



LAI FUNG HOLDINGS

Lai Fung Holdings Limited
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 1125)

Interim Report

For the six months ended 31 January 2026



Corporate Information

PLACE OF INCORPORATION

Cayman Islands

BOARD OF DIRECTORS

Executive Directors

Lam Kin Ngok, Peter (*Chairman*)

Lam Kin Hong, Matthew (*Executive Deputy Chairman*)

Lam Hau Yin, Lester (*Chief Executive Officer*)

(*also alternate director to U Po Chu*)

Cheng Shin How

Cheung Sum, Sam (*Group Chief Financial Officer*)

Lee Tze Yan, Ernest

U Po Chu

Independent Non-executive Directors

Au Hoi Fung

Ku Moon Lun

Lam Bing Kwan

Law Kin Ho

Mak Wing Sum, Alvin

Shek Lai Him, Abraham

AUDIT COMMITTEE

Law Kin Ho (*Chairman*)

Ku Moon Lun

Lam Bing Kwan

Mak Wing Sum, Alvin

NOMINATION COMMITTEE

Lam Kin Ngok, Peter (*Chairman*)

Cheng Shin How (*alternate to Lam Kin Ngok, Peter*)

U Po Chu

Au Hoi Fung

Mak Wing Sum, Alvin

Shek Lai Him, Abraham

REMUNERATION COMMITTEE

Lam Bing Kwan (*Chairman*)

Cheng Shin How

Ku Moon Lun

Law Kin Ho

AUTHORISED REPRESENTATIVES

Lam Hau Yin, Lester

Cheng Shin How

COMPANY SECRETARY

Yim Lai Wa

REGISTERED OFFICE

P.O. Box 309

Ugland House

Grand Cayman

KY1-1104

Cayman Islands

PRINCIPAL PLACE OF BUSINESS

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Lai Sun Commercial Centre

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Kowloon, Hong Kong

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SHARE REGISTRAR AND TRANSFER OFFICE IN CAYMAN ISLANDS

Suntera (Cayman) Limited

Suite 3204, Unit 2A

Block 3, Building D

P.O. Box 1586

Gardenia Court

Camana Bay

Grand Cayman

KY1-1100

Cayman Islands

BRANCH SHARE REGISTRAR AND TRANSFER OFFICE IN HONG KONG

Tricor Investor Services Limited

17/F, Far East Finance Centre

16 Harcourt Road

Hong Kong

INDEPENDENT AUDITOR

Ernst & Young

Certified Public Accountants

Registered Public Interest Entity Auditor

PRINCIPAL BANKERS

Agricultural Bank of China Limited

Bank of China Limited

The Bank of East Asia, Limited

Bank of Guangzhou Co., Ltd.

China CITIC Bank Corporation Limited

China Zheshang Bank Co., Ltd.

Chong Hing Bank Limited

Dah Sing Bank, Limited

DBS Bank Ltd.

Hang Seng Bank Limited

The Hongkong and Shanghai Banking Corporation Limited

Industrial and Commercial Bank of China Limited

Oversea-Chinese Banking Corporation Limited

Shanghai Pudong Development Bank Co., Ltd.

United Overseas Bank Limited

SHARES INFORMATION

Place of Listing

The Main Board of The Stock Exchange of Hong Kong Limited

Stock Code/Board Lot

1125/400 shares

WEBSITE

www.laifung.com

INVESTOR RELATIONS

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Financial Summary

	Six months ended 31 January		Change (%)
	2026 (HK\$ million)	2025 (HK\$ million)	
Turnover	927.3	647.8	43.1
Generated from:			
– Rental income	499.9	513.1	(2.6)
– Sale of properties	425.4	131.2	224.2
Administrative expenses	77.2	112.5	(31.4)
Finance costs (expensed and capitalised)	288.3	312.3	(7.7)
Adjusted EBITDA of the Group (non-HKFRS measure)	131.5	247.0	(46.8)
Net loss attributable to owners of the Company	384.0	164.0	134.1

Results Highlights

- During the period under review, despite a difficult operating environment, the Group's rental properties and hotel and serviced apartments maintained relatively steady occupancy rates. The Group's rental properties and hotel and serviced apartments generated rental income of HK\$499.9 million, down by 2.6% compared to the same period last year. The slight decrease was primarily attributable to the Chinese New Year holiday occurred in the prior period under review but not in the current period under review.
- During the period under review, the Group made a major breakthrough and successfully contracted the sale of two accommodation towers, namely tower one ("T1") and tower three ("T3") in Hengqin Novotown Phase II, with revenue from one of the towers (T1) recognised during the period under review contributing to an increase of 224.2% in sale of properties. The Group will continue to seek en-bloc sales of additional accommodation towers in Hengqin.
- Adjusted earnings before interests, taxes, depreciation and amortisation ("**adjusted EBITDA**") (excluding impact of fair value changes on investment properties and other non-cash and non-recurring items) amounted to HK\$131.5 million, down by 46.8% compared to the same period last year, due to the loss incurred on the sale of an accommodation tower (T1) as aforementioned during the period under review.
- Net loss attributable to owners of the Company was approximately HK\$384.0 million, versus net loss of HK\$164.0 million in the same period last year, mainly attributable to the loss incurred on the sale of an accommodation tower (T1) as aforementioned and write-down of properties (mainly T3) in Hengqin Novotown Phase II during the period under review.
- As at 31 January 2026, the Group had cash and cash equivalents of HK\$1,189.1 million, pledged and restricted time deposits and bank balances of HK\$615.2 million, and undrawn banking facilities of approximately HK\$140.5 million. As at the date of this Interim Report, the undrawn banking facilities increased to HK\$1,381.0 million.
- Subsequent to the end of the reporting period, on 12 March 2026, the Group successfully refinanced one of its banking facilities with the refinanced amount of HK\$3,049.3 million equivalent with a tenor of one year with an extension of another year subject to satisfaction of certain conditions.
- The Group announced its intention to achieve a disposal of HK\$2,000 million over the next two years in its last interim results for the six months ended 31 January 2025. Since then, the aggregate gross proceeds from the disposal reached approximately HK\$1,000 million. The Group is in discussions with a potential buyer on the disposal of some of the assets to improve the Group's liquidity.

RESULTS

The board of directors (the “**Board**”) of Lai Fung Holdings Limited (the “**Company**”) presents the unaudited consolidated results of the Company and its subsidiaries (the “**Group**”) for the six months ended 31 January 2026 together with the comparative figures of the last corresponding period as follows:

Condensed Consolidated Income Statement

For the six months ended 31 January 2026

	Notes	For the six months ended 31 January	
		2026 (Unaudited) HK\$'000	2025 (Unaudited) HK\$'000
TURNOVER	3	927,343	647,773
Cost of sales		(838,494)	(317,174)
Gross profit		88,849	330,599
Other income and gains		48,417	46,897
Selling and marketing expenses		(47,521)	(33,826)
Administrative expenses		(77,213)	(112,456)
Other operating expenses, net		(62,286)	(39,982)
Fair value losses on investment properties		(27,141)	(5,769)
PROFIT/(LOSS) FROM OPERATING ACTIVITIES	4	(76,895)	185,463
Finance costs	5	(256,194)	(259,063)
Share of profits of joint ventures		—	869
Share of loss of an associate		(1)	(4)
LOSS BEFORE TAX		(333,090)	(72,735)
Tax	6	(65,275)	(109,254)
LOSS FOR THE PERIOD		(398,365)	(181,989)
ATTRIBUTABLE TO:			
Owners of the Company		(383,967)	(163,989)
Non-controlling interests		(14,398)	(18,000)
		(398,365)	(181,989)
LOSS PER SHARE ATTRIBUTABLE TO OWNERS OF THE COMPANY:	7		
Basic and diluted		(HK\$1.160)	(HK\$0.495)

Condensed Consolidated Statement of Comprehensive Income

For the six months ended 31 January 2026

	For the six months ended	
	31 January	
	2026	2025
	(Unaudited)	(Unaudited)
	HK\$'000	HK\$'000
LOSS FOR THE PERIOD	(398,365)	(181,989)
OTHER COMPREHENSIVE INCOME/(EXPENSES) THAT MAY BE RECLASSIFIED TO THE INCOME STATEMENT IN SUBSEQUENT PERIODS, NET OF TAX		
Exchange differences arising on translation to the presentation currency	491,456	(113,482)
Share of other comprehensive expenses of an associate	(1)	(1)
	491,455	(113,483)
TOTAL COMPREHENSIVE INCOME/(EXPENSES) FOR THE PERIOD	93,090	(295,472)
ATTRIBUTABLE TO:		
Owners of the Company	96,871	(275,149)
Non-controlling interests	(3,781)	(20,323)
	93,090	(295,472)

Condensed Consolidated Statement of Financial Position

As at 31 January 2026

	Notes	31 January 2026 (Unaudited) HK\$'000	31 July 2025 (Audited) HK\$'000
NON-CURRENT ASSETS			
Property, plant and equipment		2,088,870	2,060,344
Right-of-use assets		456,621	453,018
Investment properties		20,197,400	19,573,700
Investments in joint ventures		35	35
Investment in an associate		75	77
Debtors, deposits and prepayments	8	528,884	507,744
Total non-current assets		23,271,885	22,594,918
CURRENT ASSETS			
Properties under development		1,308,320	1,295,261
Completed properties for sale		1,855,614	2,310,650
Inventories		1,982	2,327
Debtors, deposits and prepayments	8	552,389	481,705
Prepaid tax		78,998	67,951
Pledged and restricted time deposits and bank balances		615,235	799,211
Cash and cash equivalents		1,189,129	1,041,635
Total current assets		5,601,667	5,998,740
CURRENT LIABILITIES			
Creditors, accruals and other payables	9	666,693	929,427
Contract liabilities and deposits received		148,022	148,137
Interest-bearing bank loans		4,161,177	4,266,276
Loans from a fellow subsidiary		745,877	565,000
Advances from a former substantial shareholder		52,423	50,859
Lease liabilities		1,480	753
Tax payable		704,257	671,349
Total current liabilities		6,479,929	6,631,801
NET CURRENT LIABILITIES		(878,262)	(633,061)
TOTAL ASSETS LESS CURRENT LIABILITIES		22,393,623	21,961,857

Condensed Consolidated Statement of Financial Position

(Continued)

As at 31 January 2026

	Note	31 January 2026 (Unaudited) HK\$'000	31 July 2025 (Audited) HK\$'000
TOTAL ASSETS LESS CURRENT LIABILITIES		22,393,623	21,961,857
NON-CURRENT LIABILITIES			
Lease liabilities		1,273	131
Other payables	9	926,710	899,059
Long-term deposits received		153,370	154,330
Interest-bearing bank loans		5,523,760	5,379,375
Loans from a fellow subsidiary		—	47,660
Deferred tax liabilities		3,232,110	3,127,092
Total non-current liabilities		9,837,223	9,607,647
		12,556,400	12,354,210
EQUITY			
Equity attributable to owners of the Company			
Issued capital		1,655,167	1,655,167
Reserves		10,470,687	10,373,816
		12,125,854	12,028,983
Non-controlling interests		430,546	325,227
		12,556,400	12,354,210

Condensed Consolidated Statement of Changes in Equity

For the six months ended 31 January 2026

	Attributable to owners of the Company							Sub-total HK\$'000	Non- controlling interests HK\$'000	Total HK\$'000
	Issued capital HK\$'000	Share premium account HK\$'000	Share option reserve HK\$'000	Exchange fluctuation reserve HK\$'000	Capital reserve HK\$'000	Statutory reserve HK\$'000	Retained earnings HK\$'000			
As at 31 July 2025 and 1 August 2025 (Audited)	1,655,167	4,105,466	2,080	(614,386)	137,165	448,700	6,294,791	12,028,983	325,227	12,354,210
Loss for the period	—	—	—	—	—	—	(383,967)	(383,967)	(14,398)	(398,365)
Other comprehensive income/(expenses) for the period, net of tax:										
Exchange differences arising on translation to the presentation currency	—	—	—	480,839	—	—	—	480,839	10,617	491,456
Share of other comprehensive expenses of an associate	—	—	—	(1)	—	—	—	(1)	—	(1)
Total comprehensive income/(expenses) for the period, net of tax	—	—	—	480,838	—	—	(383,967)	96,871	(3,781)	93,090
Capital injection to a subsidiary from a non-controlling shareholder	—	—	—	—	—	—	—	—	109,100	109,100
Transfer to statutory reserve	—	—	—	—	—	17,870	(17,870)	—	—	—
Release of reserve upon lapse of share options	—	—	(1,854)	—	—	—	1,854	—	—	—
As at 31 January 2026 (Unaudited)	1,655,167	4,105,466[#]	226[#]	(133,548)[#]	137,165[#]	466,570[#]	5,894,808[#]	12,125,854	430,546	12,556,400

[#] These reserve accounts comprise the consolidated reserves of HK\$10,470,687,000 (31 July 2025: HK\$10,373,816,000) in the condensed consolidated statement of financial position.

Condensed Consolidated Statement of Changes in Equity

(Continued)

For the six months ended 31 January 2026

	Attributable to owners of the Company							Sub-total	Non-controlling interests	Total
	Issued capital	Share premium account	Share option reserve	Exchange fluctuation reserve	Capital reserve	Statutory reserve	Retained earnings			
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
As at 31 July 2024 and 1 August 2024 (Audited)	1,655,167	4,105,466	2,665	(743,635)	137,165	414,408	6,747,920	12,319,156	384,068	12,703,224
Loss for the period	—	—	—	—	—	—	(163,989)	(163,989)	(18,000)	(181,989)
Other comprehensive expenses for the period, net of tax:										
Exchange differences arising on translation to the presentation currency	—	—	—	(111,159)	—	—	—	(111,159)	(2,323)	(113,482)
Share of other comprehensive expenses of an associate	—	—	—	(1)	—	—	—	(1)	—	(1)
Total comprehensive expenses for the period, net of tax	—	—	—	(111,160)	—	—	(163,989)	(275,149)	(20,323)	(295,472)
Transfer to statutory reserve	—	—	—	—	—	12,860	(12,860)	—	—	—
Release of reserve upon lapse of share options	—	—	(585)	—	—	—	585	—	—	—
As at 31 January 2025 (Unaudited)	1,655,167	4,105,466 [#]	2,080 [#]	(854,795) [#]	137,165 [#]	427,268 [#]	6,571,656 [#]	12,044,007	363,745	12,407,752

[#] These reserve accounts comprise the consolidated reserves of HK\$10,388,840,000 (31 July 2024: HK\$10,663,989,000) in the condensed consolidated statement of financial position.

