

Realord

偉祿集團控股有限公司
REALORD GROUP HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

Stock Code: 1196

ANNUAL REPORT 2025



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CORPORATE INFORMATION

BOARD OF DIRECTORS

Executive Directors

Lin Xiaohui (*Chairman*)
Su Jiaohua (*Chief Executive Officer*)
Lin Xiaodong

Independent Non-executive Directors

Yu Leung Fai
Fang Jixin
Ho Chun Chung Patrick

AUDIT COMMITTEE

Yu Leung Fai (*Chairman*)
Fang Jixin
Ho Chun Chung Patrick

REMUNERATION COMMITTEE

Fang Jixin (*Chairman*)
Lin Xiaohui
Yu Leung Fai

NOMINATION COMMITTEE

Fang Jixin (*Chairman*)
(*appointed as chairman on 30 June 2025*)
Su Jiaohua (*appointed as member on 30 June 2025*)
Yu Leung Fai
Lin Xiaohui (*resigned as chairman and member on 30 June 2025*)

COMPANY SECRETARY

Tsang Chin Pang

LEGAL ADVISER

CLKW Lawyers LLP
(*in association with Michael Li & Co.*)
Holman Fenwick Willan

INDEPENDENT AUDITOR

Grant Thornton Hong Kong Limited
11th Floor, Lee Garden Two
28 Yun Ping Road
Causeway Bay, Hong Kong SAR

PRINCIPAL BANKERS

Chong Hing Bank Limited
Guangdong Huaxing Bank
Guangzhou Rural Commercial Bank
Industrial Bank Co., Ltd.
Shanghai Pudong Development Bank Co., Ltd.
Hong Kong Branch
Shenzhen Rural Commercial Bank

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Conyers Corporate Services (Bermuda) Limited
Clarendon House
2 Church Street
Hamilton HM11
Bermuda

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

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

HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS

Suites 2403-2410
24/F, Jardine House
1 Connaught Place
Central, Hong Kong

REGISTERED OFFICE

Clarendon House
2 Church Street
Hamilton HM 11
Bermuda

STOCK CODE

1196

COMPANY WEBSITE

<http://www.realord.com.hk>

CHAIRMAN'S STATEMENT

Dear Shareholders,

I am pleased to present the annual report of Realord Group Holdings Limited (the "Company", and together with its subsidiaries, the "Group") for the year ended 31 December 2025 (the "FY2025").

RESULTS

For the year ended 31 December 2025, the Group recorded revenue of HK\$556.3 million, representing an increase of 29.9% as compared to HK\$428.4 million for the year ended 31 December 2024 (the "FY2024"). Gross profit decreased by HK\$19.5 million to HK\$133.4 million in FY2025 as compared to HK\$152.9 million in FY2024. The Group recorded net loss of HK\$914.2 million in FY2025 as compared to HK\$956.5 million in FY2024, which comprised (i) net loss from continuing operations of HK\$914.2 million (FY2024: HK\$914.8 million); and (ii) net loss from discontinued operations was Nil (FY2024: HK\$41.7 million). Based on the weighted average of 1,441,687,414 shares in issue during the year, basic loss per share from continuing and discontinuing operations was HK61.76 cents (FY2024: HK61.54 cents) and from continuing operations was HK61.76 cents (FY2024: HK59.28 cents).

The net loss in FY2025 comprised (i) reversal of provision for properties under development (net of deferred tax impact) was Nil (FY2024: HK\$24.1 million); and (ii) net foreign exchange loss of HK\$141.7 million (FY2024: net foreign exchange gain of HK\$109.9 million). The aforesaid adverse impacts on the result has been partially alleviated by (i) net loss on fair value changes (net of deferred tax impact) of investment properties of HK\$66.4 million (FY2024: HK\$201.4 million); (ii) net impairment losses of HK\$64.7 million (FY2024: HK\$132.4 million); (iii) finance costs of HK\$610.5 million (FY2024: HK\$699.1 million); and (iv) loss from discontinued operations was Nil (FY2024: HK\$41.7 million).

DIVIDENDS

The directors of the Company (the "Directors") do not recommend the payment of interim and final dividend for the years ended 31 December 2025 and 2024. Total dividend for the year is Nil in FY2025 and FY2024.

CHAIRMAN'S STATEMENT

CORPORATE STRATEGY AND BUSINESS PLAN

The Group has diversified businesses engaged in (i) property investment, development and commercial operation; (ii) provision of financial services; (iii) scrap materials recycling business; (iv) distribution and sales of motor vehicle parts; and (v) provision of citizenship application and consultancy services on citizenship by investment programme and development of project in Grenada.

In recent years, the Company has been consolidating and streamlining its businesses and resources, as well as exploring new business opportunities. As disclosed in the announcement dated 6 February 2026, the Company entered into a non-legally binding memorandum of understanding with Mr. Jeffrey Lyndon Ko in relation to a proposed strategic cooperation in developing mobile game distribution and operation business (the "Strategic Cooperation"). Through the Strategic Cooperation, the Group would expand into the mobile game sector in the People's Republic of China, a market with strong growth momentum and promising long-term prospects.

It was the Group's strategy to seek for professional investors to jointly invest in the projects in the Caribbean economic zone and Latin American region. Further, the Group was identifying capable and competent business partners to participate in the projects. The Group will continue to develop the business plans and identify new potential investment opportunities in other sectors, including but not limited to mobile game sector, for the purpose of maximising the benefits and return to the shareholders.

APPRECIATION

On behalf of the Board of Directors, I would like to extend my heartfelt gratitude to all our staff for their dedication and contributions, and to our customers, suppliers and business associates, and most importantly our shareholders for their unwavering support to the Group amid the challenging operational environment.

By order of the Board

Lin Xiaohui

Chairman

Hong Kong, 31 March 2026

OVERVIEW OF PROPERTY PROJECTS

NANSHAN DISTRICT, SHENZHEN, PRC

1. Laiying Garden (萊英花園) Urban Renewal Project (known as “Laiying Garden”)

Laiying Garden is the Group’s first high-rise residential and commercial property development project in Nanshan District, Shenzhen, which will be developed into a residential and commercial complex comprising residential units, apartments, retail shops and entertainment and leisure facilities, with a construction scale of approximately 106,500 square meters. It is located in Nanshan Science and Technology Park and financial district, and is only approximately 700 meters away from the Hi-Tech Park Station (高新園站) of Shenzhen Metro Line 1. The Group holds 51% interest on the Laiying Garden.



LONGHUA DISTRICT, SHENZHEN, PRC

2. Guanzhang Electronic Factory (冠彰電器廠) Urban Renewal Project (known as “Qiankeng Property”)



Qiankeng Property, which is situated at Fucheng Jie Dao, Longhua District, Shenzhen, is a residential project being implemented and developed by the Group in Longhua District. The project is an affordable commodity housing project with the construction scale of approximately 166,000 square meters of which land use was changed from industrial use to residential use. It is proximate to the Zhucun Station (竹村站) of the northern extension of Shenzhen Metro Line 4, therefore it is expected to be benefited from the urban renewal in Longhua District. The Group holds 100% interest on the Qiankeng Property.

3. Realord Villas (偉祿雅苑) – Sincere Mall (先施購物中心)

Realord Villas is the Group’s first residential and commercial complex project in Longhua District, Shenzhen. It is located on Huanguan South Road, Guanhu Jie Dao, Longhua District, Shenzhen, and is conveniently situated less than 100 meters away from the High-tech Zone East Station (高新區東站) of Shenzhen Tram which is connected to Shenzhen Metro Line 4. Realord Villas, with a total gross floor area of approximately 230,000 square meters, comprises 2,016 residential units, a business apartment building, a shopping mall, retail shops and car parking spaces, of which, the residential units are the corporation talent housing allocated and sold by the government, while the business apartment building, shopping mall, retail shops and car parking spaces with a gross floor area of approximately 51,000 square meters are held by the Group. Sincere Mall, the shopping mall inside Realord Villas, is the Group’s first community mall project which is built as a business and shopping center that integrates local amenities, entertainment and leisure, parent-child education and specialty food and beverage experience, in order to create a warm and convenient space for a better community life.



OVERVIEW OF PROPERTY PROJECTS

4. Qianhai Weilu Cross-Border Logistic Park (前海偉祿跨境物流園) Urban Renewal Project (known as “Zhangkengjing Property”)



Zhangkengjing Property is an industrial property held by the Group located at Zhangkengjing, Longhua District, Shenzhen. In February 2017, the Group made an application to Longhua District Urban Renewal Bureau (龍華區城市更新局) to change the land use of the project from industrial use to residential apartments and commercial use. According to the notice issued by the government authority, the application is being processed and reviewed by the relevant authorities and was still under review as at the reporting date. The property is currently used for leasing purpose.

GUANGMING DISTRICT, SHENZHEN, PRC

5. Realord Technology Park (偉祿科技園)

Realord Technology Park is located at Guangming Jie Dao, Guangming District, Shenzhen, occupying a site area of approximately 20,000 square meters. Phase I and Phase II consist of office and apartment buildings, with a construction scale of approximately 110,000 square meters. It is proximate to the Fenghuang Town Station (鳳凰城站) of Shenzhen Metro Line 6. Phase I leased to a hotel operator which is now designated for hotel use and in operation. The development plan of Phase II will be started once government approval is granted.



OVERVIEW OF PROPERTY PROJECTS

PARISH OF SAINT GEORGE, GRENADA

6. Grenada Project (格林納達項目)



Grenada Project comprises 3 lots of lands (the “Project Lands”) with admeasurement 450 acres (approximately 1,821,084 square meters) situated at the Mt. Hartman area in the parish of Saint George, Grenada. The Group holds 70.5% interest on the Grenada Project.

Lot 1, Lot 2 and Lot 3 of the Project Lands contain by admeasurement 148 acres (approximately 598,934 square meters), 114 acres (approximately 461,341 square meters) and 188 acres (approximately 760,809 square meters), respectively, for the development of Grenada Project. The Grenada Project involves the development of a mixed property project consisting educational facilities, apartments for student, hotel and resort facilities, commercial development and shopping facilities and in a longer plan university establishments and related amenities.

MANAGEMENT DISCUSSION AND ANALYSIS

Upon the completion of disposals of the financial printing, digital printing and other related services (the “Commercial Printing Segment”) and the operation of department stores and the provision of general and life insurances (the “Department Store Segment”) on 6 August 2024 and 23 December 2024 respectively, the principal activities of the Group during the year ended 31 December 2025 mainly included property investment, development and commercial operation (the “Property Segment”); financial services, included corporate finance advisory, asset management, securities brokerage services, margin financing and money lending (the “Financial Services Segment”); environmental protection industry, mainly dismantling, processing, trading and sales of scrap materials (the “EP Segment”); distribution and sales of motor vehicle parts (the “MVP Segment”); and provision of citizenship application and consultancy services on citizenship by investment programme and development of project in Grenada which integrates a collection of educational facilities, apartments for student, hotel and resort facilities, commercial development and shopping facilities and in a longer plan university establishments and related amenities (the “Latin America and Caribbean Segment” or “LAC Segment”).

OVERALL FINANCIAL REVIEW

For the year ended 31 December 2025, the Group recorded revenue of HK\$556.3 million, representing an increase of 29.9% as compared to HK\$428.4 million for the year ended 31 December 2024 (the “FY2024”). The Group recorded net loss of HK\$914.2 million in FY2025 as compared to HK\$956.5 million in FY2024, which comprised (i) net loss from continuing operations of HK\$914.2 million (FY2024: HK\$914.8 million); and (ii) net loss from discontinued operations was Nil (FY2024: HK\$41.7 million).

Revenue and gross profit

The following was an analysis of the Group’s revenue by operating and reportable segments:

	FY2025		FY2024		Increase/(decrease) in revenue	
	HK\$' million	% to total revenue	HK\$' million	% to total revenue	HK\$' million	% of changes
Property Segment	34.9	6.2%	42.5	9.9%	(7.6)	(18.1%)
Financial Services Segment	88.5	15.9%	132.4	30.9%	(43.9)	(33.1%)
EP Segment	421.6	75.8%	229.2	53.5%	192.4	84.0%
MVP Segment	1.0	0.2%	1.7	0.4%	(0.7)	(40.0%)
LAC Segment	7.2	1.3%	20.0	4.7%	(12.8)	(64.2%)
Cinema Operation Segment	3.1	0.6%	2.6	0.6%	0.5	19.9%
Total	556.3	100.0%	428.4	100.0%	127.9	29.9%

MANAGEMENT DISCUSSION AND ANALYSIS

OVERALL FINANCIAL REVIEW (Continued)

Revenue and gross profit (Continued)

The Group's revenue was HK\$556.3 million in FY2025, representing an increase of HK\$127.9 million or 29.9% as compared to HK\$428.4 million in FY2024. Increase in revenue was mainly contributed by EP Segment of HK\$192.4 million which was partially offset by the decrease in revenue from Property Segment, Financial Services Segment and LAC Segment of HK\$7.6 million, HK\$43.9 million and HK\$12.8 million respectively. Reason for the changes in relevant segment revenue were set out in the section of Financial Review of each segment.

Gross profit decreased by HK\$19.5 million to HK\$133.4 million in FY2025 as compared to HK\$152.9 million in FY2024 was mainly due to the decrease in revenue generated from Property Segment, Financial Services Segment and LAC Segment.

Other income

Other income was HK\$16.2 million in FY2025 as compared to HK\$13.5 million in FY2024 which mainly comprised (i) interest income on credit-impaired loan receivables of HK\$7.3 million (FY2024: HK\$7.0 million); (ii) bank interest income of HK\$3.3 million (FY2024: HK\$2.9 million); (iii) dividend income of HK\$2.2 million (FY2024: HK\$2.1 million); and (iv) other income of HK\$3.0 million (FY2024: HK\$1.0 million).

Other gains and losses, net

Other losses, net was HK\$146.7 million in FY2025 as compared to other gains, net of HK\$109.2 million in FY2024 which mainly comprised (i) net foreign exchange loss of HK\$141.7 million (FY2024: net foreign exchange gain of HK\$109.9 million); (ii) revaluation deficit on property, plant and equipment of HK\$6.1 million (FY2024: HK\$ 1.0 million); and (iii) unrealised fair value gain on financial assets at fair value through profit or loss ("FVTPL") of HK\$1.9 million (FY2024: HK\$0.3 million).

Due to the appreciation (FY2024: depreciation) of Renminbi against Hong Kong Dollar during FY2025, the Group recorded net foreign exchange loss of HK\$141.7 million (FY2024: net foreign exchange gain of HK\$109.9 million) which was resulted from the translation of liabilities of the Company denominated in Renminbi.

The Group invested in listed securities, club and school debentures in Hong Kong for investment purpose and classified as financial assets at FVTPL. As at 31 December 2025, the financial assets at FVTPL amounted to HK\$70.4 million (2024: HK\$68.4 million) which comprised (i) listed securities of HK\$63.3 million (2024: HK\$60.3 million); and (ii) club and school debentures of HK\$7.1 million (2024: HK\$8.1 million).

MANAGEMENT DISCUSSION AND ANALYSIS

OVERALL FINANCIAL REVIEW (Continued)

Reversal of provision for properties under development

In FY2024, the Group recorded reversal of provision for properties under development of HK\$32.1 million due to the increase in construction works in the Qiankeng Property from the fourth quarter of 2023 to FY2024. No such reversal of provision was noted in FY2025

Impairment losses, net

In FY2025, the Group recorded impairment losses of HK\$64.7 million (FY2024: HK\$132.4 million) which represented an increase in allowance for credit losses of trade receivables of HK\$48.0 million (FY2024: HK\$149.3 million), receivables arising from securities broking of HK\$0.8 million (FY2024: HK\$0.4 million) and loan receivables of HK\$17.5 million (FY2024: reversal of impairment losses of HK\$17.3 million) which was partially offset by a decrease in allowance for credit losses of purchased or originated credit-impaired loan receivable of HK\$1.6 million (FY2024: Nil).

The increase in allowance for credit losses of trade receivables and loan receivables of HK\$48.0 million and HK\$17.5 million in FY2025 was mainly due to the increase in credit risk from the long outstanding trade receivables arising from EP Segment and MVP Segment and the increase in gross loan receivables from HK\$490.2 million at FY2024 to HK\$635.5 million at FY2025 respectively.

Loss on fair value changes of investment properties, net

In FY2025, the Group recorded net loss on fair value changes of investment properties of HK\$91.1 million (FY2024: HK\$260.4 million) since property market in the Mainland China remained stagnant during the year.

In FY2024, net loss on fair value changes of investment properties was HK\$260.4 million which was mainly attributable to the deteriorating property markets in Hong Kong and the Mainland China.

Selling and distribution expenses

Selling and distribution expenses mainly represented (i) business development expenses; (ii) commission expenses; and (iii) amortisation of other intangible assets on customer relationship arising from the acquisition of Realord Century Service Company Limited and its subsidiary, Hartman Culture Development (Shanghai) Co., Ltd.* (哈特曼文化發展(上海)有限公司) and Realord Century Business Service (Shenzhen) Co., Ltd.* (偉祿世紀商務服務(深圳)有限公司).

There was a slight increase in selling and distribution expenses by HK\$0.2 million from HK\$6.3 million in FY2024 to HK\$6.5 million in FY2025 since business development expenses from Property Segment and commission expenses from LAC Segment increased which was partially offset by the fully amortisation of other intangible assets on customer relationship in February 2024.

* For identification purpose only

MANAGEMENT DISCUSSION AND ANALYSIS

OVERALL FINANCIAL REVIEW (Continued)

Administrative expenses

Administrative expenses mainly represented staff costs, depreciation of property, plant and equipment and right-of-use assets, legal and professional fees and office expenses.

There was a slight increase in administrative expenses by HK\$0.5 million from HK\$167.7 million in FY2024 to HK\$168.2 million in FY2025 which was mainly resulted from the increase in legal and professional fees of the Group by HK\$5.1 million and was partially offset by the reduction of staff costs of the Group by HK\$4.3 million.

Finance costs

Finance costs mainly represented interests on bank borrowings and overdrafts, other borrowings, loans from ultimate holding company and loans from related companies. Finance costs decreased by HK\$88.5 million due to the net effect of (i) decrease in interest on bank borrowings by HK\$110.5 million due to the decrease in loan interest expenses incurred for the borrowings denominated in Renminbi as a result of reduction of interest rates in the Mainland China; (ii) decrease in interest on loans from ultimate holding company by HK\$4.9 million; and (iii) increase in interest on other borrowings by HK\$28.6 million.

Net loss

The net loss was HK\$914.2 million in FY2025 as compared to HK\$956.5 million in FY2024. The Group's result comprised (i) reversal of provision for properties under development (net of deferred tax impact) was Nil (FY2024: HK\$24.1 million); and (ii) net foreign exchange loss of HK\$141.7 million (FY2024: net foreign exchange gain of HK\$109.9 million). The aforesaid adverse impacts on the result has been partially alleviated by (i) net loss on fair value changes (net of deferred tax impact) of investment properties of HK\$66.4 million (FY2024: HK\$201.4 million); (ii) net impairment losses of HK\$64.7 million (FY2024: HK\$132.4 million); (iii) finance costs of HK\$610.5 million (FY2024: HK\$699.1 million); and (iv) loss from discontinued operations was Nil (FY2024: HK\$41.7 million).

* For identification purpose only

MANAGEMENT DISCUSSION AND ANALYSIS

FINANCIAL REVIEW OF EACH SEGMENT

Continuing operations

Property Segment

The revenue of Property Segment was mainly derived from the rental income of the Group's investment properties. The Group generated rental income of HK\$34.8 million in FY2025 (FY2024: HK\$42.5 million). Decrease in rental income was mainly generated from the decrease in number of tenants of Sincere Mall, the shopping mall inside Realord Villas.

Property Segment recorded a segment loss of HK\$373.0 million in FY2025 (FY2024: HK\$533.0 million). The decrease in segment loss was mainly attributable to the loss on fair value changes of investment properties of HK\$91.1 million in FY2025 as compared to HK\$260.4 million in FY2024. Reason for the changes are set out in "Loss on fair value changes of investment properties, net" above.

Financial Services Segment

The revenue of Financial Services Segment was HK\$88.5 million in FY2025, representing a decrease of HK\$43.9 million as compared to HK\$132.4 million in FY2024. Decrease in revenue was due to (i) decrease in interest income from money lending business and margin financing business by HK\$0.1 million and HK\$5.9 million respectively; (ii) decrease in income from financial services by HK\$38.1 million since there was no financial services income generated from share placement and underwriting projects during the year; and (iii) increase in commission income from securities broking by HK\$0.2 million.

Financial Services Segment recorded a segment profit of HK\$40.8 million in FY2025, representing a decrease of HK\$37.3 million as compared to HK\$78.1 million in FY2024. The decrease in segment profit was mainly due to (i) decrease in revenue by HK\$43.9 million; (ii) increase in allowance for credit losses of trade receivables of HK\$1.0 million (FY2024: reversal of impairment losses of HK\$2.2 million), receivables arising from securities broking of HK\$0.8 million (FY2024: HK\$0.4 million) and loan receivables of HK\$17.5 million (FY2024: reversal of impairment losses of HK\$17.3 million); and (iii) increase in staff costs by HK\$2.0 million. The abovesaid effect was partially offset by (i) decrease in referral and/or commission expenses for share placement and underwriting projects by HK\$36.0 million; and (ii) decrease in depreciation of right-of-use assets by HK\$3.4 million.

MANAGEMENT DISCUSSION AND ANALYSIS

FINANCIAL REVIEW OF EACH SEGMENT (Continued)

Continuing operations (Continued)

EP Segment

The revenue of EP Segment increased by HK\$192.4 million from HK\$229.2 million in FY2024 to HK\$421.6 million in FY2025 since the Group expanded its customers network in the Mainland China.

EP Segment recorded a segment loss of HK\$22.9 million in FY2025 as compared to HK\$129.2 million in FY2024. Decrease in segment loss was mainly attributable to decrease in allowance for credit losses charged during the year by HK\$105.2 million from HK\$120.6 million in FY2024 to HK\$15.4 million in FY2025.

MVP Segment

The revenue of MVP Segment decreased by HK\$0.7 million from HK\$1.7 million in FY2024 to HK\$1.0 million in FY2025 since the Group imposed stricter credit control on customers and continued to downsize its scale of operations.

MVP Segment recorded a segment loss of HK\$32.4 million in FY2025 as compared to HK\$32.0 million in FY2024. Increase in segment loss was mainly attributable to increase in allowance for credit losses by HK\$0.8 million from HK\$30.8 million in FY2024 to HK\$31.6 million in FY2025.

LAC Segment

The revenue of LAC Segment generated from provision for citizenship application and consultancy services on citizenship by investment programme (“CBI Programme”) was HK\$7.2 million in FY2025 as compared to HK\$20.0 million in FY2024. Decrease in revenue was mainly due to decrease in number of application granted by the Minister of Grenada.

LAC Segment recorded a segment loss of HK\$17.8 million in FY2025 as compared to HK\$14.4 million in FY2024. Increase in segment loss was mainly attributable to decrease in revenue by HK\$12.8 million which was partially offset by (i) decrease in amortisation of other intangible assets on customer relationship by HK\$1.2 million due to fully amortisation in February 2024; and (ii) decrease in staff costs by HK\$2.3 million.

MANAGEMENT DISCUSSION AND ANALYSIS

FINANCIAL REVIEW OF EACH SEGMENT (Continued)

Discontinued operations

Commercial Printing Segment

On 6 August 2024, the Group disposed Capital Financial Press Limited and its subsidiaries which were principally engaged in financial printing, digital printing and other related services. For details, please refer to the Company's announcement on 6 August 2024. The Commercial Printing Segment recorded a loss of HK\$3.0 million from discontinued operation in FY2024.

Department Store Segment

On 23 December 2024, the Group disposed 75% of the issued shares of The Sincere Company, Limited (stock code: 0244) and its subsidiaries which were principally engaged in the operation of department stores and the provision of general and life insurances. For details, please refer to the Company's announcement on 1 November 2024. The Department Store Segment recorded a loss of HK\$38.7 million from discontinued operation in FY2024.

LIQUIDITY, FINANCIAL RESOURCES AND CAPITAL STRUCTURE

The Group generally finances its operations with internally generated cash flow, cash reserve, banking facilities, other borrowings and facility provided by the ultimate holding company. The Group is financially sound with healthy cash position. The Group's cash and bank balances as at 31 December 2025 amounted to HK\$96.3 million (2024: HK\$30.7 million) which were mainly denominated in HK\$ and RMB (2024: HK\$ and RMB).

The gearing ratio of the Group as at 31 December 2025 was 639.8% (2024: 456.3%), which was calculated based on the interest-bearing borrowings denominated in HK\$ and RMB (2024: HK\$ and RMB) of HK\$13,303.0 million (2024: HK\$12,327.8 million) and divided by the equity attributable to owners of the Company of HK\$2,079.2 million (2024: HK\$2,701.7 million). The interest-bearing borrowings carried interest rate ranging from 2.4% to 12% per annum (2024: 2.775% to 12% per annum) with maturity ranging from within 1 year to 25 years (2024: within 1 year to 26 years).

The Directors consider that the Group's cash holding, liquid assets, future revenue, available banking facilities and the facility provided by the ultimate holding company will be sufficient to fulfill the present working capital requirement of the Group.

MANAGEMENT DISCUSSION AND ANALYSIS

FOREIGN EXCHANGE

Most of the transactions of the Group were denominated in Hong Kong Dollars, US Dollars, Japanese Yen, Renminbi and East Caribbean Dollars. The reporting currency of the Group is Hong Kong dollars.

The Group is exposed to foreign exchange risk arising from exposure in the US Dollars, Japanese Yen, Renminbi and East Caribbean Dollars against Hong Kong Dollars. The management has continuously monitored the level of exchange rate exposure and shall adopt financial hedging instruments for hedging purpose when necessary. The Group did not use any financial instruments for hedging purpose as at 31 December 2025.

FINANCIAL GUARANTEES AND CHARGES ON ASSETS

As at 31 December 2025, corporate guarantees amounting to HK\$8,817.7 million (2024: HK\$8,426.4 million) were given to banks by the Company for the provision of general banking facilities granted to its subsidiaries while corporate guarantees amounting to HK\$8,817.7 million (2024: HK\$8,426.4 million) was given to banks in the Mainland China by the Company for the provision of general banking facilities granted to its subsidiaries in the Mainland China. Besides, the general banking facilities granted to the subsidiaries of the Company were secured by legal charges on certain investment properties, leasehold land and buildings, properties under development and proposed development project owned by the Group with a total net book value of HK\$9,216.4 million (2024: HK\$8,912.1 million), HK\$341.0 million (2024: HK\$346.6 million), HK\$3,917.0 million (2024: HK\$3,371.5 million) and HK\$2,456.5 million (2024: HK\$2,148.9 million) respectively. Besides, certain bank borrowings were secured by securities collateral pledged to the Group by margin clients with market value of HK\$181.7 million (2024: HK\$104.0 million) and shares of certain subsidiaries. Meanwhile, personal guarantees amounting to HK\$9,540.0 million (2024: HK\$9,140.9 million) were given to banks by the directors and controlling shareholders of the Company for the provision of general banking facilities granted to its subsidiaries. Besides, guarantees amounting to HK\$308.4 million (2024: HK\$295.6 million) was given to banks by the related parties of the Group for the provision of general banking facilities granted to its subsidiaries while guarantees amounting to HK\$308.4 million (2024: HK\$295.6 million) was given to banks in the Mainland China by the related parties of the Group for the provision of general banking facilities granted to its subsidiaries in the Mainland China.

MANAGEMENT DISCUSSION AND ANALYSIS

FINANCIAL GUARANTEES AND CHARGES ON ASSETS (Continued)

For other borrowings as at 31 December 2025, personal guarantees up to HK\$298.2 million (2024: HK\$100.0 million) were given to independent third parties by a director and controlling shareholder of the Company for the provision of other borrowings granted to the Group. Besides, guarantees up to HK\$198.2 million (2024: Nil) were given to independent third party by related parties and a subsidiary of the Group for the provision of other borrowings granted to its subsidiary. In addition, certain other borrowings were secured by securities collateral pledged to the Group by margin clients with market value to HK\$362.9 million (2024: HK\$199.8 million), certain shares of a subsidiary of the Group, or certain shares of companies owned by a related party of the Group.

For other borrowings from financial institutions as at 31 December 2024, corporate guarantees amounting to HK\$56.1 million were given to the financial institutions by the Company for the provision of other borrowings granted to the subsidiaries. Besides, other borrowings granted to the subsidiaries of the Company were secured by legal charges on certain investment properties with carrying amount of HK\$59.7 million.

BUSINESS REVIEW OF EACH SEGMENT

During the year ended 31 December 2025, the global economy and business performance remained challenging. The challenges were resulted from the uncertain global economies as a result of the unstable political relationship and continued US-China trade tensions between the United States of America and the People's Republic of China (the "PRC") and the impact from Russo-Ukrainian conflict and Israel-Hamas war.

Set out below is the review of each segment of the Group's business.

Property Segment

The Group held three investment property projects namely Realord Villas and Zhangkengjing Property in Longhua District, and Realord Technology Park in Guangming District in Shenzhen, the PRC. The Group also held proposed development project and properties under development namely Laiying Garden in Nanshan District and Qiankeng Property in Longhua District respectively in Shenzhen, the PRC. There were five property projects on hand as at 31 December 2025 and 2024.

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW OF EACH SEGMENT (Continued)

Property Segment (Continued)

In FY2025, there were various development progress on five property projects. Firstly, for Realord Villas, up to the date of report, the number of tenants of Sincere Mall was 29 including children's amusement park, education training centres, coffee shops, restaurants, fitness studios and billiard room. Secondly, for Realord Technology Park, the construction scale was approximately 110,000 square meters. For Phase I, a lease agreement was signed with hotel operator under a lease term starting from 2024. For Phase II, the development plan will be started once government approval is granted. Thirdly, for Qiankeng Property, the construction scale was approximately 166,000 square meters and the redevelopment works were processing since the Group obtained the construction permits on earthwork and foundation construction in October 2023. In May 2024, the construction planning permit was obtained from relevant government authority. In July 2024, the construction permit was obtained. Up to the date of report, the redevelopment works on main structure engineering were processing, which one commercial residential house building had been topped out and two affordable housing buildings closed to be topped out. Fourthly, for Zhangkengjing Property, the application of change of land use from industrial use to residential apartments and commercial use was still under review as at the reporting date. Fifthly, for Laiying Garden, the Group obtained the land use permit from relevant government authority in July 2023 and obtained the construction permit on earthwork and foundation construction in March 2024 and the redevelopment works on foundation and earthwork construction were still being processed up to the date of report.

Financial Services Segment

The Group held licenses type 1 (Dealing in securities), type 4 (Advising on securities), type 6 (Advising on corporate finance) and type 9 (Asset management) under The Securities and Futures Commission (the "SFC") and money lender's license pursuant to the Money Lenders Ordinance (Chapter 163 of the Laws of Hong Kong). Financial Services Segment is committed to providing diversified and premium services to customers in the primary and secondary markets.

Margin financing business

Business model

The margin financing business forms an integral part of the securities brokerage business under the Financial Services Segment. The Group provides margin loans to its brokerage clients. Funding for this business is from bank borrowings, other borrowings and internal resources of the Group. The margin financing operation of the Group is based on the loan-to-collateral ratio (the "Collateral Ratio") set by the credit department for each of the securities with reference to its liquidity, risk profile and financial strength of the underlying entities and the loan-to-collateral ratio adopted by banks. Margin clients are required to pledge deposits and/or liquid securities as collaterals to the Group in order to obtain margin facilities for securities trading.

As at 31 December 2025, 70.1% (2024: 77.7%) and 29.9% (2024: 22.3%) of the gross loan balances to margin financing clients of HK\$105.2 million (2024: HK\$285.1 million) were from individual investors and corporate investors respectively as defined under Part 1 of Schedule 1 of Section 397 of the Securities and Futures Ordinance (Cap.571D).

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW OF EACH SEGMENT (Continued)

Financial Services Segment (Continued)

Margin financing business (Continued)

Credit policy

The Group has established a credit assessment committee (the “Margin Financing CAC”) presently comprising four members (including the chief financial officer of the Company, two responsible officers and a director of the securities brokerage company). The Margin Financing CAC is responsible for establishing credit policy, approving margin limit, and monitoring the credit exposure of the margin financing business.

To perform credit assessment (the “Credit Assessment”) on the clients, the credit risk staff team (the “Credit Risk Team”), which currently has two staffs, will conduct the following procedures:

- (i) “know your client” procedures including:
 - (a) checking the background of client;
 - (b) if the client is a corporate client, checking the background of the shareholder(s) and the ultimate beneficial owner(s), and business operations of such corporate client, obtaining and reviewing corporate documents of the corporate client including but not limited to the constitution documents and financial statements;
- (ii) assessment of the repayment ability and credit quality of client based on:
 - (a) for individual client, his/her occupation, proof of income, proof of assets, proof of financial standing, historical trading pattern, and historical settlement records with the Group (if applicable); and
 - (b) for corporate client, its latest available financial statements, leverage level, assets quality, external credit rating, historical trading pattern, and historical settlement records with the Group (if applicable).

Upon satisfactory on the results of the Credit Assessment, the Credit Risk Team shall recommend to the Margin Financing CAC’s approval of the applicable margin limit with reference to the repayment ability and the credit quality of the client and the client’s collaterals. The Margin Financing CAC shall review and make the decision to approve, reject or modify the margin limit and/or terms on the margin loan.

The Credit Risk Team is also responsible for on-going monitoring of the Collateral Ratio. The Margin Financing CAC will review the Collateral Ratio quarterly.

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW OF EACH SEGMENT (Continued)

Financial Services Segment (Continued)

Margin financing business (Continued)

Key internal control measures

The Group has adopted the following key internal control measures to monitor its margin financing business:

- (i) on a daily basis, a team comprising the head of customer service of the securities brokerage company and its responsible officer (who is also a member of the Credit Risk Team) for monitoring margin financing (the “Margin Monitoring Team”) will generate a margin call report which shows the clients’ margin status and identify if there is any shortfall in clients’ collaterals;
- (ii) for any insufficient collaterals identified, the Margin Monitoring Team shall make immediate margin calls for additional collateral;
- (iii) in the event the clients fail to mitigate the shortfall of their collaterals, the Margin Monitoring Team shall make timely report to the responsible officers of securities brokerage company who will consider the necessary actions to take including but not limited to forced liquidation of the clients’ position;
- (iv) the Margin Monitoring Team shall also closely monitor any unusual movements, corporate news or trading halts/suspensions of all underlying securities related to outstanding margin financing facilities in order to mitigate the clients’ credit risk and report to the responsible officers of all relevant incidents as and when arise, for the responsible officers to consider further actions; and
- (v) the responsible officers of securities brokerage company shall report to the management of the Group on any material adverse incidents on margin financing operation.

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW OF EACH SEGMENT (Continued)

Financial Services Segment (Continued)

Margin financing business (Continued)

Major terms of loans and concentration of loans on major clients

During the year ended 31 December 2025, the interest rate of the margin financing was charged at a range of 9% to 20% (2024: a range of 5% to 20.25%) subject to the credibility of the clients and quality of the securities collateral. The Group's largest margin client and the five largest margin clients accounted for 14.1% (2024: 17.3%) and 49.8% (2024: 55.7%) of the gross loan balances to margin clients as at 31 December 2025. As at 31 December 2025, the Group's largest margin client was an individual investor (2024: an individual investor) and the Group's five largest margin clients included three individual investors and two corporate investors (2024: four individual investors and a corporate investor).

Recoverability and impairment assessment

The Group measures the impairment loss on the basis of lifetime expected credit losses assessment for the loan receivables from margin financing clients. The Group monitors the market conditions and adequacy of securities collateral and margin deposits of each margin account on a daily basis. Margin calls and/or forced liquidation will be made where necessary. The Group reviews the recoverable amount of each individual receivable at the end of each reporting period to ensure that adequate provision for impairment losses is made for irrecoverable amounts. As part of the Group's credit risk management, the Group estimates impairment loss on loans to margin clients individually by reference to any historical default or delay in payments, historical settlements record and current past due exposure of each client.

During the year ended 31 December 2025, the impairment loss on receivables arising from loans to margin clients of HK\$0.8 million (FY2024: HK\$0.4 million) was recognised, which represented general provision. General provision for impairment loss was provided for margin loan balances with insufficient collaterals while specific provision for impairment loss was provided for specific credit-impaired margin loan balances on individual assessment of their creditworthiness. As at 31 December 2025, 67% (2024: 88%) of the gross margin loan balances were secured by sufficient collaterals.

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW OF EACH SEGMENT (Continued)

Financial Services Segment (Continued)

Money lending business

Business model

The Group provides loans to clients with tailored made liquidity solutions and its clients are mainly solicited from business referrals of existing clients or business connections of the management team of the Group. Securities brokerage division also refers the brokerage clients who have financing needs to the money lending division with a view to providing one-stop financing solutions to the clients. The funding for money lending business is mainly from internal resources of the Group. As at 31 December 2025, 11.4% (2024: 42.8%) and 88.6% (2024: 57.2%) of the gross loan balances to money lending clients of HK\$635.5 million (2024: HK\$490.2 million) were corporate and individual clients respectively.

Credit policy

The Group has established a credit assessment committee (the “Money Lending CAC”) presently comprising two members (including the chief financial officer of the Company and a director of the money lending company). The Money Lending CAC is responsible for establishing credit policy, approving loan terms, and monitoring the credit exposure of the money lending business.

To perform the Credit Assessment on the client, the Credit Risk Team shall conduct the same procedures as that of margin financing operation including (i) “know your client” procedures; and (ii) assessment of the repayment ability and credit quality of client, details of which are set out in the paragraphs of “Credit policy” in the session headed “Margin Financing Business” above.

Upon satisfactory on the results of the Credit Assessment, a team comprising a director of the money lending company (who is also a member of the Money Lending CAC) and an officer of the money lending company (the “Money Lending Team”) will propose loan terms (the “Proposed Loan Terms”), including but not limited to interest rate, tenor, collateral and guarantee, if applicable, to the Money Lending CAC based on the prevailing market condition, repayment ability and credit quality of the client and the client’s financial need. The Proposed Loan Terms will be reviewed and approved by the Money Lending CAC and were determined on case-by-case basis.

The Money Lending Team is responsible for on-going monitoring of the status of the loans granted by the money lending company and assessing the credit exposure risks of its loan portfolio from time to time.

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW OF EACH SEGMENT (Continued)

Financial Services Segment (Continued)

Money lending business (Continued)

Key internal control measures

The Group has adopted the following key internal control measures to monitor its money lending business:

- (i) on monthly basis, the Money Lending Team will prepare a monthly loan profile summary which will be reviewed by the Money Lending CAC to identify if there is any loan overdue;
- (ii) for any loan being overdue, the Money Lending Team will immediately notify the Money Lending CAC, and provide regular updates on the progress of the collection of the outstanding balance of the loans and commence procedures to recover the outstanding balance, if applicable, in accordance with internal procedures; and
- (iii) the status of the loan portfolio shall be reported to the Board by the Money Lending CAC on semi-annual basis.

Major terms of loans and concentration of loans on major clients

During the year ended 31 December 2025, the interest rate of the money lending business was charged at a range of 8.5% to 12% per annum (2024: a range of 8.5% to 12% per annum) subject to the creditability of the clients, and the loan receivables from clients were generally unsecured and repayable with a term of one year or less. The Group's largest money lending client and the five largest money lending clients accounted for 11.4% (2024: 23.9%) and 52.1% (2024: 58.5%) of the gross loan balances to money lending clients as at 31 December 2025. As at 31 December 2025, the Group's largest money lending client was an individual client (2024: a corporate client) and the Group's largest five money lending clients were individual clients (2024: three corporate clients and two individual clients).

Recoverability and impairment assessment

Same as the margin financing business, the Group measures the impairment loss on the basis of lifetime expected credit losses assessment for the loan receivables from the money lending clients. The Group reviews the loan receivables at the end of each reporting period to ensure that adequate impairment loss is made for irrecoverable amounts, if any. As part of the Group's credit risk management, the Group estimates impairment loss on loan receivables individually by reference to any historical default or delay in payments, historical settlements record and current past due exposure of each client.

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW OF EACH SEGMENT (Continued)

Financial Services Segment (Continued)

Money lending business (Continued)

Recoverability and impairment assessment (Continued)

During the year ended 31 December 2025, the impairment losses on loan receivables of HK\$17.5 million (FY2024: reversal of impairment losses of HK\$17.3 million) was recognised for the whole loan portfolio of the Group which represented the allowance for credit losses of the receivables from money lending clients. As at 31 December 2025 and 2024, none of the loan receivables had been overdue and no specific provision on loan receivables had been made.

EP Segment

EP Segment remained to be the Group's major revenue contributor which was benefited from the large scale of Realord EP Japan leased land in Osaka, Japan with approximately 19,609 square meters (4 pieces). EP Segment will concentrate on searching for new sources of metal scraps and exploring new customers especially in the Mainland China and Japan.

MVP Segment

Through the Group imposed stricter credit control on its customers and continued to downsize its scale of operations, the segment recorded segment losses in FY2025.

LAC Segment

The principal business of LAC Segment was provision of citizenship application and consultancy services on CBI Programme and development of the Grenada Project. The Grenada Project involved the development of a mixed property project consisting educational facilities, apartments for student, hotel and resort facilities, commercial development and shopping facilities and in a longer plan university establishments and related amenities.

The Government of Grenada granted LAC Segment the "Approval Project Status" such that LAC Segment can develop the Grenada Project on foreign investors' funding in accordance with the local laws under Section 11 of the Grenada Citizenship by Investment Act 15 of 2013 and a CBI Programme in Grenada. Through the CBI Programme, LAC Segment is authorised to raise capital from investors of the Project for funding the construction and development costs. Qualified investors of the real properties will be granted permanent Grenadian citizenship and a passport offering visa-free travel including the United Kingdom, EU Schengen countries and the Mainland China. The Project marks a significant flag of our Group into the Caribbean region.

MANAGEMENT DISCUSSION AND ANALYSIS

OUTLOOK AND CORPORATE STRATEGY

Property Segment

The Group will focus on the five properties projects on hand, namely, the Qiankeng Property, the Laiying Garden, the Realord Villas, the Realord Technology Park and the Zhangkengjing Property to ensure that the Group stays in a good position in this segment.

Financial Services Segment

In FY2025, despite the continuing economic uncertainties such as geopolitical conflicts and tariff policies, the performance of global stock markets, especially Hong Kong, continued to rise. Financial Services Segment will continuously develop various investment products to meet the market's demand and provide diversified and premium services to customers in the international capital market. The Group expects that the Financial Services Segment will achieve stable business growth in 2026.

EP Segment

Looking forward, amidst the market uncertainties, the Group will continue to exercise extreme cautions in the operations of EP Segment with a view to controlling operating costs, minimising the credit risk exposures and expanding the customers base of the segments by strengthening their competitive edges among their competitors. The Group will continue to monitor the business plans, the associated risks and prospects of the operations, in order to maximise the return to the shareholders.

MVP Segment

Under the promoting of international environmental protection across the globe, the electric vehicle market size has increased significantly in recent years. Governments in various countries also provide subsidies and supports to customers for changing from petrol to electric vehicle. Looking forward, the Group expects the market trend of shifting from petrol to electric vehicles will continue and the demand for petrol vehicles is expected to decrease. The Group will be extremely cost cautious on the operations of MVP Segment and closely monitor the business development of this segment.

LAC Segment

The Grenada Project presents a valuable opportunity for the Group to diversity its business and operations in the Caribbean and Latin American region and enables it to expand its scale of overseas operation. By inviting foreign investment under the CBI Programme of Grenada, the Group has embarked on the Grenada Project and has established a management and marketing team with offices in Beijing, Shenzhen and Hong Kong and engaged consultants in the United States of America to implement the marketing strategies formulated for promoting the citizenship by investment programmes.

MANAGEMENT DISCUSSION AND ANALYSIS

OUTLOOK AND CORPORATE STRATEGY (Continued)

LAC Segment (Continued)

It is the Group's strategy to seek for professional investors to jointly invest in the projects in the Caribbean economic zone and Latin American region. Further, the Group was identifying capable and competent business partners to participate in the projects. Subject to the planning and the feasibility studies of the projects as well as the requisite approval by the respective local government, it is expected that the Group would kick off the projects in near future.

Proposed Change of Company Name

In recent years, the Company has been consolidating and streamlining its businesses and resources, as well as exploring new business opportunities. As disclosed in the announcement dated 6 February 2026, the Company entered into a non-legally binding memorandum of understanding with Mr. Jeffrey Lyndon Ko in relation to a proposed strategic cooperation in developing mobile game distribution and operation business (the "Strategic Cooperation"). Through the Strategic Cooperation, the Group would expand into the mobile game sector in the People's Republic of China, a market with strong growth momentum and promising long-term prospects.

To align the Company's direction of future business development, the Board proposes to change the English name of the Company from "Realord Group Holdings Limited" to "Realord Technology Company Limited", and to adopt the Chinese Name of "偉祿科技股份有限公司" as the secondary name of the Company in place of the existing name of "偉祿集團控股有限公司" (the "Proposed Change of Company Name").

The Board considers that the new English and Chinese names of the Company can provide the Company with a new corporate image and identity, which will enable the Group to better identify itself and capture potential business opportunities for its future development.

Details of which are set out in the announcement dated 31 March 2026 of the Group.

CONTINGENT LIABILITIES

The Group has no significant contingent liabilities as at 31 December 2025.

SIGNIFICANT INVESTMENTS HELD, MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES AND ASSOCIATED COMPANIES

Saved as disclosed in note 47 to the consolidated financial statements, no other significant investments held, nor were there any material acquisitions or disposals of subsidiaries and associated companies during the year ended 31 December 2025.

LITIGATION

The Group has no significant litigation as at 31 December 2025.

MANAGEMENT DISCUSSION AND ANALYSIS

EVENTS AFTER REPORTING PERIOD

No significant event has taken place subsequent to 31 December 2025 and up to the date of this report.

PRINCIPAL RISKS AND UNCERTAINTIES

Concentration risk

The five largest customers of the Group contributed 64.2% of the total revenue of the Group for the year; while the five largest suppliers of the Group contributed 74.3% of the total purchases of the Group for the year. The concentration of sales and purchases on certain customers and suppliers may pose risk to the Group's operation in that failure in any of these customers and suppliers may have adverse financial effect on the Group.

Credit risk

The trade receivables and receivables arising from securities broking and loan receivables amounted to HK\$1,023.5 million as at 31 December 2025 comprise trade receivables amounted to HK\$320.5 million, receivables arising from securities broking amounted to HK\$119.9 million and loan receivables amounted to HK\$583.1 million.

The receivables arising from securities broking comprise balances receivable from clearing house, cash clients and margin clients. The cash clients are required to place deposits before execution of any purchase transactions and are due within the settlement period which are usually within a few days from the trade date. The credit risk arising from the amounts due from cash clients is considered to be low. The amounts due from margin clients are repayable on demand and the margin clients are required to place securities and/or cash deposits as collateral. On a daily basis, the management monitored market conditions and adequacy of collateral of each margin client. Margin calls and forced liquidation are made where necessary.

