



**CARRY**

W E A L T H HOLDINGS LIMITED

恒 富 控 股 有 限 公 司

*(Incorporated in Bermuda with limited liability)*

*(於百慕達註冊成立之有限公司)*

(Stock Code 股份代號: 643)

2025

年度報告  
Annual Report

*We Carry quality apparel with  
A Wealth of Human Resources*



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## CARRY WEALTH HOLDINGS LIMITED

The Group's principal activity is manufacturing and trading garment products for internationally renowned brand names. The Group engages overseas subcontractors for its manufacturing process.

Headquartered in Hong Kong, Carry Wealth Holdings Limited has been listed on the Main Board of The Stock Exchange of Hong Kong Limited since 2000.

The Chinese name of the Company means “enduring prosperity”. The Group is committed to maximizing the return of its shareholders for their ongoing support.

## 恒富控股有限公司

本集團的主要業務為生產及買賣國際知名品牌成衣產品。本集團聘用海外分包商進行生產流程。

恒富控股有限公司的總部設於香港，於二零零零年在香港聯合交易所有限公司主板上市。

本公司取名恒富，喻意「恒久富足」。本集團致力爭取最佳回報，回饋一直鼎力支持本集團的股東們。

## Corporate Information 公司資料

### Executive Directors

Mr. Zhang ZiXing (Chairman) (appointed on 11 April 2025 as Co-Chairman and executive director and became Chairman on 30 April 2025)

Mr. Lee Chi Ho (appointed on 16 June 2025)

Mr. Shen Peng (Co-Chairman) (became Co-Chairman on 11 April 2025 and resigned as Co-Chairman and executive director on 30 April 2025)

Mr. Choi Tan Yee (resigned on 16 June 2025)

Mr. Tsang Chun Ho Anthony (resigned on 15 January 2025)

### Independent Non-Executive Directors

Mr. Cheng Wai Hei (Lead Independent Non-executive Director)

Mr. Lam Chi Wing

Ms. Li Qian (appointed on 16 June 2025)

Ms. Chiu Hoi Shan (resigned on 16 June 2025)

### Audit Committee

Mr. Cheng Wai Hei (Committee Chairman)

Mr. Lam Chi Wing

Ms. Li Qian (appointed on 16 June 2025)

Ms. Chiu Hoi Shan (resigned on 16 June 2025)

### Remuneration Committee

Mr. Lam Chi Wing (Committee Chairman)

Mr. Cheng Wai Hei

Ms. Li Qian (appointed on 16 June 2025)

Ms. Chiu Hoi Shan (resigned on 16 June 2025)

### 執行董事

張紫星先生(主席)  
(於二零二五年四月十一日獲委任為聯席主任及執行董事，並於二零二五年四月三十日成為主席)

李智豪先生(於二零二五年六月十六日獲委任)

譚鵬先生(聯席主席)(於二零二五年四月十一日成為聯席主席，並於二零二五年四月三十日辭任聯席主席及執行董事)

蔡丹義先生(於二零二五年六月十六日辭任)

子辰先生(於二零二五年一月十五日辭任)

### 獨立非執行董事

鄭偉禧先生(首席獨立非執行董事)

林至穎先生

李茜女士(於二零二五年六月十六日獲委任)

趙凱珊女士(於二零二五年六月十六日辭任)

### 審核委員會

鄭偉禧先生(委員會主席)

林至穎先生

李茜女士(於二零二五年六月十六日獲委任)

趙凱珊女士(於二零二五年六月十六日辭任)

### 薪酬委員會

林至穎先生(委員會主席)

鄭偉禧先生

李茜女士(於二零二五年六月十六日獲委任)

趙凱珊女士(於二零二五年六月十六日辭任)

## Corporate Information 公司資料

### Nomination Committee

Mr. Lam Chi Wing (*Committee Chairman*)

Mr. Cheng Wai Hei

Ms. Li Qian (*appointed on 16 June 2025*)

Ms. Chiu Hoi Shan (*resigned on 16 June 2025*)

### Investment Committee

Mr. Zhang ZiXing (*Committee Chairman*) (*appointed on 16 June 2025*)

Mr. Lee Chi Ho (*appointed on 16 June 2025*)

Mr. Choi Tan Yee (*resigned on 16 June 2025*)

Mr. Tsang Chun Ho Anthony (*resigned on 15 January 2025*)

### Company Secretary

Ms. Lam Wai

### Authorised Representative

Mr. Lee Chi Ho (*appointed on 16 June 2025*)

Ms. Lam Wai

Mr. Choi Tan Yee (*resigned on 16 June 2025*)

### Auditors

ZSZH (HK) Fuson CPA Limited  
*Registered Public Interest Entity Auditor*  
Room 2702, 27/F  
Wu Chung Building  
213 Queen's Road East  
Wan Chai  
Hong Kong

### Principal Bankers

Bank of China (Hong Kong) Ltd  
China CITIC Bank International Limited  
Standard Chartered Bank

### 提名委員會

林至穎先生(*委員會主席*)

鄭偉禧先生

李茜女士(*於二零二五年六月十六日獲委任*)

趙凱珊女士(*於二零二五年六月十六日辭任*)

### 投資委員會

張紫星先生(*委員會主席*)(*於二零二五年六月十六日獲委任*)

李智豪先生(*於二零二五年六月十六日獲委任*)

蔡丹義先生(*於二零二五年六月十六日辭任*)

子辰先生(*於二零二五年一月十五日辭任*)

### 公司秘書

林慧女士

### 授權代表

李智豪先生(*於二零二五年六月十六日獲委任*)

林慧女士

蔡丹義先生(*於二零二五年六月十六日辭任*)

### 核數師

中審眾環(香港)富信會計師事務所有限公司  
*註冊公眾利益實體核數師*  
香港  
灣仔  
皇后大道東213號  
胡忠大廈  
27樓2702室

### 主要往來銀行

中國銀行(香港)有限公司  
中信銀行(國際)有限公司  
渣打銀行

## Corporate Information 公司資料

### Principal Share Registrar and Transfer Agent

Conyers Corporate Services (Bermuda) Limited  
Clarendon House, 2 Church Street  
Hamilton HM 11, Bermuda

### Branch Share Registrar and Transfer Agent in Hong Kong

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

### Registered Office

Clarendon House, 2 Church Street  
Hamilton HM 11, Bermuda

### Head Office and Principal Place of Business in Hong Kong

Unit 903, 9/F.,  
Harbour Crystal Centre  
100 Granville Road  
Tsim Sha Tsui  
Kowloon, Hong Kong  
Tel: (852) 2180 0001

### Legal Adviser as to Hong Kong Law

HL Lawyers  
Unit 903, 9/F  
Harbour Crystal Centre  
100 Granville Road  
Tsim Sha Tsui  
Kowloon, Hong Kong

### Website

[www.carrywealth.com](http://www.carrywealth.com)

### E-mail Address

[info@carrywealth.com](mailto:info@carrywealth.com)

### Stock Code

643

### Board Lot Size

10,000 shares

### 主要股份登記及過戶處

Conyers Corporate Services (Bermuda) Limited  
Clarendon House, 2 Church Street  
Hamilton HM 11, Bermuda

### 香港股份登記及過戶分處

卓佳證券登記有限公司  
香港夏慤道16號  
遠東金融中心17樓

### 註冊辦事處

Clarendon House, 2 Church Street  
Hamilton HM 11, Bermuda

### 總辦事處及香港主要營業地點

香港九龍  
尖沙咀  
加連威老道100號  
港晶中心  
9樓903室  
電話：(852) 2180 0001

### 有關香港法律之法律顧問

韓林律師事務所  
香港九龍  
尖沙咀  
加連威老道100號  
港晶中心  
9樓903室

### 網站

[www.carrywealth.com](http://www.carrywealth.com)

### 電子郵箱

[info@carrywealth.com](mailto:info@carrywealth.com)

### 股份代號

643

### 每手買賣單位

10,000股股份

# Financial Highlights 財務摘要

## FIVE-YEAR FINANCIAL SUMMARY

### Results

## 五年財務摘要

### 業績

#### Year ended 31 December

截至十二月三十一日止年度

		2025	2024	2023	2022	2021
		二零二五年	二零二四年	二零二三年	二零二二年	二零二一年
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元
Revenue	收益	<b>315,225</b>	664,688	493,060	499,024	441,171
Loss for the year	年度虧損	<b>(46,225)</b>	(33,793)	(8,917)	(7,625)	(19)

### Assets and liabilities

### 資產及負債

#### Year ended 31 December

截至十二月三十一日止年度

		2025	2024	2023	2022	2021
		二零二五年	二零二四年	二零二三年	二零二二年	二零二一年
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元
Total assets	總資產	<b>210,512</b>	<b>239,559</b>	279,297	254,726	289,225
Total liabilities	總負債	<b>(104,844)</b>	<b>(91,636)</b>	(101,453)	(118,305)	(140,880)
Total equity	總權益	<b>105,668</b>	<b>147,923</b>	177,844	136,421	148,345

## Chairman's Statement 主席報告

On behalf of the board of directors (the "Board") of Carry Wealth Holdings Limited (the "Company", together with its subsidiaries, the "Group"), I hereby present the annual report of the Group for the year ended 31 December 2025.

2025 was a year of continued economic uncertainty and industry challenges. Global inflationary pressures persisted, and geopolitical tensions disrupted supply chains and dampened consumer demand in our key markets. For the Group, this year focused on completing our strategic production restructuring while navigating a downturn in core business performance.

In the face of these headwinds, the Group's revenue decreased by 52.6% to HK\$315.2 million (2024: HK\$664.7 million), mainly due to reduced customer orders from the US and Europe, which are our primary markets. Gross profit fell to HK\$25.5 million (2024: HK\$66.1 million), impacted by rising subcontracting costs. The Group recorded an annual loss of HK\$46.2 million (2024: HK\$33.8 million), reflecting the pressure from revenue contraction and ongoing cost challenges.

Despite these difficulties, we successfully completed our production transformation that all mainstream manufacturing orders were fulfilled by overseas subcontractors in Cambodia and Indonesia in 2025, following the cessation of core production at our Heshan Facility. The Heshan Facility now serves as an administrative, support, and sample production center, ensuring operational continuity. Financially, the Group maintained a stable liquidity position. As at 31 December 2025, the Group's cash and bank balances were HK\$48.5 million, and net current assets amounted to HK\$69.8 million, with a current ratio of 1.8, demonstrating our ability to meet short-term obligations.

### GOING FORWARD

The economic outlook remains uncertain, with geopolitical risks, trade policy shifts, and Southeast Asia inflation continuing to impact our business. As a key exporter to the US and Europe, we will closely monitor market changes and focus on three priorities: optimizing our Southeast Asia production network for cost and resilience, enhancing operational efficiency via digital tools and cost control, and maintaining prudent financial management to safeguard liquidity and shareholder value.

本人謹代表恒富控股有限公司(「本公司」，連同其附屬公司，統稱為「本集團」)董事會(「董事會」)提呈本集團截至二零二五年十二月三十一日止年度之年度報告。

二零二五年為經濟持續不明朗且行業充滿挑戰的一年。全球通脹壓力持續存在，地緣政治緊張局勢擾亂供應鏈，並抑制本集團主要市場的消費需求。本集團於本年度集中完成策略生產重組，同時應對核心業務表現的下滑。

面對逆勢，本集團的收益減少 52.6% 至 315.2 百萬港元(二零二四年：664.7 百萬港元)，主要由於我們主要市場美國及歐洲的客戶訂單減少。受分包成本上升影響，毛利降至 25.5 百萬港元(二零二四年：66.1 百萬港元)。本集團錄得年度虧損 46.2 百萬港元(二零二四年：33.8 百萬港元)，反映收益萎縮及持續成本挑戰所帶來的壓力。

儘管面臨此等困難，我們仍成功完成生產轉型，在鶴山設施終止核心生產後，於二零二五年將所有主流製造訂單交由柬埔寨及印尼的海外分包商完成。鶴山設施現已轉型為行政、支援及樣品生產中心，以確保營運持續。財務方面，本集團維持穩定的流動資金狀況。截至二零二五年十二月三十一日，本集團的現金及銀行結餘為 48.5 百萬港元，流動資產淨值達 69.8 百萬港元，流動比率為 1.8，顯示我們具備履行短期責任的能力。

### 展望未來

經濟前景仍不明朗，地緣政治風險、貿易政策變動及東南亞通脹持續均對我們的業務造成影響。作為美國與歐洲市場的主要出口商，我們將密切關注市場變化，並聚焦於三大重點：優化東南亞生產網絡以提升成本效益與韌性；透過數位工具與成本控制以提高營運效率；以及維持審慎的財務管理，以保障流動性及股東價值。

**APPRECIATION**

At this time, I would like to extend my sincerest appreciation to my fellow directors and our entire workforce for their commitment, diligence and contributions to the Group during the past year. I wish to also express my gratitude to all of our customers, suppliers, business partners and shareholders for their unwavering support.

**Lee Chi Ho**

*Executive Director*

27 March 2026

**致謝**

本人藉此機會衷心感謝董事全人及全體員工在過去一年對本集團的不懈努力、盡忠職守及熱心貢獻。本人亦謹此感謝各客戶、供應商、業務夥伴及股東多年來始終如一的支持。

*執行董事*

**李智豪**

二零二六年三月二十七日

# Management Discussion and Analysis 管理層討論及分析

## OVERVIEW

The Group's principal activity is manufacturing and trading of garment products for internationally renowned brand names. In 2025, the Group completed the full operational transition of its production capacity, with the production facilities in Heshan, Mainland China (the "Heshan Facility") no longer undertaking core manufacturing activities and serving exclusively as an administrative, support and sample production hub. All mainstream production orders were fulfilled by the Group's established overseas subcontracting partners in Cambodia and Indonesia, solidifying the Group's regional production layout in Southeast Asia.

