



L A I S U N D E V E L O P M E N T

Lai Sun Development Company Limited
(Stock Code: 488)

Interim Report

For the six months ended 31 January 2026



Corporate Information

PLACE OF INCORPORATION

Hong Kong

BOARD OF DIRECTORS

Executive Directors

Lam Kin Ngok, Peter, *GBM, GBS (Chairman)*

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

Lam Hau Yin, Lester (*also alternate director to U Po Chu*)

Lee Tze Yan, Ernest

Non-executive Director

U Po Chu

Independent Non-executive Directors

Lam Bing Kwan

Leung Shu Yin, William

Ip Shu Kwan, Stephen, *GBS, JP*

Luk Hon Man

AUDIT COMMITTEE

Leung Shu Yin, William (*Chairman*)

Lam Bing Kwan

Ip Shu Kwan, Stephen, *GBS, JP*

NOMINATION COMMITTEE

Lam Kin Ngok, Peter, *GBM, GBS (Chairman)*

Cheung Sum, Sam (*alternate to Lam Kin Ngok, Peter*)

U Po Chu

Leung Shu Yin, William

Lam Bing Kwan

Luk Hon Man

REMUNERATION COMMITTEE

Leung Shu Yin, William (*Chairman*)

Cheung Sum, Sam

Lam Bing Kwan

AUTHORISED REPRESENTATIVES

Cheung Sum, Sam

Lam Hau Yin, Lester

COMPANY SECRETARY

Cheung Sum, Sam

REGISTERED OFFICE/PRINCIPAL OFFICE

11th Floor

Lai Sun Commercial Centre

680 Cheung Sha Wan Road

Kowloon, Hong Kong

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SHARE REGISTRAR AND TRANSFER OFFICE

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

Bank of Communication Co., Ltd.

The Bank of East Asia, Limited

China Construction Bank (Asia) Corporation Limited

China Everbright Bank Co., Ltd., Hong Kong Branch

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

Shanghai Commercial Bank Ltd.

Shanghai Pudong Development Bank Co., Ltd.

Standard Chartered Bank (Hong Kong) Limited

United Overseas Bank Limited

SHARES INFORMATION

Place of Listing

The Main Board of The Stock Exchange of

Hong Kong Limited

Stock Code/Board Lot

488/300 Shares

WEBSITE

www.laisun.com

INVESTOR RELATIONS

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Financial Summary

	Six months ended 31 January		Change (%)
	2026 (HK\$ million)	2025 (HK\$ million)	
Turnover	2,583.5	2,547.6	1.4
<i>Generated from:</i>			
– Property development and sales	667.8	617.2	8.2
– Property investment	573.1	621.0	(7.7)
– Hotel operation	637.8	647.3	(1.5)
Administrative expenses	342.4	393.1	(12.9)
Other operating expenses	425.4	467.8	(9.1)
Finance costs (expensed and capitalised)	669.1	772.4	(13.4)
Adjusted EBITDA of the Group (non-HKFRS measure)	379.1	494.4	(23.3)
Net loss attributable to owners of the Company	1,166.5	117.8	890.2

Results Highlights

- Hong Kong’s residential property market has experienced gradual recovery, evidenced by upward trends in average selling prices and transaction volume. During the period under review, the Group sold the remaining units at Bal Residence and The Parkland while its joint venture residential project “Deep Water Pavilia” garnered robust pre-sale performance; while Lai Fung Group also 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.
- Commercial real estate markets of Hong Kong and Chinese Mainland remained challenging, characterised by downward pressure on market valuations and negative rental reversions, largely due to subdued consumer spending and corporate expenditure. During the period under review, despite a difficult operating environment, the Group’s commercial properties and hotels maintained relatively steady occupancy rates in Hong Kong and Chinese Mainland.
- Segment losses in non-property businesses narrowed materially primarily due to (i) closures of non-performing outlets, and (ii) operational and administrative cost control measures implemented by the Group.
- Adjusted earnings before interests, taxes, depreciation and amortisation (“**adjusted EBITDA**”) of the Group was approximately HK\$379.1 million, versus adjusted EBITDA of approximately HK\$494.4 million in the same period last year, mainly due to Lai Fung Group’s loss incurred on the sale of an accommodation tower (T1) in Hengqin Novotown Phase II during the period under review.
- Net loss attributable to owners of the Company was approximately HK\$1,166.5 million, versus net loss of approximately HK\$117.8 million in the same period last year, mainly due to (i) Lai Fung Group’s loss incurred on the sale of an accommodation tower (T1) and write-down of properties (mainly T3) in Hengqin Novotown Phase II; (ii) fair value losses on the Group’s investment properties; and (iii) fair value losses and impairment losses on joint ventures properties, during the period under review.
- Adjusted net loss attributable to owners of the Company (excluding impact of fair value changes on investment properties and other non-cash and non-recurring items) was approximately HK\$400.7 million, versus net loss of approximately HK\$411.8 million in the same period last year.

Capital Resources, Assets Disposal and Liquidity Management

	As at 31 January 2026 (HK\$ million)
Net current assets	789.5
Total financial resources, comprising:	4,920.3
– Cash and cash equivalents	2,943.5
– Pledged and restricted bank balances and time deposits (including the balances classified as assets held for sale)	1,097.3
– Undrawn banking facilities	879.5

- Substantially most of the Group's banking facilities are supported by the assets of the Group's investment properties and development projects. During the period under review, the Group continued to benefit from tremendous support and trust from its banks on successful refinancing of its banking facilities.
- On 30 September 2025, the Group successfully refinanced HK\$3,457.0 million Cheung Sha Wan Plaza syndicated loan for 5 years.
- Subsequent to the end of the reporting period, on 12 March 2026, Lai Fung 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 has continued its proactive efforts in assets disposal and achieved encouraging progress. During the period under review, the Group accelerated the sale of its residential development projects while Lai Fung Group made a major breakthrough of contracting the sale of two accommodation towers (T1 and T3) in Hengqin Novotown Phase II. The Group is well positioned to launch new Hong Kong residential sales in 2026 while Lai Fung Group will continue to seek en-bloc sales of additional accommodation towers in Hengqin.
- On 9 December 2025, the Group announced the sale of its interest in Surearn Profits Limited which holds the interests related to relevant properties located at No. 3 Connaught Road Central, Hong Kong. The sale is subject to completion in the second quarter of 2026 with estimated net proceeds of HK\$2,400 million.
- In addition to sales of properties, the Group has also thrived to dispose of its non-core assets to realise cash and strengthen its balance sheet. On 6 March 2026, the Group completed its sale of its interest in the New Vision Fund, L.P. and realised net proceeds of HK\$113.9 million.
- The Group announced its intention to achieve a disposal of HK\$8,000 million (including HK\$2,000 million at Lai Fung Group) over the next two years in its last interim results for the six months ended 31 January 2025. Since then, the aggregated gross proceeds from the disposals, upon completion, are expected to be approximately HK\$7,000 million (including approximately HK\$1,000 million at Lai Fung Group). The Group has been and remains in discussions with potential buyers for other assets disposals as part of efforts to improve its liquidity position further.
- Due to the Group's successful refinancing and asset disposal efforts, the Group regained its net current assets position as at 31 January 2026. The Group believes that completion of the above-mentioned refinancing and assets sales will further contribute to the Group's deleveraging and improve its financial position in the second half of the financial year.

The board of directors (the “**Board**”) of Lai Sun Development Company 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

		Six months ended	
		31 January	
		2026	2025
	Notes	(Unaudited)	(Unaudited)
		HK\$'000	HK\$'000
TURNOVER	4	2,583,517	2,547,596
Cost of sales		(1,927,325)	(1,604,927)
Gross profit		656,192	942,669
Other revenue and gains		151,933	365,182
Selling and marketing expenses		(116,233)	(105,938)
Administrative expenses		(342,378)	(393,062)
Other operating expenses		(425,440)	(467,760)
Fair value (losses)/gains on investment properties, net		(405,173)	121,899
(LOSS)/PROFIT FROM OPERATING ACTIVITIES	5	(481,099)	462,990
Finance costs	6	(532,618)	(584,523)
Share of profits and losses of associates		613	2,463
Share of profits and losses of joint ventures		(272,688)	22,040
LOSS BEFORE TAX		(1,285,792)	(97,030)
Tax	7	(47,926)	(115,153)
LOSS FOR THE PERIOD		(1,333,718)	(212,183)
Attributable to:			
Owners of the Company		(1,166,455)	(117,811)
Non-controlling interests		(167,263)	(94,372)
		(1,333,718)	(212,183)
LOSS PER SHARE ATTRIBUTABLE TO OWNERS OF THE COMPANY	8		
Basic and diluted		(HK\$0.803)	(HK\$0.081)

Condensed Consolidated Statement of Comprehensive Income

For the six months ended 31 January 2026

	Six months ended	
	31 January	
	2026	2025
	(Unaudited)	(Unaudited)
	HK\$'000	HK\$'000
LOSS FOR THE PERIOD	(1,333,718)	(212,183)
OTHER COMPREHENSIVE INCOME/(EXPENSE)		
<i>Other comprehensive income/(expense) that may be reclassified to profit or loss in subsequent periods:</i>		
Exchange realignments	587,559	(203,568)
Share of other comprehensive income of associates	1,869	2,729
Share of other comprehensive income/(expense) of joint ventures	1,406	(1,580)
Release of exchange reserve upon deregistration of subsidiaries	(2,641)	2,348
	588,193	(200,071)
<i>Other comprehensive expense that will not be reclassified to profit or loss in subsequent periods:</i>		
Changes in fair values of financial assets at fair value through other comprehensive income	(2,825)	(1,831)
OTHER COMPREHENSIVE INCOME/(EXPENSE) FOR THE PERIOD	585,368	(201,902)
TOTAL COMPREHENSIVE EXPENSE FOR THE PERIOD	(748,350)	(414,085)
Attributable to:		
Owners of the Company	(806,498)	(267,367)
Non-controlling interests	58,148	(146,718)
	(748,350)	(414,085)

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		5,181,083	5,236,910
Right-of-use assets		3,508,112	3,578,075
Investment properties		34,641,710	34,315,212
Film rights		17,618	19,144
Film and TV program products		60,771	60,784
Music catalogs		—	—
Goodwill		240,621	232,961
Other intangible assets		117,956	114,340
Investments in associates		414,142	396,712
Investments in joint ventures		1,610,796	4,804,796
Financial assets at fair value through other comprehensive income		111,292	114,038
Financial assets at fair value through profit or loss		538,918	690,108
Debtors	9	528,884	507,744
Deposits, prepayments, other receivables and other assets		137,396	159,665
Deferred tax assets		998	241
Pledged and restricted bank balances and time deposits		58,845	101,922
Total non-current assets		47,169,142	50,332,652
CURRENT ASSETS			
Properties under development		4,816,262	4,538,897
Completed properties for sale		2,629,452	3,374,197
Films and TV programs under production and film investments		320,462	344,024
Inventories		37,059	40,904
Financial assets at fair value through profit or loss		321,503	174,822
Derivative financial instruments		3,940	—
Debtors	9	428,617	371,253
Deposits, prepayments, other receivables and other assets		947,372	747,143
Prepaid tax		79,008	67,972
Pledged and restricted bank balances and time deposits		1,020,209	1,224,452
Cash and cash equivalents		2,943,549	3,011,985
Assets classified as held for sale	11	13,547,433 3,033,602	13,895,649 —
Total current assets		16,581,035	13,895,649

Condensed Consolidated Statement of Financial Position

(Continued)

As at 31 January 2026

	Notes	31 January 2026 (Unaudited) HK\$'000	31 July 2025 (Audited) HK\$'000
CURRENT LIABILITIES			
Creditors, other payables and accruals	10	1,975,622	2,356,564
Deposits received, deferred income and contract liabilities		727,932	533,232
Lease liabilities		224,507	215,394
Tax payable		732,673	731,362
Bank borrowings		7,787,880	10,383,749
Other borrowings		301,153	296,688
Guaranteed notes		4,041,766	3,877,188
Derivative financial instruments		—	7,707
Total current liabilities		15,791,533	18,401,884
NET CURRENT ASSETS/(LIABILITIES)		789,502	(4,506,235)
TOTAL ASSETS LESS CURRENT LIABILITIES		47,958,644	45,826,417
NON-CURRENT LIABILITIES			
Lease liabilities		438,894	524,346
Bank borrowings		13,511,304	10,437,690
Guaranteed notes		203,178	382,438
Derivative financial instruments		7,034	17,802
Deferred tax liabilities		4,036,802	3,958,713
Other payables and accruals	10	935,001	907,350
Long-term deposits received		209,830	211,641
Total non-current liabilities		19,342,043	16,439,980
		28,616,601	29,386,437
EQUITY			
Equity attributable to owners of the Company			
Share capital		6,240,082	6,240,082
Reserves		16,073,997	16,879,733
		22,314,079	23,119,815
Non-controlling interests		6,302,522	6,266,622
		28,616,601	29,386,437

Condensed Consolidated Statement of Changes in Equity

For the six months ended 31 January 2026

	Attributable to owners of the Company												
	Share capital HK\$'000	Fair value reserve – financial assets HK\$'000	Share option reserve HK\$'000	Capital reduction reserve HK\$'000	Property Revaluation reserve HK\$'000	General reserve HK\$'000	Other reserve HK\$'000	Statutory reserve HK\$'000	Exchange fluctuation reserve HK\$'000	Retained profits HK\$'000	Sub-total HK\$'000	Non- controlling interests HK\$'000	Total HK\$'000
At 31 July 2025 (Audited) and 1 August 2025 (Unaudited)	6,240,082	(141,025)*	688*	4,692*	24,928*	646,700*	2,250,310*	112,854*	(763,014)*	14,743,600*	23,119,815	6,266,622	29,386,437
Loss for the period	–	–	–	–	–	–	–	–	–	(1,166,455)	(1,166,455)	(167,263)	(1,333,718)
Other comprehensive (expense)/income that may be reclassified to profit or loss in subsequent periods:													
Exchange realignments	–	–	–	–	–	–	–	–	361,130	–	361,130	226,429	587,559
Share of other comprehensive income/(expense) of associates	–	–	–	–	–	–	–	–	1,950	–	1,950	(81)	1,869
Share of other comprehensive expense of joint ventures	–	–	–	–	–	–	–	–	1,376	–	1,376	30	1,406
Release of exchange reserve upon deregistration of a subsidiary	–	–	–	–	–	–	–	–	(1,674)	–	(1,674)	(967)	(2,641)
Other comprehensive expense that will not be reclassified to profit or loss in subsequent periods:													
Changes in fair values of financial assets at fair value through other comprehensive income	–	(2,825)	–	–	–	–	–	–	–	–	(2,825)	–	(2,825)
Total comprehensive (expense)/income for the period	–	(2,825)	–	–	–	–	–	–	362,782	(1,166,455)	(806,498)	58,148	(748,350)
Release of reserve upon lapse of share options	–	–	(115)	–	–	–	–	–	–	115	–	–	–
Release of reserve upon lapse of share options of a subsidiary	–	–	–	–	–	–	–	–	–	1,021	1,021	(1,021)	–
Transfer to statutory reserve	–	–	–	–	–	–	–	9,843	–	(9,843)	–	–	–
Dividends paid to non-controlling interest of subsidiaries	–	–	–	–	–	–	–	–	–	–	–	(21,486)	(21,486)
Acquisition of additional interests in a subsidiary	–	–	–	–	–	–	(259)	–	–	–	(259)	259	–
At 31 January 2026 (Unaudited)	6,240,082	(143,850)*	573*	4,692*	24,928*	646,700*	2,250,051*	122,697*	(400,232)*	13,568,438*	22,314,079	6,302,522	28,616,601

* These reserve accounts comprise the consolidated reserves of HK\$16,073,997,000 (31 July 2025: HK\$16,879,733,000) 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										Total HK\$'000		
	Share capital HK\$'000	Fair value reserve — financial assets HK\$'000	Share option reserve HK\$'000	Capital reduction reserve HK\$'000	Property Revaluation reserve HK\$'000	General reserve HK\$'000	Other reserve HK\$'000	Statutory reserve HK\$'000	Exchange fluctuation reserve HK\$'000	Retained profits HK\$'000		Sub-total HK\$'000	Non- controlling interests HK\$'000
At 31 July 2024 (Audited) and 1 August 2024 (Unaudited)	6,240,082	(136,080)	1,491	4,692	3,976	646,700	2,274,688	93,966	(952,492)	17,633,104	25,810,127	6,497,453	32,307,580
Loss for the period	—	—	—	—	—	—	—	—	—	(117,811)	(117,811)	(94,372)	(212,183)
Other comprehensive (expense)/income that may be reclassified to profit or loss in subsequent periods:													
Exchange realignments	—	—	—	—	—	—	—	—	(150,711)	—	(150,711)	(52,857)	(203,568)
Share of other comprehensive income/(expense) of associates	—	—	—	—	—	—	—	—	3,070	—	3,070	(341)	2,729
Share of other comprehensive expense of joint ventures	—	—	—	—	—	—	—	—	(1,573)	—	(1,573)	(7)	(1,580)
Release of exchange reserve upon deregistration of subsidiaries	—	—	—	—	—	—	—	—	1,489	—	1,489	859	2,348
Other comprehensive expense that will not be reclassified to profit or loss in subsequent periods:													
Changes in fair values of financial assets at fair value through other comprehensive income	—	(1,831)	—	—	—	—	—	—	—	—	(1,831)	—	(1,831)
Total comprehensive expense for the period	—	(1,831)	—	—	—	—	—	—	(147,725)	(117,811)	(267,367)	(146,718)	(414,085)
Release of reserve upon lapse of share options	—	—	(614)	—	—	—	—	—	—	614	—	—	—
Release of reserve upon lapse of share options of subsidiaries	—	—	—	—	—	—	—	—	—	352	352	(352)	—
Transfer to statutory reserve	—	—	—	—	—	—	—	7,083	—	(7,083)	—	—	—
Dividends paid to non-controlling interest of subsidiaries	—	—	—	—	—	—	—	—	—	—	—	(23,085)	(23,085)
Release of fair value reserve upon disposal of a financial asset at fair value through other comprehensive income	—	(2,562)	—	—	—	—	—	—	—	2,562	—	—	—
At 31 January 2025 (Unaudited)	6,240,082	(140,473)	877	4,692	3,976	646,700	2,274,688	101,049	(1,100,217)	17,511,738	25,543,112	6,327,298	31,870,410

Condensed Consolidated Statement of Cash Flows

For the six months ended 31 January 2026

	Six months ended 31 January	
	2026 (Unaudited) HK\$'000	2025 (Unaudited) HK\$'000
NET CASH FLOWS (USED IN)/FROM OPERATING ACTIVITIES	(285,903)	41,624
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of items of property, plant and equipment	(31,074)	(51,011)
Additions to investment properties	(69,075)	(68,823)
Investment in joint ventures	—	(16,412)
Advances to associates	(16,477)	(11,494)
Advances to joint ventures	(89,176)	(91,625)
Repayment from associates	3,107	2,953
Return of capital from a joint venture	—	14,800
Repayment from joint ventures	36,533	284,015
Proceeds from disposal of a subsidiary	—	213,259
Proceeds from disposal of investment properties	2,418	—
Dividends received from financial assets at fair value through other comprehensive income	2,000	200
Dividends income from an associate	2,645	35,879
Dividends income from a joint venture	1,773	—
Decrease/(increase) in pledged and restricted bank balances and time deposits	244,009	(109,463)
Others	(661)	25,337
NET CASH FLOWS FROM INVESTING ACTIVITIES	86,022	227,615
CASH FLOWS FROM FINANCING ACTIVITIES		
New bank borrowings raised	4,902,297	1,133,438
Repayment of bank borrowings	(4,632,017)	(1,506,114)
Bank financing charges	(43,575)	(5,197)
Decrease in other borrowings	—	(34,304)
Lease payments	(103,265)	(86,479)
Dividends paid to non-controlling interests of subsidiaries	(21,486)	(23,085)
NET CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES	101,954	(521,741)

Condensed Consolidated Statement of Cash Flows

(Continued)

For the six months ended 31 January 2026

	Six months ended	
	31 January	
	2026	2025
	(Unaudited)	(Unaudited)
	HK\$'000	HK\$'000
NET DECREASE IN CASH AND CASH EQUIVALENTS	(97,927)	(252,502)
Cash and cash equivalents at beginning of period	3,011,985	2,809,623
Effect of foreign exchange rate changes, net	29,491	(7,587)
CASH AND CASH EQUIVALENTS AT END OF PERIOD	2,943,549	2,549,534
ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS		
Non-pledged and non-restricted cash and bank balances	2,244,363	2,209,900
Non-pledged and non-restricted time deposits	699,186	339,634
Cash and cash equivalents as stated in the condensed consolidated statement of financial position and the condensed consolidated statement of cash flows	2,943,549	2,549,534

Notes to Condensed Consolidated Interim Financial Statements

31 January 2026

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 (the “**Listing Rules**”) and with Hong Kong Accounting Standard (“**HKAS**”) 34 *Interim Financial Reporting* as issued by the Hong Kong Institute of Certified Public Accountants.