The trade receivables are normally granted with credit terms; while the loan receivables are granted based on the clients' credit quality and will be repaid according to the agreed date of repayment. The Group recognises impairment loss on the trade and loan receivables to reflect credit risk. However, the default or significant increase in credit risk of any of these clients would adversely impact the financial results and position of the Group.

Market risk

Investment properties

The Group held significant assets classified as investment properties for earning rental income and capital appreciation. Revaluation of investment properties would be conducted regularly by independent qualified professional valuers at reporting date and any surplus or deficit was recorded as fair value gain or loss in the statement of profit or loss. Fair value of investment properties could be affected by a number of factors, such as property market condition, interest rate, political environment, etc. The change in fair value could significantly affect the financial results and position of the Group.

MANAGEMENT DISCUSSION AND ANALYSIS

PRINCIPAL RISKS AND UNCERTAINTIES (Continued)

Market risk (Continued)

Financial assets

The Group held certain financial assets for trading purpose, the fluctuation in stock price of the portfolio of listed securities could significantly affect the profitability of the Group. According to the HKFRSs, the gain or loss on listed securities should be booked as fair value gain or loss on financial assets at fair value through profit or loss in the statement of profit or loss. The fluctuation in stock price could impact the Group's profitability. The directors will closely monitor the stock market and make changes to the investment portfolio in order to maximize shareholders' return.

LAWS AND REGULATIONS

Laws and regulations in relation to the financial services sector, environmental protection sector and workplace quality may have a material effect on the Group's principal activities.

Operation in regulatory sector

Financial Services Segment of the Group operates in a highly regulated sector. The risk of non-compliance with regulatory requirements could lead to the loss of operating licenses.

EP Segment of the Group operates under relevant environmental protection regulations, non-compliance with the regulatory requirements changes will affect the Group's operation significantly. Therefore, we make it a top priority to stay up to date on new laws and regulations, and to ensure compliance with the relevant rules and regulations. The Group has implemented policies and procedures designed to ensure compliance with the most relevant laws and regulations.

We did not identify any material non-compliance or breach of the relevant regulations for our financial services business and environmental protection business.

Workplace Quality

The Group believes that continued business success relies on the full contribution and support of our employees. We are dedicated to promoting equal opportunities for all of our employees in different areas, including recruitment, compensation and benefits, training, staff promotion, transfer, and dismissal. All employees are assessed based on their ability, performance and contribution, irrespective of their nationality, race, religion, gender, age or family status.

The Group is committed to the health, safety and welfare of our employees. We pledge full compliance in all occupational health and safety legislations and we have implemented an effective and safe working environment for our employees.

We did not identify any material non-compliance or breach of labour or other relevant legislations.

MANAGEMENT DISCUSSION AND ANALYSIS

LAWS AND REGULATIONS (Continued)

Environmental Protection

The Group is committed to protecting and sustaining the environment through reduced consumption of electrical power and paper. We are committed to upholding high environmental standards to fulfill relevant requirements under applicable laws or ordinances.

We did not identify any material non-compliance or breach of relevant standards, rules and regulations on air and greenhouse gas emission, discharges into water and land, generation of hazardous or non-hazardous water, etc.

RELATIONSHIP WITH EMPLOYEES

The Group recognises employees as the most important assets of the Group. The contribution and support of employees are valued at all times. The Group regularly reviews the remuneration policies according to the market benchmarks, financial results and individual performance of employees. Other staff benefit plans are provided to enhance the employees' loyalty and satisfaction.

RELATIONSHIP WITH SUPPLIERS

Fair and Open Competition

The Group promotes fair and open competition that aims to develop long term relationships with suppliers based on mutual trust.

Public Interest and Accountability

The procurement from suppliers or service providers is conducted in a manner consistent with the highest ethical standards. This helps assure high products quality at all times to gain the confidence of customers, suppliers and the public.

Procurement and Tendering Procedures

The contracting of services and the purchase of goods are based solely on need, quality and price. This ensures compliance with procurement policies and fosters positive and open competition.

RELATIONSHIP WITH CUSTOMERS AND CLIENTS

Customer Services

The Group seeks to provide efficient and courteous customer service to maintain customer satisfaction and co-operation. Customers have access to information about the operation and development of the Group through annual reports and the company website. The Group shall not make any misrepresentation, exaggeration or overstatement.

MANAGEMENT DISCUSSION AND ANALYSIS

ENVIRONMENTAL AND SOCIAL POLICIES

Details of the environmental and social policies of the Group are set out in the Environmental, Social and Governance Report on pages 54 to 98.

EMPLOYMENT AND REMUNERATION POLICIES

As at 31 December 2025, the Group had a total workforce of 181, of whom 52 in Hong Kong, 82 in the Mainland China, 37 in Japan, and 10 in Grenada. Remuneration packages are generally structured by reference to market terms and individual qualifications, experience and merits. Salaries are normally reviewed on an annual basis and bonuses, if any, will be based on performance appraisals and other relevant factors. Staff benefits plans maintained by the Group include mandatory provident fund scheme, share option scheme and medical insurance.

SOCIAL RESPONSIBILITIES AND SERVICES AND ENVIRONMENTAL POLICY

Corporate Social Responsibility has become common practice. The Group cares to save energy, reduce waste during our day-to-day operations, and to protect the environment by implementing a series of measures in energy conservation and paper recycling etc.

BIOGRAPHICAL DETAILS OF THE DIRECTORS OF THE COMPANY AND SENIOR MANAGEMENT OF THE GROUP

EXECUTIVE DIRECTORS

Dr. Lin Xiaohui (“Dr. Lin”)

Dr. Lin, aged 52, was appointed as the chairman and an executive director of the Company and a member of the Remuneration Committee. Dr. Lin is also currently the chairman and an executive director of The Sincere Company, Limited, a company listed on the Main Board of the Stock Exchange (stock code: 244) (“Sincere”). Dr. Lin obtained a Master degree of business administration from the City University (formerly known as the City University College of Science and Technology) in September 2014 and a Honorary Doctorate degree of Business Administration from the SABI University in August 2015.

Since 2005, Dr. Lin has held management positions in a number of private companies in which he has shareholding interests, and these companies are mainly engaged in real estate, electronics, logistics and financial investment in Shenzhen. Dr. Lin is currently a member of the 14th National Committee of the Chinese People’s Political Consultative Conference (“NCCPPCC”), a member of the 6th Election Committee of the Chief Executive of Hong Kong Special Administrative Region, a Standing Committee member of the 5th to the 7th of Guangdong Shenzhen Municipal Committee of the Chinese People’s Political Consultative Conference (“CPPCC”), a vice chairman of the 8th Shenzhen Federation of Industry & Commerce, a chairman of the 4th Shenzhen Futian General Chamber of Commerce, and was a member of Standing Committee of the 3rd to the 5th of Shenzhen Futian District Committee of the CPPCC. Dr. Lin is the spouse of Madam Su Jiaohua (“Madam Su”) and the brother of Mr. Lin Xiaodong (“Mr. Lin”). Dr. Lin joined the Group in June 2014.

Madam Su

Madam Su, aged 53, was appointed as the chief executive officer and an executive director of the Company and a member of the Nomination Committee. Madam Su is also currently an executive director and the chief executive officer of Sincere. Madam Su obtained the advanced diploma in business studies from Ashford College of Management & Technology Singapore (formerly known as AMGT Management School) in September 2012. Since 2005, Madam Su has held management positions in a number of private companies in which she has shareholding interests, and these companies are mainly engaged in real estate, electronics, logistics and financial investment in Shenzhen. Madam Su also served as a member of the 6th People’s Congress of Futian District, Shenzhen City, and a member of The 6th People’s Congress of Shenzhen City. Madam Su is the spouse of Dr. Lin. Madam Su joined the Group in June 2014.

Mr. Lin

Mr. Lin, aged 43, obtained a Bachelor of Commerce and Administration in Commercial Law and International Business from the Victoria University of Wellington, New Zealand in 2007. He has worked in the Branch Office of Shenzhen Municipal Office of the State Administration of Taxation* (深圳市國家稅務局直屬分局) from 2007 to 2009. He has undertaken various managerial roles in a company owned by Dr. Lin and Madam Su since 2009. Mr. Lin is the brother of Dr. Lin. Mr. Lin joined the Group in June 2014.

* For identification purpose only

BIOGRAPHICAL DETAILS OF THE DIRECTORS OF THE COMPANY AND SENIOR MANAGEMENT OF THE GROUP

INDEPENDENT NON-EXECUTIVE DIRECTORS

Mr. Yu Leung Fai (“Mr. Yu”)

Mr. Yu, aged 49, was appointed as an independent non-executive director of the Company, the chairman of the Audit Committee and a member of the Remuneration Committee and the Nomination Committee.

Mr. Yu is a member of the American Institute of Certified Public Accountants, Certified Practicing Accountants of Australia, the Hong Kong Institute of Certified Public Accountants and a Certified Trust Practitioner of the Hong Kong Trustee Association. Mr. Yu obtained a bachelor’s degree in commerce from University of Toronto, Canada in June 2000 and a bachelor’s degree in law from University of London, United Kingdom in August 2005. Mr. Yu has over 23 years of experience in corporate services field. He first started his career as an auditor of Deloitte Touche Tohmatsu. Since 2001, Mr. Yu joined Fung, Yu & Co. CPA Limited and is currently the company’s managing partner. Mr. Yu has also been the company secretary of Beijing Media Corporation Limited (stock code: 1000), Yuanda China Holdings Limited (stock code: 2789) and Sany Heavy Equipment International Holdings Company Limited (stock code: 631), and the independent non-executive director of The Sincere Company, Limited (stock code: 244), Mount Everest Gold Group Company Limited (formerly known as CS Mall Group Limited) (stock code: 1815) and Timeless Resources Holdings Limited (stock code: 8028), all of which are listed companies in Hong Kong, since March 2010, June 2012, February 2017, June 2021, November 2021 and March 2023, respectively. Mr. Yu joined the Group in June 2014.

Mr. Fang Jixin (“Mr. Fang”)

Mr. Fang, aged 44, was appointed as an independent non-executive director of the Company, the chairman of the Nomination Committee and the Remuneration Committee, and a member of Audit Committee.

Mr. Fang holds a master degree in Civil and Commercial Law from Wuhan University. Mr. Fang was a legal assistant and a solicitor in Shu Jin Law Firm from 2005 to 2008, joined the compliance and management division of China International Capital Corporation Limited from 2008 to 2012, and a deputy general manager and secretary to the board in Shenzhen Intelligent Power Precision Technology Co., Ltd from 2012 to 2021. He has joined Shenzhen Hadesheng Precision Technology Inc., Ltd since 2021 and is currently the deputy general manager and secretary to the board. Mr. Fang joined the Group in June 2014.

BIOGRAPHICAL DETAILS OF THE DIRECTORS OF THE COMPANY AND SENIOR MANAGEMENT OF THE GROUP

Mr. Ho Chun Chung, Patrick (“Mr. Ho”)

Mr. Ho, aged 62, was appointed as an independent non-executive director of the Company and a member of the Audit Committee.

Mr. Ho worked in PricewaterhouseCoopers from 1987 to 1992 and Gold Peak Industries (Holdings) Limited (currently known as Gold Peak Technology Group Limited) (stock code: 40) from 1992 to 2000 with his last position as financial controller and Chen Hsong Holdings Limited (stock code: 57) from 2002 to 2005 as financial controller. Mr. Ho was an independent non-executive director of Tesson Holdings Limited (stock code: 1201) from 2014 to 2016 and Asia Investment Finance Group Limited (currently known as International Genius Company) (stock code: 33) from 2015 to 2018 respectively. He has been the independent non-executive director of Ling Yui Holdings Limited (stock code: 784) since December 2017 and A&S Group (Holdings) Limited (stock code: 1737) since February 2018. Mr. Ho obtained a professional diploma in accountancy from the Hong Kong Polytechnic (currently known as The Hong Kong Polytechnic University) in November 1987 and a master degree in finance from the City University of Hong Kong in December 1996. Mr. Ho is an associate member of the Hong Kong Institute of Certified Public Accountants and a fellow member of the Association of Chartered Certified Accountants since February 1991 and October 1995, respectively. Mr. Ho joined the Group in March 2022.

SENIOR MANAGEMENT

Mr. Tsang Chin Pang (“Mr. Tsang”), aged 47, re-joined the Group and has been appointed as the chief financial officer and company secretary of the Company in August 2021. Mr. Tsang graduated from the Hong Kong University of Science and Technology with a bachelor of business administration in finance. He is also a member of the Hong Kong Institute of Certified Public Accountants. Mr. Tsang has over 20 years of experience in the field of finance and accounting and he was the chief financial officer and company secretary of the Company for the period from February 2011 to July 2016.

REPORT OF THE DIRECTORS

The Directors present their report and the audited financial statements for the year ended 31 December 2025.

PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. The principal activities of its principal subsidiaries are set out in note 52 to the consolidated financial statements.

An analysis of the Group's performance for the year ended 31 December 2025 by business operating segments and geographical information is set out in notes 5 and 6 to the consolidated financial statements.

RESULTS AND DIVIDENDS

The Group's result for the year ended 31 December 2025 and the consolidated financial position of the Group at that date are set out in the consolidated financial statements on pages 106 to 109.

No interim and final dividend have been declared during the years ended 31 December 2025 and 31 December 2024.

PRINCIPAL PROPERTIES

Details of the principal properties held for directors' quarter, for development and for investment purposes are set out on pages 267 to 268.

FIVE-YEAR FINANCIAL HIGHLIGHTS

A summary of the results, assets and liabilities of the Group for the last five fiscal years is set out on page 266.

BUSINESS REVIEW

The business review of the Group for the year ended 31 December 2025 is set out in the "Management Discussion and Analysis" section on pages 16 to 23.

SHARE CAPITAL

Details of the movements in the Company's share capital during the year ended 31 December 2025 are set out in note 40 to the consolidated financial statements.

The Group and the Company did not have any treasury shares (as defined in Rule 1.01 of the Listing Rules) as at 31 December 2025.

REPORT OF THE DIRECTORS

PURCHASE, SALE OR REDEMPTION OF SECURITIES

During the year ended 31 December 2025, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed securities.

PRE-EMPTIVE RIGHTS

There are no provisions for pre-emptive rights under the Company's Bye-laws or the laws of Bermuda which would oblige the Company to offer new shares on a pro rata basis to its shareholders.

DISTRIBUTABLE RESERVES

At 31 December 2025, the Company did not have any reserve available for distribution (2024: Nil).

MAJOR CUSTOMERS AND SUPPLIERS

The percentages of sales and purchases for the year attributable to the Group's major customers and suppliers were as follows:

- (1) The aggregate amount of revenue attributable to the Group's five largest customers represented 64.2% of the Group's total revenue. The amount of sales to the Group's largest customer represented 17.6% of the Group's total revenue.
- (2) The aggregate amount of purchases attributable to the Group's five largest suppliers represented 74.3% of the Group's total purchases. The amount of purchases from the Group's largest supplier represented 28.1% of the Group's total purchases.

None of the directors of the Company, their associates or any shareholder (who, to the best knowledge of the directors, owns more than 5% of the Company's issued share capital) had any beneficial interest in the Group's five largest customers and/or five largest suppliers during the year ended 31 December 2025.

REPORT OF THE DIRECTORS

DIRECTORS

The directors of the Company during the year were as follows:

Executive directors:

Dr. Lin Xiaohui
Madam Su Jiaohua
Mr. Lin Xiaodong

Independent non-executive directors:

Mr. Yu Leung Fai
Mr. Fang Jixin
Mr. Ho Chun Chung Patrick

Dr. Lin Xiaohui and Mr. Fang Jixin will retire by rotation and, being eligible, will offer themselves for re-election at the forthcoming annual general meeting in accordance with Bye-law 87 of the Company's Bye-laws.

The independent non-executive directors are not appointed for specific terms but are subject to retirement by rotation in accordance with the Company's Bye-laws.

The Company has received annual confirmation of independence from each of the independent non-executive directors pursuant to rule 3.13 of The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") and as at the date of this report, still considers them to be independent.

DIRECTORS' SERVICE CONTRACTS

No director of the Company as of the date of this report has a service contract with the Company which is not determinable by the Company within one year without payment of compensation other than statutory compensation.

MATERIAL CONNECTED TRANSACTIONS

For those related party transactions of the Group during the year ended 31 December 2025 as disclosed in note 44 to the consolidated financial statements, all were connected or continuing connected transactions (as the case may be) which were fully exempted from the disclosure requirements for reporting, announcement and independent shareholders' approval under Chapter 14A of the Listing Rules. The Company confirmed it has complied with the disclosure requirements in accordance with Chapter 14A of the Listing Rules.

DIRECTORS' INTERESTS IN TRANSACTIONS, ARRANGEMENTS OR CONTRACTS

Saved as disclosed in notes 14 and 44 to the consolidated financial statements, no director nor a connected entity of a director had a material interest, either directly or indirectly, in any transactions, arrangements or contracts of significance to the business of the Group to which the holding company of the Company, or any of the Company's subsidiaries or fellow subsidiaries was a party during the year.

REPORT OF THE DIRECTORS

MANAGEMENT CONTRACTS

No contract concerning the management and administration of the whole or any substantial part of the business of the Group was entered into or existed during the year.

BIOGRAPHICAL DETAILS OF DIRECTORS OF THE COMPANY AND SENIOR MANAGEMENT OF THE GROUP

Brief biographical details of directors of the Company and senior management of the Group are set out on pages 30 to 32.

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY OR ITS ASSOCIATED CORPORATIONS

As at 31 December 2025, the interests and short positions of the directors and chief executives of the Company and their associates in the shares, underlying shares and debentures of the Company or its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the "SFO") or as otherwise notified to the Company and The Stock Exchange of Hong Kong Limited (the "Stock Exchange") pursuant to the Model Code for Securities Transaction by Directors of Listed Issuers (the "Model Code") were as follows:

Directors' interests in shares – Long position in the shares of the Company (the "Shares")

Name of directors	Number of Shares held			Total interests	Total interests as% of the issued share capital
	Personal interests (held as beneficial owner)	Corporate interests	Spouse interests		
Dr. Lin Xiaohui	–	903,160,000 (Note 1)	–	903,160,000	62.62%
Madam Su Jiaohua	–	–	903,160,000	903,160,000 (Note 2)	62.62%
Mr. Yu Leung Fai	500,000	–	–	500,000	0.03%
Mr. Fang Jixin	500,000	–	–	500,000	0.03%

Notes:

1. As at 31 December 2025, Manureen Holdings Limited ("Manureen Holdings") was the legal and beneficial owner of 903,160,000 Shares. Since Dr. Lin Xiaohui owned 70% of the issued share capital of Manureen Holdings, he was deemed to be interested in 903,160,000 Shares.
2. Madam Su Jiaohua, the spouse of Dr. Lin Xiaohui, was deemed to be interested in 903,160,000 Shares which Dr. Lin Xiaohui was deemed to be interested under the SFO as at 31 December 2025.

REPORT OF THE DIRECTORS

Save as disclosed above, as at 31 December 2025, none of the directors or chief executives of the Company had any interests or short positions in the shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept under Section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

SUBSTANTIAL SHAREHOLDERS

As at 31 December 2025, shareholders (other than directors and chief executives of the Company) had interests and short positions in the shares or underlying shares of the Company as recorded in the register required to be kept by the Company under Section 336 of the SFO were as follows:

Substantial shareholder's interests in shares – Long position in the shares of the Company (the "Shares")

Name of shareholder	Number of Shares held		Percentage of issued share capital
	Interest held as beneficial owner	Total interests	
Manureen Holdings	903,160,000 (Note 1)	903,160,000	62.62%

Note:

1. As at 31 December 2025, Manureen Holdings was the legal and beneficial owner of 903,160,000 Shares. Manureen Holdings was owned as to 70% by Dr. Lin Xiaohui and as to 30% by Madam Su Jiaohua.

Save as disclosed above, as at 31 December 2025, other than the directors and chief executives of the Company whose interests and short positions are set out in the paragraph headed "Directors' and chief executives' interests and short positions in shares, underlying shares and debentures of the Company or its associated corporations" above, the directors and chief executives of the Company were not aware of any person who had any interests and short positions in the shares or underlying shares of the Company according to the register of interest required to be kept by the Company under Section 336 of the SFO.

REPORT OF THE DIRECTORS

SHARE OPTION SCHEMES

The Company has been operating a share option scheme for the purpose of providing incentives and rewards to eligible participants who contribute to the success of the Group's operations since 10 August 2012 (the "2012 Scheme"). In view of the expiring of the 2012 Scheme and the changes in the then issued share capital of the Company since the adoption of the 2012 Scheme, by an ordinary resolution passed at annual general meeting of the Company on 10 June 2022, the Company has terminated the 2012 Scheme and adopted a new share option scheme effective from 10 June 2022 which, unless otherwise cancelled or amended, shall remain in force for ten years from that date (the "2022 Scheme").

Eligible participants of the 2012 Scheme and the 2022 Scheme include the Company's directors and full-time employees of the Group. The maximum total number of share options permitted to be granted under the 2022 Scheme is an amount equivalent to, upon their exercise, 10% of the shares of the Company in issue at the date of approval of the 2022 Scheme on 10 June 2022, which is 143,970,988 shares. Such number of shares represent approximately 9.99%, 9.98% and 9.98% of the issued share capital of the Company as at 31 December 2024, 31 December 2025 and the date of the annual report, respectively.

The maximum number of shares issuable under share options to each eligible participant in the 2012 Scheme and the 2022 Scheme within any 12-month period is limited to 1% of the shares of the Company in issue at any time. Any further grant of share options in excess of this limit is subject to shareholders' approval in a general meeting.

Share options granted under the 2012 Scheme and the 2022 Scheme to a director, chief executive or substantial shareholder of the Company, or to any of their associates, are subject to approval in advance by the independent non-executive directors. In addition, any share options granted under the 2012 Scheme and the 2022 Scheme to a substantial shareholder or an independent non-executive director of the Company, or to any of their associates, (i) in excess of 0.1% of the shares of the Company in issue at any time; and (ii) with an aggregate value, based on the closing price of the Company's shares at the date of each grant, in excess of HK\$5,000,000 within any 12-month period, are subject to shareholders' approval in advance in a general meeting.

The offer of a grant of share options under the 2012 Scheme and the 2022 Scheme may be accepted within 21 days from the date of offer, upon payment of a nominal consideration of HK\$1 in total by the grantee. The exercise period of the share options granted under the 2012 Scheme is determinable by the directors of the Company, and commences after a vesting period of 2 years and ends on a date which is not later than 10 years from the date of the grant of the option but subject to the provisions for early termination of the 2012 Scheme. The exercise period and vesting period of the share options under the 2022 Scheme will be determined by the directors of the Company from the date of the grant of the option but subject to the provisions for early termination of the 2022 Scheme. Unless otherwise determined by the directors of the Company at their sole discretion, there is no requirement of a minimum period for which an option must be held before it can be exercised.

REPORT OF THE DIRECTORS

The exercise price of share options under the 2012 Scheme and the 2022 Scheme is determinable by the directors of the Company, but may not be less than the higher of (i) the closing price of the Company's shares on the Stock Exchange on the date of offer of the share options; (ii) the average closing prices of the Company's shares on the Stock Exchange for the five trading days immediately preceding the date of offer; and (iii) the nominal value of the share at the offer date.

Share options do not confer rights to the holders to dividends or to vote at shareholders' meetings.

While the 2012 Scheme had been terminated, the rules of the 2012 Scheme shall remain in full force and effect to the extent necessary to give effect to the exercise of share options granted prior to its termination or otherwise as may be required in accordance with the rules of the 2012 Scheme. As at 31 December 2024, the Company had 3,600,000 outstanding share options granted under the 2012 Scheme, which represented approximately 0.2% of the Company's shares then in issue. During the year end 31 December 2025, out of such 3,600,000 outstanding share options, 1,600,000 share options had been exercised and 2,000,000 share options had lapsed. The weighted average closing price immediately before the exercise of the share options was HK\$7.08. At the end of the reporting period and the date of the annual report, there was no share option granted under the 2012 Scheme remained outstanding. Movements of the share options under the 2012 Scheme during the year ended 31 December 2025 are as follows:

Name of Grantee	Date of Grant	Exercise Period	Exercise price per share (HK\$)	Outstanding as at 1 January 2025	Granted during the year	Exercised during the year	Lapsed during the year	Outstanding as at 31 December 2025
Director								
Lin Xiaodong	20/5/2015	20/5/2017 - 19/5/2025	4.11	1,000,000	-	-	(1,000,000)	-
				1,000,000	-	-	(1,000,000)	-
Directors' associates								
Lin Xiaohong	20/5/2015	20/5/2017 - 19/5/2025	4.11	1,000,000	-	(1,000,000)	-	-
Lin Jingming	20/5/2015	20/5/2017 - 19/5/2025	4.11	1,000,000	-	-	(1,000,000)	-
				2,000,000	-	(1,000,000)	(1,000,000)	-
Other employees								
In aggregate	20/5/2015	20/5/2017 - 19/5/2025	4.11	600,000	-	(600,000)	-	-
				600,000	-	(600,000)	-	-
				3,600,000	-	(1,600,000)	(2,000,000)	-

REPORT OF THE DIRECTORS

During the year ended 31 December 2025, there was no share option granted, exercised, lapsed or cancelled under the 2022 Scheme. At the end of the reporting period and the date of the annual report, there was no outstanding share option granted under the 2022 Scheme (2024: Nil).

There was no participant with options granted in excess of the individual limit.

Further details of Share Option Schemes are disclosed in note 41 to the consolidated financial statements.

DIRECTORS' INTERESTS IN COMPETING BUSINESSES

None of the directors or any of their respective associates has interest in any business that competes or is likely to compete, either directly or indirectly, with the business of the Group, or has any other conflict of interest with the Group.

CORPORATE GOVERNANCE

A report on the principal corporate governance practices adopted by the Company is set out on pages 42 to 53.

SUFFICIENCY OF PUBLIC FLOAT

Based on information publicly available to the Company and within the knowledge of the directors, the Company had maintained a sufficient public float of not less than 25% of the Company's total issued shares as required under the Listing Rules throughout the year under review.

PERMITTED INDEMNITY PROVISION

Subject to the applicable laws, every directors, company secretary and other officers of the Company shall be indemnified out of the assets and profits of the Company against all actions, costs, charges, losses, damages and expenses incurred by him or her in the execution of his or her duties or in relation thereto pursuant to the Company's Bye-laws, provided that this indemnity shall not extend to any matter in respect of any fraud or dishonesty which may attach to any of said persons. Such provisions were in force during the course of the financial year ended 31 December 2025 and remained in force as of the date of this report.

REPORT OF THE DIRECTORS

DONATIONS

For the year ended 31 December 2025, the donation made by the Group was Nil (2024: HK\$250,000)

AUDITOR

The consolidated financial statements for the year ended 31 December 2025 of the Group have been audited by Grant Thornton Hong Kong Limited, who will retire and, being eligible, offer themselves for re-appointment at the forthcoming annual general meeting.

For and on behalf of the Board

Lin Xiaohui

Chairman

Hong Kong, 31 March 2026

CORPORATE GOVERNANCE REPORT

CORPORATE GOVERNANCE PRACTICES

The Company is committed to ensuring that its affairs are conducted in accordance with high ethical standards. This reflects its belief that, in the achievement of its long-term objectives, it is imperative to act with probity, transparency and accountability. By so acting, the Company believes that shareholder wealth will be maximised in the long term and that its employees, those with whom it does business and the communities in which it operates will all benefit.

Corporate governance is the process by which the board of directors (the “Board”) instructs management of the Group to conduct its affairs with a view to ensuring that its objectives are met. The Board is committed to maintaining and developing robust corporate governance practices that are intended to ensure:

- satisfactory and sustainable returns to the Shareholders of the Company;
- that the interests of those who deal with the Company are safeguarded;
- that overall business risk is understood and managed appropriately;
- the delivery of high-quality products and services to the satisfaction of customers; and
- that high standards of ethics are maintained.

The Board has committed to maintaining high corporate governance standards.

The Board believes that high corporate governance standards are essential in providing a framework for the Group to safeguard the interests of shareholders, to enhance corporate value and accountability, to formulate its business strategies and policies, and to enhance its transparency and accountability.

The Company has applied the principles and code provisions (“Code Provision”) as set out in Part 2 of the Corporate Governance Code (the “Code”) contained in Appendix C1 of the Rules Governing the Listing of Securities on the Stock Exchange (the “Listing Rules”).

In the opinion of the directors, throughout the year ended 31 December 2025, the Company has complied with all the code provisions as set out in Part 2 of the Code.

CORPORATE GOVERNANCE REPORT

CORPORATE CULTURE AND STRATEGY

The Group keeps pace with the times and firmly believes that mission, vision, strategy, purpose, and core values are important cornerstones for promoting a good corporate culture. Core values are the most important component of corporate culture and reflect the behavior and social attitudes that the management and all employees uphold and expect.

The Group has four main missions:

- (i) To gather talented people and work together towards success;
- (ii) To uphold excellent and professional corporate management, enhancing shareholder value;
- (iii) To empower employees and grow together; and
- (iv) To adhere to a transparent, responsible, honest, and open corporate culture.

Over the years, the Group has upheld the corporate mindset of “innovation development and pursuit of excellence”, continuously improving the quality, efficiency, and competitiveness of its products and services, and dedicating to creating a win-win situation with customers, business partners, and shareholders, to build a harmonious and better society, and practicing the corporate spirit of “The way of Realord & being Sincere”.

The Group’s business development and management strategy are consistent with its vision, focusing on investments with stable recurring income to achieve a long-term, stable, and sustainable growth, while appropriately considering the environmental, social, and governance (“ESG”) aspects, to bring the greatest long-term return to shareholders.

DIRECTORS’ SECURITIES TRANSACTIONS

The Company has adopted a code of conduct regarding directors’ securities transactions on terms set out in the Model Code for Securities Transactions by Directors of Listed Issuers (the “Model Code”) contained in Appendix C3 to the Listing Rules. Having made specific enquiry of all directors of the Company, they have confirmed compliance with the required standard set out in the Model Code during the year ended 31 December 2025.

CORPORATE GOVERNANCE REPORT

BOARD OF DIRECTORS

The Company is governed by the Board which assumes responsibility for its leadership and control and be collectively responsibility for promoting the Company's success by directing and supervising the Company's affairs. Directors take decisions objectively in the best interests of the Company.

The Board has a balance of skills, experience and diversity of perspectives appropriate to the requirements of the Company's business and regularly reviews the contribution required from a director to perform his responsibilities to the Company and whether the director is spending sufficient time performing them that are commensurate with their role and the Board responsibilities. The Board includes a balanced composition of executive directors and non-executive directors so that there is a strong independent element on the Board, which can effectively exercise independent judgement.

The Board held four Board meetings and an annual general meeting (the "AGM") during the year ended 31 December 2025. The attendance records of individual directors at Board meetings and AGM were follows:

Name	Number of Board meetings attended/held	Number of AGM attended/held
<i>Executive directors</i>		
Dr. Lin Xiaohui (<i>Chairman</i>)	4/4	1/1
Madam Su Jiaohua (<i>Chief Executive Officer</i>)	4/4	1/1
Mr. Lin Xiaodong	4/4	1/1
<i>Independent non-executive directors</i>		
Mr. Yu Leung Fai	4/4	1/1
Mr. Fang Jixin	4/4	1/1
Mr. Ho Chun Chung Patrick	4/4	1/1

Dr. Lin Xiaohui and Madam Su Jiaohua are spouse.

Dr. Lin Xiaohui and Mr. Lin Xiaodong are brother.

To the best knowledge of the Company and save as disclosed above, there is no financial, business and family relationship among members of the Board.

Appropriate liability insurance for directors has been arranged for indemnifying their liabilities arising out of corporate activities. This insurance coverage is reviewed on an annual basis.

CORPORATE GOVERNANCE REPORT

BOARD OF DIRECTORS (Continued)

Code Provision B.2.2 of the Code stipulates that every director, including those appointed for a specific term, should be subject to retirement by rotation at least once every three years. According to Bye-laws of the Company, at each annual general meeting, one-third of the directors for the time being (or, if their number is not a multiple of three (3), the number nearest to but not less than one-third) shall retire from office by rotation provided that every director shall be subject to retirement at least once every three years. A retiring director shall be eligible for re-election.

DIRECTORS' TRAINING

All directors participate in continuous professional development to enhance and refresh their knowledge and skills. During the year ended 31 December 2025, all directors had provided the Company their training records. All directors participated in continuous professional development exercise by way of attending seminars/conferences/forums organised by professional organisations and keep themselves updates on the roles, functions and duties of a listed company directors. The trainings attended by the directors are in the area of corporate governance, regulatory development, financial management or business skills and knowledge. The Company is of the view that all directors of the Company have complied with Code Provision C.1.4.

CHAIRMAN AND CHIEF EXECUTIVE OFFICER

The roles of Chairman and Chief Executive Officer of the Company are separated, with a clear division of responsibilities to assume a balance of authority and power.

The Chairman is responsible for the leadership of the Board, ensuring its effectiveness in all aspects of its role and for setting its agenda and taking into account any matters proposed by other directors for inclusion in the agenda. Through the Board, he is responsible for ensuring that good corporate governance practices and procedures are followed by the Group.

The Chief Executive Officer is responsible for the day-to-day management of the Group's business.

INDEPENDENT NON-EXECUTIVE DIRECTORS

The Group benefits from the experience and expertise of the independent non-executive directors of the Company. They advise the Company on strategy development and enable the Board to maintain high standards of compliance of financial and other mandatory requirements. Each independent non-executive director of the Company gives an annual confirmation of the independence to the Company and the Company considers them to be independent under Rule 3.13 of the Listing Rules.

All the independent non-executive directors of the Company are not appointed for a specific term but are subject to retirement by rotation and re-election at the Company's annual general meetings in accordance with Code Provision B.2.2 of the Code and the Bye-laws of the Company.

CORPORATE GOVERNANCE REPORT

BOARD INDEPENDENCE

Independent non-executive directors represent more than one-third of the Board, which facilitates in bringing to the Board independent advice and judgement. Apart from complying with the requirements prescribed by the Listing Rules as to the composition of certain Board committees, the independent non-executive directors are appointed to all Board committees as far as possible to ensure independent views and inputs are available.

The Nomination Committee will assess the independence of a candidate who is nominated to be a new independent non-executive director before appointment and the continued independence of the current long-serving independent non-executive directors on an annual basis.

The Board reviews these mechanisms on an annual basis for ensuring independent views and input are available to the Board, whether in terms of proportion, recruitment and independence of independent non-executive directors, their contribution and access to external independent professional advice, and the findings of Board evaluation exercise.

DIVERSITY

Board Diversity

The Board maintains a board diversity policy (the “Board Diversity Policy”) and reviews the effectiveness of the Board Diversity Policy on an annual basis. According to the Board Diversity Policy, a truly diverse board will include and make good use of differences in the gender, age (18 years or above), cultural and educational background, ethnicity, professional experience, skills, knowledge and length of service of the members of the Board. These differences will be taken into account in determining the optimal composition of the Board. The Board Diversity Policy requires the Company to endeavour to at least maintain both male and female representations on the Board and take opportunities to increase the proportion of different members over time as and when suitable candidates are identified. The Board currently compose of five male members and a female member.

Workforce Diversity

As set out in the section headed “B1. Employment” in the ESG Report as contained in this annual report, among the 181 employees (including senior management) of the Group, the percentages of male employees and female employees are 67.4% and 32.6%, respectively. The Board considers that the Group’s workforce (including senior management) are diverse in terms of gender.

CORPORATE GOVERNANCE REPORT

CORPORATE GOVERNANCE FUNCTIONS

The Board is responsible for the following corporate governance functions set out in the Code Provision A.2.1 of the Code:

- to develop and review the Company's policies and practices on corporate governance and make recommendations to the Board;
- to review and monitor the training and continuous professional development of directors and senior management;
- to review and monitor the Company's policies and practices on compliance with legal and regulatory requirements;
- to develop, review and monitor the code of conduct and compliance manual (if any) applicable to employees and directors; and
- to review the Company's compliance with the Code Provisions and disclosure in the Corporate Governance Report.

The Board is also responsible for such other corporate governance and functions set out in the Code Provisions (as amended from time to time) for which the Board are responsible.

REMUNERATION COMMITTEE

During the year ended 31 December 2025, the members of the Remuneration Committee comprised two independent non-executive directors and an executive director of the Company, namely Mr. Fang Jixin (Chairman), Dr. Lin Xiaohui and Mr. Yu Leung Fai. The terms of reference of the Remuneration Committee have been determined with reference to the Code.

The Remuneration Committee held a meeting during the year ended 31 December 2025. Directors and other related matters, and the attendance record, on a named basis, is set out below:

Remuneration Committee Members	Meeting attended/held
Mr. Fang Jixin (<i>Chairman</i>)	1/1
Dr. Lin Xiaohui	1/1
Mr. Yu Leung Fai	1/1

The Remuneration Committee is mainly responsible for making recommendations to the Board on the Company's remuneration policy and structure for all directors and senior management and reviewing and/or approving matters relating to share schemes under Chapter 17 of the Listing Rules. During the year ended 31 December 2025, the Remuneration Committee had reviewed the Group's remuneration policy, including the policy for the remuneration of executive directors in accordance with Code Provision E.1.2(c)(ii), the levels of remuneration paid to executive directors and senior management of the Group.

CORPORATE GOVERNANCE REPORT

NOMINATION COMMITTEE

During the year ended 31 December 2025, the members of the Nomination Committee comprised an executive director and two independent non-executive directors of the Company, namely Mr. Fang Jixin (appointed as chairman on 30 June 2025), Madam Su Jiaohua (appointed as member on 30 June 2025) and Mr. Yu Leung Fai. The terms of reference of the Nomination Committee have been determined with reference to the Code.

The Nomination Committee held two meetings during the year ended 31 December 2025. Directors and other related matters, and the attendance record, on a named basis, is set out below:

Nomination Committee Members	Meetings attended/held
Mr. Fang Jixin (appointed as chairman on 30 June 2025)	2/2
Madam Su Jiaohua (appointed as member on 30 June 2025)	N/A
Mr. Yu Leung Fai	2/2
Dr. Lin Xiaohui (resigned as chairman and member on 30 June 2025)	2/2

The Nomination Committee is mainly responsible for reviewing the structure, size and composition of the Board at least annually, making recommendations on the procedures and criteria for appointment of directors and implementing those that are adopted by the Board. During the year ended 31 December 2025, the Nomination Committee had reviewed the structure, size and composition of the Board, the independence of the independent non-executive directors, the Board Diversity Policy and to consider the qualifications of the retiring directors standing for election at the annual general meeting of the Company. The Nomination Committee considered an appropriate balance of diversity perspectives of the Board is maintained.

The nomination policy of the Company specifies the selection criteria of directors including but not limited to the following:

- Character and integrity;
- Qualifications including professional qualifications, skills, knowledge and experience that are relevant to the Company's business and corporate strategy;
- Diversity in all aspects, including but not limited to gender, age (18 years or above) cultural and educational background, ethnicity, professional experience, skills, knowledge and length of service;
- Requirements of independent non-executive directors on the Board and independence of the proposed independent non-executive directors in accordance with the Listing Rules; and
- Commitment in respect of available time and relevant interest to discharge duties as a member of the Board and/or Board committee(s) of the Company.

CORPORATE GOVERNANCE REPORT

AUDIT COMMITTEE

During the year ended 31 December 2025, the members of the Audit Committee comprised three independent non-executive directors of the Company, namely Mr. Yu Leung Fai (Chairman), Mr. Fang Jixin and Mr. Ho Chun Chung Patrick. The terms of reference of the Audit Committee follow the guidelines set out in the Code.

The Audit Committee held three meetings during the year ended 31 December 2025. Directors and other related matters, and the attendance record, on a named basis, is set out below:

Audit Committee Members	Meetings attended/held
Mr. Yu Leung Fai (<i>Chairman</i>)	3/3
Mr. Fang Jixin	3/3
Mr. Ho Chun Chung Patrick	3/3

During the year ended 31 December 2025, the Audit Committee had reviewed the Group's interim and annual results, risk management and internal control system and financial reporting matters. The Audit Committee oversees the overall financial reporting process as well as the adequacy and effectiveness of the Company's internal control procedures.

ACCOUNTABILITY AND AUDIT

Financial Reporting

The directors acknowledge their responsibility for preparing the consolidated financial statements of the Company, which give a true and fair view of the financial position of the Group on a going concern basis. As at 31 December 2025, the directors are not aware of any material uncertainties relating to events or conditions which may cast significant doubt upon the Company's ability to continue as a going concern. Accordingly, the directors have prepared the consolidated financial statements of the Company on a going-concern basis.

The responsibilities of the external auditors about their financial reporting are set out in the Independent Auditor's Report.

CORPORATE GOVERNANCE REPORT

RISK MANAGEMENT AND INTERNAL CONTROLS

The Board acknowledges its responsibility to ensure that an appropriate and effective risk management and internal control systems (including ESG risks) are maintained so as to safeguard the Group's assets and the interests of the Shareholders. The Board has developed its risk management and internal control systems, and is also responsible for overseeing the performance of the risk management and internal control system on an ongoing basis. Such systems, however, are designed to manage rather than eliminate the risk of failure to achieve business objectives, and can only provide reasonable and not absolute assurance against material misstatement or loss.

During the year, the Board has, through Audit Committee, conducted a review on the adequacy and effectiveness of the risk management and internal control systems of the Group, which covered financial, compliance and operational controls as well as risk management mechanisms. The Board also reviewed the adequacy of resources, staff qualifications for those who are responsible for accounting and financial reporting function and experience, training programmes and budget of the Group's accounting, internal audit and financial reporting functions. The internal auditor of the Group has performed an independent review on the adequacy and effectiveness of the risk management and internal control systems of the Group. The review results have been properly reported to the Audit Committee.

The Board has established a policy and guideline on the procedures and internal controls for the handling and dissemination of inside information, which stipulated the duties and responsibilities of inside information announcement, restriction on sharing non-public information, handling of rumours, unintentional selective disclosure, exemption and waiver to the disclosure of inside information, and also compliance and reporting procedures.

Based on the internal control reviews conducted for FY2025, no significant control deficiency was identified.

ANTI-CORRUPTION POLICY AND WHISTLEBLOWING POLICY

The Group has established (i) policy and measures that promote and support anti-corruption laws and regulations; and (ii) whistleblowing policy and measures for employees, suppliers and business partners to raise concerns, in confidence and anonymity, about possible improprieties in any matter related to the Group. For further details of the Group's anti-corruption and whistleblowing policy and/or measures, please refer to the section headed "B7. Anti-corruption" of the "ESG Report" contained in this annual report.

CORPORATE GOVERNANCE REPORT

AUDITOR'S REMUNERATION AND AUDITOR RELATED MATTERS

For the year ended 31 December 2025, fees paid/payable to the Company's external auditors for annual audit services totalled HK\$3,730,000 (FY2024: HK\$5,650,000). For non-audit services, the fees amounted to HK\$555,000 (FY2024: HK\$762,000).

COMPANY SECRETARY

The Company Secretary is to ensure there is a good information flow within the Board and between the Board and senior management, provide advice to the Board in relation to directors' obligations under the Listing Rules and applicable laws and regulations and assist the Board in implementing the corporate governance practices. The Company Secretary confirmed that he has taken not less than 15 hours of relevant professional training during the year ended 31 December 2025 and has provided training record to the Company indicating his compliance with the training requirement under the Listing Rules. The Company is of the view that the Company Secretary has complied with Rule 3.29 of the Listing Rules.

CONSTITUTIONAL DOCUMENTS

The Bye-laws of the Company has been amended at the 2022 annual general meeting held on 10 June 2022 so as to bring the Bye-laws in line with the current revised requirements of the Listing Rule and certain changes to the laws of Bermuda. The amendments were disclosed in details on pages 35 to 98 of the Company's circular to shareholders dated 28 April 2022 published on the websites of the Company and the Stock Exchange.

An updated version of the Bye-laws of the Company is available on the website of the Company (www.realord.com.hk) and the Stock Exchange (<http://www.hkexnews.hk/index.htm>).

DIVIDEND POLICY

The payment and the amount of any dividends will be at the discretion of our directors and will depend upon our future operations and earnings, acquisitions, capital requirements and surplus, general financial conditions, contractual restrictions and other factors which our directors deem relevant.

CORPORATE GOVERNANCE REPORT

SHAREHOLDERS' RIGHTS

Convenes a special general meeting of the Company

Pursuant to Bye-law 58 of the Company, Shareholder(s) holding at the date of deposit of the requisition not less than one-tenth of the paid up capital of the Company carrying the right of voting at general meetings of the Company shall at all times have the right, by written requisition to the Board or the Company Secretary of the Company, to require a special general meeting to be called by the Board for the transaction of any business specified in such requisition; and such meeting shall be held within two months after the deposit of such requisition. If within twenty-one days of such deposit the Board fails to proceed to convene such meeting the requisitionists themselves may convene a special general meeting.

Enquiries to the Board

Shareholder(s) may at any time send their enquires to the Board in writing through the Company Secretary whose contact details are as follows:

Company Secretary
Realord Group Holdings Limited
Suites 2403-2410
24/F, Jardine House
1 Connaught Place
Central, Hong Kong

Procedures for putting forward proposals at general meetings

The following shareholder(s) are entitled to put forward a proposal (which may properly be put to the meeting) for consideration at a general meeting of the Company:

1. any shareholder(s) representing not less than one-twentieth of the total voting rights of the Company on the date of the requisition; or
2. not less than one hundred shareholders.

The requisition specifying the proposal, duly signed by the shareholders concerned, together with a statement with respect to the matter referred to in the proposal must be deposited at the registered office of the Company in the case of:

- (1) a requisition requiring notice of a resolution, not less than six weeks before the meeting; and
- (2) any other requisition, not less than one week before the meeting.

The Company would take appropriate actions and make necessary arrangements, and the shareholders concerned would be responsible for the expenses incurred in giving effect thereto in accordance with the requirements under Sections 79 and 80 of the Companies Act 1981 of Bermuda (as amended) once valid documents received.

CORPORATE GOVERNANCE REPORT

COMMUNICATION WITH SHAREHOLDERS

The Company endeavors to develop and maintain continuing relationships and effective communications with its shareholders and investors. To facilitate and enhance the relationships and communication, the Company has maintained a policy for an effective channel of communication with the Shareholders (the “Shareholder Communication Policy”) and established, including but not limited to, the following various channels:

1. annual general meeting provides a forum for shareholders of the Company to raise comments and exchange views with the Board. The Chairman and the directors are available at annual general meetings to address shareholders’ queries;
2. separate resolutions are proposed at general meetings on each substantially separate issue to facilitate the enforcement of shareholders’ rights. Pursuant to rule 13.39(4) of the Listing Rules, any vote of shareholders at a general meeting must be taken by poll. As such, all resolutions set out in the notice of the annual general meeting of the Company will be voted by poll;
3. interim and annual results are announced as early as possible so that the shareholders are kept informed of the Group’s performance and operations; and
4. corporate website www.realord.com.hk contains extensive information and updates on the Company’s business.

The Company reviews the effectiveness of the Shareholder Communication Policy annually.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

OVERVIEW

Realord Group Holdings Limited (the “Company”, together with its subsidiaries, the “Group” or “we”) is a conglomerate listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”), which included the Property Segment, the Financial Services Segment, the Environmental Protection Segment, the Motor Vehicle Parts Segment and the Latin America and Caribbean Segment with geographic coverage in Hong Kong, the People’s Republic of China (the “PRC”), Japan and Grenada.