Condensed Consolidated Statement of Cash Flows

For the six months ended 31 January 2026

	For the six months ended	
	31 January	
	2026	2025
	(Unaudited)	(Unaudited)
	HK\$'000	HK\$'000
NET CASH FLOW FROM OPERATING ACTIVITIES	203,816	10,142
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	5,758	12,415
Additions to property, plant and equipment	(5,395)	(22,570)
Additions to investment properties	(63,793)	(65,675)
Proceeds from disposal of investment properties	2,418	35,879
Return of capital from a joint venture	—	14,800
Decrease/(increase) in pledged and restricted time deposits and bank balances	198,886	(83,385)
NET CASH FLOW FROM/(USED IN) INVESTING ACTIVITIES	137,874	(108,536)
CASH FLOWS FROM FINANCING ACTIVITIES		
New bank loans, net of direct costs	746,517	298,797
Repayment of bank loans	(919,145)	(307,911)
Loans from fellow subsidiaries	243,837	302,740
Repayment of loans from a fellow subsidiary	(1,520)	(10,740)
Decrease in other borrowings	—	(34,304)
Payments of lease liabilities	(460)	(954)
Interest and bank financing charges paid	(291,281)	(296,415)
NET CASH FLOW USED IN FINANCING ACTIVITIES	(222,052)	(48,787)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	119,638	(147,181)
Cash and cash equivalents at beginning of period	1,041,635	1,014,250
Effect of foreign exchange rate changes, net	27,856	(6,769)
CASH AND CASH EQUIVALENTS AT END OF PERIOD	1,189,129	860,300
ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS		
Non-pledged and non-restricted cash and bank balances	999,273	639,907
Non-pledged and non-restricted time deposits	189,856	220,393
Cash and cash equivalents as stated in the condensed consolidated statement of financial position and the condensed consolidated statement of cash flows	1,189,129	860,300

Notes to Condensed Consolidated Financial Statements

1. BASIS OF PREPARATION

The unaudited condensed consolidated interim financial statements of the Group for the six months ended 31 January 2026 have been prepared in accordance with the applicable disclosure requirements of Appendix D2 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Hong Kong Accounting Standard (“HKAS”) 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants.

The condensed consolidated interim financial statements have not been audited by the Company’s independent auditors but have been reviewed by the Company’s audit committee.

Going concern basis

The Group incurred a net loss of HK\$398,365,000 during the period ended 31 January 2026 and as at 31 January 2026, the Group’s current liabilities exceeded its current assets by HK\$878,262,000. The Group had cash and cash balances (including pledged and restricted time deposits and bank balances) of HK\$1,804,364,000 under current assets, while bank and other borrowings amounted to HK\$4,959,477,000 have been classified as current liabilities.

In view of the abovementioned circumstances, the directors of the Company have given careful consideration to the future liquidity and performance of the Group and its available sources of financing resources to continue as a going concern for at least twelve months from 31 January 2026, taking into account the following plans and measures:

- (i) The Group will accelerate the sale of properties and continue to actively execute its assets disposal plan including identifying potential buyers or seeking other opportunities for the realisation of assets to reduce its debts and finance costs;
- (ii) The Group will, despite the challenging economic environment, continue to effectively manage its rental and hotel portfolios which could generate a steady and reliable income stream to the Group;
- (iii) The Group will continue to have active dialogues with existing lending banks and/or potential new lending banks for re-financing of the existing bank loans at costs acceptable to the Group to finance the settlement of its existing financial obligations and future operating and capital expenditures. Subsequent to the end of the reporting period, on 12 March 2026, the Group successfully refinanced one of its banking facilities originally matured on the same day. The refinanced facilities amounted to HK\$3,049.3 million with a tenor of one year with an extension of another year subject to satisfaction of certain conditions; and
- (iv) The Group will continue to implement/contemplate various cost control strategies and resources improvement plans and measures.

The directors of the Company have reviewed the Group’s cash flow projections which cover a period of not less than twelve months from 31 January 2026 and are of the opinion that, in the absence of unforeseeable circumstances, taking into account the successful implementation of the abovementioned plans and measures as well as the reasonably possible downside changes to the cash flow assumptions in the cash flow projections, the Group will have sufficient working capital to finance its operation and to meet its financial obligations as and when they fall due within the next twelve months from 31 January 2026. Accordingly, the directors of the Company are satisfied that it is appropriate to prepare the consolidated financial statements on a going concern basis.

Notes to Condensed Consolidated Financial Statements

(Continued)

2. MATERIAL ACCOUNTING POLICIES

The material accounting policies and basis of preparation adopted in the preparation of the unaudited condensed consolidated interim financial statements for the period under review are consistent with those used in the Group's audited consolidated financial statements for the year ended 31 July 2025. These unaudited condensed consolidated results should be read in conjunction with the Company's annual report for the year ended 31 July 2025.

In addition, the Group has adopted revised HKFRS Accounting Standards (which include all Hong Kong Financial Reporting Standards, HKASs and Interpretations) which are applicable to the Group for the first time for the current period's unaudited condensed consolidated interim financial statements. The adoption of revised HKFRS Accounting Standards has had no material impact on the reported results or financial position of the Group.

3. TURNOVER AND OPERATING SEGMENT INFORMATION

The Group's turnover represents revenue from the sale of properties, investment properties, hotel and serviced apartment operation, building management operation and theme park operation.

An analysis of the Group's turnover is as follows:

	For the six months ended	
	2026 (Unaudited) HK\$'000	2025 (Unaudited) HK\$'000
Turnover from contracts with customers		
Sale of properties	425,380	131,197
Hotel and serviced apartment operation	140,670	146,813
Building management operation	83,958	80,995
Theme park operation	2,036	3,452
	652,044	362,457
Turnover from other sources		
Rental income from investment properties	275,299	285,316
Total turnover	927,343	647,773
Timing of recognition of turnover from contracts with customers		
At a point in time	425,380	131,197
Over time	226,664	231,260
Total	652,044	362,457

Notes to Condensed Consolidated Financial Statements (Continued)

3. TURNOVER AND OPERATING SEGMENT INFORMATION (CONTINUED)

	For the six months ended 31 January (Unaudited)									
	Property development		Property investment		Hotel and serviced apartment operation		Theme park operation		Consolidated	
	2026 HK\$'000	2025 HK\$'000	2026 HK\$'000	2025 HK\$'000	2026 HK\$'000	2025 HK\$'000	2026 HK\$'000	2025 HK\$'000	2026 HK\$'000	2025 HK\$'000
Segment revenue/results:										
Segment revenue										
Sales to external customers	425,380	131,197	359,257	366,311	140,670	146,813	2,036	3,452	927,343	647,773
Other revenue	12,727	19,987	20,771	9,226	—	86	70	97	33,568	29,396
Total	438,107	151,184	380,028	375,537	140,670	146,899	2,106	3,549	960,911	677,169
Segment results	(200,369)	52,781	142,862	169,059	25,746	15,487	(13,276)	(15,906)	(45,037)	221,421
Interest income from bank deposits									5,758	12,415
Unallocated gains									9,091	5,086
Unallocated expenses, net									(46,707)	(53,459)
Profit/(loss) from operating activities									(76,895)	185,463
Finance costs									(256,194)	(259,063)
Share of profits of joint ventures		869							—	869
Share of loss of an associate		—	(1)	(4)					(1)	(4)
Loss before tax									(333,090)	(72,735)
Tax									(65,275)	(109,254)
Loss for the period									(398,365)	(181,989)
Other segment information:										
Fair value losses on investment properties	—	—	27,141	5,769	—	—	—	—	27,141	5,769
Gain/(loss) on disposal of investment properties	—	—	(1,366)	4,687	—	—	—	—	(1,366)	4,687
Write-down of properties under development to net realisable value	97,382	—	—	—	—	—	—	—	97,382	—
Write-down of completed properties for sale to net realisable value	43,021	—	—	—	—	—	—	—	43,021	—
Loss on disposal of items of property, plant and equipment	17	8	102	48	—	—	—	12	119	68

Notes to Condensed Consolidated Financial Statements (Continued)

3. TURNOVER AND OPERATING SEGMENT INFORMATION (CONTINUED)

	Property development		Property investment		Hotel and serviced apartment operation		Theme park operation		Consolidated	
	31 January	31 July	31 January	31 July	31 January	31 July	31 January	31 July	31 January	31 July
	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025
	(Unaudited)	(Audited)	(Unaudited)	(Audited)	(Unaudited)	(Audited)	(Unaudited)	(Audited)	(Unaudited)	(Audited)
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Segment assets/liabilities:										
Segment assets	3,841,794	4,194,513	20,516,852	19,874,658	1,647,234	1,628,214	737,408	726,258	26,743,288	26,423,643
Investments in joint ventures	1	1	34	34	—	—	—	—	35	35
Investment in an associate	—	—	75	77	—	—	—	—	75	77
Unallocated assets									2,130,154	2,169,903
Total assets									28,873,552	28,593,658
Segment liabilities	314,169	355,771	440,638	454,943	54,148	50,399	19,729	19,940	828,684	881,053
Unallocated liabilities									15,488,468	15,358,395
Total liabilities									16,317,152	16,239,448

4. PROFIT/(LOSS) FROM OPERATING ACTIVITIES

The Group's profit/(loss) from operating activities is arrived at after charging/(crediting):

	For the six months ended 31 January	
	2026	2025
	(Unaudited) HK\$'000	(Unaudited) HK\$'000
Depreciation of property, plant and equipment [#]	32,103	46,114
Depreciation of right-of-use assets [#]	8,789	8,776
Foreign exchange differences, net ^{##}	24,636	(6,780)
Loss/(gain) on disposal of investment properties ^{##}	1,366	(4,687)
Write-down of properties under development to net realisable value [^]	97,382	—
Write-down of completed properties for sale to net realisable value [^]	43,021	—
Loss on disposal of items of property, plant and equipment ^{##}	119	68

[#] The depreciation charge for hotels and serviced apartments and related leasehold improvements is HK\$27,258,000 (six months ended 31 January 2025: HK\$40,786,000). The depreciation charge for theme parks is HK\$9,011,000 (six months ended 31 January 2025: HK\$8,908,000). These items are included in "Other operating expenses, net" on the face of the condensed consolidated income statement.

^{##} These items of expenses/(income) are included in "Other operating expenses, net" on the face of the condensed consolidated income statement.

[^] These items of expenses are included in "Cost of sales" on the face of the condensed consolidated income statement.

Notes to Condensed Consolidated Financial Statements

(Continued)

5. FINANCE COSTS

	For the six months ended	
	31 January 2026 (Unaudited) HK\$'000	2025 (Unaudited) HK\$'000
Interest on bank loans	238,932	280,447
Interest on loans from a fellow subsidiary	17,596	5,393
Interest on put option liabilities	2,289	2,260
Interest on other payables	5,168	—
Interest on lease liabilities	28	41
Amortisation of transaction fees for bank loans	10,311	9,670
Bank financing charges and direct costs	13,945	14,525
	288,269	312,336
Less: Capitalised in properties under development	(22,910)	(37,099)
Capitalised in investment properties under construction	(7,328)	(13,887)
Capitalised in construction in progress	(1,837)	(2,287)
	(32,075)	(53,273)
Total finance costs	256,194	259,063

6. TAX

The statutory rate of Hong Kong profits tax is 16.5% (six months ended 31 January 2025: 16.5%). No provision for Hong Kong profits tax had been made as the Group had no estimated assessable profits arising in Hong Kong during the period (six months ended 31 January 2025: Nil). Taxes on profits assessable elsewhere had been calculated at the tax rates prevailing in the jurisdictions in which the Group operates.

	For the six months ended	
	31 January 2026 (Unaudited) HK\$'000	2025 (Unaudited) HK\$'000
Current — Chinese Mainland		
Corporate income tax	26,502	22,249
Land appreciation tax	20,058	56,177
Deferred	18,715	30,828
Total tax charge for the period	65,275	109,254

Notes to Condensed Consolidated Financial Statements

(Continued)

7. LOSS PER SHARE ATTRIBUTABLE TO OWNERS OF THE COMPANY

The calculation of basic loss per share amount was based on the loss for the period attributable to owners of the Company of HK\$383,967,000 (six months ended 31 January 2025: HK\$163,989,000), and the weighted average number of ordinary shares of 331,033,443 (six months ended 31 January 2025: 331,033,443) outstanding during the period.

As the exercise prices of the share options are higher than the average market price of the shares during the period, the Group had no potentially dilutive ordinary shares outstanding during the periods ended 31 January 2026 and 31 January 2025.

8. DEBTORS, DEPOSITS AND PREPAYMENTS

The Group maintains various credit policies for different business operations in accordance with business practices and market conditions in which the respective subsidiaries operate. Sales proceeds receivable from the sale of properties are settled in accordance with the terms of the respective contracts. Rent and related charges in respect of the leasing of properties are receivable from tenants, and are normally payable in advance with rental deposits received in accordance with the terms of the tenancy agreements. Hotel and serviced apartment charges are mainly settled by customers on a cash basis except for those corporate clients who maintain credit accounts with the Group, the settlement of which is in accordance with the respective agreements. The Group's trade receivables relate to a large number of diversified customers and there is no significant concentration of credit risk. Trade receivables of the Group were interest-free. The Group's finance lease receivables related to a creditworthy third party.

