable to holders of perpetual capital securities							
							(109.0)
Profit attributable to shareholders of the Company							
							1,157.6

(iii) Loss on fair value of investment properties recognized in the condensed consolidated income statement was HK\$223.2 million (note 6), in which a loss of HK\$37.6 million was recognized as part of Attributable Operating Profit in various reportable segments. The amount also included gain on fair value of an investment property shared from a joint venture of HK\$93.5 million (net of tax) which was included in “share of results of joint ventures”.

(iv) The amount mainly represented share of remeasurement loss of a joint venture of HK\$319.9 million which was included in “share of results of joint ventures”.

(v) The amount represented profit on disposal of assets held-for-sale of HK\$42.7 million (note 6) which was included in “other income and gains, net”.

(vi) The amount represented share of non-operating income of a joint venture of HK\$95.6 million less professional fee incurred, which was included in “share of results of joint ventures”.



4. REVENUE AND SEGMENT INFORMATION (CONTINUED)

(a) The information of the reportable segments provided to the Executive Committee for the Current Period and related comparative figures is as follows: (continued)

HK\$m	Roads	Financial Services	Logistics	Construction	Facilities Management	Strategic Investments	Corporate	Total
For the six months ended								
31 December 2024								
Amortization of intangible assets	-	41.0	-	1.4	15.6	-	-	58.0
Amortization of intangible concession rights	570.8	-	-	-	-	-	-	570.8
Depreciation of property, plant and equipment	50.4	15.8	-	26.3	52.4	-	7.4	152.3
Depreciation of right-of-use assets	0.2	53.8	-	18.6	45.1	-	4.4	122.1
Insurance finance expenses	-	890.5	-	-	-	-	-	890.5
Net loss/(gain) on fair value of financial assets at FVPL	-	224.3	-	1.4	-	(0.9)	-	224.8
Interest income	(27.0)	(1,482.8)	(1.0)	(22.1)	(53.1)	(44.9)	(123.1)	(1,754.0)
Finance costs	54.1	9.9	4.2	20.2	10.2	0.2	628.4	727.2
Income tax expenses	155.2	60.0	12.0	69.5	21.1	5.5	-	323.3
Additions to assets (remark)	47.3	163.1	0.1	35.7	14.8	-	2.4	263.4
As at 30 June 2025								
Company and subsidiaries	14,130.6	110,327.9	2,950.2	10,107.6	2,558.1	3,202.3	8,747.1	152,023.8
Associated companies	2,392.6	-	264.2	167.8	183.4	1,709.4	2.7	4,720.1
Joint ventures	5,543.2	-	9,454.8	-	-	893.9	259.8	16,151.7
Total assets	22,066.4	110,327.9	12,669.2	10,275.4	2,741.5	5,805.6	9,009.6	172,895.6
Total liabilities	4,810.6	85,582.9	317.8	8,873.4	864.5	72.2	32,492.5	133,013.9

Remark: Represented assets expected to be recovered more than 12 months after the reporting period other than financial instruments, deferred tax assets, post-employment benefit assets, insurance contract assets and reinsurance contract assets.



4. REVENUE AND SEGMENT INFORMATION (CONTINUED)

(b) Additional information of assets and liabilities by the following line items:

As at 31 December 2025

HK\$m	Non-financial services and corporate	Financial Services	Total
Assets			
Intangible assets	289.1	5,878.1	6,167.2
Intangible concession rights	10,430.7	–	10,430.7
Investment properties	4,779.5	501.4	5,280.9
Associated companies	4,944.4	315.2	5,259.6
Joint ventures	16,493.3	–	16,493.3
Insurance contract assets	–	1,387.4	1,387.4
Reinsurance contract assets	–	115.6	115.6
Debt instruments as financial assets at amortized cost	29.9	1,294.4	1,324.3
Financial assets at FVOCI	934.6	12,779.9	13,714.5
Financial assets at FVPL	2,848.6	76,702.6	79,551.2
Trade and other receivables	8,092.7	562.8	8,655.5
Investments related to unit-linked contracts	–	10,592.0	10,592.0
Cash and bank balances	13,701.9	7,217.7	20,919.6
Others	1,969.8	299.6	2,269.4
	64,514.5	117,646.7	182,161.2
Liabilities			
Insurance contract liabilities	–	85,788.6	85,788.6
Financial liabilities related to unit-linked contracts	–	4,391.0	4,391.0
Borrowings and other interest-bearing liabilities	34,372.1	357.4	34,729.5
Financial liabilities at FVPL	2,253.5	–	2,253.5
Trade and other payables	9,988.3	372.6	10,360.9
Others	2,782.4	670.7	3,453.1
	49,396.3	91,580.3	140,976.6

(c) Information by geographical areas:

HK\$m	Assets expected to be recovered more than 12 months (remark)	
	As at 31 December 2025	As at 30 June 2025
Hong Kong	10,236.9	10,345.5
The Chinese Mainland	13,602.1	13,902.2
Others	27.3	27.4
	23,866.3	24,275.1

Remark: Represented assets expected to be recovered more than 12 months after the reporting period other than financial instruments, deferred tax assets, post-employment benefit assets, insurance contract assets and reinsurance contract assets.



5. OPERATING PROFIT

Operating profit of the Group is arrived at after crediting and charging the following:

		For the six months ended	
		31 December	
	Note	2025 HK\$m	2024 HK\$m
Crediting			
Gross rental income from investment properties		99.8	117.3
Less: outgoings		(28.5)	(29.0)
		71.3	88.3
Charging			
Cost of inventories sold		42.1	505.8
Cost of construction		6,927.0	6,156.5
Amortization of intangible assets	10	73.0	58.0
Amortization of intangible concession rights	11	598.9	570.8
Depreciation of property, plant and equipment	13	164.6	152.3
Depreciation of right-of-use assets		122.4	122.1
Agency commission and allowances		1,581.9	1,164.8
Expenses on short-term leases		4.4	4.8
Expenses on variable lease payments		78.3	68.9
Staff costs (including directors' emoluments and share-based payment)	(a)	1,712.5	1,484.0
Other costs and expenses		747.2	701.0
		12,052.3	10,989.0
Amounts attributed to insurance contracts		(2,248.8)	(1,726.3)
Amortization of insurance acquisition cash flows		601.3	442.8
Incurred claims and other directly attributable expenses		1,024.0	917.7
Losses on onerous contracts, net of reversal		(4.5)	60.2
		11,424.3	10,683.4
Represented by			
Cost of sales	7	9,279.5	8,770.6
Insurance service expenses		1,620.8	1,420.7
Selling and marketing expenses		36.6	85.7
General and administrative expenses		487.4	406.4
		11,424.3	10,683.4

(a) The Group recognized the total share-based payment expense of HK\$36.4 million (2024: nil) in the Current Period.



6. OTHER INCOME AND GAINS, NET

	Note	For the six months ended 31 December	
		2025 HK\$m	2024 HK\$m
Net gain/(loss) on fair value of financial assets at FVPL		2,150.5	(224.8)
Net gain associated with investments related to unit-linked contracts		1,121.8	191.1
Profit on disposal of assets held-for-sale		–	42.7
Interest income			
– Debt instruments as financial assets at FVPL		1,213.3	1,160.9
– Debt instruments as financial assets at FVOCI		330.8	279.8
– Debt instruments as financial assets at amortized cost		25.8	29.4
– Bank deposits and others		268.1	283.9
Dividend income		322.8	202.7
Others		97.7	102.5
Charges associated with financial liabilities related to unit-linked contracts		(509.8)	(89.9)
Net exchange loss		(173.9)	(67.5)
Impairment loss on intangible concession rights	11	(105.0)	–
Net loss on disposal of debt instruments as financial assets at FVOCI		(81.2)	(66.9)
Loss on fair value of investment properties	12	(70.0)	(223.2)
Net loss on fair value of derivative financial instruments		(44.9)	(304.6)
Expected credit loss provision, net of reversal			
– Debt instruments as financial assets at FVOCI		(0.2)	(8.0)
– Debt instruments as financial assets at amortized cost		(0.2)	(0.3)
– Trade and other receivables		(3.7)	21.9
		4,541.9	1,329.7
Represented by			
Net investment income and gains from insurance business		4,246.4	1,089.0
Others		295.5	240.7
		4,541.9	1,329.7



7. COST OF SALES

	Note	For the six months ended 31 December	
		2025 HK\$m	2024 HK\$m
Cost of inventories sold		42.1	505.8
Cost of construction		6,927.0	6,156.5
Cost of services rendered		2,310.4	2,108.3
	5	9,279.5	8,770.6

8. INCOME TAX EXPENSES

Hong Kong profits tax is provided at the rate of 16.5% (2024: 16.5%) on the estimated assessable profits for the Current Period. Taxation on the Chinese Mainland and overseas profits has been calculated on the estimated taxable profits for the Current Period at the rates of tax prevailing in the regions in which the Group operates. These rates range from 12% to 25% (2024: 12% to 25%). Withholding tax on dividends is mainly provided at the rate of 5% or 10% (2024: 5% or 10%).

The assessable profits of the Group's insurance business are computed in accordance with the special provisions of the Hong Kong Inland Revenue Ordinance ("IRO"). Profits tax for the life insurance business, as defined by IRO, is computed at a rate of 16.5% (2024: 16.5%) of 5% of net premiums (gross premiums received less reinsurance premiums ceded) of the life insurance business in accordance with Section 23(1)(a) of IRO and for non-life long term insurance business, is computed using the adjusted surplus method upon implementation of the HKRBC regime in accordance with Cap. 41 of the Insurance Ordinance.



8. INCOME TAX EXPENSES (CONTINUED)

The amount of income tax charged to the condensed consolidated income statement represents:

	For the six months ended 31 December	
	2025 HK\$m	2024 HK\$m
Current tax		
Hong Kong profits tax	109.8	139.9
The Chinese Mainland and overseas taxation	236.4	233.7
Deferred tax credit	(64.8)	(50.3)
	281.4	323.3

Share of taxation of associated companies and joint ventures of HK\$76.7 million (2024: HK\$59.2 million) and HK\$94.3 million (2024: HK\$160.3 million) respectively are included in the condensed consolidated income statement as share of results of associated companies and joint ventures respectively.