REPORTING PERIOD

This Environmental, Social and Governance Report (the “ESG Report”) summarises the environmental, social and governance (“ESG”) initiatives, plans and performances of the Group and demonstrates its commitment to sustainable development during the Reporting Period. This ESG Report describes the ESG activities, challenges and measures taken by the Group during the year ended 31 December 2025 (the “Reporting Period”, “Year”, “2025”).

REPORTING FRAMEWORK

The ESG Report has been prepared in accordance with the Environmental, Social and Governance Reporting Code (the “ESG Reporting Code”) as set out in Appendix C2 of the Rules Governing the Listing of Securities on the Stock Exchange (the “Listing Rules”).

REPORTING PRINCIPLES

We have taken the following reporting principles into account in development of this ESG Report:

Materiality

We regularly engage our stakeholders to better understand their concerns relating to sustainability issues that affect them. We also make regular reference to our peers and both local and regional sustainability criteria when we review our sustainability context, materiality and disclosures in order to keep our sustainability priorities and strategy relevant. The Board and the management regularly review the sustainability issues that are most significant to our business and operations, and consider the issues discussed in this report to be material to the Group.

Quantitative

For the quantitative information we report on, we provide explanation on how we collect and analyse relevant data in appropriate circumstances. The key environmental performance indicators include the disclosure of comparative data to allow stakeholders to make analysis based on our performance.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Balance

We aim to keep our report balanced and make fair disclosures on critical aspects of our performance, both in terms of progress made and continuing challenges that we are dealing with.

Consistency

We have reported in accordance with the ESG Reporting Guide of the Stock Exchange, which allows for year-to-year comparison with our previous performance.

REPORTING SCOPE

The reporting scope of this ESG Report remains consistent with last year, which covers the business segments below:

- 1) Office of holding company located in Hong Kong;
- 2) Distribution and sales of motor vehicle parts in Hong Kong;
- 3) Financial Services Segment in Hong Kong;
- 4) Property investment, development and commercial operation in Shenzhen, China;
- 5) Environmental protection industry in Japan and Guangxi, China;
- 6) Grenada Project in Grenada.

FORWARD LOOKING STATEMENTS

This ESG Report contains forward-looking statements which are based on the current expectations, estimations, projections, beliefs, and assumptions of the Group about the business and the markets in which it operates. These forward-looking statements are not guarantees of future performance and are subject to market risks, uncertainties, and factors beyond the control of the Group. Therefore, actual outcomes may differ from the assumptions made and the statements contained in this ESG Report.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

COMMUNICATION WITH STAKEHOLDERS

The Group strives to accommodate views and interests of stakeholders (including but not limited to shareholders, customers, employees, suppliers, regulatory authorities and the public) through constructive communications with them to determine the direction of the Group's long-term development and maintain close relationships with stakeholders. The financial performance of the Group is summarised in the Group's interim report and annual report and reported to investors through the Group's official website (www.realord.com.hk).

Stakeholders	Possible issues of concern	Communication channels
The Board	<ul style="list-style-type: none"> • Corporate governance • Regulatory compliance • Financial performance • Strategic development 	<ul style="list-style-type: none"> • Board meetings • Committee meetings • Annual general meeting • Emails
Shareholders and investors	<ul style="list-style-type: none"> • Corporate governance system • Business strategies and performance • Investment returns 	<ul style="list-style-type: none"> • Annual general meeting and other shareholder meetings • Financial reports • Announcements and circulars • Company website and email
Customers	<ul style="list-style-type: none"> • Good customer service • Reasonable prices • Privacy protection • Business integrity and ethics 	<ul style="list-style-type: none"> • Customer service hotline • Interim and annual reports, corporate websites • Regular meetings and communication
Employees	<ul style="list-style-type: none"> • Remuneration and compensation • Equal opportunities • Career development • Health and safety 	<ul style="list-style-type: none"> • Training • Employee handbook • Staff appraisals
Suppliers	<ul style="list-style-type: none"> • Payment schedule • Stable demand • Fair and open tendering 	<ul style="list-style-type: none"> • Emails • Regular assessment of suppliers' performance • Supplier management meetings and events
Regulatory bodies and government authorities	<ul style="list-style-type: none"> • Regulatory compliance • Prevention of tax evasion • Social welfare 	<ul style="list-style-type: none"> • Interaction and visits • Government inspections • Compliance advisor
Media, community and the public	<ul style="list-style-type: none"> • Environmental protection • Employment and community development • Social welfare 	<ul style="list-style-type: none"> • Community activities • Employee voluntary activities • ESG report • Media

We aim to collaborate with our stakeholders to improve our ESG performance and create greater value for the wider community continuously.

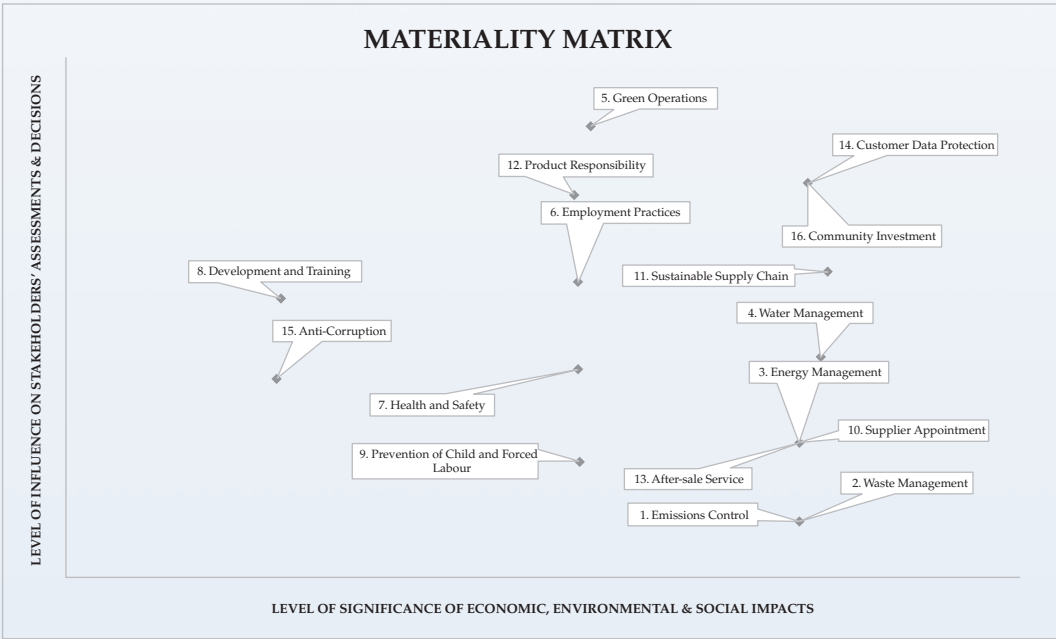
ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

CONTACT US

We treasure your feedback and comments on our sustainability performance. You can provide valuable advice in respect of the ESG Report or the Group’s performance in sustainable development by writing us to Suites 2403-2410, 24/F, Jardine House, 1 Connaught Place, Central, Hong Kong.

MATERIALITY ASSESSMENT

The Group’s management and staff in major functions are involved in the preparation of the ESG Report. They have assisted the Group to review its operations, identify key ESG issues, and assessed the importance of those relevant matters to our business and stakeholders. Last year, the Group has compiled a survey in accordance with the identified material ESG issues to collect information from relevant departments, business units, and stakeholders of the Group. During the Reporting Period, the materiality matrix is still applicable as no significant changes in the Group’s business segments. The following matrix is a summary of the Group’s material ESG issues:



During the Reporting Period, the Group confirmed that it has established appropriate and effective management policies and internal control systems for ESG issues and confirmed that the disclosed contents comply with the requirements of the ESG Reporting Code.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

THE ESG GOVERNANCE STRUCTURE

Board Statement

The Group conducts a top-down management approach regarding its ESG issues. The board of directors (the “Board”) oversees and sets out ESG strategy for the Group. The Board is responsible for setting up a general direction for the Group’s ESG strategies, ensuring the effectiveness in the control of ESG risks and internal control mechanisms and oversight of climate-related risks and opportunities. To develop a systematic management approach for ESG issues, the Group has arranged designated personnel from various departments to manage the Group’s ESG matters as a working group.

ESG Working Group

The working group is responsible for collecting relevant information on the ESG aspects for the preparation of the ESG Report. It periodically reports to the Board, assists in identifying and assessing the Group’s ESG risk, and evaluates the implementation and effectiveness of the Group’s internal control system, to evaluate, prioritise and manage material ESG-related issues. It also examines and reviews the Group’s ESG performance against the Group’s ESG-related goals and targets, including environmental, labour practices, and other ESG aspects. It also assists in identifying and assessing ESG risks and opportunities—such as climate-related impacts.

CLIMATE-RELATED DISCLOSURES GOVERNANCE

The Board considers a broad spectrum of climate-related risks and opportunities in setting the Group’s strategic direction, and ensures these factors are fully integrated into its oversight of strategy, major transactions, and policies. ESG considerations and stakeholder expectations are fully embedded in decision making by regularly assessing whether proposed transactions, and controls and mitigation measures align with the Group’s climate commitments. The Board balances short-term financial implications with long-term resilience to support informed, forward-looking decisions that enable sustainable performance.

The Board further oversees the development of climate-related targets, ensuring they are grounded in credible data, aligned with strategic priorities, and supported by clear execution plans. It reviews progress against these targets on a regular basis and raises queries where gaps or delays arise. Although climate-related performance indicators are not yet incorporated into remuneration policies, the Group’s commitment to achieving its climate objectives remains fully intact.

Internal controls and review mechanisms are integrated into the operations of business units. These include periodic climate-related risks assessments, as well as cross-functional reviews of regulatory and market developments. The ESG Working Group coordinate inputs from business units to ensure that climate insights inform the Board regularly.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

To support the implementation of the Group's climate-related strategies, the skills and competencies of the Board and members in the ESG Working Group are regularly assessed against market standards to ensure that they remain sufficient and up-to-date over time. All the Directors and members in the ESG Working Group have received sustainability training. The Board is kept informed of emerging ESG developments, including energy policies, regulatory updates and evolving market best practices. ESG training is embedded in the ongoing development of Directors and senior management.

STRATEGY

The Group continuously monitors global and local policy trends and action progress in addressing climate change. Drawing on internationally mainstream climate scenario analysis frameworks, it identifies, assesses and addresses climate-related risks and opportunities that may affect business operations and the value chain.

In preparing this section, the Group exercised judgement in several areas, such as the process of identifying climate-related risks and opportunities and selecting relevant information to include. During the Reporting Period, estimates are based on historical experience and other factors, including but not limited to expectations of future events that are believed to be reasonable under the circumstances.

We integrate climate-related considerations into corporate strategy and business planning and clearly define the scope of impacts across three time horizons: short-term (1–5 years), medium-term (6–10 years) and long-term (over 10 years). This ensures that climate risk management is aligned with the Group's sustainable development strategy.

Short Term (1–5 years): Our near-term priorities centre on strengthening operational efficiency, ensuring full compliance, and building the data and governance foundations needed to support our broader ESG strategy.

Medium Term (6–10 years): Over the medium term, we will make meaningful progress on our ESG targets that embed sustainable practices across our operations. These goals are designed to deliver measurable improvements on our material topics and align with our corporate strategic planning.

Long Term (10+ years): Our long-range ambitions focus on transformational outcomes that contribute to wider societal and environmental goals, including climate action and the transition to a circular economy. These aspirations position us to play a leading role in shaping a sustainable future.

We screen and identify climate-related risks and opportunities by comprehensively considering the Group's business model and value chain, industry practices, and outcomes of stakeholder engagement. We clarify the concentration of such risks and opportunities across the Group's own operations and value chain, establish a risk and opportunity inventory, and conduct ongoing monitoring and management efforts.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Managing Climate-related Risks and Opportunities

Climate change presents both risks and opportunities. We take a balanced approach that considers potential positive and negative impacts, enabling us to maximise value while minimising adverse effects on our business.

Physical Risks, Transition Risks and Opportunities

We categorise climate-related impacts into physical risks, transition risks and opportunities that are reasonably expected to affect our cash flows, access to finance, or cost of capital.

PHYSICAL RISKS

Extreme weather caused by climate change such as typhoons and rainstorms may disrupt business operations. In order to minimise disruptions to our business operations, the Group has put in place a set of contingency measures for adverse weather conditions as well as appropriate back-up of important information to minimise the negative impact on our business.

In addition to the above, the Group is also fully aware that extreme weather conditions may endanger the health and safety of employees. Therefore, we have formulated comprehensive typhoon and rainstorm arrangements to protect the health and safety of employees in extreme weather conditions. The Group also takes into account the different situations faced by individual employees under extreme weather conditions as far as possible, such as residence, nearby roads and traffic conditions, and adopts flexible treatment methods depending on the actual difficulties and needs of employees. For example, the Group implements a flexible off-duty day schedule for employees. At the same time, under extreme weather conditions, the human resources department will remind and notify employees of the latest weather conditions through communication software or emails.

TRANSITION RISK

In terms of legal risks, the Group expects that the laws and regulations related to climate change will become more stringent, such as the possibility that local governments adopt carbon tax to manage national GHG emissions. As a result, the Group may be exposed to legal risks and may have to incur higher operating costs to comply with regulatory changes. The Group has adopted a series of measures against possible legal risks. Firstly, the Group continuously monitors any changes in laws or regulations. Secondly, the Group has sought compliance advisory services to reduce legal risks. Thirdly, the Group has been taking comprehensive measures to protect the environment, including measures aimed at reducing greenhouse gas emissions. As we do more than meet the compliance requirements, we can quickly adapt to the more stringent regulations that may arise.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Opportunities

Transitioning to a low-carbon business model presents significant strategic advantages. As consumer preferences shift toward responsible brands, growing ESG awareness is actively redefining the market. Beyond immediate cost savings from energy and waste efficiencies, these initiatives streamline operations for long-term resilience. With low-carbon markets poised to mature over the next decade, proactive ESG disclosure and concrete action will enhance our reputation, securing a competitive edge in attracting both capital and customers.

The Group has identified key risks and opportunities within its value chain. Leveraging available disclosure reliefs, the Group has opted for a qualitative assessment rather than financial quantification.

The ESG Code’s implementation reliefs have been applied in this section:

	Reasonable Information Relief	Commercial Sensitivity Relief	Financial Effects Relief
Current financial effects			Yes
Anticipated financial effects	Yes	Yes	Yes
Metrics in cross-industry categories	Yes		

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Effects on Business Model and Value Chain

The Group has identified the following risks and opportunities on its business model and value chain:

Risk Type	Description	Effects on Business Model	Effects on Value Chain
Physical Risks			
Acute Risk	Increased severity of extreme weather <ul style="list-style-type: none"> • Extreme heat • Rainfall/flooding • Tropical cyclones 	<ul style="list-style-type: none"> • Damages property and assets in areas affected by extreme weather • Increases need for air-conditioning and energy use 	<ul style="list-style-type: none"> • Interrupts supply chains • Reduces availability of insurance on assets in risks exposed areas
Chronic Risk	Variability in climate and precipitation patterns <ul style="list-style-type: none"> • Changing climate patterns 	<ul style="list-style-type: none"> • Affects employee health and safety • Disrupts utilities supply • Increases maintenance costs and insurance premiums • Reduces short-term revenue • Impact asset values 	<ul style="list-style-type: none"> • Lowers sales/output due to business disruption • Disrupts cloud services • Affects costs and availability of utilities

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Risk Type	Description	Effects on Business Model	Effects on Value Chain
Transition Risks			
Regulatory Risks	<ul style="list-style-type: none"> • Increased carbon pricing • Mandatory reporting obligations • Regulation of existing products and services • Exposure to litigation 	<ul style="list-style-type: none"> • Increases regulatory requirements on carbon pricing • Retires existing assets early due to policy changes • Changes in energy efficiency standards • Increases costs on adopting new processes for compliance 	<ul style="list-style-type: none"> • Induces structural changes in compliance throughout the value chain • Increases risks from non-compliance of suppliers or partners • Reduces demand for high-emissions products and services • Lowers profit margin due to upstream compliance costs
Market Risks	<ul style="list-style-type: none"> • Changing consumer behaviour • Unpredictable market demand • Changes in competitive landscape 	<ul style="list-style-type: none"> • Changes input prices (e.g legal and compliance expenses) • Increases output requirements (e.g. on waste treatment and emission control) 	<ul style="list-style-type: none"> • Disrupts existing upstream and downstream partnerships as procurement shifts toward greener alternatives
Reputational Risks	<ul style="list-style-type: none"> • Criticism of industry sector • Negative stakeholder feedback 	<ul style="list-style-type: none"> • Increases the difficulty of talent retention and workforce planning • Lowers ability to attract capital 	<ul style="list-style-type: none"> • Reduces demand of goods and services throughout the value chain

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Opportunity Type	Description	Effects on Business Model	Effects on Value Chain
Efficiency Gains	<ul style="list-style-type: none"> • More efficient and diverse service offerings • Savings from optimising resources • Energy and water efficiency • Use of new technologies 	<ul style="list-style-type: none"> • Improves efficiency from flexible work arrangements during extreme weather • Improves profit margins • Benefits employee health, satisfaction, and productivity • Reduces exposure to fossil fuel price increases • Increases capital availability 	<ul style="list-style-type: none"> • Increases capacity and resource utilisation throughout the value chain • Reduces operational costs due to upstream improvements
Supply Chain Resilience	<ul style="list-style-type: none"> • Strong supplier partnership increases business viability 	<ul style="list-style-type: none"> • Increases resilience at times of climate unpredictability • Lowers risks of business disruptions 	<ul style="list-style-type: none"> • Improves competitiveness by collaborating standards • Increases reliability of supply chain
Market Opportunities	<ul style="list-style-type: none"> • Access to new markets • Opportunity to expand geographically 	<ul style="list-style-type: none"> • Increases revenue source from new markets • Diversifies geographically 	<ul style="list-style-type: none"> • Fosters maturity of the entire value chain via expanded product and service offerings
Consumer Preference	<ul style="list-style-type: none"> • Changes in consumer behaviour and expectations 	<ul style="list-style-type: none"> • Opens up new revenue streams • Increases market share of green companies 	<ul style="list-style-type: none"> • Incentivizes sustainable innovation throughout the value chain, driven by downstream demands

Current and Anticipated Financial Effect

By applying the capabilities relief and the financial effects relief of ESG Reporting Code, the Group did not disclose the quantification of current and anticipated financial effects.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Climate Scenario Analysis

The Group has applied for the capability and reasonable information relief for not conducting the climate scenario analysis in this report.

Our Long-term Transition Plan

A long-term transition plan will set out a clear direction to transform our operations into a low-carbon, climate-resilient business. We are setting long-term climate-related targets supported by short, medium, and long-term milestones, all measured against a 2025 base year to ensure consistent comparison over time. These targets have taken reference of “The Paris Agreement” and Hong Kong’s long-term decarbonisation pathway and its goal of achieving carbon neutrality, ensuring that our efforts contribute meaningfully to the city’s broader climate ambitions.

To deliver on this plan, we will focus on decarbonising our operations through improved energy efficiency, responsible resource management, and the adoption of lower-carbon technologies. We will also strengthen climate resilience by enhancing risk management and collaborating with partners across our value chain. Our transition plan relies on the collective efforts of our employees and broader community, as well as the pace at which the national grid decarbonises.

RISK MANAGEMENT

Risk Management Framework

The Group has in place a comprehensive risk management framework. Climate-related risk and opportunity identification, assessment, prioritisation, and management are fully integrated into the Group’s overall risk management processes. The relevant policy and processes are reviewed annually and updated when necessary.

Climate-related risks and opportunities are examined across the Group through a coordinated, multi-level process. Strategic direction is set at the top, with the Board providing oversight and regularly reviewing the most significant climate-related issues. At the same time, operational teams contribute detailed, ground-level insights by assessing their own exposures on an annual basis. When a potential risk is identified, the relevant department will design and carry out mitigation actions, followed by ongoing reviews to ensure that the controls remain robust and effective over time.

All identified climate-related risks and opportunities play a role in shaping our strategic direction, operational priorities, and internal policies. We evaluate each item based on its potential impact and the likelihood of occurrence, creating a clear profile that supports informed decision-making. These evaluations also underpin the scenario analysis outlined above. Risks that score highly on both impact and likelihood are elevated in priority and addressed ahead of lower-rated issues to ensure our resources are focused where they matter most.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Metrics and targets

Internal Carbon price is currently not applied in our operation. The Group has not allocated capital expenditure, financing or investment deployed towards climate-related risks and opportunities. The use of carbon credits to achieve any net targets is currently not considered. By applying reasonable information relief of ESG Reporting Code, the Group does not disclose the amount and percentage of assets or business activities vulnerable to climate-related physical risks, transition risks and opportunities. Climate-related performance indicators are not yet incorporated into remuneration policies.

The Group develops its target internally based on its strategic planning and did not apply the Science Based Target initiative’s Sectoral Decarbonisation Approach. The use of carbon credits to achieve any net targets is currently not considered. Below sets forth the phrased targets over our time horizon:

Targets

- Energy Consumption Intensity**
 - Short term: 3% reduction when compared to 2025
 - Medium-term: 5% reduction when compared to 2025
 - Long-term: 10% reduction when compared to 2025
- Non-hazardous Waste Intensity**
 - Short term: 3% reduction when compared to 2025
 - Medium-term: 5% reduction when compared to 2025
 - Long-term: 10% reduction when compared to 2025
- Greenhouse Gas (“GHG”) Emission Intensity* (Scope 1 & 2)**
 - Short term: 3% reduction when compared to 2025
 - Medium-term: 5% reduction when compared to 2025
 - Long-term: 10% reduction when compared to 2025

*Note: The target of GHG emission is a gross target.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

A. ENVIRONMENTAL

A1. Emissions

Environmental protection and sustainable development rely on concerted efforts from all industries and society. Engaging into various businesses, we strive to integrate environmental sustainability into our business operations and are committed to reducing our environmental footprint.

Due to our business nature, we recognise that our day-to-day operations can impact both, directly and indirectly, the environment. Therefore, we have formulated the Environmental Policy to protect and improve the environment and promote sustainability within our business. We constantly uphold the principles of emission reduction and resource efficiency in our environmental management approaches by implementing measures and adopting best practices that promote energy efficiency, wastes reduction, and other green initiatives. The Group is also committed to educating our employees in raising their awareness of environmental protection and complying with relevant environmental laws and regulations. Within our policy framework, we continually look for opportunities to pursue environmentally friendly initiatives and enhance our environmental performance by reducing energy consumption and the use of other resources.

During the Reporting Period, the Group was not aware of any material non-compliance with environmental related laws and regulations that would have a significant impact on the Group, such as the Environmental Protection Law of the People's Republic of China (《中華人民共和國環境保護法》), the Basic Environment Law in Japan, the Environmental Levy Act of Grenada and the Air Pollution Control Ordinance, Waste Disposal Ordinance, Noise Control Ordinance and Environmental Impact Assessment Ordinance of Hong Kong SAR.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

EMISSIONS CONTROL

Air and Exhaust Gas Emissions

All our operating locations strictly comply with the Law of the People's Republic of China on the Prevention and Control of Atmospheric Pollution (《中華人民共和國大氣污染防治法》) and Air Pollution Control Act in Japan and emission standards specified by different provinces and cities, to keep the exhaust emissions within the thresholds under relevant laws and regulations, and minimise the impact on neighbouring regions.

The air pollutant we generated is mainly due to automobile emissions of the Group. Therefore, we have been focusing on the exhaust emissions of various equipment and has implemented a series of emission control such as arranging regular repairment and maintenance for the Group's automobiles, maintaining engines and other mechanical systems in proper condition to improve fuel efficiency and reduce pollutant emissions. In order to minimise exhaust emissions, the Group has prepared to replace traditional diesel vehicles with energy saving vehicles gradually amidst the business growth of the Group, expecting to slow down the emission.

In view of the impact of wasted gas produced by waste plastics processing machines on the surrounding environment, the Group has installed a gas collecting and extracting device at the exhaust outlet of the waste processing machinery in our Japan Recycling Yard. The device with the activated carbon fiber adsorption technology is to discharge waste gas after it is being collected and processed. In addition, the Group also focuses on improving the ventilation in the workshops, reducing the concentration of exhaust gas in the workshops effectively through air-diluting. After being processed and purified, relevant exhaust gas has already met the standards of the Law of the People's Republic of China on the Prevention and Control of Atmospheric Pollution (《中華人民共和國大氣污染防治法》) and Air Pollution Control Act in Japan that effectively safeguard employees' occupational health.

The table below sets out the Group's exhaust emissions in the last two reporting years:

Types of exhaust gas	Unit	FY2025	FY2024
Nitrogen oxides (NO _x)	kg	244.65	132.28
Sulphur oxides (SO _x)	kg	0.59	0.89
Particulate Matter (PM)	kg	12.25	11.92

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

GHG Emissions

It is an indisputable fact that global warming is becoming more and more serious. The Group has been paying attention to climate change issues. In this regard, it seeks to take the optimal measures to reduce greenhouse gas emissions from business operations and combat climate change. We also conduct data monitoring to identify and classify sources of greenhouse gas emissions in accordance with requirements and guidelines of the Stock Exchange, so as to compare the data performance of various sources.

We also conduct data monitoring to identify and classify sources of greenhouse gas emissions in accordance with requirements and guidelines of the Stock Exchange, so as to compare the data performance of various sources.

For measures on energy conservation and emission reduction, please refer to the section headed "Use of Resources".

The table below sets out the total GHG emissions performance of the Group:

Indicators ¹	Unit	FY2025	FY2024
Scope 1 – Direct GHG emissions • Fuel consumed by vehicles and machinery	tCO ₂ e	279.53	324.25
Scope 2 – Indirect GHG emissions • Purchased electricity ²	tCO ₂ e	503.77	1,323.56
Scope 3 – Other indirect GHG emissions • Category 5: Waste generated by operations – Paper ³	tCO ₂ e	28.83	Not Available
Total GHG emissions	tCO ₂ e	812.13	1,647.80
Total GHG emissions intensity ⁴	tCO ₂ e/no. of employee	4.49	3.56

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Notes:

1. GHG emission data is presented in terms of carbon dioxide equivalent and are based on, but not limited to, “The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standards” issued by the World Resources Institute and the World Business Council for Sustainable Development, “How to prepare an ESG Report – Appendix II: Reporting Guidance on Environmental KPIs” issued by the HKEX, the latest published Baseline Emission Factors for Regional Power Grids in China and the latest published emission factors of Japan. The Group has adopted the “operational control” approach for defining its organisational boundary for the purpose of GHG reporting.
2. Scope 2 emissions are calculated using a location-based approach, which considers the average emission intensity of the local electricity grid where the energy is consumed.
3. GHG Scope 3 Category 5 emissions: The Group uses waste-specific data multiplied by applicable emission factors.
4. As at 31 December 2025, the Group had 181 (FY2024: 434 including 48 and 199 employees from the Commercial Printing Segment and the Department Store Segment which are discontinued on 6 August 2024 and 23 December 2024 respectively) employees under the specified ESG reporting scope. The data is also used for calculating other intensity data.

SEWAGE DISCHARGE

Due to the Group’s business nature, the sewage discharge into land is insignificant. Similarly, there was no significant and unreasonable amount of sewage water discharged; used water was discharged to the municipal sewage network to the regional water treatment plant.

WASTE MANAGEMENT

The Group develops and implements strict management measures for waste generated in the production process in reference to the List of National Hazardous Wastes (《國家危險廢物名錄》), the Prevention and Control of Environmental Pollution by Solid Waste (《中華人民共和國固體廢物污染環境防治法》) and the Management Measures for Transfer Forms of Hazardous Waste (《危險廢物轉移聯單管理辦法》), The Basel Law and Waste Management and Public Cleansing Law in Japan, to systematically identify environmental factors of production process and made detailed guidelines of waste management available.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Hazardous Waste Management

The hazardous wastes generated during the operation of the Group's Japan Recycling Yard mainly involve waste machine oil, circuit boards, scrap rubber, activated carbon, etc. The Group strictly complies with the regulations and requirements in the Law of the People's Republic of China on the Prevention and Control of Environmental Pollution by Solid Waste (《中華人民共和國固體廢棄物環境污染防治法》) and the Administrative Measures for Hazardous Waste Transfer Manifest (《危險廢物轉移聯單管理辦法》) and the Basel Law in Japan on hazardous waste disposal in the course of centralised collection and temporary storage management of hazardous wastes, and have entered into service agreements with qualified waste disposal companies designated by local governments to assist the Group in proper disposal of all hazardous wastes. During the Reporting Period, all of the hazardous wastes were legally disposed of by a licenced hazardous waste collector.

Non-Hazardous Waste Management

The Group adopts the 5R (i.e. Refuse, Reduce, Reuse, Repair and Recycle) management strategy for the management of non-hazardous waste. The Group's Japan Recycling Yard has set up a recycling center where employees collect, mark and separate different types of solid waste in accordance with the Law on Prevention and Control of Environmental Pollution by Solid Waste (《固體廢物污染環境防治法》), and the Administrative Measures for Municipal Domestic Waste (《城市生活垃圾管理辦法》) and The Basel Law in Japan.

The reusable waste, including paper, plastic, and metal, will be sent to recycling agencies for proper treatment. We endeavour to improve the recycling rate and achieve the highest resource efficiency through internal operation management, publicity, training, labelling, classification, recycling, and other policy controls. In addition, in order to improve the efficiency of energy and resource use, the Group regularly engages qualified professional agencies to carry out environmental monitoring, and from time to time invites environmental experts to propose improvement plans which will be studied and implemented. To effectively control the paper usage and its subsequent disposal, the Group has implemented related reduction initiatives, which can be found in "Aspect A3-The Environment and Natural Resources".

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

The table below sets out the non-hazardous wastes' total volume and intensity of the Group in the last two reporting years:

Types of non-hazardous waste	Unit	Disposal Amount	
		FY2025	FY2024
Total non-hazardous wastes disposed	tonnes	22.60	19.22
Total non-hazardous wastes intensity	tonnes/no. of employees	0.12	0.04

The Group has adopted green office practices to reduce paper consumption. The Group has implemented an electronic office system to encourage the use of electronic forms for internal communication, such as business trip application and expense reimbursement application. In addition, the Group has set duplex printing as the default mode for printers.

A2. Use of Resources

In order to use all resources including energy, water, and other natural resources more effectively and prudently, we continuously invest in the upgradation and improvement of technologies and equipment, energy-saving and consumption reduction, as well as environmentally friendly facilities, so that it can utilise the resources more efficiently and, to some extent, reduce the consumption of various resources.

ENERGY MANAGEMENT

As a socially responsible company, we advocate the use of energy-saving, efficient and environmental-friendly construction equipment, machinery and tools and office appliances recommended by the state and industry. For energy conservation, we require contractors to adopt various energy-saving measures during construction. Meanwhile, we continuously update the latest environmental news to optimise the existing services, so as to reduce environmental pollution.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

The energy conservation measures we have implemented are as follows:

Energy conservation measures

- (1) It is planned to gradually replace the existing office and warehouse lighting with LED lighting, which can lower power consumption and reduce hazardous waste from replacement of short-lived traditional lighting fixtures.
- (2) All employees are required to participate in energy saving and emission reduction actions; employees are educated to properly use office electrical equipment including lighting, electric fans, air conditioners and other facilities, to turn off the equipment not in use in their responsible areas, and to check and ensure that all energy-consuming equipment is turned off before leaving work. In addition, the Group disseminates knowledge of energy conservation and emission reduction to encourage employees to develop energy-saving and environment-friendly work habits.
- (3) It is required to set the air conditioning temperature at 25 degrees to avoid waste of energy.
- (4) Office equipment (such as refrigerators and air conditioners) is cleaned on a regular basis to improve operational efficiency.
- (5) Environment-friendly and energy-efficient appliances and equipment are preferred.

Through the implementation of such measures, employees' awareness of reducing energy use has been noted to have increased.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

The table below sets out the total energy consumption and intensity of the Group in the last two reporting years:

Types of energy consumption	Unit	FY2025	FY2024
Direct energy consumption	kWh	1,111,757.23	1,287,484.52
Diesel	kWh	983,509.55	999,114.87
Petrol	kWh	128,247.68	288,369.65
Indirect energy consumption	kWh	1,117,530.96	3,105,363.43
Purchased electricity	kWh	1,117,530.96	3,105,363.43
Total energy consumption	kWh	2,229,288.19	4,392,847.95
Total energy consumption intensity	kWh/no. of employees	12,316.51	10,121.77

WATER MANAGEMENT

Water is one of our most important natural resources. In order to cherish the precious water resources, the Group makes every effort to maximise the water resources used in its business operations. We actively promote the concept of valuing water to employees and maintain in good condition, so as to achieve our goal of saving water. In particular, Japan Recycling Yard has implemented the reuse of water resources, as the water used in washing clothes and hands in the staff dormitory are collected for flushing toilets.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

The table below sets out the total water consumption and intensity of the Group in the last two reporting years:

Indicator	Unit	Consumption	
		FY2025	FY2024
Water consumption	m ³	3,655.00	3,385.16
Water consumption intensity	m ³ /no. of employees	20.19	7.80

Due to the Group’s business nature, the Group did not encounter any problem in sourcing water that is fit for purpose.

The Group has implemented the water-saving measures above in order to achieve this water use efficiency reduction target.

PACKAGING MATERIAL

In FY2024, the packaging materials of the Group were mainly consumed by the business segment of Sincere. Reducing the packaging material bring both the environmental and economic benefit. The Group is dedicated to optimise the design of the packaging such that it can deliver against key performance criteria while using the least amount of packaging material. The Company measures different types of material used to gauge our environmental performance. The following tables show the figures of material consumption of packaging materials:

Indicator	Unit	Consumption	
		FY2025	FY2024
Plastic Bags	pieces	–	50,018

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

A3. The Environment and Natural Resources

The Group integrates environmental responsibility into its daily business operations. Accordingly, the Group promotes green operations and green procurement policy to reduce environmental impact and the consumption of natural resources.

NATURAL RESOURCE PROTECTION

To reduce the consumption of paper, a main type of natural resource consumed by the Group, we encourage our employees to transmit information electronically and process documents on computers as much as possible, and require them to print on both sides as far as possible. The number of company envelopes, portfolios, brochures, etc. for internal use is also verified to avoid overprinting. For reusable and recyclable resources in waste, such as waste paper and printer ink cartridges, we have set up collection bins for classification management to facilitate internal recycling or transfer to qualified recyclers for further recycling. We also actively cooperate with environmental protection agencies, and organise our staff to participate in activities recycling and donating waste clothes and articles, so as to convey the message of environmental protection to the public.

To ensure that employees implement the Group's environmental protection philosophy in their daily work, all new employees are required to go through the training in environmental protection.

NOISE POLLUTION MANAGEMENT

In accordance with the standards of the Law of the People's Republic of China on the Prevention and Control of Pollution from Environmental Noise (《中華人民共和國環境噪聲污染防治法》) and Noise Regulation Law in Japan, the Group adopted enclosed design for its Japan Recycling Yard and set up sound barriers to prevent noise and from affecting the surrounding environment during operation.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

GREEN OFFICE POLICY

The Group has implemented a series of measures to reduce the use of office supplies:

- Implement electronic file management, encouraging employees to process documents on computers and transmit information electronically as far as possible, and reducing the printing, transmission, sorting and archiving of paper files. The number of envelopes, portfolios and brochures issued by the Group is also subject to verification and control to minimise the demand for paper;
- Categorise waste, recycle and transfer recyclable resources to qualified recyclers, various collection bins have been placed in the office for the recycling of single-sided printed paper and printer cartridges;
- Place various green plants in different areas of the office, the green area coverage in Japan Recycling Yard has reached 15%, which helps clean air and improve indoor and surrounding air quality;
- Put up “Save Water” reminders in appropriate places to remind employees to reduce water consumption in their daily operations and to close the taps immediately after use so as to reduce unnecessary waste; and
- Enhance daily maintenance and management of water equipment, including regular maintenance of water mains and pipes to reduce hidden leakage.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

B. SOCIAL

B1. Employment

The success of our business depends on the untiring efforts and dedicated service of all employees. The Group understands that the recruitment, retention and cultivation of talents can help maintain its market competitiveness. The Group has in place the Employee Handbook to ensure that employees are treated in a fair and reasonable manner. As at 31 December 2025, there were 181 employees (2024: 434 including 48 and 199 employees from the Commercial Printing Segment and the Department Store Segment which are discontinued on 6 August 2024 and 23 December 2024 respectively), including operational office, sales and marketing, and back-office division.

During the Reporting Period, the breakdown of employees by gender, age group and employment type and geographical regions were as follows:

	Continuing Operations FY2025	Continuing Operations FY2024	Discontinued Operations FY2024	Total FY2024
By gender				
Male	122	119	91	210
Female	59	68	156	224
By age group				
30 years old or below	23	18	29	47
31-50 years old	108	116	87	203
51 years old or above	50	53	131	184
By employment type				
Full-time	177	183	181	364
Part-time	4	4	66	70
By geographical region				
Hong Kong and Mainland				
China	134	142	247	389
Grenada	10	16	–	16
Others (including Japan)	37	29	–	29

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

During the Reporting Period, the overall employee turnover rate was 20% (2024: 22%). The breakdown of turnover rate was as follows:

	Percentage (%) In FY2025	Percentage (%) In FY2024
By gender		
Male	15	24
Female	32	21
By age group		
30 years old or below	13	17
31-50 years old	25	18
51 years old or above	14	19
By geographical region		
Hong Kong and Mainland China	23	23
Grenada	60	–
Others (including Japan)	–	29

During the Reporting Period, the Group did not have significant issues relating to violations in this respect, including but not limited to the Labour Contract Law of the People's Republic of China (《中華人民共和國勞動合同法》) and Labour Standards Law in Japan.

RECRUITMENT, PROMOTION AND EQUAL OPPORTUNITY

The Group has regular reviews for the demand and requirements for human resources with each business function head in order to secure the sufficient staff members for the positions required and to keep the normal business operations and development. In addition, we have implemented a standardised recruitment system with high transparency to ensure the righteousness, openness and fairness upheld throughout the recruitment and employment processes. When considering the opportunity for promotion of a position, the principle of “appropriateness”, their job performance evaluation, experiences and capabilities of the potential are considered as conditions for staff promotion.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

WORK-LIFE BALANCE

Employees are the most important core asset of the Group. The Group attentively takes care of the needs of employees pays close attention to employees' work and life balance. Achieving work-life balance can help enhance the overall operational efficiency of the Group. As such, the Group strictly abides by the Labour Contract Law of the People's Republic of China (《中華人民共和國勞動合同法》) and Article 7 of Labour Standards Law in Japan to guarantee appropriate working hours and sufficient leave days for employees.

REMUNERATION AND BENEFITS

The Group has established a set of objective and fair remuneration guidelines. In addition to wage adjustments based on the market practice and conditions, and the results of employee assessment, the Group also determines annual bonuses based on individual performance to motivate their interest and enthusiasm and share the Group's profits with its employees as a reward for their contributions to the Group. Moreover, we review and adjust the remuneration mechanism on a regular basis to provide fairer and more competitive remuneration packages.

The Group also develops its benefits policy in accordance with the Labour Law of the People's Republic of China(《中華人民共和國勞動法》), the Article 11 of Labour Contract Law of the People's Republic of China (《中華人民共和國勞動合同法》) and Labour Standard Law in Japan, and observes local requirements relating to minimum wage, working hours and the overtime limit, paid statutory holidays and paid annual leave. In addition, we established the Remuneration Committee in charge of reviewing matters related to employees' benefits. The Group currently provides comprehensive benefits guarantees for all employees, including medical insurance. In order to promote the bilateral communication and interaction between employees and employer, the Group also delivers the most recent update of the Group to every employee in a timely manner via survey and listens to the employees' opinions and advices actively, taking corresponding measures swiftly on issues which employees care about and protecting the interest of our employees.

COMPENSATION, TERMINATION OF EMPLOYMENT AND RETIREMENT

The Group initiates compensation and retirement procedures, including relevant provisions on indemnification and compensation and the planning of retirement arrangements, in accordance with the Article 89 of Labour Law of the People's Republic of China, the Labour Contract Law of the People's Republic of China, Labour Standards Law in Japan and other relevant laws and regulations.

ANTI-DISCRIMINATION

We strictly follow anti-discrimination policies and will not tolerate harassment of any kind. When recruiting and promoting employees, we will only consider individual work experience and performance. We provide our employees with fair recruitment, compensation, training, transfer and promotion opportunities regardless of their race, gender, age or religious, so as to ensure that fair and equal opportunities are offered to all job applicants. We strive to create a working environment with care, endurance, fairness with no discrimination.

B2. Health and Safety

The Group fully recognises the importance of occupational health and safety to the recycling industry. Therefore, we strive to create the best working environment for our valued employees. We have advocated and upheld the idea of “Safety First” and strived in achieving the goal of zero industrial accident. We have formulated a set of suitable safety management plan in accordance with the laws and regulations, to reduce and control potential occupational safety and health hazards in business operations. The Group strictly implements the legislative requirements on occupational health and safety at its operating locations to avoid any injuries of employees at work.

During the Reporting Period, the Group did not record (FY2024: 307) lost-days related to work injuries. The Group did not record any work-related fatalities occurred during the three-year period from FY2023 to FY2025.

During the Reporting Period, the Group did not have significant issues relating to violations in this respect, including but not limited to Law of the People’s Republic of China on the Prevention and Treatment of Occupational Diseases of People’s Republic of China (《中華人民共和國職業病防治法》) and Industrial Safety and Health Act in Japan.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

OCCUPATIONAL HEALTH AND SAFETY

In order to effectively review our occupational health and safety performance, the Group sets up dedicated departments for coordinating and arranging safety checks for all operating facilities in accordance with Occupational Health and Safety Policies and regular reviews are held at meetings to examine the Group's occupational health and safety performance. Any employee being found of a mis-operation or risky operation will be immediately warned. At the same time, corrective and preventive measures will be adopted to manage the risks identified for assuring the quality and implementation of the safety management measures, so as to reduce unsafe behaviours of on-site personnel and accidents.

WORKPLACE SAFETY MANAGEMENT

The Group's office and Recycling Yard are equipped with dust removal, noise elimination, gas protection and other equipment, with standards in place for dangerous goods identification marks and for the proper use and storage of inflammable and explosive materials in order to minimise potential harm to the health of employees. To further enhance the safety of the Group's workplaces, we have set up first aid kits, fire extinguishers and exit signs at all operating locations and reminded our employees of the need to keep the passage or escapes clean and clear at all times. It is forbidden to place too many miscellaneous items in the office to ensure a rapid and safe evacuation in case of emergency.

PERSONAL PROTECTIVE EQUIPMENT

The Group is committed to providing employees with a legitimate, safe and dignified working environment. Apart from displaying notice or label, we also provide frontline employees with personal protective equipment such as dust masks, noise reduction earplugs and emergency medicines for occasional needs. Meanwhile, employees are arranged to attend safety training courses to raise their awareness of workplace safety and to ensure the efficiency of the personal protective equipment for protecting our employees.

WORKPLACE HYGIENE

The Group has advised employees to maintain cleanliness in the workplace. We set up designated areas in offices and plant areas to collect wastes discarded by our employees. Hygiene in public areas is regularly managed by dedicated departments. Regular cleaning of air conditioning systems and carpets in office areas are also arranged to maintain hygiene in the workplace.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

EMPLOYEE WORK SAFETY TRAINING

We actively promote the culture of workplace safety. The Group provides employees with adequate training on occupational health to keep up with employees' awareness against workplace health and safety, in order to ensure the safe operation of equipment, the Group has developed appropriate training sessions, mainly covering the correct use of protective equipment, knowledge and cases of safety production and occupational health, and safe operation of positions or equipment. Moreover, we share all the latest information and news of occupational health and safety with all our employees.

INCIDENT RESPONSE PLAN

To prevent possible accidents and potential risks due to emergencies like fire and power failure, the Group has established a set of stringent measures and practice fire drills from time to time. All onsite workers are required to be aware of the emergency procedures, such as the proper use of personal protective equipment and rescue facilities.

STRESS MANAGEMENT

The Group has complaint and confidential feedback channels in place for all employees, allowing them to express any views or concerns to the department heads or executives at the higher rank.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

B3. Development and Training

During the Reporting Period, the Group’s number of employees received training and their training hours were as follows:

	Percentage of employee trained (%) in FY2025	Average training hours per trained employee	Percentage of employee trained (%) in FY2024	Average training hours per trained employee
Overall	69	6.8	–	–
By gender				
Male	74	7.8	42	3.9
Female	56	4.7	22	1.0
By employment type				
Senior management	65	4.2	50	3.3
Middle management	69	6.3	39	2.7
Other employees	70	8.1	26	2.1

CAREER DEVELOPMENT

To maintain the Group’s competitiveness in the world of rapid development of technology, it is important that we keep our skills and knowledge up-to-date. Therefore, we promote the spirit of life-long learning and cultivating a continuous learning culture. To further improve team values and professionalism of staff, we develop career development training for staff and encourage them to actively participate in various training workshops and courses.

PRE-EMPLOYMENT TRAINING

In order to assist our newly recruited employees to adapt to the Group’s work culture and environment, we provide pre-employment training for them, including information about our corporate culture, employee handbook, job skills and relevant safety knowledge, with an aim of enhancing their understanding of the Group, their position and working environment.

VOCATIONAL SKILLS TRAINING

We are dedicated to building a professional technical team, so we have arranged training courses for our employees to meet the needs of different jobs and ranks to improve individual profession knowledge skills and capabilities. For some internal key talents, we have developed career paths and defined career ladders for key positions, sponsored our staff to attend external training courses, such as professional qualification training, workshops or seminars, in order to strengthen overall professionalism and individual caliber of employees, and help competent employees to pursue excellence and grow together with the Group.

B4. Labour Standards

PREVENTION OF CHILD AND FORCED LABOUR

The Group prohibits the recruitment of child labour and has zero tolerance of forced labour. In accordance with the Regulations of the People's Republic of China on Special Protection of Juvenile Workers (《女職工和未成年工特殊勞動保護》), Labour Standards Law in Japan and relevant foreign laws and regulations, the Group reviews the valid identity certificates of job applicants in the employee recruitment, onboarding approval and onboarding registration process. If violations are involved, they will be dealt with in the light of circumstances.

During the Reporting Period, the Group was not aware of any material non-compliance with related laws and regulations that would have a significant impact on the Group, including but not limited to Labour Contract Law of the People's Republic of China and Article 56 of Labour Standard Law in Japan.

In the process of employment, the Group, in accordance with the above relevant laws, respects the right and freedom of every employee to choose jobs, including freedom of employment, freedom to resign, freedom to work overtime and freedom of movement. The Group strictly prohibits any forms of forced labour, including contract labour and bonded labour, and never forces employees to work overtime. Employees have the right to form and join trade unions to safeguard their personal rights.