In addition, the Group has a securities investment business segment that trades securities listed on the Hong Kong Stock Exchange. Concerning the volatile stock market, the Group continues to adopt a conservative investment strategy during the Current Year.

## RESULTS

For the Current Year, the Group recorded revenue of HK\$315.2 million (2024: HK\$664.7 million), gross profits of HK\$38.0 million (2024: HK\$66.1 million), and a loss for the year of HK\$46.2 million (2024: HK\$33.8 million). Basic and diluted loss per share were HK5.14 cents (2024: HK3.76 cents), reflecting the impact of revenue contraction and persistent cost pressures on the Group's overall performance.

## MARKET AND BUSINESS REVIEW

### Garment manufacturing and trading segment

2025 witnessed a mixed operating environment for the global garment manufacturing and export industry: the US and European markets, the Group's core revenue sources, experienced a slowdown in consumer spending on non-essential goods due to lingering inflationary pressures and economic uncertainty, leading to a notable reduction in customer order volumes and shipment values compared to 2024. Consequently, the Group's segment revenue for garment manufacturing and trading fell to HK\$315.2 million (2024: HK\$664.7 million), with the US and Europe contributing approximately 82.2% of total segment revenue (2024: 85.3%), amounting to HK\$259.0 million for the Current Year (2024: HK\$567.1 million).

## 概覽

本集團的主要業務是為多個國際知名品牌製造及貿易成衣產品。於二零二五年，本集團完成其產能的全面營運轉型，位於中國內地鶴山的生產設施（「鶴山設施」）不再從事核心製造業務，而專門作為行政、支援及樣品生產中心。所有主流生產訂單均由本集團在柬埔寨及印尼的既有海外分包合作夥伴負責履行，從而鞏固本集團在東南亞的區域生產佈局。

此外，本集團的證券投資業務分部買賣於香港聯合交易所有限公司上市的證券。鑑於股市波動，本集團於本年度繼續採取保守投資策略。

## 業績

於本年度，本集團之收益為315.2百萬港元（二零二四年：664.7百萬港元），毛利為38.0百萬港元（二零二四年：66.1百萬港元），本年度虧損46.2百萬港元（二零二四年：33.8百萬港元）。每股基本及攤薄虧損均為5.14港仙（二零二四年：3.76港仙），反映收益萎縮及持續成本壓力對本集團整體表現的影響。

## 市場及業務回顧

### 成衣製造及貿易分部

二零二五年見證著全球成衣製造及出口產業面臨複雜多變的營運環境：作為本集團核心營收來源的美國及歐洲市場，受持續的通脹壓力與經濟不確定性影響，在非必需品方面的消費者支出放緩，導致客戶訂單量及貨運價值較二零二四年顯著減少。因此，於本年度，本集團成衣製造及貿易分部收益降至315.2百萬港元（二零二四年：664.7百萬港元），其中美國及歐洲市場貢獻分部總收益約82.2%（二零二四年：85.3%），為數259.0百萬港元（二零二四年：567.1百萬港元）。

## Management Discussion and Analysis 管理層討論及分析

The transition of production capacity was fully completed in 2025, with all of the Group's garment production outsourced to Southeast Asian subcontractors (2024: 98%). The Heshan Facility ceased production activities and was converted into a support function, contributing no production-related revenue in 2025 (2024: 2%).

These cost pressures, driven by macro factors as persistent inflation in raw materials, logistics costs and compliance expenses, combined with revenue contraction from weaker downstream demand, resulted in a significant widening of the reportable segment loss to HK\$29.8 million in the Current Year (2024: HK\$15.0 million).

### Securities investment segment

Given the stagnant performance of the securities investment segment in recent years and the volatile securities environment, the Group continued to adopt a conservative investment strategy for the Current Year. The securities investment business recorded a fair value gain of nil (2024: nil). The Group did not make any investment in the Current Year.

## FINANCIAL REVIEW

### Revenue

The revenue decreased by 52.6% to HK\$315.2 million (2024: HK\$664.7 million), driven entirely by a contraction in the garment manufacturing and trading segment, with no revenue generated from the securities investment segment. The revenue decline was primarily attributable to a marked reduction in order volumes from the Group's principal customer, which was mainly due to changes in such customers' sourcing strategies amid broader macroeconomic headwinds.

### Gross profit

Gross profit decreased by 42.6% to HK\$38.0 million (2024: HK\$66.1 million), was mainly due to continued inflationary pressure on supply chain and subcontractor costs notwithstanding the Group's strategic shift of its production base to Southeast Asia.

### Administrative and other operating expenses

Administrative and other operating expenses decreased by 8.9% to HK\$71.6 million (2024: HK\$78.6 million) for the Current Year, mainly due to the decrease in employee benefits expenses by HK\$4.0 million in relation to the cessation operation in the Heshan Facility and one-off nature redundancy cost incurred in 2024.

產能轉型已於二零二五年全面完成，本集團的全部成衣生產均已外包予東南亞分包商(二零二四年：98%)。鶴山設施已停止生產活動，並轉型為支援職能，於二零二五年並無產生任何生產相關收益(二零二四年：2%)。

此等成本壓力源於宏觀因素，包括原材料、物流成本及合規支出持續上漲，加上下游需求疲軟導致收益萎縮，以致本年度的可報告分部虧損大幅擴大至29.8百萬港元(二零二四年：15.0百萬港元)。

### 證券投資分部

鑒於近年證券投資分部的表現停滯以及證券環境波動，本集團於本年度繼續採取保守投資策略。證券投資業務錄得公允值收益為零(二零二四年：零)。於本年度，本集團並無作進一步投資。

### 財務回顧

#### 收益

收益減少52.6%至315.2百萬港元(二零二四年：664.7百萬港元)，此乃完全受到成衣製造及貿易分部萎縮所影響，而證券投資分部則並無產生任何收益。收益下降主要由於來自本集團主要客戶的訂單量顯著減少，此乃主要由於在更廣泛的宏觀經濟阻力下，該等客戶的採購策略有所變動所致。

#### 毛利

毛利減少42.6%至38.0百萬港元(二零二四年：66.1百萬港元)，主要由於儘管本集團已將生產基地戰略性轉移至東南亞，供應鏈及分包商成本仍持續面臨通脹壓力。

#### 行政及其他營運開支

行政及其他營運開支減少8.9%至本年度的71.6百萬港元(二零二四年：78.6百萬港元)，主要由於二零二四年與鶴山設施終止營運有關的僱員福利開支及一次性裁員成本減少4.0百萬港元。

## Management Discussion and Analysis 管理層討論及分析

### Selling and distribution expenses

Selling and distribution expenses decreased by 33.4% to HK\$9.2 million for the Current Year (2024: HK\$13.8 million), in line with the revenue decline. The expense ratio relative to garment segment revenue increased slightly to 2.9% (2024: 2.1%), mainly due to a higher proportion of logistics and shipping costs amid reduced shipment volumes.

### Finance expenses

Finance expenses decreased by 63.5% to HK\$4.0 million for the Current Year (2024: HK\$10.4 million), mainly due to a reduced level of invoice factoring arrangements during 2025, in line with the decline in the Group's revenue.

### Other income, gains and losses, net

Other income, gains and losses, net amounted to a loss approximately to HK\$48,000 for the Current Year (2024: approximately to HK\$1,558,000), was mainly due to a sharp decrease in customer compensation by HK\$1.4 million as no order cancellations made by customers in the Current Year.

### Loss for the year

The Group's loss for the year widened by 36.8% to HK\$46.2 million in the Current Year (2024: HK\$33.8 million), with the key driver being the significant decline in gross profit of HK\$28.2 million that far offset the savings in operating and financial expenses.

### Treasury policy, liquidity and financial resources

The Group adhered to a conservative treasury policy throughout 2025, prioritising cash flow safety and operational liquidity. As at 31 December 2025, the Group's cash and bank balances decreased by 56.4% to HK\$48.5 million (2024: HK\$111.0 million), primarily due to cash outflows from operating activities. Working capital represented net current assets, which decreased by 34.3% to HK\$69.8 million (2024: HK\$106.2 million), reflecting the decline in current assets and a slight increase in current liabilities. The Group's current ratio decreased to 1.8 as of 31 December 2025 (2024: 2.5), remaining above the safe threshold of 1.0 and indicating the Group's continued ability to meet short-term obligations.

### 銷售及分銷開支

銷售及分銷開支減少33.4%至本年度的9.2百萬港元(二零二四年：13.8百萬港元)，與收益減少一致。銷售及分銷開支佔成衣分部收益的開支比例略為增加至2.9%(二零二四年：2.1%)，主要由於在貨運量下降的情況下，佔物流及貨運成本的比例更高。

### 融資開支

融資開支減少63.5%至本年度的4.0百萬港元(二零二四年：10.4百萬港元)，此乃由於二零二五年票保理安排的水平下降，與本集團收益減少相符。

### 其他收入、收益及虧損淨額

於本年度，其他收入、收益及虧損淨額為虧損約48,000港元(二零二四年：約1,558,000港元)，主要由於本年度並無客戶取消訂單，以致客戶賠償大幅減少1.4百萬港元。

### 本年度虧損

本集團的年度虧損增加36.8%至本年度的46.2百萬港元(二零二四年：33.8百萬港元)，主要原因為毛利大幅下降28.2百萬港元，遠遠抵銷所節省的營運及融資開支。

### 庫務政策、流動資金及財務資源

本集團於二零二五年內秉持審慎庫務政策，將現金流量安全與營運流動性列為優先考量。截至二零二五年十二月三十一日，本集團的現金及銀行結餘減少56.4%至48.5百萬港元(二零二四年：111.0百萬港元)，主要由於經營活動產生現金流出。營運資金(即流動資產淨值)減少34.3%至69.8百萬港元(二零二四年：106.2百萬港元)，反映流動資產減少及流動負債輕微增加。截至二零二五年十二月三十一日，本集團流動比率降至1.8(二零二四年：2.5)，仍高於1.0的安全門檻，顯示本集團具有履行短期責任的持續能力。

## Management Discussion and Analysis 管理層討論及分析

To maintain the cash flow of the Heshan Facility, a director of the Heshan subsidiary has advanced short term loans to the Heshan subsidiary. As at 31 December 2025, amount due to a director of subsidiaries increased to HK\$54.6 million (2024: HK\$40.5 million), remaining interest-free and repayable on demand, with no asset pledges, and were denominated in Renminbi.

The Group's working capital pressure increased in 2025, mainly due to slower receivables collection and sustained operating cash outflows. The interest-free loan from a director of Heshan subsidiary remained a key supplementary source of liquidity for the Group's daily operations.

### Capital expenditure

During the Current Year, the Group incurred a total capital expenditure of HK\$0.8 million (2024: HK\$5.7 million), mainly related to the purchase of manufacturing equipment for the garment manufacturing and trading business in Cambodia and Indonesia, to cope with its increasing scale and the decoration costs of the newly leased office in Hong Kong.

### Foreign exchange exposure

The Group's sales are principally transacted in US dollars. With a factory in Mainland China and offices in Hong Kong and Mainland China, the Group's operating expenses are primarily settled in Hong Kong dollars, Renminbi, and US dollars.

As the Hong Kong dollar is pegged to the US dollar, exposure to US dollars foreign exchange risk is minimal. No financial instruments are used for hedging purpose, and the Group will closely monitor the fluctuation of the other foreign currency exchange rates and, if necessary, enter into foreign currency forward contracts to reduce such fluctuation risks. As at 31 December 2025, there were no the outstanding forward contracts.

### Credit policy

Consistent with prevailing industry practice, the Group's business was transacted on an open account basis with its long-standing customers during the year. The credit ratings of customers are constantly reviewed and their respective credit limits will be adjusted, as and when necessary.

為維持鶴山設施的現金流量，鶴山附屬公司一名董事已向鶴山附屬公司墊付短期貸款。於二零二五年十二月三十一日，應付附屬公司董事款項增加至54.6百萬港元（二零二四年：40.5百萬港元），仍為免息、按要求償還，並無資產抵押，且以人民幣列值。

本集團於二零二五年的營運資金壓力增加，主要歸因於應收款項回收速度放緩及持續的營運現金流出。來自鶴山附屬公司一名董事的免息貸款，仍是本集團日常營運的重要流動資金補充來源。

### 資本開支

於本年度，本集團產生資本開支總額0.8百萬港元（二零二四年：5.7百萬港元），主要由於就柬埔寨及印尼的成衣製造及貿易業務採購相關生產設備以配合其不斷擴充的規模，以及於香港新租賃辦公室的裝修費用。

### 外匯風險

本集團之銷售主要以美元交易。本集團於中國大陸設有一間廠房，並於香港及中國大陸設有辦事處，本集團之經營開支主要以港元、人民幣及美元結算。

由於港元與美元掛鈎，故所承受美元之外匯風險較低。概無金融工具用作對沖用途，本集團將會密切監察其他外幣匯率的波動情況，並於有需要時訂立遠期外匯合約以減低有關波動的風險。於二零二五年十二月三十一日，並無未償遠期合約。

### 信貸政策

與現時行業慣例相符，本集團於年內與已建立長遠穩定關係之客戶以記賬形式進行業務交易。本集團定期審閱客戶之信貸評級，並於有需要時調整彼等之個別信貸額。

## Management Discussion and Analysis 管理層討論及分析

### CHARGES ON ASSETS

As at 31 December 2025, the Group had no assets pledged as security for any borrowings.

As at 31 December 2024, the Group's land use rights of HK\$7.2 million and buildings of HK\$37.3 million in Heshan, Mainland China were pledged as security for the loans from a director of subsidiaries. As mentioned in the Company's announcement dated 24 February 2025, the relevant pledge was fully discharged on 21 January 2025.