Pillar Two income taxes

In December 2021, the Organisation for Economic Co-operation and Development released the Pillar Two model rules (the Global Anti-Base Erosion Model Rules, or “GloBE”) for a new global minimum tax reform, which multinational enterprise groups are required to calculate their GloBE effective tax rate for each jurisdiction they operate and will be liable to pay a top-up tax for the difference between their GloBE effective tax rate per jurisdiction and the 15% minimum rate. The Group, as a subsidiary of a wider in-scope multinational enterprise group, is subject to the Pillar Two tax reform.

Pillar Two legislation in Hong Kong were enacted on 6 June 2025, with the domestic minimum top-up tax (HKMTT) and income inclusion rule (IIR) retroactively effective from 1 January 2025, which are applicable to the Group from FY2026 onwards. An annual top-up tax return in Hong Kong shall be filed by 30 September 2027. Based on the Group’s internal assessment with the information currently available, top-up tax under Pillar Two legislation in Hong Kong is not expected to be material, however it is subject to further assessment and the relevant charging mechanism to be determined, if applicable, by the wider group.

Other major jurisdictions where the Group operates, including the Chinese Mainland, have not enacted or substantively enacted the Pillar Two legislations. The Group will continue the assessment on the potential impact of Pillar Two legislations to the Group’s operations.



9. EARNINGS PER SHARE

The calculation of basic earnings per share is based on earnings of HK\$1,334.3 million (2024: HK\$1,157.6 million) which represented profit attributable to shareholders of the Company; and on the weighted average of 4,449,467,410 (2024: 4,397,294,094 shares after adjusting for the issuance of bonus shares in December 2025) ordinary shares outstanding during the Current Period.

The calculation of diluted earnings per share was based on earnings of HK\$1,334.3 million as stated above; and on the weighted average number of ordinary shares outstanding adjusted by effects of all dilutive potential ordinary shares. The calculation of weighted average number of shares for calculating diluted earnings per share for the Current Period is as follows:

	Number of shares
Weighted average number of shares for calculating basic earnings per share	4,449,467,410
Effect of dilutive potential ordinary shares	
HK\$780 million 4.0% convertible bonds due July 2025 ("4.0% Convertible Bonds")	9,424,458
2.8% Convertible Bonds	89,408,983
Share options	1,580,567
Weighted average number of shares for calculating diluted earnings per share	4,549,881,418

For the Current Period, there would be a potential dilutive impact on earnings per share if the outstanding convertible bonds of the Company as at period end have been converted into ordinary shares at the date of the issuance under the if-converted method, resulting in a decrease from basic earnings per share of HK\$0.300 to diluted earnings per share of HK\$0.294.

There was no dilutive potential ordinary share outstanding for the Last Period.



10. INTANGIBLE ASSETS

HK\$m	Note	Goodwill	Operating right and others	Total
Cost				
As at 30 June 2025 and 1 July 2025		5,745.6	1,285.0	7,030.6
Additions		–	53.4	53.4
As at 31 December 2025				
Accumulated amortization and impairment				
As at 30 June 2025 and 1 July 2025		–	843.8	843.8
Amortization	5	–	73.0	73.0
As at 31 December 2025				
Net book value				
As at 31 December 2025		5,745.6	421.6	6,167.2
As at 30 June 2025		5,745.6	441.2	6,186.8



11. INTANGIBLE CONCESSION RIGHTS

	Note	HK\$m
Cost		
As at 30 June 2025 and 1 July 2025		24,246.6
Translation differences		407.6
As at 31 December 2025		24,654.2
Accumulated amortization and impairment		
As at 30 June 2025 and 1 July 2025		13,284.7
Amortization	5	598.9
Impairment loss	6	105.0
Translation differences		234.9
As at 31 December 2025		14,223.5
Net book value		
As at 31 December 2025		10,430.7
As at 30 June 2025		10,961.9

12. INVESTMENT PROPERTIES

HK\$m	Note	Commercial	Commercial	Residential	Others	Total
		properties in Hong Kong	properties in the Chinese Mainland	properties in the Chinese Mainland		
As at 30 June 2025 and 1 July 2025		2,405.0	2,513.7	4.8	26.1	4,949.6
Additions		140.0	215.7	-	-	355.7
Fair value changes	6	(70.0)	-	-	-	(70.0)
Translation differences		-	45.5	0.1	-	45.6
As at 31 December 2025		2,475.0	2,774.9	4.9	26.1	5,280.9



13. PROPERTY, PLANT AND EQUIPMENT

HK\$m	Note	Land and properties	Other plant and equipment	Motor vehicles	Total
Cost					
As at 30 June 2025 and 1 July 2025		252.0	3,473.9	27.1	3,753.0
Additions		–	45.4	2.0	47.4
Disposals		–	(5.3)	–	(5.3)
Translation differences		0.1	14.8	–	14.9
As at 31 December 2025		252.1	3,528.8	29.1	3,810.0
Accumulated depreciation and impairment					
As at 30 June 2025 and 1 July 2025		45.3	2,459.5	21.3	2,526.1
Depreciation	5	3.4	160.1	1.1	164.6
Disposals		–	(5.1)	–	(5.1)
Translation differences		–	8.6	–	8.6
As at 31 December 2025		48.7	2,623.1	22.4	2,694.2
Net book value					
As at 31 December 2025		203.4	905.7	6.7	1,115.8
As at 30 June 2025		206.7	1,014.4	5.8	1,226.9



14. ASSOCIATED COMPANIES

	Note	As at 31 December 2025 HK\$m	As at 30 June 2025 HK\$m
Group's share of net assets, including goodwill			
Listed shares — Hong Kong	(a)	936.4	1,009.0
Listed shares — overseas	(a)	789.6	681.6
Unlisted shares		3,418.6	2,910.3
		5,144.6	4,600.9
Amounts receivable			
Gross amount		2,130.4	2,120.8
Less: provision		(2,015.4)	(2,001.6)
	(b), (c)	5,259.6	4,720.1

- (a) As at 31 December 2025, the share of market value of the Group's listed associated companies amounts to HK\$2,251.7 million (30 June 2025: HK\$1,692.0 million).
- (b) As at 31 December 2025, the carrying amount mainly represents the Group's investments in various roads, financial services, logistics, healthcare, strategic investments and other projects.
- (c) Management is of the view that there is no material impairment of the Group's investments in associated companies as at 31 December 2025.



15. JOINT VENTURES

	As at 31 December 2025 HK\$'m	As at 30 June 2025 HK\$'m
Group's share of net assets, including goodwill	14,906.6	14,619.0
Amounts receivable		
Gross amount	2,829.9	2,779.5
Less: provision	(1,243.2)	(1,246.8)
	16,493.3	16,151.7

- (a) As at 31 December 2025, the carrying amount mainly represents the Group's investments in various roads, logistics, strategic investments and other projects.
- (b) Management is of the view that there is no material impairment of the Group's investments in joint ventures as at 31 December 2025.
- (c) As at 31 December 2025, the Group has provided a pledge over a proportion of equity interest in a joint venture, which the carrying amount of the pledged portion is HK\$1,197.7 million (30 June 2025: HK\$1,166.8 million), as a security for a bank loan of that joint venture.

16. DEBT INSTRUMENTS AS FINANCIAL ASSETS AT AMORTIZED COST

	As at 31 December 2025 HK\$'m	As at 30 June 2025 HK\$'m
Listed overseas	1,266.3	1,283.0
Unlisted	58.0	136.7
	1,324.3	1,419.7
Expected to recover after 12 months	1,266.3	1,325.9
Expected to recover within 12 months	58.0	93.8
	1,324.3	1,419.7

- (a) The aggregate fair values of debt instruments as financial assets at amortized cost is HK\$1,040.2 million (30 June 2025: HK\$1,124.2 million).



17. FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

	As at 31 December 2025 HK\$m	As at 30 June 2025 HK\$m
Equity instruments		
Listed in Hong Kong	661.3	505.7
Listed overseas	163.0	49.9
Unlisted	23.6	23.6
	847.9	579.2
Debt instruments		
Listed in Hong Kong	1,308.1	1,331.3
Listed overseas	8,884.4	8,952.8
Unlisted	2,674.1	2,372.8
	12,866.6	12,656.9
	13,714.5	13,236.1
Expected to recover after 12 months	11,552.2	12,442.5
Expected to recover within 12 months	2,162.3	793.6
	13,714.5	13,236.1



18. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

	As at 31 December 2025 HK\$m	As at 30 June 2025 HK\$m
Equity instruments		
Listed in Hong Kong	4,840.2	1,393.1
Listed overseas	781.9	561.7
Unlisted	140.8	140.7
	5,762.9	2,095.5
Debt instruments		
Listed in Hong Kong	5,466.9	5,220.7
Listed overseas	39,990.5	39,407.2
Unlisted	4,133.0	3,563.1
	49,590.4	48,191.0
Investment funds		
Listed	14,515.5	11,858.0
Unlisted	9,682.4	7,743.9
	24,197.9	19,601.9
	79,551.2	69,888.4
Expected to recover after 12 months	78,649.1	69,276.9
Expected to recover within 12 months	902.1	611.5
	79,551.2	69,888.4

Financial assets at FVPL related to unit-linked contracts are detailed in note 20(a).



19. TRADE AND OTHER RECEIVABLES

	Note	As at 31 December 2025 HK\$m	As at 30 June 2025 HK\$m
Trade receivables	(a)	1,752.5	1,853.2
Other receivables, deposits and prepayments	(b)	1,222.7	1,597.7
Retention money receivables		2,263.3	2,225.6
Securities trading settlement receivables		128.2	1,917.3
Contract assets		3,114.4	3,625.5
Deferred tax assets		45.4	60.7
Amounts due from associated companies		40.8	27.5
Amounts due from joint ventures		88.2	183.6
		8,655.5	11,491.1
Expected to recover after 12 months		2,558.0	2,439.1
Expected to recover within 12 months		6,097.5	9,052.0
		8,655.5	11,491.1

(a) The ageing analysis of trade receivables based on invoice date is as follows:

	As at 31 December 2025 HK\$m	As at 30 June 2025 HK\$m
Under 3 months	1,625.5	1,711.3
4 to 6 months	8.4	22.9
Over 6 months	118.6	119.0
	1,752.5	1,853.2

(b) The balance includes construction related receivables amounting to HK\$161.8 million (30 June 2025: HK\$152.4 million) which have not yet been billed at period/year end.



20. INVESTMENTS/FINANCIAL LIABILITIES RELATED TO UNIT-LINKED CONTRACTS

(a) Investments related to unit-linked contracts are analyzed as follows:

	As at 31 December 2025 HK\$m	As at 30 June 2025 HK\$m
Financial assets at FVPL — Investment funds	10,565.2	9,683.4
Cash and bank balances	26.8	26.7
	10,592.0	9,710.1

The balance is expected to recover within 12 months.