An ageing analysis of the trade receivables as at the end of the reporting period, based on payment due date, is as follows:

	31 January 2026 (Unaudited) HK\$'000	31 July 2025 (Audited) HK\$'000
Trade receivables, net		
Within one month	200,279	128,879
One to three months	8,807	7,871
Over three months	29,605	24,095
	238,691	160,845
Finance lease receivables, not yet due	535,774	513,640
Other receivables, deposits and prepayments	306,808	314,964
	1,081,273	989,449
Amounts classified as current assets	(552,389)	(481,705)
Non-current portion	528,884	507,744

Notes to Condensed Consolidated Financial Statements

(Continued)

9. CREDITORS, ACCRUALS AND OTHER PAYABLES

An ageing analysis of the trade payables as at the end of the reporting period, based on payment due date, is as follows:

	31 January 2026 (Unaudited) HK\$'000	31 July 2025 (Audited) HK\$'000
Trade payables		
Within one month	124,558	118,694
One to three months	36,434	18,698
Over three months	16,057	49,463
	177,049	186,855
Accruals and other payables	489,644	742,572
Put option liabilities	926,710	899,059
	1,593,403	1,828,486
Amounts classified as current liabilities	(666,693)	(929,427)
Non-current portion	926,710	899,059

10. COMMITMENTS

The Group had the following capital commitments as at the end of the reporting period:

	31 January 2026 (Unaudited) HK\$'000	31 July 2025 (Audited) HK\$'000
Contracted, but not provided for:		
Construction and development costs	93,131	83,503

Notes to Condensed Consolidated Financial Statements

(Continued)

11. RELATED PARTY TRANSACTIONS

(a) Transactions with related parties

	Notes	For the six months ended 31 January	
		2026 (Unaudited) HK\$'000	2025 (Unaudited) HK\$'000
Lai Sun Garment (International) Limited (“LSG”) and its subsidiaries excluding the Group:			
Rental and management fee expenses paid or payable	(i)	238	241
Rental and management fee income received or receivable	(ii)	413	408
Advance of loans received	(iii)	62,960	32,740
Repayment of loans	(iii)	1,520	10,740
Capitalisation of loans	(iii)	109,100	—
Interest-bearing loan received	(iv)	180,877	270,000
Interest paid or payable	(iv)	17,596	5,393
Sharing of corporate salaries on a cost basis allocated from		9,258	8,694
Sharing of administrative expenses on a cost basis allocated from		3,893	3,188
Sharing of corporate salaries on a cost basis allocated to		3,209	4,208
Sharing of administrative expenses on a cost basis allocated to		139	154

Notes to Condensed Consolidated Financial Statements (Continued)

11. RELATED PARTY TRANSACTIONS (CONTINUED)

(a) Transactions with related parties (Continued)

Notes:

- (i) *The related company is Lai Sun Development Company Limited (“LSD”) which is a subsidiary of LSG (the ultimate holding company of the Company). The terms of the rental and management fee were determined based on the agreements entered into between the Group and the related company.*

The Group leased properties from the related company for office use. The monthly lease payables were charged with reference to market rates. As at 31 January 2026, right-of-use assets and lease liabilities relating to such leases recognised in condensed consolidated statement of financial position amounting to HK\$2,742,000 and HK\$2,753,000 (31 July 2025: HK\$866,000 and HK\$884,000), respectively. During the period ended 31 January 2026, depreciation of right-of-use assets of HK\$753,000 (six months ended 31 January 2025: HK\$789,000) and finance costs on lease liabilities of HK\$28,000 (six months ended 31 January 2025: HK\$41,000) were recognised in condensed consolidated income statement.

- (ii) *The related companies are subsidiaries of LSD where the Company does not hold, directly or indirectly, any equity interest in the related companies. The terms of the rental and management fee were determined based on the agreements entered into between the Group and the related companies.*

- (iii) *The related company is a subsidiary of LSD where the Company does not hold, directly or indirectly, any equity interest in the related company. The related company is a non-controlling shareholder of a subsidiary of the Company (the “Subsidiary”). During the period, the related company advanced loans amounting to HK\$62,960,000 and received repayment of loans amounting to HK\$1,520,000 (six months ended 31 January 2025: advanced loans amounting to HK\$32,740,000 and received repayment of loans amounting to HK\$10,740,000) according to its percentage of interest in the Subsidiary. The loans from this related company have been fully capitalised during the period.*

- (iv) *The related company is a subsidiary of LSD where the Company does not hold, directly or indirectly, any equity interest in the related company. The terms of the interest-bearing loans were determined based on the agreement entered into between the Group and the related company. During the period, the related company advanced loans amounting to HK\$180,877,000 (six months ended 31 January 2025: HK\$270,000,000) and charged interest amounting to HK\$17,596,000 (six months ended 31 January 2025: HK\$5,393,000) to the Group.*

Notes to Condensed Consolidated Financial Statements

(Continued)

11. RELATED PARTY TRANSACTIONS (CONTINUED)

(b) Guarantees provided by a related party

LSD, which is the Company's intermediate holding company, provided guarantees for 20% (being LSD's equity interest in a subsidiary of the Company excluding the portion indirectly held through the Company) of bank loan facility of up to HK\$1,399,764,000 (31 July 2025: HK\$1,385,713,000) granted to that subsidiary as a borrower under such facility as at 31 January 2026.

(c) Compensation of key management personnel of the Group

	For the six months ended	
	2026	2025
	(Unaudited)	(Unaudited)
	HK\$'000	HK\$'000
Short-term employee benefits	9,302	9,618
Pension scheme contributions	45	45
Total	9,347	9,663

12. APPROVAL OF THE FINANCIAL STATEMENTS

These condensed consolidated interim financial statements were approved and authorised for issue by the Board on 24 March 2026.

Interim Dividend

The Board has resolved not to pay an interim dividend for the six months ended 31 January 2026 (six months ended 31 January 2025: Nil).

Management Discussion and Analysis

BUSINESS REVIEW AND OUTLOOK

Global Economic and Geopolitical Landscape

The global economic outlook was anticipated to remain steady with GDP growth at around 3.3% for 2026, underpinned by resilient technology investment and private sector adaptability in January 2026. This expected resilience is called into question with the outbreak of conflicts in Iran and the disruption to global crude oil supply. This is likely tested further by other persistent downside risks including other geopolitical tensions, geoeconomic confrontation, as well as the potential for a market correction if technology investment expectations are reevaluated. These factors continue to contribute to market volatility and policy uncertainty. The U.S. Federal Reserve maintained the federal funds rate in a target range of 3.5% to 3.75% in January 2026 might signal a pause following its 2025 easing cycle at the time, but this may need to be revisited in the near future.

The Chinese Mainland Economy and Property Market

Chinese Mainland's economy recorded 5% GDP growth for the full year of 2025, meeting official targets and demonstrating notable resilience amid persistent global headwinds and domestic challenges, according to data released by the National Bureau of Statistics in January 2026. This performance reflects the impact of accommodative policy measures and lower-than-expected tariffs on exports, although subdued household income, uncertain global trade environment and soft labour market continue to constrain domestic demand.

Supportive policy measures - including reduced mortgage rates, lower down payment ratios, eased purchasing restrictions, and the national extension of VAT exemptions on qualifying home sales - have provided marginal support to property transaction volumes. However, the residential market has not achieved stabilisation. By January 2026, new home prices across 70 major cities recorded their steepest year-on-year decline in seven months, falling 3.1%, which indicated that nationwide home prices have not yet shown clear signs of stabilisation.

In response, the Central Government has recalibrated its policy approach for 2026. The National Housing Work Conference in December 2025 outlined a strategic shift toward urban renewal, inventory reduction, and demand-side support. Key measures for 2026 include: authorising local governments to acquire unsold commercial housing for conversion into affordable housing, strengthening the "white list" financing mechanism to support project delivery; and promoting a transition toward completed-unit (post-sale) housing. It is anticipated that the Central Government will maintain its commitment to stabilising the property sector and fostering sustainable long-term economic growth.

Management Discussion and Analysis *(Continued)*

BUSINESS REVIEW AND OUTLOOK *(CONTINUED)*

Portfolio Performance and Strategy

While the Group remains confident in the long-term business prospects of the cities where we operate, especially within the dynamic Greater Bay Area (“**GBA**”), the prolonged economic recovery progress sets a challenging backdrop for the foreseeable future.

The Group’s rental portfolio comprises approximately 5.9 million square feet in Shanghai, Guangzhou, Zhongshan, and Hengqin. The Chinese Mainland’s office rental market has continued to face significant headwinds, and conditions are anticipated to remain tough throughout 2026. Vacancy rates in major first-tier cities are expected to persist at elevated levels amid sluggish net absorption and ongoing new supply, exerting continued downward pressure on Grade A office rents. Tenants are increasingly prioritising high-quality, well-located assets as safe havens, sustaining demand for prime office space in core urban precincts.

During the period under review, the Group proactively secured renewals from existing tenants early while actively pursuing new tenants to maintain high occupancy rates. The economic conditions remained challenging and resulted a decrease in rental income despite the decline was within expectation. Nonetheless, the two recently completed Grade A office towers - Shanghai Skyline Tower and Guangzhou Lai Fung International Center - continued to improve steadily and delivered incremental income compared to the last financial period.

The Group’s Hengqin Novotown project has been established successfully as a dual-core development focusing on “Cross-border E-commerce Industry and Ecosystem” and “Cultural Tourism, Exhibition, and Commerce Trade Industry”. These include industries such as cross-border e-commerce, new technology, wellness and health, theme parks, Harrow LiDe School Hengqin, Hyatt Regency Hengqin, shopping mall, multi-functional venues and have been operating seamlessly with cross-border transportation and other facilities.

Phase I of the Novotown project (“**Novotown Phase I**”) in Hengqin, the “Hengqin-Macao Cross-border E-Commerce Industrial Park (Novotown)”, is enjoying the critical mass afforded by over 420 enterprises working and living there. Our tenants are operating in some of the most exciting and fastest growing segments:

- “Cross-border E-commerce and Internet” represented by entities such as YTO Express GBA Headquarters, inkeverse, TOPTOY, MINISO, TYMO, 360, Be Friends Holdings, Find Macau, KEIZER and Anjun Logistics;
- “High-End Technology Production” represented by Lingyange, Bambu Lab, Amicro, Li Auto, Xwan Test, and several renowned chip design and development companies;
- “Wellness and Health” represented by UNITED LIFE SCIENCE; and
- “Cross-border Financial Services and Innovation” represented by Industrial and Commercial Bank of China Limited (“**ICBC**”), Juzishuke and QFIN.

Hengqin’s “Four New Industries” (Technology research and development and High-End Manufacturing, Traditional Chinese Medicine and other Macao-branded Industries, Cultural Tourism, Exhibition, and Commerce Trade, and Modern Finance) converge and collide here, establishing Novotown as a new economic growth engine driving the high-quality, integrated development of Hengqin and Macao.

Notably, one of the key tenants being a leading domestic enterprise which has leased six floors of office space in Novotown Phase I to establish its global cross-border e-commerce headquarters. The enterprise currently employs 1,500 staff. It is expected to expand to over 3,000 employees when fully occupied, thereby creating a nucleus for its ecosystem to locate in Novotown. As at the date of this Interim Report, approximately 99% of the office units have been leased with approximately 2,800 people working there. The Group also leased the remaining unsold cultural studio units in Novotown Phase I for employees of the office tenants. This innovative operational model not only effectively boosts foot traffic in the commercial area, but also optimises and upgrades the business structure through attracting targeted enterprises.

Management Discussion and Analysis *(Continued)*

BUSINESS REVIEW AND OUTLOOK *(CONTINUED)*

Portfolio Performance and Strategy *(Continued)*

As at the date of this Interim Report, commercial area of Novotown Phase I with approximately 86% has been leased and key tenants include “National Geographic Ultimate Explorer Hengqin”, Heytea, Luckin Coffee, McDonald’s, Pokiddo Trampoline Park, Kun Peng Go-Kart Sports Centre, Kun Peng Digital Sports Hall, Snow Alarm, Oyster King, Vanguard Life Superstore and UNITED LIFE SCIENCE. ICBC demonstrated its confidence in the project by their purchase of two retail units in Novotown Phase I from the Group in August 2024. Furthermore, four additional retail units in Novotown Phase I were sold to independent third parties since the end of 2024.

Significant progress has been made on Phase II of the Novotown project (“**Novotown Phase II**”). The Group completed the signing of the agreement for the sale of the two accommodation towers (T1 and T3) in Novotown Phase II in late November 2025. The total consideration for the transaction was RMB625.7 million, covering a combined gross floor area (“**GFA**”) of approximately 49,655 square metre, and comprising around 780 residential units. These apartments will provide accommodation options for talents working in Novotown Phase I and Novotown Phase II, as well as the wider Hengqin Island.

Tower two of Novotown Phase II, which is designated for office use, is scheduled for commencing operation in November 2026 and is expected to attract more cross-border e-commerce tenants. In addition, the Group received approval from the local government to develop towers four to eleven of Novotown Phase II as accommodation for rental purpose, becoming the first project to be awarded the “Hengqin Guangdong-Macao In-Depth Cooperation Zone Rental Accommodation Project Certificate”. This initiative is designed to meet the growing rental accommodation demand from the commercial ecosystem of Hengqin, and provide essential supporting facilities for the area.

The Group stated its intention to dispose assets amounting to approximately HK\$2,000 million over the next two years in the last interim results for the six months ended 31 January 2025. The sale of remaining residential units, retail shops and car parking spaces of Zhongshan Palm Spring, as well as the cultural studios and cultural workshop units of Hengqin Novotown Phase I are progressing. Apart from projects for sale in the ordinary course of business of approximately HK\$300 million achieved since the last interim results up to 28 February 2026, as well as the disposal of the two accommodation towers (T1 and T3) in Novotown Phase II of approximately HK\$688.1 million (RMB625.7 million) as aforementioned, the Group is in discussions with a potential buyer for certain accommodation towers of Novotown Phase II. These will contribute towards the stated disposal targets and the Group will continue to seek out appropriate assets for disposal to improve its financial position.

As at 31 January 2026, the Group has approximately HK\$1,804.3 million of cash on hand (31 July 2025: HK\$1,840.8 million) and undrawn banking facilities of approximately HK\$140.5 million (31 July 2025: HK\$2,591.8 million). As at the date of this Interim Report, the undrawn banking facilities increased to HK\$1,381.0 million. Net debt to equity ratio was approximately 72% as at 31 January 2026 (31 July 2025: 70%). Repayment obligations in the next twelve months amount to HK\$4,959.5 million. The Group will continue its prudent and flexible approach in managing its operations and financial position.

2026 will be a testing year again taking into consideration the geopolitical uncertainty globally, market environment, the operational challenges and the financial strength of the Group. The Group will focus on delivering its asset disposals and may consider other means to secure capital to fulfil its obligations to its stakeholders.

Management Discussion and Analysis (Continued)

OVERVIEW OF INTERIM RESULTS

For the six months ended 31 January 2026, the Group recorded a turnover of HK\$927.3 million (2025: HK\$647.8 million), representing a significant increase of approximately 43.1% over the same period last year. The average Renminbi ("RMB") exchange rate appreciated by approximately 1.3% over the same period last year. Excluding the effect of currency translation, the increase in RMB denominated turnover was approximately 41.3%. The increase was primarily driven by the successful sale of two accommodation towers (T1 and T3) in Hengqin Novotown Phase II, with revenue from one of the towers (T1) recognised during the period under review. Revenue from the sale of the other tower (T3) is expected to be recognised in the next financial year.