B5. Supply Chain Management

The steady development of the Group's business is dependent on the reliable support of its suppliers. Suppliers are one of the important stakeholders in the Group's business value chain, and our relationship with them is close and inseparable. The Group is also fully committed to building a good partnership with our suppliers. To promote the business and cooperation with suppliers, the Group stipulates internal rules to regulate the process of procurement, explains the Group's principles and expectations to our partners, and requires suppliers to comply with all laws, international conventions, contractual requirements, and all codes of the Group. We have also established effective mechanisms to ensure that both parties will strictly act in accordance with laws and regulations.

SUPPLIER APPOINTMENT

In terms of material procurement, supplier management, and the selection and evaluation of administrative supplies and services suppliers, we employ fair, impartial and open evaluation criteria. We also require suppliers to declare their interests to avoid conflicts of interest or tunnelling of interests. The Group has set up a series of evaluation indicators for supplier selection, including supplier's past experience, price, reputation, professional qualifications, ethics, environmental protection and corporate social responsibility performance. To ensure that the suppliers' performance continues to meet the Group's requirements, we assess their performance over the past year through an annual assessment to review whether to continue cooperation with them.

SUSTAINABLE SUPPLY CHAIN

The Group puts great emphasis on the sustainability of value chain. While fulfilling our environmental and social responsibilities, we also expect our suppliers to operate in the same responsible manner. Accordingly, we incorporate sustainability considerations into our procurement and outsourcing process and require suppliers to meet basic standards, to lower environment and social risk in supply chain. For example, all suppliers are required to abide by the following sustainability principles, and to ensure that their regular and temporary employees, suppliers and sub-suppliers confirm and comply with the requirements of these principles.

The Group continues to pay attention to the policies implemented by the local governments where it operates. If the Group finds information on environmentally friendly products or services published by the official authorities, the Group will seriously consider adopting the recommendations of the official authorities to procure goods and services that have less impact on the environment during the product cycle.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

GREEN OPERATION

To reduce the emissions and energy consumption due to transportation, the Group is encouraged to give priority to products of local suppliers where hardware and software conditions so permit, with an aim to prevent additional carbon emissions due to long distance of transporting goods. When local suppliers are selected, we also adopt a centralised approach to arrange as few deliveries as possible, and optimise delivery plans to reduce exhaust emissions during transportation. Meanwhile, when it is necessary to acquire or upgrade operating equipment, we will make reference to the information on the energy label to select energy-efficient models as far as possible in order to achieve better energy management efficiency.

During the Reporting Period, the breakdown of suppliers by geographical regions were as follows:

Number of suppliers by region	FY2025	FY2024
Japan	67	76
Hong Kong and Mainland China	11	422
Others	1	92
Total	79	590

B6. Product Responsibility

The Group stresses heavily on the performance of its products and has therefore formulated an array of policies to facilitate better quality products and services. The Group carefully manage and monitor the quality of our products. All products we sell are properly labelled to help us obtain the data through our tracking system. If there are quality issues with the products sold by the Group, the Group can record through the tracking system, which enables us to immediately identify the source of defects in the production process, identify the defective batch of products and recall the products as needed to rectify the issues and prevent recurrence in the future.

During the Reporting Period, the Group does not record any product recall and did not have significant issues relating to violations in this respect, including but not limited to Law of the People's Republic of China on Protection of Consumer Rights and Interests of the People's Republic of China (《中華人民共和國消費者權益保護法》), and Product Liability Act in Japan.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

QUALITY MANAGEMENT

The Group values the spirit of contract. The specifications of all products and services will be clearly specified in the contract to ensure that the customer understands details of the contract and to protect the interests of the buyer and the seller. We seek to provide the highest standards of products and services throughout our operations, which involve the application of proprietary systems and process to ensure compliance with local and international standards. In order to strengthen customer confidence in our products, the Group has established a quality inspection and evaluation team for incoming and outgoing products, to closely monitor the quality of products prior to delivery in accordance with the corresponding inspection procedures.

FAIR PROMOTION

The Group adheres to the principle of fair promotion to ensure that product information on the Group's publicity website and other promotional materials is true and accurate, and does not contain any false, exaggerated or excessive statements. In accordance with the Advertising Law of the People's Republic of China and Act Against Unjustifiable Premiums and Misleading Representations in Japan, the Group requires sales staff to disseminate information from the Group's recognised product strengths when promoting products, and avoid negative representations involving rivals or competing products to prevent customers from being misled when purchasing.

CUSTOMER DATA PROTECTION

According to the importance of protecting customer information, the Group strictly manages and keeps confidential information and documents related to customers' intellectual property rights in accordance with the requirements of the Confidentiality Measures and the Employee Handbook issued within the Group. Without permission, employees are not allowed to copy, privately store or take away such information and documents from the Group.

INTELLECTUAL PROPERTY RIGHTS

The Group endeavours to protect intellectual property rights. Intellectual properties and technical specifications of the Group and customers are protected and managed by a designated department. Employees shall not copy or disclose any information, including but not limited to designs, techniques and trade information, to third parties without the Group's consent.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

AFTER-SALE SERVICE

The Group is committed to providing efficient and courteous after-sale service to its customers, and has established e-mail boxes and hotlines as channels to maintain communication with customers and assist in answering any customer enquiries, resolving detail contract problems or other follow-up matters.

During the Reporting Period, the Group recorded one complaint regarding a discrepancy in a client's portfolio (FY2024: nil), which was submitted via the Securities and Futures Commission (SFC). In response, the Group promptly engaged with the client to provide necessary clarifications and strengthened its post-trade monitoring protocols. To further mitigate risks, the Group has mandated two-factor authentication (2FA) for all inactive accounts.

Looking ahead, the Group remains committed to fortifying its internal monitoring controls. We will continue to enhance client communication regarding account maintenance and compliance, while further refining our operational procedures to prevent future discrepancies and ensure the highest standards of service integrity.

B7. Anti-corruption

The Group is committed to building a corporate culture of integrity and business ethics. We have the standards of conduct to guide our employees and partners, which provide rules and guidelines for dealing with gifts, treats, transactions, financial management, etc.

During the Reporting Period, the Group did not have significant issues and concluded legal cases relating to violations in this respect, including but not limited to Company Law of the People's Republic of China (《中華人民共和國公司法》) and Unfair Competition Prevention Act in Japan.

The Group has followed and complied with all the code provisions of the Corporate Governance Code set out in Appendix C1 to the Listing Rules, including maintaining good corporate governance practices. To take forward a corporate culture of integrity and anti-corruption, we have established the anti-corruption practices and the benefit declaration process in our employee handbook. If any employee is involved in any corruption and fraud conduct, we will impose penalties based on the influence and consequence of such conduct according to the corporate rules. If the behaviour violates the law, it will be handled by the judicial authority according to law with zero tolerance.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

ANTI-CORRUPTION PRACTICES

The Group has established an anti-corruption policy to avoid happening of corruption. No employee or director may seek or receive any preferential benefits, including money, gifts, loans, remuneration, work, contracts, services and sponsorship, especially when there is a conflict of interest between such benefits and the Group's business dealings.

Anti-corruption training helps to encourage a clean and honest working style, so that employees can be self-disciplined and dedicated. During the Reporting Period, the Group arranged 6 sections of training for both 4 directors and 76 employees, with a total of approximately 48 training hours of anti-corruption training for each participant.

CONFLICTS OF INTEREST

To avoid any conflict of interest during business transactions, all major transactions involving conflicts of interest within the Group must be disclosed to the Board according to the Policy on Declaration of Conflict of Interest, which can be found in the Employee Handbook. Board members involved in a conflict of interest may not vote on any resolution on such transactions.

APPROVAL OF SERVICE CONTRACTS

To maintain close monitoring on potential corruption, all the important service contracts are subject to approval by the Board. Approved service contracts shall be reviewed by the Nomination Committee, which consists of one executive director and two independent non-executive directors.

WHISTLE-BLOWING MECHANISM

To firmly reject the occurrence of corruption, frauds, etc., the Group has established whistle-blowing policy for employees and other stakeholders to report any suspected improper or illegal activities through any anonymous ways such as by mail, email, telephone, etc. The Group will investigate and handle the case once internal corruption related information is received. The investigations are administered on a confidential basis and there will be no reprisal against employees.

B8. Community Investment

ACTIVE COMMUNITY PARTICIPATION

As a responsible corporate citizen, the Group understands its responsibility is not only to contribute directly to the economy, but also to create positive impacts for the society as a whole through our business operations and public welfare programs. In the past years, the Group actively participated in community activities to give back to the society. The Group is committed to promoting charity, helping the disadvantaged, and supporting academic and scientific research for the well-being of the next generation in the principle of “From the Community, For the Community”. In the future, the Group will continue to focus its community investment efforts on scientific research and development, national development and poverty alleviation to give back to the society.

During the reporting period, the Group was honored with the “Special Contribution to Shenzhen-Hong Kong-Macao Exchange” award by the Shenzhen Municipal Committee of the CPPCC, recognizing our active role in advancing the Guangdong-Hong Kong-Macao Greater Bay Area (GBA) initiative.

These contributions and community awards signify the Group’s dedication to making a positive impact on the community.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

THE ESG REPORTING GUIDE CONTENT INDEX OF THE STOCK EXCHANGE OF HONG KONG LIMITED

Subject Areas, Aspects,
General Disclosures
and KPIs (“Comply
and Explain”)

Description

Section/Declaration

Aspect A1: Emissions

General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to air and greenhouse gas emissions, discharges into water and land, and generation of hazardous and non-hazardous waste.	Emission Control
KPI A1.1	The types of emissions and respective emissions data.	Emission Control – Air and Exhaust Gas Emissions
KPI A1.2	Replaced by Climate-Related Disclosures	
KPI A1.3	Total hazardous waste produced (in tonnes) and intensity.	– GHG Emissions Waste Management – Hazardous Waste Management
KPI A1.4	Total non-hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	Waste Management – Non-Hazardous Waste Management Emission Control – Air and Exhaust Gas Emissions;
KPI A1.5	Description of emission target(s) set and steps taken to achieve them.	Emission Control – GHG Emissions; Waste Management – Hazardous Waste Management; Waste Management – Non-Hazardous
KPI A1.6	Description of how hazardous and non-hazardous wastes are handled, reduction initiatives and results achieved.	Waste Management Hazardous Waste Management; Non-Hazardous Waste Management

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Subject Areas, Aspects, General Disclosures and KPIs (“Comply and Explain”)

	Description	Section/Declaration
Aspect A2: Use of Resources		
General Disclosure	Policies on the efficient use of resources, including energy, water and other raw materials.	Use of Resources
KPI A2.1	Direct and/or indirect energy consumption by type in total and intensity.	Use of Resources – Energy Management
KPI A2.2	Water consumption in total and intensity.	Use of Resources – Water Management
KPI A2.3	Description of energy use efficiency initiatives and results achieved.	Use of Resources – Energy Management
KPI A2.4	Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency initiatives and results achieved.	Use of Resources – Water Management
KPI A2.5	Total packaging material used for finished products (in tonnes) and with reference to per unit produced.	Use of Resources – Packaging Material (Not applicable – Explained)
Aspect A3: The Environment and Natural Resources		
General Disclosure	Policies on minimizing the issuer’s significant impact on the environment and natural resources.	The Environment and Natural Resources
KPI A3.1	Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them.	The Environment and Natural Resources
Aspect A4: Climate Change		
KPI A4.1	Replaced by Climate-Related Disclosures	

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Subject Areas, Aspects, General Disclosures and KPIs (“Comply and Explain”)

	Description	Section/Declaration
Aspect B1: Employment		
General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to compensation and dismissal, recruitment and promotion, working hours, rest periods, equal opportunity, diversity, anti-discrimination, and other benefits and welfare.	Employment
KPI B1.1	Total workforce by gender, employment type (for example, full- or part-time), age group and geographical region.	Employment
KPI B1.2	Employee turnover rate by gender, age group and geographical region.	Employment
Aspect B2: Health and Safety		
General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to providing a safe working environment and protecting employees from occupational hazards.	Health and Safety
KPI B2.1	Number and rate of work-related fatalities occurred in each of the past three years including the reporting year.	Health and Safety
KPI B2.2	Lost days due to work injury.	Health and Safety
KPI B2.3	Description of occupational health and safety measures adopted, how they are implemented and monitored.	Health and Safety

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

**Subject Areas, Aspects,
General Disclosures
and KPIs (“Comply
and Explain”)**

	Description	Section/Declaration
Aspect B3: Development and Training		
General Disclosure	Policies on improving employees’ knowledge and skills for discharging duties at work. Description of training activities.	Development and Training
KPI B3.1	The percentage of employees trained by gender and employee category (e.g. senior management, middle management).	Development and Training
KPI B3.2	The average training hours completed per employee by gender and employee category.	Development and Training
Aspect B4: Labour Standards		
General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to preventing child and forced labour.	Labour Standards
KPI B4.1	Description of measures to review employment practices to avoid child and forced labour.	Labour Standards – Prevention of Child and Forced Labour
KPI B4.2	Description of steps taken to eliminate such practices when discovered.	Labour Standards – Prevention of Child and Forced Labour

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

**Subject Areas, Aspects,
General Disclosures
and KPIs (“Comply
and Explain”)**

	Description	Section/Declaration
Aspect B5: Supply Chain Management		
General Disclosure	Policies on managing environmental and social risks of the supply chain.	Supply Chain Management
KPI B5.1	Number of suppliers by geographical region.	Supply Chain Management
KPI B5.2	Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, and how they are implemented and monitored.	Supply Chain Management
KPI B5.3	Description of practices used to identify environmental and social risks along the supply chain, and how they are implemented and monitored.	Supply Chain Management
KPI B5.4	Description of practices used to promote environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored.	Supply Chain Management
Aspect B6: Product Responsibility		
General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to health and safety, advertising, labelling and privacy matters relating to products and services provided and methods of redress.	Product Responsibility
KPI B6.1	Percentage of total products sold or shipped subject to recalls for safety and health reasons.	Product Responsibility
KPI B6.2	Number of products and service related complaints received and how they are dealt with.	Product Responsibility
KPI B6.3	Description of practices relating to observing and protecting intellectual property rights.	Product Responsibility
KPI B6.4	Description of quality assurance process and recall procedures.	Product Responsibility
KPI B6.5	Description of consumer data protection and privacy policies, and how they are implemented and monitored.	Product Responsibility

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Subject Areas, Aspects, General Disclosures and KPIs (“Comply and Explain”)

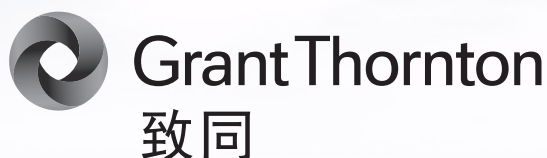
	Description	Section/Declaration
Aspect B7: Anti-corruption		
General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to bribery, extortion, fraud and money laundering.	Anti-corruption
KPI B7.1	Percentage of total products sold or shipped subject to recalls for safety and health reasons.	Anti-corruption
KPI B7.2	Description of preventive measures and whistle-blowing procedures, and how they are implemented and monitored.	Anti-corruption
KPI B7.3	Percentage of total products sold or shipped subject to recalls for safety and health reasons.	Anti-corruption
Aspect B8: Community Investment		
General Disclosure	Policies on community engagement to understand the needs of the communities where the issuer operates and to ensure its activities take into consideration the communities’ interests.	Community Investment
KPI B8.1	Focus areas of contribution (e.g. education, environmental concerns, labour needs, health, culture, sport).	Community Investment
KPI B8.2	Resources contributed (e.g. money or time) to the focus area.	Community Investment

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

INDEX TABLE OF ESG REPORTING GUIDE OF THE STOCK EXCHANGE (III) – Part D Climate-related Disclosures

Climate-related Disclosures	Description	Section/Declaration
Governance	Governance	The ESG Governance Structure and Board Statement; Governance
Strategy	Strategy	Strategy
Risk Management	Risk Management	Risk Management
Metrics and Targets	GHG Emissions	A1. Emissions
	Cross-industry Metrics – Climate-related Physical Risks, Transition Risks and Opportunities	Strategy – Managing Climate-related Risks and Opportunities
	Cross-industry Metrics – Capital Deployment	Strategy – Our Adaptation and Mitigation Plans
	Internal Carbon Prices	Strategy – Our Adaptation and Mitigation Plans
	Remuneration	Governance
Industry-based Metrics	The Group has not applied the industry-based metrics under the Industry-based Guidance for IFRS S2.	
Climate-related Targets	Strategy – Our Long-term Transition Plan	

INDEPENDENT AUDITOR'S REPORT



To the members of Realord Group Holdings Limited
(incorporated in Bermuda with limited liability)

OPINION

We have audited the consolidated financial statements of Realord Group Holdings Limited (the “Company”) and its subsidiaries (collectively referred to as the “Group”) set out on pages 106 to 265, which comprise the consolidated statement of financial position as at 31 December 2025, and the consolidated statement of profit or loss, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2025, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with HKFRS Accounting Standards as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing (“HKSA”) as issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the HKICPA’s Code of Ethics for Professional Accountants (the “Code”), as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

INDEPENDENT AUDITOR'S REPORT

KEY AUDIT MATTERS (Continued)

Valuation of investment properties

Key audit matter

We identified the valuation of investment properties as a key audit matter due to the significance of its balance to the consolidated financial statements, combined with management's judgements and estimates in determining the fair values of the investment properties.

As at 31 December 2025, the Group's investment properties amounted to HK\$9,217,242,000 and represented 46% of the Group's total assets. As disclosed in note 20 to the consolidated financial statements, net loss on fair value changes of investment properties of HK\$91,139,000 was recognised in profit or loss.

All of the Group's investment properties are stated at their fair values based on valuations performed by an independent qualified professional valuer ("Valuer"). The valuations are dependent on certain significant unobservable inputs, including price/gross development value per square feet/bay/square metre and term/reversionary yield, which are determined based on comparable transactions after applying adjusting factors to reflect the conditions and locations of the subject properties and capitalising rental income from existing lease term and potential future reversionary income at market level respectively. Details of the valuation methodologies and significant unobservable inputs used in the valuations are disclosed in note 20 to the consolidated financial statements.

How the matter was addressed in our audit

Our audit procedures in relation to the valuations of investment properties included the followings:

- evaluated the competence, capabilities and objectivity of the Valuer;
- obtained an understanding from the Valuer about the valuation methodologies, significant unobservable inputs and critical judgements and estimates on key inputs and data used in the valuations;
- assessed the reasonableness of valuation methodologies used by the Valuer with the assistance from our valuation expert;
- assessed the reasonableness of significant unobservable inputs used by the Valuer, with the assistance from our valuation expert, by comparing them to publicly available information of similar comparable properties and comparable data in the same industry;
- evaluated the reasonableness of adjusting factors on the conditions and locations of the properties made by the Valuer, with the assistance from our valuation expert, by comparing them with historical adjusting factors applied, comparability and other market factors for similar properties;
- obtained government documents, rental agreements and supporting evidences for the development of the properties; and
- performed site visit to the major investment properties.

INDEPENDENT AUDITOR'S REPORT

KEY AUDIT MATTERS (Continued)

Net realisable value of properties under development

Key audit matter

We identified the net realisable values of properties under development as a key audit matter due to the significance of its balance to the consolidated financial statements, combined with management's judgments and estimates in determining the net realisable values of properties under development.

As at 31 December 2025, the Group's properties under development amounted to HK\$6,179,340,000 and represented 31% of the Group's total assets.

Management assessed whether any write-down of the properties under development was being recognised in accordance with the accounting policy stated in note 3.19 to the consolidated financial statements. The net realisable values of these properties have been determined by management with the assistance from a Valuer with reference to the latest selling prices of the properties and the budgeted costs to be incurred until completion and sale.

How the matter was addressed in our audit

Our audit procedures in relation to the net realisable values of properties under development included the followings:

- obtained an understanding of the progress of the properties under development from management;
- evaluated the competence, capabilities and objectivity of the Valuer;
- obtained an understanding from the Valuer about the valuation methodologies and key assumptions used in the valuations;
- assessed the reasonableness of valuation methodologies used by the Valuer with the assistance from our valuation expert;
- assessed the reasonableness of underlying data and key assumptions used by the Valuer, including the latest selling prices of the properties and the budgeted costs to be incurred until completion and sale, with the assistance from our valuation expert, by comparing them to publicly available information of similar comparable properties;
- obtained government documents and supporting evidence for the development of the properties; and
- performed site visit to the properties under development.

INDEPENDENT AUDITOR'S REPORT

KEY AUDIT MATTERS (Continued)

Impairment assessment of proposed development project

Key audit matter

We identified the impairment assessment of proposed development project as a key audit matter due to the significance of its balance to the consolidated financial statements, combined with management's judgments and estimates in determining the recoverable amount of proposed development project.

As at 31 December 2025, the Group's proposed development project amounted to HK\$2,456,465,000 and represented 12% of the Group's total assets.

Management assessed whether any impairment of the proposed development project was being recognised in accordance with the accounting policy stated in note 3.16 to the consolidated financial statements. The recoverable amount of cash-generating unit has been determined by management with the assistance from a Valuer based on value in use calculation. The value in use calculation uses cash flow projection based on financial budgets approved by management which involves the use of subjective judgments and management's estimates such as determining discount rate, price per square metre/bay, construction cost and gross margin.

How the matter was addressed in our audit

Our audit procedures in relation to the impairment assessment of proposed development project included the followings:

- obtained an understanding of the progress of the proposed development project from management;
- evaluated the competence, capabilities and objectivity of the Valuer;
- obtained an understanding from the Valuer about the valuation methodology and key assumptions used in the value in use calculation;
- assessed the reasonableness of valuation methodology used by the Valuer with the assistance from our valuation expert;
- assessed the reasonableness of underlying data and key assumptions used by the Valuer, including the discount rate, price per square metre/bay, construction cost and gross margin, with the assistance from our valuation expert, by comparing them to public available information of comparable companies in the same industry and similar comparable properties;
- obtained government documents and supporting evidence for the status of the proposed development project; and
- performed site visit to the proposed development project.

INDEPENDENT AUDITOR'S REPORT

OTHER INFORMATION

The directors are responsible for the other information. The other information comprises all the information in the 2025 annual report of the Company, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

RESPONSIBILITIES OF THE DIRECTORS FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The directors are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRS Accounting Standards as issued by the HKICPA and the disclosure requirements of the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

The directors assisted by the Audit Committee are responsible for overseeing the Group's financial reporting process.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. We report our opinion solely to you, as a body, in accordance with section 90 of the Bermuda Companies Act 1981 and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

INDEPENDENT AUDITOR'S REPORT

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSA's will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with HKSA's, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

INDEPENDENT AUDITOR'S REPORT

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

- plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Audit Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Audit Committee with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the Audit Committee, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Grant Thornton Hong Kong Limited

Certified Public Accountants

11th Floor, Lee Garden Two
28 Yun Ping Road
Causeway Bay
Hong Kong SAR

31 March 2026

Lam Wai Ping
Practising Certificate No.: P07826

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the year ended 31 December 2025

	Notes	2025 HK\$'000	2024 HK\$'000
Continuing operations			
Revenue	5		
– Goods and services		456,437	314,794
– Rental income		34,841	42,540
– Interest income		64,988	71,019
Total revenue		556,266	428,353
Cost of sales		(422,847)	(275,412)
Gross profit		133,419	152,941
Other income	7	16,201	13,546
Other gains and losses, net	8	(146,690)	109,229
Reversal of provision for properties under development	24	–	32,114
Impairment losses, net	9	(64,732)	(132,367)
Loss on fair value changes of investment properties, net	20	(91,139)	(260,392)
Selling and distribution expenses		(6,514)	(6,253)
Administrative expenses		(168,203)	(167,664)
Finance costs	10	(610,535)	(699,069)
Loss before income tax		(938,193)	(957,915)
Income tax credit	11	23,995	43,159
Loss for the year from continuing operations	12	(914,198)	(914,756)
Discontinued operations			
Loss for the year from discontinued operations	46	–	(41,712)
Loss for the year		(914,198)	(956,468)
Loss for the year attributable to owners of the Company:			
– Continuing operations		(890,394)	(854,081)
– Discontinued operations		–	(32,589)
		(890,394)	(886,670)
Loss for the year attributable to non-controlling interests:			
– Continuing operations		(23,804)	(60,675)
– Discontinued operations		–	(9,123)
		(23,804)	(69,798)
		(914,198)	(956,468)
Loss per share	17		
Basic and diluted			
– Continuing operations (HK cents)		(61.76)	(59.28)
– Discontinued operations (HK cents)		–	(2.26)
		(61.76)	(61.54)

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the year ended 31 December 2025

	Notes	2025 HK\$'000	2024 HK\$'000
Loss for the year		(914,198)	(956,468)
Other comprehensive income/(expense)			
<i>Items that will not be reclassified subsequently to profit or loss:</i>			
Gain on property, plant and equipment revaluation		14,825	10,877
Income tax relating to gain on property, plant and equipment revaluation	38	(811)	(603)
Actuarial gain on a defined benefit plan		–	1,606
Actuarial gain on long service payment obligations		–	128
Changes in fair value of equity instruments at fair value through other comprehensive income (“FVTOCI”)		–	2,038
Exchange difference released upon disposal of subsidiaries		–	679
<i>Item that may be reclassified subsequently to profit or loss:</i>			
Exchange differences arising on translation of foreign operations		254,795	(206,465)
Other comprehensive income/(expense) for the year, net of income tax		268,809	(191,740)
Total comprehensive expense for the year		(645,389)	(1,148,208)
Total comprehensive expense for the year attributable to owners of the Company:			
– Continuing operations		(640,702)	(1,042,931)
– Discontinued operations		–	(27,534)
		(640,702)	(1,070,465)
Total comprehensive expense for the year attributable to non-controlling interests:			
– Continuing operations		(4,687)	(70,084)
– Discontinued operations		–	(7,659)
		(4,687)	(77,743)
		(645,389)	(1,148,208)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2025

	Notes	2025 HK\$'000	2024 HK\$'000
Non-current assets			
Property, plant and equipment	18	393,009	388,771
Prepaid lease payments	19	4,077	4,095
Investment properties	20	9,217,242	8,971,830
Goodwill	21	87,390	87,390
Other intangible assets	22	29,458	32,246
Prepayments, deposits and other receivables	26	10,188	9,739
		9,741,364	9,494,071
Current assets			
Inventories	23	10,970	24,689
Properties under development	24	6,179,340	5,633,874
Trade receivables	25	320,452	346,039
Receivables arising from securities broking	25	119,872	295,402
Loan receivables	25	583,139	455,409
Prepayments, deposits and other receivables	26	362,893	319,162
Proposed development project	27	2,456,465	2,148,907
Financial assets at fair value through profit or loss ("FVTPL")	28	70,388	68,441
Amounts due from related parties	36	1,233	321
Tax recoverable		3,683	4,009
Cash held on behalf of clients	29	71,978	85,973
Restricted bank balances and deposits		86,647	81,550
Bank balances and cash	30	96,299	30,690
		10,363,359	9,494,466
Current liabilities			
Trade payables	31	565,157	174,939
Payables arising from securities broking	31	74,364	96,357
Contract liabilities	32	101,444	103,121
Other payables and accruals	33	436,580	1,056,096
Bank borrowings	34	545,155	7,432,244
Other borrowings	35	535,104	306,140
Amounts due to related parties	36	347,873	310,015
Lease liabilities	37	12,801	4,280
Tax payable		3,317	4,457
		2,621,795	9,487,649
Net current assets		7,741,564	6,817
Total assets less current liabilities		17,482,928	9,500,888

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2025

	Notes	2025 HK\$'000	2024 HK\$'000
Equity			
Share capital	40	144,231	144,071
Reserves		1,934,924	2,557,668
Equity attributable to owners of the Company		2,079,155	2,701,739
Non-controlling interests		1,326,559	1,369,071
		3,405,714	4,070,810
Non-current liabilities			
Other payables and accruals	33	1,013,886	–
Loans from ultimate holding company	39	2,932,848	2,614,469
Bank borrowings	34	9,012,558	1,727,154
Lease liabilities	37	6,803	3,038
Deferred tax liabilities	38	1,111,119	1,085,417
		14,077,214	5,430,078
		17,482,928	9,500,888

Lin Xiaohui
Director

Lin Xiaodong
Director

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2025

	Attributable to owners of the Company											
	Share capital HK\$'000 (note 40)	Share premium HK\$'000	Share options reserve HK\$'000 (note 41)	Statutory reserve HK\$'000 (note (a))	Capital reserve HK\$'000 (note (b))	Assets revaluation reserve HK\$'000	Investment revaluation reserve HK\$'000	Exchange translation reserve HK\$'000	Retained profits HK\$'000	Total HK\$'000	Non-controlling interests HK\$'000	Total equity HK\$'000
As at 1 January 2024	144,071	1,928,652	6,948	2,949	839,969	55,170	257	(808,461)	1,423,384	3,592,939	1,505,124	5,098,063
Loss for the year	-	-	-	-	-	-	-	-	(886,670)	(886,670)	(69,798)	(956,468)
Other comprehensive income/ (expenses) for the year:												
Gain on property, plant and equipment revaluation	-	-	-	-	-	8,595	-	-	-	8,595	2,282	10,877
Income tax relating to gain on property, plant and equipment revaluation	-	-	-	-	-	(151)	-	-	-	(151)	(452)	(603)
Actuarial gain on a defined benefit plan	-	-	-	-	-	-	-	-	1,158	1,158	448	1,606
Actuarial gain on long service payment obligations	-	-	-	-	-	-	-	-	96	96	32	128
Changes in fair value of equity investments at FVTOCI	-	-	-	-	-	-	1,528	-	-	1,528	510	2,038
Exchange difference released upon disposal of subsidiaries	-	-	-	-	-	-	-	679	-	679	-	679
Exchange differences arising on translation of foreign operations	-	-	-	-	-	-	-	(195,700)	-	(195,700)	(10,765)	(206,465)
Total comprehensive income/ (expenses) for the year	-	-	-	-	-	8,444	1,528	(195,021)	(885,416)	(1,070,465)	(77,743)	(1,148,208)
Disposal of subsidiaries (note 47)	-	-	-	-	179,265	-	-	-	-	179,265	(58,310)	120,955
Release of reserve upon disposal of asset	-	-	-	-	-	(8,530)	-	-	8,530	-	-	-
Release of reserve upon disposal of subsidiaries	-	-	-	-	-	-	(1,785)	-	1,785	-	-	-
Transactions with owners	-	-	-	-	179,265	(8,530)	(1,785)	-	10,315	179,265	(58,310)	120,955
As at 31 December 2024	144,071	1,928,652	6,948	2,949	1,019,234	55,084	-	(1,003,482)	548,283	2,701,739	1,369,071	4,070,810

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2025

	Attributable to owners of the Company											
	Share capital HK\$'000 (note 40)	Share premium HK\$'000	Share options reserve HK\$'000 (note 41)	Statutory reserve HK\$'000 (note (a))	Capital reserve HK\$'000 (note (b))	Assets revaluation reserve HK\$'000	Investment revaluation reserve HK\$'000	Exchange translation reserve HK\$'000	Retained profits HK\$'000	Total HK\$'000	Non-controlling interests HK\$'000	Total equity HK\$'000
As at 1 January 2025	144,071	1,928,652	6,948	2,949	1,019,234	55,084	-	(1,003,482)	548,283	2,701,739	1,369,071	4,070,810
Loss for the year	-	-	-	-	-	-	-	-	(890,394)	(890,394)	(23,804)	(914,198)
Other comprehensive income/ (expense) for the year:												
Gain on property, plant and equipment revaluation	-	-	-	-	-	13,568	-	-	-	13,568	1,257	14,825
Income tax relating to gain on property, plant and equipment revaluation	-	-	-	-	-	(497)	-	-	-	(497)	(314)	(811)
Exchange differences arising on translation of foreign operations	-	-	-	-	-	-	-	236,621	-	236,621	18,174	254,795
Total comprehensive income/ (expenses) for the year	-	-	-	-	-	13,071	-	236,621	(890,394)	(604,702)	(4,687)	(645,389)
Acquisitions of non-controlling interests	-	-	-	-	-	-	-	-	11,526	11,526	(37,825)	(26,299)
Disposal of subsidiaries (note 47)	-	-	-	-	16	-	-	-	-	16	-	16
Exercise of share options	160	9,504	(3,088)	-	-	-	-	-	-	6,576	-	6,576
Lapse of share options	-	-	(3,860)	-	-	-	-	-	3,860	-	-	-
Transactions with owners	160	9,504	(6,948)	-	16	-	-	-	15,386	18,118	(37,825)	(19,707)
As at 31 December 2025	144,231	1,938,156	-	2,949	1,019,250	68,115	-	(766,861)	(326,725)	2,079,155	1,326,559	3,405,714

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2025

Notes:

- (a) In accordance with the Articles of Association of the subsidiaries established in the People's Republic of China (the "PRC"), those subsidiaries are required to transfer 5% to 10% of the profit after income tax to the statutory reserve until the reserve reaches 50% of the corresponding registered capital. Transfer to reserve must be made before the distribution of dividends to equity holders. The statutory reserve can be used to make up for previous years' losses, expand the existing operations or convert into additional capital of the subsidiaries.
- (b) Capital reserve of HK\$1,019,250,000 (2024: HK\$1,019,234,000) represents the followings:
- (i) the deemed contribution by Dr. Lin Xiaohui ("Dr. Lin") and Madam Su Jiaohua ("Madam Su") through Manureen Holdings Limited ("Manureen Holdings"), the controlling shareholders of Realord Group Holdings Limited (the "Company", together with its subsidiaries, the "Group"), in the acquisition of assets through acquisition of subsidiaries by the Company from them during the year ended 31 December 2018. The deemed contribution of HK\$586,594,000 by the controlling shareholders represents the difference between the net assets acquired (net of settlement of outstanding debts) of HK\$7,909,770,000 and the fair value of total consideration of HK\$7,323,176,000;
 - (ii) the gain on disposal recognised within the equity of HK\$24,482,000 arisen from the partial disposal of equity interest of its 4.51% in The Sincere Company, Limited ("Sincere") at a consideration of HK\$33,853,000 less the carrying amount of HK\$9,371,000 without loss of control during the year ended 31 December 2021;
 - (iii) the net assets acquired of HK\$228,893,000, represents the carrying amount of assets acquired at the date of acquisition of HK\$326,082,000 net of non-controlling interests of HK\$97,189,000, arisen from the capital contribution from the controlling shareholder, in the deed of gift, pursuant to which, Dr. Lin had irrevocably undertaken to transfer to the Group, and the Group had agreed to accept, the gift interest of being 70.5% equity interests in Caribbean Education Industry Group Limited and its subsidiaries (collectively referred to as the "Caribbean Group") from Dr. Lin at Nil consideration during the year ended 31 December 2021;
 - (iv) the gain on disposal recognised within the equity of HK\$179,265,000 as detailed in note 47 arisen from the disposal of Sincere at a consideration of HK\$387,783,000 less the carrying amount of HK\$208,518,000 during the year ended 31 December 2024; and
 - (v) the gain on disposal recognised within the equity of HK\$16,000 as detailed in note 47 arisen from the disposal of Excess Gain Trading Limited ("Excess Gain") and Grand Smart Trading Limited ("Grant Smart") at a total consideration of HK\$6,000 and an aggregate carrying amount of net liabilities of HK\$10,000 during the year ended 31 December 2025.

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2025

	Notes	2025 HK\$'000	2024 HK\$'000
Operating activities			
Loss before income tax			
– From continuing operations		(938,193)	(957,915)
– From discontinued operations		–	(42,177)
Adjustments for:			
Amortisation for other intangible assets		2,788	6,131
Depreciation			
– Owned assets		23,861	28,269
– Right-of-use assets		12,002	61,293
– Prepaid lease payments		116	117
Gain on disposal of a subsidiary	47	(17)	(3,150)
Long service payment obligations			
– Expense recognised in profit or loss		–	428
– Benefit paid		–	(91)
Net foreign exchange loss/(gains)		141,735	(110,788)
Finance costs		610,535	721,270
Bank interest income		(3,261)	(1,331)
Imputed interest income on gift receivable from Win Dynamic Limited (“Win Dynamic”)		–	(18,484)
Loss on modification of gift receivable from Win Dynamic		–	18,434
Dividend income		(2,219)	(2,196)
Interest income from margin financing	5	(21,232)	(27,179)
Interest income on credit-impaired loan receivables	7	(7,330)	(7,032)
Loss on fair value changes of investment properties, net	20	91,139	260,392
Impairment losses, net		64,732	132,620
Reversal of provision for properties under development	24	–	(32,114)
Loss/(Gain) on disposal of property, plant and equipment		116	(30,487)
Loss on disposal of investment properties	8	1,350	–
Gain on lease modification and termination		(82)	(108)
Revaluation deficit on property, plant and equipment	8	6,074	949
Unrealised fair value gain on financial assets at FVTPL		(1,947)	(407)
Operating cash flows before movements in working capital		(19,833)	(3,556)
Decrease/(Increase) in inventories		13,719	(6,809)
(Increase)/Decrease in trade receivables		(22,424)	35,121
Decrease in receivables arising from securities broking		174,777	14,670
(Increase)/Decrease in loan receivables		(145,276)	14,751
Increase in prepayments, deposits and other receivables		(35,290)	(42,861)
Increase in proposed development project		(230,430)	(78,317)
Increase in properties under development	24	(378,700)	(163,999)
Increase in financial assets at FVTPL		–	(5,137)
Decrease/(Increase) in cash held on behalf of clients		13,995	(8,619)
Increase in restricted bank balances and deposits		(2,294)	(18,804)
Increase in pension scheme assets		–	(375)
Increase in trade payables		390,218	143,520
(Decrease)/Increase in payables arising from securities broking		(21,993)	19,072
(Decrease)/Increase in contract liabilities		(1,677)	21,811
Increase in other payables and accruals		71,933	70,574
Decrease in insurance contracts liabilities		–	(689)

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2025

	Notes	2025 HK\$'000	2024 HK\$'000
Cash used in operations		(193,275)	(9,647)
Interest received		21,232	27,179
Income taxes paid		(3,562)	(1,773)
<i>Net cash (used in)/from operating activities</i>		(175,605)	15,759
Investing activities			
Acquisitions of non-controlling interest		(26,299)	–
Purchase of property, plant and equipment		(5,028)	(2,583)
Additions to investment properties	20	(26)	(177)
Proceeds from disposal of property, plant and equipment		423	207,645
Proceeds from disposal of investment properties		34,950	–
Net cash inflow/(outflow) on disposal of subsidiaries		22,041	(10,748)
Bank interest received		3,261	1,331
Dividend received		2,219	2,196
(Advance to)/Repayment from related parties		(912)	1,271
Increase in restricted bank balances and deposits		(2,803)	(52)
<i>Net cash from investing activities</i>		27,826	198,883
Financing activities			
New bank borrowings raised		13,699	351,260
New other borrowings raised		328,460	680,389
Loans from ultimate holding company		406,160	444,676
Advances from/(Repayment to) related parties		27,049	(28,755)
Repayment of other borrowings		(104,140)	(645,415)
Repayment of bank borrowings		(23,320)	(430,801)
Repayment to ultimate holding company		(93,603)	(235,781)
Payment of lease liabilities	45	(12,435)	(66,169)
Proceeds from exercise of share options		9,664	–
Interest paid	45	(287,345)	(406,346)
<i>Net cash from/(used in) financing activities</i>		264,189	(336,942)
Net increase/(decrease) in cash and cash equivalents		116,410	(122,300)
Cash and cash equivalents at the beginning of the year		30,690	153,259
Effect of changes in foreign exchange rates		(50,801)	(269)
Cash and cash equivalents at the end of the year, represented by bank balances and cash		96,299	30,690

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

1. GENERAL INFORMATION

The Company is a public limited company incorporated in Bermuda and its shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). Its parent and ultimate holding company is Manureen Holdings, a private limited company incorporated in the British Virgin Islands (“BVI”). The ultimate shareholders of Manureen Holdings are Dr. Lin and Madam Su, who own 70% and 30% equity interests in Manureen Holdings respectively. Dr. Lin is also the chairman and an executive director of the Company and Madam Su is an executive director of the Company. The addresses of the registered office and principal place of business of the Company are disclosed in the “Corporate Information” section to the annual report.

The principal activity of the Company is investment holding. The principal activities of its principal subsidiaries are set out in note 52.

During the year ended 31 December 2024, the Group’s Commercial Printing Segment and Department Store Segment (as defined in note 6) were discontinued upon disposal of Capital Financial Press Limited and its subsidiaries (“CP Group”) and Sincere and its subsidiaries (“Sincere Group”) as detailed in notes 46 and 47.

The consolidated financial statements are presented in Hong Kong dollars (“HK\$”), which is also the functional currency of the Company.

In these consolidated financial statements, certain English name of the companies referred herein represent the management’s best effort to translate the Chinese name of respective companies as no English name has been registered.

The consolidated financial statements for the year ended 31 December 2025 were approved for issue by the board of directors on 31 March 2026.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

2. APPLICATION OF NEW AND AMENDMENTS TO HKFRS ACCOUNTING STANDARDS

Amendments to HKFRS Accounting Standards that are effective for the current year

In the current year, the Group has applied for the first time the Amendments to HKAS 21 “Lack of Exchangeability” which are effective for the Group’s consolidated financial statements for the annual period beginning on 1 January 2025.

The amendments to HKAS 21 specify how an entity should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking. Besides, the amendments also require an entity to disclose additional information that enables users of its financial statements to understand how the currency not being exchangeable into the other currency affects, or is expected to affect, the entity’s financial performance, financial position and cash flows.

The amendments do not have a material impact on the financial statements of the Group.

New and amendments to HKFRS Accounting Standards in issue but not yet effective

The Group has not early applied the following new and amendments to HKFRS Accounting Standards that have been issued but are not yet effective:

HKFRS 18	Presentation and Disclosure in Financial Statements ²
HKFRS 19	Subsidiaries without Public Accountability: Disclosures and related amendments ²
Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments ¹
Amendments to HKFRS 9 and HKFRS 7	Contracts Referencing Nature-dependent Electricity ¹
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ³
Amendments to HKFRS Accounting Standards	Annual Improvements to HKFRS Accounting Standards – Volume 11 ¹
Amendments to Hong Kong Interpretation 5	Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause ²
Amendments to HKAS 21	Translation to a Hyperinflationary Presentation Currency ²

¹ Effective for annual periods beginning on or after 1 January 2026

² Effective for annual periods beginning on or after 1 January 2027

³ Effective date not yet determined

Excepted as described below, the directors of the Company anticipate that the application of the new and amendments to HKFRS Accounting Standards will have no material impact on the Group’s consolidated financial statements in the foreseeable future.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

2. APPLICATION OF NEW AND AMENDMENTS TO HKFRS ACCOUNTING STANDARDS (Continued)

New and amendments to HKFRS Accounting Standards in issue but not yet effective (Continued)

HKFRS 18 “Presentation and Disclosure in Financial Statements” and related amendments to Hong Kong Interpretation 5

HKFRS 18 replaces HKAS 1 “Presentation of Financial Statements”. It carries forward many of the existing requirements in HKAS 1, with limited changes, and some HKAS 1 requirements will be moved to HKAS 8 “Accounting Policies, Changes in Accounting Estimates and Errors” and HKFRS 7 “Financial Instruments: Disclosures”.

HKFRS 18 will not impact the recognition and measurement of financial statements items but the presentation of them. It introduces three major new requirements, including:

- reporting newly defined subtotals (namely “operating profits” and “profits before financing and income tax”), and classifying items into five newly defined categories (namely “operating”, “investing”, “financing”, “income tax” and “discontinued operation”), depending on the reporting entity’s main business activities, in the statement of profit or loss;
- disclosure of management-defined performance measures (“MPMs”) in a single note to the financial statements; and
- enhanced guidance of aggregation and disaggregation of information in the financial statements.

Besides, narrow-scope amendments have been made to HKAS 7 “Statement of Cash Flows”, which includes:

- using “operating profit or loss” as the starting point for indirect method for the presentation of operating cash flows purposes; and
- the option for classifying interest and dividend cash flows as operating activities is eliminated.

In addition, there are consequential amendments to several other standards.

HKFRS 18, and the amendments to the other HKFRS Accounting Standards, are effective for annual period beginning on or after 1 January 2027 and must be applied retrospectively with specific transition provisions. The directors of the Company are currently working to identify all the impacts of HKFRS 18, particularly with respect to the structure of the Group’s consolidated statement of profit or loss, the consolidated statement of cash flows and the additional disclosures required for MPMs. The Group is also assessing the impact of how information is grouped in the consolidated financial statements, including the items currently labelled as “others”.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION

3.1 Basis of preparation

These annual consolidated financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”), which collective term includes all applicable individual HKFRS accounting standards, Hong Kong Accounting Standards and Interpretations (“HKFRS Accounting Standards”) and the accounting principles generally accepted in Hong Kong. For the purpose of preparation of the consolidated financial statements, information is considered material if such information is reasonably expected to influence decisions made by primary users. In addition, the consolidated financial statements comply with the applicable requirements of the Hong Kong Companies Ordinance and include the applicable disclosure requirements of the Rules Governing the Listing of Securities on the Stock Exchange (“Listing Rules”).

Going concern basis

In preparing the consolidated financial statements, the directors of the Company have given consideration to the future liquidity in light of its net loss of HK\$914,198,000 incurred for the year ended 31 December 2025 and, as of that date, the Group had net current assets of HK\$7,741,564,000, in which the total current assets of HK\$10,363,359,000 mainly comprised (i) properties under development and proposed development project of HK\$6,179,340,000 and HK\$2,456,465,000 respectively; and (ii) bank balances and cash of HK\$96,299,000 while the total current liabilities of HK\$2,621,795,000 mainly comprised bank and other borrowings of HK\$1,080,259,000. The Company had net current liabilities of HK\$1,124,279,000 in which the total current liabilities of HK\$6,212,263,000 mainly comprised bank and other borrowings of HK\$459,300,000 as at 31 December 2025.

Despite of these circumstances, the consolidated financial statements have been prepared on a going concern basis on the assumption that the Group is able to operate as a going concern for the foreseeable future. In the opinion of the directors of the Company, the Group can meet its financial obligations as and when they fall due within the next year from the end of the reporting period, after taking into consideration of the measures and arrangements that the Group has implemented or is in the process of implementing as detailed below:

- (a) the directors of the Company have assessed all pertinent information and made a business plan to improve its liquidity by (i) monitoring the development status of property projects to ensure the realisation of projected developments and sales forecast; (ii) implementing measures to tighten cost controls across property projects; and (iii) exploring any feasible financial arrangements; and (iv) disposal of certain properties to provide the sufficient funding for the operations; and

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.1 Basis of preparation (Continued)

Going concern basis (Continued)

- (b) the continuous financial supports from Dr. Lin and the ultimate holding company, which is beneficially owned by Dr. Lin.

The directors of the Company have reviewed the Group's cash flows projection covering a period not less than 12 months from 31 December 2025 which have taking into account the above-mentioned plans and measures. In the opinion of the directors of the Company, the Group will have sufficient working capital to fulfil its financial obligations as and when they fall due in the coming 12 months from 31 December 2025. Accordingly, the directors of the Company are satisfied that it is appropriate to prepare these consolidated financial statements on a going concern basis.

Should the Group be unable to continue as a going concern, adjustments would have to be made to write down the value of assets to their recoverable amounts, to reclassify non-current assets and liabilities as current assets and liabilities, respectively and to provide for any future liabilities which might arise. The effect of these potential adjustments has not been reflected in these consolidated financial statements.