(b) Financial liabilities related to unit-linked contracts are analyzed as follows:

	As at 31 December 2025 HK\$m	As at 30 June 2025 HK\$m
Expected to settle after 12 months	124.3	124.2
Expected to settle within 12 months	4,266.7	4,059.4
	4,391.0	4,183.6



21. SHARE CAPITAL

	Note	Ordinary shares	
		Number of shares	HK\$m
Authorized			
As at 30 June 2025, 1 July 2025 and 31 December 2025		6,000,000,000	6,000.0
Issued and fully paid			
As at 30 June 2025 and 1 July 2025		4,009,849,458	4,009.8
Issued as scrip dividends		7,043,779	7.1
Conversion of convertible bonds		77,279,903	77.3
Issue of bonus shares	(a)	406,440,888	406.4
As at 31 December 2025		4,500,614,028	4,500.6

- (a) The Company has made a bonus issue of shares to the shareholders of the Company on the basis of one bonus share for every ten shares held by the shareholders whose names appear on the register of members of the Company on 24 November 2025. The bonus shares ranked pari passu in all other respects with the other issued shares of the Company.



21. SHARE CAPITAL (CONTINUED)

Share Option Scheme

The Group operates equity-settled, share-based compensation plans. A share option scheme was adopted by the Company on 23 November 2021 (as amended on 13 January 2025 and 18 November 2025) (the “2021 Share Option Scheme”), which is valid and effective for a period of ten years from the date of adoption. The Board may, at their discretion, grant options to any eligible participant as defined under the 2021 Share Option Scheme to subscribe for the shares of the Company.

The Group recognized the total share-based payment expense of HK\$27.7 million (2024: nil) in the Current Period in relation to share options granted by the Company.

Movements in the number of share options during the Current Period are as follows:

	Number of options	Weighted average exercise price per share of each category HK\$
Outstanding as at 30 June 2025 and 1 July 2025	98,486,351	7.464
Lapsed	(1,182,369)	7.387
Adjusted	9,762,074	6.785
Outstanding as at 31 December 2025	107,066,056	6.784
Exercisable as at 31 December 2025	–	–

Pursuant to the 2021 Share Option Scheme, the number of unexercised share options and exercise price may be subject to adjustment in case of alteration in the capital structure of the Company. The Company issued and allotted bonus shares and certain shares as scrip dividends during the Current Period which gave rise to adjustments to the number of unexercised share options and the exercise price in accordance with the 2021 Share Option Scheme. The exercise price per share for the share options granted on 24 January 2025 was adjusted to HK\$6.785 with effect from 20 November 2025 and further adjusted to HK\$6.784 with effect from 23 December 2025.



22. RESERVES

HK\$m	Note	Share premium	Special reserves	Property revaluation reserve	Hedge reserves	FVOCI	FVOCI	Insurance	Exchange reserve	Revenue reserve	Total
						reserve (non-recycling)	reserve (recycling)	finance reserve			
As at 30 June 2025 and 1 July 2025		18,387.3	510.9	6,335.3	(291.5)	(351.7)	(1,399.3)	(30.4)	(1,568.1)	11,914.5	33,507.0
Profit attributable to shareholders of the Company		-	-	-	-	-	-	-	-	1,334.3	1,334.3
Dividend paid to shareholders of the Company	27	-	-	-	-	-	-	-	-	(1,422.5)	(1,422.5)
Release of reserve upon disposal of debt instruments as financial assets at FVOCI		-	-	-	-	-	81.2	-	-	-	81.2
Net fair value change on equity instruments as financial assets at FVOCI		-	-	-	-	-	-	-	-	-	-
Company and subsidiaries		-	-	-	-	323.6	-	-	-	-	323.6
Associated company		-	-	-	-	(14.3)	-	-	-	-	(14.3)
Net fair value change on debt instruments as financial assets at FVOCI and other net movement		-	-	-	-	-	194.8	-	-	-	194.8
Currency translation differences		-	-	-	-	-	-	-	145.3	-	145.3
Scrip dividends		-	-	-	-	-	-	-	-	-	-
New shares issued		43.9	-	-	-	-	-	-	-	-	43.9
Conversion of convertible bonds		488.7	-	-	-	-	-	-	-	-	488.7
Issue of bonus shares		(406.4)	-	-	-	-	-	-	-	-	(406.4)
Share-based payment		-	-	-	-	-	-	-	-	-	-
Value of services provided		-	-	-	-	-	-	-	-	-	-
Company and subsidiaries	5(a)	-	36.4	-	-	-	-	-	-	-	36.4
Share of reserves of associated companies and joint ventures		-	(4.0)	-	-	-	-	-	-	4.6	0.6
Insurance finance expenses		-	-	-	-	-	-	(41.8)	-	-	(41.8)
Cash flow hedges		-	-	-	47.8	-	-	-	-	-	47.8
Transfer of reserves upon disposal of equity instruments as financial assets at FVOCI		-	-	-	-	(24.7)	-	-	-	24.7	-
Other transfer of reserves		-	12.1	-	-	-	-	-	-	(12.1)	-
As at 31 December 2025		18,513.5	555.4	6,335.3	(243.7)	(67.1)	(1,123.3)	(72.2)	(1,422.8)	11,843.5	34,318.6

Special reserves include statutory reserves which are created in accordance with the relevant laws and regulations of the Chinese Mainland and/or terms of the joint venture agreements of subsidiaries and joint ventures established in the Chinese Mainland and are required to be retained in the financial statements of these subsidiaries and joint ventures for specific purposes. Special reserves also include capital redemption reserve, contributed surplus and share option reserve.



23. INSURANCE CONTRACTS AND REINSURANCE CONTRACTS HELD

An analysis by measurement component of insurance contracts are as follows:

	As at 31 December 2025 HK\$'m	As at 30 June 2025 HK\$'m
Estimates of present value of future cash flows	72,270.2	65,615.7
Risk adjustment for non-financial risk	1,226.8	1,174.5
CSM	10,904.2	9,273.0
	84,401.2	76,063.2
Insurance contract assets	(1,387.4)	(1,418.6)
Insurance contract liabilities	85,788.6	77,481.8
	84,401.2	76,063.2
Expected to settle after 12 months	84,401.0	75,739.8
Expected to settle within 12 months	0.2	323.4
	84,401.2	76,063.2

An analysis by measurement component of reinsurance contracts held are as follows:

	As at 31 December 2025 HK\$'m	As at 30 June 2025 HK\$'m
Estimates of present value of future cash flows	(17.5)	(6.8)
Risk adjustment for non-financial risk	(16.9)	(20.8)
CSM	(81.2)	(69.8)
	(115.6)	(97.4)
Reinsurance contract assets	(115.6)	(97.4)
Expected to recover after 12 months	(9.1)	(5.6)
Expected to recover within 12 months	(106.5)	(91.8)
	(115.6)	(97.4)



24. BORROWINGS AND OTHER INTEREST-BEARING LIABILITIES

	Note	As at 31 December 2025 HK\$m	As at 30 June 2025 HK\$m
Secured long-term bank loans	(a)	3,769.9	3,861.0
Unsecured long-term bank loans		21,394.9	21,378.1
Unsecured short-term bank loans		188.3	41.5
Unsecured fixed rate bonds	(b)	9,371.8	9,581.2
Cash collateral received for derivative financial instruments		4.6	–
		34,729.5	34,861.8
Expected to settle after 12 months		27,959.0	25,421.5
Expected to settle within 12 months		6,770.5	9,440.3
		34,729.5	34,861.8

(a) As at 31 December 2025, the Group's intangible concession rights of two expressways in Hunan with net book value of HK\$5,925.2 million (30 June 2025: HK\$6,040.4 million) and certain investment properties in Hong Kong and Suzhou with balance of HK\$1,055.8 million (30 June 2025: HK\$1,095.8 million) were pledged as securities for these bank loans.

(b) In July 2025, the Company issued HK\$850.0 million convertible bonds at a price of 100.0% of the principal amount bearing a coupon rate of 2.8% per annum (2.8% Convertible Bonds) and concurrently repurchased the remaining HK\$566.0 million in aggregate principal amount of 4.0% Convertible Bonds. These bonds are unsecured, have maturity of 18 months falling due January 2027 and listed on the Vienna MTF operated by the Vienna Stock Exchange. These bonds include redemption options for the Company to redeem and the bondholders to require the Company to redeem the bonds on 18 April 2026 at their principal amount, together with accrued but unpaid interest.

The bondholders have the right, at any time on or after the issue date and up to the close of business on the date falling five days prior to the maturity date, to convert the convertible bonds into ordinary shares of the Company at an initial conversion price of HK\$7.67 per share, subject to adjustments. The conversion price was adjusted to HK\$6.69 per share effective on 25 November 2025 following the payment of dividends and issuance of bonus shares.

During the Current Period, HK\$448.0 million in aggregate principal amount of 2.8% Convertible Bonds and HK\$118.0 million in aggregate principal amount of 4.0% Convertible Bonds were converted into shares of the Company.



25. FINANCIAL LIABILITIES AT FAIR VALUE THROUGH PROFIT OR LOSS

The balance as at 31 December 2025 represented HK\$2,218.0 million exchangeable bonds issued by the Company in October 2025 at a price of 103.0% of the principal amount bearing a coupon rate of 0.75% per annum. These bonds are unsecured and have maturity of three years falling due October 2028. The bondholders have the rights to require the Company to redeem all or part of the bonds on 3 October 2027 at their principal amount, together with accrued but unpaid interest.

The bondholders also have the right, at any time on or after the issue date and up to the maturity date, to exchange the bonds into exchange property initially consisting of the Group's investment in the shares of Shoucheng ("Shoucheng Shares") at an initial exchange price of HK\$2.6565 per Shoucheng Shares, which was then adjusted to include cash of HK\$0.0633 per Shoucheng Shares, being the dividend paid by Shoucheng, subject to adjustments pursuant to the terms and conditions of the exchangeable bonds.

During the Current Period, no exchangeable bond was exchanged into Shoucheng Shares.