The financial information relating to the year ended 31 July 2025 that is included in the unaudited condensed consolidated interim financial statements of the Group for the six months ended 31 January 2026 as comparative information does not constitute the Company’s statutory annual consolidated financial statements for that year but is derived from those financial statements. Further information relating to those statutory financial statements required to be disclosed in accordance with section 436 of the Hong Kong Companies Ordinance is as follows:

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

The Company’s independent auditor has reported on those financial statements. The independent auditor’s report was unqualified; included a reference to a material uncertainty related to going concern to which the auditor drew attention by way of emphasis without qualifying its reports; and did not contain a statement under sections 406(2), 407(2) or (3) of the Hong Kong Companies Ordinance.

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

Going Concern Basis

As at 31 January 2026, the Group had net current assets of HK\$789.5 million. The cash and bank balances (including pledged and restricted bank balances and time deposits, and pledged bank balances classified as assets held for sale (note 11)) under current assets were HK\$3,982.0 million, while the total bank and other borrowings and guaranteed notes under current liabilities amounted to HK\$12,130.8 million. In addition, the Group incurred a net loss of HK\$1,333.7 million during the six months ended 31 January 2026.

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 to mitigate the liquidity pressure and to improve its cash flows:

- (i) The Group will continue to actively negotiate with its existing lending banks and potential new lending banks on the refinancing of existing bank borrowings at costs acceptable to the Group and in a timely manner such that the banking facilities and bank borrowings will continue to be made available to the Group. In view of the Group’s established banking relationships, its history of compliance with financial covenants, and past renewals of banking facilities, the directors of the Company are of the view that the Group should be able to refinance its bank borrowings as and when they fall due. Subsequent to the end of the reporting period, on 12 March 2026, Lai Fung Holdings Limited (“**Lai Fung**”) and its subsidiaries (the “**Lai Fung 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.
- (ii) The Group will continue to closely monitor its compliance with financial covenants associated with its banking facilities and bank borrowings with a view to ensuring ongoing compliance and the continued availability of these facilities.
- (iii) As at 31 January 2026, the Group has unutilised banking facilities of HK\$879.5 million for the payment of construction costs of its properties development projects. As at the date of this interim report, the unutilised banking facilities increased to HK\$1,987.5 million. The increase was due to the successful extension of a project loan availability period by the Lai Fung Group. The directors of the Company believe that the Group will be able to fulfill all its payment obligations to the Group’s contractors/vendors and meet all of the necessary conditions to launch the pre-sale and complete the remaining construction work for property delivery of the relevant projects.
- (iv) The Group has been in active discussions with potential buyers for the realisation of certain assets to enhance liquidity. The Group is preparing to complete the disposal of assets as set out in note 11 to the condensed consolidated financial statements. In addition, the Group remains committed to executing its asset disposal plan including identifying potential buyers or seeking other opportunities for the realisation of its property projects with the objective of reducing its debt and lowering finance costs.

Notes to Condensed Consolidated Interim Financial Statements

(Continued)

31 January 2026

1. BASIS OF PREPARATION (CONTINUED)

Going Concern Basis (Continued)

- (v) The Group will consider its options with regards to the maturity of its guaranteed notes, including but not limited to a potential liability management exercise to extend the maturity profile of its guaranteed notes.
- (vi) The Group will accelerate the pre-sales and sales of its properties under development and completed properties.
- (vii) 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.
- (viii) The Group will continue to implement/contemplate various cost control strategies and resources improvement plans and measures to reduce operating costs and administrative costs and maintain containment of capital expenditure.

In addition, regarding the Group's outstanding other borrowings (principal amounts of HK\$165.4 million and all accrued interests due or to be due) as of 31 January 2026, the Group has obtained legal opinion from an external solicitor that there is unlikely any demand for repayment of other borrowings for the period up to 31 March 2027.

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, 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 condensed consolidated financial statements for the six months ended 31 January 2026 on a going concern basis.

Notwithstanding the above, significant uncertainties exist as to whether the Group is able to achieve its plans and measures as described above. Whether the Group will be able to continue as a going concern would depend upon the following: (a) whether it is able to successfully implement its various plans and measures as described above; and (b) timely availability of funds from the bank borrowings and assets disposal as described above.

Should the Group be unable to achieve the abovementioned plans and measures, adjustments may have to be made to reduce the carrying values of the Group's assets to their recoverable amounts, to provide for further liabilities that might arise, and to reclassify non-current assets and non-current liabilities as current assets and current liabilities, respectively. The effects of these adjustments have not been reflected in these condensed consolidated financial statements.

2. MATERIAL ACCOUNTING POLICIES

The material accounting policies and basis of presentation used in the preparation of these interim financial statements are the same as those used in the Group's audited consolidated financial statements for the year ended 31 July 2025.

The Group has adopted the amendments to HKAS21 *Lack of Exchangeability* which are applicable to the Group for the first time for the current period's unaudited condensed consolidated interim financial statements. The adoption of this amended HKFRS Accounting Standards has had no material impact on the financial performance or financial position of the Group.

Notes to Condensed Consolidated Interim Financial Statements

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3. SEGMENT INFORMATION

Segment revenue and results

The following table presents revenue and results for the Group's reportable segments:

	Six months ended 31 January (Unaudited)																						
	Property development and sales		Property investment		Hotel operation		Restaurant and F&B product sales operations		Media and entertainment		Film and TV program		Cinema operation		Theme park operation		Others		Consolidated				
	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026		
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	
Segment revenue:																							
Sales to external customers	667,802	617,205	573,083	620,566	637,759	647,299	233,954	217,849	104,040	103,390	29,022	31,765	221,380	220,204	2,036	3,452	114,441	85,466	2,583,517	2,547,596			
Intersegment sales	—	—	20,955	21,853	377	358	1,965	1,944	—	—	6,312	5,301	1,977	3,684	—	—	12,181	12,327	43,767	45,467			
Other revenue and gains	16,829	24,137	26,994	14,144	529	411	10,248	2,297	10,343	841	381	756	11,558	8,214	70	97	18,801	64,683	95,753	115,580			
Total	684,631	641,342	621,032	656,563	638,665	648,068	246,167	222,090	114,383	104,231	35,715	37,822	234,915	232,102	2,106	3,549	145,423	162,476	2,723,037	2,708,643			
Elimination of intersegment sales																			(43,767)	(45,467)			
Total																			2,679,270	2,663,176			
Segment results	(271,201)	(337)	319,971	367,764	(21,407)	(37,963)	13,163	(15,264)	58,451	18,504	(13,076)	15,320	12,850	(16,566)	(13,276)	(15,906)	(24,717)	9,994	60,758	325,546			
Unallocated other revenue and gains																			56,180	249,602			
Fair value (losses)/gains on investment properties, net			(405,173)	121,899															(405,173)	121,899			
Unallocated expenses																			(192,864)	(234,057)			
(Loss)/profit from operating activities																			(481,099)	462,990			
Finance costs																			(532,618)	(584,523)			
Share of profits and losses of associates	46	202	(1)	(4)	(524)	(381)	3,839	2,165									548	1,075	3,908	3,057			
Share of profits and losses of joint ventures	(129,026)	10,596	(135,185)	21,870	(1,648)	(6,944)	(3,595)		746	1,967			(2,617)	(4,604)			(1,363)	(845)	(272,688)	22,040			
Loss before tax																			(1,285,792)	(97,030)			
Tax																			(47,926)	(115,153)			
Loss for the period																			(1,333,718)	(212,183)			

Notes to Condensed Consolidated Interim Financial Statements

(Continued)

31 January 2026

3. SEGMENT INFORMATION (CONTINUED)

Segment assets and liabilities

The following table presents the total assets and liabilities for the Group's reportable segments:

	Property development and sales		Property investment		Hotel operation		Restaurant and F&B products sales operations		Media and entertainment		Film and TV program		Cinema operation		Theme park operation		Others		Consolidated	
	31 January 2026 (Unaudited)	31 July 2025 (Audited)	31 January 2026 (Unaudited)	31 July 2025 (Audited)	31 January 2026 (Unaudited)	31 July 2025 (Audited)	31 January 2026 (Unaudited)	31 July 2025 (Audited)	31 January 2026 (Unaudited)	31 July 2025 (Audited)	31 January 2026 (Unaudited)	31 July 2025 (Audited)	31 January 2026 (Unaudited)	31 July 2025 (Audited)	31 January 2026 (Unaudited)	31 July 2025 (Audited)	31 January 2026 (Unaudited)	31 July 2025 (Audited)	31 January 2026 (Unaudited)	31 July 2025 (Audited)
Segment assets	8,207,412	8,607,815	35,137,530	34,817,778	7,643,395	7,673,397	369,759	398,023	216,773	190,465	617,212	708,360	333,282	389,067	737,408	726,258	1,000,576	1,044,142	54,263,347	54,555,005
Investments in associates	1,643	1,597	75	77	186,726	181,236	19,895	16,116	—	—	—	—	—	—	—	—	8,321	13,227	216,660	212,253
Investments in associates – unallocated																			197,482	184,459
Investments in joint ventures	846,944	901,337	393,555	3,544,121	53,222	53,544	15,694	19,289	48,964	37,094	—	—	14,047	22,060	—	—	236,370	227,351	1,610,796	4,804,796
Unallocated assets																			4,428,290	4,471,788
Assets classified as held for sale																			3,033,602	—
Total assets																			63,750,177	64,228,301
Segment liabilities	436,859	489,324	566,518	587,848	302,978	274,471	202,640	242,983	125,408	111,342	380,236	438,034	585,931	652,325	19,729	19,940	501,300	528,614	3,121,599	3,344,881
Bank borrowings																			21,299,184	20,821,439
Guaranteed notes																			4,244,944	4,259,626
Other borrowings																			301,153	296,688
Unallocated liabilities																			6,166,696	6,119,230
Total liabilities																			35,133,576	34,841,864

Notes to Condensed Consolidated Interim Financial Statements

(Continued)

31 January 2026

4. TURNOVER

An analysis of turnover is as follows:

	Six months ended	
	31 January	
	2026	2025
	(Unaudited)	(Unaudited)
	HK\$'000	HK\$'000
Turnover from contracts with customers:		
Sale of properties	667,802	617,205
Building management fee income	122,934	121,333
Income from hotel operation	637,759	647,299
Income from restaurant and F&B product sales operations	233,954	217,849
Distribution commission income, licence income from and sale of film and TV program products and film rights	27,077	28,682
Box-office takings, concessionary income and related income from cinemas	221,380	220,204
Entertainment event income	64,467	42,011
Sale of game products	—	27,093
Album sales, licence income and distribution commission income from music publishing and licensing	35,284	29,510
Artiste management fee income	4,289	4,776
Advertising income	1,945	3,083
Income from theme park operation	2,036	3,452
Others	114,441	85,466
	2,133,368	2,047,963
Turnover from other source:		
Rental income	450,149	499,633
Total turnover	2,583,517	2,547,596
Timing of recognition of turnover from contracts with customers:		
At a point in time	1,694,145	1,610,920
Over time	439,223	437,043
	2,133,368	2,047,963

Notes to Condensed Consolidated Interim Financial Statements

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31 January 2026

5. (LOSS)/PROFIT FROM OPERATING ACTIVITIES

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

	Six months ended 31 January	
	2026 (Unaudited) HK\$'000	2025 (Unaudited) HK\$'000
Depreciation of property, plant and equipment [^]	139,920	147,619
Depreciation of right-of-use assets [^]	125,283	143,311
Foreign exchange differences, net	5,537*	(8,682) [@]
Amortisation of film rights [#]	1,526	1,330
Amortisation of film and TV program products [#]	13	5,099
Amortisation of other intangible assets*	203	187
Fair value losses on financial assets at fair value through profit or loss, net*	16,489	8,085
Fair value gains on cross currency swaps [@]	(11,647)	(1,912)
Fair value gains on interest rate swaps [@]	(10,768)	—
Write-down of properties under development to net realisable value [#]	97,382	—
Write-down of completed properties for sale to net realisable value [#]	76,035	—
Gain on disposal of a subsidiary [@]	—	(168,696)

[^] Depreciation charge of approximately HK\$239,401,000 (Six months ended 31 January 2025: HK\$263,044,000) is included in "other operating expenses" on the face of the unaudited condensed consolidated income statement.

[@] These items are included in "other revenue and gains" on the face of the unaudited condensed consolidated income statement.

[#] These items are included in "cost of sales" on the face of the unaudited condensed consolidated income statement.

*

These items are included in "other operating expenses" on the face of the unaudited condensed consolidated income statement.

6. FINANCE COSTS

	Six months ended 31 January	
	2026 (Unaudited) HK\$'000	2025 (Unaudited) HK\$'000
Interest on bank borrowings	499,526	599,228
Interest on guaranteed notes	101,231	101,747
Interest on other borrowings	2,901	3,154
Interest on other payables	5,168	—
Interest on lease liabilities	14,987	19,304
Interest on put option liabilities	2,289	2,260
Bank financing charges	43,006	46,688
	669,108	772,381
Less: Amount capitalised in construction in progress	(1,837)	(2,287)
Amount capitalised in properties under development	(127,325)	(171,684)
Amount capitalised in investment properties under construction	(7,328)	(13,887)
	532,618	584,523

Notes to Condensed Consolidated Interim Financial Statements

(Continued)

31 January 2026

7. TAX

Hong Kong profits tax has been provided at the rate of 16.5% (Six months ended 31 January 2025: 16.5%) on the estimated assessable profits arising in Hong Kong during the period.

Taxes on profits assessable elsewhere have been calculated at the rates of tax prevailing in the places in which the Group operates, based on existing legislation, interpretations and practices in respect thereof.

	Six months ended 31 January 2026 (Unaudited) HK\$'000	2025 (Unaudited) HK\$'000
Current tax		
— Hong Kong		
Charge for the period	6,849	13,958
Underprovision in prior periods	644	716
	7,493	14,674
— Chinese Mainland		
Corporate income tax	27,764	22,979
Land appreciation tax	20,058	56,177
	47,822	79,156
— Elsewhere		
Charge for the period	14,744	13,480
	70,059	107,310
Deferred tax	(22,133)	7,843
Tax charge for the period	47,926	115,153

8. 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\$1,166,455,000 (Six months ended 31 January 2025: HK\$117,811,000), and the weighted average number of ordinary shares of 1,453,328,830 (Six months ended 31 January 2025: 1,453,328,830) in issue during the period.

No adjustment has been made to the basic loss per share amounts presented for the periods ended 31 January 2026 and 2025 in respect of a dilution as the impact of the share options of the Company, eSun Holdings Limited (“eSun”) and Lai Fung had an anti-dilutive effect on the basic loss per share amounts presented.

Notes to Condensed Consolidated Interim Financial Statements

(Continued)

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9. DEBTORS

The Group (other than eSun and its subsidiaries (the “eSun 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 restaurant charges are mainly settled by customers on a cash basis except for those corporate clients who maintain credit accounts with the respective subsidiaries, the settlement of which is in accordance with the respective agreements. The Group’s trade receivables related to a large number of diversified customers and there is no significant concentration of credit risk. Trade receivables of the Group are non-interest-bearing. The Group’s finance lease receivables related to a creditworthy third party.

The trading terms of the eSun Group with its customers are mainly on credit. Invoices are normally payable within 30 to 90 days of issuance, except for certain well-established customers, where the terms are extended to 120 days. Each customer has a maximum credit limit. The eSun Group seeks to maintain strict control over its outstanding receivables and has a credit control policy to minimise its credit risk. Overdue balances are regularly reviewed by senior management. Since the eSun Group trades only with recognised and creditworthy third parties, there is no requirement for collateral. Concentrations of credit risk are managed by customer/counterparty, by geographical region and by industry sector. There are no significant concentrations of credit risk within the eSun Group as the customer bases of the eSun Group’s trade receivables are widely dispersed in different sectors and industries. The eSun Group’s trade receivables are non-interest-bearing.