The gross profit significantly decreased by approximately 73.1% to HK\$88.8 million from that of HK\$330.6 million in the same period last year, which was mainly due to the loss incurred on the sale of an accommodation tower (T1), as well as the write-down of properties under development (T3) and completed properties for sale in Hengqin Novotown Phase II.

Set out below is the turnover by segment:

	For the six months ended 31 January			For the six months ended 31 January		
	2026 ¹ (HK\$ million)	2025 ¹ (HK\$ million)	% change	2026 (RMB million)	2025 (RMB million)	% change
Rental income ²						
– properties held for rental	359.2	366.3	-1.9%	326.6	337.3	-3.2%
– hotel and serviced apartments	140.7	146.8	-4.2%	127.9	135.2	-5.4%
	499.9	513.1	-2.6%	454.5	472.5	-3.8%
Sale of properties	425.4	131.2	+224.2%	386.8	120.8	+220.2%
Theme park operation	2.0	3.5	-42.9%	1.8	3.2	-43.8%
Total	927.3	647.8	+43.1%	843.1	596.5	+41.3%

1. The exchange rates adopted for the six months ended 31 January 2026 and 2025 are 0.9093 and 0.9208, respectively
2. Including rental turnover from properties held for rental, turnover from hotel and serviced apartment operation and property management income

Net loss attributable to owners of the Company was approximately HK\$384.0 million, as compared to net loss attributable to owners of the Company of HK\$164.0 million for the last corresponding period under review. The increase in loss was primarily attributed to the aforementioned loss incurred on the sale of an accommodation tower (T1) and write-down of properties (mainly T3) in Hengqin Novotown Phase II during the period under review.

Net loss per share was HK\$1.160 (2025: HK\$0.495 per share).

Management Discussion and Analysis (Continued)

OVERVIEW OF INTERIM RESULTS (CONTINUED)

Non-HKFRS Financial Measures

To supplement the Group's consolidated financial statements which are presented under HKFRS Accounting Standards, the Group also use (i) adjusted EBITDA of the Group and (ii) adjusted net loss attributable to owners of the Company (non-HKFRS measures) as the additional financial measures, which are not required by, or presented in accordance with, HKFRS Accounting Standards. The Group believes that these non-HKFRS measures facilitate comparisons of operating performance from year to year and company to company by excluding certain non-cash, one-off and volatile items which are often a function of exogenous factors such as the movement of the property market. The Group believes that these measures provide useful information to investors and others in understanding and evaluating the consolidated results of operations in the same manner as it helps the Group's management.

(i) Reconciliation of adjusted EBITDA of the Group (non-HKFRS measure):

(HK\$ million)	For the six months ended	
	31 January 2026	2025
(Loss)/profit from operating activities of the Group (HKFRS Accounting Standards measure)	(76.9)	185.5
Adjustments for:		
Share of profits of joint ventures	–	0.9
Fair value losses on investment properties ^(Note 1)	27.1	5.8
Depreciation of property, plant and equipment and right-of-use assets ^(Note 2)	40.9	54.8
Write-down of properties under development to net realisable value ^(Note 3)	97.4	–
Write-down of completed properties for sale to net realisable value ^(Note 3)	43.0	–
Adjusted EBITDA of the Group (non-HKFRS measure)	131.5	247.0

Notes:

1. Given the sizeable investment properties portfolio held by the Group, the adjustment relates to fair value losses on investment properties, which are non-cash in nature
2. The adjustment arises from depreciation of the Group's property, plant and equipment and right-of-use assets, which is non-cash in nature
3. The adjustments arise from write-down of the Group's properties under development to net realisable value and completed properties for sale to net realisable value, which are non-cash and non-recurring in nature

Excluding the net effect of property revaluations and other non-cash and non-recurring items, adjusted EBITDA of the Group was approximately HK\$131.5 million for the period under review (2025: HK\$247.0 million).

Management Discussion and Analysis *(Continued)*

OVERVIEW OF INTERIM RESULTS *(CONTINUED)*

Non-HKFRS Financial Measures *(Continued)*

(ii) Reconciliation of adjusted net loss attributable to owners of the Company (non-HKFRS measure):

(HK\$ million)	For the six months ended	
	31 January 2026	2025
Net loss attributable to owners of the Company (HKFRS Accounting Standards measure)	(384.0)	(164.0)
Adjustments for:		
Fair value losses on investment properties <i>(Note 1)</i>	27.1	5.8
Deferred tax on fair value losses on investment properties <i>(Note 1)</i>	(6.7)	(1.5)
Non-controlling interests' share of fair value losses less deferred tax <i>(Note 1)</i>	0.2	(0.8)
Write-down of properties under development to net realisable value <i>(Note 2)</i>	97.4	–
Write-down of completed properties for sale to net realisable value <i>(Note 2)</i>	43.0	–
Adjusted net loss attributable to owners of the Company excluding fair value losses on investment properties and other non-cash and non-recurring items (non-HKFRS measure)	(223.0)	(160.5)

Notes:

1. *Given the sizeable investment properties portfolio held by the Group, the adjustments relate to fair value losses on investment properties, related deferred tax, and impact on non-controlling interests' share, which are non-cash in nature*
2. *The adjustments arise from write-down of the Group's properties under development to net realisable value and completed properties for sale to net realisable value, which are non-cash and non-recurring in nature*

Excluding the net effect of property revaluations and other non-cash and non-recurring items, adjusted net loss attributable to owners of the Company was approximately HK\$223.0 million for the period under review (2025: HK\$160.5 million). Net loss per share excluding the effect of property revaluations and other non-cash and non-recurring items was approximately HK\$0.674 (2025: HK\$0.485).

Net assets attributable to owners of the Company as at 31 January 2026 amounted to HK\$12,125.9 million (31 July 2025: HK\$12,029.0 million). Net asset value per share attributable to owners of the Company slightly increased to HK\$36.63 per share as at 31 January 2026 from HK\$36.34 per share as at 31 July 2025.

Management Discussion and Analysis *(Continued)*

PROPERTY PORTFOLIO COMPOSITION

Approximate GFA (in '000 square feet) and number of car parking spaces as at 31 January 2026:

	Commercial/ Retail	Office	Hotel and Serviced Apartment	Residential	Total (excluding car parking spaces & ancillary facilities)	No. of Car Parking Spaces
Completed Properties Held for Rental ¹	2,666 ²	2,207	—	—	4,873 ²	2,984
Completed Hotel Properties and Serviced Apartments ¹	—	—	990	—	990	—
Subtotal	2,666	2,207	990	—	5,863	2,984
Properties under Development ³	573	274	1,581	—	2,428	1,067
Completed Properties Held for Sale	112 ⁴	421	130	29	692	3,407
Total GFA of major properties of the Group	3,351	2,902	2,701	29	8,983	7,458

1. *Completed and rental generating properties*
2. *Including cultural attraction spaces in Novotown Phase I with approximately 307,807 square feet attributable to the Group*
3. *All properties under construction*
4. *Including 33,001 square feet of commercial space in Zhongshan Palm Spring which is currently for self-use*

Management Discussion and Analysis (Continued)

PROPERTY INVESTMENT

Revenue from Properties Held for Rental

During the period under review, the Group proactively secured renewals from existing tenants early while actively pursuing new tenants to maintain high occupancy rates. The economic conditions remained challenging and resulted a decrease in rental income despite the decline was within expectation. Nonetheless, the two recently completed Grade A office towers - Shanghai Skyline Tower and Guangzhou Lai Fung International Center - continued to improve steadily and delivered incremental income compared to the last financial period.

For the six months ended 31 January 2026, the Group's properties held for rental recorded a turnover of HK\$359.2 million (2025: HK\$366.3 million), representing a decrease of approximately 1.9% over the same period last year. The average RMB exchange rate for the period under review appreciated by approximately 1.3% compared to the same period last year. Excluding the effect of currency translation, the RMB denominated revenue from lease of properties decreased by 3.2% to RMB326.6 million.

Breakdown of rental turnover by major rental properties of the Group is as follows:

	For the six months ended 31 January			For the six months ended 31 January			Period end occupancy (%)	
	2026 [#] (HK\$ million)	2025 [#] (HK\$ million)	% Change	2026 (RMB million)	2025 (RMB million)	% Change	2026	2025
Shanghai								
Shanghai Hong Kong Plaza	119.0	130.6	-8.9%	108.2	120.3	-10.1%	Retail: 96.0% Office: 84.9%	Retail: 92.5% Office: 87.2%
Shanghai May Flower Plaza	17.8	20.4	-12.7%	16.2	18.8	-13.8%	Retail: 96.0%	Retail: 98.2%
Shanghai Regents Park	5.6	5.2	+7.7%	5.1	4.8	+6.3%	100.0%	100.0%
Shanghai Skyline Tower	42.4	28.5	+48.8%	38.6	26.2	+47.3%	Retail: 96.8% Office: 62.7%	Retail: 89.0% Office: 48.1%
Guangzhou								
Guangzhou May Flower Plaza	43.7	47.7	-8.4%	39.7	43.9	-9.6%	Retail: 98.0% Office: 100.0%	Retail: 94.2% Office: 100.0%
Guangzhou West Point	10.7	10.7	0.0%	9.7	9.9	-2.0%	99.0%	96.0%
Guangzhou Lai Fung Tower	50.5	61.3	-17.6%	45.9	56.4	-18.6%	Retail: 100.0% Office: 88.0%*	Retail: 100.0% Office: 89.0%*
Guangzhou Lai Fung International Center	37.4	30.9	+21.0%	34.0	28.5	+19.3%	Retail: 95.4% Office: 76.9%	Retail: 99.0% Office: 64.3%
Zhongshan								
Zhongshan Palm Spring Rainbow Mall	2.3	2.6	-11.5%	2.1	2.4	-12.5%	Retail: 79.0%*	Retail: 94.5%*
Hengqin								
Hengqin Novotown Phase I	8.6	9.2	-6.5%	7.8	8.5	-8.2%	Retail: 85.7%**	Retail: 83.5%**
Others	21.2	19.2	+10.4%	19.3	17.6	+9.7%	N/A	N/A
Total	359.2	366.3	-1.9%	326.6	337.3	-3.2%		

[#] The exchange rates adopted for the six months ended 31 January 2026 and 2025 are 0.9093 and 0.9208, respectively

^{*} Excluding self-use area

^{**} Including the cultural attraction spaces

Management Discussion and Analysis (Continued)

PROPERTY INVESTMENT (CONTINUED)

Revenue from Properties Held for Rental (Continued)

Breakdown of turnover by usage of our major rental properties is as follows:

	For the six months ended 31 January 2026	Group interest	Turnover (HK\$ million)	Attributable GFA (square feet)	For the six months ended 31 January 2025	Group interest	Turnover (HK\$ million)	Attributable GFA (square feet)
Shanghai								
Shanghai Hong Kong Plaza	100%				100%			
Retail			75.4	468,434			83.2	468,434
Office			40.6	362,096			44.4	362,096
Car Parking Spaces			3.0	N/A			3.0	N/A
			119.0	830,530			130.6	830,530
Shanghai May Flower Plaza	100%				100%			
Retail			15.7	320,314			18.2	320,314
Car Parking Spaces			2.1	N/A			2.2	N/A
			17.8	320,314			20.4	320,314
Shanghai Regents Park	95%				95%			
Retail			4.8	77,959			4.5	77,959
Car Parking Spaces			0.8	N/A			0.7	N/A
			5.6	77,959			5.2	77,959
Shanghai Skyline Tower	100%				100%			
Retail			4.1	92,226			3.8	92,226
Office			36.9	634,839			23.5	634,839
Car Parking Spaces			1.4	N/A			1.2	N/A
			42.4	727,065			28.5	727,065
Guangzhou								
Guangzhou May Flower Plaza	100%				100%			
Retail			37.8	357,424			41.2	357,424
Office			4.9	79,431			4.9	79,431
Car Parking Spaces			1.0	N/A			1.6	N/A
			43.7	436,855			47.7	436,855
Guangzhou West Point	100%				100%			
Retail			10.7	182,344			10.7	182,344
Guangzhou Lai Fung Tower	100%				100%			
Retail			7.6	112,292			8.6	112,292
Office			41.1	625,821			49.5	625,821
Car Parking Spaces			1.8	N/A			3.2	N/A
			50.5	738,113			61.3	738,113
Guangzhou Lai Fung International Center	100%				100%			
Retail			7.5	109,320			6.4	109,320
Office			27.5	505,301			22.5	505,301
Car Parking Spaces			2.4	N/A			2.0	N/A
			37.4	614,621			30.9	614,621
Zhongshan								
Zhongshan Palm Spring Rainbow Mall	100%				100%			
Retail*			2.3	148,106			2.6	148,106
Hengqin								
Novotown Phase I#	80%**				80%**			
Commercial***			8.6	797,230			9.2	798,984
Others			21.2	N/A			19.2	N/A
Total			359.2	4,873,137			366.3	4,874,891

* Excluding self-use area

** The remaining 20% interest owned by Lai Sun Development Company Limited ("LSD"), the intermediate holding company of the Company

*** Including the cultural attraction spaces, the attributable GFA of which was approximately 307,807 square feet as at 31 January 2026. Revenue from the cultural attraction spaces is recognised under turnover from theme park operation of the Group

Excluding office units and cultural workshop units. Office units with total attributable GFA of 420,705 square feet and cultural workshop units with total attributable GFA of 130,034 square feet of Hengqin Novotown Phase I under "Completed properties for sale" have been leased substantially during the six months ended 31 January 2026. Excluding the attributable GFA for self-use units and units with buyers' deposits in cultural workshop of approximately 18,732 square feet, the occupancy rate was approximately 97% and 95%, respectively, achieving a total of approximately HK\$6.8 million and HK\$1.8 million to "Other income and gains", respectively

Management Discussion and Analysis *(Continued)*

PROPERTY INVESTMENT *(CONTINUED)*

Review of Major Rental Properties (100% owned unless specified otherwise)

Shanghai Hong Kong Plaza

Being the Group's wholly-owned flagship investment property project in Shanghai, Shanghai Hong Kong Plaza is strategically located in the prime district of the city, directly above the Huangpi South Road Metro Station at Huaihaizhong Road in Huangpu District, which is highly accessible by car and well connected to public transportation networks, as well as walking distance from Shanghai Xintiandi.