26. TRADE AND OTHER PAYABLES

	Note	As at 31 December 2025 HK\$m	As at 30 June 2025 HK\$m
Trade payables	(a)	307.8	943.0
Other payables and accruals	(b)	7,363.5	7,356.2
Retention money payables		1,957.8	1,858.4
Securities trading settlement payables		58.1	2,215.2
Contract liabilities		421.5	280.0
Amount due to an associated company		10.7	12.9
Amount due to a joint venture		241.5	241.5
		10,360.9	12,907.2
Expected to settle after 12 months		3,653.9	2,261.9
Expected to settle within 12 months		6,707.0	10,645.3
		10,360.9	12,907.2



26. TRADE AND OTHER PAYABLES (CONTINUED)

(a) The ageing analysis of trade payables based on invoice date is as follows:

	As at 31 December 2025 HK\$m	As at 30 June 2025 HK\$m
Under 3 months	265.9	872.1
4 to 6 months	4.6	24.0
Over 6 months	37.3	46.9
	307.8	943.0

(b) The balance includes construction related accruals and provisions amounting to HK\$5,254.8 million (30 June 2025: HK\$5,093.7 million).

27. DIVIDEND

A final dividend of HK\$1,422.5 million that related to FY2025 was paid in December 2025 (final dividend for the financial year ended 30 June 2024 paid: HK\$1,399.1 million).

On 26 February 2026, the Board resolved to declare an Interim Dividend of HK\$0.28 per share for FY2026, payable in cash (FY2025: interim ordinary dividend of HK\$0.30 per share and special dividend of HK\$0.30 per share, both payable in cash), on or about 9 April 2026, to the shareholders whose names appear on the register of members of the Company on 20 March 2026. This Interim Dividend, amounting to approximately HK\$1.27 billion, has not been recognized as liability in these interim financial statements but will be reflected as an appropriation of the retained profits in the annual financial statements for FY2026 (FY2025: interim ordinary dividend of approximately HK\$1.20 billion and special dividend of approximately HK\$1.20 billion, both paid).



28. COMMITMENTS

- (a) The outstanding commitments for capital expenditure are as follows:

	Note	As at 31 December 2025 HK\$m	As at 30 June 2025 HK\$m
Contracted but not provided for			
Property, plant and equipment		178.0	206.7
Intangible assets		8.6	14.5
Capital and loan contributions to/acquisition of associated companies and joint ventures	(i)	1,107.6	2,447.2
Acquisition of subsidiaries		725.1	–
Investment funds, financial and other investments		77.2	338.1
		2,096.5	3,006.5

- (i) The balance as at 30 June 2025 included the Group's commitment for the acquisition of in aggregate 43.93% effective interest in uSMART, at an aggregate consideration of US\$131.8 million (equivalent to HK\$1,027.9 million). The completion of 13.05% effective interest in uSMART for an aggregate consideration of US\$39.2 million (equivalent to HK\$305.4 million) took place on 7 November 2025 and since then uSMART was accounted for as an associated company of the Group. As at 31 December 2025, since the conditions precedents to remaining transactions had not been satisfied or waived and no agreement was entered into to extend the long stop date, the sale and purchase agreements have lapsed and ceased to have further effect.
- (b) As at 31 December 2025, the Group's insurance business had HK\$4,298.7 million (30 June 2025: HK\$2,905.5 million) commitments for investment funds.
- (c) The Group's share of commitments for capital expenditure committed by the joint ventures not included above are as follows:

	As at 31 December 2025 HK\$m	As at 30 June 2025 HK\$m
Contracted but not provided for		
Property, plant and equipment	125.8	203.9

As at 31 December 2025, the Group shared the joint venture's commitment for the development of intangible concession right of HK\$1,229.7 million (30 June 2025: HK\$1,273.7 million) and such commitment would be financed by the loan arrangement entered by the joint venture.



29. FINANCIAL GUARANTEE

The Group's financial guarantee are as follows:

	As at 31 December 2025 HK\$m	As at 30 June 2025 HK\$m
Guarantees for credit facilities granted to		
Associated companies	2,033.2	2,272.5
Joint ventures	2,761.8	2,860.8
	4,795.0	5,133.3

Under the main transaction agreement and the related transaction documents in relation to the disposal of aircraft leasing business by Goshawk Aviation Limited ("Goshawk") to SMBC Aviation Capital Limited ("SMBC"), the Group provides a financial guarantee to support the performance of Goshawk of its payment obligation to satisfy claims that may be brought by SMBC against Goshawk. The Group's potential liability under the financial guarantee is limited to a total amount of US\$197.1 million (equivalent to approximately HK\$1,537.4 million) as at 31 December 2025 and 30 June 2025.



30. NOTES TO CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

(a) Reconciliation of operating profit to net cash generated from operations:

	For the six months ended	
	31 December	
	2025	2024
	HK\$m	HK\$m
Operating profit	1,844.9	1,846.6
Depreciation and amortization	958.9	903.2
Insurance finance expenses	4,081.5	890.5
Net (gain)/loss on fair value of financial assets at FVPL	(2,150.5)	224.8
Net gain associated with investments related to unit-linked contracts	(1,121.8)	(191.1)
Profit on disposal of assets held-for-sale	–	(42.7)
Interest income	(1,838.0)	(1,754.0)
Dividend income	(322.8)	(202.7)
Impairment loss on intangible concession rights	105.0	–
Net loss on disposal of debt instruments as financial assets at FVOCI	81.2	66.9
Loss on fair value of investment properties	70.0	223.2
Net loss on fair value of derivative financial instruments	44.9	304.6
Expected credit loss provision, net of reversal	4.1	(13.6)
Share-based payment	36.4	–
Net exchange loss	146.6	78.3
Other non-cash items	(9.5)	–
Operating profit before working capital changes	1,930.9	2,334.0
Increase in inventories	(2.2)	(2.8)
Decrease/(increase) in trade and other receivables	2,738.7	(345.3)
Decrease in trade and other payables	(2,576.9)	(193.8)
Changes in insurance contracts	4,217.5	3,161.7
Changes in reinsurance contracts held	(21.0)	117.1
Increase/(decrease) in financial liabilities related to unit-linked contracts	207.4	(194.4)
Purchases of financial assets at FVPL associated with investments related to unit-linked contracts	(4,953.4)	(4,281.3)
Disposal of financial assets at FVPL associated with investments related to unit-linked contracts	5,080.3	4,420.1
Changes in balances with associated companies, joint ventures and related companies	(15.5)	(2.3)
Net cash generated from operations	6,605.8	5,013.0



31. RELATED PARTY TRANSACTIONS

- (a) Except for those disclosed, the following is a summary of significant related party transactions during the Current Period carried out in the normal course of the Group's business:

	Note	For the six months ended	
		31 December	
		2025	2024
		HK\$'m	HK\$'m
Transactions with affiliated companies	(i)		
Provision of other services	(iii)	0.3	0.3
Interest income	(iv)	56.1	66.0
Management fee income	(v)	-	12.8
Rental and other related expenses	(vi)	-	(0.7)
Other expenses	(viii)	(185.0)	(92.1)
Transactions with other related parties	(i)		
Provision of construction work services	(ii)	815.1	72.1
Provision of other services	(iii)	38.6	27.8
Interest income	(iv)	61.1	61.1
Rental and other related expenses	(vi)	(2.2)	(1.2)
Mechanical and electrical engineering services	(vii)	(188.2)	(344.6)
Other expenses	(viii)	(124.6)	(112.7)

- (i) Transactions with affiliated companies include those with associated companies and joint ventures of the Group, except for those with KTSPL which are presented under "Transactions with other related parties".

Transactions with other related parties include those with group of companies of Chow Tai Fook Enterprises Limited ("CTF Enterprises") and New World Development Company Limited ("NWD") as well as Mr Doo Wai Hoi, William ("Mr Doo") and his associates which are not companies within the Group.

Chow Tai Fook Capital Limited is the ultimate holding company of the Company and CTF Enterprises is an intermediate holding company of the Company.

CTF Enterprises is a substantial shareholder of NWD under the Listing Rules.

Mr Doo is the non-executive vice-chairman and a non-executive director of NWD and is the father of Mr William Junior Guilherme Doo, a non-executive director of the Company.

- (ii) Revenue from the provision of construction work services was charged in accordance with the relevant contracts.
- (iii) The Group provided various kinds of services including facilities management, property management and other services to certain affiliated companies and related parties. The services were provided and charged in accordance with the relevant contracts.



31. RELATED PARTY TRANSACTIONS (CONTINUED)

(a) (continued)

- (iv) Interest income was charged at relevant interest rates on the outstanding balances due from the affiliated companies or relevant yield on investments in debt instruments.
- (v) Management fee was charged at rates in accordance with the relevant contracts.
- (vi) Rental and other related expenses were charged in accordance with the respective tenancy agreements.
- (vii) Mechanical and electrical engineering services were charged in accordance with the relevant contracts.
- (viii) Other expenses include purchase of construction materials, laundry, security and guarding, landscaping, cleaning, property management and other services. The services were charged in accordance with the relevant contracts.

(b) Key management compensation

The aggregate amounts of emoluments of the directors of the Company (being the key management personnel) are as follows:

	For the six months ended	
	31 December	
	2025	2024
	HK\$m	HK\$m
Remuneration	25.5	25.4

In addition to above, for the Current Period, the value of deemed share options benefits for directors amounted to HK\$16.9 million (2024: nil).

- (c) The total amounts receivable (before provision) from associated companies and joint ventures are HK\$5,089.3 million (30 June 2025: HK\$5,111.4 million). These balances are unsecured, of which HK\$1,800.7 million (30 June 2025: HK\$1,793.9 million) are interest bearing. These balances also include an amount of HK\$197.5 million (30 June 2025: HK\$197.5 million) which has been subordinated to certain indebtedness of a joint venture. The total amounts payable to associated companies and joint ventures are HK\$252.2 million (30 June 2025: HK\$254.4 million). These balances are unsecured and interest free. The pledge of a proportion of the Group's equity interest in a joint venture as security for a bank loan of that joint venture as at 31 December 2025 and 30 June 2025 is disclosed in note 15(c).
- (d) As at 31 December 2025, the Group held certain senior unsubordinated and unsecured notes issued by NWD (MTN) Limited, a wholly owned subsidiary of NWD. As at 31 December 2025, the fair value of these notes included as financial assets at FVPL is HK\$1,266.7 million (30 June 2025: HK\$1,049.6 million).