### CONTINGENT LIABILITIES

As at 31 December 2025 and 2024, the Group had no contingent liabilities.

### MATERIAL ACQUISITIONS, DISPOSALS AND SIGNIFICANT INVESTMENT

The Group did not hold any significant investments with a value of 5% or more of the Group's total assets, and did not have any material acquisitions or disposals of subsidiaries, associates, and joint ventures as at 31 December 2025. During the reporting period, the Group has no plans about any future significant investments.

### HUMAN RESOURCES AND REMUNERATION POLICIES

The Group provides a harmonious working environment to employees whose commitment and expertise are critical to the long-term success of its business. The Group offers employees rewarding careers and provides them with a variety of training programs aimed at enhancing their professionalism. It rewards employees according to prevailing market practices, individual experience and performance. To attract and retain high caliber employees, the Group also offers discretionary bonuses and share options to staff members based on performance of the individual as well as the Group.

As at 31 December 2025, the Group had 182 full-time employees (2024: 213). The decrease was caused by the strategic plan of streamlining the operation of the Heshan Facility.

### 資產抵押

於二零二五年十二月三十一日，本集團並無就任何借款質押任何資產作抵押品。

於二零二四年十二月三十一日，本集團位於中國大陸鶴山市之土地使用權7.2百萬港元及樓宇37.3百萬港元抵押作來自附屬公司董事之貸款之擔保。誠如本公司日期為二零二五年二月二十四日的公告所載，有關抵押已於二零二五年一月二十一日全部解除。

### 負債

於二零二五年及二零二四年十二月三十一日，本集團並無或然負債。

### 重大收購、出售及重大投資

於二零二五年十二月三十一日，本集團並無持有任何價值達本集團總資產5%或以上的重大投資，亦無重大收購或出售附屬公司、聯營公司及合營企業。於報告期間，本集團並無有關任何未來重大投資的計劃。

### 人力資源及薪酬政策

本集團為僱員提供和諧及專業之工作環境，其業務之長期成功全賴僱員之竭誠投入工作及其專業技能。本集團亦給予僱員具價值之事業及提供旨在加強其專業技能之不同培訓課程。本集團僱員薪酬福利乃根據現行市場慣例及按其個人經驗與表現而釐定。為吸引及挽留高質素僱員，本集團亦按個別僱員之表現及本集團之業績授予酌情花紅及購股權。

於二零二五年十二月三十一日，本集團有182名全職僱員（二零二四年：213名）。減少乃由於精簡鶴山設施營運的策略計劃所致。

### ENVIRONMENTAL, SOCIAL AND CORPORATE RESPONSIBILITY

As a responsible corporation, the Group is committed to maintaining the highest environmental and social standards to ensure sustainable development of its business. The Board has overall responsibility for the Group's environmental, social and governance ("ESG") strategy. The Board is responsible for ensuring appropriate and effective risk management and internal control systems to mitigate ESG-related risks and meet stakeholders' needs and expectations. The Group's ESG management team is assigned key responsibilities, including monitoring the implementation of ESG strategic plans, alerting the Board of any potential ESG-related risks, reporting to the Board about the effectiveness of the ESG system and reviewing stakeholders' needs and expectations.

A full 2025 ESG report is being prepared with reference to Appendix C2 of the Environmental, Social and Governance Reporting Code pertaining to the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (the "Stock Exchange") (the "Listing Rules"), and will be published on the Group's and the Stock Exchange's websites at the same time as the publication of the 2025 annual report.

### 環境、社會及企業責任

作為一間負責任的企業，本集團致力維持最高之環境及社會標準，以確保其業務可持續發展。董事會對本集團之環境、社會及管治（「環境、社會及管治」）策略承擔整體責任。董事會負責確保設立合適及有效之風險管理及內部監控系統，從而降低環境、社會及管治相關風險，以達致持份者之需求及預期。本集團之環境、社會及管治管理團隊肩負包括監察環境、社會及管治策略計劃之實施、警示董事會任何潛在環境、社會及管治相關風險、向董事會報告有關環境、社會及管治系統成效及審視持份者之需求及預期在內之主要職責。

完整之二零二五年環境、社會及管治報告乃參考香港聯合交易所有限公司（「聯交所」）證券上市規則（「上市規則」）附錄C2環境、社會及管治報告守則而編製，並將與二零二五年年度報告同時刊載於本集團及聯交所之網站。

### OUTLOOK

The global economic outlook remains highly uncertain, with lingering inflation and geopolitical tensions continuing to weigh on consumer spending for non-essential goods in the US and Europe, which are our core markets. As a key garment exporter, geographical and macroeconomic risks will remain pivotal to our performance, with brand customer expected to maintain prudent sourcing strategies of smaller, more frequent orders and tighter budgets. Having fully completed our production capacity transition in 2025, the Heshan Facility will continue its key role as an administrative, support and sample production hub, while all mainstream production remains with our Southeast Asian subcontracting partners in Cambodia and Indonesia. We will evaluate opportunities to engage new manufacturing partners or invest in self-owned factories in the region as needed to strengthen our production layout resilience. The 2025–2026 garment manufacturing industry is evolving rapidly, driven by sustainability, technological advancement and shifting consumer preferences. Amid supply chain cost pressures and disruptions, significant growth opportunities lie in eco-conscious and tech-driven markets. We will enhance our sustainability practices and invest in automation and digital tools to uphold our competitive edge in serving international brand name.

Given the prolonged stagnation of our securities investment segment and persistent market volatility, we will maintain a prudent, capital-preservation-focused strategy for this business to safeguard shareholder interests. We remain focused on our core garment manufacturing and trading business, closely monitoring macroeconomic factors to adjust operational strategies dynamically. We will prioritize cash flow safety and operational liquidity to mitigate working capital pressure, and proactively seek and evaluate all viable opportunities to drive long-term sustainable growth and maximize shareholder returns.

### 前景

全球經濟前景仍處於非常不確定的境況，持續通脹與地緣政治緊張局勢，繼續對我們核心市場美國與歐洲在非必需品方面的消費支出造成打擊。作為主要成衣出口商，地域與宏觀經濟風險將仍然對我們的業績產生重要影響，預計品牌客戶將維持審慎的採購策略，包括下達較少但頻率更高的訂單，並收緊預算。隨著產能轉型於二零二五年全面完成，鶴山設施將繼續擔當其作為行政、支援及樣品生產樞紐的關鍵角色，而所有主流生產則仍由我們位於柬埔寨及印尼的東南亞分包合作夥伴負責。我們將評估於有需要時在該等地區尋求新製造合作夥伴或投資自營廠房的機會，以加強生產佈局的韌性。受可持續發展、技術日新月異及消費者偏好轉變所帶動，二零二五年至二零二六年的成衣製造業正迅速演變。在供應鏈成本壓力與中斷的情況下，具環保意識及科技驅動的市場蘊藏重大增長機會。我們將改進可持續發展的實務，並投資於自動化與數位工具，以維持我們在服務國際品牌方面的競爭優勢。

鑒於證券投資業務長期停滯及市場波動持續，我們將就此業務維持審慎且以保本為主的策略，以保障股東權益。我們仍將專注於核心成衣製造及貿易業務，密切關注宏觀經濟因素，並靈活調整營運策略。我們將優先確保現金流安全與營運流動性，以緩解營運資金壓力，並積極尋求及評估所有可行機會，以推動長期可持續增長並為股東帶來最高回報。

# Corporate Governance Report 企業管治報告

## CORPORATE GOVERNANCE PRACTICES

The Board is of the view that the Company has complied with all the code provisions as set out in the Corporate Governance Code (the “CG Code”) contained in Appendix C1 to the Rules Governing the Listing of Securities (the “Listing Rules”) on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) throughout the year ended 31 December 2025, except for certain deviations as explained in this Annual Report.

## THE BOARD OF DIRECTORS

### Board Composition

The composition of the Board for the year ended 31 December 2025 and up to the date of this report were:

#### Executive Directors

Mr. Zhang ZiXing (*Chairman*) (*appointed on 11 April 2025 as Co-Chairman and executive director and became Chairman on 30 April 2025*)

Mr. Lee Chi Ho (*appointed on 16 June 2025*)

Mr. Shen Peng (*Co-Chairman*) (*became Co-Chairman on 11 April 2025 and resigned as Co-Chairman and executive director on 30 April 2025*)

Mr. Choi Tan Yee (*resigned on 16 June 2025*)

Mr. Tsang Chun Ho Anthony (*resigned on 15 January 2025*)

#### Independent Non-Executive Directors

Mr. Cheng Wai Hei (*Lead Independent Non-executive Director*)

Mr. Lam Chi Wing

Ms. Li Qian (*appointed on 16 June 2025*)

Ms. Chiu Hoi Shan (*resigned on 16 June 2025*)

## 企業管治常規

董事會認為於截至二零二五年十二月三十一日止年度內，本公司一直遵守香港聯合交易所有限公司(「聯交所」)證券上市規則(「上市規則」)附錄C1所載之企業管治守則(「企業管治守則」)之所有守則條文，除本年度報告所述的若干偏離外。

## 董事會

### 董事會之組成

截至二零二五年十二月三十一日止年度及直至本報告日期董事會之組成如下：

#### 執行董事

張紫星先生(主席)  
(於二零二五年四月十一日獲委任為聯席主任及執行董事，並於二零二五年四月三十日成為主席)

李智豪先生(於二零二五年六月十六日獲委任)

譚鵬先生(聯席主席)(於二零二五年四月十一日成為聯席主席，並於二零二五年四月三十日辭任聯席主席及執行董事)

蔡丹義先生(於二零二五年六月十六日辭任)

子辰先生(於二零二五年一月十五日辭任)

#### 獨立非執行董事

鄭偉禧先生(首席獨立非執行董事)

林至穎先生

李茜女士(於二零二五年六月十六日獲委任)

趙凱珊女士(於二零二五年六月十六日辭任)

## Corporate Governance Report 企業管治報告

The Board possesses a balance of skill and experience which is appropriate for the requirements of the business of the Group. A balanced composition of executive and non-executive directors also generates a strong independent element on the Board, which can exercise independent judgement effectively and make decision objectively for the best interests of the Company.

Save for those as disclosed in the section headed “Directors’ Biographical Details” as set out on pages 39 to 44 of this Annual Report, there is no relationship (including financial, business, family or other material or relevant relationship) among members of the Board.

During the year ended 31 December 2025, four Board meetings and one general meeting were held. The attendance records of directors are set out on page 28 of this Annual Report.

### Chairman and Chief Executive Officer

According to code provision C.2.1 of the CG Code, the roles of chairman and chief executive should be separate and should not be performed by the same individual. Since 1 January 2025 and up to the date of this Annual Report, the position of chief executive officer of the Company remains vacant. The responsibilities of the chief executive officer are taken up by Mr. Tsang Chun Ho Anthony (for the period between 1 January 2025 to 15 January 2025), Mr. Choi Tan Yee (for the period between 16 January 2025 and up to 16 June 2025) and Mr. Lee Chi Ho (for the period between 17 June 2025 and up to the date of this Annual Report). The daily operation and management of the Company are monitored by the executive Directors. The Board is of the view that although there is no chief executive officer (for the period between 1 January 2025 and the date of this Annual Report), the balance of power and authority is ensured by the operation of the Board, which comprises experienced individuals who would meet from time to time to discuss issues affecting the operation of the Company and the Group. The Board believes that this arrangement enables the Company to make and implement decisions promptly, and thus achieve the Company’s objectives efficiently. The Board also believes that the Company already has a strong corporate governance structure in place to ensure effective oversight of management.

董事會具備適合本集團業務所需之技能及經驗。執行董事及非執行董事之均衡組成，亦使董事會具備強大之獨立元素，以便有效率地進行獨立判斷及客觀地作出決策，以符合本公司之最佳利益。

除於本年度報告第39至44頁之「董事簡歷」一節內所披露者外，董事會各成員之間概無任何關係(包括財務、業務、家族或其他重大或相關關係)。

於截至二零二五年十二月三十一日止年度，董事會曾舉行四次董事會會議及一次股東大會，董事之出席記錄載於本年度報告第28頁。

### 主席及行政總裁

根據企業管治守則第C.2.1條，主席及行政總裁之職務應予區分，並不應由同一人同時擔任。自二零二五年一月一日起及直至本年度報告日期，本公司行政總裁一職仍然空缺。行政總裁的職責由子辰先生(二零二五年一月一日至二零二五年一月十五日期間)、蔡丹義先生(二零二五年一月十六日直至二零二五年六月十六日)及李智豪先生(二零二五年六月十七日直至本年報日期)承擔。本公司日常營運及管理由執行董事監察。董事會認為儘管並無行政總裁(二零二五年一月一日至本年度報告日期期間)，權力及職權之平衡乃由董事會運作確保，董事會由富有經驗之人士組成，彼等不時會面討論影響本公司及本集團運作之事宜。董事會相信，有關安排可使本公司快速作出及落實決定，因此可高效達成本公司目標。董事會亦相信，本公司已具備穩固的企業管治架構，確保有效監督管理層。

### Independent Non-executive Directors

The Board at all times met the requirements of the Listing Rules relating to the appointment of at least three independent non-executive directors representing one-third of the Board with at least one of whom possessing appropriate professional qualifications or accounting or related financial management expertise, which is in compliance with Rules 3.10, 3.10A and 3.21 of the Listing Rules. All independent non-executive directors have confirmed their independence during the year and the Company considers that they are independent in accordance with the independent guidelines set out in Rule 3.13 of the Listing Rules.