Other than rental deposits received, the Group does not hold any collateral or other credit enhancements over these balances.

An ageing analysis of the debtors, net of loss allowance, based on the payment due date, as at the end of the reporting period, is as follows:

	31 January 2026 (Unaudited) HK\$’000	31 July 2025 (Audited) HK\$’000
Trade receivables:		
Not yet due or less than 30 days past due	340,964	269,526
31 — 60 days past due	9,549	15,437
61 — 90 days past due	12,075	22,953
Over 90 days past due	59,139	57,441
Finance lease receivables, not yet due	421,727 535,774	365,357 513,640
Less: Portion classified as current	957,501 (428,617)	878,997 (371,253)
Non-current portion	528,884	507,744

Notes to Condensed Consolidated Interim Financial Statements

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31 January 2026

10. CREDITORS, OTHER PAYABLES AND ACCRUALS

An ageing analysis of the creditors, based on the date of receipt of the goods and services purchased/payment due date, as at the end of the reporting period, is as follows:

	31 January 2026 (Unaudited) HK\$'000	31 July 2025 (Audited) HK\$'000
Creditors:		
Not yet due or less than 30 days past due	184,698	242,006
31 — 60 days past due	58,871	32,973
61 — 90 days past due	8,891	6,338
Over 90 days past due	31,775	57,971
	284,235	339,288
Other payables and accruals	1,699,678	2,025,567
Put option liabilities	926,710	899,059
	2,910,623	3,263,914
Less: Portion classified as current	(1,975,622)	(2,356,564)
Non-current portion	935,001	907,350

11. ASSETS CLASSIFIED AS HELD FOR SALE

On 9 December 2025, a wholly-owned subsidiary of the Company, entered into a sale and purchase agreement with an independent third party for sale of all issued shares of its wholly-owned subsidiary, Surearn Profits Limited (“SPL”). Accordingly, all assets of SPL, being interest in a joint venture of HK\$3,015,380,000 and pledged bank balances of HK\$18,222,000, have been classified as assets held for sale as at 31 January 2026.

Further details are set out in the joint announcement of the Company and Lai Sun Garment (International) Limited (“LSG”) dated 9 December 2025 and the circular of the Company dated 16 December 2025.

12. COMMITMENTS

The Group had the following commitments not provided for in the condensed consolidated interim financial statements at the end of the reporting period:

	31 January 2026 (Unaudited) HK\$'000	31 July 2025 (Audited) HK\$'000
Contracted, but not provided for		
Purchase of items of property, plant and equipment	6,353	3,028
Additions to investment properties	529	7,700
Construction and development costs	93,131	83,503
	100,013	94,231

Notes to Condensed Consolidated Interim Financial Statements

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31 January 2026

13. RELATED PARTY TRANSACTIONS

In addition to the related party transactions and balances detailed elsewhere in the condensed consolidated interim financial statements, the Group entered into the following material transactions with related parties during the period:

(a) Transactions with related parties

	Notes	Six months ended 31 January 2026 (Unaudited) HK\$'000	2025 (Unaudited) HK\$'000
Lease payments and building management fees paid or payable to:			
— LSG	(i), (ii)	209	226
— an associate of LSG	(i), (ii)	120	195
Rental income and management fee income received or receivable from LSG	(i)	292	290
Interest income received or receivable from advances to joint ventures	(i)	8,780	51,941
Sale of products and management fee income received or receivable from a joint venture	(i)	—	1,112
Film releasing income received or receivable from joint ventures	(i)	920	1,633
Production fee paid or payable to a joint venture	(i)	1,920	550
Sharing of corporate salaries on a cost basis allocated to LSG		4,441	4,299
Sharing of administrative expenses on a cost basis allocated to LSG		282	277

Notes:

- (i) These transactions were entered into based on terms stated in the respective agreements or contracts and were charged on bases mutually agreed by the respective parties.
- (ii) In addition to the variable lease payments and building management fee payments to the related parties, right-of-use assets of approximately HK\$3,696,000 and lease liabilities of approximately HK\$3,887,000 related to the leases with related parties were recognised in the condensed consolidated statement of financial position as at 31 January 2026. During the six months ended 31 January 2026, depreciation of these right-of-use assets of approximately HK\$1,131,000 (Six months ended 31 January 2025: HK\$1,671,000) and finance costs on these lease liabilities of approximately HK\$71,000 (Six months ended 31 January 2025: HK\$120,000) were recognised in the condensed consolidated income statement.

Certain related party transactions for the six months ended 31 January 2026 and for the year ended 31 July 2025 also constitute connected transactions or continuing connected transactions as defined in Chapter 14A of the Listing Rules. Details of the connected transactions for the year ended 31 July 2025 were disclosed in the report of the directors of the Company's annual report.

(b) Compensation of key management personnel of the Group

	Six months ended 31 January 2026 (Unaudited) HK\$'000	2025 (Unaudited) HK\$'000
Short term employee benefits	23,168	27,492
Pension scheme contributions	62	62
Total compensation paid to key management personnel	23,230	27,554

Notes to Condensed Consolidated Interim Financial Statements

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31 January 2026

14. FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS

Financial instruments for which fair value is disclosed

Except for certain guaranteed notes with a fair value in aggregate of approximately HK\$2,954,889,000 (31 July 2025: HK\$2,111,736,000), of which the fair value was determined by reference to the closing prices of the guaranteed notes published by a leading global financial market data provider as at the end of the reporting period, the directors consider the carrying amounts of all other financial assets and financial liabilities measured at amortised cost approximate to their fair values as at the end of the reporting period.

Financial instruments measured at fair value

	Level 1 (Unaudited) HK\$'000	Level 2 (Unaudited) HK\$'000	Level 3 (Unaudited) HK\$'000	Total (Unaudited) HK\$'000
As at 31 January 2026				
Financial assets				
Financial assets at fair value through other comprehensive income	3,540	—	107,752	111,292
Financial assets at fair value through profit or loss	62,842	694,335	103,244	860,421
Derivative financial instruments	—	—	3,940	3,940
Film investments	—	—	142,211	142,211
	66,382	694,335	357,147	1,117,864
Financial liabilities				
Derivative financial instruments	—	—	7,034	7,034
	Level 1 (Audited) HK\$'000	Level 2 (Audited) HK\$'000	Level 3 (Audited) HK\$'000	Total (Audited) HK\$'000
As at 31 July 2025				
Financial assets				
Financial assets at fair value through other comprehensive income	7,620	—	106,418	114,038
Financial assets at fair value through profit or loss	36,071	731,003	97,856	864,930
Financial assets included in deposits, prepayments, other receivables and other assets	—	—	14,654	14,654
Film investments	—	—	174,215	174,215
	43,691	731,003	393,143	1,167,837
Financial liabilities				
Derivative financial instruments	—	—	25,509	25,509

During the six months ended 31 January 2026, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfers of fair value measurements into or out of Level 3 for financial assets and financial liabilities (Six months ended 31 January 2025: Nil).

Notes to Condensed Consolidated Interim Financial Statements

(Continued)

31 January 2026

14. FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (CONTINUED)

Financial instruments measured at fair value (Continued)

The movements in fair value measurements in Level 3 of the financial assets/(liabilities) during the period are as follows:

	Six months ended 31 January 2026	
	Financial assets (Unaudited) HK\$'000	Financial liabilities (Unaudited) HK\$'000
At beginning of period	393,143	(25,509)
Total gains recognised in other comprehensive income	1,255	—
Total gains recognised in the income statement	167	18,475
Decrease in investment amount, net	(2,004)	—
Settlements	(41,241)	—
Exchange realignment	5,827	—
At end of period	357,147	(7,034)

	Six months ended 31 January 2025	
	Financial assets (Unaudited) HK\$'000	Financial liabilities (Unaudited) HK\$'000
At beginning of period	347,573	—
Total gains recognised in other comprehensive income	2,369	—
Total gains recognised in the income statement	22,829	—
Increase in investment amount	53,171	—
Settlements	(35,049)	—
Exchange realignment	2,895	—
At end of period	393,788	—

Valuation Techniques

Fair value measurement using significant observable inputs (Level 2)

The fair values of certain financial assets at fair value through profit or loss are based on the fair values of the underlying investment portfolio provided by the fund managers.

Notes to Condensed Consolidated Interim Financial Statements

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14. FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (CONTINUED)

Valuation Techniques (Continued)

Fair value measurement using significant unobservable inputs (Level 3)

Each year, the Group's management appoints external valuers to be responsible for the external valuations of the Group's financial instruments (the "**Financial Instrument Valuers**"). Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained. The Group's management has discussions with the Financial Instrument Valuers on the valuation assumptions and valuation results twice a year when the valuation is performed for interim and annual financial reporting.

The fair values of the financial assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. The method and assumptions used to estimate the fair value of the principal financial instrument are stated as follows:

The Group has estimated the fair value of the unlisted investment in level 3 by using the net asset value or the discounted cash flow method or the latest available transaction prices or enterprise value to sales multiple.

Derivative financial instruments — Cross currency swap agreements (the "**CCSs**") and interest rate swaps (the "**IRS**") were measured using valuation techniques similar to forward pricing and swap models, using present value calculations. The models incorporated various market observable inputs including the credit quality of counterparties, foreign exchange spot rates and interest rate curves as well as other unobservable inputs. The carrying amounts of the derivative financial instruments were the same as their fair values.

Information about fair value measurement using significant unobservable inputs (Level 3)

	Valuation technique	Significant unobservable inputs	Value of unobservable inputs	Notes
31 January 2026				
Derivative financial instruments — CCSs	Discounted cash flow with swaption approach	Expected exposure at default — counterparty	HK\$0.79 million to HK\$1.69 million	1
		Expected exposure at default — the Group	HK\$0.39 million to HK\$0.81 million	2
		Credit spread — counterparty	12.81 basis point to 49.66 basis point	3
		Credit spread — the Group	736.95 basis point to 1,062.75 basis point	4
		Loss given default ratio — counterparty non-performance risk	60%	5
		Loss given default ratio — own credit risk	60%	6

Notes to Condensed Consolidated Interim Financial Statements

(Continued)

31 January 2026

14. FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (CONTINUED)

Valuation Techniques (Continued)

Information about fair value measurement using significant unobservable inputs (Level 3) (Continued)

	Valuation technique	Significant unobservable inputs	Value of unobservable inputs	Notes
31 January 2026 (Continued)				
Derivative financial instruments — IRSs	Discounted cash flow with swaption approach	Expected exposure at default — counterparty	HK\$0.00 million to HK\$0.36 million	1
		Expected exposure at default — the Group	HK\$0.16 million to HK\$2.26 million	2
		Credit spread — counterparty	12.81 basis point to 98.37 basis point	3
		Credit spread — the Group	736.95 basis point to 1,062.75 basis point	4
		Loss given default ratio — counterparty non-performance risk	60%	5
		Loss given default ratio — own credit risk	60%	6
31 July 2025				
Derivative financial instruments — CCSs	Discounted cash flow with swaption approach	Expected exposure at default — counterparty	HK\$0.72 million to HK\$2.20 million	1
		Expected exposure at default — the Group	HK\$1.72 million to HK\$5.95 million	2
		Credit spread — counterparty	14.51 basis point to 53.72 basis point	3
		Credit spread — the Group	677.45 basis point to 913.62 basis point	4
		Loss given default ratio — counterparty non-performance risk	60%	5
		Loss given default ratio — own credit risk	60%	6

Notes to Condensed Consolidated Interim Financial Statements

(Continued)

31 January 2026

14. FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (CONTINUED)

Valuation Techniques (Continued)

Information about fair value measurement using significant unobservable inputs (Level 3) (Continued)

	Valuation technique	Significant unobservable inputs	Value of unobservable inputs	Notes
31 July 2025 (Continued)				
Derivative financial instruments — IRSs	Discounted cash flow with swaption approach	Expected exposure at default — counterparty	HK\$0.00 million to HK\$0.91 million	1
		Expected exposure at default — the Group	HK\$0.24 million to HK\$5.08 million	2
		Credit spread — counterparty	14.51 basis point to 97.15 basis point	3
		Credit spread — the Group	677.45 basis point to 913.62 basis point	4
		Loss given default ratio — counterparty non-performance risk	60%	5
		Loss given default ratio — own credit risk	60%	6

Notes:

1. The higher the expected exposure at default — counterparty, the lower the fair value of CCSs/IRSs
2. The higher the expected exposure at default — the Group, the higher the fair value of CCSs/IRSs
3. The higher the credit spread — counterparty, the lower the fair value of CCSs/IRSs
4. The higher the credit spread — the Group, the higher the fair value of CCSs/IRSs
5. The higher the loss given default ratio — counterparty non-performance risk, the lower the fair value of CCSs/IRSs
6. The higher the loss given default ratio — own credit risk, the higher the fair value of CCSs/IRSs

15. EVENT AFTER THE REPORTING PERIOD

On 12 January 2026, the Group entered into a sale and purchase agreement with an independent third party to dispose the interest in a limited partnership (“LP Interest”) at a consideration of US\$14.6 million (equivalent to approximately HK\$114.9 million). The LP Interest is accounted for as financial assets measured at fair value through profit or loss under current assets in the condensed consolidated interim financial statements of the Group. Further details are set out in the joint announcement of the Company and LSG dated 12 January 2026 and the circular of the Company dated 11 February 2026.

The disposal has been completed subsequently on 6 March 2026 which resulted in a loss on disposal of approximately HK\$87.5 million.

Interim Dividend

The Board has resolved not to declare the payment of an interim dividend for the financial year ending 31 July 2026. No interim dividend was declared in respect of the last corresponding period.

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, geo-economic 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.

In the face of this complexity and constant change, resilience has become the Group's solid foundation and tenacity as the fuel to sail through turbulent times ahead.

Hong Kong Property Market

During the period under review, Hong Kong economy transitioned from a cautious recovery to a noticeable expansion. According to the Hong Kong Government's advance estimates released in late January 2026, real GDP grew by 3.8% year-on-year in the fourth quarter of 2025, marking the third consecutive year of expansion. Full-year 2025 GDP recorded a robust 3.5% increase, notably accelerating from 2.6% in 2024 and surpassing earlier forecasts. This growth was supported by several factors, including three consecutive U.S. interest rate cuts in the second half of 2025, a relatively more buoyant capital market, a strengthened Renminbi moderating cross-border shopping incentives, and a resurgence in visitor arrivals. The visitors in Hong Kong experienced a remarkable recovery that exceeded expectations, with provisional full-year visitor arrivals in 2025 totaling 49.9 million, reflecting a 12% year-on-year surge. Despite ongoing external uncertainties arising from escalating geopolitical tensions and evolving economic, financial, and trade policies in key economies, the Hong Kong Government's initiatives to foster economic growth and broaden market diversification will provide crucial support to the Hong Kong economy.

The office leasing market in Hong Kong remains challenging with an oversupply of office spaces. The citywide office vacancy rate stood at around 17.5% in early 2026, illustrating the competitive and oversupplied market conditions. Leveraging large-scale events and the facilitation of cross-border travel policies, the retail leasing market has shown divergent performance, prime districts recovered somewhat, but suburban retail and community malls continue to face rental pressure and negative reversions. While overall rental pressures persist, the Group has been securing renewals from existing tenants proactively and diversifying the tenant mix to maintain high occupancy rates for the properties. Consequently, the Group has successfully maintained occupancy levels averaging 90% or above in both its office and retail leasing businesses in Hong Kong against a cautious backdrop.

Management Discussion and Analysis *(Continued)*

BUSINESS REVIEW AND OUTLOOK *(CONTINUED)*

Hong Kong Property Market *(Continued)*

The residential property market demonstrated signs of bottoming out and gradual recovery during the period, though challenges persist. The upturn in the residential property sector can be directly linked to the continuous influx of talent: the Top Talent Pass Scheme expanded its eligible university list to 200 institutions in January 2026. This expansion is expected to create approximately 12,000 leasing units annually through 2027, with 70% of these holders currently renting private residential units. Also, the growing “mortgage cheaper than rent” trend has become more prominent, encouraging renters to transition to homeownership and attracting buy-to-let investors. This sustained demand, combined with the continuous influx of talent under the expanded Top Talent Pass Scheme, is progressively alleviating developer discounting pressures.

The Group has managed to capture sales opportunities and achieved some good results for our Bal Residence project and The Parkland project, both of which have been completely sold. Moreover, presales of the Group’s joint venture project, namely “Deep Water Pavilia” in The Southside, commenced in June 2025 have garnered strong market interest. Around 780 units out of total 825 units have been presold for approximately HK\$13.7 billion as of the latest update. This robust performance reflects the improving market confidence and reaffirms the continuing demand for well-positioned, high-quality residential developments, amidst a challenging operating landscape. The Group will continue to monitor the market closely and assess the optimal time and pricing for launches of future projects.

Bal Residence has a total saleable area of approximately 62,148 square feet, including 7,506 square feet of commercial facilities and 54,642 square feet of residential spaces, offering 156 residential units. Up to 28 February 2026, the Group has sold all residential units in Bal Residence at an average selling price of approximately HK\$15,193 per square foot. Total proceeds for this sold residential units are estimated to be HK\$830.2 million. During the period under review, 40 residential units were sold, amounting to HK\$216.6 million recognised in revenue. Since 1 February 2026 to 28 February 2026, the remaining 2 units have been sold.

The Parkland has a total saleable area of approximately 36,720 square feet, offering 112 residential units. All residential units have been completely sold and substantially recognised in revenue during the prior year under review. Total proceeds amounted to HK\$346.8 million, of which HK\$24.1 million is recognised in revenue during this financial period.

Construction works of the residential project at Deep Water Pavilia is in progress and is expected to be completed in the second quarter of 2026. It has a total gross floor area (“**GFA**”) of approximately 636,200 square feet and is expected to deliver two residential towers, offering 825 residential units.

Superstructure works of the 79 Broadcast Drive project in Kowloon Tong is in progress and the construction is expected to be completed in the first half of 2026. It will be developed into a high-quality luxury residential property with the maximum permissible GFA of approximately 71,600 square feet, offering around 46 medium-large sized units, including 2 houses.

Foundation works of 1 Kotewall Road project in Mid-Levels, Hong Kong Island is in progress and the construction is expected to be completed in the first quarter of 2028. The Group plans to redevelop the site into a luxury residential project with a total GFA of approximately 55,200 square feet, offering around 27 medium-large sized residential units.

Project design work of 116 Waterloo Road project in Ho Man Tin is in progress and is expected to be completed in the third quarter of 2028. The Group intends to redevelop the site into a residential project with total GFA of approximately 46,600 square feet, offering around 85 residential units.