32. EVENT SUBSEQUENT TO PERIOD END

Subsequent to the end of the Current Period and up to the preceding day of this report, as a measure to optimize the business portfolio to enhance long-term value creation for the shareholders of the Company, the Group has disposed of certain interest in a listed associated company under the Strategic Investments segment with an aggregate carrying amount of approximately HK\$255.6 million and is expected to recognize a disposal loss, including the related release of reserves, of approximately HK\$115.3 million in the second half of FY2026. These transactions, in aggregate, did not constitute a notifiable transaction for the Company under Chapter 14 of the Listing Rules.

33. COMPARATIVE FIGURES

Certain comparative figures for the Last Period have been reclassified to conform with the presentation for the Current Period.



TREASURY MANAGEMENT AND CASH FUNDING

The Group's funding and treasury policy is designed to maintain a diversified and balanced debt profile and financing structure. The Group operates a centralized treasury function to monitor its cash position, cash flow and debt profile as well as optimize its funding cost-efficiency. In order to maintain maximum financial flexibility with adequate liquidity for the Group's operations, potential investments and growth plans, the Group has built a strong base of funding resources and will continue to expand our sources of funding which include perpetual capital securities and debt issuance in the capital markets as well as bank borrowings, both offshore and onshore, for which the proportion will change from time to time depending on the financial market conditions. The capital structure of the Group was 46% debt and 54% equity as at 31 December 2025^o, compared with 47% debt and 53% equity as at 30 June 2025.

In July 2025, the Company repurchased HK\$566 million in aggregate principal amount of the 4.0% Convertible Bonds and issued the 2.8% Convertible Bonds concurrently. The issuance of the 4.0% Convertible Bonds and the 2.8% Convertible Bonds has successfully increased the public float of the Company to over 25%, thereby fulfilling the minimum public float requirement and enhancing the liquidity and trading volume of the shares of the Company. Up to 31 December 2025, HK\$448 million in aggregate principal amount of the 2.8% Convertible Bonds has been converted into ordinary shares of the Company.

In October 2025, the Company also issued the 0.75% Exchangeable Bonds. Holders of the 0.75% Exchangeable Bonds have the right to exchange the bonds into the Group's investment in Shoucheng Shares. Through the issuance of the 0.75% Exchangeable Bonds, the Group is able to raise financing on attractive terms to capitalize on the current favourable capital market conditions to further refine and strengthen its business portfolio by divesting its stake in Shoucheng at a premium if the exchange rights are exercised by the holders of the 0.75% Exchangeable Bonds.

In January 2026, the Company made an application to NAFMII for registration of 2026 Panda Bond Programme issuable within two years from the receipt of the notice of acceptance of registration and issuance could be made by the Company in multiple tranches as and when appropriate. Depending on the market conditions, the 2026 Panda Bond Programme could provide the Group with a cost-effective means of, *inter alia*, refinancing the outstanding principal amount of RMB3.6 billion under the 2023 Panda Bond Programme which will be due for repayment in the years 2026 and 2027. Additionally, as a significant portion of the Group's assets, operations and income are denominated in RMB, the 2026 Panda Bonds Programme would continue to act as a natural hedge against the currency exchange fluctuations in RMB.

^o The 0.75% Exchangeable Bonds are being accounted for as financial liabilities at fair value through profit or loss and are excluded from the debt calculation. If the 0.75% Exchangeable Bonds were included as debt, the capital structure of the Group would be 47% debt and 53% equity as at 31 December 2025.



The Group manages its financial risks including mainly interest rate exposure and foreign exchange risks. Interest rate swap contracts are used to hedge against the Group's exposures to changes in interest rates, while foreign exchange forward contracts are used to hedge against foreign currency exposures of the Group's businesses which involve foreign currencies. Cross currency swap contracts and RMB borrowings are used to hedge the exposure to foreign exchange risk, stemmed mainly from RMB denominated assets. The Group's insurance business enters into cross currency swaps and bond forward contracts to hedge against its foreign currency risk and interest rate risk for bond investments respectively. The Group operates mainly in Hong Kong and the Chinese Mainland and did not have any material exposure to foreign exchange risk other than RMB and United States dollar during the Current Period. Through RMB borrowings including Panda Bonds, offshore and onshore RMB bank loans and cross currency swap contracts, about 76% of the Group's RMB denominated assets were hedged as at 31 December 2025 (30 June 2025: about 80%).

LIQUIDITY AND CAPITAL RESOURCES

As at 31 December 2025, the Group's total cash and bank balances amounted to HK\$20,919.6 million, compared with HK\$20,210.7 million as at 30 June 2025. Cash and bank balances as at 31 December 2025 were mainly denominated as to 29% in Hong Kong dollar, 52% in United States dollar and 19% in RMB. The Group's net debt as at 31 December 2025 was HK\$13,809.9 million, decreasing by 6% from HK\$14,651.1 million as at 30 June 2025. The decrease in net debt was mainly due to proceeds from issuance of the 0.75% Exchangeable Bonds, partial conversion of the convertible bonds and net operating cash inflow, partly offset by certain acquisitions and capital expenditures and payment of dividend during the Current Period. The Group's net gearing ratio decreased from 37% as at 30 June 2025 to 34% as at 31 December 2025. If the 0.75% Exchangeable Bonds were included as debt balance, the net gearing ratio would be 39% as at 31 December 2025. Total unutilized committed banking facilities amounted to approximately HK\$10.1 billion as at 31 December 2025 (30 June 2025: approximately HK\$9.6 billion), demonstrating sound financing capabilities.

DEBT PROFILE AND MATURITY

As at 31 December 2025, the Group's total debt was HK\$34,729.5 million, which was maintained at similar level compared with HK\$34,861.8 million as at 30 June 2025. The Group has managed to spread out its debt maturity profile to reduce refinancing risks. Amongst the total debt as at 31 December 2025, 19% will mature in the next 12-month, 30% will mature in the second year, 46% will mature in the third to fifth year and 5% will mature after the fifth year.

The Group continues to maintain a balanced debt structure with RMB borrowings acting as a natural hedge to its RMB denominated assets. As at 31 December 2025, RMB borrowings and Hong Kong dollar borrowings accounted for 61% and 39% respectively of the Group's total debt (30 June 2025: 62% and 38%).

As a result of the favorable movement in both HIBOR in Hong Kong and Loan Prime Rate in the Chinese Mainland as well as the continued proactive management of our debt mix, the average borrowing cost of the Group's debt portfolio further decreased to approximately 4.0% per annum, lower than approximately 4.2% per annum in Last Period.



As at 31 December 2025, the Group provided pledges over the concession rights of operation of Changliu Expressway and Sui-Yue Expressway as security for bank loans made to the subsidiary companies which own and operate these expressways. The Group also provided a pledge over a proportion of equity interest in a joint venture as a security for bank loans of that joint venture. Besides, the Group provided pledges over the investment properties which include a logistics centre in Suzhou as well as certain office units and carpark spaces in Hong Kong as security for certain bank loans of the Group. As at 31 December 2025, secured bank loans accounted for 11% (30 June 2025: 11%) of the total debt of the Group.

COMMITMENTS

The Group's total commitments for capital expenditures were HK\$2,096.5 million as at 31 December 2025, compared with HK\$3,006.5 million as at 30 June 2025. These comprised mainly for acquisition of subsidiaries together with capital contributions to certain associated companies and joint ventures of HK\$1,832.7 million as well as additions of property, plant and equipment/intangible assets of HK\$186.6 million. Sources of funds for capital expenditures include internal resources of the Group and committed external financing from reputable international banks. Besides, the Group's insurance business had HK\$4,298.7 million as at 31 December 2025 (30 June 2025: HK\$2,905.5 million) commitments for investment funds which will be supported by its internal resources.

FINANCIAL GUARANTEE

Financial guarantee of the Group were HK\$4,795.0 million as at 31 December 2025, compared with HK\$5,133.3 million as at 30 June 2025. These comprised guarantees for banking facilities of associated companies and joint ventures.

Under the main transaction agreement and the related transaction documents in relation to the disposal of aircraft leasing business by Goshawk to SMBC, the Group provides a financial guarantee to support the performance of Goshawk of its payment obligation to satisfy claims that may be brought by SMBC against Goshawk. The Group's potential liability under the financial guarantee is limited to a total amount of US\$197.1 million (equivalent to approximately HK\$1,537.4 million) as at 31 December 2025 and 30 June 2025.



Interim Dividend

The Company is committed to delivering a sustainable and progressive dividend policy. The aim of its dividend policy is to steadily increase or at least maintain the Hong Kong dollar value of total ordinary dividend annually. The prospective total dividend growth, however, remains dependent upon the financial performance and future funding needs of the Group.

The Board has accordingly resolved to declare an Interim Dividend of HK\$0.28 per share for FY2026 (FY2025: interim ordinary dividend of HK\$0.30 per share and special dividend of HK\$0.30 per share), payable in cash, to the shareholders of the Company whose names appear on the register of members of the Company on 20 March 2026. It is expected that the Interim Dividend will be paid on or about 9 April 2026. Total interim ordinary dividend amount rose by approximately 6% to HK\$1.27 billion, reflecting the Group's commitment to delivering progressive shareholder returns underpinned by the strong cash flow generation of its diversified business portfolio.

CLOSURE OF REGISTER OF MEMBERS

For the purpose of determining shareholders' entitlement to the Interim Dividend, the register of members of the Company will be closed with details as set out below:

Latest time to lodge transfer documents for registration	4:30 p.m. on 19 March 2026
Closure of register of members	20 March 2026
Record date	20 March 2026
Interim Dividend payment date	on or about 9 April 2026

On the abovementioned closure date, no transfer of shares will be registered. In order to qualify for the Interim Dividend, all properly completed transfer forms accompanied by the relevant share certificates must be lodged for registration with the Company's branch share registrar in Hong Kong, Tricor Investor Services Limited, at 17/F., Far East Finance Centre, 16 Harcourt Road, Hong Kong not later than the aforementioned latest time.



CORPORATE GOVERNANCE PRACTICES

The Company has been striving to achieve good corporate governance which is the system of rules, processes and practices that the Company is managed and overseen for the purpose of balancing the interests of shareholders, the community and other stakeholders. Good corporate governance could contribute to long-term success and sustainability of the Company.

Throughout the Current Period, the Company has complied with all the applicable code provisions under the Corporate Governance Code as contained in Appendix C1 of the Listing Rules.

DEALINGS IN THE COMPANY'S SECURITIES BY DIRECTORS AND RELEVANT EMPLOYEES

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix C3 of the Listing Rules (the "Model Code") as its own code of conduct for securities transactions by directors. Specific enquiry was made with all directors of the Company and it was established that they had all complied with the required standard of the Model Code during the Current Period.