The Company recognise that Board independence is critical to good corporate governance and Board effectiveness. The participation of Independent Non-executive Directors on the Boards brings independent and objective judgment to the affairs of the Company. Each of the Board Committees is chaired by an Independent Non-executive Director and comprises all or a majority of Independent Non-executive Directors.

### Appointments and Re-election of Directors

The Board is empowered under the Company's Bye-laws to appoint any person as a director either to fill a casual vacancy on or as an additional member of the Board. The selection criteria are mainly based on the professional qualification and experience of the candidate and the recommendations of the Nomination Committee. Each of the directors has entered into a service agreement or a letter of appointment with the Company for a term of not more than three years and is subject to termination provision therein and provision on retirement by rotation of Directors as set out in the Company's Bye-laws. A newly appointed director must retire and be re-elected at the next annual general meeting after his/her appointment.

At each annual general meeting of the Company, one-third of the directors of the Company for the time being (or, if their number is not three or a multiple of three, then the number nearest to but not less than one-third) shall retire from office by rotation. Every director shall be subject to retirement by rotation at least once every three years. The directors to retire every year will be those who have been the longest in office since their last re-election or appointment. In the upcoming annual general meeting, Mr. Lam Chi Wing, Mr. Lee Chi Ho and Ms. Li Qian would retire and be subject to re-election.

### 獨立非執行董事

董事會一直符合上市規則的規定，委任至少三名獨立非執行董事(人數佔董事會成員三分之一)，當中至少一人具備合適的專業資格或會計或相關的財務管理專業知識，符合上市規則第3.10、3.10A及3.21條。全體獨立非執行董事均已確認其於年內的獨立性，根據上市規則第3.13條所載列的獨立指引，本公司認為彼等均具有獨立性。

本公司深知，董事會的獨立性對良好的企業管治及董事會效能至關重要。獨立非執行董事加入董事會，能為本公司事務提供獨立且客觀的判斷。各董事委員會均由一名獨立非執行董事擔任主席，且成員全數或多數為獨立非執行董事。

### 委任及重選董事

董事會獲本公司之章程細則授權委任任何人士為董事，以填補臨時空缺或成為董事會新成員。甄選因素主要以候選人之專業資格及經驗以及提名委員會之建議為基準。本公司與各董事均已簽訂任期不多於三年之服務協議或委任函及須遵守其終止條文及本公司章程細則所載的董事輪值退任條文。新委任董事須於彼獲委任後下屆股東週年大會上退任及膺選連任。

於本公司每屆股東週年大會上，三分之一本公司在任董事(或倘其數目並非三或三之倍數，則必須為最接近但不少於三分之一之人數)須輪值退任。每名董事須至少每三年輪值退任一次。每年退任董事為自上次重選或任職時間最長者。於即將舉行之股東週年大會上，林至穎先生、李智豪先生及李茜女士將退任及膺選連任。

### Board and Management

To enable all directors to make informed decisions in the Board meetings and to discharge their duties and responsibilities, appropriate, complete and reliable information prepared by the management are provided in a timely manner. All directors are kept informed on a timely basis of major changes that may affect the Group's business, including relevant rules and regulations. To reinforce independence, the Board and each director can have separate and independent access to the management of the Company if additional information is required. To further assist the directors to discharge their duties to the Company, the Board has also established a written procedure to enable directors to seek independent professional advice at the Company's expenses.

In order to have a clear principle in relation to the matters specifically reserved to the Board for decisions, functions between the Board and the management are formalized. The Board has established a written guideline determining which issues require a decision of the Board and those delegated to the management. Matters reserved to the Board for decision include, *inter alia*, the making of significant financial and legal commitments, mergers and acquisitions, material asset acquisitions or disposals, the change of share capital, the approval of financial reporting, budgeting, management succession and representation to shareholders. The management is responsible for the day-to-day running of the Group. The management is required to submit reports on the operations to the Board on a regular basis and make recommendations to the Board on the development of major projects or business proposals and their respective implementation. The Board is of the view that such division of responsibilities can enhance the corporate governance of the Company.

The Board considers that corporate governance should be the collective responsibility of directors and delegated the corporate governance duties to the Audit Committee which include:

- 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 of the Company;
- 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 applicable to employees and directors; and
- to review the Company's compliance with the CG Code and disclosure in the Corporate Governance Report.

### 董事會及管理層

管理層須適時提供由彼等編製之適合、完整及可靠資訊，以確保全體董事於董事會會議上作出知情決定及履行彼等之職務及職責。若有可能影響本集團業務的重大變動(包括相關法例及法規)，本公司將會適時知會全體董事。為增強獨立性，董事會及各董事可於需要更多資訊時自行透過獨立途徑接觸本公司之管理層。為進一步協助董事對本公司履行彼等之職務，董事會亦已設立一套書面程序，使董事可尋求獨立專業意見，費用由本公司支付。

為就特別須董事會作決定之事項提供明確原則，董事會及管理層之職能已予界定。董事會已訂立一份書面指引，釐定須由董事會決定及授權予管理層之議題。須董事會作決定之事項其中包括重要財務及法律承擔、合併及收購、重大資產收購或出售、更改股本、審批財務報告、編訂預算、管理層繼任及向股東作出陳述等。管理層負責本集團之日常營運。管理層須定期向董事會呈交營運報告，並就發展主要項目或業務計劃書及彼等各自之落實情況向董事會提出建議。董事會認為，如此職責劃分可增強本公司之企業管治。

董事會認為企業管治應屬董事的共同責任，且彼等授予審核委員會的企業管治職能包括：

- 制定及檢討本公司的企業管治政策及常規，並向董事會提出建議；
- 檢討及監察董事及本公司高級管理層的培訓及持續專業發展；
- 檢討及監察本公司在遵守法律及監管規定方面的政策及常規；
- 制定、檢討及監察適用於僱員及董事的行為守則；及
- 檢討本公司遵守企業管治守則的情況及企業管治報告的披露資料。

**Directors' Continuous Professional Development**

Every newly appointed Director will be given an introduction of regulatory requirements on or before their respective appointment dates. Mr. Zhang ZiXing confirmed that he (i) obtained the legal opinion referred to in Rule 3.09D of the Listing Rules on 11 April 2025, and (ii) understood his responsibilities as a director of a listed issuer under the Listing Rule. Each of Mr. Lee Chi Ho and Ms. Li Qian confirmed that he/she (i) obtained the legal opinion referred to in Rule 3.09D of the Listing Rules on 16 June 2025, and (ii) understood his/her responsibilities as directors of a listed issuer under the Listing Rule. To develop and refresh the knowledge and skills, all current directors have participated in not less than a hour continuous professional development and provided the Company their training records for the year ended 31 December 2025 which are summarized as follows:

**董事之持續專業發展**

每名新委任董事將於其各自委任日期或之前獲得有關監管規定的簡介。張紫星先生確認，彼(i)已於二零二五年四月十一日取得上市規則第3.09D條所述的法律意見；及(ii)了解彼根據上市規則作為上市發行人董事的責任。李智豪先生及李茜女士確認，彼等(i)已取得上市規則第3.09D條所述的法律意見；及(ii)了解彼等根據上市規則作為上市發行人董事的責任。為發展並更新其知識及技能，全體現任董事已參與持續專業發展不少於一小時並向本公司提供彼等截至二零二五年十二月三十一日止年度培訓之記錄，概述如下：

Directors	董事	Read materials and/or attended seminars on responsibility of directors and other relevant topics 閱讀有關董事職責及其他相關題目的資料及／或出席相關研討會
<b>Executive Directors</b>		
Mr. Zhang ZiXing (appointed on 11 April 2025)	張紫星先生(於二零二五年四月十一日獲委任)	✓
Mr. Lee Chi Ho (appointed on 16 June 2025)	李智豪先生(於二零二五年六月十六日獲委任)	✓
Mr. Choi Tan Yee (resigned on 16 June 2025)	蔡丹義先生(於二零二五年六月十六日辭任)	N/A 不適用
Mr. Shen Peng (resigned on 30 April 2025)	譚鵬先生(於二零二五年四月三十日辭任)	N/A 不適用
Mr. Tsang Chun Ho Anthony (resigned on 15 January 2025)	子辰先生(於二零二五年一月十五日辭任)	N/A 不適用
<b>Independent Non-executive Directors</b>		
Mr. Cheng Wai Hei	鄭偉禧先生	✓
Mr. Lam Chi Wing	林至穎先生	✓
Ms. Li Qian (appointed on 16 June 2025)	李茜女士(於二零二五年六月十六日獲委任)	✓
Ms. Chiu Hoi Shan (resigned on 16 June 2025)	趙凱珊女士(於二零二五年六月十六日辭任)	N/A 不適用

### Directors' Securities Transactions

The Company has adopted a code of conduct regarding directors' securities transactions on terms no less exacting than the required standard set out in the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix C3 to the Listing Rules (the "Model Code"). Having made specific enquiry of all directors of the Company, all current directors have confirmed that they have complied with the required standard set out in the Model Code and the Company's code of conduct regarding directors' securities transactions during the year.

Details of the directors' interests in the shares of the Company as at 31 December 2025 are set out on page 45 of this Annual Report.

The Board has also established a written guideline on no less exacting terms than the Model Code for employees of the Company or director or employee of the Company's subsidiaries or holding company who are likely to possess inside information in relation to the Group or securities of the Company. No incident of non-compliance was noted by the Company in 2025.

### Directors' Liability Insurance

Under Code Provision C.1.7 of the CG Code, the Company should arrange appropriate insurance cover in respect of legal action against its Directors. Currently, the Company does not have insurance cover for legal action against its Directors. Every Director is, subject to the provisions of the applicable laws, indemnified out of the assets of the Company against all costs, charges, expenses, losses and liabilities he/she may sustain or incur in or about the execution of his/her office or otherwise in relation thereto pursuant to the Bye-laws of the Company. However, as the Company considered its risk management and internal control systems are effective and constantly under review, and as all the executive Directors and management are familiar with the operation of the Group, the Company believes that the risk of the Directors being sued or getting involved in litigation in their capacity as Directors is relatively low, and hence the Company is of the view that the benefits of the insurance may not outweigh the cost.

### 董事證券交易

本公司已採納一套有關董事進行證券交易之行為守則，其規定標準不低於上市規則附錄C3所載之上市發行人董事進行證券交易的標準守則（「標準守則」）。經向本公司全體董事作出特定查詢後，全體現任董事均已確認，彼等於年內已符合標準守則及本公司有關董事進行證券交易之行為守則所載之規定標準。

有關董事於二零二五年十二月三十一日擁有本公司股份之權益之詳情已載於本年度報告第45頁。

董事會亦已就可能擁有的關於本集團或本公司證券之內幕資料之本公司僱員或本公司之附屬公司或控股公司之董事或僱員訂立一份書面指引，其規定標準不低於標準守則。本公司於二零二五年並不知悉任何不遵守書面指引之事件。

### 董事責任保險

根據企業管治守則守則條文第 C.1.7 條的規定，本公司應就針對其董事的法律訴訟安排適當的保險保障。目前，本公司並未就針對其董事的法律訴訟安排保險保障。在適用法律條文的規限下，每名董事均可根據本公司的公司細則，從本公司資產中獲得彌償，以償付其於執行職務期間或與此有關時可能承擔或招致的所有成本、費用、開支、虧損及責任。然而，由於本公司認為其風險管理及內部監控系統行之有效且持續檢討，而所有執行董事及管理層均熟悉本集團的運作，本公司相信董事以其董事身份被起訴或涉及訴訟的風險相對較低，因此本公司認為該保險的效益或無法抵銷成本。

### BOARD COMMITTEES

#### Audit Committee

The Board set up the Audit Committee in 2000 with specific written terms of reference which deal clearly with its authority and duties. The terms of reference of the Audit Committee are available on the websites of the Company and the Stock Exchange. The principal duties of the Audit Committee include, *inter alia*, reviewing the Group's financial reporting, the external auditor's independence, risk management, internal controls and corporate governance issues and making recommendations to the Board.

The Audit Committee currently comprises three members, namely Mr. Cheng Wai Hei (Committee Chairman), Mr. Lam Chi Wing and Ms. Li Qian. All Audit Committee members are independent non-executive directors.

During the year, the Audit Committee held three meetings and the attendance records of members are set out on page 28 of this Annual Report. The major work performed by the Audit Committee during the year included, amongst other things, the following:

- making recommendation to the Board on the appointment or re-appointment of the external auditors and approved their terms of engagement;
- reviewing the effectiveness of the audit process in accordance with the applicable standards;
- reviewing the change in accounting standards and assessment of potential impacts on the Group's financial statements;
- reviewing the interim and annual financial statements and the related results announcements;
- discussing the risk management and internal control systems with management including the adequacy of resources, staff qualifications and experience, training programmes and budget of the Group's accounting, internal audit and financial reporting functions;
- reviewing and accessing the effectiveness of the risk management and internal control systems;

#### 董事委員會

#### 審核委員會

董事會於二零零零年成立審核委員會，書面職權範圍已闡明其權力與職務。審核委員會之職權範圍在本公司及聯交所網站可供查閱。審核委員會主要職責包括(除其他外)審閱本集團之財務報告、外聘核數師之獨立性、風險管理、內部監控及企業管治事宜，並向董事會提出建議。

審核委員會目前由三名成員組成，即鄭偉禧先生(委員會主席)、林至穎先生及李茜女士。所有審核委員會成員均為獨立非執行董事。

於年內，審核委員會曾舉行三次會議，成員之出席記錄載於本年度報告第28頁。於年內，審核委員會履行的主要工作(其中包括)如下：

- 就委任或續聘外聘核數師向董事會提出建議，並審批其聘用條款；
- 按適用標準檢討審計過程之有效性；
- 審閱會計準則之變動，以及評估對本集團財務報表之潛在影響；
- 審閱中期及全年財務報表，以及相關業績公布；
- 與管理層商討風險管理及內部監控系統，包括本集團在會計、內部審核及財務匯報職能方面之資源、員工資歷及經驗、以及員工培訓課程及有關預算是否足夠；
- 檢討及評估風險管理及內部控制系統的成效；

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- reviewing the Company's policies and practices on corporate governance and made recommendations to the Board; and
- reviewing the Company's compliance with the CG Code.