Management Discussion and Analysis *(Continued)*

BUSINESS REVIEW AND OUTLOOK *(CONTINUED)*

Chinese Mainland Property Market

Chinese Mainland 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.

While Lai Fung Holdings Limited (“**Lai Fung**”) and its subsidiaries (together, “**Lai Fung Group**”), the PRC property arm of 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.

Lai Fung 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, Lai Fung 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 in 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.

Lai Fung 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.

Management Discussion and Analysis *(Continued)*

BUSINESS REVIEW AND OUTLOOK *(CONTINUED)*

Chinese Mainland Property Market *(Continued)*

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. Lai Fung 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 Lai Fung 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**”). Lai Fung 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.

Management Discussion and Analysis *(Continued)*

BUSINESS REVIEW AND OUTLOOK *(CONTINUED)*

Chinese Mainland Property Market *(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, Lai Fung 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 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 disposal of the two accommodation towers (T1 and T3) in Novotown Phase II of approximately HK\$688.1 million (RMB625.7 million) as aforementioned, Lai Fung 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 Lai Fung Group will continue to seek out appropriate assets for disposal to improve its financial position.

Cinema Operation/Media and Entertainment/Film Production and Distribution

Driven by a significant shift in consumer habits, propelled by the increasing popularity of streaming platforms and other digital entertainment mediums, as well as the absence of compelling foreign blockbusters, declining cinema attendance has impacted theatre revenues. The Hong Kong box office continues to face a challenging landscape, marked by an approximately 16% year-on-year drop in ticket sales in 2025, the lowest level recorded in 13 years. Additionally, the industry is still grappling with high rental and operational costs, which continue to pressure cinema operators. The closure of cinemas intensified notably in 2025, with approximately 10 theatres either shut down or transferred to other operators, a trend that has persisted into early 2026.

Despite these challenging market conditions and economic uncertainties, there have been some bright spots from local productions. During the period from late December 2025 to 2026 Lunar New Year, local production films such as “*Back To The Past*” and “*Night King*” achieved good box office revenues. While these well performances have offered a degree of momentum, the overall outlook for the Hong Kong film market in 2026 remains subdued, particularly in the absence of major blockbuster releases. The Film Development Fund remains committed to providing financial support to boost box-office revenues, complemented by the 50th Hong Kong International Film Festival and various industry support programs approved in late 2025. These initiatives are geared towards improving the quality and quantity of local productions. During the period under review, eSun Holdings Limited (“**eSun**”) and its subsidiaries (together, “**eSun Group**”) managed to maintain revenue broadly stable in its cinema operation. eSun Group will continue to monitor closely market conditions and improve overall operating efficiency, as well as actively engage in cost optimisation measures and adopt a prudent approach in evaluating future opportunities for cinema operation.

Media Asia Group Holdings Limited (an indirect wholly-owned subsidiary of eSun), being the media and entertainment arm of eSun Group, will continue to produce high-quality and commercially viable products.

Our released film “*The Volunteers: Peace at Last*” achieved box office performance within expectation. eSun Group will continue to invest in original productions of quality films with Chinese themes.

Management Discussion and Analysis *(Continued)*

BUSINESS REVIEW AND OUTLOOK *(CONTINUED)*

Cinema Operation/Media and Entertainment/Film Production and Distribution *(Continued)*

eSun Group will continue to produce quality TV drama series in response to the ongoing strong demand for quality programs from TV stations and online video websites in Chinese Mainland. eSun Group is in discussion with various Chinese partners for new project development in TV drama production.

Congratulations to Jay Fung, Stephy Tang and Amy Lo who won the best male singer gold award, favorite female singer award and the best new female singer silver award in Ultimate Song Chart Awards Presentation 2025, respectively. eSun Group will keep exploring new talent in Chinese Mainland and further cooperation with Asian artistes with an aim to build up a strong artiste roster for eSun Group.

The recent concerts, namely "*Big Four Happy To See You All concert 2025*" and "*STEP by STEPHY Live in Macau 2025*", earned good reputation and public praises. eSun Group will continue to work with prominent local and Asian artistes for concert promotion and the upcoming events include concerts of Leon Lai, Sammi Cheng and Grasshopper.

The distribution licence of music products with Tencent Music Entertainment (Shenzhen) Co., Ltd. and Warner Music continue to provide stable income to eSun Group.

Looking ahead, we believe that eSun Group's integrated media platform comprising movies, TV programs, music, artiste management and live entertainment puts it in a strong position to capture the opportunities of entertainment market by a balanced and synergetic approach and eSun Group will continue to explore cooperation and investment opportunities to enrich its portfolio, broaden its income stream and maximise value for its shareholders.

Other Business Updates

On 9 December 2025, the Group announced the sale of its interest in Surearn Profits Limited which holds the interests related to relevant properties located at No. 3 Connaught Road Central, Hong Kong. The sale is subject to completion in the second quarter of 2026 with estimated net proceeds of HK\$2,400 million.

In addition to sales of properties, the Group has also thrived to dispose of its non-core assets to realise cash and strengthen its balance sheet. On 6 March 2026, the Group completed its sale of its interest in the New Vision Fund, L.P. and realised net proceeds of HK\$113.9 million.

The Group announced its intention to achieve a disposal of HK\$8,000 million (including HK\$2,000 million at Lai Fung Group) over the next two years in its last interim results for the six months ended 31 January 2025. Since then, the aggregated gross proceeds from the disposals, upon completion, are expected to be approximately HK\$7,000 million (including approximately HK\$1,000 million at Lai Fung Group). The Group has been and remains in discussions with potential buyers for other assets disposals as part of efforts to improve its liquidity position further.

Due to the Group's successful refinancing and asset disposal efforts, the Group regained its net current assets position as at 31 January 2026. The Group believes that completion of the above-mentioned refinancing and asset sales will further contribute to the Group's deleveraging and improve its financial position in the second half of the financial year.

The Group anticipates that 2026 will be a year of uncertainty taking into consideration the global geopolitical conflicts and operational challenges of the commercial real estate markets in Hong Kong and Chinese Mainland. The Group is cautiously managing its financial position and is proactive in discussion with potential buyers for additional assets disposals to improve the Group's liquidity.

Management Discussion and Analysis (Continued)

OVERVIEW OF INTERIM RESULTS

For the six months ended 31 January 2026, the Group recorded turnover of HK\$2,583.5 million (2025: HK\$2,547.6 million). The increase was primarily driven by (i) Lai Fung Group's 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. This was partially offset by lower Hong Kong property sales from Bal Residence and The Parkland, given that only a limited number of units remained for sale during the period under review; (ii) an increase in restaurant and F&B revenue, attributed to the resurgence in visitor arrivals; and (iii) an increase in other income, primarily driven by Camper & Nicholsons International S.A.. Due to the challenging operating environment, the revenue growth was hampered by a reduction in rental income as well as a decline in revenue from hotel operation during the period under review compared to the same period last year.

The gross profit decreased by approximately 30.4% to HK\$656.2 million from that of HK\$942.7 million in the same period last year, which was mainly due to Lai Fung Group's 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:

	Six months ended 31 January			
	2026 (HK\$ million)	2025 (HK\$ million)	Difference (HK\$ million)	% change
Property investment	573.1	621.0	-47.9	-7.7
Property development and sales	667.8	617.2	+50.6	+8.2
Hotel operation	637.8	647.3	-9.5	-1.5
Restaurant and F&B product sales operations	234.0	217.8	+16.2	+7.4
Cinema operation	221.4	220.2	+1.2	+0.5
Media and entertainment	104.0	103.4	+0.6	+0.6
Film and TV program	29.0	31.8	-2.8	-8.8
Theme park operation	2.0	3.5	-1.5	-42.9
Others	114.4	85.4	+29.0	+34.0
Total	2,583.5	2,547.6	+35.9	+1.4

For the six months ended 31 January 2026, net loss attributable to owners of the Company was approximately HK\$1,166.5 million (2025: HK\$117.8 million). The increased loss was primarily attributed to (i) the aforementioned Lai Fung Group's loss incurred on the sale of an accommodation tower (T1) and write-down of properties (mainly T3) in Hengqin Novotown Phase II; (ii) fair value losses on the Group's investment properties; and (iii) fair value losses and impairment losses on joint ventures properties, during the period under review.

Net loss per share was HK\$0.803 (2025: HK\$0.081).

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 uses (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)	(481.1)	463.0
Adjustments for:		
Share of (losses)/profits of joint ventures	(272.7)	22.0
Share of profits of associates	0.6	2.5
Fair value losses/(gains) on investment properties held by the Group ^(Note 1)	405.2	(121.9)
Fair value losses on investment properties held by the joint ventures ^(Note 1)	150.6	—
Depreciation of property, plant and equipment ^(Note 2)	139.9	147.6
Depreciation of right-of-use assets ^(Note 2)	125.3	143.3
Amortisation of film rights, film and TV program products ^(Note 3)	1.5	6.6
Impairment on properties held by the Group ^(Note 4)	173.4	—
Impairment on properties held by the joint ventures ^(Note 4)	136.4	—
Gain on disposal of a subsidiary ^(Note 5)	—	(168.7)
Adjusted EBITDA of the Group (non-HKFRS measure)	379.1	494.4

Notes:

1. Given the sizeable investment properties portfolio held by the Group and the joint ventures, the adjustments relate to fair value changes on investment properties, which are non-cash in nature.
2. The adjustments arise from depreciation of the Group's property, plant and equipment and right-of-use assets, which are non-cash in nature.
3. The adjustment arises from amortisation of film rights, film and TV program products, which is non-cash in nature.
4. The adjustments arise from impairment on the properties held by the Group and the joint ventures, which are non-cash and non-recurring in nature.
5. The adjustment arises from the gain on disposal of a subsidiary, which is non-recurring in nature.

Excluding the net effect of property revaluations, other non-cash and non-recurring items, adjusted EBITDA of the Group was approximately HK\$379.1 million for the period under review (2025: HK\$494.4 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)	(1,166.5)	(117.8)
Adjustments for:		
Fair value losses/(gains) on investment properties held by the Group ^(Note 1)	405.2	(121.9)
Deferred tax on fair value changes on investment properties held by the Group ^(Note 1)	(6.8)	(1.4)
Non-controlling interests' share of fair value changes on investment properties held by the Group less deferred tax ^(Note 1)	(9.4)	(2.0)
Fair value losses on investment properties held by the joint ventures ^(Note 1)	150.6	—
Impairment on properties held by the Group ^(Note 2)	173.4	—
Impairment on properties held by the joint ventures ^(Note 2)	136.4	—
Deferred tax on impairment ^(Note 2)	(10.6)	—
Non-controlling interests' share of impairment less deferred tax ^(Note 2)	(73.0)	—
Gain on disposal of a subsidiary ^(Note 3)	—	(168.7)
Adjusted net loss attributable to owners of the Company excluding fair value changes on investment properties and other non-cash and non-recurring items (non-HKFRS measure)	(400.7)	(411.8)

Notes:

1. Given the sizeable investment properties portfolio held by the Group and the joint ventures, the adjustments relate to fair value changes on investment properties, related deferred tax, and impact on non-controlling interests' share, which are non-cash in nature.
2. The adjustments arise from impairment on the properties held by the Group and the joint ventures, related deferred tax, and impact on non-controlling interests' share, which are non-cash and non-recurring in nature.
3. The adjustment arises from the gain on disposal of a subsidiary, which is 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\$400.7 million for the period under review (2025: HK\$411.8 million). Net loss per share excluding the effect of property revaluations and other non-cash and non-recurring items was approximately HK\$0.276 (2025: HK\$0.283).

Equity attributable to owners of the Company as at 31 January 2026 amounted to HK\$22,314.1 million, as compared to HK\$23,119.8 million as at 31 July 2025. Net asset value per share attributable to owners of the Company dropped to HK\$15.354 per share as at 31 January 2026 from HK\$15.908 per share as at 31 July 2025.

Management Discussion and Analysis *(Continued)*

PROPERTY PORTFOLIO COMPOSITION

The Group maintained a property portfolio with attributable GFA of approximately 7.8 million square feet as at 31 January 2026. All major properties of the Group in Chinese Mainland are held through Lai Fung Group, except Novotown Phase I which is 80% owned by Lai Fung Group and 20% owned by the Group, and all major properties in Hong Kong and overseas are held by the Group excluding eSun Group and Lai Fung Group.

Approximate attributable GFA (in '000 square feet) of the Group's major properties and number of car parking spaces as at 31 January 2026 are set out as follows:

	Commercial/ Retail	Office	Hotel/ Serviced Apartments	Residential	Industrial	Total (excluding car parking spaces & ancillary facilities)	No. of car parking spaces
GFA of major properties and number of car parking spaces of Lai Fung Group (on attributable basis¹)							
Completed Properties Held for Rental ²	1,468	1,216	—	—	—	2,684	1,643
Completed Hotel Properties and Serviced Apartments ²	—	—	545	—	—	545	—
Properties under Development ³	316	151	871	—	—	1,338	588
Completed Properties Held for Sale	62	232	72	16	—	382	1,877
Subtotal	1,846	1,599	1,488	16	—	4,949	4,108
GFA of major properties and number of car parking spaces of the Group excluding Lai Fung Group (on attributable basis)							
Completed Properties Held for Rental ²	690	987	—	—	16	1,693	1,357
Completed Hotel Properties and Serviced Apartments ²	—	—	725	—	—	725	92
Properties under Development ³	—	—	—	269	—	269	137
Completed Properties Held for Sale	30	105	33	9	—	177	47
Subtotal	720	1,092	758	278	16	2,864	1,633
Total GFA attributable to the Group	2,566	2,691	2,246	294	16	7,813	5,741

Notes:

1. As at 31 January 2026, Lai Fung is a 55.08%-owned subsidiary of the Company.
2. Completed and rental generating properties.
3. All properties under construction.

Management Discussion and Analysis (Continued)

PROPERTY INVESTMENT

Rental Income

During the period under review, the Group's rental operations recorded a turnover of HK\$573.1 million (2025: HK\$621.0 million) comprising turnover of HK\$209.0 million, HK\$5.3 million and HK\$358.8 million from rental properties in Hong Kong, London and Chinese Mainland, respectively.

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

	Six months ended 31 January			Period end occupancy	
	2026 HK\$ million	2025 HK\$ million	% Change	2026 %	2025 %
Hong Kong					
Cheung Sha Wan Plaza	121.9	131.4	-7.2	93.2	92.1
Causeway Bay Plaza 2	59.8	62.3	-4.0	91.6	89.0
Lai Sun Commercial Centre	23.5	25.3	-7.1	91.8	96.3
Others	3.8	3.3	+15.2		
Subtotal:	209.0	222.3	-6.0		
London, United Kingdom					
107 Leadenhall Street	5.3	6.2	-14.5	55.0	47.0
100 Leadenhall Street	—	26.6	-100.0	0.0	0.0
106 Leadenhall Street	—	—	0.0	0.0	0.0
Subtotal:	5.3	32.8	-83.8		
Chinese Mainland					
Shanghai					
Shanghai Hong Kong Plaza	118.6	130.2	-8.9	Retail: 96.0 Office: 84.9	Retail: 92.5 Office: 87.2
Shanghai May Flower Plaza	17.8	20.4	-12.7	Retail: 96.0	Retail: 98.2
Shanghai Regents Park	5.6	5.2	+7.7	100.0	100.0
Shanghai Skyline Tower	42.4	28.5	+48.8	Retail: 96.8 Office: 62.7	Retail: 89.0 Office: 48.1
Guangzhou					
Guangzhou May Flower Plaza	43.7	47.7	-8.4	Retail: 98.0 Office: 100.0	Retail: 94.2 Office: 100.0
Guangzhou West Point	10.7	10.7	0.0	99.0	96.0
Guangzhou Lai Fung Tower	50.5	61.3	-17.6	Retail: 100.0 Office: 88.0¹	Retail: 100.0 Office: 89.0 ¹
Guangzhou Lai Fung International Center	37.4	30.9	+21.0	Retail: 95.4 Office: 76.9	Retail: 99.0 Office: 64.3
Zhongshan					
Zhongshan Palm Spring Rainbow Mall	2.3	2.6	-11.5	Retail: 79.0¹	Retail: 94.5 ¹
Hengqin					
Hengqin Novotown Phase I	8.6	9.2	-6.5	Retail: 85.7²	Retail: 83.5 ²
Others	21.2	19.2	+10.4	N/A	N/A
Subtotal:	358.8	365.9	-1.9		
Total:	573.1	621.0	-7.7		

Management Discussion and Analysis *(Continued)*

PROPERTY INVESTMENT *(CONTINUED)*

Rental Income *(Continued)*

Breakdown of rental turnover by major investment properties of the Group is as follows: *(Continued)*

	Six months ended 31 January			Period end occupancy	
	2026 HK\$ million	2025 HK\$ million	% Change	2026 %	2025 %
Rental income from joint venture project					
Hong Kong					
CCB Tower ³ (50% basis)	52.2	57.2	-8.7	93.6	97.7
Total:	52.2	57.2	-8.7		

Notes:

1. Excluding self-use area.
2. Including the cultural attraction spaces.
3. CCB Tower is a joint venture project with China Construction Bank Corporation ("**CCB**") in which each of the Group and CCB has an effective 50% interest. For the six months ended 31 January 2026, the joint venture recorded rental income of approximately HK\$104.4 million (2025: HK\$114.4 million).