The Company has also adopted a set of code, which is no less exacting than the Model Code, for governing the securities transactions of specified employees ("Relevant Employees") who, because of their positions, are likely to come across unpublished inside information. Following specific enquiry by the Company, all Relevant Employees had confirmed that they complied with the standard set out in the code during the Current Period.

UPDATE ON DIRECTORS' INFORMATION

Changes in the information of directors of the Company since the disclosure made in the 2025 annual report of the Company and up to the date of this report, that are required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules, are set out below:

- Dr Cheng Kar Shun, Henry was appointed the chairman and an executive director of New World Department Store China Limited, a listed public company in Hong Kong, with effect from 9 January 2026.
- Mr Ho Gilbert Chi Hang has completed his term of service as a member of the Hong Kong Logistics Development Council for the period from 1 January 2024 to 31 December 2025.
- Mr Tsang On Yip, Patrick ceased to be co-chief executive officer of Chow Tai Fook Enterprises Limited with effect from 1 February 2026.
- Mr Shek Lai Him, Abraham resigned as an independent non-executive director of China Resources Building Materials Technology Holdings Limited, a listed public company in Hong Kong, on 24 October 2025.
- Professor Chan Ka Keung, Ceajer was appointed a member of the Hang Seng Index Advisory Committee with effect from 1 January 2026 and resigned as an independent non-executive director of Greater Bay Area Homeland Investments Limited on 17 January 2026.
- Ms Ng Yuen Ting, Yolanda was appointed a member of Council of The Hong Kong Academy for Performing Arts with effect from 1 January 2026. She has also been appointed the Chairman of Cultural Power, Vice Chairman of The Hong Kong Institute for Promotion of Chinese Culture and ICH June.



AUDIT COMMITTEE AND REVIEW OF INTERIM RESULTS

The Audit Committee of the Company was set up by the Board with specific terms for the purpose of reviewing and providing supervision over, *inter alia*, the Group's financial reporting process, and risk management and internal control systems. It currently comprises three independent non-executive directors of the Company. The Audit Committee has reviewed the accounting principles and practices adopted by the Group and the unaudited condensed consolidated interim financial statements of the Group for the Current Period with the management and the external auditor. The Audit Committee has also reviewed this interim report.

The unaudited consolidated interim results of the Group for the Current Period have been reviewed by the Company's external auditor, PricewaterhouseCoopers, in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the HKICPA.

DIRECTORS' INTERESTS IN SECURITIES

As at 31 December 2025, the directors of the Company had the following interests in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")) which were notified to the Company and the Hong Kong Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they were taken or deemed to have under such provisions of the SFO) or were recorded in the register kept by the Company pursuant to Section 352 of the SFO or were notified to the Company and the Hong Kong Stock Exchange pursuant to the Model Code:

(a) Long position in shares

Name	Number of shares			Total	Approximate percentage of shareholding as at 31.12.2025
	Personal interests	Family interests	Corporate interests		
The Company (Ordinary shares)					
Mr William Junior Guilherme Doo	–	138,525 ⁽¹⁾	–	138,525	0.003%
<i>Associated corporation:</i>					
Chow Tai Fook Jewellery Group Limited ("CTFJ") (Ordinary shares)					
Dr Cheng Kar Shun, Henry	21,635,200	420,000 ⁽²⁾	–	22,055,200	0.224%

Notes:

- (1) The shares were held by the spouse of Mr William Junior Guilherme Doo.
- (2) The shares were held by the spouse of Dr Cheng Kar Shun, Henry.



DIRECTORS' INTERESTS IN SECURITIES (CONTINUED)

(b) Long position in underlying shares

(I) The Company – share options

The following directors of the Company had personal interests in options to subscribe for shares of the Company as detailed below:

Name	Date of grant (Note 1)	Vesting period/ exercisable period (Note 2)	Number of share options						Balance as at 31.12.2025	Exercise price per share HK\$ (Note 3)
			Balance as at 01.07.2025	Granted during the period	Exercised during the period	Lapsed during the period	Cancelled during the period	Adjusted during the period (Note 3)		
Dr Cheng Kar Shun, Henry	24 January 2025	(Note 2)	12,375,800	–	–	–	–	1,239,913	13,615,713	6.784
Mr Cheng Chi Ming, Brian	24 January 2025	(Note 2)	8,380,450	–	–	–	–	839,625	9,220,075	6.784
Mr Ho Gilbert Chi Hang	24 January 2025	(Note 2)	8,380,450	–	–	–	–	839,625	9,220,075	6.784
Mr Lam Jim	24 January 2025	(Note 2)	8,161,110	–	–	–	–	817,649	8,978,759	6.784
Mr Cheng Chi Leong, Christopher	24 January 2025	(Note 2)	7,753,950	–	–	–	–	776,856	8,530,806	6.784
Mr William Junior Guilherme Doo	24 January 2025	(Note 2)	867,100	–	–	–	–	86,873	953,973	6.784
Mr Tsang On Yip, Patrick	24 January 2025	(Note 2)	867,100	–	–	–	–	86,873	953,973	6.784
Mr Shek Lai Him, Abraham	24 January 2025	(Note 2)	1,856,400	–	–	–	–	185,990	2,042,390	6.784
Mr Lee Yiu Kwong, Alan	24 January 2025	(Note 2)	1,856,400	–	–	–	–	185,990	2,042,390	6.784
Mrs Oei Wai Chi Grace Fung	24 January 2025	(Note 2)	1,856,400	–	–	–	–	185,990	2,042,390	6.784
Mr Wong Kwai Huen, Albert	24 January 2025	(Note 2)	1,856,400	–	–	–	–	185,990	2,042,390	6.784
Professor Chan Ka Keung, Ceajer	24 January 2025	(Note 2)	1,856,400	–	–	–	–	185,990	2,042,390	6.784
Ms Ng Yuen Ting, Yolanda	24 January 2025	(Note 2)	1,856,400	–	–	–	–	185,990	2,042,390	6.784

Notes:

(1) The closing price per share on the trading day immediately before the date of grant was HK\$7.27.

(2) Details of the vesting schedule are as follows:

		Date of vesting	Exercisable period
(i)	20% of the share options granted (First Tranche)	24 January 2026	From 24 January 2026 to 23 January 2035
(ii)	30% of the share options granted (Second Tranche)	24 January 2027	From 24 January 2027 to 23 January 2035
(iii)	50% of the share options granted (Third Tranche)	24 January 2028	From 24 January 2028 to 23 January 2035

(3) The exercise price and the number of outstanding share options granted to the directors of the Company had been adjusted as a result of the bonus issue of shares of the Company and the issue of scrip shares of the Company pursuant to the scrip dividend scheme with effect from 20 November 2025 and 23 December 2025 respectively. Please refer to the announcements of the Company dated 24 November 2025 and 23 December 2025 for further details.

(4) The cash consideration paid by each of the directors for the grant of share options is HK\$10.

(5) Dr Cheng Kar Shun, Henry is the father of Mr Cheng Chi Ming, Brian and Mr Cheng Chi Leong, Christopher and the uncle of each of Mr William Junior Guilherme Doo and the spouse of Mr Tsang On Yip, Patrick.



DIRECTORS' INTERESTS IN SECURITIES (CONTINUED)

(b) Long position in underlying shares (continued)

(II) CTFJ – share awards

Under the share award scheme of CTFJ, the Company's associated corporation, Dr Cheng Kar Shun, Henry, a director of the Company, had personal interest in unvested awards for ordinary shares of CTFJ. Details of the share awards granted by CTFJ to the director are as follows:

Date of grant	Date of vesting	Number of share awards						Balance as at 31.12.2025	Consideration payable for grant
		Balance as at 01.07.2025	Granted during the period	Vested during the period	Lapsed during the period	Cancelled during the period	Adjusted during the period		
10 August 2023	1 July 2026 (Note)	335,600	-	-	-	-	-	335,600	Nil
7 October 2024	1 July 2027 (Note)	854,400	-	-	-	-	-	854,400	Nil
1 September 2025	1 July 2028 (Note)	-	399,200	-	-	-	-	399,200	Nil
								<u>1,589,200</u>	

Note: Vesting of the share awards is subject to fulfilment of performance targets and other requirements.

Save as disclosed above, as at 31 December 2025, none of the directors or chief executives of the Company had or was deemed to have any interests or short positions in the shares, underlying shares and debentures of the Company and any of its associated corporations as defined in the SFO which were notified to the Company and the Hong Kong Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO or were recorded in the register kept by the Company pursuant to Section 352 of the SFO or were notified to the Company and the Hong Kong Stock Exchange pursuant to the Model Code.

SHARE OPTION SCHEME

A share option scheme of the Company (the "2021 Share Option Scheme") has been approved by the shareholders of the Company and NWD at their respective annual general meetings and the 2021 Share Option Scheme became effective on 23 November 2021. On 13 January 2025, the Board passed a resolution to amend the rules relating to the 2021 Share Option Scheme to reflect the change of name of the Company and the change of holding company of the Company. On 18 November 2025, the 2021 Share Option Scheme was further amended to, among other things, (i) expand the scope of eligible participants to include director and employee of any associated company of the Company; (ii) whilst in compliance with the applicable requirements under the Listing Rules, allow for a shorter vesting period as may be determined by the Board under specific circumstances; (iii) clarify the circumstances under which the options shall lapse for cause; (iv) allow grants of the options to be satisfied by the transfer of treasury shares, in addition to the issuance and allotment of new shares under the existing terms; and (v) bring the terms of the 2021 Share Option Scheme in line with the applicable requirements under Chapter 17 of the Listing Rules (after the new requirements coming into effect since 1 January 2023). The aforementioned amendments have been approved by the shareholders of the Company at the annual general meeting held on 18 November 2025.