### Remuneration Committee

The Board set up the Remuneration Committee in 2005 with specific written terms of reference which deal clearly with its authority and duties. The terms of reference of Remuneration Committee, which was updated on 30 December 2022, are available on the websites of the Company and the Stock Exchange. The principal duties of the Remuneration Committee include, *inter alia*, assessing performance of executive directors of the Company, reviewing and making recommendations to the Board on the remuneration policy and structure for directors and senior management, reviewing and making recommendations to the Board on the remuneration packages of all directors and senior management with reference to corporate goals and objectives resolved by the Board from time to time and ensuring that no director or any of his associates is involved in deciding his own remuneration.

The Remuneration Committee currently comprises three members, namely Mr. Lam Chi Wing (Committee Chairman), Mr. Cheng Wai Hei and Ms. Li Qian. All Remuneration Committee members are independent non-executive directors.

During the year, three meetings were held by the Remuneration Committee and the attendance records of members are set out on page 28 of this Annual Report.

The major work performed by the Remuneration Committee during the year included, amongst other things, the following:

- making recommendation to the Board in relation to the remuneration of Directors and senior management of the Group;
- assessing performance of executive directors;
- approving the terms of executive directors' service contracts; and
- making recommendation to the Board as to the terms of reference of the Remuneration Committee.

- 檢討本公司之企業管治政策及常規，並向董事會提出建議；及
- 檢討本公司遵守企業管治守則的情況。

### 薪酬委員會

董事會於二零零五年成立薪酬委員會，書面職權範圍已闡明其權力與職務。於二零二二年十二月三十日更新的薪酬委員會職權範圍在本公司及聯交所網站可供查閱。薪酬委員會主要職責包括(除其他外)評估本公司執行董事的表現、檢討董事及高級管理人員之薪酬政策及架構並向董事會提出建議，參考董事會不時議決之企業目標及宗旨，檢討全體董事及高級管理人員之薪酬待遇並向董事會提出建議，以及確保任何董事或其任何聯繫人不得參與釐定其本人之薪酬。

薪酬委員會目前由三名成員組成，即林至穎先生(委員會主席)、鄭偉禧先生及李茜女士。所有薪酬委員會成員均為獨立非執行董事。

於年內，薪酬委員會曾舉行三次會議，成員出席會議記錄載於本年報第28頁。

薪酬委員會於年內履行的主要工作(其中包括)如下：

- 就董事及本集團高級管理層的薪酬向董事會提出建議；及
- 評估執行董事的表現；
- 批准執行董事服務合約的條款；及
- 就薪酬委員會的職責範圍向董事會提出建議。

The remuneration of each of the directors was determined in accordance with the remuneration policy. The main principles of remuneration policy of the Company are:

- to retain and motivate executive directors and senior management by linking their compensation with performance as measured against corporate objectives;
- to align executive directors' and senior management's remuneration with shareholders' interests; and
- to ensure that no director or senior management or any of his associate is involved in deciding his/her own remuneration.

When fixing the remuneration packages of executive directors, considerations have been given to, *inter alia*, the qualifications and experience of the executive directors, their duties and responsibilities with and contributions to the Group, the level of executive directors' remuneration of other comparable listed companies in Hong Kong, the Group's performance and the prevailing market condition. The principal elements of the remuneration packages of executive directors of the Company include salary, director's fee, double pay, discretionary bonus and share options.

Details of the remuneration of each director, on a named basis, are disclosed in Note 10 to the consolidated financial statements on pages 129 to 131 of this Annual Report. Reimbursement is provided for out-of-pocket expenses incurred (including traveling and hotel expenses) in connection with the performance of directors' duties.

每位董事之薪酬根據薪酬政策而釐定。本公司薪酬政策之主要原則包括：

- 為挽留及激勵執行董事及高級管理人員，將彼等之薪酬與按企業目標之表現掛鉤；
- 將執行董事及高級管理人員之薪酬與股東利益達成一致；及
- 確保並無董事或高級管理人員或其任何聯繫人士參與釐定其本人之薪酬。

釐定執行董事之薪酬待遇時，已考慮(其中包括)該等執行董事之資歷及經驗、彼等之職務及職責和對本集團之貢獻、香港其他同類型上市公司之執行董事薪酬水平、本集團之業績及現行市場情況。本公司執行董事薪酬待遇之主要元素包括薪金、董事袍金、雙糧、酌情花紅及購股權。

有關以記名方式列明每名董事薪酬之詳情，於本年度報告第129至131頁綜合財務報表附註10內披露。彼等亦可獲償付一切於履行董事職務時所產生之實報實銷費用(包括差旅及酒店費用)。

### Nomination Committee

The Board set up the Nomination Committee in 2012 with specific written terms of reference which deal clearly with its authority and duties. The terms of reference of the Nomination Committee are available on the websites of the Company and the Stock Exchange. The principal duties of the Nomination Committee include, *inter alia*, reviewing the structure, size, composition and diversity of the Board and making recommendations on any proposed changes to the Board to complement the Company's corporate strategy; reviewing the success plan; assisting the Board in maintaining a board skill matrix; annually assessing and disclosing its assessment of each director's time commitment and contribution to the Board, taking into consideration their professional qualifications and work experience, listed issuer directorships, other significant external time commitments and other factors or circumstances relevant to their character, integrity, independence and experience; supporting the Company's regular evaluation of the Board's performance; formulating, reviewing and implementing the nomination policy, selection criteria and nomination procedures for identification, selection and nomination for the director for the Board's approval; and making recommendations to the Board on appointment or re-appointment of directors.

The Nomination Committee currently comprises three members, namely Mr. Lam Chi Wing (Committee Chairman), Mr. Cheng Wai Hei and Ms. Li Qian. All Nomination Committee members are independent non-executive directors.

During the year, three meetings were held by the Nomination Committee and the attendance records of members are set out on page 28 of this Annual Report. During the year, the major work performed by the Nomination Committee during the year included, amongst other things, the following:

- to review the structure, size, composition and diversity of the Board;
- to assess the independence of the independent non-executive directors;
- to consider and make recommendations to the Board on the re-election of Directors at the annual general meeting; and
- to assess each director's time commitment and contribution to the Board.

### 提名委員會

董事會於二零一二年成立提名委員會，書面職權範圍已闡明其權力與職務。提名委員會職權範圍在本公司及聯交所網站可供查閱。提名委員會主要職責包括(除其他外)檢討董事會的架構、人數、組成及董事會成員多元化，並就任何為配合本公司企業策略而擬對董事會作出的變動向董事會提出建議；檢視成功計劃；協助董事會維持董事技能矩陣；每年評估並披露對各董事投入時間及對董事會貢獻的評估結果，當中考慮其專業資格與工作經驗、擔任上市發行人的董事職務、其他重大外部時間承諾，以及與其品格、誠信、獨立性及經驗相關的其他因素或情況；支持本公司定期評估董事會的表現；制定、檢討及實施有關物色、甄選及提名出任董事人選的提名政策、甄選準則及提名程序供董事會批准；及就董事委任或續任向董事會提出建議。

提名委員會目前由三名成員組成，即林至穎先生(委員會主席)、鄭偉禧先生及李茜女士。所有提名委員會成員均為獨立非執行董事。

於年內，提名委員會曾舉行三次會議而成員之出席記錄載於本年度報告第28頁。提名委員會於年內履行的主要工作(其中包括)如下：

- 檢討董事會架構、人數、組成及董事會成員多元化；
- 評核獨立非執行董事的獨立性；及
- 考慮及就於股東週年大會上重選董事向董事會提出建議；
- 評估各董事投入時間及對董事會貢獻。

Each of the Directors should ensure that sufficient time and attention are allocated to the Company to discharge his/her responsibilities. Each of them is required to disclose to the Company the number and nature of offices held in public companies or other organisations and his or her significant commitments at the time of his or her appointment, and any subsequent changes thereto in a timely manner.

The Nomination Committee has reviewed and assessed each Director's time commitment and contribution to the Board during 2025 and each Director's ability to discharge his or her responsibilities. The Nomination Committee considered that each Director gave sufficient time and attention to the affairs of the Company and undertook his or her responsibilities effectively during 2025, with regard to the following:

- Directors' skills and experience which are set out in the "Directors' Biographical Details" of the Report of the Directors;
- Each Director's role and positions at the Company and its subsidiaries, as well as his or her external directorships or offices in other companies or organisations and/or other major commitments; and
- Each Director's attendance record at the Board and committee meetings of the Company during the year.

The Board has adopted a board diversity policy which sets out the approach to achieve diversity on the Board.

In designing the Board's composition, Board diversity has been considered from a number of aspects, including but not limited to gender, age, cultural and educational background, ethnicity, professional experience, skills, knowledge and length of service. All Board appointments will be based on meritocracy and candidates will be considered against objective criteria, having due regard for the benefits of diversity on the Board.

每名董事應確保為履行其職責，能為本公司投入足夠的時間與關注。彼等各自須於獲委任時向本公司披露其在上市公司或其他組織所擔任職務的數目及性質，以及其重大承諾事項，並須及時披露其後任何相關變更。

提名委員會已審閱及評估各董事於二零二五年對董事會所投入的時間及貢獻，以及各董事履行職責的能力。提名委員會認為，各董事於二零二五年就以下事項而言，均已為本公司事務投入足夠的時間與關注，並有效履行其職責：

- 董事之技能及經驗，詳見董事報告內「董事履歷詳情」；
- 各董事於本公司及其附屬公司所擔任之職務及職位，以及其於其他公司或組織擔任之外部董事職務或職位及／或其他主要承擔；以及
- 各董事於本年度出席本公司董事會及委員會會議之紀錄。

董事會已採納董事會成員多元化政策，列載為達致董事會成員多元化之方針。

本公司在設定董事會成員組合時，會從多個方面考慮董事會成員多元化，包括但不限於性別、年齡、文化及教育背景、種族、專業經驗、技能、知識及服務任期。董事會所有委任均以用人唯才為原則，並在考慮人選時以客觀條件充分顧及董事會成員多元化的裨益。

## Corporate Governance Report 企業管治報告

As at the date of this Annual Report, the Board comprises 1 female director and 4 male directors and the Board considers the Company have achieved gender diversity on the Board. The Company will continually assess the gender diversity of the Board and objectively consider the composition and effectiveness of the Board for the 2026 financial year.

The Board has also adopted a nomination policy which sets out the selection criteria and nomination procedures to identify, select and recommend candidates for directors. When evaluating and selecting candidates for directorships, the Board will consider criteria include the board diversity policy, qualifications, character and integrity and such other perspectives appropriate to the Company's business.

### Investment Committee

The Board set up the Investment Committee in 2014 with specific written terms of reference which deal clearly with its authority and duties. The primary role of the Investment Committee include, *inter alia*, reviewing and approving the investment policy and monitoring the securities investment business as it deems proper to meet the latest development of the Group or changes in the securities market.

As at 31 December 2025, the Investment Committee comprises of two Directors of the company, namely Mr. Zhang ZiXing (Committee Chairman) and Mr. Lee Chi Ho.

During the year, one meeting was held by the Investment Committee and the attendance records of members are set out on page 28 of this Annual Report. The major work performed by the Investment Committee during the year included, amongst other things, the following:

- reviewing the investment policy including objectives and strategy that direct investment activities;
- overseeing investment activities of the Group and controlling the associated risk levels to assure adherence to the investment policy; and
- monitoring the performance of the investment portfolio and considered the re-appointment of the external investment professionals.