Connected by an indoor footbridge, the property comprises a 32-storey office building, a 32-storey serviced apartment (managed by the Ascott Group), a shopping mall and a carpark. The property's total GFA is approximately 1,188,500 square feet excluding 350 car parking spaces, comprising approximately 362,100 square feet for office, approximately 358,000 square feet for serviced apartment, and approximately 468,400 square feet for shopping mall. Anchor tenants, as of the date of this Interim Report, include The Apple Store, Tiffany, Genesis Motor, Tasaki, Swarovski, etc.

Shanghai May Flower Plaza

Shanghai May Flower Plaza is a mixed-use project located at the junction of Da Tong Road and Zhi Jiang Xi Road in Sujiaxiang in the Jing'an District in Shanghai. This project is situated near the Zhongshan Road North Metro Station.

The Group owns the retail podium which has a total GFA of approximately 320,300 square feet including the basement commercial area. The asset is positioned as a community retail facility.

Shanghai Regents Park

Shanghai Regents Park is a large-scale residential/commercial composite development located in the Zhongshan Park Commercial Area at the Changning District, Shanghai. It is situated within walking distance of the Zhongshan Park Metro Station.

The Group retains a 95% interest in the commercial portion which has a total GFA of approximately 82,100 square feet (GFA attributable to the Group is approximately 78,000 square feet).

Shanghai Skyline Tower

Shanghai Skyline Tower is a mixed-use redevelopment project of Shanghai Northgate Plaza I, Northgate Plaza II and the Hui Gong Building, located at Tian Mu Road West in the Jing'an District of Shanghai near the Shanghai Railway Terminal. This 30-storey office tower, erected upon a 3-level shopping mall and car-parking basement, has a total GFA of approximately 727,100 square feet excluding 443 car parking spaces. The construction was completed in September 2022. This property has been awarded the Leadership in Energy and Environmental Design ("**LEED**") v4 Gold Certification in October 2023. As at the date of this Interim Report, approximately 96% of commercial and 63% of office areas have been secured, respectively.

Management Discussion and Analysis *(Continued)*

PROPERTY INVESTMENT *(CONTINUED)*

Review of Major Rental Properties (100% owned unless specified otherwise) *(Continued)*

Guangzhou May Flower Plaza

Guangzhou May Flower Plaza is a prime property situated at Zhongshanwu Road, Yuexiu District directly above the Gongyuanqian Metro Station in Guangzhou, the interchange station of Guangzhou Subway Lines 1 and 2. This 13-storey complex has a total GFA of approximately 436,900 square feet excluding 136 car parking spaces.

The building comprises retail spaces, restaurants, office units and car parking spaces. The property is almost fully leased to tenants comprising well-known corporations, consumer brands and restaurants.

Guangzhou West Point

Guangzhou West Point is located on Zhongshan Qi Road and is within walking distance from the Ximenkou Subway Station. This is a mixed-use property where the Group has sold all the residential and office units.

The Group owns the commercial podium with GFA of approximately 182,300 square feet. Tenants of the retail podium include renowned restaurants and local retail brands.

Guangzhou Lai Fung Tower

Guangzhou Lai Fung Tower is the 38-storey office block of Phase V of Guangzhou Eastern Place, which is a multi-phase project located on Dongfeng East Road, Yuexiu District, Guangzhou. This office building was completed in June 2016. This property with LEED 2009 Gold Certification has a total GFA of approximately 738,100 square feet excluding car parking spaces.

Guangzhou Lai Fung International Center

Guangzhou Lai Fung International Center, formerly known as Guangzhou Haizhu Plaza, is located at 33 Jiefang South Road in Yuexiu District, Guangzhou along the Pearl River. Guangzhou Lai Fung International Center, comprising an 18-storey office tower, erected upon a 4-level commercial facility, has a total GFA of approximately 614,600 square feet excluding 267 car parking spaces. The construction was completed in November 2022. This property has been awarded the LEED v4 Gold Certification in February 2023. As at the date of this Interim Report, approximately 95% of commercial and 77% of office areas have been secured, respectively.

Zhongshan Palm Spring Rainbow Mall

Zhongshan Palm Spring Rainbow Mall is the commercial portion of Zhongshan Palm Spring, a multi-phase project located in Caihong Planning Area, Western District of Zhongshan. It is positioned as a community retail facility with a total GFA of approximately 181,100 square feet.

Management Discussion and Analysis *(Continued)*

PROPERTY INVESTMENT *(CONTINUED)*

Review of Major Rental Properties (100% owned unless specified otherwise) *(Continued)*

Hengqin Novotown

Novotown is an integrated cultural, entertainment, tourism and hospitality project located in the heart of Hengqin, officially recognised as the Guangdong-Macao In-Depth Cooperation Zone and strategically located within the GBA, directly opposite to Macao and 75 minutes by car from Hong Kong via the Hong Kong-Zhuhai-Macao Bridge. The “Master Plan of the Development of the Guangdong-Macao In-Depth Cooperation Zone in Hengqin” promulgated on 5 September 2021 marks the significant deployment of the Central Government in supporting the moderate economic diversification of Macao and enriching the practices of the “One Country, Two Systems” policy, which is to inject new impetus into the long-term development of Macao.

The Group’s Hengqin Novotown project has been established successfully as a dual-core development focusing on “Cross-border E-commerce Industry and Ecosystem” and “Cultural Tourism, Exhibition, and Commerce Trade Industry”. These include industries such as cross-border e-commerce, new technology, wellness and health, theme parks, Harrow LiDe School Hengqin, Hyatt Regency Hengqin, shopping mall, multi-functional venues and have been operating seamlessly with cross-border transportation and other facilities.

Phase I

Novotown Phase I, the “Hengqin-Macao Cross-border E-Commerce Industrial Park (Novotown)”, is enjoying the critical mass afforded by over 420 enterprises working and living there. Our tenants are operating in some of the most exciting and fastest growing segments:

- “Cross-border E-commerce and Internet” represented by entities such as YTO Express GBA Headquarters, inkeverse, TOPTOY, MINISO, TYMO, 360, Be Friends Holdings, Find Macau, KEIZER and Anjun Logistics;
- “High-End Technology Production” represented by Lingyange, Bambu Lab, Amicro, Li Auto, Xwan Test, and several renowned chip design and development companies;
- “Wellness and Health” represented by UNITED LIFE SCIENCE; and
- “Cross-border Financial Services and Innovation” represented by ICBC, Juzishuke and QFIN.

Hengqin’s “Four New Industries” (Technology research and development and High-End Manufacturing, Traditional Chinese Medicine and other Macao-branded Industries, Cultural Tourism, Exhibition, and Commerce Trade, and Modern Finance) converge and collide here, establishing Novotown as a new economic growth engine driving the high-quality, integrated development of Hengqin and Macao.

Management Discussion and Analysis *(Continued)*

PROPERTY INVESTMENT *(CONTINUED)*

Review of Major Rental Properties (100% owned unless specified otherwise) *(Continued)*

Hengqin Novotown (Continued) *Phase I (Continued)*

Notably, one of the key tenants being a leading domestic enterprise which has leased six floors of office space in Novotown Phase I to establish its global cross-border e-commerce headquarters. The enterprise currently employs 1,500 staff. It is expected to expand to over 3,000 employees when fully occupied, thereby creating a nucleus for its ecosystem to locate in Novotown. As at the date of this Interim Report, approximately 99% of the office units have been leased with approximately 2,800 people working there. The Group also leased the remaining unsold cultural studio units in Novotown Phase I for employees of the office tenants. This innovative operational model not only effectively boosts foot traffic in the commercial area, but also optimises and upgrades the business structure through attracting targeted enterprises.

As at the date of this Interim Report, commercial area of Novotown Phase I with approximately 86% has been leased and key tenants include “National Geographic Ultimate Explorer Hengqin”, Heytea, Luckin Coffee, McDonald’s, Pokiddo Trampoline Park, Kun Peng Go-Kart Sports Centre, Kun Peng Digital Sports Hall, Snow Alarm, Oyster King, Vanguard Life Superstore and UNITED LIFE SCIENCE. ICBC demonstrated its confidence in the project by their purchase of two retail units in Novotown Phase I from the Group in August 2024. Furthermore, four additional retail units in Novotown Phase I were sold to independent third parties since the end of 2024.

The Group owns 80% of Novotown Phase I. The remaining 20% is owned by LSD, the intermediate holding company of the Company.

Management Discussion and Analysis (Continued)

HOTEL AND SERVICED APARTMENT OPERATION

For the six months ended 31 January 2026, the hotel and serviced apartment operation contributed HK\$140.7 million to the Group's turnover (2025: HK\$146.8 million), representing a decrease of approximately 4.2%. The decline in the Group's hotel revenue was mainly driven by lower revenue from Hyatt Regency Hengqin, primarily attributable to the Chinese New Year holiday occurring in the prior period under review but not in the current period under review.

Breakdown of turnover from hotel and serviced apartment operation for the six months ended 31 January 2026 is as follows:

	Location	No. of Rooms ¹	Total GFA (square feet)	Turnover (HK\$ million)	Period end occupancy rate (%)	Average occupancy rate (%)
Hotel and serviced apartment						
	Ascott Huaihai Road Shanghai	307	356,260	52.7	68.6	82.8
	STARR Hotel Shanghai	239	143,846	12.9	60.0	70.9
	Hyatt Regency Hengqin	493	610,540	75.1	80.0	75.0
Total				140.7		

Note 1: On 100% basis

Ascott Huaihai Road Shanghai

Ascott Huaihai Road Shanghai in Shanghai Hong Kong Plaza is managed by the Ascott Group and it is one of a premier collection of the Ascott Limited's serviced residences in over 70 cities in Asia Pacific, Europe and the Gulf region. The residence has a total GFA of approximately 356,260 square feet. It has 307 contemporary apartments of various sizes: studios (640-750 square feet), one-bedroom apartments (915-1,180 square feet), two-bedroom apartments (1,720 square feet), three-bedroom apartments (2,370 square feet) and two luxurious penthouses on the highest two floors (4,520 square feet). An average occupancy rate of 82.8% was achieved during the period under review and the average room tariff was approximately HK\$1,102.

STARR Hotel Shanghai

STARR Hotel Shanghai is a 17-storey hotel located in the Mayflower Lifestyle complex in Jing'an District, within walking distance to Lines 1, 3 and 4 of the Shanghai Metro Station with easy access to major motorways. There are 239 fully furnished and equipped hotel units with stylish separate living room, bedroom, fully-equipped kitchenette and luxurious bathroom amenities for short or extended stays to meet the needs of the business travellers from around the world and the total GFA is approximately 143,800 square feet. An average occupancy rate of 70.9% was achieved during the period under review and the average room tariff was approximately HK\$412.

Hyatt Regency Hengqin

Hyatt Regency Hengqin is located in Novotown Phase I in Hengqin, Zhuhai, the heart of the GBA and is within easy reach of the Hong Kong-Zhuhai-Macao Bridge. Hyatt Regency Hengqin has a total GFA of approximately 610,500 square feet and approximately 488,400 square feet attributable to the Group. It has 493 guest rooms including 55 suites ranging in size from 430 square feet to 2,580 square feet, a wide range of dining options, as well as banqueting and conference facilities of over 40,000 square feet. An average occupancy rate of 75.0% was achieved during the period under review and the average room tariff was approximately HK\$721.

The Group owns 80% interest in Hyatt Regency Hengqin. The remaining 20% is owned by LSD, the intermediate holding company of the Company.

Management Discussion and Analysis *(Continued)*

PROPERTY DEVELOPMENT

Recognised Sales

For the six months ended 31 January 2026, the Group's property development operations recorded a turnover of HK\$425.4 million (2025: HK\$131.2 million) from sale of properties, representing a significant increase of 224.2% compared to the same period last year. The average RMB exchange rate appreciated by approximately 1.3% compared to the same period last year. Excluding the effect of currency translation, the RMB denominated property sales revenue was RMB386.8 million (2025: RMB120.8 million). The increase in recognised sales during the period under review was primarily driven by the successful sale of two accommodation towers (T1 and T3) in Hengqin Novotown Phase II, with revenue from one of the towers (T1) recognised during the period under review. Revenue from the sale of the other tower (T3) is expected to be recognised in the next financial year.

Breakdown of turnover for the six months ended 31 January 2026 from properties sales is as follows:

Recognised Basis	No. of Units	Approximate GFA (square feet)	Average Selling Price* (HK\$/square foot)	Turnover**	
				(HK\$ million)	(RMB million)
Hengqin Novotown Phase I					
Cultural Studios	2	6,231	3,794	22.5	20.5
Cultural Workshop Units	14	10,731	1,741	17.1	15.5
Hengqin Novotown Phase II					
Accommodation Tower (T1)	418	249,280	1,287	294.4	267.7
Zhongshan Palm Spring					
Commercial Units	51	51,929	1,276	60.8	55.3
Residential High-rise Units	4	5,762	1,702	9.0	8.2
Residential House Units	2	4,183	2,430	9.7	8.8
Subtotal	491	328,116	1,370	413.5	376.0
Shanghai Regents Park					
Car Parking Space	1			0.6	0.5
Guangzhou Eastern Place					
Car Parking Space	1			0.5	0.5
Zhongshan Palm Spring					
Car Parking Spaces	121			10.8	9.8
Subtotal	123			11.9	10.8
Total				425.4	386.8

Value-added tax inclusive

** Value-added tax exclusive

* The exchange rate adopted for the six months ended 31 January 2026 is 0.9093

Management Discussion and Analysis (Continued)

PROPERTY DEVELOPMENT (CONTINUED)

Contracted Sales

As at 31 January 2026, the Group's property development operations have contracted but not yet recognised sales of HK\$557.6 million, primarily driven by the sale of an accommodation tower (T3) in Hengqin Novotown Phase II, which is expected to be recognised in the next financial year, as well as the sale of properties being occupied by Harrow LiDe School Hengqin in Novotown Phase II. Excluding the effect of currency translation, the RMB denominated contracted but not yet recognised sales as at 31 January 2026 amounted to RMB507.0 million (31 July 2025: RMB 156.6 million).