The consolidated financial statements have been prepared on the historical cost basis except for certain properties and financial instruments that are measured at revalued amounts or fair values at the end of each reporting period, as explained in the accounting policies set out below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.1 Basis of preparation (Continued)

Going concern basis (Continued)

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these consolidated financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of HKFRS 2 *Share-based Payment*, leasing transactions that are accounted for in accordance with HKFRS 16 *Leases*, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in HKAS 2 *Inventories* or value in use in HKAS 36 *Impairment of Assets*.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

For financial instruments and properties which are transacted at fair value and a valuation technique that unobservable inputs are to be used to measure fair value in subsequent periods, the valuation technique is calibrated so that at initial recognition the results of the valuation technique equals the transaction price.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the Group can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and not using significant unobservable input; and
- Level 3 inputs are significant unobservable inputs for the asset or liability.

The material accounting policies are set out below. These policies have been consistently applied to all the years presented unless otherwise stated.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.2 Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company and its subsidiaries made up to 31 December each year. Control is achieved when the Company:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Specifically, the results of subsidiaries acquired or disposed of during the year are included in the consolidated statement of profit or loss from the date the Group gains control until the date when the Group ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies used in line with the Group's accounting policies.

All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between the members of the Group are eliminated in full on consolidation.

Non-controlling interests in subsidiaries are presented separately from the Group's equity therein, which represent present ownership interests entitling their holders to a proportionate share of net assets of the relevant subsidiaries upon liquidation.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.2 Basis of consolidation (Continued)

When the Group loses control of a subsidiary, the profit or loss on disposal is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests. Where certain assets of the subsidiary are measured at revalued amounts or fair values and the related cumulative gain or loss has been recognised in other comprehensive income and accumulated in equity, the amounts previously recognised in other comprehensive income and accumulated in equity are accounted for as if the Company had directly disposed of the related assets (i.e., reclassified to profit or loss or transferred directly to retained profits). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under HKFRS 9 Financial Instruments or, when applicable, the cost on initial recognition of an investment in an associate or a joint venture.

In the Company's statement of financial position, subsidiaries are carried at cost less any impairment loss unless the subsidiary is held for sale or included in a disposal group. Cost also includes direct attributable costs of investment.

The results of subsidiaries are accounted for by the Company on the basis of dividends received and receivable at the end of the reporting period. All dividends whether received out of the investee's pre or post-acquisition profits are recognised in the Company's profit or loss.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.3 Business combinations or asset acquisitions

Optional concentration test

The Group can elect to apply an optional concentration test, on a transaction-by-transaction basis, that permits a simplified assessment of whether an acquired set of activities and assets is not a business. The concentration test is met if substantially all of the fair value of the gross assets acquired is concentrated in a single identifiable asset or group of similar identifiable assets. The gross assets under assessment exclude cash and cash equivalents, deferred tax assets, and goodwill resulting from the effects of deferred tax liabilities. If the concentration test is met, the set of activities and assets is determined not to be a business and no further assessment is needed.

Assets acquisitions

When the Group acquires a group of assets and liabilities that do not constitute a business, the Group identifies and recognises the individual identifiable assets acquired and liabilities assumed by allocating the purchase price first to investment properties which are subsequently measured under fair value model and financial assets/financial liabilities at the respective fair values, the remaining balance of the purchase price is then allocated to the other identifiable assets and liabilities on the basis of their relative fair values at the date of purchase. Such a transaction does not give rise to goodwill or bargain purchase gain.

Business combinations

A business is an integrated set of activities and assets which includes an input and a substantive process that together significantly contribute to the ability to create outputs. The acquired processes are considered substantive if they are critical to the ability to continue producing outputs, including an organised workforce with the necessary skills, knowledge, or experience to perform the related processes or they significantly contribute to the ability to continue producing outputs and are considered unique or scarce or cannot be replaced without significant cost, effort, or delay in the ability to continue producing outputs.

Acquisitions of businesses are accounted for using the acquisition method. The consideration transferred in a business combination is measured at fair value, which is calculated as the sum of the acquisition-date fair values of the assets transferred by the Group, liabilities incurred by the Group to the former owners of the acquiree and the equity interests issued by the Group in exchange for control of the acquiree. Acquisition-related costs are generally recognised in profit or loss as incurred.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.3 Business combinations or asset acquisitions (Continued)

Business combinations (Continued)

The identifiable assets acquired and liabilities assumed must meet the definitions of an asset and a liability in the *Conceptual Framework for Financial Reporting* (the “Conceptual Framework”) except for transactions and events within the scope of HKAS 37 *Provisions, Contingent Liabilities and Contingent Assets* or HK(IFRIC)-Int 21 *Levies*, in which the Group applies HKAS 37 or HK(IFRIC)-Int 21 instead of the Conceptual Framework to identify the liabilities it has assumed in a business combination. Contingent assets are not recognised.

At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their fair values, except that:

- deferred tax assets or liabilities, and assets or liabilities related to employee benefit arrangements are recognised and measured in accordance with HKAS 12 *Income Taxes* and HKAS 19 *Employee Benefits*, respectively;
- liabilities or equity instruments related to share-based payment arrangements of the acquiree or share-based payment arrangements of the Group entered into to replace share-based payment arrangements of the acquiree are measured in accordance with HKFRS 2 at the acquisition date (see the accounting policy below);
- assets (or disposal groups) that are classified as held for sale in accordance with HKFRS 5 *Non-current Assets Held for Sale and Discontinued Operations* are measured in accordance with that standard; and
- lease liabilities are recognised and measured at the present value of the remaining lease payments (as defined in HKFRS 16) as if the acquired leases were new leases at the acquisition date, except for leases for (a) which the lease term ends within 12 months of the acquisition date; or (b) the underlying asset is of low value. Right-of-use assets are recognised and measured at the same amount as the relevant lease liabilities, adjusted to reflect favourable or unfavourable terms of the lease when compared with market terms.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.3 Business combinations or asset acquisitions (Continued)

Business combinations (Continued)

Goodwill is measured as the excess of the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree, and the fair value of the acquirer's previously held equity interest in the acquiree (if any) over the net amount of the identifiable assets acquired and the liabilities assumed as at acquisition date. If, after reassessment, the net amount of the identifiable assets acquired and liabilities assumed exceeds the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree and the fair value of the acquirer's previously held interest in the acquiree (if any), the excess is recognised immediately in profit or loss as a bargain purchase gain.

Non-controlling interests that are present ownership interests and entitle their holders to a proportionate share of the relevant subsidiary's net assets in the event of liquidation are initially measured at the non-controlling interests' proportionate share of the recognised amounts of the acquiree's identifiable net assets or at fair value. The choice of measurement basis is made on a transaction-by-transaction basis.

When the consideration transferred by the Group in a business combination includes a contingent consideration arrangement, the contingent consideration is measured at its acquisition-date fair value and included as part of the consideration transferred in a business combination. Changes in the fair value of the contingent consideration that qualify as measurement period adjustments are adjusted retrospectively. Measurement period adjustments are adjustments that arise from additional information obtained during the "measurement period" (which cannot exceed one year from the acquisition date) about facts and circumstances that existed at the acquisition date.

The subsequent accounting for the contingent consideration that do not qualify as measurement period adjustments depends on how the contingent consideration is classified. Contingent consideration that is classified as equity is not remeasured at the end of subsequent reporting periods and its subsequent settlement is accounted for within equity. Contingent consideration that is classified as an asset or a liability is remeasured to fair value at the end of subsequent reporting periods, with the corresponding gain or loss being recognised in profit or loss.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.4 Goodwill

Goodwill arising on an acquisition of a business is carried at cost as established at the date of acquisition of the business (see the accounting policy above) less accumulated impairment losses, if any.

For the purposes of impairment testing, goodwill is allocated to each of the Group's cash-generating units ("CGUs") (or groups of CGUs) that is expected to benefit from the synergies of the combination, which represent the lowest level at which the goodwill is monitored for internal management purposes and not larger than an operating segment.

A cash-generating unit ("CGU") (or group of CGUs) to which goodwill has been allocated is tested for impairment annually or more frequently when there is indication that the unit may be impaired. For goodwill arising on an acquisition in a reporting period, the CGU (or group of CGUs) to which goodwill has been allocated is tested for impairment before the end of that reporting period. If the recoverable amount is less than its carrying amount, the impairment loss is allocated first to reduce the carrying amount of any goodwill and then to the other assets on a pro-rata basis based on the carrying amount of each asset in the unit (or group of CGUs). Any impairment loss on goodwill is recognised directly in profit or loss. An impairment loss recognised for goodwill is not reversed in subsequent periods.

On disposal of the relevant CGU or any of the CGU within the group of CGUs, the attributable amount of goodwill is included in the determination of the amount of profit or loss on disposal.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.5 Revenue from contracts with customers

The Group recognises revenue when (or as) a performance obligation is satisfied, i.e. when control of the goods or services underlying the particular performance obligation is transferred to the customer.

A performance obligation represents a good or service (or a bundle of goods or services) that is distinct or a series of distinct goods or services that are substantially the same.

Control is transferred over time and revenue is recognised over time by reference to the progress towards complete satisfaction of the relevant performance obligation if one of the following criteria is met:

- the customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs;
- the Group's performance creates or enhances an asset that the customer controls as the Group performs; or
- the Group's performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

Otherwise, revenue is recognised at a point in time when the customer obtains control of the distinct good or service.

A contract asset represents the Group's right to consideration in exchange for goods or services that the Group has transferred to a customer that is not yet unconditional. It is assessed for impairment in accordance with HKFRS 9. In contrast, a receivable represents the Group's unconditional right to consideration, i.e. only the passage of time is required before payment of that consideration is due.

A contract liability represents the Group's obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer.

A contract asset and a contract liability relating to the same contract are accounted for and presented on a net basis. For multiple contracts, contract asset and contract liabilities of unrelated contracts are not presented on a net basis.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.5 Revenue from contracts with customers (Continued)

Contract costs

Incremental costs of obtaining a contract

Incremental costs of obtaining a contract are those costs that the Group incurs to obtain a contract with a customer that it would not have incurred if the contract had not been obtained.

The Group recognises such costs as an asset if it expects to recover these costs. The asset so recognised is subsequently amortised to profit or loss on a systematic basis that is consistent with the transfer to the customer of the goods or services to which the assets relate.

Costs to fulfil a contract

The Group incurs costs to fulfil a contract in its service contracts. The Group first assesses whether these costs qualify for recognition as an asset in terms of other relevant standards, failing which it recognises an asset for these costs only if they meet all of the following criteria:

- (a) the costs relate directly to a contract or to an anticipated contract that the Group can specifically identify;
- (b) the costs generate or enhance resources of the Group that will be used in satisfying (or in continuing to satisfy) performance obligations in the future; and
- (c) the costs are expected to be recovered.

The asset so recognised is subsequently amortised to profit or loss on a systematic basis that is consistent with the transfer to the customer of the goods or services to which the assets relate. The asset is subject to impairment review.

For over time revenue recognition, the progress towards complete satisfaction of a performance obligation is measured based on output method, which is to recognise revenue on the basis of direct measurements of the value of the goods or services transferred to the customer to date relative to the remaining goods or services promised under the contract, that best depict the Group's performance in transferring control of goods or services.

Dividend income is recognised when the right to receive payment is established.

The Group's accounting policy for rental income is described in note 3.6.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.6 Leases

Definition of a lease and the Group as a lessee

At inception of a contract, the Group considers whether a contract is, or contains a lease. A lease is defined as “a contract, or part of a contract, that conveys the right to use an identified asset (the underlying asset) for a period of time in exchange for consideration”. To apply this definition, the Group assesses whether the contract meets three key evaluations which are whether:

- the contract contains an identified asset, which is either explicitly identified in the contract or implicitly specified by being identified at the time the asset is made available to the Group;
- the Group has the right to obtain substantially all of the economic benefits from use of the identified asset throughout the period of use, considering its rights within the defined scope of the contract; and
- the Group has the right to direct the use of the identified asset throughout the period of use. The Group assess whether it has the right to direct “how and for what purpose” the asset is used throughout the period of use.

For contracts that contains a lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the contract to each lease and non-lease component on the basis of their relative stand-alone prices.

Measurement and recognition of leases as a lessee

At lease commencement date, the Group recognises a right-of-use asset and a lease liability on the consolidated statement of financial position. The right-of-use asset is measured at cost, which is made up of the initial measurement of the lease liability, any initial direct costs incurred by the Group, an estimate of any costs to dismantle and remove the underlying asset at the end of the lease, and any lease payments made in advance of the lease commencement date (net of any lease incentives received).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.6 Leases (Continued)

Definition of a lease and the Group as a lessee (Continued)

Measurement and recognition of leases as a lessee (Continued)

Except for those right-of-use assets meeting the definition of investment properties and those relating to a class of property, plant and equipment to which revaluation model was applied, the Group depreciates the right-of-use assets on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term unless the Group is reasonably certain to obtain ownership at the end of the lease term. The Group also assesses the right-of-use asset (except for those meeting the definition of investment properties) for impairment when such indicator exists. Those right-of-use assets meeting the definition of investment properties or relating to a class of property, plant and equipment to which revaluation model was applied are subsequently measured at fair value in accordance with the Group's accounting policies.

At the commencement date, the Group measures the lease liability at the present value of the lease payments unpaid at that date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Group's incremental borrowing rate.

Lease payments included in the measurement of the lease liability are made up of fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable payments based on an index or rate, and amounts expected to be payable under a residual value guarantee. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payment of penalties for terminating a lease, if the lease term reflects the Group exercising the option to terminate.

Subsequent to initial measurement, the liability will be reduced for lease payments made and increased for interest cost on the lease liability. It is remeasured to reflect any reassessment or lease modification, or if there are changes in in-substance fixed payments.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.6 Leases (Continued)

Definition of a lease and the Group as a lessee (Continued)

Measurement and recognition of leases as a lessee (Continued)

The Group remeasures lease liabilities whenever:

- there are changes in lease term or in the assessment of exercise of a purchase option, in which case the related lease liability is remeasured by discounting the revised lease payments using a revised discount rate at the date of reassessment.
- the lease payments changes due to changes in market rental rates following a market rent review, in which cases the related lease liability is remeasured by discounting the revised lease payments using the initial discount rate.

For lease modification that is not accounted for as a separate lease, the Group remeasures the lease liability based on the lease term of the modified lease by discounting the revised lease payments using a revised discount rate at the effective date of modification.

When the lease is remeasured, the corresponding adjustment is reflected in the right-of-use asset, or profit and loss if the right-of-use asset is already reduced to zero.

The Group has elected to account for short-term leases and leases of low-value assets using the practical expedients. Instead of recognising a right-of-use asset and lease liability, the payments in relation to these leases are recognised as an expense in profit or loss on a straight-line basis over the lease term. Short-term leases are leases with a lease term of 12 month or less. Low-value assets comprise of small items of office equipment.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.6 Leases (Continued)

Definition of a lease and the Group as a lessee (Continued)

Measurement and recognition of leases as a lessee (Continued)

On the consolidated statement of financial position, right-of-use assets that do not meet the definition of investment property have been included in “property, plant and equipment”. Right-of-use assets that meet the definition of investment property are presented within “investment properties”. The prepaid lease payments for leasehold land are presented as “prepaid lease payments” under non-current assets.

Refundable rental deposits paid are accounted for under HKFRS 9 and initially measured at fair value. Adjustments to fair value at initial recognition are considered as additional lease payments and included in the cost of right-of-use assets.

The Group as a lessor

As a lessor, the Group classifies its leases as either operating or finance leases.

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership of the underlying asset, and classified as an operating lease if it does not.

When the Group is an intermediate lessor, it accounts for the head lease and the sub-leases as two separate contracts. The sub-leases are classified as a finance or operating lease with reference to the right-of-use asset arising from the head lease, not with reference to the underlying asset. If the head lease is a short-term lease to which the Group applies the short-term lease exemption, then the Group classifies the sub-lease as an operating lease.

The Group sub-leases some of its properties and the sub-lease contracts are classified as operating leases.

The Group also earns rental income from operating leases of its investment properties. Rental income is recognised on a straight-line basis over the term of the lease.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.7 Prepaid lease payments

Prepaid lease payments (which meet the definition of right-of-use assets) represent the upfront payment for long-term land lease in which the payment can be reliably measured. It is stated at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is calculated on a straight-line basis over the term of the lease/right-of-use except where an alternative basis is more representative of the time pattern of benefits to be derived by the Group from use of the land.

3.8 Foreign currencies

In preparing the financial statements of each individual group entity, transactions in currencies other than the functional currency of that entity (foreign currencies) are recognised at the rates of exchanges prevailing on the dates of the transactions. At the end of the reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing on the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences arising on the settlement of monetary items, and on the retranslation of monetary items, are recognised in profit or loss in the period in which they arise.

For the purposes of presenting the consolidated financial statements, the assets and liabilities of the Group's operations are translated into the presentation currency of the Group (i.e. HK\$) using exchange rates prevailing at the end of the reporting period. Income and expenses items are translated at the average exchange rates for the period, unless exchange rates fluctuate significantly during that period, in which case the exchange rates at the date of transactions are used. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity under the heading of exchange translation reserve (attributed to non-controlling interests as appropriate).

Goodwill and fair value adjustments arising on the acquisition of a foreign operation have been treated as assets and liabilities of the foreign operation and translated into Hong Kong dollars at the rate prevailing at the end of the reporting period. Exchange differences arising are recognised in other comprehensive income.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.9 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets until such time as the assets are substantially ready for their intended use or sale.

Any specific borrowing that remain outstanding after the related asset is ready for its intended use or sale is included in the general borrowing pool for calculation of capitalisation rate on general borrowings. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

3.10 Government grants

Government grants are not recognised until there is reasonable assurance that the Group will comply with the conditions attaching to them and that the grants will be received.

Government grants are recognised in profit or loss on a systematic basis over the periods in which the Group recognises as expenses the related costs for which the grants are intended to compensate. Specifically, government grants whose primary condition is that the Group should purchase, construct or otherwise acquire non-current assets are recognised as “other payables and accruals” in the consolidated statement of financial position and transferred to profit or loss on a systematic and rational basis over the useful lives of the related assets.

Government grants related to income that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Group with no future related costs are recognised in profit or loss in the period in which they become receivable. Such grants are presented under “other income”.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.11 Employee benefits

Retirement benefit costs

Defined contribution plans

The Group participates in defined contribution retirement schemes for its employees in Hong Kong, the PRC, Japan and Grenada. The Mandatory Provident Fund Schemes (the “MPF Schemes”) participated by the Group in Hong Kong are registered under and complied with the Mandatory Provident Fund Schemes Ordinance. The assets of these schemes are held separately from those of the Group, in funds under the control of trustee. The Group contributes 5% of the relevant payroll costs to the MPF Scheme, capped at HK\$1,500 per month, which contribution is matched by employees. The employees of the Group’s subsidiaries in the PRC, Japan and Grenada are members of the state-managed retirement benefit schemes operated by the respective government. The Company’s subsidiaries in the PRC, Japan and Grenada are required to contribute a certain percentage of their employees’ payroll to the retirement benefit schemes to fund the benefits. The only obligation of the Group with respect to the retirement benefit schemes is to make the required contributions under the schemes. The Group has no legal constructive obligations to pay further contributions.

Payments to defined contribution retirement benefit plans are recognised as an expense when employees have rendered service entitling them to the contributions.

Defined benefit plans

The employees employed under the Hong Kong Employment Ordinance are also entitled to long service payment (“LSP”) LSP if the eligibility criteria are met. The LSP are defined benefits plans.

The amount of long service benefit that an employee will receive on cessation of employment in certain circumstances is defined by reference to the employee’s length of service and corresponding salary. The legal obligations for any benefits remains with the Group.

The LSP obligations recognised in the consolidated statement of financial position is the present value of the LSP obligation at the end of the reporting period.

Management estimates the LSP obligations annually. This is based on the discount rate, the salary growth rate, turnover rate and the expected investment return on offsetable MPF accrued benefits. Discount factors are determined close to the end of each annual reporting period by reference to high quality corporate bonds that are denominated in the currency in which the benefits will be paid and have terms to maturity approximating the terms of the related defined benefit liability.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.11 Employee benefits (Continued)

Retirement benefit costs (Continued)

Defined benefit plans (Continued)

Defined benefit costs are categorised as follows:

- service cost (including current and past service cost, and gains and losses on curtailments and settlements);
- net interest expense or income; and
- remeasurement.

Service cost on the Group's defined benefit plan is included in employee benefits expense. Employee contributions, all of which are independent of the number of years of service, are treated as a reduction of service cost.

Net interest expense on the net defined benefit liability is included in employee benefits expenses.

Gains and losses resulting from remeasurements of the net defined benefit liability, comprising actuarial gains and losses, are included in other comprehensive income and are not reclassified to profit or loss in subsequent periods.

In addition, the Group also operates a funded final salary defined benefit pension scheme (the "Pension Scheme") for those employees of certain subsidiaries who are eligible to participate in the Pension Scheme.

An actuarial estimate is made annually by a firm of independent qualified professional actuary, using the projected unit credit actuarial valuation method, of the present value of the Group's future defined benefit obligation under the Pension Scheme earned by the employees at the end of the reporting period. The assets contributed by the Group to the Pension Scheme are held separately from the assets of the Group in an independently administered fund, and are valued at their fair value at the end of the reporting period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.11 Employee benefits (Continued)

Defined benefit plans (Continued)

Remeasurements arising from defined benefit pension plan, comprising actuarial gains and losses, the effect of the asset ceiling (excluding amounts included in net interest on the net defined benefit liability) and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognised immediately in the consolidated statement of financial position with a corresponding debit or credit to other comprehensive income in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

Past service costs are recognised in profit or loss at the earlier of:

- the date of the plan amendment or curtailment; and
- the date that the Group recognises restructuring-related costs.

Net interest is calculated by applying the discount rate to the net defined benefit liability or asset. The Group recognises the following changes in the net defined benefit obligation under “administrative expenses” in profit or loss.

- Service costs comprising current service costs, past-service costs, gains and losses on curtailments and non-routine settlements; and
- Net interest expense or income.

Short-term employee benefits

Short-term employee benefits are recognised at the undiscounted amount of the benefits expected to be paid as and when employees rendered the services. All short-term employee benefits are recognised as an expense unless another HKFRS Accounting Standard requires or permits the inclusion of the benefit in the cost of an asset.

A liability is recognised for benefits accruing to employees (such as wages and salaries, annual leave and sick leave) after deducting any amount already paid.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.11 Employee benefits (Continued)

Termination benefits

Termination benefits are recognised at the earlier of when the Group can no longer withdraw the offer of those benefits and when the Group recognises restructuring costs involving the payment of termination benefits.

Share-based payment arrangements

Equity-settled share-based payments to employees and others providing similar services are measured at the fair value of the equity instruments at the grant date.

The fair value of the equity-settled share-based payments determined at the grant date without taking into consideration all non-market vesting conditions is expensed on a straight-line basis over the vesting period, based on the Group's estimate of equity instruments that will eventually vest, with a corresponding increase in equity (share options reserve). At the end of each reporting period, the Group revises its estimate of the number of equity instruments expected to vest based on assessment of all relevant non-market vesting conditions. The impact of the revision of the original estimates, if any, is recognised in profit or loss such that the cumulative expense reflects the revised estimate, with a corresponding adjustment to the share options reserve.

When share options are exercised, the amount previously recognised in share options reserve will be transferred to share premium. When the share options are forfeited after the vesting date or are still not exercised at the expiry date, the amount previously recognised in share options reserve will be transferred to retained profits.

3.12 Taxation

Income tax expense represents the sum of current and deferred income tax expense.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before income tax because of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.12 Taxation (Continued)

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit and at the time of the transaction does not give rise to equal taxable and deductible temporary differences. In addition, deferred tax liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill.

Deferred tax liabilities are recognised for taxable temporary differences arising on investments in subsidiaries, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset is realised, based on tax rate (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.12 Taxation (Continued)

For the purposes of measuring deferred tax for investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered entirely through sale, unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale.

For the purposes of measuring deferred tax for leasing transactions in which the Group recognises the right-of-use assets and the related lease liabilities, the Group first determines whether the tax deductions are attributable to the right-of-use assets or the lease liabilities.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied to the same taxable entity by the same taxation authority.

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

3.13 Property, plant and equipment

Property, plant and equipment (other than cost of right-of-use assets as described in note 3.6) including leasehold land and buildings held for use in the production or supply of goods or services, or for administrative purposes are stated in the consolidated statement of financial position at cost or revalued amount less subsequent accumulated depreciation and subsequent accumulated impairment losses, if any.

Depreciation is recognised so as to write off the cost or revalued amount of assets less their residual values, if any, over their estimated useful lives, using the straight-line basis. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.13 Property, plant and equipment (Continued)

Any revaluation increase arising from revaluation of leasehold land and buildings is recognised in other comprehensive income and accumulated in assets revaluation reserve, except to the extent that it reverses a revaluation decrease of the same asset previously recognise in profit or loss, in which case the increase is credited to profit or loss to the extent of the decrease previously charged. A decrease in net carrying amount arising on revaluation of property, plant and equipment is recognised in profit or loss to the extent that it exceeds the balance, if any, on the assets revaluation reserve relating to a previous revaluation of that asset. On the subsequent sale or retirement of a revalued asset, the attributable revaluation surplus is transferred to retained profits.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

3.14 Investment properties

Investment properties are properties held to earn rentals and/or for capital appreciation. Investment properties include land held for undetermined future use, which is regarded as held for capital appreciation purpose.

Investment properties are initially measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are measured at fair value, adjusted to exclude any prepaid or accrued operating lease income.

Gains or losses arising from changes in the fair value of investment properties are included in profit or loss for the period in which they arise.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from its disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognised.

When the use of a property changes such that it is reclassified as properties under development, its fair value at the date of reclassification becomes its cost for subsequent accounting.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.15 Intangible assets (other than goodwill)

Intangible assets acquired in a business combination

Intangible assets acquired in a business combination are recognised separately from goodwill and are initially recognised at their fair values at the acquisition date (which is regarded as their costs).

Intangible assets acquired in a business combination with finite useful life are reported at cost less accumulated amortisation and any accumulated impairment losses. Amortisation for intangible asset with finite useful life is recognised on straight-line basis over its estimated useful life. Amortisation commences when the intangible asset is available for use. The following useful lives are applied:

Trademark	5 – 10 years
Customers' relationship	2 years

Licenses acquired in a business combination with indefinite useful lives are carried at cost less any subsequent accumulated impairment losses as described in note 3.16.

The licenses have a legal life of one year but is renewable every one year at minimal cost. The directors of the Company are of the opinion that the Group would renew the licenses continuously and has the ability to do so. Licenses have been considered to have an indefinite life because they are expected to contribute to the net cash flows of the Group indefinitely, and are not amortised.

At the end of the reporting period, the Group reviews the amortisation method of an intangible asset with finite useful life and the useful life of an intangible asset that is not being amortised to determine whether events and circumstances continue to support an indefinite useful life assessment of that asset.

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains and losses arising from derecognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset, are recognised in profit or loss when the asset is derecognised.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.16 Impairment on tangible and intangible assets other than goodwill

At the end of the reporting period, the Group reviews the carrying amounts of its tangible assets (including property, plant and equipment (including right-of-use assets) and prepaid lease payments), proposed development project, intangible assets with finite useful lives, contract costs and the Company's investments in subsidiaries to determine whether there is any indication that these assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the relevant asset is estimated in order to determine the extent of the impairment loss (if any). Intangible assets with indefinite useful lives are tested for impairment at least annually, and whenever there is an indication that they may be impaired.

The recoverable amount of these tangible and intangible assets are estimated individually. When it is not possible to estimate the recoverable amount of an asset individually, the Group estimates the recoverable amount of the CGU to which the asset belongs.

In testing a CGU for impairment, corporate assets are allocated to the relevant CGU when a reasonable and consistent basis of allocation can be established, or otherwise they are allocated to the smallest group of CGUs for which a reasonable and consistent allocation basis can be established. The recoverable amount is determined for the CGU or group of CGUs to which the corporate asset belongs, and is compared with the carrying amount of the relevant CGU or group of CGUs.

Before the Group recognises an impairment loss for assets capitalised as contract costs under HKFRS 15 *Revenue from Contracts with Customers*, the Group assesses and recognises any impairment loss on other assets related to the relevant contracts in accordance with applicable standards. Then, impairment loss, if any, for assets capitalised as contract costs is recognised to the extent the carrying amounts exceeds the remaining amount of consideration that the Group expects to receive in exchange for related goods or services less the costs which relate directly to providing those goods or services that have not been recognised as expenses. The assets capitalised as contract costs are then included in the carrying amount of the CGU to which they belong for the purpose of evaluating impairment of that CGU.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.16 Impairment on tangible and intangible assets other than goodwill (Continued)

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset (or a CGU) for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or a CGU) is estimated to be less than its carrying amount, the carrying amount of the asset (or a CGU) is reduced to its recoverable amount. For corporate assets or portion of corporate assets which cannot be allocated on a reasonable and consistent basis to a CGU, the Group compares the carrying amount of a group of CGUs, including the carrying amounts of the corporate assets or portion of corporate assets allocated to that group of CGUs, with the recoverable amount of the group of CGUs. In allocating the impairment loss, the impairment loss is allocated first to reduce the carrying amount of any goodwill (if applicable) and then to the other assets on a pro-rata basis based on the carrying amount of each asset in the unit or the group of CGUs. The carrying amount of an asset is not reduced below the highest of its fair value less costs of disposal (if measurable), its value in use (if determinable) and zero. The amount of the impairment loss that would otherwise have been allocated to the asset is allocated pro rata to the other assets of the unit or the group of CGUs. An impairment loss is recognised immediately in profit or loss, unless the relevant cost is carried at revalued amount under another standard, in which case the impairment loss is treated as a revaluation decrease under that standard.

Where an impairment loss subsequently reverses, the carrying amount of the asset (or CGU or a group of CGUs) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or a CGU or a group of CGUs) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount under another standard, in which case the reversal of the impairment loss is treated as a revaluation increase under that standard.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.17 Cash and cash equivalents

Cash and cash equivalents presented on the consolidated statement of financial position include:

- (a) cash, which comprises of cash on hand and demand deposits, excluding bank balances that are subject to regulatory restrictions that result in such balances no longer meeting the definition of cash; and
- (b) cash equivalents, which comprises of short-term (generally with original maturity of three months or less), highly liquid investments that are readily convertible to a known amount of cash and which are subject to an insignificant risk of changes in value. Cash equivalents are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

For the purposes of the consolidated statement of cash flows, cash and cash equivalents consist of cash and cash equivalents as defined above, net of outstanding bank overdrafts which are repayable on demand and form an integral part of the Group's cash management.

Bank balances for which used by the Group is subject to third party contractual restrictions are included as part of cash unless the restrictions result in a bank balance no longer meeting the definition of cash and classified as restricted bank balances and deposits.

3.18 Inventories

Inventories are carried at the lower of cost and net realisable value. Costs of inventories are determined on a weighted average method. Net realisable value represents the estimated selling price for inventories less all estimated costs of completion and costs necessary to make the sale.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.19 Properties under development

Properties under development which are intended to be sold upon completion of development are classified as current assets. Except for the leasehold land element which is measured at cost model in accordance with the accounting policies of right-of-use assets, properties under development are carried at the lower of cost and net realisable value. Cost is determined on a specific identification basis including allocation of the related development expenditure incurred and where appropriate, borrowing costs capitalised. Net realisable value represents the estimated selling price for the properties less estimated cost to completion and costs necessary to make the sales. Costs necessary to make the sale include incremental costs directly attributable to the sale and non-incremental costs which the Group must incur to make the sale.

Properties under development are transferred to properties for sale upon completion.

3.20 Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, and it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate of the amount of the obligation can be made.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (where the effect of the time value of money is material).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.21 Contingent liabilities

A contingent liability is a present obligation arising from past events but is not recognised because it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation or the amount of the obligation cannot be measured with sufficient reliability.

Where the Group is jointly and severally liable for an obligation, the part of the obligation that is expected to be met by other parties is treated as a contingent liability and it is not recognised in the consolidated financial statements.

The Group assesses continually to determine whether an outflow of resources embodying economic benefits has become probable. If it becomes probable that an outflow of future economic benefits will be required for an item previously dealt with as a contingent liability, a provision is recognised in the consolidated financial statements in the reporting period in which the change in probability occurs, except in the extremely rare circumstances where no reliable estimate can be made.

3.22 Financial instruments

Financial assets and financial liabilities are recognised when a group entity becomes a party to the contractual provisions of the instrument. All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place.

Financial assets and financial liabilities are initially measured at fair value except for trade receivables arising from contracts with customers which are initially measured in accordance with HKFRS 15. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets or financial liabilities at FVTPL) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at FVTPL are recognised immediately in profit or loss.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.22 Financial instruments (Continued)

The effective interest method is a method of calculating the amortised cost of a financial asset or financial liability and of allocating interest income and interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts and payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset or financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Interest income which are derived from the Group's ordinary course of business are presented as revenue.

For purchased or originated credit-impaired financial assets, a credit-adjusted effective interest rate is calculated by discounting the estimated future cash flows, including expected credit losses ("ECL"), to the amortised cost on initial recognition.

Financial assets

Classification and subsequent measurement of financial assets

Financial assets that meet the following conditions are subsequently measured at amortised cost:

- the financial asset is held within a business model whose objective is to collect contractual cash flows; and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets that meet the following conditions are subsequently measured at FVTOCI:

- the financial asset is held within a business model whose objective is achieved by both selling and collecting contractual cash flows; and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.22 Financial instruments (Continued)

Financial assets (Continued)

Classification and subsequent measurement of financial assets (Continued)

All other financial assets are subsequently measured at FVTPL, except that at initial recognition of a financial asset the Group may irrevocably elect to present subsequent changes in fair value of an equity investment in other comprehensive income if that equity investment is neither held for trading nor contingent consideration recognised by an acquirer in a business combination to which HKFRS 3 *Business Combinations* applies.

A financial asset is held for trading if:

- it has been acquired principally for the purpose of selling in the near term; or
- on initial recognition it is a part of a portfolio of identified financial instruments that the Group manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

In addition, the Group may irrevocably designate a financial asset that are required to be measured at the amortised cost or FVTOCI as measured at FVTPL if doing so eliminates or significantly reduces an accounting mismatch.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.22 Financial instruments (Continued)

Financial assets (Continued)

Classification and subsequent measurement of financial assets (Continued)

- (i) Amortised cost and interest income
- Interest income is recognised using the effective interest method for financial assets measured subsequently at amortised cost and debt instruments/receivables subsequently measured at FVTOCI. For financial instruments other than purchased or originated credit-impaired financial assets, interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset, except for financial assets that have subsequently become credit-impaired (see below). For financial assets that have subsequently become credit-impaired, interest income is recognised by applying the effective interest rate to the amortised cost of the financial asset from the next reporting period. If the credit risk on the credit-impaired financial instrument improves so that the financial asset is no longer credit-impaired, interest income is recognised by applying the effective interest rate to the gross carrying amount of the financial asset from the beginning of the reporting period following the determination that the asset is no longer credit-impaired.

For purchased or originated credit-impaired financial assets, the Group recognises interest income by applying the credit-adjusted effective interest rate to the amortised cost of the financial asset from initial recognition. The calculation does not revert to the gross basis even if the credit risk of the financial asset subsequently improves so that the financial asset is no longer credit-impaired.

- (ii) Equity instruments designated at FVTOCI
- Investments in equity instruments at FVTOCI are subsequently measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in investment revaluation reserve; and are not subject to impairment assessment. The cumulative gain or loss will not be reclassified to profit or loss on disposal of the equity investments, and will be transferred to retained profits.

Dividends from these investments in equity instruments are recognised in profit or loss when the Group's right to receive the dividends is established, unless the dividends clearly represent a recovery of part of the cost of the investment. Dividends are included in the "other income" line item in profit or loss.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.22 Financial instruments (Continued)

Financial assets (Continued)

Classification and subsequent measurement of financial assets (Continued)

(iii) Financial assets at FVTPL

Financial assets that do not meet the criteria for being measured at amortised cost or FVTOCI or designated as FVTOCI are measured at FVTPL.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any fair value gains or losses recognised in profit or loss. The net gain or loss recognised in profit or loss includes any dividend or interest earned on the financial asset and is included in the “other income” line item.

Impairment of financial assets subject to impairment assessment under HKFRS 9

The Group performs impairment assessment under ECL model on financial assets (including trade and other receivables, receivables arising from securities broking, loan receivables, amounts due from related parties, cash held on behalf of clients, restricted bank balances and deposits and bank balances) which are subject to impairment assessment under HKFRS 9. The amount of ECL is updated at the end of the reporting period to reflect changes in credit risk since initial recognition.

Lifetime ECL represents the ECL that will result from all possible default events over the expected life of the relevant instrument. In contrast, 12-month ECL (“12m ECL”) represents the portion of lifetime ECL that is expected to result from default events that are possible within 12 months after the end of the reporting period. Assessments are done based on the Group’s historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current conditions at the end of the reporting period as well as the forecast of future conditions.

The Group always recognises lifetime ECL for trade receivables. The ECL on these assets are assessed individually for each debtor and those balances that are credit-impaired.

For all other instruments, the Group measures the loss allowance equal to 12m ECL, unless there has been a significant increase in credit risk since initial recognition, in which case the Group recognises lifetime ECL. The assessment of whether lifetime ECL should be recognised is based on significant increases in the likelihood or risk of a default occurring since initial recognition.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.22 Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets subject to impairment assessment under HKFRS 9 (Continued)

(i) Significant increase in credit risk

In assessing whether the credit risk has increased significantly since initial recognition, the Group compares the risk of a default occurring on the financial instrument as at the end of the reporting period with the risk of a default occurring on the financial instrument as at the date of initial recognition. In making this assessment, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort.

In particular, the following information is taken into account when assessing whether credit risk has increased significantly:

- an actual or expected significant deterioration in the financial instrument's external (if available) or internal credit rating;
- significant deterioration in external market indicators of credit risk, e.g. a significant increase in the credit spread, the credit default swap prices for the debtor;
- existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligations;
- an actual or expected significant deterioration in the operating results of the debtor; or
- an actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.22 Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets subject to impairment assessment under HKFRS 9 (Continued)

(i) Significant increase in credit risk (Continued)

Irrespective of the outcome of the above assessment, the Group presumes that the credit risk has increased significantly since initial recognition when contractual payments are more than 30 days past due, unless the Group has reasonable and supportable information that demonstrates otherwise.

Despite the foregoing, the Group assumes that the credit risk on a debt instrument has not increased significantly since initial recognition if the debt instrument is determined to have low credit risk at the end of the reporting period. A debt instrument is determined to have low credit risk if (i) it has a low risk of default; (ii) the borrower has a strong capacity to meet its contractual cash flow obligations in the near term; and (iii) adverse changes in economic and business conditions in the longer term may, but will not necessarily, reduce the ability of the borrower to fulfil its contractual cash flow obligations.

The Group regularly monitors the effectiveness of the criteria used to identify whether there has been a significant increase in credit risk and revises them as appropriate to ensure that the criteria are capable of identifying significant increase in credit risk before the amount becomes past due.

(ii) Definition of default

For internal credit risk management, the Group considers an event of default occurs when information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including the Group, in full (without taking into account any collaterals held by the Group).

Irrespective of the above, the Group considers that default has occurred when a financial asset is more than 90 days past due unless the Group has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.22 Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets subject to impairment assessment under HKFRS 9 (Continued)

(iii) Credit-impaired financial assets

A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable data about the following events:

- (a) significant financial difficulty of the issuer or the borrower;
- (b) a breach of contract, such as a default or past due event;
- (c) the lender(s) of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession(s) that the lender(s) would not otherwise consider;
- (d) it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation; or
- (e) the disappearance of an active market for that financial asset because of financial difficulties.

(iv) Write-off policy

The Group writes off a financial asset when there is information indicating that the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, for example, when the counterparty has been placed under liquidation or has entered into bankruptcy proceedings, whichever occurs sooner. Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. A write-off constitutes a derecognition event. Any subsequent recoveries are recognised in profit or loss.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.22 Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets subject to impairment assessment under HKFRS 9 (Continued)

(v) Measurement and recognition of ECL

The measurement of ECL is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data and forward-looking information. Estimation of ECL reflects an unbiased and probability-weighted amount that is determined with the respective risks of default occurring as the weights.

Generally, the ECL is the difference between all contractual cash flows that are due to the Group in accordance with the contract and the cash flows that the Group expects to receive, discounted at the effective interest rate determined at initial recognition.

The Group recognises an impairment loss in profit or loss for all financial instruments and the corresponding adjustment is recognised through a loss allowance account.

Derecognition of financial assets

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity.

On derecognition of a financial asset measured at amortised cost, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in profit or loss.

On derecognition of an investment in equity instrument which the Group has elected on initial recognition to measure at FVTOCI, the cumulative gain or loss previously accumulated in investment revaluation reserve is not reclassified to profit or loss, but is transferred to retained profits.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.22 Financial instruments (Continued)

Financial liabilities and equity

Classification as debt or equity

Debt and equity instruments are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

Financial liabilities

All financial liabilities (including trade payables, payables arising from securities broking, other payables and accruals, bank borrowings, other borrowings, amounts due to related parties and loans from ultimate holding company, other than lease liabilities) are subsequently measured at amortised cost using the effective interest method or at FVTPL.

Bank borrowings and other borrowings are classified as current liabilities unless as at the end of the reporting period, the Group has a right to defer settlement of the liability for at least twelve months after the end of the reporting period.

Covenants that the Group is required to comply with, on or before the end of the reporting period, are considered in classifying loan arrangement with covenants as current or non-current. Covenants that the Group is required to comply with after the reporting period do not affect the classification.

Derecognition of financial liabilities

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.22 Financial instruments (Continued)

Financial liabilities and equity (Continued)

Derecognition of financial liabilities (Continued)

Except for changes in the basis for determining the contractual cash flows as a result of interest rate benchmark reform in which the Group applies the practical expedient, when the contractual terms of a financial liability are modified, the Group assess whether the revised terms result in a substantial modification from original terms taking into account all relevant facts and circumstances including qualitative factors. If qualitative assessment is not conclusive, the Group considers that the terms are substantially different if the discounted present value of the cash flows under the new terms, including any fees paid net of any fees received, and discounted using the original effective interest rate, is at least 10 per cent different from the discounted present value of the remaining cash flows of the original financial liability. The above said fees include only those paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf. Accordingly, such modification of terms is accounted for as an extinguishment, any costs or fees incurred are recognised as part of the gain or loss on the extinguishment. The exchange or modification is considered as non-substantial modification when such difference is less than 10 per cent.

For non-substantial modifications of financial liabilities that do not result in derecognition, the carrying amount of the relevant financial liabilities will be calculated at the present value of the modified contractual cash flows discounted at the financial liabilities' original effective interest rate. Transaction costs or fees incurred are adjusted to the carrying amount of the modified financial liabilities and are amortised over the remaining term. Any adjustment to the carrying amount of the financial liability is recognised in profit or loss at the date of modification.

Offsetting a financial asset and a financial liability

A financial asset and a financial liability are offset and the net amount is presented in the consolidated statement of financial position when, and only when, the Group currently has a legally enforceable right to set off the recognised amounts; and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.23 Related parties

For the purposes of these consolidated financial statements, a party is considered to be related to the Group if:

- (a) the party is a person or a close member of that person's family and if that person:
 - (i) has control or joint control over the Group;
 - (ii) has significant influence over the Group; or
 - (iii) is a member of the key management personnel of the Group or of a parent of the Group.
- (b) the party is an entity and if any of the following conditions applies:
 - (i) the entity and the Group are members of the same group.
 - (ii) one entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member).
 - (iii) the entity and the Group are joint ventures of the same third party.
 - (iv) one entity is a joint venture of a third entity and the other entity is an associate of the third entity.
 - (v) the entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group.
 - (vi) the entity is controlled or jointly controlled by a person identified in (a).
 - (vii) a person identified in (a)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity).
 - (viii) the entity, or any member of a group of which it is a part, provides key management personnel services to the Group or to the parent of the Group.

Close members of the family of a person are those family members who may be expected to influence, or be influenced by, that person in their dealings with the entity.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

3.24 Discontinued operations

A discontinued operation is a component of the Group (i.e. the operations and cash flows of which can be clearly distinguished from the rest of the Group) that either has been disposed of, or is classified as held for sale, and which represents a separate major line of business or geographical area of operations, or is part of a single co-ordinated plan to dispose of a separate major line of business or geographical area of operations, or is a subsidiary acquired exclusively with a view to resale.

Classification as a discontinued operation occurs upon disposal or when the component meets the criteria to be classified as held for sale in accordance with HKFRS 5, if earlier. It also occurs when the component is abandoned.

When an operation is classified as discontinued, a single amount is presented in the statement of profit or loss, which comprises:

- The post-tax profit or loss of the discontinued operation; and
- The post-tax gain or loss recognised on the measurement to fair value less costs to sell, or on the disposal, of the assets or disposal group constituting the discontinued operation.

4. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, which are described in note 3, the directors of the Company are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

4.1 Critical judgments in applying accounting policies

The following are the critical judgments, apart from those involving estimations (see below), that the directors of the Company have made in the process of applying the Group's accounting policies and that have the most significant effect on the amounts recognised in the consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

4. CRITICAL ACCOUNTING Judgments AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

4.1 Critical judgments in applying accounting policies (Continued)

Deferred taxation on investment properties

For the purposes of measuring deferred taxes arising from investment properties that are measured using the fair value model, the directors of the Company have reviewed the Group's investment property portfolios and concluded that certain of the Group's investment properties situated in the PRC are held under a business model whose objective is to consume substantially all of the economic benefits embodied in the investment properties over time rather than through sale whereas those remaining properties situated in the PRC and Hong Kong are not held under such a business model. Therefore, in determining the deferred taxation on investment properties, the directors of the Company have determined that the presumption that the carrying amounts of investment properties are recovered entirely through sale is rebutted for certain investment properties situated in the PRC but is not rebutted for the remaining properties situated in the PRC and Hong Kong. The Group has not recognised any deferred taxes on changes in fair value of the investment properties situated in Hong Kong as the Group is not subject to any income taxes on disposal of these investment properties. Deferred tax on the changes in fair value relating to those investment properties in the PRC in which their carrying amounts are not recovered entirely through sales is recognised according to the relevant tax rules.

Going concern basis

These consolidated financial statements have been prepared on a going concern basis, the validity of which depends upon the successful outcomes of the Group's plans and measures to strengthen its capital base and liquidity. Details are explained in note 3.1 to the consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

4. CRITICAL ACCOUNTING Judgments AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

4.2 Key sources of estimation uncertainty

The followings are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

Valuations of investment properties

The Group's investment properties are situated in the PRC and Hong Kong. As at 31 December 2025, the Group's investment properties amounted to HK\$9,217,242,000 (2024: HK\$8,971,830,000) and represented 46% (2024: 47%) of the Group's total assets. As disclosed in note 20, net loss on fair value changes of investment properties of HK\$91,139,000 (2024: HK\$260,392,000) was recognised in profit or loss.