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

	Six months ended 31 January 2026			Six months ended 31 January 2025		
	Attributable interest to the Group	Turnover (HK\$ million)	Total GFA (square feet)	Attributable interest to the Group	Turnover (HK\$ million)	Total GFA (square feet)
Hong Kong						
Cheung Sha Wan Plaza	100%			100%		
Commercial		54.2	233,807		59.2	233,807
Office		58.7	409,896		62.5	409,896
Car Parking Spaces		9.0	N/A		9.7	N/A
Subtotal:		121.9	643,703		131.4	643,703
Causeway Bay Plaza 2	100%			100%		
Commercial		36.5	109,770		38.4	109,770
Office		20.4	96,268		21.0	96,268
Car Parking Spaces		2.9	N/A		2.9	N/A
Subtotal:		59.8	206,038		62.3	206,038
Lai Sun Commercial Centre	100%			100%		
Commercial		11.0	95,063		12.0	95,063
Office		2.1	74,181		2.9	74,181
Car Parking Spaces		10.4	N/A		10.4	N/A
Subtotal:		23.5	169,244		25.3	169,244
Others		3.8	15,951		3.3	15,951
Subtotal:		209.0	1,034,936		222.3	1,034,936

Management Discussion and Analysis (Continued)

PROPERTY INVESTMENT (CONTINUED)

Rental Income (Continued)

Breakdown of turnover by usage of major rental properties of the Group is as follows: (Continued)

	Six months ended 31 January 2026			Six months ended 31 January 2025		
	Attributable interest to the Group	Turnover (HK\$ million)	Total GFA (square feet)	Attributable interest to the Group	Turnover (HK\$ million)	Total GFA (square feet)
London, United Kingdom						
107 Leadenhall Street	100%			100%		
Commercial		0.2	48,182		2.2	48,182
Office		5.1	98,424		4.0	98,424
Subtotal:		5.3	146,606		6.2	146,606
100 Leadenhall Street	100%			100%		
Office		—	177,700		26.6	177,700
106 Leadenhall Street	100%			100%		
Commercial		—	3,540		—	3,540
Office		—	16,384		—	16,384
Subtotal:		—	19,924		—	19,924
Subtotal:		5.3	344,230		32.8	344,230
Chinese Mainland						
Shanghai						
Shanghai Hong Kong Plaza	55.08%			55.08%		
Retail		75.4	468,434		83.2	468,434
Office		40.2	362,096		44.0	362,096
Car Parking Spaces		3.0	N/A		3.0	N/A
Subtotal:		118.6	830,530		130.2	830,530
Shanghai May Flower Plaza	55.08%			55.08%		
Retail		15.7	320,314		18.2	320,314
Car Parking Spaces		2.1	N/A		2.2	N/A
Subtotal:		17.8	320,314		20.4	320,314
Shanghai Regents Park	52.33%			52.33%		
Retail		4.8	82,062		4.5	82,062
Car Parking Spaces		0.8	N/A		0.7	N/A
Subtotal:		5.6	82,062		5.2	82,062
Shanghai Skyline Tower	55.08%			55.08%		
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
Subtotal:		42.4	727,065		28.5	727,065

Management Discussion and Analysis (Continued)

PROPERTY INVESTMENT (CONTINUED)

Rental Income (Continued)

Breakdown of turnover by usage of major rental properties of the Group is as follows: (Continued)

	Six months ended 31 January 2026			Six months ended 31 January 2025		
	Attributable interest to the Group	Turnover (HK\$ million)	Total GFA (square feet)	Attributable interest to the Group	Turnover (HK\$ million)	Total GFA (square feet)
Guangzhou						
Guangzhou May Flower Plaza	55.08%			55.08%		
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
Subtotal:		43.7	436,855		47.7	436,855
Guangzhou West Point	55.08%			55.08%		
Retail		10.7	182,344		10.7	182,344
Guangzhou Lai Fung Tower	55.08%			55.08%		
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
Subtotal:		50.5	738,113		61.3	738,113
Guangzhou Lai Fung International Center	55.08%			55.08%		
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
Subtotal:		37.4	614,621		30.9	614,621
Zhongshan						
Zhongshan Palm Spring Rainbow Mall	55.08%			55.08%		
Retail ¹		2.3	148,106		2.6	148,106
Hengqin						
Novotown Phase I ²	64.06% ²			64.06% ²		
Commercial ³		8.6	996,538 ³		9.2	998,730 ³
Others		21.2	N/A		19.2	N/A
Subtotal:		358.8	5,076,548		365.9	5,078,740
Total:		573.1	6,455,714		621.0	6,457,906

Management Discussion and Analysis (Continued)

PROPERTY INVESTMENT (CONTINUED)

Rental Income (Continued)

Breakdown of turnover by usage of major rental properties of the Group is as follows: (Continued)

	Six months ended 31 January 2026			Six months ended 31 January 2025		
	Attributable interest to the Group	Turnover (HK\$ million)	Total GFA (square feet)	Attributable interest to the Group	Turnover (HK\$ million)	Total GFA (square feet)
Rental income from joint venture project						
Hong Kong						
CCB Tower ⁴ (50% basis)	50%			50%		
Office		51.9	114,603 ⁵		56.9	114,603 ⁵
Car Parking Spaces		0.3	N/A		0.3	N/A
Subtotal:		52.2	114,603		57.2	114,603
Total:		52.2	114,603		57.2	114,603

Notes:

Excluding office units and cultural workshop units. Office units with total GFA of 525,881 square feet and cultural workshop units with total GFA of 162,543 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 total GFA for self-use units and units with buyers' deposits in cultural workshop of approximately 23,415 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 revenue and gains", respectively.

1. Excluding self-use area.
2. Including the Company's 20% direct interest in Novotown Phase I and 44.06% attributable interest through Lai Fung. As at 31 January 2026, Novotown Phase I is 80% owned by Lai Fung and Lai Fung is a 55.08%-owned subsidiary of the Company.
3. Including the cultural attraction spaces (self-use area), the total GFA of which was approximately 384,759 square feet as at 31 January 2026. Revenue from the cultural attraction spaces is recognised under turnover from theme park operation of the Group.
4. CCB Tower is a joint venture project with CCB in which each of the Group and CCB has an effective 50% interest. For the six months ended 31 January 2026, the joint venture recorded rental income of approximately HK\$104.4 million (2025: HK\$114.4 million).
5. GFA attributable to the Group. The total GFA is 229,206 square feet.

The average Sterling exchange rate for the period under review appreciated by approximately 4.3% compared with the same period last year. Excluding the effect of currency translation, the Sterling denominated turnover from London properties decreased by approximately 84.6% during the period under review. Breakdown of rental turnover of London portfolio for the six months ended 31 January 2026 is as follows:

	2026 HK\$'000	2025 HK\$'000	% Change	2026 GBP'000	2025 GBP'000	% Change
107 Leadenhall Street	5,274	6,213	-15.1	502	616	-18.5
100 Leadenhall Street	—	26,548	-100.0	—	2,634	-100.0
106 Leadenhall Street	—	—	0.0	—	—	0.0
Total:	5,274	32,761	-83.9	502	3,250	-84.6

Management Discussion and Analysis *(Continued)*

PROPERTY INVESTMENT *(CONTINUED)*

Review of major investment properties

Hong Kong Properties (100% owned unless specified otherwise)

Cheung Sha Wan Plaza

The asset comprises an 8-storey and a 7-storey office towers erected on top of a retail podium which was completed in 1989. It is located on top of the Lai Chi Kok MTR station with a total GFA of 643,703 square feet (excluding car parking spaces). The arcade is positioned to serve the local communities nearby with major banks and recognised restaurants chains as the key tenants.

Causeway Bay Plaza 2

The asset comprises a 28-storey commercial/office building with car parking facilities at basement levels which was completed in 1992. It is located at the heart of Causeway Bay with a total GFA of 206,038 square feet (excluding car parking spaces). Key tenants include a HSBC branch and commercial offices and major restaurants.

Lai Sun Commercial Centre

The asset comprises a 13-storey commercial/carpark complex completed in 1987. It is located near the Lai Chi Kok MTR station with a total GFA of 169,244 square feet (excluding car parking spaces).

Overseas Properties (100% owned unless specified otherwise)

The Leadenhall project

This comprises of three addresses: 100, 106 and 107 Leadenhall Street, London EC3, United Kingdom.

The assets are surrounded by 30 St Mary Axe (commonly known as the Gherkin), Lloyd's of London and The Scalpel at 52 Lime Street. They are freehold commercial properties with commercial and offices spaces. The buildings comprise a total of 344,230 square feet gross internal area. 100 and 106 have been stripped out and not leased. The occupancy rate for 107 at the end of January 2026 was approximately 55.0%.

The Group has secured approval to redevelop the project into an office tower. The Group is considering different options currently to optimise its value to the Group, which may include complete disposal or partial ownership for future redevelopment.

Management Discussion and Analysis *(Continued)*

PROPERTY INVESTMENT *(CONTINUED)*

Review of major investment properties *(Continued)*

Chinese Mainland Properties (100% owned by Lai Fung Group unless specified otherwise)

Except for the Group's 20% interest in Novotown Phase I in Hengqin, all major rental properties of the Group in Chinese Mainland are held through Lai Fung Group.

Shanghai Hong Kong Plaza

Being Lai Fung 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.

Lai Fung 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.

Lai Fung Group retains a 95% interest in the commercial portion which has a total GFA of approximately 82,100 square feet (GFA attributable to Lai Fung 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.

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.

Management Discussion and Analysis *(Continued)*

PROPERTY INVESTMENT *(CONTINUED)*

Review of major investment properties *(Continued)*

Chinese Mainland Properties (100% owned by Lai Fung Group unless specified otherwise) (Continued)

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 Lai Fung Group has sold all the residential and office units.

Lai Fung 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.

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.

Lai Fung 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.

Management Discussion and Analysis *(Continued)*

PROPERTY INVESTMENT *(CONTINUED)*

Review of major investment properties *(Continued)*

Chinese Mainland Properties (100% owned by Lai Fung Group unless specified otherwise) (Continued)

Hengqin Novotown (Continued)

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.

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. Lai Fung 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 Lai Fung Group in August 2024. Furthermore, four additional retail units in Novotown Phase I were sold to independent third parties since the end of 2024.

Lai Fung Group owns 80% of Novotown Phase I. The remaining 20% is owned by the Group.

Management Discussion and Analysis *(Continued)*

PROPERTY DEVELOPMENT

Recognised Sales

For the six months ended 31 January 2026, recognised turnover from sales of properties was HK\$667.8 million (2025: HK\$617.2 million). Breakdown of turnover for the six months ended 31 January 2026 from sales of properties is as follows:

Hong Kong

Recognised basis	No. of Units	Approximate Saleable Area (Square feet)	Average Selling Price ¹ (HK\$/square foot)	Turnover (HK\$ million)
Bal Residence				
Residential Units	40	14,176	15,279	216.6
Motor Cycle Parking Space	1			0.1
The Parkland				
Residential Units	5	2,407	10,019	24.1
93 Pau Chung Street				
Car Parking Spaces	2			1.6
Subtotal				242.4

Chinese Mainland

Recognised basis	No. of Units	Approximate GFA (Square feet)	Average Selling Price ² (HK\$/square foot)	Turnover ³ (HK\$ million)
Hengqin Novotown Phase I				
Cultural Studios	2	6,231	3,794	22.5
Cultural Workshop Units	14	10,731	1,741	17.1
Hengqin Novotown Phase II				
Accommodation Tower (T1)	418	249,280	1,287	294.4
Zhongshan Palm Spring				
Commercial Units	51	51,929	1,276	60.8
Residential High-rise Units	4	5,762	1,702	9.0
Residential House Units	2	4,183	2,430	9.7
Shanghai Regents Park				
Car Parking Space	1			0.6
Guangzhou Eastern Place				
Car Parking Space	1			0.5
Zhongshan Palm Spring				
Car Parking Spaces	121			10.8
Subtotal				425.4

Total				667.8
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Management Discussion and Analysis (Continued)

PROPERTY DEVELOPMENT (CONTINUED)

Recognised Sales (Continued)

Recognised sales from joint venture project

Hong Kong

Recognised basis	No. of Units	Approximate Saleable Area (Square feet)	Average Selling Price ¹ (HK\$/square foot)	Turnover (HK\$ million)
Alto Residences (50% basis) Residential Unit ⁴	1	1,055	22,859	24.1 ⁵
Total				24.1

Notes:

1. Excluding the financing component for sale of completed properties in accordance with Hong Kong Financial Reporting Standard 15 "Revenue from Contracts with Customers".
2. Value-added tax inclusive.
3. Value-added tax exclusive.
4. No. of residential unit(s) and saleable area attributable to the Group. The total no. of residential units recognised and total saleable area are 2 and 2,109 square feet, respectively.
5. Representing property sales proceeds of HK\$42.3 million and rental income of HK\$5.9 million in relation to certain residential unit offering early occupation benefit which allows the purchasers to move in earlier before completion of the sale.

Management Discussion and Analysis *(Continued)*

PROPERTY DEVELOPMENT *(CONTINUED)*

Contracted Sales

As at 31 January 2026, the Group's property development operation has contracted but not yet recognised sales of HK\$585.0 million. Including the joint venture project of the Group, the total contracted but not yet recognised sales of the Group as at 31 January 2026 amounted to HK\$606.6 million. Breakdown of contracted but not yet recognised sales as at 31 January 2026 is as follows:

Hong Kong

Contracted basis	No. of Units	Approximate Saleable Area (Square feet)	Average Selling Price (HK\$/square foot)	Turnover (HK\$ million)
Bal Residence				
Residential Units	2	1,586	16,646	26.4
Car Parking Space	1			1.0
Subtotal				27.4

Chinese Mainland

Contracted basis	No. of Units	Approximate GFA (Square feet)	Average Selling Price ¹ (HK\$/square foot)	Turnover ¹ (HK\$ million)
Hengqin Novotown Phase I				
Cultural Workshop Unit	1	654	1,835	1.2
Hengqin Novotown Phase II				
Accommodation Tower (T3)	361	285,204	1,287	367.2
Harrow LiDe School Hengqin Buildings ²	N/A	149,078	1,093	162.9 ³
Zhongshan Palm Spring				
Commercial Units	8	9,059	1,247	11.3
Residential High-rise Unit	1	1,244	1,447	1.8
Residential House Units	2	4,250	2,447	10.4
Zhongshan Palm Spring				
Car Parking Spaces	30			2.8
Subtotal				557.6
Total				585.0

Management Discussion and Analysis *(Continued)*

PROPERTY DEVELOPMENT *(CONTINUED)*

Contracted Sales *(Continued)*

Contracted sales from joint venture project Hong Kong

Contracted basis	No. of Units	Approximate Saleable Area (Square feet)	Average Selling Price (HK\$/square foot)	Turnover (HK\$ million)
Alto Residences (50% basis) House ⁴	1	1,122	19,229	21.6 ⁵
Total				21.6

Notes:

1. Value-added tax inclusive.
2. Will be recognised as income from finance lease under turnover.
3. 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.
4. No. of house(s) and saleable area attributable to the Group. The total no. of house contracted and total saleable area are 1 and 2,244 square feet, respectively.
5. Representing property sales proceeds of HK\$43.2 million.

Management Discussion and Analysis *(Continued)*

PROPERTY DEVELOPMENT *(CONTINUED)*

Review of major projects for sale and under development

Hong Kong Properties (100% owned unless specified otherwise)

Bal Residence

In April 2019, the Group successfully secured the Urban Renewal Authority project at No. 18 Hang On Street, Kwun Tong, Hong Kong. Construction work was completed in October 2023, while fitting-out work was completed in late March 2024.

Bal Residence has a total saleable area of approximately 62,148 square feet, including 7,506 square feet of commercial facilities and 54,642 square feet of residential spaces, offering 156 residential units. Up to 28 February 2026, the Group has sold all residential units in Bal Residence at an average selling price of approximately HK\$15,193 per square foot. Total proceeds for this sold residential units are estimated to be HK\$830.2 million. During the period under review, 40 residential units were sold, amounting to HK\$216.6 million recognised in revenue. Since 1 February 2026 to 28 February 2026, the remaining 2 units have been sold.

The Parkland

In March 2019, the Group successfully tendered for and secured a site located at No. 266 Tai Kei Leng, Lot No. 5382 in Demarcation District No. 116, Tai Kei Leng, Yuen Long, Hong Kong. This site is designated for private residential purposes. Construction work was completed in late March 2024, while fitting-out work was completed in late December 2024.

The Parkland has a total saleable area of approximately 36,720 square feet, offering 112 residential units. All residential units have been completely sold and substantially recognised in revenue during the prior year under review. Total proceeds amounted to HK\$346.8 million, of which HK\$24.1 million is recognised in revenue during this financial period.

Deep Water Pavilia

In January 2021, the consortium formed by the Group together with New World Development Company Limited, Empire Development Hong Kong (BVI) Limited and CSI Properties Limited successfully won the tender for the Wong Chuk Hang Station Package Five Property Development. This luxury residential development project sitting on top of the Wong Chuk Hang MTR station and "THE SOUTHSIDE", the largest shopping mall in the prominent Southern district of Hong Kong, covers a site area of approximately 95,600 square feet, with a total GFA of approximately 636,200 square feet and is expected to deliver two residential towers, offering around 825 residential units, with a total investment of approximately HK\$18.0 billion. Construction works is in progress and is expected to be completed in the second quarter of 2026. Around 780 units out of total 825 units have been presold for approximately HK\$13.7 billion as of the latest update.

The Group owns 15% interest in this project.

Management Discussion and Analysis *(Continued)*

PROPERTY DEVELOPMENT *(CONTINUED)*

Review of major projects for sale and under development *(Continued)*

Hong Kong Properties (100% owned unless specified otherwise) (Continued)

79 Broadcast Drive project

In October 2021, the Group successfully tendered for and secured a site at No. 79 Broadcast Drive, Kowloon Tong, Hong Kong. The site with a site area of approximately 23,900 square feet used to be the Educational Television Centre of Radio Television Hong Kong and maximum permissible GFA is around 71,600 square feet. The Group plans to develop a high-quality luxury residential project offering around 46 medium-large sized units including 2 houses, with a total investment of approximately HK\$2.3 billion. Superstructure works is in progress and the construction is expected to be completed in the first half of 2026.

1 Kotewall Road project

In January 2022, the Group acquired two adjacent buildings at No. 1 Kotewall Road in Mid-Levels, Hong Kong Island for redevelopment purpose. The Group intends to redevelop the site into a luxury residential project with a total GFA of approximately 55,200 square feet, offering around 27 medium-large sized residential units, with a total investment of approximately HK\$1.9 billion. Foundation works is in progress and the construction is expected to be completed in the first quarter of 2028.

116 Waterloo Road project

In September 2021, the Group acquired the 3-storey building at No. 116 Waterloo Road in Ho Man Tin, Kowloon, Hong Kong for redevelopment purpose. The Group intends to redevelop the site into residential units with a total GFA of approximately 46,600 square feet, offering around 85 residential units, with a total investment of approximately HK\$1.1 billion. Project design work is in progress and the construction is expected to be completed in the third quarter of 2028.

Chinese Mainland Properties (100% owned by Lai Fung Group unless specified otherwise)

All major properties for sale and under development in Chinese Mainland of the Group are held through Lai Fung Group except Hengqin Novotown Phase I which is 80% owned by Lai Fung Group and 20% owned by the Group.

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 Lai Fung 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.

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

Lai Fung Group owns 80% of Novotown Phase I. The remaining 20% is owned by the Group.