Breakdown of contracted but not yet recognised sales as at 31 January 2026 is as follows:

Contracted Basis	No. of Units	Approximate GFA (square feet)	Average Selling Price [#] (HK\$/square foot)	Turnover [#] (HK\$ million ^{##})	(RMB million)
Hengqin Novotown Phase I Cultural Workshop Unit	1	654	1,835	1.2	1.1
Hengqin Novotown Phase II Accommodation Tower (T3)	361	285,204	1,287	367.2	333.9
Harrow LiDe School Hengqin Buildings*	N/A	149,078	1,093	162.9**	148.1
Zhongshan Palm Spring Commercial Units	8	9,059	1,247	11.3	10.3
Residential High-rise Unit	1	1,244	1,447	1.8	1.6
Residential House Units	2	4,250	2,447	10.4	9.5
Subtotal	373	449,489	1,234	554.8	504.5
Zhongshan Palm Spring Car Parking Spaces	30			2.8	2.5
Subtotal	30			2.8	2.5
Total				557.6	507.0

[#] Value-added tax inclusive

^{##} The exchange rate adopted for the six months ended 31 January 2026 is 0.9093

^{*} Will be recognised as income from finance lease under turnover

^{**} Estimated amount based on contract with Harrow LiDe School Hengqin in relation to the subsequent portions of the Harrow campus. No material construction has taken place and the exact timing and amount to be agreed with Harrow LiDe School Hengqin mutually

Management Discussion and Analysis *(Continued)*

PROPERTY DEVELOPMENT *(CONTINUED)*

Review of Major Properties Completed for Sale and under Development (100% owned unless specified otherwise)

Hengqin Novotown

Phase I

Sales of the cultural studios and cultural workshop units of Novotown Phase I are in progress. During the period under review, sales of 6,231 square feet of cultural studios and 10,731 square feet of cultural workshop units were recognised at an average selling price of HK\$3,794 per square foot and HK\$1,741 per square foot, respectively, which contributed a total of HK\$39.6 million to the Group's turnover.

As at 31 January 2026, contracted but not yet recognised sales for cultural workshop unit amounted to approximately HK\$1.2 million, at an average selling price of HK\$1,835 per square foot.

As at 31 January 2026, completed properties held for sale in Novotown Phase I, including cultural studios, cultural workshop units and office units, amounted to approximately 701,000 square feet with a total carrying amount of approximately HK\$1,340.0 million.

In light of the recent sale of certain retail units which was originally classified as properties held for rental, the Group is considering other elements of Hengqin Novotown Phase I which may be available for sale should the opportunities arise.

The Group owns 80% of Novotown Phase I. The remaining 20% is owned by LSD, the intermediate holding company of the Company.

Phase II

Novotown Phase II is situated adjacent to Novotown Phase I with a total site area of approximately 143,800 square meters and a maximum plot ratio of two times. The Group succeeded in bidding for the land use rights of the land offered for sale by The Land and Resources Bureau of Zhuhai through the listing-for-sale process in December 2018.

Significant progress has been made on Novotown Phase II. The Group completed the signing of the agreement for the sale of the two accommodation towers (T1 and T3) in Novotown Phase II in late November 2025. The total consideration for the transaction was RMB625.7 million, covering a combined GFA of approximately 49,655 square metre, and comprising around 780 residential units. These apartments will provide accommodation options for talents working in Novotown Phase I and Novotown Phase II, as well as the wider Hengqin Island.

During the period under review, the sale of one of the towers (T1) was recognised at an average selling price of HK\$1,287 per square foot, which contributed a total of HK\$294.4 million to the Group's turnover. Revenue from the sale of the other tower (T3), amounting to approximately HK\$367.2 million at an average selling price of HK\$1,287 per square foot, is expected to be recognised in the next financial year and has been recorded in contracted but not yet recognised sales as at 31 January 2026.

Management Discussion and Analysis *(Continued)*

PROPERTY DEVELOPMENT *(CONTINUED)*

Review of Major Properties Completed for Sale and under Development (100% owned unless specified otherwise) *(Continued)*

Hengqin Novotown (Continued)

Phase II (Continued)

Tower two of Novotown Phase II, which is designated for office use, is scheduled for commencing operation in November 2026 and is expected to attract more cross-border e-commerce tenants. In addition, the Group received approval from the local government to develop towers four to eleven of Novotown Phase II as accommodation for rental purpose, becoming the first project to be awarded the “Hengqin Guangdong-Macao In-Depth Cooperation Zone Rental Accommodation Project Certificate”. This initiative is designed to meet the growing rental accommodation demand from the commercial ecosystem of Hengqin, and provide essential supporting facilities for the area.

As at 31 January 2026, completed properties held for sale in Novotown Phase II comprise 285 car parking spaces, which remained unsold with a carrying amount of approximately HK\$58.7 million.

Novotown Phase II also included Harrow LiDe School Hengqin, managed and operated by Asia International School Limited (“AISL”). Harrow LiDe School Hengqin began operation in February 2021. In accordance with the agreement with AISL, the school has been sold, in turn, this will enable the Group to crystallise the value of its investment in Novotown Phase II and gradually recoup funding to improve the project’s working capital position.

The Group owns 100% of Novotown Phase II, except for the properties occupied by Harrow LiDe School Hengqin which have been sold to the school operator.

Zhongshan Palm Spring

Zhongshan Palm Spring is located in Caihong Planning Area, Western District of Zhongshan. The overall development has a total planned GFA of approximately 6.1 million square feet. The project comprises high-rise residential towers, townhouses and commercial blocks totalling 4.5 million square feet. All construction of this project has been completed and the sale of remaining phases is in progress with satisfactory result.

During the period under review, 51,929 square feet of commercial units, 5,762 square feet of residential high-rise units and 4,183 square feet of residential house units were recognised at an average selling price of HK\$1,276 per square foot, HK\$1,702 per square foot and HK\$2,430 per square foot, respectively, which contributed a total of approximately HK\$79.5 million to the sales turnover. Also, the sales of 121 car parking spaces contributed approximately HK\$10.8 million to the sales turnover.

As at 31 January 2026, contracted but not yet recognised sales for commercial units, residential high-rise unit and residential house units amounted to approximately HK\$11.3 million, HK\$1.8 million and HK\$10.4 million, respectively, at an average selling price of HK\$1,247 per square foot, HK\$1,447 per square foot and HK\$2,447 per square foot, respectively.

As at 31 January 2026, completed units held for sale in this development, including commercial units and residential units, amounted to approximately 98,200 square feet with a total carrying amount of approximately HK\$69.8 million. The carrying amount of the 2,396 unsold car parking spaces of this development as at 31 January 2026 was approximately HK\$196.8 million.

Management Discussion and Analysis *(Continued)*

PROPERTY DEVELOPMENT *(CONTINUED)*

Review of Other Properties Completed for Sale (100% owned unless specified otherwise)

Shanghai Wuli Bridge Project

Shanghai Wuli Bridge Project is a high-end luxury residential project located by Huangpu River in Huangpu District in Shanghai. This project providing 28 residential units with an attributable GFA of approximately 77,900 square feet and 43 car parking spaces was launched for sale in September 2020 and has received an enthusiastic response from the market. As at 31 January 2026, all residential units and 30 car parking spaces have been sold. The total carrying amount of remaining 13 unsold car parking spaces of this development was approximately HK\$8.8 million as at 31 January 2026.

Shanghai May Flower Plaza

Shanghai May Flower Plaza is a completed mixed-use project located at the junction of Da Tong Road and Zhi Jiang Xi Road in Sujiaxiang in the Jing'an District in Shanghai and situated near the Zhongshan Road North Metro Station. As at 31 January 2026, 458 car parking spaces of this development remained unsold with a carrying amount of approximately HK\$100.7 million.

Shanghai Regents Park

Shanghai Regents Park is a large-scale residential/commercial composite development located in the Zhongshan Park Commercial Area at the Changning District, Shanghai. It is situated within walking distance of the Zhongshan Park Metro Station. During the period under review, the sales of one car parking space contributed HK\$0.6 million to the turnover. As at 31 January 2026, a total of 182 car parking spaces of this development remained unsold with a carrying amount of approximately HK\$43.6 million.

The Group owns 95% interest in the unsold car parking spaces of this project.

Guangzhou King's Park

This is a high-end residential development located on Donghua Dong Road in Yuexiu District. The attributable GFA is approximately 98,300 square feet excluding 57 car parking spaces and ancillary facilities. As at 31 January 2026, one unsold car parking space had a total carrying amount of approximately HK\$0.3 million.

Guangzhou West Point

Guangzhou West Point is located on Zhongshan Qi Road and is within walking distance from the Ximenkou Subway Station. This is a mixed-use property where the Group has sold all the residential and office units. As at 31 January 2026, 80 unsold car parking spaces had a total carrying amount of approximately HK\$8.1 million.

Management Discussion and Analysis (Continued)

LIQUIDITY AND FINANCIAL RESOURCES

The Group's sources of funding comprise mainly internal funds generated from the Group's business operations and loan facilities provided by banks.

As at 31 January 2026, the Group's financial resources were summarised below:

	As at 31 January 2026 (HK\$ million)
Total financial resources	1,944.8
<i>Breakdown:</i>	
– Cash and cash equivalents	1,189.1
– Pledged and restricted time deposits and bank balances	615.2
– Undrawn banking facilities <i>(Note 1)</i>	140.5
Total borrowings	10,483.2
<i>Breakdown:</i>	
– Repayable within one year <i>(Note 2)</i>	4,959.5
– Repayable in the second year	1,066.6
– Repayable in the third to fifth years	1,611.8
– Repayable beyond the fifth year	2,845.3

Notes:

1. As at the date of this Interim Report, the undrawn banking facilities increased to HK\$1,381.0 million. The increase was due to the successful extension of a project loan's availability period.
2. Subsequent to the end of the reporting period, on 12 March 2026, the Group successfully refinanced one of its banking facilities with the refinanced amount of HK\$3,049.3 million equivalent with a tenor of one year with an extension of another year subject to satisfaction of certain conditions.

Currency denomination, interest rates and hedging arrangements

The Group's monetary assets, liabilities and transactions are principally denominated in Renminbi ("RMB") and Hong Kong dollars ("HKD"). The Group, with HKD as its presentation currency, is exposed to foreign currency risk arising from the exposure of HKD against RMB. The Group has a net exchange exposure to RMB as the Group's assets are principally located in Chinese Mainland and the revenues are predominantly in RMB.

The Group's total borrowings of HK\$10,483.2 million were 65% denominated in RMB, 32% in HKD and 3% in United States dollars ("USD"). Approximately 99% and 1% of the Group's borrowings were interest bearing on a floating rate basis and interest-free, respectively.

The Group's total cash and bank balances of HK\$1,804.3 million were 85% denominated in RMB, 14% in HKD and 1% in USD.

The Group does not have any derivative financial instruments or hedging instruments outstanding.

Management Discussion and Analysis *(Continued)*

LIQUIDITY AND FINANCIAL RESOURCES *(CONTINUED)*

Gearing ratio

The gearing ratio, expressed as a percentage of the consolidated net debt (being the total outstanding borrowings less cash and bank balances) to consolidated net assets attributable to owners of the Company, was approximately 72% (as at 31 July 2025: 70%).

Pledge of assets

As at 31 January 2026, certain assets of the Group have been pledged to secure borrowings and bank facilities of the Group, including investment properties with a total carrying amount of approximately HK\$18,520.6 million, properties under development with a total carrying amount of approximately HK\$1,285.4 million, property, plant and equipment and the related right-of-use assets with a total carrying amount of approximately HK\$2,443.1 million, completed properties for sale with a total carrying amount of approximately HK\$1,163.7 million and time deposits and bank balances of approximately HK\$143.1 million.

Liquidity and maturity management

Substantially most of the Group's banking facilities are supported by the assets of the Group's investment properties and development projects. Due to the Group's proactive efforts in liquidity management and asset sale, the management of the Company believes that the Group will be able to refinance most of its bank borrowings when they become due and obtain new bank facilities as needed based on the Group's relationship with the banks and its historical record of successfully refinancing loans.

Taking into account the amount of cash being held as at the end of the reporting period, the available banking facilities and the recurring cash flows from the Group's operating activities, the Group believes that it would have sufficient liquidity to finance its existing property development and investment projects. Proceeds achieved from any disposals will improve the Group's financial position further.

CONTINGENT LIABILITIES

There has been no material change in contingent liabilities of the Group since 31 July 2025.