SHARE OPTION SCHEME (CONTINUED)

During the Current Period, the movements of share options granted by the Company under the 2021 Share Option Scheme are as follows:

- (1) Details of the movement of share options granted to directors of the Company are disclosed under the section headed "Directors' interests in Securities" above.
- (2) Details of the movement of share options granted to other eligible participants, being employees of the Group (excluding directors of the Company), are as follows:

Date of grant (Note 1)	Vesting period/ exercisable period	Number of share options						Adjusted during the period (Note 3)	Balance as at 31.12.2025	Exercise price per share HK\$ (Note 3)
		Balance as at 01.07.2025	Granted during the period	Exercised during the period	Lapsed during the period	Cancelled during the period	Balance as at 31.12.2025			
24 January 2025	(Note 2)	40,561,991	-	-	(1,182,369)	-	3,958,720	43,338,342	6.784	

Notes:

- (1) The closing price per share on the trading day immediately before the date of grant was HK\$7.27.
- (2) Details of the vesting schedule are as follows:

	Date of vesting	Exercisable period
(i) 20% of the share options granted (First Tranche)	24 January 2026	From 24 January 2026 to 23 January 2035
(ii) 30% of the share options granted (Second Tranche)	24 January 2027	From 24 January 2027 to 23 January 2035
(iii) 50% of the share options granted (Third Tranche)	24 January 2028	From 24 January 2028 to 23 January 2035
- (3) The exercise price and the number of outstanding share options granted to the employees of the Group had been adjusted as a result of the bonus issue of shares of the Company and the issue of scrip shares of the Company pursuant to the scrip dividend scheme with effect from 20 November 2025 and 23 December 2025 respectively. Please refer to the announcements of the Company dated 24 November 2025 and 23 December 2025 for further details.
- (4) The consideration paid by each of the eligible participants for the grant of share options was HK\$10.
- (3) None of the participants (including directors of the Company and other eligible participants) has been granted share options in excess of the 1% individual limit.
- (4) The weighted average closing price of the shares immediately before the dates on which the options were exercised during the Current Period was not applicable as no option was exercised during the Current Period.

The number of share options available for grant under the 2021 Share Option Scheme at the beginning and the end of the Current Period are 208,730,583 and 405,580,393 respectively.



SHARE OPTION SCHEME (CONTINUED)

As at 31 December 2025, the number of shares that may be issued in respect of share options granted under the 2021 Share Option Scheme during the Current Period divided by the weighted average number of shares of the Company for the Current Period is calculated as follows:

$$= \frac{(a)}{(b)} = \frac{107,066,056}{4,449,467,410} = 2.41\%$$

Whereas,

(a) represents number of shares that may be issued as at 31 December 2025 for share options granted during the Current Period.

(b) represents weighted average number of shares in issue for the Current Period.

Save as disclosed above, as at 31 December 2025, no share option of the Company has been granted or exercised or has lapsed or cancelled under the 2021 Share Option Scheme.

SUBSTANTIAL SHAREHOLDERS' INTERESTS IN SECURITIES

As at 31 December 2025, so far as are known to the directors of the Company, the following parties (other than a director or chief executive of the Company) would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of SFO, or were recorded in the register kept by the Company under Section 336 of the SFO as being directly or indirectly interested or deemed to be interested in 5% or more of the issued share capital of the Company:

Name	Number of shares			Total	Approximate percentage to the total number of issued shares of the Company as at 31.12.2025
	Beneficial interests	Corporate interests	Other interests		
Cheng Yu Tung Family (Holdings) Limited	–	3,349,223,301 ⁽¹⁾	–	3,349,223,301	74.42%
Cheng Yu Tung Family (Holdings II) Limited	–	3,349,223,301 ⁽²⁾	–	3,349,223,301	74.42%
Chow Tai Fook Capital Limited (“CTFC”)	–	3,349,223,301 ⁽³⁾	–	3,349,223,301	74.42%
Chow Tai Fook (Holding) Limited (“CTFH”)	–	3,349,223,301 ⁽⁴⁾	–	3,349,223,301	74.42%
Chow Tai Fook Enterprises Limited (“CTF Enterprises”)	106,737,866	3,218,271,685 ⁽⁵⁾	–	3,325,009,551	73.88%
Century Acquisition Limited (“CAL”)	3,185,271,420	265 ⁽⁶⁾	33,000,000 ⁽⁷⁾	3,218,271,685	71.51%



SUBSTANTIAL SHAREHOLDERS' INTERESTS IN SECURITIES (CONTINUED)

Notes:

- (1) Cheng Yu Tung Family (Holdings) Limited held approximately 48.98% direct interest in CTFC and was accordingly deemed to have an interest in the shares deemed to be interested by CTFC.
- (2) Cheng Yu Tung Family (Holdings II) Limited held approximately 46.65% direct interest in CTFC and was accordingly deemed to have an interest in the shares deemed to be interested by CTFC.
- (3) CTFC held approximately 90.52% direct interest in CTFH and was accordingly deemed to have an interest in the shares deemed to be interested by CTFH.
- (4) CTFH held 100% direct interest in CTF Enterprises and was accordingly deemed to have an interest in the shares interested by or deemed to be interested by CTF Enterprises. CTFH also held 99.90% direct interest in Chow Tai Fook Nominee Limited ("CTFN") and was accordingly deemed to have an interest in the 24,213,750 shares interested by CTFN. CTFN held 24,213,750 shares of the Company.
- (5) CTF Enterprises held 100% direct interest in CAL and was accordingly deemed to have an interest in the shares interested by CAL.
- (6) Financial Concepts Investment Limited ("FCIL"), an indirect subsidiary of CAL, held 265 shares of the Company and CAL was accordingly deemed to have an interest in the shares interested by FCIL.
- (7) 33,000,000 shares of the Company were lent and delivered to UBS AG, London Branch by CAL.
- (8) All the interests stated above represented long positions.

Save as disclosed above, as at 31 December 2025, there was no other person (other than the directors or chief executive of the Company whose interests in shares, underlying shares and debentures of the Company or any of its associated corporations are set out on pages 76 to 78) was interested (or deemed to be interested) or held any short position in the shares or 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, or were recorded in the register required to be kept by the Company under Section 336 of the SFO.

EMPLOYEES AND REMUNERATION POLICIES

As at 31 December 2025, approximately 10,800 staff were employed by entities under the Group's management, of which approximately 3,800 staff were employed in Hong Kong. Total staff related costs including provident funds, staff bonus and deemed share option benefits but excluding directors' remunerations and their deemed share option benefits during the Current Period were HK\$1.670 billion (2024: HK\$1.459 billion). Remuneration packages including salaries, bonuses and share options are granted to employees according to individual performance and are reviewed according to general market conditions every year. Structured training programmes were provided by the Group to employees on an ongoing basis.



MAJOR ACQUISITIONS AND DISPOSALS AND SIGNIFICANT INVESTMENTS HELD

On 3 October 2025, the Company issued HK\$2,218.0 million exchangeable bonds at a price of 103.0% of the principal amount bearing a coupon rate of 0.75% per annum. These bonds are unsecured, have maturity of 3 years falling due October 2028 and listed on the Vienna MTF operated by the Vienna Stock Exchange. The bondholders have the rights to require the Company to redeem all or part of the bonds on 3 October 2027 at their principal amount, together with accrued but unpaid interest.

The bondholders also have the right (“Exchange Rights”), at any time on or after the issue date and up to the close of business on the date falling ten business days prior to the maturity date, to exchange the bonds into exchange property initially consisting of ordinary shares of Shoucheng, a company listed on the Hong Kong Stock Exchange, at an initial exchange ratio of 752,870.32 Shoucheng Shares for each HK\$2.0 million principal amount of bonds, representing an initial exchange price of HK\$2.6565 per Shoucheng Shares, subject to adjustments.

As of the date of this report, the Group holds approximately 10% of the total issued shares in Shoucheng, which is accounted for as an associated company of the Group. Pursuant to the terms and conditions of the bonds, the Group may dispose up to 834,933,183 Shoucheng Shares, which represents close to all of its entire shareholding in Shoucheng, if the Exchange Rights underlying the entirety of the bonds are fully exercised by the bondholders, with the bonds being exchangeable into the Shoucheng Shares.

During the Current Period, no exchangeable bond was exchanged into Shoucheng Shares.

Save as disclosed above, there was no material acquisition and disposal of subsidiaries, associates and joint ventures and there was no significant investment held during the Current Period.

PURCHASE, SALE OR REDEMPTION OF SECURITIES

On 18 July 2025, the Company completed the repurchase of the HK\$780.0 million 4.00% convertible bonds due 2025 issued by the Company on 22 January 2025 (the “4.00% Convertible Bonds”) at a price equivalent to 100% of the principal amount. An aggregate outstanding principal amount of HK\$566.0 million of the 4.00% Convertible Bonds has been repurchased. For more details, please refer to the section headed “Debentures Issued and Redeemed” below.

Save as disclosed above, neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company’s listed securities (including sale of treasury shares) during the Current Period. As at 31 December 2025, the Company did not hold any treasury shares.



DEBENTURES ISSUED AND REDEEMED

(I) 4.00% Convertible Bonds

On 22 January 2025, the Company issued the 4.00% Convertible Bonds with a maturity date of 22 July 2025, which were convertible into ordinary shares of the Company at the initial conversion price of HK\$8.043 per share. The conversion price was adjusted to HK\$7.39 per share on 22 March 2025 as a result of the declaration of an interim ordinary dividend of HK\$0.30 per share and a special dividend of HK\$0.30 per share for the six months ended 31 December 2024.

During the Current Period, an aggregate principal amount of HK\$118.0 million of the 4.00% Convertible Bonds was converted at the adjusted conversion price of HK\$7.39 per share, resulting in the issuance of 15,967,518 ordinary shares of the Company. An aggregate outstanding principal amount of HK\$566.0 million of the 4.00% Convertible Bonds was repurchased on 18 July 2025 and cancelled under the Concurrent Repurchase (as defined in the announcements of the Company dated 10 July 2025 and 21 July 2025). Following such conversion and repurchase, the 4.00% Convertible Bonds were no longer outstanding and were delisted from the Vienna Stock Exchange on 22 July 2025.

(II) 2.80% Convertible Bonds

In view of the ongoing progress in restoring the public float upon conversion of the 4.00% Convertible Bonds and the maturity of the 4.00% Convertible Bonds on 22 July 2025, the Company conducted the Concurrent Repurchase of the outstanding 4.00% Convertible Bonds and issuance of the HK\$850.0 million 2.80% convertible bonds due 2027 on 18 July 2025 (the “2.80% Convertible Bonds”) and the bonds were placed to no less than six independent placees who are professional investors engaging in business involving buying, selling or investing in securities outside the United States of America. The 2.80% Convertible Bonds, with an issue price of 100% of the aggregate principal amount of HK\$850.0 million, are listed on the Vienna Stock Exchange, bear interest at the rate of 2.80% per annum and are convertible into fully paid ordinary shares of the Company at the initial conversion price of HK\$7.67 per share subject to and upon compliance with the terms and conditions of the 2.80% Convertible Bonds. The closing price of the shares of the Company on 10 July 2025, being the trading day on which the subscription agreement for the 2.80% Convertible Bonds was signed, was HK\$7.520 per share.