Management Discussion and Analysis *(Continued)*

PROPERTY DEVELOPMENT *(CONTINUED)*

Review of major projects for sale and under development *(Continued)*

Chinese Mainland Properties (100% owned by Lai Fung Group unless specified otherwise) (Continued)

Hengqin Novotown (Continued)

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. Lai Fung 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. Lai Fung 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 Lai Fung 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.

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, Lai Fung 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 remained unsold.

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 Lai Fung Group to crystallise the value of its investment in Novotown Phase II and gradually recoup funding to improve the project's working capital position.

Lai Fung 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 Lai Fung Group's sales turnover. Also, the sales of 121 car parking spaces contributed approximately HK\$10.8 million to Lai Fung Group's sales turnover.

Management Discussion and Analysis *(Continued)*

PROPERTY DEVELOPMENT *(CONTINUED)*

Review of major projects for sale and under development *(Continued)*

Chinese Mainland Properties (100% owned by Lai Fung Group unless specified otherwise) (Continued)

Zhongshan Palm Spring (Continued)

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. 2,396 car parking spaces of this development remained unsold as at 31 January 2026.

Review of Other Properties Completed for Sale (100% owned by Lai Fung Group 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. As at 31 January 2026, 13 car parking spaces of this development remained unsold.

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.

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 Lai Fung Group's turnover. As at 31 January 2026, 182 car parking spaces of this development remained unsold.

Lai Fung 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 car parking space of this development remained unsold.

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 Lai Fung Group has sold all the residential and office units. As at 31 January 2026, 80 car parking spaces of this development remained unsold.

Management Discussion and Analysis *(Continued)*

HOTEL AND SERVICED APARTMENT OPERATIONS

The hotel and serviced apartment operation segment of the Group includes the Group's operation of the Ocean Park Marriott Hotel in Hong Kong and the Caravelle Hotel in Ho Chi Minh City, Vietnam, as well as Lai Fung Group's hotel and serviced apartment operation in Shanghai and Hengqin, Chinese Mainland. Since December 2019, the Group further expanded its hotel portfolio with the acquisition of a 50% interest in Fairmont St. Andrews resort in Fife, Scotland, United Kingdom. Performance of the 50:50 joint venture of Fairmont St. Andrews resort is recognised as "Share of profits and losses of joint ventures" in the consolidated income statement of the Group. The hotel project in Phuket, Thailand that the Group invested in June 2017 is still at the planning stage. The Group is closely monitoring the tourism market in Thailand and will provide updates on this project as and when there is material progress.

For the six months ended 31 January 2026, the hotel and serviced apartment operations contributed HK\$637.8 million to the Group's turnover (2025: HK\$647.3 million), representing a slight decrease of approximately 1.5%. The decline in revenue was mainly driven by (i) 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; and (ii) a decline in non-room revenue at the Ocean Park Marriott Hotel, attributable to lower banquet sales, which was partially offset by higher room revenue at the hotel.

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

	Location	Attributable interest to the Group	No. of Rooms ¹	Total GFA (square feet)	Turnover (HK\$ million)	Period end occupancy rate (%)	Average occupancy rate (%)	
Hotel and serviced apartment								
	Ocean Park Marriott Hotel	Hong Kong	100%	471	365,974	225.6	73.2	78.5
	Ascott Huaihai Road Shanghai	Shanghai	55.08%	307	356,260	52.7	68.6	82.8
	STARR Hotel Shanghai	Shanghai	55.08%	239	143,846	12.9	60.0	70.9
	Hyatt Regency Hengqin	Hengqin	64.06%	493	610,540	75.1	80.0	75.0
	Caravelle Hotel	Ho Chi Minh City	26.01%	335	378,225	271.2	89.5	78.6
	Subtotal:			1,845	1,854,845	637.5		
	Hotel management fee					0.3		
	Total:					637.8		
Joint Venture Project								
	Fairmont St. Andrews resort (50% basis)	Scotland	50%	106 ²	138,241 ²	52.4	35.5	54.5

Notes:

1. On 100% basis.
2. No. of rooms and GFA attributable to the Group. The total number of rooms and total GFA are 211 and 276,482 square feet, respectively.

Management Discussion and Analysis *(Continued)*

HOTEL AND SERVICED APARTMENT OPERATIONS *(Continued)*

Ocean Park Marriott Hotel officially commenced its operations on 19 February 2019, adding a total of 471 rooms and approximately 365,974 square feet of attributable rental space to the rental portfolio of the Group. Ocean Park Marriott Hotel has achieved “Gold” rating in BEAM Plus Final Assessment. The Group remains optimistic about the prospects of the Ocean Park Marriott Hotel given the popularity of Ocean Park, as well as Asia’s first all-season water park, Water World, grand opened in September 2021. The Group owns 100% interest in Ocean Park Marriott Hotel.

Caravelle Hotel is a leading international 5-star hotel in the centre of the business, shopping and entertainment district in Ho Chi Minh City, Vietnam. It is an elegant 24-storey tower with a mixture of French colonial and traditional Vietnamese style and has 335 superbly appointed rooms, suites, exclusive Signature Floors, Signature Lounge and a specially equipped room for the disabled. Total GFA of Caravelle Hotel is approximately 378,225 square feet. The Group owns a 26.01% interest in Caravelle Hotel.

The hotel operation team of the Group has extensive experience in providing consultancy and management services to hotels in Chinese Mainland, Hong Kong and other Asian countries. The division’s key strategy going forward will continue to focus on providing management services, particularly to capture opportunities arising from the developments of Lai Fung Group in Shanghai, Guangzhou, Zhongshan and Hengqin. The hotel division of the Group manages Lai Fung’s serviced apartments in Shanghai under the “STARR” brand.

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).

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 it has a total GFA of approximately 143,800 square feet.

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 Lai Fung 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. Lai Fung Group owns 80% interest in Hyatt Regency Hengqin and the remaining 20% is owned by the Group.

Management Discussion and Analysis *(Continued)*

RESTAURANT AND F&B PRODUCT SALES OPERATIONS

For the six months ended 31 January 2026, restaurant and F&B product sales operations contributed HK\$234.0 million to the Group's turnover, representing an increase of approximately 7.4% from that of HK\$217.8 million in the same period last year. The increase was mainly attributed to the resurgence in visitor arrivals. Furthermore, the Group has closed certain non-performing restaurants, a turnaround of segment losses to segment profits were recorded during the period under review.

Up to the date of this interim report, restaurant operations include the Group's interests in 21 restaurants in Hong Kong and Chinese Mainland, 1 restaurant in Dubai and 1 restaurant in Macau under management. Details of each existing restaurant of the Group are as follows:

Cuisine	Restaurant	Location	Attributable interest to the Group	Award
Owned restaurants				
Western/International Cuisine	8½ Otto e Mezzo BOMBANA Hong Kong	Hong Kong	38%	Three Michelin stars (2012-2026)
	8½ Otto e Mezzo BOMBANA Shanghai	Shanghai	13%	Two Michelin stars (2017-2026)
	Beefbar	Hong Kong	63%	One Michelin star (2017-2026)
	Prohibition <i>(Note)</i>	Hong Kong	100%	
	Cipriani	Hong Kong	44%	
	Plaisance by Mauro Colagreco	Hong Kong	48%	One Michelin star (2025-2026)
Asian Cuisine	China Tang Landmark	Hong Kong	51%	The Plate Michelin (2019-2021) One Michelin star (2026)
	Howard's Gourmet	Hong Kong	51%	
	Chiu Tang Central	Hong Kong	68%	
	Canton Bistro <i>(Note)</i>	Hong Kong	100%	
	KiKi Noodle Bar IFC	Hong Kong	83%	
	KiKi Noodle Bar K11 MUSEA	Hong Kong	83%	
	KiKi Noodle Bar Hysan Place	Hong Kong	83%	
	Academia	Hong Kong	83%	
	OH! MY BREAD (includes OH! MY NOODLE)	Hong Kong	83%	
	MOSU Hong Kong	Hong Kong	68%	
	SÉP	Hong Kong	68%	
	China Club	Hong Kong	17%	
	China Tang Dubai	Dubai	34%	
	Japanese Cuisine	Kanesaka Hong Kong	Hong Kong	68%
Yamato		Hong Kong	60%	
Akatsuki		Hong Kong	48%	
Managed restaurant				
Western Cuisine	8½ Otto e Mezzo BOMBANA, Macau	Macau	N/A	One Michelin star (2016-2026)

Note: Performance of these two restaurants in Ocean Park Marriott Hotel has been included in the hotel operation segment for segment reporting purposes.

Management Discussion and Analysis *(Continued)*

CINEMA OPERATION

The cinema operation is managed by eSun Group. For the six months ended 31 January 2026, this segment recorded a turnover of HK\$221.4 million (2025: HK\$220.2 million) and segment results of a profit of HK\$12.9 million (2025: a loss of HK\$16.6 million). Driven by the operational and administrative cost control measures implemented by eSun Group, segment profits were recorded during the period under review. As at the date of this interim report, eSun Group operates fourteen cinemas in Hong Kong and one cinema in Chinese Mainland. Details on the number of screens and seats of each existing cinema are disclosed in below table. Besides, eSun Group has extended its cinema network through two 50%-owned joint ventures with Emperor Cinemas Group, namely Emperor Cinemas Plus+ (The Wai) and Emperor Cinemas Plus+ (The Southside), which are managed by Emperor Cinemas Group.

Cinema (managed by eSun Group)	No. of screens	No. of seats
Chinese Mainland		
Suzhou Grand Cinema City	10	1,440
Subtotal	10	1,440
Hong Kong		
K11 Art House	12	1,708
Movie Town (including MX4D theatre)	7	1,702
Festival Grand Cinema	8	1,196
MCL AIRSIDE Cinema	7	944
MCL The ONE Cinema	6	831
MCL Cyberport Cinema	4	818
MCL Telford Cinema (including MX4D theatre)	6	789
MCL Metro City Cinema	6	690
MCL Citygate Cinema	4	673
STAR Cinema	6	622
MCL Amoy Cinema	3	603
MCL Cheung Sha Wan Cinema	4	418
MCL Green Code Cinema	3	285
Grand Windsor Cinema	3	246
Subtotal	79	11,525
Total	89	12,965

Management Discussion and Analysis *(Continued)*

MEDIA AND ENTERTAINMENT

The media and entertainment businesses are operated by eSun Group. For the six months ended 31 January 2026, this segment recorded a turnover of HK\$104.0 million (2025: HK\$103.4 million) and segment results of an increased profit to HK\$58.5 million from that of HK\$18.5 million in the same period last year.

Events Management

During the period under review, eSun Group organised and invested in 17 (2025: 15) shows by popular local and Asian renowned artistes, including Grasshopper, Ekin Cheng, Jay Fung, Stephy Tang, Cloud Wan, On Chan and Big Four.

Music Production, Distribution and Publishing

During the period under review, eSun Group released 10 (2025: 6) albums, including titles by Anita Mui, Leslie Cheung, Sammi Cheng, Miriam Yeung, Jay Fung, On Chan, Big Four and Nowhere Boys. eSun Group expects to continue to increase its music licensing revenue from the exploitation of the music library through new media distribution.

Artiste Management

eSun Group has a strong artiste management team and a sizeable number of talents and will continue to expand its profile and in tandem with its growing TV drama production and film production businesses. eSun Group currently has 14 artistes under its management.

FILM AND TV PROGRAM PRODUCTION AND DISTRIBUTION

The film and TV program production and distribution businesses are operated by eSun Group. For the six months ended 31 January 2026, this segment recorded a turnover of HK\$29.0 million (2025: HK\$31.8 million) and segment results of a loss of HK\$13.1 million (2025: profit of HK\$15.3 million).

During the period under review, a total of 2 (2025: 6) films produced/invested by eSun Group were theatrically released, namely *"The Volunteers: Peace at Last"* and *"Dream Demon Spirit Snake Record"*. eSun Group also distributed 27 (2025: 27) films with high profile titles including *"Back To The Past"*, *"The Housemaid"* and *"The SpongeBob Movie: Search for SquarePant"*.

INTERESTS IN JOINT VENTURES

For the six months ended 31 January 2026, share of losses from joint ventures of the Group amounted to HK\$272.7 million, as compared to share of profits from joint ventures of HK\$22.0 million in the same period last year. The turnaround from profits to losses was primarily due to the fair value losses and impairment losses on joint ventures properties during the period under review.

	Six months ended 31 January	
	2026 (HK\$ million)	2025 (HK\$ million)
Revaluation losses	(150.6)	—
Operating (losses)/profits	(122.1)	22.0
(Losses)/profits from joint ventures	(272.7)	22.0

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, loan facilities provided by banks and guaranteed notes issued to investors.

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

As at 31 January 2026	The Group (HK\$ million)	The Group (excluding Lai Fung Group and eSun Group) (HK\$ million)
Total financial resources	4,920.3	2,553.3
<i>Breakdown:</i>		
– Cash and cash equivalents	2,943.5	1,332.3
– Pledged and restricted bank balances and time deposits (including the balances classified as assets held for sale)	1,097.3	482.0
– Undrawn banking facilities <i>(Note 1)</i>	879.5	739.0
Total borrowings	25,845.3	15,859.1
<i>Breakdown:</i>		
– Bank borrowings		
– Repayable within one year	7,787.9	3,626.7
– Repayable in the second year	5,350.1	4,283.4
– Repayable in the third to fifth years	5,315.9	3,704.1
– Repayable beyond the fifth year	2,845.3	—
Total bank borrowings	21,299.2	11,614.2
– Guaranteed notes		
– Due 28 July 2026 <i>(Note 2)</i>	3,862.0	3,862.0
– Due 10 November 2026 <i>(Note 3)</i>	179.7	179.7
– Due 9 February 2029 <i>(Note 4)</i>	203.2	203.2
Total guaranteed notes	4,244.9	4,244.9
– Other borrowings	301.2	—

Notes:

- As at the date of this interim report, undrawn banking facilities held by the Group increased to HK\$1,987.5 million, mainly due to the successful extension of a project loan availability period by Lai Fung Group.
- Such notes are issued by Lai Sun MTN Limited, a wholly-owned subsidiary of the Company, and guaranteed by the Company and have an outstanding principal amount of US\$493 million and bear interest at a fixed interest rate of 5% per annum payable semi-annually in arrears and listed on The Stock Exchange of Hong Kong Limited (“**Stock Exchange**”).
- Such notes are issued by Lai Sun MTN Limited and guaranteed by the Company and have an outstanding principal amount of HK\$180 million and bear interest at a fixed interest rate of 4.9% per annum payable quarterly in arrears.
- Such notes are issued by Lai Sun MTN Limited and guaranteed by the Company and have an outstanding principal amount of HK\$205 million and bear interest at a fixed interest rate of 5.25% per annum payable semi-annually in arrears.

Management Discussion and Analysis *(Continued)*

LIQUIDITY AND FINANCIAL RESOURCES *(Continued)*

Currency denomination, interest rates and hedging arrangements

The Group's major assets and liabilities and transactions were denominated in Hong Kong dollars, United States dollars, Pound Sterling and Renminbi. Considering that Hong Kong dollars are pegged against United States dollars, the Group believes that the corresponding exposure to exchange rate risk arising from United States dollars is not material. The Group has investments in the United Kingdom with the assets and liabilities denominated in Pound Sterling. These investments were primarily financed by bank borrowings denominated in Pound Sterling in order to minimize the net foreign exchange exposure. Lai Fung Group has a net exchange exposure to Renminbi as their assets are principally located in Chinese Mainland and the revenues are predominantly in Renminbi. Other than the abovementioned, the remaining monetary assets and liabilities of the Group were mainly denominated in Euro and Vietnamese Dong which were insignificant as compared with the Group's total assets and liabilities. The Group manages its foreign currency risk by closely reviewing the movement of the foreign currency rate and considers hedging significant foreign currency exposure should the additional need arise.

Approximately 83% and 16% of the Group's total borrowings carried interest on a floating rate basis and fixed rate basis, respectively, and the remaining 1% of the Group's borrowings were interest-free.

The Group entered into cross currency swap agreements with financial institutions for hedging the foreign currency risk of certain guaranteed notes. The Group has also entered into interest rate swap agreements with financial institutions for hedging the interest rate risk of certain bank borrowings.

Gearing ratio

The gearing ratio, expressed as a percentage of the total outstanding net debt (being the total borrowings less cash and bank balances) to consolidated net assets attributable to owners of the Company, was approximately 98% (31 July 2025: 91%). Excluding the net debt of eSun Group and Lai Fung Group, the Group's gearing ratio was approximately 63% (31 July 2025: 58%).

Pledge of assets

As at 31 January 2026, certain investment properties with carrying amounts of HK\$32,911.6 million, certain property, plant and equipment and the related right-of-use assets with carrying amounts of HK\$7,510.5 million, certain completed properties for sale with carrying amounts of HK\$1,496.2 million, certain properties under development with carrying amounts of HK\$4,491.9 million, and certain bank balances and time deposits with banks of HK\$625.1 million were pledged to banks to secure banking facilities granted to the Group. In addition, shares in certain subsidiaries were pledged to banks to secure banking facilities granted to the Group. Shares in certain joint ventures were pledged to banks to secure banking facilities granted to the respective joint ventures of the Group. The Group's secured bank borrowings were also secured by floating charges over certain assets held by the Group.

Management Discussion and Analysis *(Continued)*

LIQUIDITY AND FINANCIAL RESOURCES *(Continued)*

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.

On 30 September 2025, the Group successfully refinanced HK\$3,457.0 million Cheung Sha Wan Plaza syndicated loan for 5 years. Subsequent to the end of the reporting period, on 12 March 2026, Lai Fung 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 will consider its options with regards to the maturity of its guaranteed notes, including but not limited to a potential liability management exercise to extend the maturity profile of its guaranteed notes.

Completion of the refinancing and asset sales will contribute to the Group's deleveraging and improve the Group's financial position in the second half of the financial year.