Particulars of Major Properties

COMPLETED PROPERTIES HELD FOR RENTAL

As at 31 January 2026

Property Name	Location	Group Interest	Tenure	Approximate Attributable GFA (square feet)			
				Commercial/ Retail	Office	Total (excluding car parking spaces & ancillary facilities)	No. of Car Parking Spaces Attributable to the Group
Shanghai							
Hong Kong Plaza	282 & 283 Huaihaizhong Road, Huangpu District	100%	The property is held for a term of 50 years commencing on 16 September 1992	468,434	362,096	830,530	350
May Flower Plaza	The junction of Da Tong Road and Zhi Jiang Xi Road, Sujiaxiang, Jing'an District	100%	The property is held for a term of 40 years for commercial use commencing on 5 February 2007	320,314	—	320,314	—
Skyline Tower	Tian Mu Road West, and Da Tong Road, Jing'an District	100%	The property is held for a term of 40 years for commercial use and 50 years for office use commencing on 30 September 2016	92,226	634,839	727,065	443
Regents Park	88 Huichuan Road, Changning District	95%	The property is held for a term of 70 years commencing on 4 May 1996	77,959	—	77,959	—
Subtotal of major completed properties held for rental in Shanghai:				958,933	996,935	1,955,868	793
Guangzhou							
May Flower Plaza	68 Zhongshanwu Road, Yuexiu District	100%	The property is held for a term of 40 years for commercial use and 50 years for other uses commencing on 14 October 1997	357,424	79,431	436,855	136
West Point	The junction of Zhongshan Qi Road and Guangfu Road, Liwan District	100%	The property is held for a term of 40 years for commercial use and 50 years for other uses commencing on 11 January 2006	182,344	—	182,344	—
Lai Fung Tower	761 Dongfeng East Road, Yuexiu District	100%	The property is held for a term of 40 years for commercial use and 50 years for other uses commencing on 21 October 1997	112,292	625,821	738,113	313
Lai Fung International Center	33 Jiefang South Road, Yuexiu District	100%	The property is held for a term of 40 years for commercial, tourism and entertainment uses and 50 years for other uses commencing on 2 June 2006	109,320	505,301	614,621	267
Subtotal of major completed properties held for rental in Guangzhou:				761,380	1,210,553	1,971,933	716

Particulars of Major Properties (Continued)

COMPLETED PROPERTIES HELD FOR RENTAL (CONTINUED)

As at 31 January 2026

Property Name	Location	Group Interest	Tenure	Approximate Attributable GFA (square feet)			No. of Car Parking Spaces Attributable to the Group
				Commercial/Retail	Office	Total (excluding car parking spaces & ancillary facilities)	
Zhongshan							
Palm Spring Rainbow Mall	Caihong Planning Area, Western District	100%	The property is held for a term expiring on 30 March 2075 for commercial/residential uses	148,106	—	148,106	—
Subtotal of major completed properties held for rental in Zhongshan:				148,106	—	148,106	—
Hengqin							
Novotown Phase I	East side of Yiwener Road, south side of Caihong Road, west side of Tianyu Road and north side of Hengqin Road, Hengqin New Area, Zhuhai City	80%	The property is held for a term of 40 years for office, commercial and serviced apartment and hotel uses and 50 years for other uses commencing on 31 December 2013	797,230*	—	797,230*	1,475
Subtotal of major completed properties held for rental in Hengqin:				797,230	—	797,230	1,475
Total of major completed properties held for rental:				2,665,649	2,207,488	4,873,137	2,984

* Including cultural attraction spaces with attributable GFA of approximately 307,807 square feet

Particulars of Major Properties (Continued)

COMPLETED HOTEL PROPERTIES AND SERVICED APARTMENTS

As at 31 January 2026

Property Name	Location	Group Interest	Tenure	No. of Rooms	Approximate Attributable GFA (square feet)	No. of Car Parking Spaces Attributable to the Group
Shanghai						
Ascott Huaihai Road Shanghai	282 Huaihaizhong Road, Huangpu District	100%	The property is held for a term of 50 years commencing on 16 September 1992	302	358,009	—
STARR Hotel Shanghai	The junction of Da Tong Road and Zhi Jiang Xi Road, Sujiaxiang, Jing'an District	100%	The property is held for a term of 50 years for commercial use commencing on 5 February 2007	239	143,846	—
Subtotal of major completed hotel properties and serviced apartments in Shanghai:				541	501,855	—
Hengqin						
Hyatt Regency Hengqin	1295 Qisecaihong Road, Hengqin New Area, Zhuhai City	80%	The property is held for a term of 40 years commencing on 31 December 2013	493	488,432	—
Subtotal of major completed hotel properties and serviced apartments in Hengqin:				493	488,432	—
Total of major completed hotel properties and serviced apartments:				1,034	990,287	—

Particulars of Major Properties (Continued)

PROPERTIES UNDER DEVELOPMENT

As at 31 January 2026

Property Name	Location	Group Interest	Stage of Construction	Approximate Site Area (square feet)	Approximate Attributable GFA (square feet)				Total (excluding car parking spaces & ancillary facilities)	No. of Car Parking Spaces Attributable to the Group
					Commercial/Retail	Office	Serviced Apartments	Residential		
Hengqin										
Novotown Phase II	East side of Yiwener Road, south side of Xiangjiang Road, west side of Yiwenyi Road and north side of Zhishui Road, Hengqin New Area, Zhuhai City	100%	Construction works in progress	1,547,523	573,469*	273,868	1,580,661	—	2,427,998	1,067
Total of major properties under development:					573,469	273,868	1,580,661	—	2,427,998	1,067

* Including 166,988 square feet spaces to be occupied by Harrow LiDe School Hengqin upon completion

Particulars of Major Properties (Continued)

COMPLETED PROPERTIES HELD FOR SALE

As at 31 January 2026

Property Name	Location	Group interest	Approximate Attributable GFA (square feet)				Serviced Apartment	Total (excluding car parking spaces & ancillary facilities)	No. of Car Parking Spaces Attributable to the Group
			Commercial/Retail	Residential	Office				
Shanghai									
Wuli Bridge Project	Wuliqiao Road, 104 Jie Fang, Huangpu District	100%	—	—	—	—	—	13	
May Flower Plaza	The junction of Da Tong Road and Zhi Jiang Xi Road, Sujiaxiang, Jing'an District	100%	—	—	—	—	—	458	
Regents Park	88 Huichuan Road, Changning District	95%	—	—	—	—	—	173	
Subtotal of major completed properties held for sale in Shanghai:			—	—	—	—	—	644	
Guangzhou									
Eastern Place Phase V	787 Dongfeng East Road, Yuexiu District	100%	—	—	—	—	—	1	
King's Park	Donghua Dong Road, Yuexiu District	100%	—	—	—	—	—	1	
West Point	The junction of Zhongshan Qi Road and Guangfu Road, Liwan District	100%	—	—	—	—	—	80	
Subtotal of major completed properties held for sale in Guangzhou:			—	—	—	—	—	82	
Zhongshan									
Palm Spring	Caihong Planning Area, Western District	100%	112,432	18,811	—	—	131,243	2,396	
Subtotal of major completed properties held for sale in Zhongshan:			112,432	18,811	—	—	131,243	2,396	
Hengqin									
Novotown Phase I	East side of Yiwener Road, south side of Caihong Road, west side of Tianyu Road and north side of Hengqin Road, Hengqin New Area, Zhuhai City	80%	—	10,090	420,705	130,034	560,829	—	
Novotown Phase II	East side of Yiwener Road, south side of Xiangjiang Road, west side of Yiwenyi Road and north side of Zhishui Road, Hengqin New Area, Zhuhai City	100%	—	—	—	—	—	285	
Subtotal of major completed properties held for sale in Hengqin:			—	10,090	420,705	130,034	560,829	285	
Total of major completed properties held for sale:			112,432	28,901	420,705	130,034	692,072	3,407	

Corporate Governance and Other Information

CORPORATE GOVERNANCE

The Company has complied with all the code provisions set out in the Corporate Governance Code contained in Part 2 of Appendix C1 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited ("**Listing Rules**" and "**Stock Exchange**", respectively) throughout the six months ended 31 January 2026 save for the deviation from code provision F.1.3.

Under code provision F.1.3, the chairman of the board should attend the annual general meeting.

Due to other pre-arranged business commitments which must be attended to by Dr. Lam Kin Ngok, Peter, the Chairman, he was not present at the annual general meeting of the Company ("**AGM**") held on 19 December 2025. Mr. Cheung Sum, Sam, an executive director of the Company ("**Executive Director**") and the Group Chief Financial Officer, who was present at that AGM, was elected chairman of the AGM pursuant to Article 78 of the second amended and restated articles of association of the Company, to ensure effective communication with the shareholders of the Company ("**Shareholders**") thereat.

Board

The board of directors of the Company ("**Board**" and "**Directors**", respectively) oversees the overall management of the Company's business and affairs. The Board's primary duty is to ensure the viability of the Company and to ascertain that it is managed in the best interests of the Shareholders as a whole while taking into account the interests of other stakeholders.

The Board has delegated the day-to-day management of the Company's business to the management and the Executive Committee, and focuses its attention on matters affecting the Company's long-term objectives and plans for achieving these objectives, the Group's overall business and commercial strategy as well as overall policies and guidelines.

The Board currently comprises 13 members, of whom seven are Executive Directors and the remaining six are independent non-executive Directors ("**INEDs**"). The current composition of the Board is characterised by diversity, whether considered in terms of gender, nationality, professional background and skills. The current Board comprises individuals who are professionals with real estate, investment, capital markets, banking, accounting, financial, general management and legal backgrounds.

The Board meets at least four times a year with meeting dates scheduled prior to the beginning of the year. Additional board meetings will be held when warranted. Directors also participate in the consideration and approval of matters of the Company by way of written resolutions circulated to Directors together with supporting explanatory materials as and when required.

All Directors have been provided, on a monthly basis, with the Group's management information updates, giving a balanced and understandable assessment of the Group's performance, position, recent developments and prospects in sufficient detail to keep them abreast of the Group's affairs and facilitate them to discharge their duties under the relevant requirements of the Listing Rules.

Chairman and Chief Executive

During the six months ended 31 January 2026 and up to the date of this Interim Report, Dr. Lam Kin Ngok, Peter served as the Chairman of the Board, while Mr. Lam Hau Yin, Lester acted as the Chief Executive Officer of the Company. This segregation of roles ensures a clear distinction between the Chairman's responsibilities to manage the Board and the Chief Executive Officer's responsibilities to manage the Company's business. The division of responsibilities between the Chairman of the Board and the Chief Executive Officer is clearly established and set out in writing.

Corporate Governance and Other Information *(Continued)*

SECURITIES TRANSACTIONS BY DIRECTORS AND DESIGNATED EMPLOYEES

The Company has adopted a Code of Practice for Securities Transactions by Directors and Designated Employees ("**Securities Code**") on terms no less exacting than the required standard set out in the Model Code for Securities Transactions by Directors of Listed Issuers contained in Appendix C3 to the Listing Rules. The Company has made specific enquiry of all Directors and they have confirmed in writing their compliance with the required standard set out in the Securities Code during the six months ended 31 January 2026.

SHARE OPTION SCHEMES

The share option scheme adopted by the Company on 18 December 2012 ("**2012 Share Option Scheme**") expired on 17 December 2022 ("**Expiration Date**"). Following the Expiration Date, no further share options shall be granted under the 2012 Share Option Scheme but the outstanding share options granted thereunder shall continue to be valid and exercisable in accordance with its terms. A total of 410,000 underlying shares comprised in share options granted under the 2012 Share Option Scheme lapsed during the period under review. As at 31 January 2026, share options comprising a total of 120,000 underlying shares granted under the 2012 Share Option Scheme were outstanding.

At the AGM held on 16 December 2022, a new share option scheme ("**2022 Share Option Scheme**") was adopted for the purpose of recognising the contribution or future contribution of the Eligible Participants (as defined in the 2022 Share Option Scheme) to the Group by granting options to them as incentives or rewards and to attract, retain and motivate high-calibre Eligible Participants in line with performance goals of the Group and the related entities. Eligible Participants include, but are not limited to, the directors, chief executive and employees of the Group and related entities, and service providers of the Group. The 2022 Share Option Scheme was also approved by the shareholders of Lai Sun Garment (International) Limited and Lai Sun Development Company Limited at their respective annual general meetings and became effective on 19 December 2022 ("**Effective Date**"). Unless otherwise cancelled or amended, the 2022 Share Option Scheme will remain in force for 10 years from the Effective Date. The principal terms of the 2022 Share Option Scheme are set out in the circular of the Company dated 17 November 2022. The number of shares available for grant under the 2022 Share Option Scheme at the beginning and the end of the financial period for the six months ended 31 January 2026 was 33,103,344 shares (representing 10% of the Company's issued shares (excluding treasury shares, if any) as at 31 January 2026). The service provider sublimit at the beginning and the end of the financial period for the six months ended 31 January 2026 was 3,310,334 shares (representing 1% of the Company's issued shares (excluding treasury shares, if any) as at 31 January 2026).

During the six months ended 31 January 2026, no share options had been granted under the 2022 Share Option Scheme. Accordingly, there were no shares of the Company that might be issued in respect of share options granted under the 2022 Share Option Scheme during the period under review.

Corporate Governance and Other Information *(Continued)*

SHARE OPTION SCHEMES *(CONTINUED)*

The following table sets out the movement of the share options granted under the 2012 Share Option Scheme during the six months ended 31 January 2026:

Category of grantees	Date of grant <i>(Note 1)</i>	Number of underlying shares comprised in share options					Exercise period	Exercise price per share (HK\$) <i>(Note 2)</i>
		As at 1 August 2025	Granted during the period	Exercised during the period	Lapsed during the period	As at 31 January 2026		
Employee participants								
	19/01/2018	150,000	—	—	(150,000)	—	19/01/2018 – 18/01/2028	13.52
	22/01/2019	260,000	—	—	(260,000)	—	22/01/2019 – 21/01/2029	10.18
	22/01/2021	60,000	—	—	—	60,000	22/01/2021 – 21/01/2031	7.364
	21/01/2022	60,000	—	—	—	60,000	21/01/2022 – 20/01/2032	5.75
Total		530,000	—	—	(410,000)	120,000		

Notes:

1. The share options vested on the date of grant.
2. The exercise price of the share options is subject to adjustment in the case of rights or bonus issues, or other similar changes in the Company's share capital.

Save as disclosed above, no share options were granted, vested, exercised, cancelled, or lapsed in accordance with the terms of the 2012 Share Option Scheme and the 2022 Share Option Scheme during the period under review.