All of the Group's investment properties at the end of the reporting period and at the date of transfer are stated at their fair values based on valuations performed by an independent qualified professional valuer. The valuations are dependent on certain significant unobservable inputs, including price/gross development value ("GDV") per square feet/bay/square meter and term/reversionary yield, which are determined based on comparable transactions after applying adjusting factors to reflect the conditions and locations of the subject properties and capitalising rental income from existing lease term and potential future reversionary income at market level respectively, which involved significant management's judgements and estimates. Details of the valuation methodologies and the significant unobservable inputs used in the valuations are disclosed in note 20.

Net realisable values of properties under development

As at 31 December 2025, the Group's properties under development amounted to HK\$6,179,340,000 (2024: HK\$5,633,874,000) and represented 31% (2024: 30%) of the Group's total assets. Management assessed whether any write-down of the properties under development was being recognised in accordance with the accounting policy in note 3.19. During the year ended 31 December 2025, no provision for properties under development (2024: reversal of provision for HK\$32,114,000) was recognised in profit or loss.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

4. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

4.2 Key sources of estimation uncertainty (Continued)

Net realisable value of properties under development (Continued)

The net realisable value of these properties has been determined by management with assistance from an independent qualified professional valuer with reference to the latest selling prices of the properties and the budgeted costs to be incurred until completion and sale. Significant management's judgments and estimates were required in determining the net realisable values of these properties. Write-down of the properties under development was being recognised when the net realisable value is lower than the carrying amount.

Management expects that any reasonable possible change in the key assumptions on which the net realisable value is based would not cause the carrying amount of properties under development to exceed its net realisable value.

Impairment assessment on proposed development project

As at 31 December 2025, the Group's proposed development project amounted to HK\$2,456,465,000 (2024: HK\$2,148,907,000) and represented 12% (2024: 11%) of the Group's total assets.

Management assessed whether any impairment of the proposed development project was being recognised in accordance with accounting policy stated in note 3.16. The recoverable amount of CGU has been determined by management with the assistance from an independent qualified professional valuer based on value in use calculation. The value in use calculation uses cash flow projection based on the financial budgets approved by management which involved the use of management's judgments and estimates such as determining discount rate, price per square meter/bay, construction cost and gross margin. Where the actual future cash flows are less than expected, a material impairment loss may arise.

Management expects that any reasonable possible change in the key assumptions on which the recoverable amount is based would not cause the carrying amount of proposed development project to exceed its recoverable amount.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

4. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

4.2 Key sources of estimation uncertainty (Continued)

Valuations of leasehold land and buildings included in property, plant and equipment

The Group's leasehold land and buildings are situated in the PRC and Hong Kong and measured at revalued amount in accordance with the accounting policy stated in note 3.13. As at 31 December 2025, the Group's leasehold land and buildings amounted to HK\$361,989,000 (2024: HK\$367,133,000). As disclosed in note 18, net gain on revaluation of leasehold land and buildings of HK\$8,751,000 (2024: HK\$9,928,000) was recognised in profit or loss for the year ended 31 December 2025.

All of the Group's leasehold land and buildings are stated at their revalued amounts based on valuations performed by an independent qualified professional valuer. The valuations are dependent on certain significant unobservable inputs, including (i) estimated construction cost for replacement; or (ii) price per square feet/bay/square meter which are determined based on comparable transactions after applying adjusting factors to reflect the conditions and locations of the subject properties, which involved significant management's judgments and estimates. Details of the valuation methodologies and the significant unobservable inputs used in the valuations are disclosed in note 18.

ECL assessment on trade receivables, receivables arising from securities broking and loan receivables

The Group recognises an allowance for credit losses for trade receivables, receivables arising from securities broking and loan receivables by adopting the ECL model individually on each debtor at the end of each reporting period. In calculating the allowance for credit losses, the loss rates are estimated based on comparable probability of default and recovery rate quoted from international credit-rating agencies; and exposure of default after consideration of underlying collaterals, if any, and adjusted for forward-looking information that is available without undue cost or effort. Such calculation of allowance for credit losses has involved significant judgments and estimates used by management.

As at 31 December 2025, the carrying amounts of trade receivables, receivables arising from securities broking and loan receivables amounted to HK\$320,452,000 (2024: HK\$346,039,000), HK\$119,872,000 (2024: HK\$295,402,000) and HK\$583,139,000 (2024: HK\$455,409,000) respectively, net of allowance for credit losses of HK\$272,719,000 (2024: HK\$224,226,000), HK\$2,144,000 (2024: HK\$1,391,000) and HK\$52,364,000 (2024: HK\$34,818,000), respectively. The information about the ECL and the Group's trade receivables, receivables arising from securities broking and loan receivables are disclosed in notes 25 and 49(b).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

4. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

4.2 Key sources of estimation uncertainty (Continued)

Impairment assessment on goodwill and other intangible assets with indefinite useful lives in relation to Financial Services Segment and Environmental Protection Segment (as defined in note 6)

Determining whether goodwill and other intangible assets with indefinite useful lives are impaired requires an estimation of the recoverable amounts of the respective CGUs to which goodwill and other intangible assets with indefinite useful lives have been allocated, which is the higher of the value in use or fair value less costs of disposal. The value in use calculation requires the Group to estimate the future cash flows expected to arise from the respective CGUs and a suitable pre-tax discount rate and growth rate in order to calculate the present value of the cash flows of the respective CGUs. Where the actual future cash flows are less than expected, or change in facts and circumstances which results in downward revision of future cash flows, a material impairment loss would arise. During the years ended 31 December 2025 and 2024, no impairment loss on goodwill and other intangible assets with indefinite useful lives has been recognised in profit or loss.

Details of impairment assessment of goodwill and other intangible assets with indefinite useful lives are disclosed in notes 21 and 22, respectively.

Estimation of impairment of property, plant and equipment

Management conducted an impairment review of certain CGUs of the Group where there were indications of possible impairment by considering the recoverable amounts of the relevant CGUs. Management identifies individual operating segment as a CGU for the purpose of impairment assessment. The amount of any impairment loss was measured as the difference between the CGU's carrying amount and its recoverable amount.

The recoverable amount is the higher of value in use and fair value less costs of disposal. Value in use is the estimated future cash flows, based on key assumptions including expected growth or deterioration rate, discounted to their present values using an appropriate discount rate that reflects current market assessments of the time value of money and the risks specific to the CGU. Where the actual future cash flows are less or more than expected, or there are unfavourable changes in facts and circumstances which result in downward revision of the estimated future cash flows for the purpose of determining the value in use, further impairment loss or reversal of impairment loss may arise. During the years ended 31 December 2025 and 2024, no impairment loss on property, plant and equipment has been recognised in profit or loss.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

5. REVENUE

The Group recognises revenue from the following major sources:

- (i) Revenue from sale of motor vehicle parts is recognised at a point in time when the control of goods has been transferred to customers upon delivery;
- (ii) Revenue from dismantling, processing, trading and sales of scrap materials is recognised at a point in time when the control of the specific type of scrap materials, either dismantled or not, as requested by the customers, has been transferred to them upon delivery;
- (iii) Revenue from sale of hangtags, labels, shirt paper boards and plastic bags is recognised at a point in time when the customer obtains control of the distinct goods;
- (iv) Revenue from rendering of corporate finance advisory, asset management and other related services is recognised over time using the output method because the customer simultaneously receives and consumes the benefits as the Group performs or the Group's performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date;
- (v) Revenue from provision of citizenship application and consultancy services on citizenship by investment programme ("CBI Programme") is recognised at a point in time when the client's citizenship has been granted by the Minister as set out in section 8 of the Grenada Citizenship by Investment Act 15 of 2013;
- (vi) Revenue from commission from securities broking is recognised at a point in time upon execution of orders for purchase or sale of securities on behalf of clients;
- (vii) Revenue from sale of box office tickets is recognised at a point in time when the relevant film is exhibited;
- (viii) Revenue from rental income is recognised on a straight-line basis over the term of the lease;

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

5. REVENUE (Continued)

- (ix) Revenue from interest income from margin financing and money lending business is recognised on a time proportion basis using the effective interest method;
- (x) Revenue from sale of goods at the department stores is recognised at a point in time when the control of goods has been transferred to customers upon purchase the goods at the department stores. This operation was discontinued during the year ended 31 December 2024 and details of which are disclosed in note 46;
- (xi) Revenue from rendering of financial printing, digital printing and other related services is recognised over time using the output method because the customer simultaneously receives and consumes the benefits as the Group performs. This operation was discontinued during the year ended 31 December 2024 and details of which are disclosed in note 46; and
- (xii) Revenue from commission from counter and consignment sales at the department stores is recognised at a point in time and based on certain percentage of sales made by the customers in accordance with the terms of contracts. This operation was discontinued during the year ended 31 December 2024 and details of which are disclosed in note 46.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

5. REVENUE (Continued)

(a) Disaggregation of revenue from contracts with customers

Continuing operations

Type of goods and services	Property HK\$'000	Financial Services HK\$'000	Environmental Protection HK\$'000	Motor Vehicle Parts HK\$'000	LAC HK\$'000	Cinema Operation HK\$'000	Total HK\$'000
Year ended 31 December 2025							
<i>Sales of goods</i>							
- Motor vehicle parts	-	-	-	1,029	-	-	1,029
- Scrap materials	-	-	421,621	-	-	-	421,621
	-	-	421,621	1,029	-	-	422,650
<i>Rendering of services</i>							
- Financial services	-	21,818	-	-	-	-	21,818
- Citizenship application and consultancy services	-	-	-	-	7,172	-	7,172
- Commission from securities broking	-	1,707	-	-	-	-	1,707
- Box office tickets	-	-	-	-	-	3,090	3,090
Revenue from contracts with customers	-	23,525	421,621	1,029	7,172	3,090	456,437
Revenue from gross rental income	34,841	-	-	-	-	-	34,841
Revenue from interest income from margin financing	-	21,232	-	-	-	-	21,232
Revenue from interest income from money lending business	-	43,756	-	-	-	-	43,756
Total	34,841	88,513	421,621	1,029	7,172	3,090	556,266
Geographical markets							
Mainland China	34,613	-	157,263	1,029	-	3,090	195,995
Hong Kong	228	88,513	44,536	-	-	-	133,277
Japan	-	-	219,822	-	-	-	219,822
Grenada	-	-	-	-	7,172	-	7,172
Total	34,841	88,513	421,621	1,029	7,172	3,090	556,266
Timing of revenue recognition							
A point in time	-	1,707	421,621	1,029	7,172	3,090	434,619
Over time	-	21,818	-	-	-	-	21,818
	-	23,525	421,621	1,029	7,172	3,090	456,437
Revenue out of the scope of HKFRS 15							
Rental income	34,841	-	-	-	-	-	34,841
Interest income	-	64,988	-	-	-	-	64,988
Total	34,841	88,513	421,621	1,029	7,172	3,090	556,266

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

5. REVENUE (Continued)

(a) Disaggregation of revenue from contracts with customers (Continued)

Continuing operations (Continued)

Type of goods and services	Property HK\$'000	Financial Services HK\$'000	Environmental Protection HK\$'000	Motor Vehicle Parts HK\$'000	LAC HK\$'000	Cinema Operation HK\$'000	Total HK\$'000
Year ended 31 December 2024							
<i>Sales of goods</i>							
- Motor vehicle parts	-	-	-	1,715	-	-	1,715
- Scrap materials	-	-	229,145	-	-	-	229,145
	-	-	229,145	1,715	-	-	230,860
<i>Rendering of services</i>							
- Financial services	-	59,901	-	-	-	-	59,901
- Citizenship application and consultancy services	-	-	-	-	20,009	-	20,009
- Commission from securities broking	-	1,447	-	-	-	-	1,447
- Box office tickets	-	-	-	-	-	2,577	2,577
Revenue from contracts with customers	-	61,348	229,145	1,715	20,009	2,577	314,794
Revenue from gross rental income	42,540	-	-	-	-	-	42,540
Revenue from interest income from margin financing	-	27,179	-	-	-	-	27,179
Revenue from interest income from money lending business	-	43,840	-	-	-	-	43,840
Total	42,540	132,367	229,145	1,715	20,009	2,577	428,353
Geographical markets							
Mainland China	42,242	-	5,373	-	930	2,577	51,122
Hong Kong	298	132,367	775	1,715	1,607	-	136,762
Japan	-	-	222,997	-	-	-	222,997
Grenada	-	-	-	-	17,472	-	17,472
Total	42,540	132,367	229,145	1,715	20,009	2,577	428,353
Timing of revenue recognition							
A point in time	-	1,447	229,145	1,715	20,009	2,577	254,893
Over time	-	59,901	-	-	-	-	59,901
	-	61,348	229,145	1,715	20,009	2,577	314,794
Revenue out of the scope of HKFRS 15							
Rental income	42,540	-	-	-	-	-	42,540
Interest income	-	71,019	-	-	-	-	71,019
Total	42,540	132,367	229,145	1,715	20,009	2,577	428,353

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

5. REVENUE (Continued)

(b) Performance obligations for contracts with customers

(i) Sales of goods

Motor vehicle parts, scrap materials and hangtag, labels, shirt paper boards and plastic bags

The Group sells (i) motor vehicle parts; (ii) scrap materials; and (iii) hangtag, labels, shirt paper boards and plastic bags directly to customers. Revenue from sale of above-mentioned goods is recognised at a point in time when the control of goods has been transferred to customers upon the goods have been delivered to the location designated by the customers as agreed in the sales contracts. Following the delivery, the customers have full discretion over the manner of distribution and price to sell the goods, has the primary responsibility on selling the goods and bears the risks of obsolescence and loss in relation to the goods. The normal credit terms of (i) sales of motor vehicles parts; (ii) sales of scrap materials; and (iii) sales of hangtag, labels, shirt paper boards and plastic bags are (i) 90 days (2024: 90 days); (ii) 45 to 90 days (2024: 45 to 90 days); and (iii) 45 to 90 days (2024: 45 to 90 days) upon the delivery, respectively.

Department store goods

The Group sells consumer products directly to customers at the department stores. Revenue from sale of goods at the department stores is recognised when control of the goods has transferred, being at the point the customers purchase the goods at the department stores. Payment of the transaction price is due immediately at the point the customer purchases the goods. This operation was discontinued during the year ended 31 December 2024 and details of which are disclosed in note 46.

Sales of goods with rights of return

Certain contracts for the sale of goods provide customers with rights of return. The rights of return give rise to variable consideration. For contracts which provide a customer with a right to return the goods within a specified period, the expected value method is used to estimate the goods that will not be returned because this method best predicts the amount of variable consideration to which the Group will be entitled. The requirements in HKFRS 15 on constraining estimates of variable consideration are applied in order to determine the amount of variable consideration that can be included in the transaction price. For goods that are expected to be returned, instead of revenue, a refund liability is recognised. A right-of-return asset (and the corresponding adjustment to cost of sales) is also recognised for the right to recover products from a customer.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

5. REVENUE (Continued)

(b) Performance obligations for contracts with customers (Continued)

(ii) Rendering of services

Financial printing, digital printing, corporate finance advisory, asset management and other related services

Revenue from rendering of financial printing and digital printing services is recognised over time on the progress of work that the customers simultaneously receive and consume the benefits performed by the Group. This operation was discontinued during the year ended 31 December 2024 and details of which are disclosed in note 46.

Revenue from rendering of financial services (including corporate financial advisory and asset management) is recognised over time on the progress of work that the customers simultaneously receive and consume the benefits performed by the Group or the Group's performance does not create an asset with an alternative use to the Group and the Group has a right to payment at an amount that reasonably compensates it for its performance completed to date at all times throughout the contract.

The progress of satisfaction of a performance obligation is measured based on output method, which is to recognise revenue on the basis of direct measurement of the value of the services rendered to date. When the Group receives a deposit in advance before the services rendered, and this will give rise to contract liabilities until the revenue is recognised. The payment term is generally one month (2024: one month).

Development and sales of properties with citizenship application and consultancy services on CBI Programme

For the contracts entered into with customers on development and sales of properties with citizenship application and consultancy services, the Group provides citizenship application and consultancy services on CBI Programme and sells the relevant properties specified in the contracts.

The revenue from citizenship application and consultancy services on CBI Programme considered to be a distinct service as it is both regularly supplied by the Group to other customers on a stand-alone basis and is available for customers from other providers in the market and therefore, is a separate performance obligation from the development and sales of properties. Transaction price is allocated between sales of properties and the citizenship application and consultancy services on a relative stand-alone selling price basis.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

5. REVENUE (Continued)

(b) Performance obligations for contracts with customers (Continued)

(ii) *Rendering of services (Continued)*

Development and sales of properties with citizenship application and consultancy services on CBI Programme (Continued)

Revenue relating to the citizenship application and consultancy services is recognised at a point in time upon the application of the citizenship under CBI Programme has been approved by the Minister as set out in section 8 of the Grenada Citizenship by Investment Act 15 of 2013. The Group receives a deposit in advance before services rendered, and this will give rise to contract liabilities until the revenue is recognised.

Revenue relating to the development and sales of properties is recognised at a point in time when the completed property is transferred to customers, being at the point that the customer obtains the control of the completed property. The Group receives payment in advance before the relevant property completed, and this will give rise to contract liabilities at the time of completion of the application of the citizenship until the revenue relating to the development and sales of properties is recognised. The Group considers the advance payment do not contain significant financing component and accordingly the effect of the time value of money is insignificant.

Securities broking services

The Group's commission income from securities broking is recognised at a point in time upon execution of orders for purchase or sale of securities on behalf of clients. Such commission income is calculated as a percentage of the transacted amount of securities purchased or sold. The commission income would be paid out of the cash held on behalf of clients upon purchase of securities or deducted from the proceeds received on behalf of clients upon disposal of securities.

Counter and consignment sales

The Group's commission income from counter and consignment sale at the department stores is recognised at a point in time and based on certain percentage of sales in accordance with the terms of contracts. The Group receives the entire sales proceeds from ultimate customers on behalf of the counters and consignors and reimburses the sales proceeds back to counters and consignors after deducting the commission income. This operation was discontinued during the year ended 31 December 2024 and details of which are disclosed in note 46.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

5. REVENUE (Continued)

(b) Performance obligations for contracts with customers (Continued)

(ii) Rendering of services (Continued)

Provision for loyalty points programme

For sale of goods at the department stores, the performance obligation is satisfied upon utilisation of loyalty points. The Group allocated a portion of the transaction prices to the loyalty programme which is based on the relative stand-alone selling price. This operation was discontinued during the year ended 31 December 2024 and details of which are disclosed in note 46.

Box office tickets

The Group sells box office tickets directly to customers in the PRC. Revenue from sale of box office tickets is recognised at a point in time when the film is exhibited to the customers and payment in advance is normally required.

Incremental costs to obtain a contract

The Group applies the practical expedient of expensing all incremental costs to obtain a contract if these costs would otherwise have been fully amortised to profit or loss within one year.

(c) Transaction price allocated to the remaining performance obligation for contracts with customers

The contracts on development and sales of properties with citizenship application and consultancy services on CBI Programme have a construction term of two years, during which the Group has the authority to decide whether to extend it. The transaction price allocated to the remaining unsatisfied performance obligation and the expected timing or recognising revenue are as follows:

	2025 HK\$'000	2024 HK\$'000
– Within one year	1,872	624
– More than one year	99,390	88,468
	101,262	89,092

The other sales of goods and rendering of services are for periods of one year or less. As permitted under HKFRS 15, the transaction price allocated to these unsatisfied contracts is not disclosed.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

6. SEGMENT INFORMATION

Information reported to the executive directors of the Company, being the chief operating decision maker (“CODM”), for the purposes of resource allocation and assessment of segment performance focuses on types of goods or services delivered or provided.

The Group is organised into business units based on their products and services and has seven (2024: nine) operating segments as follows:

- (i) property investment, development and commercial operation (“Property Segment”);
- (ii) provision of corporate finance advisory, asset management, securities brokerage services, money lending and margin financing (“Financial Services Segment”);
- (iii) environmental protection industry, mainly dismantling, processing, trading and sales of scrap materials (“Environmental Protection Segment” or “EP Segment”);
- (iv) distribution and sale of motor vehicle parts (“Motor Vehicle Parts Segment” or “MVP Segment”);
- (v) provision of citizenship application and consultancy services on CBI programme and development of project in Grenada which integrates a collection of education facilities, apartments for student, hotel and resort facilities, commercial development and shopping facilities and in a longer plan university establishment(s) and related amenities (“Latin America and Caribbean Segment” or “LAC Segment”);
- (vi) sales of hangtag, labels, shirt paper boards and plastic bags principally to manufacturers of consumer products (“Hangtag Segment”);
- (vii) operation of a cinema located in the PRC with the exhibition of film (“Cinema Operation Segment”);
- (viii) provision of financial printing, digital printing and other related services (“Commercial Printing Segment”). This operation was discontinued during the year ended 31 December 2024; and
- (ix) operation of department stores offering a wide range of consumer products, comprises of sale of goods, income from counter and consignment sale and the revenue from other sources, including rental income from sublease of properties and the provision of general and life insurances (“Department Store Segment”). This operation was discontinued during the year ended 31 December 2024.

The businesses of the Group’s Commercial Printing Segment and Department Store Segment were discontinued during the year ended 31 December 2024 and details of which are disclosed in note 46 to the consolidated financial statements. The segment information reported does not include any amount for the discontinued operations.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

6. SEGMENT INFORMATION (Continued)

During the years ended 31 December 2025 and 2024, Hangtag Segment and Cinema Operation Segment were being reported as “Others” as none of these segments met the quantitative thresholds for the reporting segments in both current and prior years.

(a) Segment revenues and results

The following is an analysis of the Group’s revenue and results from continuing operations by reportable segments:

	Property HK\$'000	Financial Services HK\$'000	Environmental Protection HK\$'000	Motor Vehicle Parts HK\$'000	LAC HK\$'000	Others HK\$'000	Total HK\$'000
Year ended 31 December 2025							
<i>Segment revenue</i>							
- Sales to external customers	34,841	88,513	421,621	1,029	7,172	3,090	556,266
- Inter-segment sales	2,520	1,837	-	-	-	-	4,357
	37,361	90,350	421,621	1,029	7,172	3,090	560,623
Elimination of inter-segment sales							(4,357)
Revenue							556,266
Segment results	(372,967)	40,822	(22,935)	(32,428)	(17,786)	34	(405,260)
Bank interest income							3,261
Dividend income							2,219
Unrealised fair value gain on financial assets at FVTPL							1,947
Net foreign exchange loss							(141,735)
Revaluation deficit on property, plant and equipment							(6,074)
Corporate expenses							(43,059)
Finance costs							(349,492)
Loss before income tax from continuing operations							(938,193)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

6. SEGMENT INFORMATION (Continued)

(a) Segment revenues and results (Continued)

	Property	Financial Services	Environmental Protection	Motor Vehicle Parts	LAC	Others	Total
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Year ended 31 December 2024							
<i>Segment revenue</i>							
- Sales to external customers	42,540	132,367	229,145	1,715	20,009	2,577	428,353
- Inter-segment sales	2,520	5,136	-	-	-	-	7,656
	45,060	137,503	229,145	1,715	20,009	2,577	436,009
Elimination of inter-segment sales							(7,656)
Revenue							428,353
Segment results	(533,033)	78,112	(129,179)	(32,044)	(14,381)	(532)	(631,057)
Bank interest income							2,945
Dividend income							2,125
Unrealised fair value gain on financial assets at FVTPL							342
Net foreign exchange gain							109,878
Revaluation deficit on property, plant and equipment							(949)
Corporate expenses							(44,271)
Finance costs							(396,928)
Loss before income tax from continuing operations							(957,915)

Inter-segment sales are charged at prevailing market rates.

The accounting policies of the operating segments are the same as the Group's accounting policies described in note 3. Segment results represent the profit earned by/ (loss from) each segment without allocation of bank interest income, dividend income, unrealised fair value gain on financial assets at FVTPL, net foreign exchange (loss)/ gain, revaluation deficit on property, plant and equipment, corporate expenses and certain finance costs. This is the measure reported to the CODM for the purposes of resource allocation and performance assessment.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

6. SEGMENT INFORMATION (Continued)

(b) Segment assets and liabilities

	Property HK\$'000	Financial Services HK\$'000	Environmental Protection HK\$'000	Motor Vehicle Parts HK\$'000	LAC HK\$'000	Others HK\$'000	Total HK\$'000
As at 31 December 2025							
Segment assets	16,185,832	983,791	299,674	86,507	2,355,560	2,893	19,914,257
Corporate and unallocated assets							190,466
Total assets							20,104,723
Segment liabilities	9,133,104	176,663	94,147	7,484	207,719	408	9,619,525
Corporate and unallocated liabilities							7,079,484
Total liabilities							16,699,009
As at 31 December 2024							
Segment assets	15,063,213	1,041,410	295,746	116,894	2,355,479	3,790	18,876,532
Corporate and unallocated assets							112,005
Total assets							18,988,537
Segment liabilities	8,201,669	108,791	73,685	6,512	203,756	304	8,594,717
Corporate and unallocated liabilities							6,323,010
Total liabilities							14,917,727

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

6. SEGMENT INFORMATION (Continued)

(b) Segment assets and liabilities (Continued)

For the purposes of monitoring segment performance and allocating resources between segments:

- (i) all assets are allocated to operating segments other than amounts due from related parties, financial assets at FVTPL, tax recoverable, bank balances and cash and other unallocated head office and corporate assets as these assets are managed on a group basis.
- (ii) all liabilities are allocated to operating segments other than certain other payables and accruals, certain bank borrowings, amounts due to related parties, tax payable, deferred tax liabilities, certain other borrowings, loans from ultimate holding company and other unallocated head office and corporate liabilities as these liabilities are managed on a group basis.

(c) Other segment information

Continuing operations

	Financial		Environmental		Motor Vehicle		Unallocated	Total
	Property	Services	Protection	Parts	LAC	Others		
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Year ended 31 December 2025								
<i>Amount included in the measure of segment results or segment assets</i>								
Capital expenditure (note)	3,874	4,496	1,384	-	503	19,934	-	30,191
Depreciation								
- Own assets	13,750	220	5,154	-	385	4,352	-	23,861
- Right-of-use assets	583	2,017	2,029	-	895	-	6,478	12,002
- Prepaid lease payments	-	-	116	-	-	-	-	116
Amortisation of other intangible assets	-	2,788	-	-	-	-	-	2,788
Government grants	-	(150)	(251)	-	-	-	-	(401)
Interest income on credit-impaired loan receivables	-	(7,330)	-	-	-	-	-	(7,330)
(Gain)/Loss on disposal of property, plant and equipment, net	(5)	-	43	-	78	-	-	116
Gain on lease modification and termination	-	-	-	-	(82)	-	-	(82)
Revaluation deficit on property, plant and equipment	6,074	-	-	-	-	-	-	6,074
Impairment losses, net	-	17,752	15,422	31,558	-	-	-	64,732
Loss on fair value changes of investment properties, net	91,139	-	-	-	-	-	-	91,139
Bank interest income	-	-	-	-	-	-	(3,261)	(3,261)
Finance costs	261,043	-	-	-	-	-	349,492	610,535
Income tax (credit)/expense	(25,893)	1,837	61	-	-	-	-	(23,995)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

6. SEGMENT INFORMATION (Continued)

(c) Other segment information (Continued)

	Financial		Environmental	Motor Vehicle		Others	Unallocated	Total
	Property	Services	Protection	Parts	LAC			
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Year ended 31 December 2024								
Amount included in the measure of segment results or segment assets								
Capital expenditure (note)	211	29	2,790	-	60	-	-	3,090
Depreciation								
- Own assets	13,762	865	5,308	-	1,161	1,155	2,475	24,726
- Right-of-use assets	-	5,385	4,468	673	1,861	-	16,460	28,847
- Prepaid lease payments	-	-	117	-	-	-	-	117
Amortisation of other intangible assets	-	2,788	-	-	1,210	-	-	3,998
Government grants	(189)	-	(261)	-	-	-	-	(450)
Interest income on credit-impaired loan receivables	-	(7,032)	-	-	-	-	-	(7,032)
Loss/(Gain) on disposal of property, plant and equipment, net	-	-	42	(8)	72	-	-	106
Gain on lease modification and termination	-	(6)	(10)	(48)	-	-	-	(64)
Revaluation deficit on property, plant and equipment	949	-	-	-	-	-	-	949
Reversal of provision for properties under development	(32,114)	-	-	-	-	-	-	(32,114)
Impairment losses, net	-	(19,027)	120,624	30,770	-	-	-	132,367
Loss on fair value changes of investment properties, net	260,392	-	-	-	-	-	-	260,392
Bank interest income	-	-	-	-	-	-	(2,945)	(2,945)
Finance costs	302,141	-	-	-	-	-	396,928	699,069
Income tax (credit)/expense	(51,192)	5,663	62	2,508	(200)	-	-	(43,159)

Note: Capital expenditure consists of additions to property, plant and equipment and investment properties.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

6. SEGMENT INFORMATION (Continued)

(d) Geographical information

Continuing operations

(i) *Revenue from external customers*

	2025 HK\$'000	2024 HK\$'000
Mainland China	195,995	51,122
Hong Kong	133,277	136,762
Japan	219,822	222,997
Grenada	7,172	17,472
	556,266	428,353

The revenue information above is based on the locations of the customers.

(ii) *Non-current assets*

	2025 HK\$'000	2024 HK\$'000
Mainland China	8,810,024	8,567,931
Hong Kong	916,369	909,194
Japan	4,379	7,152
Other countries	404	55
	9,731,176	9,484,332

The non-current assets information above is based on the locations of the assets, the locations of the operations to which they are allocated in the case of intangible assets and goodwill and excludes non-current portion of financial instruments.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

6. SEGMENT INFORMATION (Continued)

(e) Information about major customers

Revenue from customers of the corresponding year contributing over 10% of the Group's total revenues are as follows:

	2025 HK\$'000	2024 HK\$'000
Customer A ¹	98,075	151,235
Customer B ¹	N/A ²	42,129
Customer C ¹	86,640	N/A ²

¹ Revenue from Environmental Protection Segment

² The amount recognised was less than 10% of the Group's total revenue for the respective reporting period.

7. OTHER INCOME

	2025 HK\$'000	2024 HK\$'000
Bank interest income	3,261	2,945
Dividend income	2,219	2,125
Interest income on credit-impaired loan receivables	7,330	7,032
Government grants	401	450
Others	2,990	994
	16,201	13,546

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

8. OTHER GAINS AND LOSSES, NET

	2025 HK\$'000	2024 HK\$'000
Loss on disposal of property, plant and equipment, net	(116)	(106)
Loss on disposal of investment properties	(1,350)	–
Gain on lease modification and termination	82	64
Unrealised fair value gain on financial assets at FVTPL	1,947	342
Net foreign exchange (loss)/gain	(141,735)	109,878
Revaluation deficit on property, plant and equipment	(6,074)	(949)
Others	556	–
	(146,690)	109,229

9. IMPAIRMENT LOSSES, NET

	2025 HK\$'000	2024 HK\$'000
Impairment losses, net, recognised on:		
– trade receivables	48,011	149,225
– receivables arising from securities broking	753	413
– loan receivables	17,546	(17,271)
– Purchased or originated credit-impaired loan receivables	(1,578)	–
	64,732	132,367

Details of impairment assessment for the years ended 31 December 2025 and 2024 are set out in note 49(b).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

10. FINANCE COSTS

	2025 HK\$'000	2024 HK\$'000
Interest on bank borrowings and overdrafts	336,001	446,496
Interest on other borrowings	57,575	28,932
Interest on loans from ultimate holding company	216,216	221,147
Interest on amounts due to related parties	–	1,671
Finance charges on lease liabilities	743	823
	610,535	699,069

11. INCOME TAX CREDIT FROM CONTINUING OPERATIONS

	2025 HK\$'000	2024 HK\$'000
Current tax		
Hong Kong		
– Provision for the year	2,422	2,849
Deferred tax		
– Credit for the year	(26,417)	(46,008)
Income tax credit	(23,995)	(43,159)

Hong Kong

Hong Kong Profits Tax has been provided at the rate of 16.5% (2024: 16.5%) on the estimated assessable profits arising in Hong Kong during the year ended 31 December 2025.

The PRC

Under the Law of the PRC on Enterprise Income Tax (the “EIT Law”) and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiaries is 25% (2024: 25%) for the year ended 31 December 2025. For the years ended 31 December 2025 and 2024, the Group did not generate any estimated assessable profits in PRC.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

11. INCOME TAX CREDIT FROM CONTINUING OPERATIONS (Continued)

Japan

Pursuant to the rules and regulations of Japan, the subsidiary incorporated in Japan is subject mainly to corporate tax, inhabitant tax and enterprise tax, and the effective statutory tax rate for these taxes is 35.4% (2024: 34.6%) for the year ended 31 December 2025. For the years ended 31 December 2025 and 2024, the Group did not generate any estimated assessable profits in Japan.

Grenada

The subsidiaries incorporated in Grenada are subject to Corporation Tax in the Grenada ("Corporation Tax"). Corporation tax is calculated at 28% (2024: 28%) of the estimated assessable profits for the year ended 31 December 2025. For the years ended 31 December 2025 and 2024, the Group did not generate any estimated assessable profits in Grenada.

A reconciliation between income tax credit and loss before income tax at applicable tax rates is as follows:

	2025 HK\$'000	2024 HK\$'000
Loss before income tax from continuing operations	(938,193)	(957,915)
Income tax calculated at the rates applicable in the tax jurisdictions concerned	(196,140)	(213,954)
Tax effect of non-taxable income	(14,131)	(31,629)
Tax effect of non-deductible expenses	88,043	109,253
Tax effect of tax losses not recognised	97,903	88,540
Utilisation of tax losses previously not recognised	–	(1,235)
Write-down of previously recognised deferred tax	330	5,866
Income tax credit	(23,995)	(43,159)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

12. LOSS FOR THE YEAR FROM CONTINUING OPERATIONS

The Group's loss for the year from continuing operations is arrived at after charging:

	2025 HK\$'000	2024 HK\$'000
Continuing operations		
Employee benefits expense (including directors' emoluments)		
– Wages and salaries	67,382	71,661
– Discretionary bonuses	–	39
– Retirement benefits (note)	4,445	4,534
	71,827	76,234
Auditor's remuneration	3,730	3,925
Depreciation of:		
– Owned assets	23,861	24,726
– Right-of-use assets	12,002	28,847
– Prepaid lease payments	116	117
Amortisation of other intangible assets	2,788	3,998
Direct operating expenses (including repair and maintenance):		
– Arising from leased investment properties	11,542	11,461
– Arising from vacant investment properties	1,764	1,778
Cost of inventories recognised as expenses	414,881	228,451
Short-term lease payments	7,678	296

Note: As at 31 December 2025 and 2024, the Group had no forfeited contributions available to reduce its contributions to the pension schemes in future years.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

13. DIRECTORS' AND CHIEF EXECUTIVE'S EMOLUMENTS

Directors' and chief executive's emoluments for the year, disclosed pursuant to the Listing Rules, section 383(1) of the Hong Kong Companies Ordinance and Part 2 of the companies (Disclosure of Information about Benefits of Directors) Regulation, are as follows:

	2025 HK\$'000	2024 HK\$'000
Fees	467	468
Other emoluments:		
– Salaries, allowances and benefits in kind	12,120	12,120
– Discretionary bonuses	–	39
– Retirement benefits	54	54
	12,174	12,213
	12,641	12,681

(a) Executive directors

	Fees HK\$'000	Salaries, allowances and benefits in kind HK\$'000	Discretionary bonuses HK\$'000	Retirement benefits HK\$'000	Total HK\$'000
Year ended 31 December 2025					
<i>Executive directors:</i>					
Dr. Lin	–	6,120	–	18	6,138
Madam Su	–	2,400	–	18	2,418
Mr. Lin Xiaodong	–	3,600	–	18	3,618
	–	12,120	–	54	12,174
Year ended 31 December 2024					
<i>Executive directors:</i>					
Dr. Lin	–	6,120	–	18	6,138
Madam Su	–	2,400	–	18	2,418
Mr. Lin Xiaodong	–	3,600	–	18	3,618
	–	12,120	–	54	12,174

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

13. DIRECTORS' AND CHIEF EXECUTIVE'S EMOLUMENTS (Continued)

(b) Independent non-executive directors

	Fees HK\$'000	Salaries, allowances and benefits in kind HK\$'000	Discretionary bonuses HK\$'000	Retirement benefits HK\$'000	Total HK\$'000
Year ended 31 December 2025					
<i>Independent non-executive directors:</i>					
Mr. Yu Leung Fai	156	-	-	-	156
Mr. Fang Jixin	155	-	-	-	155
Mr. Ho Chun Chung Patrick	156	-	-	-	156
	467	-	-	-	467
Year ended 31 December 2024					
<i>Independent non-executive directors:</i>					
Mr. Yu Leung Fai	156	-	13	-	169
Mr. Fang Jixin	156	-	13	-	169
Mr. Ho Chun Chung Patrick	156	-	13	-	169
	468	-	39	-	507

Included in the financial assets at FVTPL is a school debenture amounted to HK\$4,167,000 (2024: HK\$4,667,000) for the use by Dr. Lin's dependent.

The executive directors' emoluments shown above for years ended 31 December 2025 and 2024 were for their services in connection with the management of the affairs of the Company and the Group.

The independent non-executive directors' emoluments shown above for the years ended 31 December 2025 and 2024 were for their services as directors of the Company.

There was no arrangement under which a director waived or agreed to waive any emolument during both years.

There was no emolument paid by the Group to any of the directors as an inducement to join or upon joining the Group or as compensation for loss of office for both years.

Madam Su is also the chief executive of the Company and her emoluments disclosed above included those services rendered by her as the chief executive during both years.

Discretionary bonuses were determined with reference to the individual performance.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

14. TRANSACTIONS, ARRANGEMENTS OR CONTRACTS IN WHICH DIRECTORS OF THE COMPANY HAVE MATERIAL INTERESTS

Details of the material connected transactions and related party transactions are set out in the “Report of the Directors” and note 44 respectively.

Save for the above, no other transaction, arrangement or contract that is significant in relation to the Group’s business to which the Company or any of its subsidiaries was a party and in which a person who at any time during the years ended 31 December 2025 and 2024 was a director of the Company or his or her connected entity had, directly or indirectly, a material interest subsisted at any time during the year or at the end of the reporting period.

15. FIVE HIGHEST PAID EMPLOYEES

The five highest paid employees during the year included three (2024: three) directors, details of whose emoluments are set out in note 13 above.

Details of the emoluments of the remaining two (2024: two) highest paid employees who are not directors of the Company are as follows:

	2025 HK\$’000	2024 HK\$’000
Salaries, allowances and benefits in kind	6,293	6,389

The number of the highest paid employees who are not the directors of the Company whose emolument fell within the following bands is as follows:

	Number of employees	
	2025	2024
HK\$2,500,001 to HK\$3,000,000	1	1
HK\$3,500,001 to HK\$4,000,000	1	1
	2	2

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

16. DIVIDEND

No dividend was paid or proposed to ordinary shareholders of the Company during the years ended 31 December 2025 and 2024, nor has any dividend been proposed since the end of the reporting period.

17. LOSS PER SHARE

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

	2025 HK\$'000	2024 HK\$'000
Loss		
Loss for the purpose of basic loss per share attributable to owners of the Company		
– Continuing operations	(890,394)	(854,081)
– Discontinued operations	–	(32,589)
	(890,394)	(886,670)

	2025	2024
Number of share		
Weighted average number of ordinary shares for the purpose of basic loss per share	1,441,687,414	1,440,709,880

	2025 HK cents	2024 HK cents
Basic loss per share attributable to owners of the Company		
– Continuing operations	(61.76)	(59.28)
– Discontinued operations	–	(2.26)
	(61.76)	(61.54)

For the years ended 31 December 2025 and 2024, diluted loss per share from continuing and discontinued operations equals to basic loss per share from continuing and discontinued operations as the potential ordinary shares were not included in the calculation of diluted loss per share because they are anti-dilutive.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

18. PROPERTY, PLANT AND EQUIPMENT

	Right-of-use assets HK\$'000	Leasehold land and buildings HK\$'000	Plant and machinery HK\$'000	Furniture and fixtures HK\$'000	Office equipment HK\$'000	Leasehold improvements HK\$'000	Motor vehicles HK\$'000	Yacht HK\$'000	Total HK\$'000
Year ended 31 December 2024									
Opening net carrying amount	50,492	554,034	10,671	2,552	1,321	5,313	1,080	5,420	630,883
Additions	12,284	-	-	-	1,633	950	-	-	14,867
Disposals	-	(177,000)	(35)	-	(74)	-	(49)	-	(177,158)
Depreciation	(61,293)	(17,732)	(2,553)	(1,088)	(1,037)	(3,234)	(457)	(2,168)	(89,562)
Lease modification	24,175	-	-	-	-	-	-	-	24,175
Lease termination	(1,745)	-	-	-	-	-	-	-	(1,745)
Gain on revaluation, net	-	9,928	-	-	-	-	-	-	9,928
Disposal of subsidiaries (note 47)	(16,764)	-	-	(45)	(1,029)	(1,844)	(74)	-	(19,756)
Exchange realignment	(354)	(2,097)	(91)	(7)	(99)	(195)	(18)	-	(2,861)
Closing net carrying amount	6,795	367,133	7,992	1,412	715	990	482	3,252	388,771
As at 31 December 2024									
Cost	101,221	12,349	23,825	9,338	14,696	18,046	26,295	21,680	227,450
Valuation	-	467,097	-	-	-	-	-	-	467,097
Accumulated depreciation and impairment	(94,426)	(112,313)	(15,833)	(7,926)	(13,981)	(17,056)	(25,813)	(18,428)	(305,776)
Net carrying amount	6,795	367,133	7,992	1,412	715	990	482	3,252	388,771
Year ended 31 December 2025									
Opening net carrying amount	6,795	367,133	7,992	1,412	715	990	482	3,252	388,771
Additions	25,137	-	-	-	827	3,678	523	-	30,165
Disposals	-	-	(29)	(161)	-	(104)	(245)	-	(539)
Depreciation	(12,002)	(16,598)	(1,561)	(171)	(1,082)	(2,106)	(175)	(2,168)	(35,863)
Lease modification	(59)	-	-	-	-	-	-	-	(59)
Lease termination	(1,018)	-	-	-	-	-	-	-	(1,018)
Gain on revaluation, net	-	8,751	-	-	-	-	-	-	8,751
Exchange realignment	(66)	2,703	148	7	(193)	190	12	-	2,801
Closing net carrying amount	18,787	361,989	6,550	1,087	267	2,648	597	1,084	393,009
As at 31 December 2025									
Cost	121,181	13,179	24,694	6,629	12,005	19,006	19,452	21,680	237,826
Valuation	-	487,599	-	-	-	-	-	-	487,599
Accumulated depreciation and impairment	(102,394)	(138,789)	(18,144)	(5,542)	(11,738)	(16,358)	(18,855)	(20,596)	(332,416)
Net carrying amount	18,787	361,989	6,550	1,087	267	2,648	597	1,084	393,009

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For the year ended 31 December 2025

18. PROPERTY, PLANT AND EQUIPMENT (Continued)

The above items of property, plant and equipment are depreciated on a straight-line basis at the following rates per annum:

Right-of-use assets	Over the lease terms or useful life of the underlying assets, whichever is shorter
Leasehold land and buildings	2%-4% or over the lease terms, whichever is shorter
Plant and machinery	10%
Furniture and fixtures	10-20%
Office equipment	20%
Leasehold improvements	20% or over the lease terms, whichever is shorter
Motor vehicles	16-25%
Yacht	10%

Fair value measurement of leasehold land and buildings

The Group's leasehold land and buildings were revalued individually at the end of the reporting period by B.I. Appraisals Limited ("B.I."), an independent qualified professional valuer, at an aggregate market value of HK\$361,989,000 (2024: HK\$367,133,000) based on their fair values. A revaluation deficit of HK\$6,074,000 (2024: HK\$949,000) resulting from the above valuations has been recognised in profit or loss (note 8).

The fair value measurements of the leasehold land and buildings are categorised in Level 3. During the years ended 31 December 2025 and 2024, there were no transfers amongst different levels of fair value measurements.

The fair values of the cinema in the PRC, the commercial and residential properties in the PRC and Hong Kong were determined using the direct comparison approach by making reference to comparable transactions as available in the relevant market after applying adjusting factors to reflect the conditions and locations of the subject properties.

The fair value of the industrial property in the PRC was determined using the depreciation replacement cost approach, which considers the cost to reproduce or replace in new condition the property appraised in accordance with current construction costs for similar properties in the locality, with allowance for accrued depreciation as evidenced by observed condition or obsolescence percent, whether arising from physical, functional or economic causes.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

18. PROPERTY, PLANT AND EQUIPMENT (Continued)

Fair value measurement of leasehold land and buildings (Continued)

Below is a summary of the key inputs used to the valuations of leasehold land and buildings:

Leasehold land and buildings	Significant unobservable inputs	Range	
		2025	2024
Commercial property in Shenzhen, Guangdong Province, the PRC (2025: HK\$20,368,000) (2024: HK\$26,404,000)	Adopted price per square metre determined based on comparable transactions (Renminbi ("RMB"))	16,400 to 25,200	28,500 to 29,500
	Adjusting factors for variable conditions and locations	Adjusting factors ranged from 73% to 97%	Adjusting factors ranged from 83% to 92%
Industrial property in Wuzhou, Guangxi Province, the PRC (2025: HK\$19,464,000) (2024: HK\$18,969,000)	Estimated construction cost for replacement (per square metre) (RMB)	1,750	1,728
	Adjusting factor of variable conditions and locations	Adjusting factor of 70%	Adjusting factor of 72%
Residential property in Bel-Air, Island South, Hong Kong (2025: HK\$299,000,000) (2024: HK\$299,000,000)	Adopted price per square feet determined based on comparable transactions (HK\$)	60,400 to 86,200	58,700 to 81,600
	Adjusting factors for variable conditions and locations	Adjusting factors ranged from 84% to 114%	Adjusting factors ranged from 87% to 107%
Cinema in a shopping arcade in Shenzhen, Guangdong Province, the PRC (2025: HK\$23,157,000) (2024: HK\$22,760,000)	Adopted price per square metre determined based on comparable transactions (RMB)	12,000 to 13,200	9,000 to 14,300
	Adjusting factors for variable conditions and locations	Adjusting factors ranged of 12%	Adjusting factors ranged from 9% to 13%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

18. PROPERTY, PLANT AND EQUIPMENT (Continued)

Fair value measurement of leasehold land and buildings (Continued)

The fair values of the leasehold land and buildings were based on the highest and best use of leasehold land and buildings in the PRC and Hong Kong, which did not differ from their actual use. There is no change from the valuation technique used in the prior year.

An (decrease)/increase in the adopted price per square metre/square feet/bay would result in the same level of (decrease)/increase in the fair values of the commercial, industrial and residential properties and cinema. An (decrease)/increase in the estimated construction cost for replacement per square metre would result in the same level of (decrease)/increase in the fair value of the industrial property.

As at 31 December 2025 and 2024, certain leasehold land and buildings of the Group were pledged to secure general banking facilities granted to the Group, details of which are set out in note 34.

Had the leasehold land and buildings been carried at historical cost less accumulated depreciation and impairment losses, their carrying amount would have been HK\$331,167,000 (2024: HK\$347,765,000).