於本年度報告日期，董事會由1名女性董事及4名男性董事組成，董事會認為本公司已達到董事會性別多元化。本公司將在二零二六年財政年度持續進行董事會性別多元化的評估，客觀地考慮董事會的組成及成效。

董事會亦已採納提名政策，列出識別、甄選及推薦候選人擔任董事時的甄選準則及提名程序。在評估及甄選候選人擔任董事時，董事會將考慮的準則包括董事會成員多元化政策、資格、品格與誠實以及適用於本公司業務的其他各項因素。

### 投資委員會

董事會於二零一四年成立投資委員會，書面職權範圍已闡明其權力與職務。投資委員會之主要角色包括(除其他外)按其認為合適時審閱及批准投資政策及監察證券投資業務，以配合本集團之最新發展或證券市場之變化。

於二零二五年十二月三十一日，投資委員會由兩名本公司之董事組成，即張紫星先生(委員會主席)及李智豪先生。

於年內，投資委員會曾舉行一次會議而成員之出席紀錄載於本年度報告第28頁。於年內，投資委員會履行的主要工作(其中包括)如下：

- 審閱投資政策，包括指引投資活動之目的及策略；
- 監督本集團之投資活動及控制相關風險程度以確保遵循投資政策；及
- 監察投資組合之表現及考慮重新委任外聘投資專材。

**ATTENDANCE RECORD OF DIRECTORS AND COMMITTEE MEMBERS**

**董事及委員會成員之出席記錄**

The attendance of individual Board member in Board meetings, Board Committees meetings and general meeting for the year ended 31 December 2025 is set out in the table below:

截至二零二五年十二月三十一日止年度，個別董事會成員於董事會會議、董事委員會會議及股東大會之出席記錄載於下表：

	No. of meetings attended/No. of meetings held 出席/舉行會議次數					
	Board Meetings 董事會會議	Audit Committee Meetings 審核委員會會議	Remuneration Committee Meeting 薪酬委員會會議	Nomination Committee Meeting 提名委員會會議	Investment Committee Meeting 投資委員會會議	General Meeting 股東大會
<b>Executive Directors</b> <b>執行董事</b>						
Mr. Zhang ZiXing (Chairman) (appointed on 11 April 2025) 張紫星先生(主席) (於二零二五年四月十一日獲委任)	2/4	N/A 不適用	N/A 不適用	N/A 不適用	1/1	1/1
Lee Chi Ho (appointed on 16 June 2025) 李智豪先生(於二零二五年六月十六日獲委任)	1/4	N/A 不適用	N/A 不適用	N/A 不適用	1/1	0/1
Mr. Shen Peng (resigned on 30 April 2025) 譚鵬先生(二零二五年四月三十日辭任)	2/4	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	0/1
Mr. Choi Tan Yee (resigned on 16 June 2025) 蔡丹義先生(於二零二五年六月十六日辭任)	2/4	N/A 不適用	N/A 不適用	N/A 不適用	0/1	1/1
Mr. Tsang Chun Ho Anthony (resigned on 15 January 2025) 子辰先生(於二零二五年一月十五日辭任)	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
<b>Independent Non-Executive Directors</b> <b>獨立非執行董事</b>						
Mr. Cheng Wai Hei 鄭偉禧先生	4/4	3/3	3/3	3/3	N/A 不適用	1/1
Mr. Lam Chi Wing 林至穎先生	4/4	3/3	3/3	3/3	N/A 不適用	1/1
Ms. Li Qian (appointed on 16 June 2025) 李茜女士(於二零二五年六月十六日獲委任)	1/4	1/3	0/3	0/3	N/A 不適用	0/1
Ms. Chiu Hoi Shan (resigned on 16 June 2025) 趙凱珊女士(於二零二五年六月十六日辭任)	3/4	2/3	2/3	2/3	N/A 不適用	1/1

Apart from regular Board meetings, the Chairman also held a meeting with independent non-executive directors without the presence of executive directors during the year.

### RESPONSIBILITY FOR PREPARATION AND REPORTING OF FINANCIAL STATEMENTS

The directors of the Company acknowledge their responsibility for preparing the financial statements of the Group in accordance with statutory requirements and applicable accounting standards. The directors will select suitable accounting policies and apply them consistently, make judgements and estimates that are prudent, fair and reasonable and prepare the financial statements on a going concern basis. The Board aims to present a balanced, clear and understandable assessment of the Group's position and prospects in presenting annual and interim reports, inside information announcements and other financial disclosures required under the Listing Rules as well as the information required to be disclosed pursuant to statutory requirements.

The statement of the auditor of the Company regarding their reporting responsibilities for the financial statements of the Group is set out on pages 56 to 58 of this Annual Report.

### RISK MANAGEMENT AND INTERNAL CONTROL

The Board is responsible for evaluating and determining the nature and extent of the risks that the Group is willing to take in achieving its strategic objectives, and has the ultimate responsibility to maintain a sound and effective risk management and internal control systems for the Group and review their effectiveness so as to safeguard the shareholders' investment and the Group's assets and ensure strict compliance with relevant laws, rules and regulations. The Audit Committee is also responsible for reviewing the effectiveness of the risk management and internal control systems, ensuring strict compliance with relevant rules and regulations as well and reporting to the Board.

除定期董事會會議外，在執行董事未列席的情況下，主席亦與獨立非執行董事於年內舉行了一次會議。

### 編製及呈報財務報表之責任

本公司董事確認彼等編製本集團財務報表之責任，而該等財務報表乃根據法定要求及適用會計準則編製。董事將選用合適會計政策及貫徹運用、作出審慎、公平及合理之判斷及估計，並按持續經營為基準編製財務報表。於呈列年度報告及中期報告、內幕消息公告及根據上市規則規定須予披露之其他財務資料，以及根據法例規定須予披露的資料時，董事會致力對本集團的情況及前景作出平衡、清晰及易於理解的評估。

本公司核數師就彼等有關本集團之財務報表之呈報責任所作之聲明載於本年度報告第56至58頁內。

### 風險管理及內部監控

董事會有責任評估及確定就達致本集團策略目標而願意承擔的風險的性質及程度，並負上維持本集團穩健及有效的風險管理及內部監控系統及審閱其成效之最終責任，以保障股東之投資、本集團之資產及確保本集團嚴格遵守有關法律、規則及條例。審核委員會亦有責任審閱風險管理及內部監控系統之效能，同時確保嚴格遵守相關規則及條例，並向董事會報告。

In line with last year, the Group's risk management and internal control systems are based on the Internal Control Integrated Framework issued by the Committee of Sponsoring Organizations of Treadway Commission in the US in 2013 ("2013 COSO Framework") and Internal Control and Risk Management – A Basic Framework issued by the Hong Kong Institute of Certified Public Accountants which 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. Management from different business units, has assisted the Board and Audit Committee in discharging their duties in risk management and internal control functions by drafting an annual internal audit plan, ensuring a smooth audit checking on the Group business operations according to the audit plans designed and reporting to the Board and/or Audit Committee any potential risks facing the Group in a timely manner.

The Group understands that risk management and internal control systems are not merely about policies and manuals, but about people and the actions they take at every level of the Group. To support all employees in ever-changing markets, regular training is provided to strengthen their awareness of risk and capability to manage risks. During the year, the Board together with the Audit Committee, reviewed the adequacy of resources, staff qualifications and experience, training programmes and budget of the Group's accounting, internal audit and financial reporting functions, and were satisfied with the results of the review.

All in all, the Board continues to enhance and oversee the Group's risk management and internal control systems with the support of the Audit Committee. Below are the review process and results regarding the Group's risk management and internal control systems for the year ended 31 December 2025.

### Review of Risk Management and Internal Control Systems

Management designed, implemented and monitored the Group's risk management and internal control systems by considering the five integrated components of 2013 COSO Framework, namely, control environment, risk assessment, control activities, information and communication and monitoring activities.

During the risk assessment process, Management identified the significant risks facing the Group. A risk matrix report was prepared which prioritised risks according to the likelihood of their occurrence and the significance of their impact on the business of the Group.

一如往年，本集團之風險管理及內部監控系統乃參考Committee of Sponsoring Organizations of Treadway Commission於二零一三年在美國發佈之《內部控制整體框架》(「二零一三年COSO框架」)及香港會計師公會發佈之《內部控制及風險管理－基本框架》而形成。該等系統旨在管理而非消除未能達成業務目標之風險而設，並只能就重大的失實陳述或損失作出合理而非絕對之保證。來自不同部門的管理層通過起草年度內審計劃，協助董事會和審核委員會履行風險管理和內部控制職能，確保對本集團業務營運的審核工作根據審核計劃順利進行，並及時向董事會和／或審核委員會報告本集團面臨的任何潛在風險。

本集團認為風險管理及內部監控系統不僅有關政策及手冊，亦關乎本集團各層級人士及其採取之行動。為支持所有僱員適應不斷變化之市場，本集團向其提供常規培訓以加強其風險意識及風險管理能力。於年內，董事會及審核委員會一同審閱在會計、內部審核及財務匯報職能方面之資源、員工資歷及經驗，以及員工培訓課程及有關預算是否足夠，並對本次審閱結果表示滿意。

總而言之，董事會在審核委員會之支持下繼續加強及監管本集團之風險管理及內部監控系統。以下為本集團截至二零二五年十二月三十一日止年度之風險管理及內部監控系統之審核過程及結果。

### 風險管理及內部監控系統審核

經考慮二零一三年COSO框架下之五個互相關連之元素，即監控環境、風險評估、監控活動、信息及溝通及對活動之監察，管理層設計、執行並監察本集團之風險管理及內部監控系統。

於風險評估過程中，管理層確定本集團面臨之重大風險。風險管理督導委員會編製出一份風險矩陣報告，根據出現風險之可能性及其對本集團業務之影響重大程度列出優先級別。

Following the review and endorsement of the risk matrix report by the Audit Committee and the Board, Management with the external consultant developed an annual internal audit plan to evaluate the effectiveness of the Group's risk management and internal control systems. External consultant investigated and assessed what internal control procedures were to be executed to ensure the identified significant risks were managed within the acceptable level. These internal control procedures covered material controls designed to provide reasonable assurance as to the achievement of the Group's objectives including financial, operational and compliance controls. An annual Independent internal audit was performed by external consultant to test and evaluate whether the selected internal controls were effective. During the Year, Management and external consultant had performed internal audit on the Group's business cycles.

In addition, each existing business segment was required to perform assessment on the effectiveness of its risk management and internal control systems on an annual basis. The assessment questionnaire sets out key factors in each of the five integrated components of 2013 COSO Framework.

By analysing the results of the questionnaires, the Audit Committee closely monitored the effectiveness of the Group's risk management and internal control systems and reported to the Board on an ongoing basis.

For the year ended 31 December 2025, both the Audit Committee and the Board were not aware of any significant control failings or weaknesses that were identified in the current reporting period, or that were previously reported but remain unresolved, and any remedial steps taken or proposed to address such control failings or weaknesses and were satisfied that the risk management and internal control systems of the Group have been effective and adequate.

### Procedures and Internal Controls for the Handling and Dissemination of Inside Information

The Company formulated the inside information policy as a guideline to handle and disseminate inside information in order to ensure the Group is in compliance with the regulatory requirements. The inside information policy contains a strict prohibition on unauthorised use of inside information and sets out, *inter alia*, establishment of the inside information identification, reporting and disclosure protocol and procedures. For the year ended 31 December 2025, inside information was disseminated in accordance with the inside information policy and the applicable laws and regulations.

於審核委員會及董事會審查及認可風險矩陣報告後，管理層與外部顧問制定出一份年度內部審核計劃，以評估本集團風險管理及內部監控系統之有效性。外部顧問調查及評估實施之內部監控程序，以確保在可予接受之範圍內管理已識別之重大風險。該等內部監控程序已涵蓋設計之重大監控，旨在為實現本集團之目標提供合理保證，包括財務、運作及合規之監控。外部顧問每年進行獨立之內部審核，以測試及評估選擇之內部監控是否有效。於本年度，管理層及外部顧問已對本集團之商業週期進行內部審核。

此外，各現有業務分部須每年評估其風險管理及內部監控系統之有效性。評估問卷列出二零一三年COSO框架之五個組成部分各部分之關鍵因素。

透過分析問卷結果，審核委員會密切監察本集團風險管理及內部監控系統之有效性，並持續向董事會匯報。

截至二零二五年十二月三十一日止年度，審核委員會及董事會並不知悉任何重大監控失誤或弱項(或之前已匯報但仍未解決者)以及任何所採取或擬採取以解決有關監控失誤或弱項的補救措施，並信納本集團之風險管理及內部監控系統有效且足夠。

### 處理及發布內幕消息之程序及內部監控

本公司已制定內幕消息政策作為處理及發布內幕消息之指引，以確保本集團符合監管規定。內幕消息政策包括嚴格禁止未經授權使用內幕消息，以及載列(其中包括)設置內幕消息識別、報告及披露協議及程序。截至二零二五年十二月三十一日止年度，內幕消息乃根據內幕消息政策及適用法律及法規發布。

### AUDITOR'S REMUNERATION

ZSZH (HK) Fuson CPA Limited is the external auditor of the Company. For the year ended 31 December 2025, the external auditor received the following remuneration for audit services provided to the Group:

		HK\$'000 千港元
Audit services	審計服務	598,000
Non-audit service	非審計服務	—
		<u>598,000</u>

The Audit Committee received written confirmation from the external auditor on its independence and objectivity as required by the Hong Kong Institute of Certified Public Accountants.

### COMPANY SECRETARY

In order to uphold good corporate governance and ensure compliance with the Listing Rules and applicable Hong Kong laws, the Company engages an external service provider to provide secretarial service and has appointed Ms. Lam Wai ("Ms. Lam") as its company secretary on 1 February 2023. Since Ms. Lam is not an employee of the Group, Mr. Choi Tan Yee (our former executive director) (for the period between 1 January 2025 to 16 June 2025) and Mr. Lee Chi Ho (our current executive director) (for the period between 16 June 2025 to the date of this Annual Report), are the persons whom Ms. Lam can contact for the purpose of Code Provision F(a) of the CG Code.

The Company Secretary for the year ended 31 December 2025 has confirmed that she has taken no less than 15 hours of relevant professional training, in compliance with Rule 3.29 of the Listing Rules.

### 核數師酬金

中審眾環(香港)富信會計師事務所有限公司為本公司之外聘核數師。截至二零二五年十二月三十一日止年度，外聘核數師已就向本集團提供之審計服務收取下列酬金：

	HK\$'000 千港元
審核委員會已接獲外聘核數師就其獨立性及客觀性發出之書面確認書，表示其已符合香港會計師公會之規定。	598,000

審核委員會已接獲外聘核數師就其獨立性及客觀性發出之書面確認書，表示其已符合香港會計師公會之規定。

### 公司秘書

為維持良好企業管治以及確保遵守上市規則及適用香港法律，本公司外聘服務供應商提供秘書服務，並於二零二三年二月一日委任林慧女士(「林女士」)為公司秘書。由於林女士並非本集團僱員，故林女士可就企業管治守則之守則條文第F(a)條與蔡丹義先生(本公司前執行董事)(於二零二五年一月一日至二零二五年六月十六日)及李智豪先生(本公司現任執行董事)(於二零二五年六月十六日至本年度報告日期)聯絡。

公司秘書確認其於截至二零二五年十二月三十一日止年度接受不少於15小時的相關專業培訓，符合上市規則第3.29條。

## WORKFORCE DIVERSITY

The Group had a workforce of 182 employees as of 31 December 2025. Among them, approximately 62% of the workforce were female. In light of the business nature of the Group, the Group considers the total workforce diversity (including gender diversity) of the Group is balanced as a whole and intends to maintain a similar level of gender diversity of the overall workforce, and will continue to promote diversity through training programs, employee networks, equitable hiring and recruitment practices.