Corporate Governance and Other Information (Continued)

DIRECTORS' INTERESTS

The following Directors and chief executive of the Company who held office on 31 January 2026 and their respective close associates (as defined in the Listing Rules) were interested or were deemed to be interested in the following interests or short positions in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of the Securities and Futures Ordinance, Chapter 571 of the Laws of Hong Kong (“SFO”)) on that date (a) as required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions, if any, which they were taken or deemed to have under such provisions of the SFO); or (b) as recorded in the register required to be kept by the Company pursuant to section 352 of the SFO (“**Register of Directors and Chief Executive**”); or (c) as otherwise notified to the Company and the Stock Exchange pursuant to the Securities Code adopted by the Company; or (d) as known to the Directors:

(1) The Company

Long positions in the ordinary shares of HK\$5.00 each of the Company (“**Shares**”) and underlying Shares

Name of Director	Capacity	Number of Shares		Number of underlying Shares	Total	Approximate percentage of total issued Shares (Note 1)
		Personal interests	Corporate interests	Personal interests		
Lam Kin Ngok, Peter	Owner of controlled corporations	Nil	182,318,266 (Note 2)	Nil	182,318,266	55.08%

(2) Associated corporations of the Company

(i) Lai Sun Garment (International) Limited (“**LSG**”)

Long positions in the ordinary shares of LSG (“**LSG Shares**”) and underlying LSG Shares

Name of Director	Capacity	Number of LSG Shares		Number of underlying LSG Shares	Total	Approximate percentage of total issued LSG Shares (Note 4)
		Personal interests	Corporate interests	Personal interests (Note 3)		
Lam Kin Ngok, Peter	Beneficial owner/ Owner of controlled corporation	129,149,733	258,168,186 (Note 5)	1,832,017	389,149,936	44.05%
Lam Hau Yin, Lester	Beneficial owner	28,033,218	Nil	6,519,095	34,552,313	3.91%
U Po Chu	Beneficial owner	1,857,430	Nil	Nil	1,857,430	0.21%

Corporate Governance and Other Information *(Continued)*

DIRECTORS' INTERESTS *(CONTINUED)*

(2) Associated corporations of the Company *(Continued)*

(ii) Lai Sun Development Company Limited (“LSD”)

Long positions in the ordinary shares of LSD (“LSD Shares”) and underlying LSD Shares

Name of Director	Capacity	Number of LSD Shares		Number of underlying LSD Shares	Total	Approximate percentage of total issued LSD Shares <i>(Note 6)</i>
		Personal interests	Corporate interests	Personal interests		
Lam Kin Ngok, Peter	Beneficial owner/ Owner of controlled corporations	975,907	808,084,296 <i>(Note 7)</i>	Nil	809,060,203	55.67%
U Po Chu	Beneficial owner	60,567	Nil	Nil	60,567	≈0.00%

(iii) eSun Holdings Limited (“eSun”)

Long positions in the ordinary shares of HK\$0.50 each of eSun (“eSun Shares”) and underlying eSun Shares

Name of Director	Capacity	Number of eSun Shares		Number of underlying eSun Shares	Total	Approximate percentage of total issued eSun Shares <i>(Note 8)</i>
		Personal interests	Corporate interests	Personal interests		
Lam Kin Ngok, Peter	Beneficial owner/ Owner of controlled corporations	2,794,443	1,113,260,072 <i>(Note 9)</i>	Nil	1,116,054,515	63.56%
Lam Hau Yin, Lester	Beneficial owner	2,794,443	Nil	Nil	2,794,443	0.16%

(iv) Lai Sun MTN Limited

Long position in the 5% guaranteed medium term notes due 2026

Name of Director	Capacity	Nature of interests	Principal amount
Lam Kin Ngok, Peter	Beneficial owner	Personal	US\$13,500,000

Corporate Governance and Other Information (Continued)

DIRECTORS' INTERESTS (CONTINUED)

Notes:

- The percentage has been compiled based on the total number of issued Shares as at 31 January 2026 (i.e., 331,033,443 Shares).
- These interests in the Company represented all the Shares beneficially owned by Holy Unicorn Limited (180,600,756 Shares or approximately 54.56% of the total issued Shares) and Transtrend Holdings Limited (1,717,510 Shares or approximately 0.52% of the total issued Shares), both being wholly-owned subsidiaries of LSD. LSD was approximately 55.60% directly and indirectly owned by LSG. LSG was approximately 14.62% (excluding share options) owned by Dr. Lam Kin Ngok, Peter and approximately 29.23% owned by Wisdoman Limited ("**Wisdoman**") which was in turn 100% beneficially owned by Dr. Lam Kin Ngok, Peter. Therefore, Dr. Lam Kin Ngok, Peter was deemed to be interested in the Shares owned indirectly by LSD as shown in the section headed "Substantial Shareholders' and Other Person's Interests" below pursuant to Part XV of the SFO.
- These interests in underlying LSG Shares represented interests in share options granted to the Directors under the share option schemes of LSG, particulars of which are as follows:

Name of Director	Date of grant	Number of underlying LSG Shares comprised in share options	Exercise period	Exercise price per LSG Share (HK\$)
Lam Kin Ngok, Peter	19/06/2017	448,197	19/06/2017 – 18/06/2027	11.155
Lam Kin Ngok, Peter	25/01/2022	1,383,820	25/01/2022 – 24/01/2032	3.673
Lam Hau Yin, Lester	19/06/2017	5,135,275	19/06/2017 – 18/06/2027	11.155
Lam Hau Yin, Lester	25/01/2022	1,383,820	25/01/2022 – 24/01/2032	3.673

- The percentage has been compiled based on the total number of issued LSG Shares as at 31 January 2026 (i.e., 883,373,901 LSG Shares).
- By virtue of his interests in Wisdoman as described in Note 2 above, Dr. Lam Kin Ngok, Peter was deemed to be interested in such LSG Shares owned directly by Wisdoman.
- The percentage has been compiled based on the total number of issued LSD Shares as at 31 January 2026 (i.e., 1,453,328,830 LSD Shares).
- By virtue of his deemed controlling shareholding interests in LSG as described in Note 2 above, Dr. Lam Kin Ngok, Peter was deemed to be interested in such LSD Shares owned directly and indirectly by LSG.
- The percentage has been compiled based on the total number of issued eSun Shares as at 31 January 2026 (i.e., 1,755,876,866 eSun Shares).
- By virtue of his deemed controlling shareholding interests in LSD as described in Note 2 above, Dr. Lam Kin Ngok, Peter was deemed to be interested in such eSun Shares held by Transtrend Holdings Limited, a wholly-owned subsidiary of LSD.

Save as disclosed above, as at 31 January 2026, none of the Directors and chief executive of the Company and their respective close associates was interested or was deemed to be interested in the long and short positions in the shares, underlying shares and debentures of the Company or any of its associated corporations, which were required to be notified to the Company and the Stock Exchange, recorded in the Register of Directors and Chief Executive, notified under the Securities Code, or otherwise known to the Directors.

Corporate Governance and Other Information *(Continued)*

SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSON'S INTERESTS

As at 31 January 2026, so far as is known or otherwise notified to any Director or the chief executive of the Company, the particulars of the corporations or individuals who had 5% or more interests in the following long positions in the Shares and underlying Shares as recorded, other than a Director or the chief executive of the Company, in the register required to be kept under section 336 of the SFO ("**Register of Shareholders**") or were entitled to exercise, or control the exercise of, 10% or more of the voting power at any general meeting of the Company ("**Voting Entitlements**") (i.e., within the meaning of substantial shareholders of the Listing Rules) were as follows:

Long Positions in the Shares of the Company

Name	Capacity and nature of interests	Number of Shares	Approximate percentage of total issued Shares <i>(Note 1)</i>
Substantial Shareholders			
Lai Sun Development Company Limited (" LSD ")	Owner of controlled corporations	182,318,266 <i>(Note 2)</i>	55.08%
Lai Sun Garment (International) Limited (" LSG ")	Owner of controlled corporations	182,318,266 <i>(Note 3)</i>	55.08%
Lam Kin Ngok, Peter	Owner of controlled corporations	182,318,266 <i>(Note 4)</i>	55.08%
Holy Unicorn Limited (" Holy Unicorn ")	Beneficial owner	180,600,756 <i>(Note 2)</i>	54.56%
Transtrend Holdings Limited (" Transtrend ")	Beneficial owner	1,717,510 <i>(Note 2)</i>	0.52%
CapitaLand China Holdings Pte Ltd (" CapitaLand China ")	Owner of controlled corporation	64,400,000 <i>(Note 5)</i>	19.45%
CapitaLand China Investments Limited (" CapitaLand China Investments ")	Owner of controlled corporations	64,400,000 <i>(Note 5)</i>	19.45%
CapitaLand LF (Cayman) Holdings Co., Ltd. (" CapitaLand Cayman ")	Beneficial owner	64,400,000	19.45%
CapitaLand Group Pte. Ltd. (" CapitaLand ")	Owner of controlled corporations	64,400,000 <i>(Note 5)</i>	19.45%
Temasek Holdings (Private) Limited (" Temasek ")	Owner of controlled corporations	64,400,000 <i>(Note 5)</i>	19.45%
Yu Cheuk Yi	Beneficial owner	33,161,037 <i>(Note 6)</i>	10.02%
Yu Siu Yuk	Beneficial owner	33,161,037 <i>(Note 6)</i>	10.02%
Other Person			
Moerus Capital Management LLC	Investment manager	24,969,825	7.54%

Corporate Governance and Other Information *(Continued)*

SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSON'S INTERESTS *(CONTINUED)*

Long Positions in the Shares of the Company *(Continued)*

Notes:

1. *The percentage has been compiled based on the total number of issued Shares as at 31 January 2026 (i.e., 331,033,443 Shares).*
2. *These interests in the Company represented all the Shares beneficially owned by Holy Unicorn (180,600,756 Shares or approximately 54.56% of the total issued Shares) and Transtrend (1,717,510 Shares or approximately 0.52% of the total issued Shares), both being wholly-owned subsidiaries of LSD.*
3. *LSG owned approximately 55.60% shareholding interests in LSD. As such, LSG was deemed to be interested in the same 182,318,266 Shares in which LSD had interests.*
4. *Dr. Lam Kin Ngok, Peter was deemed to be interested in 182,318,266 Shares by virtue of his personal and deemed shareholding interests in approximately 43.85% (excluding share options) in LSG which in turn owned approximately 55.60% shareholding interests in LSD.*
5. *These interests in the Company represented the Shares beneficially owned by CapitaLand Cayman which is wholly owned by CapitaLand China which in turn is wholly owned by CapitaLand China Investments while CapitaLand China Investments is wholly owned by CapitaLand. CapitaLand is in turn a wholly-owned subsidiary of CLA Real Estate Holdings Pte. Ltd. Temasek is deemed to be interested in the same 64,400,000 Shares held by CapitaLand Cayman as CLA Real Estate Holdings Pte. Ltd. is an indirect wholly-owned subsidiary of Temasek.*
6. *Mr. Yu Cheuk Yi and Ms. Yu Siu Yuk were both taken to be interested in the same 33,161,037 Shares which were held jointly by them.*

Save as disclosed above, the Directors are not aware of any other corporation or individual who, as at 31 January 2026, had the Voting Entitlements or 5% or more interests or short positions in the Shares or underlying Shares as recorded in the Register of Shareholders.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

During the six months ended 31 January 2026, 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, if any).

Corporate Governance and Other Information *(Continued)*

UPDATE ON DIRECTORS' INFORMATION

Pursuant to Rule 13.51B(1) of the Listing Rules, changes in the Directors' information since the disclosure made in the Company's annual report for the year ended 31 July 2025 and up to the date of this Interim Report are set out as follows:

- (a) Dr. Lam Kin Ngok, Peter ceased to serve as a non-official member of the Trade and Industry Advisory Board of the Trade and Industry Department of the Government of the Hong Kong Special Administrative Region on 1 January 2026.
- (b) Mr. Shek Lai Him, Abraham resigned as an independent non-executive director of China Resources Building Materials Technology Holdings Limited (a company listed on the Main Board of the Stock Exchange) with effect from 24 October 2025.
- (c) The Group usually makes annual adjustment to basic salaries and pays discretionary bonuses in January. Directors' remuneration for the six months ended 31 January 2026 and 2025 are as follows:

	Fees HK\$'000	Salaries, allowances, and benefits in kind HK\$'000	Pension scheme contributions HK\$'000	Total remuneration HK\$'000
For the six months ended 31 January 2026				
<i>Executive directors:</i>				
Lam Kin Ngok, Peter	—	1,362	—	1,362
Lam Kin Hong, Matthew	—	175	9	184
Lam Hau Yin, Lester	—	804	9	813
Cheng Shin How	—	3,191	9	3,200
Cheung Sum, Sam	—	1,054	9	1,063
Lee Tze Yan, Ernest	—	605	9	614
U Po Chu	—	1,061	—	1,061
	—	8,252	45	8,297
<i>Independent non-executive directors:</i>				
Au Hoi Fung	175	—	—	175
Ku Moon Lun	175	—	—	175
Lam Bing Kwan	175	—	—	175
Law Kin Ho	175	—	—	175
Mak Wing Sum, Alvin	175	—	—	175
Shek Lai Him, Abraham	175	—	—	175
	1,050	—	—	1,050
Total	1,050	8,252	45	9,347

Corporate Governance and Other Information *(Continued)*

UPDATE ON DIRECTORS' INFORMATION *(CONTINUED)*

(c) *(Continued)*

	Fees HK\$'000	Salaries, allowances, and benefits in kind HK\$'000	Pension scheme contributions HK\$'000	Total remuneration HK\$'000
For the six months ended 31 January 2025				
<i>Executive directors:</i>				
Lam Kin Ngok, Peter	—	1,362	—	1,362
Lam Kin Hong, Matthew	—	175	9	184
Lam Hau Yin, Lester	—	804	9	813
Cheng Shin How	—	2,946	9	2,955
Cheung Sum, Sam	—	1,620	9	1,629
Lee Tze Yan, Ernest	—	603	9	612
U Po Chu	—	1,058	—	1,058
	—	8,568	45	8,613
<i>Independent non-executive directors:</i>				
Au Hoi Fung	175	—	—	175
Ku Moon Lun	175	—	—	175
Lam Bing Kwan	175	—	—	175
Law Kin Ho	175	—	—	175
Mak Wing Sum, Alvin	175	—	—	175
Shek Lai Him, Abraham	175	—	—	175
	1,050	—	—	1,050
Total	1,050	8,568	45	9,663

Corporate Governance and Other Information *(Continued)*

EMPLOYEES AND REMUNERATION POLICIES

As at 31 January 2026, the Group employed a total of around 1,350 full-time employees and around 20 part-time employees. The Group recognises the importance of maintaining a stable staff force in its continued success. Under the Group's existing policies, employee pay rates are maintained at competitive levels whilst promotion and salary increments are assessed on a performance-related basis. Discretionary bonuses are granted to employees based on their merit and in accordance with industry practice. Other benefits including share option scheme, mandatory provident fund scheme, free hospitalisation insurance plan, subsidised medical care and sponsorship for external education and training programmes are offered to eligible employees.

INVESTOR RELATIONS

To ensure our investors have a better understanding of the Company, our management engages with investors on a regular basis. Our Executive Directors and Investor Relations Department communicate with research analysts and institutional investors throughout the year.

The Group maintains dialogues with the investment community and provides them with updates on the Group's operations, financial performance and outlook. During the period under review, the Company has engaged with a range of stakeholders via physical/online meetings and conference calls.

The Company welcomes suggestions from investors, stakeholders and the public who may contact the Investor Relations Department by phone on (852) 2853 6106, by fax at (852) 2853 6651 or by e-mail at ir@laifung.com.

REVIEW OF INTERIM REPORT

The audit committee of the Company ("**Audit Committee**") currently comprises four INEDs, namely Messrs. Law Kin Ho, Lam Bing Kwan, Ku Moon Lun and Mak Wing Sum, Alvin. The Audit Committee has reviewed the Interim Report (containing the unaudited condensed consolidated financial statements) of the Company for the six months ended 31 January 2026.

By Order of the Board
Lam Kin Ngok, Peter
Chairman

Hong Kong, 24 March 2026