As at 31 December 2025 and 2024, included in the net carrying amount of property, plant and equipment are right-of-use assets as follows:

	Net carrying amount as at 31 December		Depreciation for the year ended 31 December	
	2025 HK\$'000	2024 HK\$'000	2025 HK\$'000	2024 HK\$'000
Land and buildings carried at cost	15,816	3,079	10,532	59,875
Plant and machinery	2,779	3,442	1,388	1,337
Office equipment	192	274	82	81
Total	18,787	6,795	12,002	61,293

The details in relation to these leases are set out in note 37.

19. PREPAID LEASE PAYMENTS

The carrying amount of prepaid lease payments represents the land use rights situated in the PRC. The prepaid lease payments fall into the scope of HKFRS 16 as it meets the definition of right-of-use assets.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

20. INVESTMENT PROPERTIES

	2025 HK\$'000	2024 HK\$'000
As at 1 January	8,971,830	9,542,078
Additions	26	177
Disposals	(36,300)	–
Disposal of subsidiaries (note 47)	(22,000)	–
Loss on fair value changes recognised in profit or loss, net	(91,139)	(260,392)
Exchange realignment	394,825	(310,033)
As at 31 December	9,217,242	8,971,830

As at 31 December 2025 and 2024, the Group's investment properties were situated in the PRC and Hong Kong. The directors of the Company have determined that the investment properties consist of four classes of asset, i.e., commercial buildings, car parking spaces, industrial properties and residential apartments, based on the nature, characteristics and risks of each property.

Fair value measurement

The Group's investment properties as at 31 December 2025 and 2024 were revalued based on valuations performed by B. I.

There were no transfers amongst properties under development, property, plant and equipment and the investment properties during the years ended 31 December 2025 and 2024.

The fair value measurements of the investment properties are categorised in Level 3. During the years ended 31 December 2025 and 2024, there were no transfers amongst different levels of fair value measurements.

As at 31 December 2025 and 2024, the fair values of the investment properties, except for Phase I and Phase II of Realord Technology Park (as defined below) and a shopping arcade in ShenZhen were determined using the direct comparison approach by making reference to comparable transactions as available in the relevant market after applying adjusting factors to reflect the conditions and locations of the subject properties.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

20. INVESTMENT PROPERTIES (Continued)

Fair value measurement (Continued)

As at 31 December 2025 and 2024, the fair value of Phase I of Realord Technology Park including the car parking spaces (as defined below) was determined on the basis that it is leased under an original lease term of ten years and operated as hotel in the future for the remaining land use rights terms in accordance with the Group's latest development plan. As at 31 December 2025 and 2024, the valuation was determined by the term and reversion approach. The term and reversion approach estimates the values of the properties on an open market basis by capitalizing rental income on a fully leased basis among the lease term having regard to the rental income from existing tenancies and potential future reversionary income at the market level. The term value involves the capitalization of the base rental income and the estimation of the turnover rental income over the existing lease term. The reversionary value is taken to be the estimation of net operating profit of hotel operation upon the expiry of the lease and is capitalized on a fully leased basis. In this approach, the Valuer has considered the term yield and reversionary yield. The term yield is used for capitalization of the rental income whilst the reversionary yield is used to convert reversionary operating profit of hotel operation.

As at 31 December 2025 and 2024, the fair value of Phase II of Realord Technology Park (as defined below) was determined on the basis that it will be developed and completed in accordance with the Group's latest development plan. The valuation was determined by the residual method. The residual method involved calculating the GDV and deducting the estimated development costs and developer's profit.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

20. INVESTMENT PROPERTIES (Continued)

Fair value measurement (Continued)

Below is a summary of the valuation techniques and the key inputs used to the valuations of investment properties:

Investment property	Valuation technique	Significant unobservable input	Range	
			2025	2024
A residential apartment in Festival City, Shatin, Hong Kong (2024: HK\$10,000,000) (note a)	Direct comparison approach	Adopted price per square feet determined based on comparable transactions (HK\$)	N/A	12,700 to 16,100
		Adjusting factors for variable conditions and locations	N/A	Adjusting factors ranged from 88% to 108%
A residential apartment in Parc Oasis, Kowloon, Hong Kong (2024: HK\$11,100,000) (note b)	Direct comparison approach	Adopted price per square feet determined based on comparable transactions (HK\$)	N/A	14,400 to 16,300
		Adjusting factors for variable conditions and locations	N/A	Adjusting factors ranged from 98% to 101%
A residential apartment in The Riverpark, Shatin, Hong Kong (2024: HK\$15,200,000) (note c)	Direct comparison approach	Adopted price per square feet determined based on comparable transactions (HK\$)	N/A	15,500 to 18,100
		Adjusting factors for variable conditions and locations	N/A	Adjusting factors ranged from 95% to 103%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

20. INVESTMENT PROPERTIES (Continued)

Fair value measurement (Continued)

Investment property	Valuation technique	Significant unobservable input	Range	
			2025	2024
A residential apartment in Bel-Air, Island South, Hong Kong (2024: HK\$22,500,000) (note d)	Direct comparison approach	Adopted price per square feet determined based on comparable transactions (HK\$)	N/A	18,200 to 22,400
		Adjusting factors for variable conditions and locations	N/A	Adjusting factors ranged from 93% to 101%
A residential apartment in Bel-Air, Island South, Hong Kong (2025: HK\$470,000,000) (2024: HK\$470,000,000)	Direct comparison approach	Adopted price per square feet determined based on comparable transactions (HK\$)	62,000 to 90,800	66,600 to 85,300
		Adjusting factors for variable conditions and locations	Adjusting factors ranged from 87% to 104%	Adjusting factors ranged from 91% to 111%
A car parking space in Parc Oasis, Kowloon, Hong Kong (2025: HK\$800,000) (2024: HK\$900,000)	Direct comparison approach	Adopted price per bay determined based on comparable transactions (HK\$'000)	600 to 1,200	700 to 1,000
		Adjusting factors for variable conditions and locations	Adjusting factors of 100%	Adjusting factors of 100%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

20. INVESTMENT PROPERTIES (Continued)

Fair value measurement (Continued)

Investment property	Valuation technique	Significant unobservable input	Range	
			2025	2024
Commercial building in Shenzhen, Guangdong Province, the PRC (2025: HK\$35,737,000) (2024: HK\$47,860,000)	Direct comparison approach	Adopted price per square metre determined based on comparable transactions (RMB)	28,100 to 34,000	40,600 to 49,900
		Adjusting factors for variable conditions and locations	Adjusting factors ranged from 90% to 93%	Adjusting factors ranged from 88% to 95%
Industrial property in Shenzhen, Guangdong Province, the PRC (2025: HK\$152,523,000) (2024: HK\$164,853,000)	Direct comparison approach	Adopted price per square metre determined based on comparable transactions (RMB)	6,200 to 9,900	7,600 to 9,200
		Adjusting factors for variable conditions and locations	Adjusting factors ranged from 80% to 93%	Adjusting factors ranged from 88% to 95%
Commercial building in Shenzhen, Guangdong Province, the PRC (2025: HK\$1,840,927,000) (2024: HK\$1,758,249,000)	Direct comparison approach	Adopted price per square metre determined based on comparable transactions (RMB)	52,800 to 76,500	53,200 to 76,500
		Adjusting factors for variable conditions and locations	Adjusting factors ranged from 83% to 94%	Adjusting factors ranged from 86% to 93%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

20. INVESTMENT PROPERTIES (Continued)

Fair value measurement (Continued)

Investment property	Valuation technique	Significant unobservable input	Range	
			2025	2024
A shopping arcade in Shenzhen, Guangdong Province, the PRC (2025: HK\$1,584,707,000) (2024: HK\$1,571,125,000)	Term and reversion approach	Term yield	1.8% to 3.1%	1.8% to 3%
		Reversionary yield	2.3% to 3.6%	2.3% to 3.5%
1,012 car parking spaces in Shenzhen, Guangdong Province, the PRC (2025: HK\$394,331,000) (2024: HK\$376,714,000)	Direct comparison approach	Adopted price per bay determined based on comparable transactions (RMB)	200,000 to 662,200	200,000 to 662,200
		Adjusting factors for variable conditions and locations	Adjusting factors ranged from 77% to 82%	Adjusting factors ranged from 77% to 82%
Commercial building in Shenzhen, Guangdong Province, the PRC ("Phase I of Realord Technology Park") (2025: HK\$3,630,481,000) (2024: HK\$3,459,767,000)	Term and reversion approach	Term yield	5% per annum	4.5% per annum
		Reversionary yield	5.5% per annum	5.5% per annum

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

20. INVESTMENT PROPERTIES (Continued)

Fair value measurement (Continued)

Investment property	Valuation technique	Significant unobservable input	Range	
			2025	2024
Commercial building in Shenzhen, Guangdong Province, the PRC ("Phase II of Realord Technology Park") (2025: HK\$1,107,736,000) (2024: HK\$1,063,562,000)	Residual method	GDV per square metre (RMB)	36,900 to 58,100	48,500 to 57,400
		GDV per bay (RMB)	260,000	260,000
		Estimated costs to completion (RMB)	162 million	214 million
		Developer's profit margin	15%	15%

Notes:

- (a) The investment property was disposed on 19 February 2025 at a consideration of HK\$10,000,000.
- (b) The investment property was disposed on 2 October 2025 at a consideration of HK\$9,750,000.
- (c) The investment property was disposed on 18 March 2025 at a consideration of HK\$15,200,000.
- (d) During the year ended 31 December 2025, the property was disposed through disposal of a subsidiary as disclosed in note 47.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

20. INVESTMENT PROPERTIES (Continued)

Fair value measurement (Continued)

Relationships of significant unobservable inputs to fair value are as follows:

- An increase/(decrease) in the adopted price per square meter/bay/square feet would result in the same level of increase/(decrease) in the fair values of the completed investment properties;
- The higher the adjusting factor, the higher the fair values of the completed investment properties;
- The higher the term yield/reversionary yield, the lower the fair value of Phase I of Realord Technology Park including the car parking spaces;
- The higher GDV per square meter/bay, the higher the fair value of Phase II of Realord Technology Park;
- The higher the estimated costs to completion, the lower the fair value of Phase II of Realord Technology Park; and
- The higher the developer's profit margin, the lower the fair value of Phase II of Realord Technology Park.

As at 31 December 2025 and 2024, certain investment properties of the Group were pledged to secure general banking facilities and other borrowings granted to the Group, details of which are set out in notes 34 and 35.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

21. GOODWILL

	2025 HK\$'000	2024 HK\$'000
At the beginning of the year	87,390	257,733
Disposal of a subsidiary (note 47)	–	(170,343)
At the end of the year	87,390	87,390
Cost	87,390	87,390
Accumulated impairment losses	–	–
	87,390	87,390

The carrying amounts of goodwill and other intangible assets allocated to the CGUs as at 31 December 2025 and 2024 are as follows:

	2025			2024		
	Goodwill HK\$'000	Other intangible assets HK\$'000 (note 22)	Total HK\$'000	Goodwill HK\$'000	Other intangible assets HK\$'000 (note 22)	Total HK\$'000
Financial Services Segment						
– Type 1 license business	2,100	4,400	6,500	2,100	4,400	6,500
– Type 4 and Type 9 licenses business	–	8,969	8,969	–	8,969	8,969
– Type 4 and Type 6 licenses business (note)	58,893	16,089	74,982	58,893	18,877	77,770
Environmental Protection Segment	26,397	–	26,397	26,397	–	26,397
	87,390	29,458	116,848	87,390	32,246	119,636

Note: The reduction of Type 1 regulated activities was approved by the Securities and Futures Commission on 30 May 2024.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

21. GOODWILL (Continued)

Impairment testing of goodwill and other intangible assets

Goodwill and other intangible assets acquired through business combinations are allocated to the Financial Services Segment CGUs (i.e. (i) Type 1 license business; (ii) Type 4 and Type 9 licenses business; and (iii) Type 4 and Type 6 licenses business) and Environmental Protection Segment CGU for impairment testing. The directors of the Company consider that the assets (including goodwill and other intangible assets allocated) of respective CGUs of Financial Services Segment for Type 1 license business and Type 4 and Type 9 licenses business are insignificant to the Group. Accordingly, the details of the impairment test are not presented below.

The basis of the recoverable amount of the relevant CGUs and major underlying assumptions are summarised below:

(i) *Financial Services Segment (Type 4 and Type 6 licenses business)*

The recoverable amount of this CGU has been determined based on a value in use calculation using cash flow projections based on financial budgets covering a five-year period approved by senior management. The pre-tax discount rate applied to the cash flow projections was 14.0% (2024: 12.4%), and the cash flows beyond the five-year period were extrapolated using a growth rate of 2.5% (2024: 2.5%). Other key assumptions for the value in use calculation relate to the estimation of cash inflows/outflows which include budgeted revenue and gross margin, such estimation is based on the CGU's past performance and management's expectations for the market development.

Management believes that any reasonably possible change in any of these assumptions would not cause the carrying amount to exceed the recoverable amount of this CGU.

(ii) *Environmental Protection Segment*

The recoverable amount of this CGU has been determined based on a value in use calculation using cash flow projections based on financial budgets covering a five-year period approved by senior management. The pre-tax discount rate applied to the cash flow projections was 14.4% (2024: 17.5%), and the cash flows beyond the five-year period were extrapolated using a growth rate of 2% (2024: 2.5%). Other key assumptions for the value in use calculation relate to the estimation of cash inflows/outflows which include budgeted revenue and gross margin, such estimation is based on the CGU's past performance and management's expectations for the market development.

Management believes that any reasonably possible change in any of these assumptions would not cause the carrying amount to exceed the recoverable amount of this CGU.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

22. OTHER INTANGIBLE ASSETS

	Trademark HK\$'000	Licenses HK\$'000	Customer relationship HK\$'000	Total HK\$'000
As at 1 January 2024	19,271	21,095	1,210	41,576
Amortisation for the year	(4,921)	–	(1,210)	(6,131)
Disposal of a subsidiary (note 47)	(3,199)	–	–	(3,199)
As at 31 December 2024 and 1 January 2025	11,151	21,095	–	32,246
Amortisation for the year	(2,788)	–	–	(2,788)
As at 31 December 2025	8,363	21,095	–	29,458

The other intangible assets with indefinite useful lives are tested for impairment at least annually or when there is indication of possible impairment. Details of impairment testing are set out in note 21.

23. INVENTORIES

	2025 HK\$'000	2024 HK\$'000
Raw materials	7,763	9,793
Finished goods	3,207	14,896
	10,970	24,689

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For the year ended 31 December 2025

24. PROPERTIES UNDER DEVELOPMENT

	2025	2024
	HK\$'000	HK\$'000
As at 1 January	5,633,874	5,555,146
Additions	378,700	163,999
Reversal of provision	–	32,114
Exchange realignment	166,766	(117,385)
As at 31 December	6,179,340	5,633,874

As at 31 December 2025 and 2024, certain properties under development of the Group were pledged to secure general banking facilities granted to the Group, details of which are set out in note 34.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

25. TRADE RECEIVABLES/RECEIVABLES ARISING FROM SECURITIES BROKING/ LOAN RECEIVABLES

	2025 HK\$'000	2024 HK\$'000
Trade receivables, goods and services	593,171	570,265
Less: allowance for credit losses	(272,719)	(224,226)
	320,452	346,039
Receivables arising from securities broking conducted in the ordinary course of business:		
– Clearing house	4,333	–
– Cash clients accounts receivable	12,446	11,711
– Loans to margin clients	105,237	285,082
Less: allowance for credit losses	(2,144)	(1,391)
	119,872	295,402
Receivables arising from money lending conducted in the ordinary course of business:		
– Loan receivables	635,503	490,227
Less: allowance for credit losses	(52,364)	(34,818)
	583,139	455,409
	1,023,463	1,096,850

Trade receivables

The credit periods are generally one to three months (2024: one to three months). Each customer has a maximum credit limit. The Group seeks to maintain strict control over its outstanding receivables to minimise credit risk. Overdue balances are reviewed regularly by senior management.

At the end of the reporting period, 1% (2024: none) and 25% (2024: 9%) of the Group's trade receivables were due from the Group's largest customer and the five largest customers respectively. The Group does not hold any collateral or other credit enhancements over its trade receivables.

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For the year ended 31 December 2025

25. TRADE RECEIVABLES/RECEIVABLES ARISING FROM SECURITIES BROKING/ LOAN RECEIVABLES (Continued)

Trade receivables (Continued)

The following is an ageing analysis of trade receivables, net of allowance for credit losses, presented based on the invoice dates/date of rendering of services:

	2025 HK\$'000	2024 HK\$'000
Current to 30 days	47,534	57,647
31 to 60 days	7,109	8,091
61 to 90 days	18,712	580
91 to 365 days	59,267	13,716
Over 1 year	187,830	266,005
	320,452	346,039

Receivables arising from securities broking

With regard to receivables arising from securities broking, the Group seeks to maintain tight control over its outstanding receivable and has procedures and policies to assess its clients' credit quality and define credit limits for each client. All client acceptances and credit limits are approved by designated approvers according to the clients' credit quality.

The normal settlement term of cash clients accounts receivable arising from the ordinary course of business of securities broking is two (2024: two) trading days after the trade date.

Loans to margin clients are secured by the underlying pledged securities, repayable on demand or agreed dates of repayment and bear fixed interest at commercial rates with a range from 9% to 20% (2024: 5% to 20.3%). As at 31 December 2025, the total market value of securities pledged as collateral in respect of the loans to margin clients was HK\$3,151,844,000 (2024: HK\$2,047,945,000). Securities are assigned with specific margin ratios for calculating their margin values. Additional funds or collaterals are required if the amount of receivable outstanding exceeds the eligible margin value of securities deposited. As at 31 December 2025, 67% (2024: 88%) of the balance were secured by sufficient collaterals on an individual basis. Management has assessed the market value of the pledged securities of each individual customer that has margin shortfall as at the year end. The collaterals held cannot be repledged by the Group. The corresponding collaterals held can be sold at the Group's discretion to settle any outstanding amounts owed by the margin clients in the event of default.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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25. TRADE RECEIVABLES/RECEIVABLES ARISING FROM SECURITIES BROKING/ LOAN RECEIVABLES (Continued)

Receivables arising from securities broking (Continued)

No ageing analysis of clearing house, cash clients accounts receivable and loans to margin clients is disclosed as, in the opinion of the directors of the Company, the ageing analysis is not meaningful in view of the nature of the receivable from clearing house, cash clients accounts receivable arising from securities broking and the revolving margin loans.

Loan receivables

Loan receivables are unsecured, repayable on agreed dates of repayment within one year (2024: one year) and bear fixed interest at commercial rates with a range from 8.5% to 12% (2024: 8.5% to 12%).

No ageing analysis of loans to money lending clients is disclosed as in the opinion of the directors of the Company, the ageing analysis is not meaningful in view of the nature of the money lending loans.

Details of impairment assessment of trade receivables, receivables arising from securities broking and loan receivables for the years ended 31 December 2025 and 2024 are set out in note 49(b).

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For the year ended 31 December 2025

26. PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES

	2025 HK\$'000	2024 HK\$'000
Prepayments for purchase of inventories	35,324	34,805
Deposit paid for acquisition of property, plant and equipment	4,484	4,484
Refundable rental deposits	6,331	8,510
Other receivables from a local government authority (note (a))	105,010	100,319
Purchased or originated credit-impaired loan receivables (note (b))	106,655	99,203
Other prepayments, deposits and receivables (note (c))	115,277	81,580
	373,081	328,901
Classified as:		
– current assets	362,893	319,162
– non-current assets	10,188	9,739
	373,081	328,901

Notes:

(a) The amounts represent receivables due from a local government authority in the PRC in respect of sales of properties before the acquisition of subsidiaries in 2018. Management believes that no impairment loss is necessary in respect of this balance as the amount is still considered to be fully recoverable taken into account of the repayment history and the current creditworthiness of the debtor.

(b) The amounts represent two (2024: three) credit-impaired loan receivables purchased from a bank in the PRC at an aggregate cash consideration of RMB60,441,000 (2024: RMB72,827,000). Legal proceedings had been entered into between the Group, the bank and the original debtors regarding the recoverability of the credit-impaired loan receivables and it was judged that the pledged properties could be used for auctions to repay the outstanding loans and interests. The loan receivables are carried at contractual interest rate from 8.5% to 9.3% (2024: 8.5% to 9.3%) per annum and the Group has applied the credit-adjusted effective interest rate from 8.5% to 9.3% (2024: 8.5% to 9.3%) to the amortised cost of the financial assets from initial recognition. It only recognises the cumulative changes in lifetime ECL since initial recognition as allowance for credit losses.

Following the court's disposition of the matter, the parties reached a compromise. During the year ended 31 December 2025, a settlement consideration of RMB5,800,000 was paid in full by the original debtor to the Group, thereby effecting a full and final settlement and closure of the case.

During the year ended 31 December 2025, reversal of impairment loss on HK\$1,578,000 (2024: Nil) was recognised in profit or loss under the lifetime ECL assessment.

(c) The amounts represent value added tax receivable, deposit or prepayments of utility expenses and contract costs.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

27. PROPOSED DEVELOPMENT PROJECT

The carrying amount of proposed development project represents the difference between the consideration paid and the net assets acquired in the acquisition of assets through acquisition of Shenzhen Yousheng Real Estate Co., Ltd. (深圳市友盛地產有限公司) (“Shenzhen Yousheng”) in 2019 and the construction cost incurred thereafter. The amount would be converted into properties under development upon obtaining the land use right.

As at 31 December 2025 and 2024, the Group’s proposed development project was pledged to secure general banking facilities granted to the Group, details of which are set out in note 34.

28. FINANCIAL ASSETS AT FVTPL

	2025 HK\$’000	2024 HK\$’000
Club and school debentures	7,077	8,167
Listed equity investments	63,311	60,274
	70,388	68,441

The above investments as at 31 December 2025 and 2024 were classified as financial assets at FVTPL as they were held for trading.

29. CASH HELD ON BEHALF OF CLIENTS

The Group maintains segregated trust accounts with licensed banks to hold securities clients’ monies arising from its securities brokerage business. The Group has classified the clients’ monies as “cash held on behalf of clients” under the current assets and recognised the corresponding liabilities to respective clients on grounds that the Group is liable for any loss or misappropriation of clients’ monies. The Group is not allowed to use the clients’ monies to settle its own obligations.

30. BANK BALANCES AND CASH

Bank balances carry interest at prevailing market interest rates. Short-term time deposits are made for a period of few days to meet the immediate cash requirements of the Group, and earn interest at the respective short-term time deposit interest rates. The bank balances and deposits are deposited with creditworthy banks with no recent history of default.

Certain bank balances are denominated in RMB placed with banks in the PRC. RMB is not a freely convertible currency. Under the PRC’s Foreign Exchange Control Regulations and Administration of Settlement and Sales and Payment of Foreign Exchange Regulations, the Group is permitted to exchange RMB for foreign currencies through banks that are authorised to conduct foreign exchange business.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

31. TRADE PAYABLES/PAYABLES ARISING FROM SECURITIES BROKING

	2025 HK\$'000	2024 HK\$'000
Trade payables	565,157	174,939
Payables arising from securities broking conducted in the ordinary course of business:		
– Clearing house	–	9,352
– Cash and margin clients accounts payable	74,364	87,005
	74,364	96,357
	639,521	271,296

The credit terms of trade payables vary according to the terms agreed with different suppliers.

The following is an ageing analysis of trade payables based on invoice dates:

	2025 HK\$'000	2024 HK\$'000
Current to 30 days	247,466	31,430
31 to 60 days	4,267	15,841
61 to 90 days	194,989	8,015
Over 90 days	118,435	119,653
	565,157	174,939

The normal settlement terms of payables arising from securities broking are two (2024: two) trading days after the trade date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

31. TRADE PAYABLES/PAYABLES ARISING FROM SECURITIES BROKING (Continued)

Included in cash clients accounts payable is cash held on behalf of clients amounted to HK\$71,978,000 (2024: HK\$85,973,000), which represented those clients' undrawn monies/excess deposits placed with the Group. As at 31 December 2025, the cash clients accounts payable included an amount of HK\$122,000 (2024: HK\$122,000) in respect of certain directors' undrawn monies/excess deposits placed with the Group. The cash clients accounts payable are repayable on demand and non-interest bearing. No ageing analysis is disclosed as, in the opinion of the directors of the Company, an ageing analysis is not meaningful in view of the nature of the business of dealing in securities.

32. CONTRACT LIABILITIES

	2025 HK\$'000	2024 HK\$'000
Current		
Receipts in advance from customers (note (a))	3	13,926
Receipts in advance on CBI Programme (note (b))	101,262	89,092
Pre-sale of tickets	179	103
	101,444	103,121

Notes:

- (a) The amount represents receipts in advance from customers of Environmental Protection Segment for unsatisfied performance obligations and are recognised as revenue when the Group performs its obligations under the contracts. At contract inception, performance obligation is expected to be satisfied within one year.
- (b) The amount represents receipts in advance from customers of LAC segment for unsatisfied performance obligation under the contracts entered into with customers on development and sales of properties with citizenship application and consultancy services when the right to the amount of consideration is unconditional. Such amount will be recognised as revenue when the Group performs its obligation under the contracts. At contract inception, performance obligation is expected to be satisfied within two years.
- (c) Contract liabilities outstanding at the beginning of the year amounted to HK\$50,726,000 (2024: HK\$38,933,000) have been recognised as revenue during the year ended 31 December 2025.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

33. OTHER PAYABLES AND ACCRUALS

	2025 HK\$'000	2024 HK\$'000
Deferred consideration for acquisition of a subsidiary (note (a))	40,000	48,000
Interest payable (note 45)	1,094,639	734,824
Accrued expenses	92,712	49,550
Receipt in advance (note (b))	54,508	65,821
Other payables	96,634	86,397
Deposits received	5,909	5,465
Other tax payables	66,064	66,039
	1,450,466	1,056,096
Classified as:		
– current liabilities	436,580	1,056,096
– non-current liabilities (note (c))	1,013,886	–
	1,450,466	1,056,096

Notes:

- (a) On 30 April 2019, the Group completed an acquisition of 60% equity interests in Optima Capital Limited (“Optima Capital”), an indirect non-wholly owned subsidiary of the Company. Based on the acquisition agreement, part of the consideration amounted to HK\$48,000,000 (the “deferred consideration”) will be paid on the third anniversary of the completion date of the acquisition, i.e. 30 April 2022.

During the year ended 31 December 2025, a partial settlement of the consideration amounted to HK\$8,000,000 was made. According to the Company’s announcement on 24 November 2025, of the remaining balance, HK\$3,000,000 will be settled on or before 31 August 2026 and HK\$1,000,000 will be paid to a charity organisation, as agreed by the creditor, on or before 31 December 2026.

As at 31 December 2025 and 2024, the balance was unsecured, non-interest bearing and repayable on demand.

- (b) The amounts represent receipt in advance of CBI Programme that the right to the amount of consideration is conditional and rental receipt in advance.
- (c) Certain interest payables have been classified as non-current liabilities due to the extension of certain bank borrowings of the Group to 11 April 2030 and 11 April 2035, as disclosed in note 34.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

34. BANK BORROWINGS

	2025 HK\$'000	2024 HK\$'000
Bank borrowings		
– Secured	9,549,905	9,150,932
– Unsecured	7,808	8,466
	9,557,713	9,159,398

The contractual maturity dates of the bank borrowings are as follows:

	2025 HK\$'000	2024 HK\$'000
Carrying amount of bank borrowings are repayable (note (d)):		
– Within one year	325,855	7,212,944
– More than one year but not more than two years	1,141,094	217,773
– More than two years but not more than five years	4,827,497	520,368
– Over five years	3,043,967	989,013
	9,338,413	8,940,098
Carrying amount of bank borrowings that contains a repayment on demand clause and shown under current liabilities:		
– Within one year	219,300	219,300
	9,557,713	9,159,398
Less: amounts due within one year shown under current liabilities	(545,155)	(7,432,244)
Amounts shown under non-current liabilities	9,012,558	1,727,154

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

34. BANK BORROWINGS (Continued)

Notes:

- (a) As at 31 December 2025, the Group's bank borrowings of HK\$219,300,000 (2024: HK\$219,300,000) bear interest rates of 2.1% to 2.2% (2024: 2.1% to 2.5%) over Hong Kong Interbank Offered Rate ("HIBOR") per annum.
- (b) As at 31 December 2025, the Group's bank borrowing of HK\$206,187,000 (2024: HK\$212,275,000) bears interest rate of 2.85% (2024: 2.85%) below Prime Rate per annum.
- (c) As at 31 December 2025, the Group's bank borrowings of HK\$9,132,226,000 (2024: HK\$8,727,823,000) bear interest rates from 3% to 5.96% (2024: 3.35% to 6.2%) per annum.
- (d) The amounts due are based on scheduled repayment dates set out in the loan agreements.
- (e) The Group's available banking facilities amounted to HK\$9,687,758,000 (2024: HK\$9,289,483,000), of which HK\$9,557,713,000 (2024: HK\$9,159,398,000) had been utilised as at 31 December 2025.
- (f) Certain bank borrowings of the Group were guaranteed by the Company up to HK\$8,817,745,000 (2024: HK\$8,426,385,000) and the subsidiaries of the Group up to HK\$9,332,290,000 (2024: HK\$8,934,248,000).
- (g) Certain bank borrowings of the Group were secured by certain of the Group's investment properties, leasehold land and buildings, properties under development and proposed development project with a carrying amount of HK\$9,216,442,000 (2024: HK\$8,912,130,000), HK\$340,972,000 (2024: HK\$346,648,000), HK\$3,916,957,000 (2024: HK\$3,371,492,000) and HK\$2,456,465,000 (2024: HK\$2,148,907,000) respectively as at 31 December 2025.
- (h) Certain bank borrowings of the Group were secured by securities collateral pledged to the Group by margin clients with market value of HK\$181,728,000 (2024: HK\$104,000,000) and shares of a subsidiary.
- (i) Certain bank borrowings of the Group were guaranteed by the directors and controlling shareholders of the Company up to HK\$9,539,905,000 (2024: HK\$9,140,931,000) and the related parties of the Group up to HK\$308,358,000 (2024: HK\$295,588,000).
- (j) Except for bank borrowings of HK\$9,132,226,000 (2024: HK\$8,727,823,000) which are denominated in RMB, all other bank borrowings are denominated in HK\$.
- (k) During the year ended 31 December 2025, pursuant to the renewal loan agreements, certain bank borrowings of HK\$4,617,048,000 and HK\$2,572,880,000 were extended to 11 April 2030 and 11 April 2035, respectively.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

35. OTHER BORROWINGS

	2025 HK\$'000	2024 HK\$'000
Borrowings from financial institutions (note (a)):		
– Secured	–	56,140
Other borrowings:		
– Secured (note (b))	366,995	200,000
– Unsecured (note (c))	81,172	50,000
Notes payable:		
– Unsecured (note (d))	86,937	–
	535,104	306,140

The contractual maturity dates of the other borrowings are as follows:

	2025 HK\$'000	2024 HK\$'000
Carrying amount of other borrowings are repayable:		
– Within one year	535,104	250,000
Carrying amount of other borrowings that contains a repayment on demand clause and shown under current liabilities		
– Within one year	–	56,140
	535,104	306,140
Less: amounts due within one year shown under current liabilities	(535,104)	(306,140)
Amounts shown under non-current liabilities	–	–

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

35. OTHER BORROWINGS (Continued)

Notes:

- (a) The borrowings from financial institutions bear interest rate of 2.5% over Best Lending Rate per annum. The borrowings contain a repayment on demand clause and were guaranteed by the Company up to HK\$56,140,000 and were secured by the Group's investment properties with a carrying amount of HK\$59,700,000 as at 31 December 2024.
- (b) Included in secured other borrowings are:
 - (i) borrowings of HK\$200,000,000 (2024: HK\$200,000,000) which bear fixed interest rate of 12% per annum as at 31 December 2025;
 - (ii) borrowings of HK\$166,995,000 (2024: Nil) which bear interest rates of four times over Loan Prime Rate ("LPR") published by the National Interbank Funding Center authorised by the People's Bank of China per annum as at 31 December 2025, and guaranteed by a director and a controlling shareholder of the Company, the related parties and a subsidiary of the Group, and was secured by certain shares of companies owned by a related party of the Group;
 - (iii) a borrowing of HK\$150,000,000 (2024: HK\$150,000,000) from an independent third party was secured by certain shares of a subsidiary of the Group; and
 - (iv) a borrowing of HK\$50,000,000 (2024: HK\$50,000,000) from independent third parties were secured by securities collateral pledged to the Group by margin clients with market value of HK\$362,880,000 (2024: HK\$199,800,000) and guaranteed by a director and controlling shareholder of the Company.
- (c) Included in unsecured other borrowings are:
 - (i) unsecured borrowings of HK\$81,172,000 (2024: HK\$50,000,000) bear interest rate at 12% (2024: 12%) per annum as at 31 December 2025 and is repayable in the next 12 months after the end of the reporting period;
 - (ii) a borrowing of HK\$81,172,000 (2024: HK\$50,000,000) from an independent third party was guaranteed by a director and controlling shareholder of the Company; and
 - (iii) a borrowing of HK\$31,172,000 from an independent third party was guaranteed by the related parties and a subsidiary of the Group.
- (d) As at 31 December 2025, the notes payable of HK\$86,937,000 bear interest rate at 5% per annum and is repayable in the next 12 months after the end of the reporting period

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36. AMOUNTS DUE FROM/(TO) RELATED PARTIES

	2025 HK\$'000	2024 HK\$'000
Amounts due from related parties (note (a))	1,233	321
Amounts due to related parties (note (a))	(70,554)	(62,272)
Amounts due to related parties (note (b))	(277,319)	(247,743)
	(347,873)	(310,015)
	(346,640)	(309,694)
Classified as:		
– current assets	1,233	321
– current liabilities	(347,873)	(310,015)
	(346,640)	(309,694)

Notes:

- (a) Amounts due are unsecured, interest-free and repayable on demand.
- (b) Amounts due are unsecured, interest-bearing at 8% (2024: 8%) per annum and repayable on demand.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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37. LEASE LIABILITIES

	2025 HK\$'000	2024 HK\$'000
Total minimum lease payments:		
– Due within one year	13,285	4,572
– Due in the second to the fifth years	6,933	3,229
	20,218	7,801
Less: future finance charges on lease liabilities	(614)	(483)
Carrying amount of lease liabilities	19,604	7,318
Present value of minimum lease payments:		
– Due within one year	12,801	4,280
– Due in the second to the fifth years	6,803	3,038
	19,604	7,318
Less: portion due within one year included under current liabilities	(12,801)	(4,280)
Portion due after one year included under non-current liabilities	6,803	3,038

Note: During the year ended 31 December 2025, the total cash outflows for the leases are HK\$20,856,000 (2024: HK\$67,288,000).

As at 31 December 2025 and 2024, the Group has entered into lease:

Type of right-of-use asset	Consolidated financial statements item of right-of-use asset included in	Number of lease	Range of Remaining lease term	Number of lease with extension option	Number of lease with option to purchase	Number of lease with termination option
As at 31 December 2025						
Land and buildings carried at cost	Property, plant and equipment	8	0.3 to 4 years	2	2	4
Plant and machinery	Property, plant and equipment	12	0.2 to 4 years	–	12	–
Office equipment	Property, plant and equipment	1	2 years	–	–	–
As at 31 December 2024						
Land and buildings carried at cost	Property, plant and equipment	7	0.2 to 1.3 year	4	2	4
Plant and machinery	Property, plant and equipment	11	1 to 4 years	–	10	–
Office equipment	Property, plant and equipment	1	3 years	–	–	–

The Group considered that no extension option or termination option would be exercised at the lease commencement date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

38. DEFERRED TAX LIABILITIES

The following are the major deferred tax liabilities/(assets) recognised and movements thereon during the current and prior years:

	Depreciation allowance in excess of related depreciation HK\$'000	Revaluation of properties HK\$'000	Others HK\$'000	Total HK\$'000
As at 1 January 2024	(293)	1,189,206	(16,585)	1,172,328
Charged/(Credited) to profit or loss	12	(51,190)	4,703	(46,475)
Charged to other comprehensive income	–	603	–	603
Disposal of subsidiaries (note 47)	356	–	(461)	(105)
Exchange realignment	–	(40,963)	29	(40,934)
As at 31 December 2024 and 1 January 2025	75	1,097,656	(12,314)	1,085,417
Credited to profit or loss	–	(26,224)	(193)	(26,417)
Charged to other comprehensive income	–	811	–	811
Exchange realignment	–	51,314	(6)	51,308
As at 31 December 2025	75	1,123,557	(12,513)	1,111,119

At the end of the reporting period, the Group has estimated unused tax losses arising in Hong Kong of HK\$325,251,000 (2024: HK\$270,967,000) that are available indefinitely for offsetting against future taxable profits of the companies in which the losses arose. The Group also has estimated unused tax losses arising in the PRC of HK\$2,536,961,000 (2024: HK\$1,903,898,000) that will expire in one to five years for offsetting against future taxable profits. No deferred tax asset has been recognised in respect of tax losses as they have arisen in subsidiaries that have been loss-making and, in the opinion of the directors of the Company, it is not considered probable that taxable profits will be available against which the tax losses can be utilised due to the unpredictability of future profit streams.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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39. LOANS FROM ULTIMATE HOLDING COMPANY

	2025 HK\$'000	2024 HK\$'000
Loans from ultimate holding company	2,932,848	2,614,469

The loans are unsecured, interest-bearing at 8.2% (2024: 8.2%) per annum and will be repayable in June 2027 (2024: June 2026).

40. SHARE CAPITAL

	2025 HK\$'000	2024 HK\$'000
Authorised:		
20,000,000,000 (2024: 20,000,000,000) ordinary shares of HK\$0.10 each	2,000,000	2,000,000
Issued and fully paid:		
1,442,309,880 (2024: 1,440,709,880) ordinary shares of HK\$0.10 each	144,231	144,071

A summary of movements in the Company's share capital is as follows:

	Number of ordinary shares in issue	Share capital HK\$'000
As at 1 January 2024, 31 December 2024, 1 January 2025	1,440,709,880	144,071
Exercise of share options (note)	1,600,000	160
As at 31 December 2025	1,442,309,880	144,231

Note: On 23 May 2025, the Company issued 1,600,000 ordinary shares at an exercise price of HK\$4.11 per share, due to the exercise of share options under the 2012 Scheme by the option holders. The new shares rank pari passu with existing shares in all respects.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

41. SHARE OPTION SCHEME

The Company operates a share option scheme (the “2012 Scheme”) for the purpose of providing incentives and rewards to eligible participants who contribute to the success of the Group’s operations. Eligible participants of the 2012 Scheme include the Company’s directors and full-time employees of the Group. The 2012 Scheme became effective on 10 August 2012 and, unless otherwise cancelled or amended, will remain in force for ten years from that date.

By an ordinary resolution passed at annual general meeting of the Company on 10 June 2022, a new share option scheme (the “2022 Scheme”) has been adopted which effective from 10 June 2022 and, unless otherwise cancelled or amended, will remain in force for ten years from that date.

The maximum number of share options currently permitted to be granted under the 2022 Scheme is an amount equivalent, upon their exercise, to 10% of the shares of the Company in issue at the date of approval of the 2022 Scheme on 10 June 2022, which is 143,970,988 shares (63,535,311 shares under the 2012 Scheme). The maximum number of shares issuable under share options to each eligible participant in the 2022 Scheme within any 12-month period is limited to 1% of the shares of the Company in issue at any time. Any further grant of share options in excess of this limit is subject to shareholders’ approval in a general meeting.

Share options granted under 2012 Scheme and 2022 Scheme to a director, chief executive or substantial shareholder of the Company, or to any of their associates, are subject to approval in advance by the independent non-executive directors. In addition, any share options granted under 2012 Scheme and 2022 Scheme to a substantial shareholder or an independent non-executive director of the Company, or to any of their associates, (i) in excess of 0.1% of the shares of the Company in issue at any time or with an aggregate value (based on the price of the Company’s shares at the date of grant); and (ii) having an aggregate value, based on the closing price of the securities at the date of each grant, in excess of HK\$5,000,000, within any 12-month period, are subject to shareholders’ approval in advance in a general meeting.

The offer of a grant of share options under 2012 Scheme and 2022 Scheme may be accepted within 21 days from the date of offer, upon payment of a nominal consideration of HK\$1 in total by the grantee. The exercise period of the share options granted under 2012 Scheme and 2022 Scheme is determinable by the directors of the Company, and commences after a vesting period of 2 years and ends on a date which is not later than 10 years from the date of the grant of the option but subject to the provisions for early termination of the 2012 Scheme and 2022 Scheme. Unless otherwise determined by the directors of the Company at their sole discretion, there is no requirement of a minimum period for which an option must be held before it can be exercised.

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41. SHARE OPTION SCHEME (Continued)

The exercise price of share options under 2012 Scheme and 2022 Scheme is determinable by the directors of the Company, but may not be less than the higher of (i) the closing price of the Company's shares on the Stock Exchange on the date of offer of the share options; (ii) the average closing prices of the Company's shares on the Stock Exchange for the five trading days immediately preceding the date of offer; and (iii) the nominal value of the share at the offer date.

Share options do not confer rights to the holders to dividends or to vote at shareholders' meetings.

The following share options were outstanding under the 2012 Scheme during the year:

	Weighted average exercise price per share HK\$	Number of options '000
As at 1 January 2024, 31 December 2024, 1 January 2025	4.11	3,600
Exercised during the year	4.11	(1,600)
Lapsed during the year	4.11	(2,000)
As at 31 December 2025	–	–
Exercisable as at 31 December 2025	–	–
Exercisable as at 31 December 2024	4.11	3,600

At the end of the reporting period and the date of approval of these consolidated financial statements, the Company had no (2024: 3,600,000) share options outstanding under the 2012 Scheme, which represented Nil (2024: 0.2%) of the Company's shares in issue as at that date.

During the years ended 31 December 2025 and 2024, there was no share option granted, exercised, lapsed or cancelled under the 2022 Scheme.

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For the year ended 31 December 2025

42. LEASE COMMITMENTS

(a) As lessor

The Group leases certain investment properties (note 20) and subleases certain premises under operating lease arrangements (note 18), with leases negotiated for terms ranging from one to ten years (2024: one to ten years). The terms of the leases generally also require the tenants to pay security deposits.

The Group had total future minimum lease rental receivables under non-cancellable operating leases with its tenants as follows:

	2025 HK\$'000	2024 HK\$'000
Within one year	31,052	30,938
After one year but within two years	30,118	23,997
After two years but within three years	25,026	22,222
After three years but within four years	24,733	22,377
After four years but within five years	26,242	22,176
After five years	56,955	98,848
	194,126	220,558

(b) As lessee

As at 31 December 2025 and 2024, the Group had lease commitments for short-term leases as follows:

	2025 HK\$'000	2024 HK\$'000
Within one year	–	4,536

As at 31 December 2025 and 2024, the Group leases certain office premises and office equipment with a lease period of 12 months, which are qualified to be accounted for under short-term lease exemption under HKFRS 16.

43. CAPITAL COMMITMENTS

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

	2025 HK\$'000	2024 HK\$'000
Contracted, but not provided for:		
– Investment properties	249,600	249,600
– Properties under development	313,845	677,780
– Leasehold improvements	167,286	17,619
	730,731	944,999

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

44. RELATED PARTY TRANSACTIONS

In addition to the transactions and balances detailed elsewhere in these consolidated financial statements, the Group had the following material transactions with related parties during the year:

(a) Related party transactions

	2025 HK\$'000	2024 HK\$'000
Management fee paid to a related company controlled by a director of the Company in the PRC	1,725	1,930
Securities service fee received from the ultimate holding company	174	61
Construction service fee paid to a related company controlled by a director of the Company in the PRC	848	2,249
Lease payment paid to a related company controlled by a close member of the directors and controlling shareholders of the Company	2,808	2,593
Purchase of goods from a related company controlled by the directors and controlling shareholders of the Company	275	–
Rental income received from a related company controlled by the directors and controlling shareholders of the Company	2,507	–

(b) Other transactions with related parties

During the year ended 31 December 2025, the Group received loans from and repaid to ultimate holding company of HK\$406,160,000 (2024: HK\$444,676,000) and HK\$93,603,000 (2024: HK\$235,781,000), respectively.

(c) Compensation of key management personnel of the Group

The remuneration of directors, being the key management personnel of the Group, during the years ended 31 December 2025 and 2024 was as follows:

	2025 HK\$'000	2024 HK\$'000
Short-term employee benefits	12,587	12,627
Post-employment benefits	54	54
	12,641	12,681

Further details of directors' emoluments are included in note 13.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

45. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

The table below details changes in the Group's liabilities arising from financing activities, including both cash and non-cash changes.

	Bank borrowings	Other borrowings	Loans from ultimate holding company	Amounts due to related parties	Interest payable	Lease liabilities	Total
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
As at 1 January 2024	9,559,917	272,068	2,797,516	531,617	422,360	53,449	13,636,927
Financing cash flows	(79,541)	34,974	208,895	(28,755)	(406,346)	(66,169)	(336,942)
Non-cash transactions:							
- Finance costs	-	-	-	-	718,810	2,460	721,270
- Capitalised finance costs	-	-	-	16,597	-	-	16,597
- Lease modification and termination	-	-	-	-	-	22,322	22,322
- Entering into new leases	-	-	-	-	-	11,036	11,036
- Exchange differences recognised in profit or loss	-	-	(4,159)	-	-	-	(4,159)
- Exchange differences recognised in other comprehensive income	(311,662)	(332)	-	(5,950)	-	(218)	(318,162)
- Disposal of subsidiaries (note 47)	(9,316)	(570)	(387,783)	(154,380)	-	(15,562)	(567,611)
- Net off with loan receivable (note)	-	-	-	(49,114)	-	-	(49,114)
As at 31 December 2024 and 1 January 2025	9,159,398	306,140	2,614,469	310,015	734,824	7,318	13,132,164
Financing cash flows	(9,621)	224,320	312,557	27,049	(287,345)	(12,435)	254,525
Non-cash transactions:							
- Finance costs	-	-	-	-	609,792	743	610,535
- Lease modification and termination	-	-	-	-	-	(1,159)	(1,159)
- Entering into new leases	-	-	-	-	-	25,137	25,137
- Exchange differences recognised in profit or loss	-	-	5,822	-	-	-	5,822
- Exchange differences recognised in other comprehensive income	407,936	4,644	-	10,809	37,368	-	460,757
As at 31 December 2025	9,557,713	535,104	2,932,848	347,873	1,094,639	19,604	14,487,781

Note: During the year ended 31 December 2024, the Group entered into a deed of loan assignment with a related company, under which the Group transferred loan receivables amounting to HK\$49,114,000 to the related company in settlement of the outstanding amount.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

46. DISCONTINUED OPERATIONS

As set out in the announcement dated 6 August 2024 of the Group, the Group entered into a sale and purchase agreement on 6 August 2024 with a connected party pursuant to Chapter 14A of the Listing Rules, to dispose of its entire equity interests of CP Group, which is Commercial Printing Segment, at a nominal consideration of HK\$1 and the Group has also agreed to procure its two wholly-owned subsidiaries to assign two debts amounted to HK\$2,967,000 to the connected party each at a nominal consideration of HK\$1 on 6 August 2024.