## COMMUNICATION WITH SHAREHOLDERS

In order to maintain an on-going dialogue with shareholders, shareholders are encouraged to attend annual general meeting of the Company at which the Chairman of the Board and the chairmen of the Board committees are pleased to answer questions related to the Group's business.

To promote effective communication, the Company has adopted a shareholders communication policy which aims at ensuring the shareholders of the Company are provided with ready, equal and timely access to balanced and understandable information about the Company, in order to enable shareholders to exercise their rights in an informed manner, and to allow shareholders to engage actively with the Company. The Company also maintains a corporate website at [www.carrywealth.com](http://www.carrywealth.com) in order to disseminate information on a timely basis and the published information will be maintained at the above website for at least five years.

The Board has reviewed the implementation of the shareholders' communication policy of the Company. Taking into account the variety of existing channels for communication and participation, the Company is of the view that its shareholders' communication policy was effective during the year ended 31 December 2025.

## 員工多元化

截至二零二五年十二月三十一日，本集團擁有182名員工。其中，約62%員工為女性。鑑於本集團的業務性質，本集團認為本集團整體於各方面的員工多元化(包括性別多元化)已取得平衡，並有意將整體員工的性別多元化保持在類似水平，並將繼續透過培訓計劃、僱員網絡、公平僱傭及招聘常規推廣多元化。

## 與股東溝通

為與股東保持持續對話，茲鼓勵股東出席本公司之股東週年大會，而董事會主席及各董事委員會主席均樂意解答與本集團業務有關之提問。

為促進有效的溝通，本公司已採納股東通訊政策，該政策旨在確保本公司股東可適時取得全面、相同及容易理解的本公司資料，一方面使股東可在知情的情況下行使其權力，另一方面也讓股東與本公司積極溝通。本公司亦設有公司網站[www.carrywealth.com](http://www.carrywealth.com)，以適時發放資料，而已公佈之資料將於上述網站保留最少五年。

董事會已審閱本公司股東通訊政策的執行情況。考慮到現有的各種溝通及參與渠道，本公司認為，於截至二零二五年十二月三十一日止年度，本公司的股東通訊政策屬有效。

## DIVIDEND POLICY

To maintain a balance between meeting expectations of the shareholders of the Company and prudent capital management, the Company has also adopted a dividend policy which sets out the basic principles and considerations factors in determining the distribution of the dividends by the Board. Under the dividend policy, the Company may declare and distribute dividends to the shareholders, provided that the Group records a profit and that the declaration and distribution of dividend does not affect the Group's normal operations, the distribution and payment of dividend shall be subject to the requirements under the Bye-laws of the Company, the Companies Act 1981 of Bermuda (as amended) and all applicable laws and regulations. In proposing distribution of dividends, the Board will consider the factors include the cash flow position of the Company, earning stability, long term investments, future cash requirement for development, the actual and expected financial performance of the Group, industry outlook for the future years, general economic conditions and other internal or external factors that may have an impact on the business or financial performance and position of the Group and any other factors that the Board deem appropriate. The Board confirmed that all dividend decisions were made in accordance with the Company's dividend policy.

## SHAREHOLDERS' RIGHTS

### Shareholders to Convene a Special General Meeting and Putting Forward Proposals at General Meeting

According to the Bye-laws of the Company, shareholders' 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, can by written requisition to the Board or the Company Secretary of the Company to convene a special general meeting 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. In compliance with the requirements of the Listing Rules and the Bye-laws of the Company, any annual general meeting, and general meeting at which the passing of a special resolution is to be considered shall be called by at least 21 clear days' notice, whilst others may be called by at least 14 clear days' notice.

## 股息政策

為維持滿足本公司股東的期望與審慎的資本管理之間的平衡，本公司亦採納了股息政策，列載董事會決定股息分派的基本原則及考慮因素。根據股息政策，倘本集團錄得溢利且宣派及派發股息不影響本集團的正常營運，本公司可向股東宣派及派發股息，股息的分派及支付須遵守根據本公司之章程細則、百慕達一九八一年公司法（經修訂）及所有適用法律及法規的規定。在建議派發股息時，董事會將考慮的因素包括本公司的現金流量狀況、盈利穩定程度、長期投資、未來發現的現金需要、本集團的實際及預期財務表現、未來數年的行業前景、總體經濟狀況及可能對本集團的業務或財務表現及狀況產生影響的其他內部或外部因素及任何董事會認為合適的其他因素。董事會確認，所有派息決定均遵照本公司的派息政策作出。

## 股東權利

### 股東召開股東特別大會及於股東大會上提出議案

根據本公司之章程細則，任何於發出要求當日持有有權於本公司股東大會上投票之本公司繳足股本不少於十分之一的股東，可向董事會或本公司公司秘書作出書面要求召開股東特別大會，以處理該等要求列明之任何事項，而有關大會須於發出有關要求後兩個月內舉行。為符合上市規則及本公司之章程細則之規定，任何股東週年大會以及用以考慮通過特別決議案之股東大會須以至少足21日之通知召開，而其他股東大會則須以至少足14日之通知召開。

## Corporate Governance Report 企業管治報告

To further enhance the minority shareholders' right, all resolutions at any general meeting are decided on poll and such practice has been adopted since 2005. The chairman of any general meetings ensures that the shareholders are informed of the detailed procedures for conducting a poll by way of making the explanation at the commencement of the general meetings. The chairman of general meetings also ensures full compliance with the requirements about voting by poll contained in the Listing Rules and the Bye-laws of the Company.

### Shareholders to Propose a Person for Election as a Director

The procedures for a shareholder to propose a person for election as a director can be found on the website of the Company. Pursuant to Bye-laws of the Company, no person other than a Director retiring at the meeting shall, unless recommended by the Directors for election, be eligible for election as a Director at any general meeting unless a written notice signed by a member (other than the person to be proposed) duly qualified to attend and vote at the meeting for which such written notice is given of his intention to propose such person for election and also a written notice signed by the person to be proposed of his willingness to be elected shall have been lodged at the head office or at the registration office provided that the minimum length of the period, during which such written notice(s) given, shall be at least seven (7) days and that the period for lodgment of such written notice(s) shall commence on the day after the despatch of the written notice of the general meeting appointed for such election and end no later than seven (7) days prior to the date of such general meeting.

### Shareholders' Enquiries

Specific enquiries or suggestions by shareholders can be sent in writing to the Board at the Company's principal place of business in Hong Kong or by email to the Company (info@carrywealth.com). In addition, shareholders can contact Tricor Investor Services Limited, the Hong Kong branch share registrar and transfer agent of the Company, if they have any enquiries about their shareholdings and entitlement to dividend. Relevant contact details are set out on page 5 of this Annual Report.

## CONSTITUTIONAL DOCUMENTS

There were no changes in the Bye-laws of the Company for the financial year ended 31 December 2025.

為進一步提高少數股東之權利，任何股東大會上之一切決議案均以投票方式表決，此常規自二零零五年起已獲採納。任何股東大會主席須確保已透過於股東大會開始時作出詳細闡釋之方式，使股東知悉以投票方式表決之程序。股東大會主席亦須確保全面符合上市規則及本公司之章程細則中有關以投票方式表決之規定。

### 股東提名人選參選董事

股東提名人選參選董事之程序可於本公司網站上瀏覽。根據本公司之章程細則，於任何股東大會，除於大會退任之董事以外，其他人士概不合資格選任為董事，除非董事推薦參選，並經正式合資格出席大會及於會上表決之股東（擬推選人士除外）簽署書面通告，當中表明其擬推薦該名人士參選之意願，連同擬推選人士簽署表示願意選任之書面通告送交總辦事處或登記處，惟遞交該等書面通告的期限為最少七(7)日，而該書面通告的遞交期限須由發送指定進行該等選任之股東大會書面通告翌日起計，亦不得遲於該股東大會舉行日期前七(7)日。

### 股東查詢

倘股東有特別查詢或建議，可致函本公司之香港主要營業地點予董事會或電郵至本公司 (info@carrywealth.com)。此外，股東如有任何有關其股權及股息之查詢，可以聯絡本公司的香港股份登記及過戶分處卓佳證券登記有限公司。有關聯絡詳情載於本年度報告第5頁。

### 憲章文件

截至二零二五年十二月三十一日止財政年度，本公司之章程細則並無變動。

# Report of the Directors 董事會報告

The directors present their report together with the audited financial statements of the Group for the year ended 31 December 2025.

## PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. The activities of its principal subsidiaries are set out in Note 33 to the financial statements. An analysis of the Group's performance for the year by operating segment is set out in Note 5 to the financial statements.

## BUSINESS REVIEW

The business review of the Group for the year ended 31 December 2025 is set out on pages 9 to 10 under Management Discussion and Analysis of this Annual Report.

## RESULTS AND DIVIDENDS

The results of the Group for the year are set out in the Consolidated Statement of Profit or Loss and Other Comprehensive Income on page 59 of this Annual Report. The directors do not recommend the payment of a final dividend for the year ended 31 December 2025 (2024: Nil).

As at 31 December 2025, no arrangement was reached pursuant to which the Shareholders waived or agreed to waive their dividends.

## FIVE YEAR FINANCIAL SUMMARY

A summary of the results and of the assets and liabilities of the Group for the last five financial years is set out on page 6 of this Annual Report.

董事會提呈其報告，連同本集團截至二零二五年十二月三十一日止年度之經審核財務報表。

## 主要業務

本公司之主要業務為投資控股。主要附屬公司之業務載於財務報表附註33。本集團於本年度之業績按營運分部之分析載於財務報表附註5。

## 業務回顧

本集團截至二零二五年十二月三十一日止年度之業務回顧載於本年度報告第9至10頁「管理層討論及分析」一節。

## 業績及股息

本集團之本年度業績載於本年度報告第59頁之綜合損益及其他全面收入表。董事不建議派付截至二零二五年十二月三十一日止年度之末期股息(二零二四年：無)。

於二零二五年十二月三十一日，概無達成股東放棄或同意放棄股息的安排。

## 五年財務摘要

本集團於過去五個財政年度之業績與資產及負債摘要載於本年度報告第6頁。

### MAJOR SUPPLIERS AND CUSTOMERS

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

(i) Purchases	(i) 採購	
– the largest supplier	– 最大供應商	36.0%
– five largest suppliers in aggregate	– 五大供應商合計	77.2%
(ii) Sales	(ii) 銷售	
– the largest customer	– 最大客戶	99.9%
– five largest customers in aggregate	– 五大客戶合計	100.0%

None of the directors, their close associates or any shareholder of the Company (which to the knowledge of the directors owns more than 5% of the issued shares of the Company) had an interest in the major suppliers or customers.

### SHARE CAPITAL

Details of movements in the Company's share capital during the year are set out in Note 24 to the consolidated financial statements.

### DISTRIBUTABLE RESERVES

As at 31 December 2025, the Company had no reserve (31 December 2024: Nil) available for distribution as computed in accordance with the Companies Act 1981 of Bermuda (as amended). However, the Company's share premium account in the amount of HK\$257,845,000 as at 31 December 2025 (31 December 2024: HK\$257,845,000) may be distributed in the form of fully paid bonus shares, subject to the shareholders' approval of the Company and compliance with provision of the Companies Act 1981 of Bermuda (as amended) and the Bye-laws of the Company.

Movements in the reserves of the Group and of the Company during the year are set out in Note 30 to the consolidated financial statements.

### 主要供應商及客戶

本集團主要供應商及客戶於年內所佔之採購及銷售百分比如下：

本公司董事、彼等之緊密聯繫人士或任何股東（據董事所知於本公司已發行股份數目中擁有5%以上權益者）概無於主要供應商或客戶中擁有權益。

### 股本

於本年度內，本公司股本變動之詳情載列於綜合財務報告附註24。

### 可供分派儲備

根據一九八一年百慕達公司法（經修訂）計算，本公司於二零二五年十二月三十一日並無儲備可供分派（二零二四年十二月三十一日：無）。然而，本公司股本溢價賬於二零二五年十二月三十一日錄得257,845,000港元（二零二四年十二月三十一日：257,845,000港元），在獲得本公司股東同意及符合一九八一年百慕達公司法（經修訂）條款及本公司之章程細則情況下，可以繳足紅股的形式進行分配。

於年內，本集團及本公司儲備之變動情況載於綜合財務報告附註30。

### DIRECTORS

The directors of the Company during the financial year ended 31 December 2025 and up to the date of this report were:

#### Executive Directors

Mr. Zhang ZiXing (*Chairman*)  
(*appointed as Co-Chairman and executive director on 11 April 2025 and became Chairman on 30 April 2025*)

Mr. Lee Chi Ho (*appointed on 16 June 2025*)  
Mr. Shen Peng (*Co-Chairman*) (*became Co-chairman on 11 April 2025 and resigned on 30 April 2025*)

Mr. Choi Tan Yee  
(*resigned on 16 June 2025*)  
Mr. Tsang Chun Ho Anthony  
(*resigned on 15 January 2025*)

#### Independent Non-Executive Directors

Mr. Cheng Wai Hei (*Lead Independent Non-executive Director*)  
Mr. Lam Chi Wing  
Ms. Li Qian  
(*appointed on 16 June 2025*)  
Ms. Chiu Hoi Shan  
(*resigned on 16 June 2025*)

Pursuant to the Company's Bye-laws, the Directors have the power to appoint any person as a Director from time to time to fill a casual vacancy on the Board or as an addition to the existing Board. Any Director so appointed by the Board shall hold office only until the next following annual general meeting of the Company and shall then be eligible for re-election at that meeting. Accordingly, Mr. Lee Chi Ho, Mr. Lam Chi Wing and Ms. Li Qian shall hold office only until the forthcoming annual general meeting and be eligible for re-election at the forthcoming annual general meeting.