CONTINGENT LIABILITIES

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

Particular of Major Properties

COMPLETED PROPERTIES HELD FOR RENTAL

As at 31 January 2026

Property Name	Location	Attributable Interest to the Group	Tenure	Approximate Attributable GFA (square feet)					Total (excluding car parking spaces & ancillary facilities) to the Group	No. of car parking spaces attributable to the Group
				Commercial/Retail	Office	Industrial				
Hong Kong										
Cheung Sha Wan Plaza	833 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon, Hong Kong (New Kowloon Inland Lot No. 5955)	100%	The property is held for a term expiring on 30 June 2047	233,807	409,896	—	643,703	355		
Causeway Bay Plaza 2	463-483 Lockhart Road, Causeway Bay, Hong Kong (Section J and the Remaining Portions of Sections D,E,G,H,K,L,M and O, Subsection 4 of Section H and the Remaining Portion of Inland Lot No. 2833)	100%	The property is held for a term of 99 years commencing on 15 April 1929 and renewable for a further term of 99 years	109,770	96,268	—	206,038	57		
Lai Sun Commercial Centre	680 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon, Hong Kong (New Kowloon Inland Lot No. 5984)	100%	The property is held for a term of which expired on 27 June 1997 and has been extended upon expiry until 30 June 2047	95,063	74,181	—	169,244	538		
CCB Tower*	3 Connaught Road Central, Hong Kong (Inland Lot No. 8736)	50%	The property is held for a term commencing from 28 June 1989 and expiring on 30 June 2047	—	114,603	—	114,603	19		
Metropolitan Factory and Warehouse Building (Units A and B on 10/F and car parking spaces nos. 1, 2, 13 and 14 on G/F)	30-32 Chai Wan Kok Street, Tsuen Wan, New Territories, Hong Kong	100%	The property is held for a term of which expired on 27 June 1997 and has been extended upon expiry until 30 June 2047	—	—	11,370	11,370	4		
Luen Fat Loong Factory Building (4/F)	19 Cheung Lee Street, Chai Wan, Hong Kong	100%	The property is held for a term of 75 years commencing on 4 November 1963 renewable for a further term of 75 years	—	—	4,290	4,290	—		
Subtotal of major completed properties held for rental in Hong Kong:				438,640	694,948	15,660	1,149,248	973		

Particular of Major Properties (Continued)

COMPLETED PROPERTIES HELD FOR RENTAL (CONTINUED)

As at 31 January 2026

Property Name	Location	Attributable Interest to the Group	Tenure	Approximate Attributable GFA (square feet)					No. of car parking spaces attributable to the Group
				Commercial/Retail	Office	Industrial	Total (excluding car parking spaces & ancillary facilities)		
United Kingdom									
107 Leadenhall Street London ⁷	107 Leadenhall Street, London EC3, United Kingdom	100%	The property is held freehold	48,182	98,424	—	146,606	—	
100 Leadenhall Street London ⁷	100 Leadenhall Street, London EC3, United Kingdom	100%	The property is held freehold	—	177,700	—	177,700	15	
106 Leadenhall Street London ⁷	106 Leadenhall Street, London EC3, United Kingdom	100%	The property is held freehold	3,540	16,384	—	19,924	—	
Subtotal of major completed properties held for rental in United Kingdom:				51,722	292,508	—	344,230	15	
Chinese Mainland									
Shanghai									
Hong Kong Plaza	282 & 283 Huaihaizhong Road, Huangpu District	55.08%	The property is held for a term of 50 years commencing on 16 September 1992	258,013	199,442	—	457,455	193	
May Flower Plaza	The junction of Da Tong Road and Zhi Jiang Xi Road, Sujiaxiang, Jing'an District	55.08%	The property is held for a term of 40 years for commercial use commencing on 5 February 2007	176,429	—	—	176,429	—	
Skyline Tower	Tian Mu Road West, and Da Tong Road, Jing'an District	55.08%	The property is held for a term of 40 years for commercial use and 50 years for office use commencing on 30 September 2016	50,798	349,669	—	400,467	244	
Regents Park	88 Huichuan Road, Changning District	52.33%	The property is held for a term of 70 years commencing on 4 May 1996	42,940	—	—	42,940	—	
Subtotal of major completed properties held for rental in Shanghai:				528,180	549,111	—	1,077,291	437	

Particular of Major Properties (Continued)

COMPLETED PROPERTIES HELD FOR RENTAL (CONTINUED)

As at 31 January 2026

Property Name	Location	Attributable Interest to the Group	Tenure	Approximate Attributable GFA (square feet)					No. of car parking spaces attributable to the Group
				Commercial/Retail	Office	Industrial	Total (excluding car parking spaces & ancillary facilities)		
Guangzhou									
May Flower Plaza	68 Zhongshanwu Road, Yuexiu District	55.08%	The property is held for a term of 40 years for commercial use and 50 years for other uses commencing on 14 October 1997	196,869	43,751	—	240,620	75	
West Point	The junction of Zhongshan Qi Road and Guangfu Road, Liwan District	55.08%	The property is held for a term of 40 years for commercial use and 50 years for other uses commencing on 11 January 2006	100,435	—	—	100,435	—	
Lai Fung Tower	761 Dongfeng East Road, Yuexiu District	55.08%	The property is held for a term of 40 years for commercial use and 50 years for other uses commencing on 21 October 1997	61,850	344,702	—	406,552	172	
Lai Fung International Center	33 Jiefang South Road, Yuexiu District	55.08%	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	60,213	278,320	—	338,533	147	
Subtotal of major completed properties held for rental in Guangzhou:				419,367	666,773	—	1,086,140	394	
Zhongshan									
Palm Spring Rainbow Mall	Caihong Planning Area, Western District	55.08%	The property is held for a term expiring on 30 March 2075 for commercial/residential uses	81,577	—	—	81,577	—	
Subtotal of major completed property held for rental in Zhongshan:				81,577	—	—	81,577	—	
Hengqin									
Novotown Phase I ²	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	64.06%	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	638,422 ³	—	—	638,422 ³	1,181	
Subtotal of major completed property held for rental in Hengqin:				638,422	—	—	638,422	1,181	
Subtotal of major completed properties held for rental in Chinese Mainland:				1,667,546	1,215,884	—	2,883,430	2,012	
Total of major completed properties held for rental:				2,157,908	2,203,340	15,660	4,376,908	3,000	

Notes:

* Sales approved by shareholders, subject to completion.

1. Gross internal area.

2. As at 31 January 2026, Novotown Phase I was 80% owned by Lai Fung Group and 20% owned by the Group.

3. Including cultural attraction spaces.

Particular of Major Properties (Continued)

COMPLETED HOTEL PROPERTIES AND SERVICED APARTMENTS

As at 31 January 2026

Property Name	Location	Attributable Interest to the Group	Tenure	No. of rooms	Approximate Attributable GFA (square feet)	No. of car parking spaces attributable to the Group
Hong Kong						
Hong Kong Ocean Park Marriott Hotel	180 Wong Chuk Hang Road, Ocean Park, Hong Kong	100%	The property is held for a term of 75 years commencing from 22 December 1972	471	365,974	16
Vietnam						
Caravelle Hotel	19 Lam Son Square, District 1, Ho Chi Minh City, Vietnam	26.01%	The property is held under a land use right due to expire on 8 October 2040	335	98,376	—
United Kingdom						
Fairmont St. Andrews resort	St Andrews KY16 8PN, United Kingdom	50%	The property is held freehold	211	138,241	76
Chinese Mainland						
Shanghai						
Ascott Huaihai Road Shanghai	282 Huaihaizhong Road, Huangpu District	55.08%	The property is held for a term of 50 years commencing on 16 September 1992	302	197,191	—
STARR Hotel Shanghai	The junction of Da Tong Road and Zhi Jiang Xi Road, Sujiaxiang, Jing'an District	55.08%	The property is held for a term of 50 years for commercial use commencing on 5 February 2007	239	79,230	—
Hengqin						
Hyatt Regency Hengqin	1295 Qisecaihong Road, Hengqin New Area, Zhuhai City	64.06%	The property is held for a term of 40 years commencing on 31 December 2013	493	391,136	—
Subtotal of major completed hotel properties and serviced apartments in Chinese Mainland:				1,034	667,557	—
Total of major completed hotel properties and serviced apartments:				2,051	1,270,148	92

Particular of Major Properties (Continued)

PROPERTIES UNDER DEVELOPMENT

As at 31 January 2026

Property Name	Location	Attributable Interest to the Group	Stage of construction	Expected completion date	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		
Hong Kong											
Deep Water Pavilia	Site E of Aberdeen Inland Lot No. 467	15%	Construction works in progress	Q2 2026	95,560	—	—	—	95,423	95,423	26
79 Broadcast Drive Project	No. 79 Broadcast Drive, Kowloon Tong, Hong Kong	100%	Superstructure works in progress	H1 2026	23,864	—	—	—	71,566	71,566	60
1 Kotewall Road Project	No. 1 Kotewall Road, Mid-Levels, Hong Kong	100%	Foundation works in progress	Q1 2028	11,044	—	—	—	55,216	55,216	30
116 Waterloo Road Project	No. 116 Waterloo Road, Ho Man Tin, Hong Kong	100%	Project design in progress	Q3 2028	9,322 ¹	—	—	—	46,608 ¹	46,608 ¹	21 ¹
Subtotal of major properties under development in Hong Kong:						—	—	—	268,813	268,813	137

Particular of Major Properties (Continued)

PROPERTIES UNDER DEVELOPMENT (CONTINUED)

As at 31 January 2026

Property Name	Location	Attributable Interest to the Group	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			
Chinese Mainland											
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	55.08%	Construction works in progress	1,547,523	315,867 ²	150,846	870,628	—	1,337,341	588	
Subtotal of major property under development in Chinese Mainland:					315,867	150,846	870,628	—	1,337,341	588	
Total of major properties under development:					315,867	150,846	870,628	268,813	1,606,154	725	

Notes:

1. Subject to negotiation with Lands Department.
2. Including approximately 91,977 square feet spaces to be occupied by Harrow LiDe School Hengqin upon completion.

Particular of Major Properties *(Continued)*

COMPLETED PROPERTIES HELD FOR SALE

As at 31 January 2026

Property Name	Location	Attributable Interest to the Group	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		
Hong Kong								
Ocean One	6 Shung Shun Street, Yau Tong, Kowloon, Hong Kong	100%	17,749	—	—	—	17,749	7
339 Tai Hang Road	339 Tai Hang Road, Hong Kong	100%	—	—	—	5,046	5,046	3
Alto Residences	29 Tong Yin Street, Tseung Kwan O, New Territories, Hong Kong	50%	—	—	—	—	—	18
93 Pau Chung Street	20-32 San Shan Road and 93 Pau Chung Street, Ma Tau Kok, Kowloon, Hong Kong	100%	—	—	—	—	—	11
Novi	50 Ki Lung Street, Kowloon, Hong Kong	100%	4,688	—	—	—	4,688	—
Bal Residence	No. 18 Hang On Street, Kwun Tong, Hong Kong	100%	7,506	—	—	1,586	9,092	8
Subtotal of major completed properties held for sale in Hong Kong:			29,943	—	—	6,632	36,575	47

Particular of Major Properties (Continued)

COMPLETED PROPERTIES HELD FOR SALE (CONTINUED)

As at 31 January 2026

Property Name	Location	Attributable Interest to the Group	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		
Chinese Mainland								
Shanghai								
Wuli Bridge Project	Wuliqiao Road, 104 Jie Fang, Huangpu District	55.08%	—	—	—	—	—	7
May Flower Plaza	The junction of Da Tong Road and Zhi Jiang Xi Road, Sujiaxiang, Jing'an District	55.08%	—	—	—	—	—	252
Regents Park	88 Huichuan Road, Changning District	52.33%	—	—	—	—	—	95
Subtotal of major completed properties held for sale in Shanghai:			—	—	—	—	—	354
Guangzhou								
Eastern Place Phase V	787 Dongfeng East Road, Yuexiu District	55.08%	—	—	—	—	—	1
King's Park	Donghua Dong Road, Yuexiu District	55.08%	—	—	—	—	—	1
West Point	The junction of Zhongshan Qi Road and Guangfu Road, Liwan District	55.08%	—	—	—	—	—	44
Subtotal of major completed properties held for sale in Guangzhou:			—	—	—	—	—	46
Zhongshan								
Palm Spring	Caihong Planning Area, Western District	55.08%	61,928	—	—	10,361	72,289	1,320
Subtotal of major completed property held for sale in Zhongshan:			61,928	—	—	10,361	72,289	1,320
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	64.06%	—	336,900	104,132	8,081	449,113	—
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	55.08%	—	—	—	—	—	157
Subtotal of major completed property held for sale in Hengqin:			—	336,900	104,132	8,081	449,113	157
Subtotal of major completed properties held for sale in Chinese Mainland:			61,928	336,900	104,132	18,442	521,402	1,877
Total of major completed properties held for sale:			91,871	336,900	104,132	25,074	557,977	1,924

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 that AGM pursuant to Article 71 of the articles of association of the Company to ensure effective communication with the shareholders of the Company ("**Shareholders**") thereat.

Board

The Board 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 its Shareholders as a whole while taking into account the interests of other stakeholders.

The Board has established specific committees with written terms of reference to assist it in the efficient implementation of its functions, namely the Executive Committee, the Audit Committee, the Nomination Committee and the Remuneration Committee. Specific responsibilities have been delegated to the above committees.

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 overall business and commercial strategy of the Company and its subsidiaries ("**Group**") as well as overall policies and guidelines. The Board has also delegated the environmental, social and governance management to the Executive Committee.

The Board currently comprises nine members, of whom four are Executive Directors, one is Non-Executive Director and the remaining four 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, accounting, financial, general management, tourism and public services 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. All Directors are entitled to retain independent professional advisors where necessary.

Chairman and Chief Executive Officer

During the six months ended 31 January 2026 and up to the date of this Interim Report, Dr. Lam Kin Ngok, Peter was the Chairman of the Board and the Company did not officially have a chief executive officer. The responsibilities of the chief executive officer and the day-to-day management of business are undertaken by other Executive Directors. This segregation ensures a clear distinction between the Chairman's responsibilities to manage the Board and other Executive Directors take up the responsibilities of the chief executive officer to manage the Company's business. The division of responsibilities between the Chairman and the chief executive officer is clearly defined 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.

DIRECTORS' INTERESTS

The following Directors and the 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; or (d) as known by the Directors:

(1) The Company

Long positions in the ordinary shares of the Company ("**Shares**") and the underlying Shares

Name of Director	Capacity	Personal interests	Family interests	Corporate interests	Other interests	Total interests	Approximate % of total interests to total issued Shares <i>(Note 1)</i>
Lam Kin Ngok, Peter	Beneficial owner/ Owner of controlled corporations	975,907	Nil	808,084,296 <i>(Note 2)</i>	Nil	809,060,203	55.67%
U Po Chu <i>(Note 3)</i>	Beneficial owner	60,567	Nil	Nil	Nil	60,567	0.01%
Luk Hon Man	Beneficial owner	3,300	Nil	Nil	Nil	3,300	0.01%

Corporate Governance and Other Information (Continued)

DIRECTORS' INTERESTS (CONTINUED)

(1) 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. 1,453,328,830 Shares).
- (2) As at 31 January 2026, Lai Sun Garment (International) Limited ("**LSG**") and two of its wholly-owned subsidiaries, namely Zimba International Limited ("**Zimba International**") and Joy Mind Limited ("**Joy Mind**"), beneficially owned in aggregate 808,084,296 Shares, representing approximately 55.60% of the issued share capital of the Company. As such, Dr. Lam Kin Ngok, Peter was deemed to be interested in the same 808,084,296 Shares by virtue of, in aggregate, his personal (excluding underlying Shares) and deemed interests of approximately 43.85% in the issued share capital of LSG. LSG is approximately 14.62% owned by Dr. Lam Kin Ngok, Peter and is approximately 29.23% owned by Wisdoman Limited which in turn is 100% beneficially owned by Dr. Lam Kin Ngok, Peter.
- LSG pledged approximately 208,513,987 Shares held by LSG, Zimba International and Joy Mind as security pursuant to its 7.70% secured guaranteed notes due 2018 under a Share Charge dated 24 July 2014. The amount has been repaid in full.
- (3) Madam U Po Chu is the widow of the late Mr. Lim Por Yen whose estate includes an interest of 8,718,829 Shares, representing approximately 0.60% of the issued share capital of the Company.

(2) Associated Corporations

- (i) Lai Sun Garment (International) Limited ("LSG") — the ultimate holding company of the Company

Long positions in the ordinary shares of LSG ("LSG Shares") and the underlying LSG Shares

Name of Director	Capacity	Personal interests	Family interests	Corporate interests	Other interests	Total interests	Approximate % of total interests to total issued LSG Shares (Note 1)
Lam Kin Ngok, Peter	Beneficial owner/ Owner of controlled corporations	129,149,733	Nil	258,168,186	1,832,017 (Note 2)	389,149,936	44.05%
Lam Hau Yin, Lester	Beneficial owner	28,033,218	Nil	Nil	6,519,095 (Note 2)	34,552,313	3.91%
U Po Chu	Beneficial owner	1,857,430	Nil	Nil	Nil	1,857,430	0.21%

Corporate Governance and Other Information (Continued)

DIRECTORS' INTERESTS (CONTINUED)

(2) Associated Corporations (Continued)

- (i) Lai Sun Garment (International) Limited (“LSG”) — the ultimate holding company of the Company (Continued)

Notes:

- (1) 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).
- (2) Share options were granted by LSG to Dr. Lam Kin Ngok, Peter and Mr. Lam Hau Yin, Lester, the particulars of which are set out below:

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

- (ii) eSun Holdings Limited (“eSun”) — a subsidiary of the Company

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

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

Notes:

- (1) 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).
- (2) As at 31 January 2026, LSG was interested in 808,084,296 Shares in the Company, representing approximately 55.60% of the issued share capital of the Company. Transtrend Holdings Limited (“Transtrend”), a wholly-owned subsidiary of the Company, was interested in 1,113,260,072 eSun Shares, representing approximately 63.40% of the issued share capital of eSun. As such, Dr. Lam Kin Ngok, Peter was deemed to be interested in the same 1,113,260,072 eSun Shares by virtue of, in aggregate, his personal (excluding underlying shares) and deemed interests of approximately 43.85% and 55.67% in the issued share capital of LSG and the Company, respectively.