As set out in the announcement dated 1 November 2024 of the Group, the Group entered into a sale and purchase agreement (the "Agreement") with Manureen Holdings, the parent and ultimate holding company of the Group, pursuant to which the Group has conditionally agreed to sell and Manureen Holdings has conditionally agreed to acquire a total of 985,471,362 shares of Sincere at the consideration of HK\$387,782,980, representing 75% of the total issued shares as at the date of the Agreement, payable by Manureen Holdings by way of setting off against part of the shareholder's loan owing by the Group to Manureen Holdings on a dollar-for-dollar basis.

Commercial Printing Segment and Department Store Segment were presented as discontinued operations in the consolidated statement of profit or loss for the year ended 31 December 2024.

The loss for the year from the discontinued operations is set out below.

	2024 HK\$'000
Loss from Commercial Printing Segment	(6,156)
Loss from Department Store Segment	(38,706)
Gain on disposal of Commercial Printing Segment	3,150
	<hr/> <hr/> (41,712)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

46. DISCONTINUED OPERATIONS (Continued)

The results of discontinued operation for the period from 1 January 2024 to the date of disposal, which have been included in the consolidated statement of profit or loss, were as follows:

(a) Commercial Printing Segment

	For the period from 1 January 2024 to 6 August 2024 HK\$'000
Revenue	31,298
Cost of sales	(7,684)
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Gross profit	23,614
Other income	1
Other gains, net	245
Impairment losses, net (note 49(b))	(110)
Selling and distribution expenses	(813)
Administrative expenses	(29,149)
Finance costs	(59)
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Loss before income tax	(6,271)
Income tax credit	115
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Loss for the period	(6,156)
<hr/>	
Net cash flows from operating activities	937
Net cash flows from investing activities	2,897
Net cash flows used in financing activities	(3,687)
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Net cash flows	147
<hr/>	

The carrying amounts of the assets and liabilities of Commercial Printing Segment at the date of disposal are disclosed in note 47(d).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

46. DISCONTINUED OPERATIONS (Continued)

(b) Department Store Segment

	For the period from 1 January 2024 to 23 December 2024 HK\$'000
Revenue	126,955
Cost of sales	(60,112)
Gross profit	66,843
Other income	19,588
Other gains, net	30,079
Impairment losses, net	(143)
Selling and distribution expenses	(65,782)
Administrative expenses	(49,015)
Other operating expense	(18,484)
Finance costs	(22,142)
Loss before income tax	(39,056)
Income tax credit	350
Loss for the period	(38,706)
Net cash flows used in operating activities	(55,599)
Net cash flows from investing activities	206,466
Net cash flows used in financing activities	(235,905)
Net cash flows	(85,038)

The carrying amounts of assets and liabilities of Department Store Segment at the date of disposal are disclosed in note 47(e).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

47. DISPOSAL OF SUBSIDIARIES

Disposal of subsidiaries with loss of control

(a) *Excellent Well (H.K.) Limited (“Excellent Well”)*

On 9 September 2025, the Group disposed of its entire equity interests in Excellent Well, which primarily held an investment property.

Consideration received

	2025 HK\$'000
Consideration received in cash and cash equivalents	22,044

Analysis of assets and liabilities

	As at 9 September 2025 HK\$'000
Investment property (note 20)	22,000
Prepayments, deposits and other receivables	18
Bank balances and cash	9
Net assets disposed of	22,027

Analysis of net inflow of cash and cash equivalents:

	2025 HK\$'000
Cash consideration	22,044
Cash and cash equivalents disposed	(9)
Net cash inflow	22,035

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

47. DISPOSAL OF SUBSIDIARIES (Continued)

Disposal of subsidiaries with loss of control (Continued)

(a) *Excellent Well (Continued)*

Gain on disposal of a subsidiary

	2025 HK\$'000
Consideration received	22,044
Net assets disposed of	(22,027)
	<hr/>
Gain on disposal recognised in profit or loss	17

(b) *Excess Gain*

On 7 November 2025, the Group disposed of its entire equity interests in Excess Gain, a dormant company.

Consideration received

	2025 HK\$'000
Consideration received in cash and cash equivalents	3

Analysis of assets and liabilities

	As at 7 November 2025 HK\$'000
Other payables and accruals	(5)
	<hr/>
Net liabilities disposed of	(5)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

47. DISPOSAL OF SUBSIDIARIES (Continued)

Disposal of subsidiaries with loss of control (Continued)

(b) Excess Gain (Continued)

Analysis of net inflow of cash and cash equivalents:

	2025 HK\$'000
Cash consideration	3
Cash and cash equivalents disposed	–
<u>Net cash inflow</u>	<u>3</u>

Gain on disposal of subsidiary

	2025 HK\$'000
Consideration received	3
Net liabilities disposed of	5
<u>Gain on disposal recognised in the capital reserve</u>	<u>8</u>

The gain on disposal is recognised in the capital reserve in the consolidated statement of changes in equity as the transaction is with controlling shareholder of the Group which the gain is treated as equity transaction.

(c) Grand Smart

On 7 November 2025, the Group disposed of its entire equity interests in Grand Smart, a dormant company.

Consideration received

	2025 HK\$'000
<u>Consideration received in cash and cash equivalents</u>	<u>3</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

47. DISPOSAL OF SUBSIDIARIES (Continued)

Disposal of subsidiaries with loss of control (Continued)

(c) *Grand Smart (Continued)*

Analysis of assets and liabilities

	As at 7 November 2025 HK\$'000
Other payables and accruals	(5)
Net liabilities disposed of	(5)

Analysis of net inflow of cash and cash equivalents:

	2025 HK\$'000
Cash consideration	3
Cash and cash equivalents disposed	–
Net cash inflow	3

Gain on disposal of a subsidiary

	2025 HK\$'000
Consideration received	3
Net liabilities disposed of	5
Gain on disposal recognised in the capital reserve	8

The gain on disposal is recognised in the capital reserve in the consolidated statement of changes in equity as the transaction is with controlling shareholder of the Group which the gain is treated as equity transaction.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

47. DISPOSAL OF SUBSIDIARIES (Continued)

Disposal of subsidiaries with loss of control (Continued)

(d) Commercial Printing Segment

Consideration received

	2024 HK\$'000
Consideration received in cash and cash equivalents	—*

Analysis of assets and liabilities

	As at 6 August 2024 HK\$'000
Property, plant and equipment (note 18)	2,931
Deferred tax asset (note 38)	423
Trade and other receivables	12,968
Financial assets at FVTPL	2,364
Bank balances and cash	3,092
Trade and other payables	(22,190)
Lease liabilities (note 45)	(1,951)
Tax payable	(8)
LSP obligations	(745)
Net liabilities disposed of	(3,116)

Analysis of net outflow of cash and cash equivalents:

	2024 HK\$'000
Cash consideration	—*
Cash and cash equivalents disposed	(3,092)
Net cash outflow	(3,092)

* Amount less than HK\$1,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

47. DISPOSAL OF SUBSIDIARIES (Continued)

Disposal of subsidiaries with loss of control(Continued)

(d) Commercial Printing Segment (Continued)

Gain on disposal of subsidiaries

	2024 HK\$'000
Consideration received	–*
Net liabilities disposed of	3,116
Cumulative exchange differences in respect of net liabilities of the subsidiaries reclassified from equity to profit or loss upon loss of control of subsidiaries	34
	<hr/>
Gain on disposal recognised in profit or loss	3,150
	<hr/>

* Amount less than HK\$1,000

(e) Department Store Segment

Consideration received

	2024 HK\$'000
Consideration received in cash and cash equivalents	–
Offset with loans from ultimate holding company (note 45)	387,783
	<hr/>
Total consideration received	387,783
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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

47. DISPOSAL OF SUBSIDIARIES (Continued)

Disposal of subsidiaries with loss of control (Continued)

(e) Department Store Segment (Continued)

Analysis of assets and liabilities

	As at 23 December 2024 HK\$'000
Property, plant and equipment (note 18)	16,825
Goodwill (note 21)	170,343
Other intangible assets (note 22)	3,199
Equity instruments at FVTOCI	6,165
Pension scheme assets	25,758
Inventories	39,547
Trade and other receivables	233,182
Financial assets at FVTPL	3,267
Restricted bank balances and deposits	11,188
Bank balances and cash	7,656
Trade and other payables	(68,689)
Contract liabilities	(1,418)
Insurance contracts liabilities	(465)
Bank borrowings (note 45)	(9,316)
Other borrowings (note 45)	(570)
Lease liabilities (note 45)	(13,611)
Tax payable	(29)
Laon from a related company (note 45)	(154,380)
Deferred tax liabilities (note 38)	(528)
LSP obligations	(1,941)
	<hr/>
Net assets disposed of	266,183

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

47. DISPOSAL OF SUBSIDIARIES (Continued)

Disposal of subsidiaries with loss of control (Continued)

(e) Department Store Segment (Continued)

Analysis of net outflow of cash and cash equivalents:

	2024 HK\$'000
Cash consideration	–
Cash and cash equivalents disposed	(7,656)
	<hr/>
Net cash outflow	(7,656)
	<hr/>

Gain on disposal of subsidiaries

	2024 HK\$'000
Consideration received	387,783
Net assets disposed of	(266,183)
Non-controlling interests	58,310
Cumulative exchange differences in respect of net assets of the subsidiaries reclassified from equity to profit or loss upon loss of control of subsidiaries	(645)
	<hr/>
Gain on disposal recognised in the capital reserve	179,265
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The gain on disposal is recognised in the capital reserve in the consolidated statement of changes in equity as the transaction is with controlling shareholder of the Group which the gain is treated as equity transaction.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

48. CAPITAL RISK MANAGEMENT

The primary objectives of the Group's capital management are to safeguard the Group's ability to continue as a going concern and to maintain healthy capital ratios in order to support its business and maximise shareholders' value.

The Group manages its capital structure and makes adjustments to it in light of changes in economic conditions and the risk characteristics of the underlying assets. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. No changes were made in the objectives, policies or processes for managing capital during the years ended 31 December 2025 and 2024.

The Group monitors capital using a gearing ratio, which is the total of interest-bearing bank borrowings, other borrowings, loans from ultimate holding company, interest-bearing portion of the amounts due to related parties divided by equity attributable to owners of the Company. The Group's policy is to maintain the gearing ratio at a suitable level. The gearing ratios at the end of each reporting periods are as follows:

	2025 HK\$'000	2024 HK\$'000
Bank borrowings	9,557,713	9,159,398
Other borrowings	535,104	306,140
Loans from ultimate holding company	2,932,848	2,614,469
Interest-bearing portion of the amounts due to related parties	277,319	247,743
	13,302,984	12,327,750
Equity attributable to owners of the Company	2,079,155	2,701,739
Gearing ratio	640%	456%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

49. FINANCIAL INSTRUMENTS

(a) Categories of financial instruments

	2025 HK\$'000	2024 HK\$'000
Financial assets		
Financial assets at amortised cost	1,539,378	1,542,205
Financial assets at FVTPL	70,388	68,441
Financial liabilities		
Financial liabilities at amortised cost	15,362,557	13,592,872

(b) Financial risk management objectives and policies

The Group's financial instruments include trade receivables, receivables arising from securities broking, loan receivables, financial assets at FVTPL, amounts due from related parties, deposits and other receivables, cash held on behalf of clients, restricted bank balances and deposits, bank balances and cash, trade payables, payables arising from securities broking, other payables and accruals, bank borrowings, other borrowings, amounts due to related parties, lease liabilities and loans from ultimate holding company. The risks associated with these financial instruments include market risk (including currency risk, interest rate risk and other price risk), credit risk and liquidity risk. Management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

49. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Market risk

(i) Currency risk

The Group is subject to foreign exchange rate risk arising from assets and liabilities which are denominated in currency other than the functional currencies of the relevant group entity. The Group's foreign currency transactions and balances are principally denominated in US\$, Japanese Yen ("JPY"), RMB and HK\$. The Group is exposed to the foreign exchange rate risk mainly arising from changes in the exchange rate of HK\$ against RMB. The Group currently does not have a currency hedging policy. However, management monitors foreign currency exposure and will consider hedging significant currency exposure should the need arise.

The Group's foreign currency denominated monetary assets and liabilities include trade receivables, other receivables, bank balances and cash, trade payables, other payables and loans from ultimate holding company at the end of each reporting period and the carrying amounts are as follows:

	2025 HK\$'000	2024 HK\$'000
Assets		
RMB against HK\$	351,122	312,641
US\$ against HK\$	34,836	75,584
JPY against HK\$	24,064	35,993
Liabilities		
RMB against HK\$	1,783,310	916,516
US\$ against HK\$	48,461	50,404
JPY against HK\$	36,752	18,053

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

49. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Market risk (Continued)

(i) *Currency risk (Continued)*

Sensitivity analysis

The Group's foreign currency risk is concentrated on the fluctuation of HK\$, RMB and JPY against foreign currency. The exposure of US\$ against HK\$ is considered insignificant as HK\$ is pegged to US\$, therefore is excluded from the sensitivity analysis below.

The following table details the Group's sensitivity to a 5% (2024: 5%) increase and decrease in HK\$ against RMB and JPY. The sensitivity rates used represent management's assessment of the reasonably possible change in foreign exchange rates. A positive number below indicates an increase in loss for the year where HK\$ weakens 5% against RMB and JPY. For a 5% strengthening of HK\$ against RMB and JPY, there would be an equal and opposite impact on loss for the year.

	2025 HK\$'000	2024 HK\$'000
RMB	53,707	22,645
JPY	476	(700)

(ii) *Interest rate risk*

The Group is exposed to fair value interest rate risk in relation to fixed-rate bank borrowings, other borrowings, amounts due to related parties and loans from ultimate holding company. The Group is also exposed to cash flow interest rate risk in relation to variable-rate bank balances (note 30), variable-rate bank borrowings (note 34) and other borrowings (note 35).

The Group's cash flow interest rate risk is mainly concentrated on the fluctuation of interest rates on bank balances and HIBOR, Prime Rate and Best Lending Rate arising from the Group's HK\$ denominated bank borrowings and other borrowings. Management monitors interest rate exposure and will consider hedging significant interest rate exposure should the need arise.

As at 31 December 2025, if interest rates had been 50 (2024: 50) basis points higher/lower with all other variables held constant, the Group's loss for the year ended 31 December 2025 would have been HK\$51,165,087 (2024: HK\$47,533,000) higher/lower.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

49. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Market risk (Continued)

(iii) Other price risk

The Group is exposed to equity price risk arising from equity investments classified as financial assets at FVTPL (note 28) as at 31 December 2025 and 2024. The Group's listed investments are listed on the Stock Exchange and are valued at quoted market prices at the end of the reporting period.

The following table demonstrates the sensitivity to every 10% (2024: 10%) increase in the fair value of the equity investments, with all other variables held constant, based on their carrying amounts at the end of the reporting period.

	Decrease in loss for the year	
	2025 HK\$'000	2024 HK\$'000
Equity investments:		
– Financial assets at FVTPL	5,286	5,033

Credit risk and impairment assessment

The Group's maximum exposure to credit risk for the components of the consolidated statement of financial position as at 31 December 2025 and 2024 is the carrying amounts as disclosed in note 49(a). The Group does not hold any collateral or other credit enhancements to cover its credit risks associated with its financial assets, except for the credit risks associated with receivables arising from securities broking and credit-impaired loan receivables, which are mitigated because they are secured by listed securities in Hong Kong and pledged by properties in PRC, respectively.

(i) Trade receivables

In order to minimise the credit risk, management of the Group has delegated a team responsible for determination of credit limits and credit approvals. Other monitoring procedures are in place to ensure that follow-up action is taken to recover overdue debts. In addition, the Group performs impairment assessment under ECL model on trade receivables individually.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

49. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

(i) *Trade receivables (Continued)*

Trade receivables consist of a large number of customers, spread across diverse industries and geographical areas. Accordingly, the Group's concentration of credit risk is considered minimal. As part of the Group's credit risk management, trade debtors are assessed individually by reference to any historical default or delay in payments, historical settlements record and current past due exposure of the debtor. The Group then applies an internal credit rating for each debtor and the average loss rates for the year ended 31 December 2025 ranged from 0.6% to 70.3% (2024: 0.3% to 70.3%).

(ii) *Receivables arising from securities broking*

In order to manage the credit risk in the receivables from clients arising from securities broking, individual credit evaluation are performed on all clients including cash clients and margin clients. Cash clients accounts receivable are generally settled in two trading days after trade date. Hence, credit risk arising from the cash client accounts receivable is considered minimal. For margin clients, the Group normally obtains liquid securities as collateral based on the margin requirements. The Group has not granted any committed facility amount to each of the margin clients and the margin loan is granted by the Group depending on the assessment of the quality of the collateral and credit risk of the respective client. The margin requirement is closely monitored on a daily basis by the designated team. In addition, the Group reviews the recoverable amount of each individual receivable at the end of each reporting period to ensure that adequate impairment losses are made for irrecoverable amounts. In this regard, the directors of the Company consider that the credit risk is significantly reduced. Market conditions and adequacy of securities collateral and margin deposits of each margin account are monitored by management on a daily basis. Margin calls and forced liquidation are made where necessary. In this regard, the directors of the Company consider that the credit risk is significantly reduced.

As part of the Group's credit risk management, management estimates impairment loss on loans to margin clients individually on each debtor by reference to any historical default or delay in payments, historical settlements record and current past due exposure of the debtor. The Group then applies an internal credit rating for each debtor and the average loss rate for not credit-impaired margin clients for the year ended 31 December 2025 is approximately 1.8% (2024: 0.5%).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

49. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

(iii) Loan receivables

In order to minimise the credit risk, management has delegated a team responsible for determination of credit limits and credit approvals. Other monitoring procedures are in place to ensure that follow-up action is taken to recover overdue debts. In addition, the Group performs impairment assessment under ECL model on balances individually.

The Group manages and analyses the credit risk for each of their new and existing clients before standard payment terms and conditions are offered. If there is no independent rating, the Group assesses the credit quality of the customer based on the customer's financial position, past experience and other factors. The Group then applies an internal credit rating for each debtor and the average loss rates for the year ended 31 December 2025 is approximately 1.3% to 61.1% (2024: 0.6% to 36.0%).

(iv) Bank balances, restricted bank balances and deposits and cash held on behalf of clients

The Group mainly transacts with banks with high credit ratings. The credit risk for bank balances, restricted bank balances and deposits and cash held on behalf of clients as at 31 December 2025 and 2024 is considered as not material as such amounts are placed in reputable banks with high credit ratings assigned by international credit-rating agencies.

The Group assessed 12-month ECL on these balances by reference to probability of default and recovery rate by credit rating grades published by international credit-rating agencies and concluded that the ECL are insignificant as at 31 December 2025 and 2024 and thus no impairment loss was recognised.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

49. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

(v) *Deposits and other receivables*

For the purposes of internal credit risk management, the Group uses past due information to assess whether credit risk has increased significantly since initial recognition.

	Past due	Not past due/ No fixed repayment	Total
	HK\$'000	HK\$'000	HK\$'000
2025	2,056	151,047	153,103
2024	1,161	146,457	147,618

Management has taken into account the past due information as above and comparable external credit rating assigned by international credit-rating agencies on debtor of similar type to review the recoverable amount of other receivables at the end of the reporting period to ensure that adequate impairment losses was recognised for irrecoverable debts, if applicable.

The Group assessed the ECL on other receivables from a local government authority in the PRC amounted to HK\$105,010,000 (2024: HK\$100,319,000) by reference to the probability of default and recovery rate by credit rating grades published by international credit-rating agencies and concluded that the ECL are insignificant at initial recognition and as at 31 December 2025 and 2024 and thus no impairment loss was recognised.

(vi) *Purchased or originated credit-impaired loan receivables (credit-impaired)*

The Group has undertaken an internal approval process before executing the decision of acquisition of investments including purchased or originated credit-impaired financial assets. The loss rate for the year ended 31 December 2025 is Nil (2024: 1.6%).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

49. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

The Group's internal credit risk grading assessment comprises the following categories:

Internal credit rating	Description	Trade receivables	Receivables arising from securities broking/ Loan receivables/ Other financial assets
Low risk	The counterparty has a low risk of default and does not have any past-due amounts	Lifetime ECL (not credit-impaired)	12-month ECL
Watch list	Debtor frequently repays after due dates but usually settle after due date	Lifetime ECL (not credit-impaired)	12-month ECL
Doubtful	There have been significant increase in credit risk since initial recognition through information developed internally or external resources	Lifetime ECL (not credit-impaired)	Lifetime ECL (not credit-impaired)
Loss	There is evidence indicating the asset is credit-impaired	Lifetime ECL (credit-impaired)	Lifetime ECL (credit-impaired)
Write off	There is evidence indicating that the debtor is in severe financial difficulty and the Group has no realistic prospect of recovery	Amount is written off	Amount is written off

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

49. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

The tables below detail the credit risk exposures of the Group's financial assets at amortised cost, which are subject to the ECL assessment:

	Notes	External credit rating	Internal credit rating	12-month/Lifetime ECL	Gross carrying amount HK\$'000
As at 31 December 2025					
Cash held on behalf of clients	29	Aaa	N/A	12-month ECL (not credit-impaired)	71,978
Restricted bank balances and deposits		Aaa	N/A	12-month ECL (not credit-impaired)	86,647
Bank balances and cash	30	Ba1 – Aaa	N/A	12-month ECL (not credit-impaired)	96,299
Trade receivables	25	N/A	Low risk	Lifetime ECL (not credit-impaired)	134,502
			Watch list	Lifetime ECL (not credit-impaired)	24,124
			Loss	Lifetime ECL (credit-impaired)	434,545
					593,171
Receivables arising from securities broking	25	N/A	Low risk	12-month ECL (not credit-impaired)	122,016
Loan receivables	25	N/A	Low risk	12-month ECL (not credit-impaired)	32,403
			Watch list	12-month ECL (not credit-impaired)	603,100
					635,503
Other receivables	26	N/A	Low risk	12-month ECL (not credit-impaired)	151,047
		N/A	Doubtful	Lifetime ECL (not credit-impaired)	2,056
					153,103
Purchased or originated credit-impaired loan receivables	26	N/A	Loss	Lifetime ECL (credit-impaired)	106,655
Amounts due from related parties	36	N/A	Low risk	12-month ECL (not credit-impaired)	1,233

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

49. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

	Notes	External credit rating	Internal credit rating	12-month/Lifetime ECL	Gross carrying amount HK\$'000
As at 31 December 2024					
Cash held on behalf of clients	29	Aaa	N/A	12-month ECL (not credit-impaired)	85,973
Restricted bank balances and deposits		Aaa	N/A	12-month ECL (not credit-impaired)	81,550
Bank balances and cash	30	Ba1 – Aaa	N/A	12-month ECL (not credit-impaired)	30,690
Trade receivables	25	N/A	Low risk	Lifetime ECL (not credit-impaired)	102,092
			Watch list	Lifetime ECL (not credit-impaired)	169,150
			Loss	Lifetime ECL (credit-impaired)	299,023
					570,265
Receivables arising from securities broking	25	N/A	Low risk	12-month ECL (not credit-impaired)	296,793
Loan receivables	25	N/A	Low risk	12-month ECL (not credit-impaired)	209,819
			Watch list	12-month ECL (not credit-impaired)	280,408
					490,227
Other receivables	26	N/A	Low risk	12-month ECL (not credit-impaired)	146,457
		N/A	Doubtful	Lifetime ECL (not credit-impaired)	1,161
					147,618
Purchased or originated credit-impaired loan receivables	26	N/A	Loss	Lifetime ECL (credit-impaired)	100,781
Amounts due from related parties	36	N/A	Low risk	12-month ECL (not credit-impaired)	321

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

49. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

The average loss rates are estimated based on comparable probability of default and recovery rate quoted from international credit-rating agencies; and exposure of default after consideration of underlying collaterals, if any, and adjusted for forward-looking information that is available without undue cost or effort. Such forward-looking information is used by management to assess both the current as well as the forecast direction of conditions at the end of the reporting period. The internal credit rating categories are regularly reviewed by management to ensure relevant information about specific debtors is updated.

The following table shows the movement in lifetime ECL that has been recognised for trade receivables.

	Lifetime ECL (not credit- impaired) HK\$'000	Lifetime ECL (credit- impaired) HK\$'000	Total Lifetime ECL HK\$'000
As at 1 January 2024	65,849	11,574	77,423
Impairment losses recognised, net	(29,359)	178,694	149,335
Disposal of subsidiaries	(88)	(1,353)	(1,441)
Written off during the year	–	(818)	(818)
Exchange realignment	(44)	(229)	(273)
As at 31 December 2024 and 1 January 2025	36,358	187,868	224,226
Impairment losses recognised, net	(29,732)	77,743	48,011
Exchange realignment	12	470	482
As at 31 December 2025	6,638	266,081	272,719

During the year ended 31 December 2025, net impairment losses on trade receivables of HK\$48,011,000 (2024: HK\$149,335,000) was recognised in profit or loss which include Nil (2024: HK\$110,000) (note 46) arisen from discontinued operation.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

49. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

The following table shows the movement in 12-month ECL that has been recognised for receivables arising from securities broking.

	12-month ECL (not credit- impaired) HK\$'000
As at 1 January 2024	978
Impairment losses recognised, net	413
As at 31 December 2024 and 1 January 2025	1,391
Impairment losses recognised, net	753
As at 31 December 2025	2,144

The following table shows the movement in 12-month ECL that has been recognised for loan receivables.

	12-month ECL (not credit- impaired) HK\$'000
As at 1 January 2024	52,089
Impairment losses reversed, net	(17,271)
As at 31 December 2024 and 1 January 2025	34,818
Impairment losses recognised, net	17,546
As at 31 December 2025	52,364

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

49. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

The following table shows the movement in lifetime ECL that has been recognised for purchased or originated credit-impaired loan receivables.

	Lifetime ECL (credit- impaired) HK\$'000
As at 1 January 2024, 31 December 2024 and 1 January 2025	1,578
Impairment losses reversed	(1,578)
As at 31 December 2025	–

Liquidity risk

In the management of liquidity risk, the Group monitors and maintains a level of cash and cash equivalents that management considers adequate to fund the Group's operations and to mitigate the effects of fluctuations in cash flows. Management periodically prepares cash flow projections to assess the Group's liquidity position and has formulated a range of alternative plans to address potential impacts on the Group's business development and current operations.

These measures include close monitoring of the progress of property development projects to facilitate the timely realisation of projected developments and sales, exploring feasible financing arrangements, and the disposal of certain properties to generate sufficient funds for operational needs. Management also monitors the utilisation of bank borrowings and other borrowings and ensures ongoing compliance with the relevant loan covenants. Details of the Group's bank borrowings and other borrowings are disclosed in notes 34 and 35 to the consolidated financial statements. The directors are of the opinion that the Group will be able to maintain sufficient financial resources to meet its operational and financial requirements.

In the event that the Group encounters liquidity pressures, management expects that continued financial support would be available from Dr. Lin and the ultimate holding company. Accordingly, management does not anticipate any material difficulties in meeting the Group's financial obligations as they fall due.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

49. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Liquidity risk (Continued)

The following tables detail the Group's remaining contractual maturity for its non-derivative financial liabilities. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay. The maturity dates for non-derivative financial liabilities are based on the agreed repayment dates.

	On demand or within 1 year HK\$'000	1 to 5 years HK\$'000	Over 5 years HK\$'000	Total HK\$'000	Carrying amount HK\$'000
As at 31 December 2025					
Trade payables	565,157	–	–	565,157	565,157
Payables arising from securities broking	74,364	–	–	74,364	74,364
Other payables and accruals	316,008	699,679	314,207	1,329,894	1,329,894
Bank borrowings	566,090	6,423,272	3,385,823	10,375,185	9,557,713
Other borrowings	593,231	–	–	593,231	535,104
Amounts due to related parties	370,059	–	–	370,059	347,873
Lease liabilities	13,285	6,933	–	20,218	19,604
Loans from ultimate holding company	240,494	3,053,095	–	3,293,589	2,932,848
	2,738,688	10,182,979	3,700,030	16,621,697	15,362,557
As at 31 December 2024					
Trade payables	174,939	–	–	174,939	174,939
Payables arising from securities broking	96,357	–	–	96,357	96,357
Other payables and accruals	924,236	–	–	924,236	924,236
Bank borrowings	7,603,431	1,040,291	1,048,192	9,691,914	9,159,398
Other borrowings	324,140	–	–	324,140	306,140
Amounts due to related parties	310,015	–	–	310,015	310,015
Lease liabilities	4,572	3,229	–	7,801	7,318
Loans from ultimate holding company	214,386	2,721,662	–	2,936,048	2,614,469
	9,652,076	3,765,182	1,048,192	14,465,450	13,592,872

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

49. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Liquidity risk (Continued)

The amounts included above for variable interest rate instruments for non-derivative financial liabilities are subject to change if changes in variable interest rates differ to those estimates of interest rates determined at the end of the reporting period.

Bank borrowings and other borrowings with a repayment on demand clause are included in “On demand or within 1 year” time band in the above maturity analysis.

As at 31 December 2025, the aggregate undiscounted principal and interest of these bank borrowings and other borrowings payable within one year in accordance with the scheduled payment terms were HK\$230,590,000 (2024: HK\$224,950,000).

As at 31 December 2025, taking into account the Group’s consolidated financial position, the directors of the Company do not believe that it is probable that the banks and counterparty will exercise their discretionary rights to demand immediate repayment. Included in the above balances, the directors of the Company believe that such bank borrowings and other borrowings will be repaid in accordance with the scheduled repayment dates as set out in the loan agreements.

(c) Fair value measurements

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

Certain financial assets of the Group are measured at fair values at the end of each reporting period. The following table gives information about how the fair values of these financial assets are determined.

Financial asset	Fair value as at		Fair value hierarchy	Valuation technique and key input
	2025	2024		
	HK\$’000	HK\$’000		
Financial assets at FVTPL				
– Club and school debentures	7,077	8,167	Level 2	Estimated transaction prices
– Listed equity investments	63,311	60,274	Level 1	Quoted bid prices in an active market

During the years ended 31 December 2025 and 2024, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfers into or out of Level 3 for both financial assets and liabilities.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

49. FINANCIAL INSTRUMENTS (Continued)

(c) Fair value measurements (Continued)

The directors of the Company consider that the carrying amounts of financial assets and financial liabilities at amortised cost in the consolidated financial statements approximate their fair values.

50. OFFSETTING FINANCIAL ASSETS AND LIABILITIES

The disclosures set out in the table below include financial assets and liabilities that are subject to an enforceable master netting arrangement or similar agreement that covers similar financial instruments that are either:

- offset in the Group's consolidated statement of financial position; or
- not offset in the Group's consolidated statement of financial position as the offsetting criteria are not met.

Under the agreement of continuous net settlement made between the Group and Hong Kong Securities Clearing Company Limited ("HKSCC"), the Group has a legally enforceable right to set off the money obligations receivable and payable with HKSCC on the same settlement date and are settled simultaneously. In addition, the Group has a legally enforceable right to set off all clients accounts receivable and payable at any time without prior notice to clients and the Group intends to settle these balances on a net basis.

Except for above, amounts due from/to HKSCC that are not to be settled on the same date, accounts receivable and payable from clients not intends to settle on a net basis, financial collateral including cash and securities received by the Group, deposit placed with HKSCC do not meet the criteria for offsetting in the consolidated statement of financial position since the right of set off of the recognised amounts is only enforceable following an event of default.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

50. OFFSETTING FINANCIAL ASSETS AND LIABILITIES (Continued)

	Gross amounts of recognised financial liabilities/ assets set off in the consolidated statement of financial position HK\$'000	Gross amounts of recognised financial liabilities/ assets set off in the consolidated statement of financial position HK\$'000	Net amounts of financial assets/ liabilities presented in the consolidated statement of financial position HK\$'000	Related amounts not set off in the consolidated statement of financial position		Net amount HK\$'000
				Financial instruments HK\$'000	Collateral received HK\$'000 (note)	
As at 31 December 2025						
Assets						
Receivables arising from securities broking	124,812	(4,940)	119,872	(172)	(94,039)	25,661
Liabilities						
Payables arising from securities broking	79,304	(4,940)	74,364	(4,339)	–	70,025
As at 31 December 2024						
Assets						
Receivables arising from securities broking	299,737	(4,335)	295,402	(1,198)	(271,427)	22,777
Liabilities						
Payables arising from securities broking	100,692	(4,335)	96,357	(10,550)	–	85,807

Note: The item represents the securities pledged in the clients' account which is not recognised in the consolidated statement of financial position. The amount is capped at the lower of the market value of securities and the net receivable amounts on a client by client basis.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

51. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

	2025 HK\$'000	2024 HK\$'000
Non-current assets		
Property, plant and equipment	12,473	224
Investments in subsidiaries	5,000,791	5,000,791
Prepayments, deposits and other receivables	4,481	4,481
	5,017,745	5,005,496
Current assets		
Prepayments, deposits and other receivables	608	230
Amounts due from subsidiaries	5,023,444	4,757,131
Financial assets at FVTPL	63,311	60,274
Bank balances and cash	621	628
	5,087,984	4,818,263
Current liabilities		
Other payables and accruals	100,938	83,012
Amounts due to subsidiaries	5,643,336	5,298,155
Bank borrowing	209,300	209,300
Other borrowings	250,000	250,000
Lease liabilities	8,689	59
	6,212,263	5,840,526
Net current liabilities	(1,124,279)	(1,022,263)
Total assets less current liabilities	3,893,466	3,983,233
Equity		
Share capital	144,231	144,071
Reserves (note)	814,182	1,224,693
	958,413	1,368,764
Non-current liabilities		
Loans from ultimate holding company	2,932,848	2,614,469
Lease liabilities	2,205	–
	2,935,053	2,614,469
	3,893,466	3,983,233

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

51. STATEMENT OF FINANCIAL POSITION OF THE COMPANY (Continued)

Note: The movement of the Company's reserves are as follows:

	Share premium HK\$'000	Share options reserve HK\$'000	Capital reserve HK\$'000	Accumulated losses HK\$'000	Total HK\$'000
As at 1 January 2024	1,928,652	6,948	586,594	(1,272,145)	1,250,049
Loss and total comprehensive expense for the year	-	-	-	(139,207)	(139,207)
Transaction with owners - Disposal of subsidiaries	-	-	113,851	-	113,851
As at 31 December 2024 and 1 January 2025	1,928,652	6,948	700,445	(1,411,352)	1,224,693
Loss and total comprehensive expense for the year	-	-	-	(416,927)	(416,927)
Transaction with owners - Exercise of share options	9,504	(3,088)	-	-	6,416
- Lapse of share options	-	(3,860)	-	3,860	-
As at 31 December 2025	1,938,156	-	700,445	(1,824,419)	814,182

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

52. PARTICULARS OF SUBSIDIARIES

Particulars of the Company's principal subsidiaries are as follows:

Name of subsidiary	Place of incorporation/ establishment registration and business	Issued ordinary share/ registered capital	Effective equity interest attributable to the Group (%)		Place of operation	Principal activity
			2025	2024		
Realord Asset Management Limited	Hong Kong	HK\$10,000 ordinary shares	100	100	Hong Kong	Investment holding
Citibest Global Limited	BVI	US\$50,000 ordinary shares	100	100	Hong Kong	Investment holding
Realord Ventures Limited	BVI	US\$1,000 ordinary shares	100	100	Hong Kong	Investment holding
Manureen Ventures Limited	BVI	US\$1,000 ordinary shares	100	100	Hong Kong	Investment holding
Realord Investment Limited	BVI	US\$1,000 ordinary shares	100	100	Hong Kong	Investment holding
Bright Success Inc.	BVI	US\$1 ordinary share	100	100	Hong Kong	Investment holding
Concept Star Corporation Limited	Hong Kong	HK\$2 ordinary shares	100	100	Hong Kong	Property investment
Easy Bloom Investment Limited	Hong Kong	HK\$1 ordinary share	100	100	Hong Kong	Property investment and investment holding

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

52. PARTICULARS OF SUBSIDIARIES (Continued)

Name of subsidiary	Place of incorporation/ establishment registration and business	Issued ordinary share/ registered capital	Effective equity interest attributable to the Group (%)		Place of operation	Principal activity
			2025	2024		
Qualiti Printing and Sourcing Limited	Hong Kong	HK\$3,750,000 ordinary shares	100	100	Hong Kong	Trading of hangtags, labels and shirt paper boards
Realord Asia Pacific Securities Limited	Hong Kong	HK\$266,000,000 ordinary shares	100	89.3	Hong Kong	Provision of securities broking services and margin financing
Realord Vehicle Parts Limited	Hong Kong	HK\$10,000 ordinary shares	100	100	Hong Kong	Distribution and sale of motor vehicle parts
Excellent Well (note)	Hong Kong	HK\$1 ordinary share	N/A	100	Hong Kong	Property investment
Realord Environmental Protection Industrial Company Limited ("Realord Environmental Protection")	Hong Kong	HK\$54,046,110 ordinary shares	61.3	61.3	Hong Kong	Investment holding and trading of scrap materials
Realord Asia Pacific Asset Management Limited	Hong Kong	HK\$15,400,000 (2024: HK\$14,100,000) ordinary shares	100	100	Hong Kong	Provision of securities advisory and asset management services
Absolute Holdings Limited	Hong Kong	HK\$1 ordinary share	100	100	Hong Kong	Property investment

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

52. PARTICULARS OF SUBSIDIARIES (Continued)

Name of subsidiary	Place of incorporation/ establishment/ registration and business	Issued ordinary share/ registered capital	Effective equity interest attributable to the Group (%)		Place of operation	Principal activity
			2025	2024		
Optima Capital Limited ("Optima Capital")	Hong Kong	HK\$10,000,000 ordinary shares	60	60	Hong Kong	Provision of securities broking, securities advisory and financial advisory services
Realord Finance Limited	Hong Kong	HK\$10,000 ordinary shares	100	100	Hong Kong	Money lending
偉祿商業 (深圳) 有限公司	The PRC	Paid-up capital of HK\$36,000,000	100	100	The PRC	Trading of electronic products and computer components/ property investment
深圳市偉祿商業控股 有限公司	The PRC	Paid-up capital of RMB32,000,000	100	100	The PRC	Property investment
前海美林融資租賃 (深圳) 有限公司	The PRC	Paid-up capital of US\$6,510,000	100	100	The PRC	Provision of financial leasing services
前海偉祿跨境電子商務 (深圳) 有限公司	The PRC	Paid-up capital of HK\$194,400,000	100	100	The PRC	Development and sale of e-commerce platform/ trading of products
冠彰電器 (深圳) 有限公司	The PRC	Paid-up capital of HK\$30,000,000	100	100	The PRC	Property investment
廣西梧州市通寶再生物資 有限公司	The PRC	Paid-up capital of HK\$3,570,000	61.3	61.3	The PRC	Dismantling and trading of scrap materials

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

52. PARTICULARS OF SUBSIDIARIES (Continued)

Name of subsidiary	Place of incorporation/ establishment/ registration and business	Issued ordinary share/ registered capital	Effective equity interest attributable to the Group (%)		Place of operation	Principal activity
			2025	2024		
廣東偉祿汽車零件 有限公司	The PRC	Paid-up capital of RMB40,000,000	100	100	The PRC	Distribution and sale of motor vehicle parts
深圳市偉祿科技控股 有限公司	The PRC	Paid-up capital of RMB50,000,000	100	100	The PRC	Property investment
深圳市夏浦光電技術 有限公司	The PRC	Paid-up capital of RMB50,000,000	100	100	The PRC	Property investment
Shenzhen Yousheng	The PRC	Paid-up capital of RMB20,000,000	51	51	The PRC	Property development
Realord Environmental Protection Japan Co, Ltd.	Japan	JPY90,000,000 ordinary shares	55.1	55.1	Japan	Processing and trading of scrap materials
Caribbean Education Industry Group Limited	BVI	US\$50,000 ordinary share	70.5	70.5	Grenada	Development of the project in Grenada
Hartman Group Ltd	Grenada	US\$1,000,000 ordinary share	70.5	70.5	Grenada	Property development
Hartman Hotel Development Ltd	Grenada	US\$10,000 ordinary share	70.5	70.5	Grenada	Property development

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

52. PARTICULARS OF SUBSIDIARIES (Continued)

Name of subsidiary	Place of incorporation/ establishment/ registration and business	Issued ordinary share/ registered capital	Effective equity interest attributable to the Group (%)		Place of operation	Principal activity
			2025	2024		
Realord Century Service Company Limited	Hong Kong	HK\$100 ordinary shares	70.5	70.5	Hong Kong	Consultancy services on CBI programme as a marketing agent
Hartman Culture Development (Shanghai) Co., Ltd. (哈特曼文化發展(上海)有限公司)	The PRC	US\$1,000,000 ordinary shares	70.5	70.5	The PRC	Consultancy services on CBI programme as a marketing agent
Realord Century Business Service (Shenzhen) Co., Ltd. (偉祿世紀商務服務(深圳)有限公司)	The PRC	Paid-up capital of RMB1,000,000	70.5	70.5	The PRC	Consultancy services on CBI programme as a marketing agent

The above table lists the subsidiaries of the Company which, in the opinion of the directors of the Company, principally affected the results for the year or formed a substantial portion of the net assets of the Group. To give details of other subsidiaries would, in the opinion of the directors of the Company, result in particulars of excessive length.

Note: The subsidiary was disposed during the year ended 31 December 2025.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

52. PARTICULARS OF SUBSIDIARIES (Continued)

The Group includes four (2024: four) subsidiaries/group of subsidiaries with material non-controlling interests, the details and the summarised financial information, before intragroup eliminations, are as follows:

Realord Environmental Protection and its subsidiaries

	2025 HK\$'000	2024 HK\$'000
Proportion of ownership interests and voting rights held by non-controlling interests	38.7%	38.7%
Current assets	251,602	246,499
Non-current assets	45,019	47,396
Current liabilities	(299,182)	(265,555)
Non-current liabilities	(7,584)	(7,472)
Net (liabilities)/assets	(10,145)	20,868
Carrying amount to non-controlling interests	(6,692)	5,601
Revenue	421,621	229,145
Expenses	(454,853)	(370,349)
Loss for the year	(33,232)	(141,204)
Other comprehensive income for the year	2,219	3,461
Total comprehensive expense for the year	(31,013)	(137,743)
Loss attributable to non-controlling interests	(13,153)	(54,928)
Total comprehensive expense attributable to non-controlling interests	(12,293)	(53,598)
Net cash flows (used in)/from operating activities	(13,021)	9,052
Net cash flows from/(used in) investing activities	11	(1,097)
Net cash flows used in financing activities	(2,270)	(7,235)
Net (decrease)/increase in cash and cash equivalents	(15,280)	720

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

52. PARTICULARS OF SUBSIDIARIES (Continued)

Optima Capital

	2025 HK\$'000	2024 HK\$'000
Proportion of ownership interests and voting rights held by non-controlling interests	40%	40%
Current assets	7,706	10,713
Non-current assets	21,010	21,255
Current liabilities	(3,086)	(2,246)
Non-current liabilities	(4,653)	(3,312)
Net assets	20,977	26,410
Carrying amount to non-controlling interests	8,391	10,564
Revenue	17,178	16,788
Expenses	(22,611)	(20,590)
Loss and total comprehensive expense for the year	(5,433)	(3,802)
Loss and total comprehensive expense attributable to non-controlling interests	(2,173)	(1,520)
Net cash flows from/(used in) operating activities	2,460	(2,180)
Net cash flows (used in)/from investing activities	(4,468)	5,618
Net cash flows from/(used in) financing activities	2,200	(5,607)
Net increase/(decrease) in cash and cash equivalents	192	(2,169)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

52. PARTICULARS OF SUBSIDIARIES (Continued)

Shenzhen Yousheng

	2025 HK\$'000	2024 HK\$'000
Proportion of ownership interests and voting rights held by non-controlling interests	49%	49%
Current assets	2,553,003	2,197,002
Non-current assets	218	193
Current liabilities	(805,103)	(492,921)
Non-current liabilities	(300,550)	(287,122)
Net assets	1,447,568	1,417,152
Carrying amount to non-controlling interests	709,308	694,404
Revenue	–	–
Expenses	(7,430)	(4,507)
Loss for the year	(7,430)	(4,507)
Other comprehensive income/(expense) for the year	37,846	(22,626)
Total comprehensive income/(expense) for the year	30,416	(27,133)
Loss attributable to non-controlling interests	(3,641)	(2,209)
Total comprehensive income/(expense) attributable to non-controlling interests	14,904	(13,296)
Net cash flows used in operating activities	(182,086)	(21,335)
Net cash flows used in investing activities	(47)	(33)
Net cash flows from financing activities	211,596	18,514
Net increase/(decrease) in cash and cash equivalents	29,463	(2,854)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

52. PARTICULARS OF SUBSIDIARIES (Continued)

The Caribbean Group

	2025 HK\$'000	2024 HK\$'000
Proportion of ownership interest and voting rights held by non-controlling interests	29.5%	29.5%
Current assets	2,356,580	2,357,080
Non-current assets	544	2,501
Current liabilities	(275,134)	(256,030)
Non-current liabilities	(134)	(205)
Net assets	2,081,856	2,103,346
Carrying amount to non-controlling interests	614,938	621,278
Revenue	5,924	20,009
Expenses	(25,952)	(34,429)
Loss for the year	(20,028)	(14,420)
Other comprehensive (expense)/income for the year	(1,462)	648
Total comprehensive expense for the year	(21,490)	(13,772)
Loss attributable to non-controlling interests	(5,908)	(4,251)
Total comprehensive expense attributable to non-controlling interests	(6,340)	(4,060)
Net cash flows from/(used in) operating activities	3,324	(5,727)
Net cash flows from/(used in) investing activities	3	(60)
Net cash flows used in financing activities	(5,379)	(2,051)
Net decrease in cash and cash equivalents	(2,052)	(7,838)

PRINCIPAL PROPERTIES HELD AS AT 31 DECEMBER 2025

Particulars of the principal properties held by the Group at the end of the reporting period are as follows:

Location	Purpose	Tenure	Attributable interest of the Group
Hong Kong			
House No. 25, Villa Bel-Air, Bel-Air on the Peak, Island South, No. 25 Bel-Air Peak Rise, Hong Kong	Residential	Medium term lease	100%
House No. 8, Villa Bel-Air, Bel-Air on the Peak, Island South, No. 8 Bel-Air Peak Rise, Hong Kong	Residential	Medium term lease	100%
Mainland China			
The industrial complex at No. 5 Fuye Road, Zhangkengjing Community, Guanhu Jie Dao, Longhua District, Shenzhen, the PRC	Industrial	Medium term lease	100%
The Properties located in Qiankeng Industrial Zone, Qiankeng Community, Fucheng Jie Dao, Longhua District, Shenzhen, the PRC	Under redevelopment	Medium term lease	100%

PRINCIPAL PROPERTIES HELD AS AT 31 DECEMBER 2025

Location	Purpose	Tenure	Attributable interest of the Group
A block of commercial/apartment building, all retail shops and car parking spaces of Realord Villas, Lanqing Er Lu, Luhua Community, Huanguan South Road, Guanhu Jie Dao, Longhua District, Shenzhen, the PRC	Mix of residential and commercial	Long term lease	100%
Realord Technology Park, Dongzhou Community, Guangming Jie Dao, Guangming District, Shenzhen, the PRC	Mix of residential, commercial and hotel operation	Medium term lease	100%