The gross proceeds and net proceeds from the issue of the 2.80% Convertible Bonds were HK\$850.0 million and approximately HK\$843.0 million, respectively. The use of the net proceeds was set out in the following table:

Intended use of proceeds	Initial intended allocation	Amount utilized during the Current Period HK\$m	Amount unutilized as at 31 December 2025 HK\$m	Expected timeline for utilizing the remaining proceeds
(i) To fund the concurrent repurchase of the outstanding 4.00% Convertible Bonds	Approximately HK\$571 million	571.0	–	N/A
(ii) For general corporate purposes	Approximately HK\$272 million	272.0	–	N/A



DEBENTURES ISSUED AND REDEEMED (CONTINUED)

(II) 2.80% Convertible Bonds (continued)

Pursuant to the terms and conditions of the 2.80% Convertible Bonds, they may be redeemed at the option of the bondholders on 18 April 2026 (the “Option Date”) or for delisting or change of control; or may be redeemed at the option of the Company on 18 April 2026 or for taxation reasons or if 90% or more in the aggregate principal amount of bonds originally issued have been converted, redeemed or purchased and cancelled. Any outstanding amount of the 2.80% Convertible Bonds shall be redeemed by the Company on maturity date (i.e. 18 January 2027) together with accrued and unpaid interest thereon.

Based on the implied internal rate of return of the 2.80% Convertible Bonds, having taken into account the term of interest make-whole, it would be equally financially advantageous,

- (i) when, during the notice period of not earlier than 60 days and not later than 30 days prior to the Option Date where the bondholders have the option to exercise the rights to require the Company to redeem the bonds on the Option Date, the bondholders convert the 2.80% Convertible Bonds in circumstances where the market price of the shares of the Company approximates to conversion price, or hold them for redemption by the Company on the Option Date (assuming the bonds are not required to be redeemed by other reasons as mentioned above), or
- (ii) when the bondholders convert the 2.80% Convertible Bonds on the final day of the conversion period (i.e. the date falling five days prior to the maturity date on 18 January 2027) in circumstances where the market price of the shares of the Company approximates to conversion price, or hold them for redemption by the Company upon maturity (assuming the bonds are not required to be redeemed on the Option Date or by other reasons as mentioned above).

Pursuant to the terms and conditions, upon the exercise of the conversion rights, the Company shall pay in cash to the bondholders an amount equal to the sum of the remaining scheduled payments of interest that would have been made on the relevant bonds being converted had the bonds remained outstanding during the period from the interest payment date immediately preceding the conversion date (or, if such conversion date falls before the first interest payment date, from the issue date) to (a) if such conversion date falls on or prior to the Option Date, the Option Date; or (b) if such conversion date falls after the Option Date, the maturity date.

The shares of the Company upon conversion of the 2.80% Convertible Bonds were issued under the general mandate granted to the directors of the Company to issue, allot and deal with additional shares not exceeding 20% of the total number of issued shares by the shareholders of the Company passed at the annual general meeting of the Company held on 22 November 2024. No additional approval from shareholders of the Company is required for the allotment and issue of the new shares.



DEBENTURES ISSUED AND REDEEMED (CONTINUED)

(II) 2.80% Convertible Bonds (continued)

As a result of the declaration of a final dividend of HK\$0.35 per share for the financial year ended 30 June 2025, payable in cash with a scrip option (the “2025 Final Dividend”), and the approval of the bonus issue on the basis of one bonus share for every ten existing ordinary shares of the Company by the shareholders of the Company at the annual general meeting held on 18 November 2025, the conversion price of the 2.80% Convertible Bonds was adjusted from HK\$7.67 per share to HK\$6.69 per share on 25 November 2025 pursuant to the terms and conditions thereof. Based on the then remaining outstanding principal amount of the 2.80% Convertible Bonds of HK\$554.0 million, the maximum number of new shares of the Company convertible from the 2.80% Convertible Bonds was increased from 72,229,465 shares to 82,810,164 shares. The issue of scrip shares of the Company pursuant to the scrip dividend scheme in relation to the 2025 Final Dividend has resulted in an adjustment to the conversion price of the 2.80% Convertible Bonds by less than 1% (the “Minor Adjustment”). Pursuant to the terms and conditions of the 2.80% Convertible Bonds, no adjustment has been made to the conversion price for the Minor Adjustment. The Minor Adjustment, however, has been carried forward and will be taken into account in any subsequent adjustment to the conversion price. Therefore, as at 31 December 2025, the conversion price remained at HK\$6.69 per share.

During the Current Period, an aggregate principal amount of HK\$448.0 million of the 2.80% Convertible Bonds was converted, resulting in the issuance of 61,312,385 ordinary shares of the Company, out of which 38,591,907 shares were converted at HK\$7.67 per share and 22,720,478 shares were converted at HK\$6.69 per share. As at 31 December 2025, the total outstanding principal amount of the 2.80% Convertible Bonds was HK\$402.0 million. Based on the adjusted conversion price of HK\$6.69 per share, the number of shares of the Company that may be issued upon full conversion of the outstanding 2.80% Convertible Bonds was 60,089,686 shares.

Having considered the financial and liquidity position of the Group, the directors of the Company expect the Company will be able to meet its redemption obligations under all outstanding 2.80% Convertible Bonds when they become due.

For the Current Period, there would be a potential dilutive impact on earnings per share if the outstanding convertible bonds of the Company as at period end have been converted into ordinary shares at the date of the issuance under the if-converted method, resulting in a decrease from basic earnings per share of HK\$0.300 to diluted earnings per share of HK\$0.294.



DEBENTURES ISSUED AND REDEEMED (CONTINUED)

(II) 2.80% Convertible Bonds (continued)

The following table sets forth the dilutive impact on the number of issued shares of the Company and respective shareholdings of the substantial shareholder of the Company as at 31 December 2025:

Name of substantial shareholder	Shareholding interest			
	As at 31.12.2025		Assuming full conversion of the outstanding 2.80% Convertible Bonds at the adjusted conversion price of HK\$6.69 per share	
	Number of shares	Approximate percentage to the issued share capital of the Company	Number of shares	Approximate percentage to the issued share capital of the Company
CAL	3,218,271,685	71.51%	3,218,271,685	70.57%
CTF Enterprises	106,737,866	2.37%	106,737,866	2.34%
CTFN	24,213,750	0.54%	24,213,750	0.53%
Other Shareholders (including the holders of 2.80% Convertible Bonds)	1,151,390,727	25.58%	1,211,480,413	26.56%
Total	4,500,614,028	100.00%	4,560,703,714	100.00%

Notes:

- (1) Assuming there will be no other change to the share capital of the Company from 1 January 2026 to full conversion of the 2.80% Convertible Bonds.
- (2) For further details in relation to the shareholding interests of the respective substantial shareholders of the Company, please refer to the "Substantial Shareholders' Interests in Securities" section above.

Please refer to the announcements of the Company dated 15 January 2025, 22 January 2025, 26 February 2025, 10 July 2025, 21 July 2025, 24 November 2025 and 23 December 2025 relating to the 4.00% Convertible Bonds and the 2.80% Convertible Bonds for further details.

Save as disclosed above, the Group has not issued or redeemed any debentures during the Current Period.

Dr Cheng Kar Shun, Henry

Chairman

Hong Kong, 26 February 2026



BOARD OF DIRECTORS

Executive Directors

Dr Cheng Kar Shun, Henry (*Chairman*)

Mr Cheng Chi Ming, Brian

(Group Co-Chief Executive Officer)

Mr Ho Gilbert Chi Hang (*Group Co-Chief Executive Officer*)

Mr Lam Jim (*Group Chief Operating and Financial Officer*)

Mr Cheng Chi Leong, Christopher

Non-executive Directors

Mr William Junior Guilherme Doo

(alternate director to Mr William Junior Guilherme Doo:

Mr Lam Wai Hon, Patrick)

Mr Tsang On Yip, Patrick

Independent Non-executive Directors

Mr Shek Lai Him, Abraham

Mr Lee Yiu Kwong, Alan

Mrs Oei Wai Chi Grace Fung

Mr Wong Kwai Huen, Albert

Professor Chan Ka Keung, Ceajer

Ms Ng Yuen Ting, Yolanda

BOARD COMMITTEES

Executive Committee

Dr Cheng Kar Shun, Henry (*Chairman*)

Mr Cheng Chi Ming, Brian

Mr Ho Gilbert Chi Hang

Mr Lam Jim

Mr Cheng Chi Leong, Christopher

Audit Committee

Professor Chan Ka Keung, Ceajer (*Chairman*)

Mr Shek Lai Him, Abraham

Mr Lee Yiu Kwong, Alan

Remuneration Committee

Mr Shek Lai Him, Abraham (*Chairman*)

Mr Cheng Chi Ming, Brian

Mr Ho Gilbert Chi Hang

Mr Lee Yiu Kwong, Alan

Professor Chan Ka Keung, Ceajer

Nomination Committee

Mr Lee Yiu Kwong, Alan (*Chairman*)

Mr Cheng Chi Ming, Brian

Mr Ho Gilbert Chi Hang

Mr Shek Lai Him, Abraham

Mrs Oei Wai Chi Grace Fung

Professor Chan Ka Keung, Ceajer

Environmental, Social and Governance Committee

Mr Wong Kwai Huen, Albert (*Chairman*)

Mr Cheng Chi Ming, Brian

Mr Ho Gilbert Chi Hang

Mr Lam Jim

Mr Lee Yiu Kwong, Alan

Mrs Oei Wai Chi Grace Fung

Ms Ng Yuen Ting, Yolanda

COMPANY SECRETARY

Mr Tang Wai Yau



Corporate Information

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PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

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

BRANCH SHARE REGISTRAR AND TRANSFER OFFICE IN HONG KONG

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Bank of America, N.A.
Bank of China (Hong Kong) Limited
China Construction Bank (Asia) Corporation Limited
China Merchants Bank Co., Ltd.
Crédit Agricole Corporate and Investment Bank
DBS Bank Ltd. Hong Kong Branch
Hang Seng Bank, Limited
Mizuho Bank, Ltd. Hong Kong Branch
MUFG Bank, Ltd. Hong Kong Branch
Oversea-Chinese Banking Corporation Limited
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