Corporate Governance and Other Information *(Continued)*

DIRECTORS' INTERESTS *(CONTINUED)*

(2) Associated Corporations *(Continued)*

(iii) Lai Fung Holdings Limited (“Lai Fung”) — a subsidiary of the Company

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

Name of Director	Capacity	Personal interests	Family interests	Corporate interests	Other interests	Total interests	Approximate % of total interests to total issued Lai Fung Shares <i>(Note 1)</i>
Lam Kin Ngok, Peter	Owner of controlled corporations	Nil	Nil	182,318,266 <i>(Note 2)</i>	Nil	182,318,266	55.08%

Notes:

- (1) The percentage has been compiled based on the total number of issued Lai Fung Shares as at 31 January 2026 (i.e. 331,033,443 Lai Fung Shares).
- (2) As at 31 January 2026, the Company was interested or deemed to be interested in 182,318,266 Lai Fung Shares, of which 180,600,756 Lai Fung Shares were beneficially owned by Holy Unicorn Limited, a wholly-owned subsidiary of the Company and 1,717,510 Lai Fung Shares were beneficially owned by Transtrend. As such, Dr. Lam Kin Ngok, Peter was deemed to be interested in the same 182,318,266 Lai Fung Shares (representing approximately 55.08% of the issued share capital of Lai Fung) by virtue of, in aggregate, his personal (excluding underlying shares) and deemed interests approximate 43.85% and 55.67% in the issued share capital of LSG and the Company, respectively.

(iv) Lai Sun MTN Limited — a subsidiary of the Company

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	USD13,500,000

Save as disclosed above, as at 31 January 2026, none of the Directors and the 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/or 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 by the Directors.

Corporate Governance and Other Information *(Continued)*

SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSONS' INTERESTS

As at 31 January 2026, so far as was known by or otherwise notified by 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 of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, as recorded in the register required to be kept 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 and the underlying Shares of the Company

Name	Capacity	Nature of interests	Number of Shares and underlying Shares	Approximate % of issued Shares <i>(Note 1)</i>
Substantial Shareholders				
Lai Sun Garment (International) Limited	Beneficial owner/ Owner of controlled corporations	Corporate	808,084,296 <i>(Note 2)</i>	55.60%
Lam Kin Ngok, Peter	Beneficial owner/ Owner of controlled corporations	Personal and corporate	809,060,203 <i>(Note 2)</i>	55.67%
Yu Cheuk Yi	Beneficial owner	Personal	350,552,400 <i>(Note 3)</i>	24.12%
Yu Siu Yuk	Beneficial owner	Personal	350,552,400 <i>(Note 3)</i>	24.12%
Other persons				
Chan Kin	Interest of controlled corporation	Corporate	145,187,400 <i>(Note 4)</i>	9.99%
Argyle Street Management Holdings Limited (" ASMH ")	Interest of controlled corporation	Corporate	145,187,400 <i>(Note 4)</i>	9.99%

Notes:

- (1) The percentage has been compiled based on the total number of issued Shares as at 31 January 2026 (i.e. 1,453,328,830 Shares).
- (2) LSG and two of its wholly-owned subsidiaries, namely Zimba International and Joy Mind beneficially owned 808,084,296 Shares, representing approximately 55.60% of the issued share capital of the Company. Dr. Lam Kin Ngok, Peter was deemed to be interested in the same 808,084,296 Shares by virtue of, in aggregate, his personal and deemed interests of approximately 43.85% (excluding underlying shares) in the issued share capital of LSG.
- (3) Mr. Yu Cheuk Yi and Ms. Yu Siu Yuk jointly held 350,552,400 Shares (24.12%), based on the total number of issued Shares (i.e. 1,453,328,830 Shares) according to shareholding shown in last individual Substantial Shareholder Notice (Form 1) filed for an event on 14 January 2026.
- (4) ASM Connaught House (Master) Fund III LP, ASM Co-Investment Term Trust I, Marzan Street Limited and Jinlong Road Limited holds 573,075 Shares, 10,800 Shares, 68,475,000 Shares and 76,128,525 Shares, respectively, which are held indirectly by ASMH through a number of controlled corporations. Mr. Chan Kin has over 50% controlling interests in ASMH. Therefore, Mr. Chan Kin and ASMH are respectively deemed to have an interest in the said shares in which ASM Connaught House (Master) Fund III LP, ASM Co-Investment Term Trust I, Marzan Street Limited and Jinlong Road Limited are interested.

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

Corporate Governance and Other Information *(Continued)*

SHARE OPTION SCHEMES

(1) The Company

At the annual general meeting of the Company held on 16 December 2022, the Shareholders approved the adoption of a new share option scheme ("**2022 Share Option Scheme**"). The 2022 Share Option Scheme has also been approved by the shareholders of LSG at its annual general meeting held on 16 December 2022. The share option scheme adopted by the Company on 11 December 2015 ("**2015 Share Option Scheme**") terminated when the 2022 Share Option Scheme was adopted on 16 December 2022 and became effective on 19 December 2022 ("**Effective Date**"). Following the termination, no further share options shall be granted under the 2015 Share Option Scheme but the outstanding options granted thereunder shall continue to be valid and exercisable in accordance with the terms of the 2015 Share Option Scheme.

The purpose of the 2022 Share Option Scheme is to recognise the contribution or future contribution of the Eligible Participants (as defined in the 2022 Share Option Scheme) for their contribution to the Group by granting share options to them as incentives or rewards and to attract, retain and motivate high-calibre Eligible Participants in line with the performance goals of the Group and the Related Entities (as defined in the 2022 Share Option Scheme). Eligible Participants include but are not limited to the directors, chief executive, employees of the Group and related entities and the service providers of the Group. 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 96,888,588 shares (representing approximately 6.67% 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 9,688,858 shares (representing approximately 0.67% of the Company's issued shares (excluding treasury shares, if any) as at 31 January 2026).

During the six months ended 31 January 2026, a share option comprising 69,652 underlying Shares granted to certain eligible participants under the 2015 Share Option Scheme expired on 21 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 of the Company during the period under review.

As at 31 January 2026 and the date of this Interim Report, share options comprising a total of 255,395 underlying Shares granted under the 2015 Share Option Scheme were outstanding, representing approximately 0.02% of the shares of the Company currently in issue.

Corporate Governance and Other Information *(Continued)*

SHARE OPTION SCHEMES *(CONTINUED)*

(1) The Company *(Continued)*

Particulars of the outstanding options granted under the 2015 Share Option Scheme during the six months ended 31 January 2026 are as follows:

Category of participants	Number of underlying Shares comprised in share options						Exercise period of share options	Exercise price of share options <i>HK\$ per Share</i> <i>(Note 2)</i>
	Date of grant of options <i>(Note 1)</i>	As at 01/08/2025	Granted during the period	Exercised during the period	Lapsed during the period	As at 31/01/2026		
Employees participants <i>(Note 4)</i>	22/01/2016	69,652	—	—	(69,652) <i>(Note 3)</i>	—	22/01/2016 - 21/01/2026	4.048
	26/01/2021	255,395	—	—	—	255,395	26/01/2021 - 25/01/2031	5.476
Total:		325,047	—	—	(69,652)	255,395		

Notes:

1. The share options were 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.
3. A share option comprising a total of 69,652 underlying Shares was expired on 21 January 2026 under the 2015 Share Option Scheme.
4. Employee participants including the employees of the Group.

Save as disclosed above, no share options were granted, vested, exercised, cancelled, or lapsed in accordance with the terms of the 2015 Share Option Scheme and the 2022 Share Option Scheme during the period under review.

Corporate Governance and Other Information *(Continued)*

SHARE OPTION SCHEMES *(CONTINUED)*

(2) eSun

On 11 December 2015, eSun adopted a share option scheme ("**2015 eSun Share Option Scheme**") which became effective on 23 December 2015 and should remain in force for 10 years from its adoption date. The maximum number of eSun's ordinary shares of HK\$0.50 each ("**eSun Shares**") issuable pursuant to the 2015 eSun Share Option Scheme is 124,321,216, being 10% of the total issued eSun Shares on the date of the approval of the 2015 eSun Share Option Scheme.

Upon the closing of eSun's offers on 22 August 2018, all outstanding share options granted under the 2015 eSun Share Option Scheme had been cancelled. On 21 January 2022, eSun granted share options under the 2015 eSun Share Option Scheme to the eligible participants to subscribe for a total of 1,500,000 underlying eSun Shares (equivalent to approximately 0.10% of the total issued eSun Shares as at that date (that is, 1,491,854,598)) at the exercise price of HK\$0.50 per eSun Share with the exercise period from 21 January 2022 to 20 January 2032. On 15 August 2023 and 30 November 2024, share options comprising 800,000 and 300,000 underlying eSun Shares granted to two eligible participants under the 2015 eSun Share Option Scheme lapsed respectively.

The 2015 eSun Share Option Scheme was terminated and a new share option scheme ("**2022 eSun Share Option Scheme**") was adopted by eSun's shareholders at its annual general meeting held on 16 December 2022. The 2022 eSun Share Option Scheme has also been approved by shareholders of both the Company and LSG at their respective annual general meetings held on the same date and became effective on 19 December 2022 ("**eSun Effective Date**").

The number of eSun Shares available for grant under the 2015 eSun Share Option Scheme before its termination was 122,821,216. Upon termination of the 2015 eSun Share Option Scheme, no further share options will be granted thereunder but the outstanding share options granted prior to the termination will continue to be valid and exercisable in accordance with the terms of the 2015 eSun Share Option Scheme.

Unless otherwise cancelled or amended, the 2022 eSun Share Option Scheme will remain in force for 10 years from the eSun Effective Date, which will expire on 19 December 2032. The principal terms of the 2022 eSun Share Option Scheme are set out in the circular of eSun dated 17 November 2022. The maximum number of eSun Shares issuable and the service provider submit pursuant to the 2022 eSun Share Option Scheme were 149,185,459 and 14,918,545 eSun Shares (being 10% and 1% of the total issued eSun Shares (excluding treasury shares, if any)) as at the eSun Effective Date and (being 8.50% and 0.85% of the total issued eSun Shares (excluding treasury shares, if any)) as at the beginning and the end of the financial period ended 31 January 2026 respectively.

The purpose of the 2022 eSun Share Option Scheme is to recognise the contribution or future contribution of the Eligible Participants (as defined in the 2022 eSun Share Option Scheme, including but not limited to the directors, chief executives, employees and service providers of the eSun Group as well as the related entity participants) to the eSun Group by granting share options to them as incentives or rewards and to attract, retain and motivate high-calibre Eligible Participants in line with the performance goals of the eSun Group and the related entities. The 2022 eSun Share Option Scheme shall strengthen the many long-term relationships that the Eligible Participants may have with the eSun Group.

During the six months ended 31 January 2026, no share options had been granted under the 2022 eSun Share Option Scheme. Accordingly, there were no eSun Shares that might be issued in respect of share options granted under all share option schemes of eSun during the said period.

As at 31 January 2026 and the date of this Interim Report, share options comprising a total of 400,000 underlying eSun Shares (representing approximately 0.02% of the total issued eSun Shares (excluding treasury shares, if any)) as at those dates (that is, 1,755,876,866) granted under the 2015 eSun Share Option Scheme were outstanding, and no further share options could be granted under the 2015 eSun Share Option Scheme upon its termination on 16 December 2022. Therefore, a total number of 149,585,459 eSun Shares were available for issue under the 2015 eSun Share Option Scheme and the 2022 eSun Share Option Scheme, representing approximately 8.52% of the total issued eSun Shares (excluding treasury shares, if any) as at those dates.

Corporate Governance and Other Information *(Continued)*

SHARE OPTION SCHEMES *(CONTINUED)*

(2) eSun *(Continued)*

The movement of eSun share options granted under the 2015 eSun Share Option Scheme during the six months ended 31 January 2026 is as follows:

Category of grantee	Number of underlying eSun Shares comprised in eSun share options						Exercise period	Exercise price per eSun Share <i>(HK\$)</i> <i>(Note 2)</i>
	Date of grant <i>(Note 1)</i>	As at 01/08/2025	Granted during the period	Exercised during the period	Cancelled/ lapsed during the period	As at 31/01/2026		
Employee participant								
Employee	21/01/2022	400,000	—	—	—	400,000	21/01/2022 - 20/01/2032	0.50
Total:		400,000	—	—	—	400,000		

Notes:

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

Save as disclosed above, no eSun share options were granted, vested, exercised, cancelled, or lapsed in accordance with the terms of the 2015 eSun Share Option Scheme and the 2022 eSun Share Option Scheme during the period under review.

Corporate Governance and Other Information *(Continued)*

SHARE OPTION SCHEMES *(CONTINUED)*

(3) Lai Fung

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

At the annual general meeting of Lai Fung held on 16 December 2022, a new share option scheme (“**2022 Lai Fung Share Option Scheme**”) was adopted for the purpose of recognising the contribution or future contribution of the Eligible Participants (as defined in the 2022 Lai Fung Share Option Scheme) to the Lai Fung 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 Lai Fung Group and the related entities. Eligible Participants include, but are not limited to, the directors, chief executive and employees of the Lai Fung Group and related entities, and service providers of the Lai Fung Group. The 2022 Lai Fung Share Option Scheme was also approved by the shareholders of LSG and the Company at their respective annual general meetings and became effective on 19 December 2022 (“**Lai Fung Effective Date**”). Unless otherwise cancelled or amended, the 2022 Lai Fung Share Option Scheme will remain in force for 10 years from the Lai Fung Effective Date. The principal terms of the 2022 Lai Fung Share Option Scheme are set out in the circular of Lai Fung dated 17 November 2022. The number of shares available for grant under the 2022 Lai Fung 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 Lai Fung Shares (representing 10% of Lai Fung’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 Lai Fung Shares (representing 1% of Lai Fung’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 Lai Fung Share Option Scheme. Accordingly, there were no shares of Lai Fung that might be issued in respect of share options granted under the 2022 Lai Fung Share Option Scheme during the period under review.

Corporate Governance and Other Information *(Continued)*

SHARE OPTION SCHEMES *(CONTINUED)*

(3) Lai Fung *(Continued)*

The movement of Lai Fung share options granted under the 2012 Lai Fung Share Option Scheme during the six months ended 31 January 2026 is as follows:

Category of grantees	Number of underlying Lai Fung Shares comprised in Lai Fung share options						Exercise price per Lai Fung Share (HK\$) (Note 2)	
	Date of grant (Note 1)	As at 01/08/2025	Granted during the period	Exercised during the period	Lapsed during the period	As at 31/01/2026		Exercise period
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 Lai Fung share options were vested on the date of grant.
2. The exercise price of the Lai Fung share options is subject to adjustment in the case of rights or bonus issues, or other similar changes in Lai Fung's share capital.

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

Corporate Governance and Other Information *(Continued)*

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).

UPDATE OF DIRECTORS' INFORMATION

Pursuant to Rule 13.51B(1) of the Listing Rules, changes in Directors' information since the disclosure made in the Company's annual report 2024-2025 and up to the date of this Interim Report are set out as follows:

- (1) 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 (<i>Chairman</i>) (<i>note a</i>)	—	13,704	—	13,704
Cheung Sum, Sam (<i>Group Chief Financial Officer</i>) (<i>note b</i>)	—	2,753	26	2,779
Lam Hau Yin, Lester (<i>also alternate director to U Po Chu</i>) (<i>note c</i>)	—	1,687	18	1,705
Lee Tze Yan, Ernest (<i>note d</i>)	—	3,025	18	3,043
	—	21,169	62	21,231
<i>Non-executive director:</i>				
U Po Chu (<i>note e</i>)	63	1,061	—	1,124
<i>Independent non-executive directors:</i>				
Lam Bing Kwan (<i>note f</i>)	350	—	—	350
Leung Shu Yin, William	175	—	—	175
Ip Shu Kwan, Stephen	175	—	—	175
Luk Hon Man	175	—	—	175
	875	—	—	875
	938	22,230	62	23,230

Corporate Governance and Other Information *(Continued)*

UPDATE OF DIRECTORS' INFORMATION *(CONTINUED)*

(1) *(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 <i>(Chairman) (note a)</i>	—	13,704	—	13,704
Lau Shu Yan, Julius <i>(Chief Executive Officer) (note g)</i>	—	2,858	—	2,858
Cheung Sum, Sam <i>(Group Chief Financial Officer) (note b)</i>	—	4,230	26	4,256
Lam Hau Yin, Lester <i>(also alternate director to U Po Chu) (note c)</i>	—	1,687	18	1,705
Lee Tze Yan, Ernest <i>(note d)</i>	—	3,017	18	3,035
	—	25,496	62	25,558
<i>Non-executive director:</i>				
U Po Chu <i>(note e)</i>	63	1,058	—	1,121
<i>Independent non-executive directors:</i>				
Lam Bing Kwan <i>(note f)</i>	350	—	—	350
Leung Shu Yin, William	175	—	—	175
Ip Shu Kwan, Stephen	175	—	—	175
Luk Hon Man	175	—	—	175
	875	—	—	875
	938	26,554	62	27,554

Notes:

- a. The amounts included fees and salaries paid by the eSun Group of HK\$5,533,000 and Lai Fung of HK\$1,362,000 (six months ended 31 January 2025: paid by the eSun Group of HK\$5,533,000 and Lai Fung of HK\$1,362,000).
- b. The amounts included salaries and pension scheme contributions paid by the eSun Group of HK\$183,000 and Lai Fung of HK\$1,063,000 (six months ended 31 January 2025: paid by the eSun Group of HK\$278,000 and Lai Fung of HK\$1,629,000).
- c. The amounts included salaries and pension scheme contributions paid by Lai Fung of HK\$813,000 (six months ended 31 January 2025: HK\$813,000).
- d. The amounts included salaries and pension scheme contributions paid by Lai Fung of HK\$614,000 (six months ended 31 January 2025: HK\$612,000).
- e. The amounts included salaries paid by Lai Fung of HK\$1,061,000 (six months ended 31 January 2025: HK\$1,058,000).
- f. The amounts included fees paid by Lai Fung of HK\$175,000 (six months ended 31 January 2025: HK\$175,000).
- g. Mr. Lau Shu Yan, Julius retired on 1 March 2025.

Corporate Governance and Other Information *(Continued)*

UPDATE OF DIRECTORS' INFORMATION *(CONTINUED)*

- (2) 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 ("**HKSAR**") on 1 January 2026.
- (3) Mr. Ip Shu Kwan, Stephen ceased to act as the independent non-executive director of Kingboard Laminates Holdings Limited (a company listed on the Main Board of the Stock Exchange) with effect from 31 December 2025.
- (4) Mr. Luk Hon Man ceased to act as the Member of The Legislative Council of the HKSAR with effect from 1 January 2026.

EMPLOYEES AND REMUNERATION POLICIES

As at 31 January 2026, the Group employed a total of approximately 3,470 full-time employees and approximately 380 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@laisun.com.

REVIEW OF INTERIM REPORT

The audit committee of the Company ("**Audit Committee**") currently comprises three INEDs, namely Messrs. Leung Shu Yin, William, Lam Bing Kwan and Ip Shu Kwan, Stephen. The Audit Committee has reviewed the interim report (including 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, 27 March 2026