Mr. Cheng Wai Hei, Mr. Lam Chi Wing and Ms. Li Qian are independent non-executive directors of the Company as at the date of this Report and all of them were appointed for a term not more than three years.

### 董事

於截至二零二五年十二月三十一日止財政年度及直至本報告日期，本公司之董事如下：

#### 執行董事

張紫星先生(*主席*)  
(*於二零二五年四月十一日獲委任為聯席主席及執行董事，並於二零二五年四月三十日成為主席*)  
李智豪先生(*於二零二五年六月十六日獲委任*)  
譚鵬先生(*聯席主席*)(*於二零二四年四月十一日成為聯席主席，並二零二五年四月三十日辭任*)

蔡丹義先生  
(*於二零二五年六月十六日辭任*)  
子辰先生  
(*於二零二五年一月十五日辭任*)

#### 獨立非執行董事

鄭偉禧先生(*首席獨立非執行董事*)  
林至穎先生  
李茜女士  
(*於二零二五年六月十六日獲委任*)  
趙凱珊女士  
(*於二零二五年六月十六日辭任*)

根據本公司之章程細則，董事有權不時委任任何人士為董事，以填補董事會臨時空缺或作為現有董事會之增補董事，而據此獲董事會委任之任何董事之任期僅直至本公司下屆股東週年大會為止，且於該會上屆時將合資格膺選連任。因此，李智豪先生、林至穎先生及李茜女士之任期僅直至即將舉行之股東週年大會為止，且於即將舉行之股東週年大會上將合資格膺選連任。

於本報告日期，鄭偉禧先生、林至穎先生及李茜女士均為本公司的獨立非執行董事，彼等的任期均不超過三年。

### DIRECTORS' BIOGRAPHICAL DETAILS

The biographical details of the current Directors are set out below:

#### Executive Directors

##### Mr. Zhang ZiXing (張紫星先生)

Mr. Zhang, aged 32, has over 14 years of experience in business and brand management and is experienced in corporate strategic investment planning and business incubation. Mr. Zhang is a director of Yunnan Shangshanyuan Network Technology Co., Ltd.\* (雲南上善淵網路科技有限公司) and Yunnan Mirage Car Rental Co., Ltd.\* (雲南幻影汽車租賃有限公司). Mr. Zhang is currently a director of Yangming Heart Research Center, Hong Kong Institute for the Development of Chinese Studies and a director of the Large Project Management Center at China Lantu Think Tank Research Institute\* (中國蘭圖智業研究院). Mr. Zhang was awarded China New Quality Productivity Benchmark Award by China Planning Research Institute\* (中國策劃研究院) and China Conference on Innovative Development of New Quality Productive Forces\* (中國新質生產力創新大會) in 2024. Mr. Zhang obtained a graduation certificate from Tsinghua University in 2014 and obtained the graduation certificate in relation to Peking University Private Entrepreneurs Winning Market Risk Advanced Training Course\* (北京大學民營企業家決勝市場風險高級研修班) from the Law School of Peking University in 2023.

Save as disclosed above, as at the date of this report, Mr. Zhang (i) does not have any other interests in the shares of the Company (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")); (ii) does not hold any other position within the Company or its subsidiaries; (iii) does not have any other relationship with any Director, senior management, substantial shareholder or controlling shareholder; and (iv) did not hold any directorship in any public companies listed in Hong Kong or overseas in the past three years.

### 董事簡歷

現任董事的履歷詳情如下：

#### 執行董事

##### 張紫星先生

張先生，32歲，擁有超過14年的業務及品牌管理經驗，在企業戰略投資規劃及企業孵化方面經驗豐富。張先生為雲南上善淵網路科技有限公司及雲南幻影汽車租賃有限公司的董事。張先生現任香港國學發展研究院陽明心學研究中心主任及中國蘭圖智業研究院大項目管理中心主任。張先生於二零二四年榮獲中國策劃研究院及中國新質生產力創新大會頒發中國新質生產力標杆人物獎。張先生於二零一四年取得清華大學畢業證書，並於二零二三年取得北京大學法學院北京大學民營企業家決勝市場風險高級研修班畢業證書。

除上文所披露者外，於本報告日期，張先生(i)於本公司股份中並無任何其他權益(定義見證券及期貨條例(「證券及期貨條例」)第XV部)；(ii)並無於本公司或其附屬公司中擔任任何其他職務；(iii)與任何董事、高級管理層、主要股東或控股股東並無任何其他關係；及(iv)於過去三年，並無於任何香港或海外上市公眾公司擔任任何董事職務。

\* For identification purpose only

### Mr. Lee Chi Ho (李智豪先生)

Mr. Lee, aged 43, is a fellow member of the Association of Chartered Certified Accountants and has over 20 years of experience in the finance, auditing and accounting sectors. He obtained his Bachelor of Arts in Accountancy from The Hong Kong Polytechnic University in 2004. Mr. Lee is currently the chief financial officer for the Company. Mr. Lee has been appointed as an independent non-executive director for China Environmental Resources Group Limited (Stock Code: 1130), a company listed on the Main Board of the Stock Exchange, since December 2023. He previously worked as chief financial officer for various companies in Hong Kong and the People's Republic of China from June 2014 to April 2023. From August 2004 to December 2013, Mr. Lee was employed at Deloitte Touche Tohmatsu in Hong Kong and its affiliates operating in Shenzhen and Shanghai, with the last position as Audit Manager.

Save as disclosed above, as at the date of this report, Mr. Lee, (i) does not have any other interests in the shares of the Company (within the meaning of Part XV of the SFO); (ii) does not hold any other position within the Company or its subsidiaries; (iii) does not have any other relationship with any Director, senior management, substantial shareholder or controlling shareholder; and (iv) did not hold any directorship in any public companies listed in Hong Kong or overseas in the past three years.

### Independent Non-executive Directors

#### Mr. Cheng Wai Hei (鄭偉禧先生)

Mr Cheng, aged 44, obtained his Bachelor's degree of arts in accounting and finance from the Leeds Metropolitan University (currently known as Leeds Beckett University) in the United Kingdom in May 2005. He obtained his Master's degree of business administration from The Hong Kong Polytechnic University in September 2017. He has been a fellow of the Association of Chartered Certified Accountants since October 2011. He was admitted to Graduateship of The Institute of Chartered Secretaries and Administrators (currently known as The Chartered Governance Institute) in February 2013 and has been an associate of The Hong Kong Institute of Chartered Secretaries (currently known as The Hong Kong Chartered Governance Institute) since May 2013.

### 李智豪先生

李先生，43歲，為英國特許公認會計師公會資深會員，於金融、審核及會計領域擁有逾20年經驗。彼於二零零四年獲得香港理工大學會計文學士學位。李先生現任本公司的財務總監。李先生自二零二三年十二月起獲委任為聯交所主板上市公司中國環境資源集團有限公司(股份代號：1130)的獨立非執行董事。彼曾於二零一四年六月至二零二三年四月期間擔任香港及中華人民共和國多家公司的財務總監。於二零零四年八月至二零一三年十二月，李先生受僱於香港的德勤•關黃陳方會計師行及其於深圳及上海的聯營公司，其最後職位為審計經理。

除上文所披露者外，於最後實際可行日期，李先生(i)於本公司股份中並無任何其他權益(定義見證券及期貨條例第XV部)；(ii)並無於本公司或其附屬公司中擔任任何其他職務；(iii)與本公司任何董事、高級管理層、主要股東或控股股東並無任何其他關係；及(iv)於過去三年，並無於任何香港或海外上市公眾公司擔任任何董事職務。

### 獨立非執行董事

#### 鄭偉禧先生

鄭先生，44歲，於二零零五年五月取得英國 Leeds Metropolitan University (現稱 Leeds Beckett University) 會計及財經文學學士學位，於二零一七年九月在香港理工大學取得工商管理碩士學位。彼自二零一一年十月起為特許公認會計師公會資深會員。彼於二零一三年二月成為特許秘書及行政人員公會(現稱特許公司治理公會)畢業學員；及自二零一三年五月起為香港特許秘書公會(現稱香港公司治理公會)會員。

Mr. Cheng has over 15 years of audit, financial management and company secretarial experience. He joined Shu Lun Pan Horwath Hong Kong CPA Limited as a semi-senior in the audit and assurance division in October 2006, and was transferred to BDO Limited due to a corporate merger in May 2009 with his last position as a senior associate in July 2010. He joined Inno-Tech Holdings Limited, a company listed on GEM of the Stock Exchange (stock code: 8202), as a financial manager in July 2010 and was promoted to a financial controller. He also acted as the company secretary of Inno-Tech Holdings Limited from May 2013 to August 2014 and from July 2015 to November 2015. He joined Win Win Way Construction Holdings Ltd. (currently known as CT Vision S.L. (International) Holdings Limited), a company listed on the Main Board of the Stock Exchange (stock code: 994), as chief financial officer in November 2015 and also acted as its company secretary since May 2016, where he was responsible for the financial and secretarial matters of the company until July 2019. He acted as the company secretary of Chi Kan Holdings Limited, a company listed on the Main Board of the Stock Exchange (stock code: 9913), from August 2020 to November 2021, where he was responsible for the secretarial matters of the company. He joined Zhicheng Technology Group Ltd. (currently known as Min Fu International Holding Limited), a company listed on GEM of the Stock Exchange (stock code: 8511), as financial controller in December 2021 and also acted as company secretary since January 2022, where he was responsible for the financial and secretarial matters of the company. Mr. Cheng is currently an independent non-executive director of Alpha Technology Group Limited, a company listed on Nasdaq (stock code: ATGL) and Pitanium Limited, a company listed on Nasdaq (stock code: PTNM). Mr. Cheng was appointed as an independent non-executive director of TOMO Holdings Limited, a company listed on the Main Board of the Stock Exchange (stock code: 6928) from 17 May 2023 to 30 June 2025 and was appointed as an independent non-executive director of Fullwealth International Holdings Limited, a company listed on the Main Board of the Stock Exchange (stock code: 1034) from 22 May 2023 to 14 March 2025.

Save as disclosed above, as at the date of this report, Mr. Cheng (i) does not have any other interests in the shares of the Company (within the meaning of Part XV of the SFO); (ii) does not hold any other position within the Company or its subsidiaries; (iii) does not have any other relationship with any Director, senior management, substantial shareholder or controlling shareholder; and (iv) did not hold any directorship in any public companies listed in Hong Kong or overseas in the past three years.

鄭先生於審計、財務管理及公司秘書方面擁有逾15年經驗。彼於二零零六年十月加入香港立信浩華會計師事務所有限公司，擔任審計及鑒證部中級主任，其後於二零零九年五月因公司合併轉職至香港立信德豪會計師事務所有限公司，於二零一零年七月最後擔任的職位為高級審計員。彼於二零一零年七月加盟匯創控股有限公司(為於聯交所GEM上市的公司，股份代號：8202)，擔任財務經理，並獲擢升為財務總監。彼亦曾分別於二零一三年五月至二零一四年八月以及二零一五年七月至二零一五年十一月擔任匯創控股有限公司的公司秘書。彼於二零一五年十一月加入恆誠建築控股有限公司(現時名為中天順聯(國際)控股有限公司，為於聯交所主板上市的公司，股份代號：994)，出任財務總監，並自二零一六年五月起兼任其公司秘書，負責該公司的財務及秘書事務，直至二零一九年七月為止。彼於二零二零年八月至二零二一年十一月擔任智勤控股有限公司(為於聯交所主板上市的公司，股份代號：9913)的公司秘書，彼負責該公司的秘書事宜。彼於二零二一年十二月加入志承科技集團有限公司(現時名為民富國際控股有限公司，為於聯交所GEM上市的公司，股份代號：8511)，出任財務總監，並自二零二二年一月起兼任其公司秘書，負責該公司的財務及秘書事務。鄭先生現任Alpha Technology Group Limited(於納斯達克上市的公司，股份代號：ATGL)及Pitanium Limited(於納斯達克上市的公司，股份代號：PTNM)的獨立非執行董事。鄭先生於二零二三年五月十七日至二零二五年六月三十日曾出任為萬馬控股有限公司(於聯交所主板上市的公司，股份代號：6928)的獨立非執行董事，並於二零二三年五月二十二日至二零二四年三月十四日獲委任為富匯國際集團控股有限公司(於聯交所主板上市的公司，股份代號：1034)的獨立非執行董事。

除上文所披露者外，於本報告日期，鄭先生(i)於本公司股份中並無任何其他權益(定義見證券及期貨條例第XV部)；(ii)並無於本公司或其附屬公司中擔任任何其他職務；(iii)與任何董事、高級管理層、主要股東或控股股東並無任何其他關係；及(iv)於過去三年，並無於任何香港或海外上市公眾公司擔任任何董事職務。

*Mr. Lam Chi Wing (林至穎先生)*

Mr. Lam, aged 46, obtained a bachelor of business administration in accounting and finance degree from The University of Hong Kong in December 2003, a master of science in knowledge management degree from The Hong Kong Polytechnic University in December 2006 and a master of business administration degree from The Chinese University of Hong Kong in December 2010. He also obtained an Executive Master in Public Administration degree from Tsinghua University in January 2024.

Mr. Lam joined Li & Fung Group in September 2003, where he served as the group chief representative and general manager of Southern China of Li & Fung Development (China) Limited prior to his departure in July 2015. From June 2020 to December 2020, he was a brand and new retail strategic officer and an executive director of Bonjour Holdings Limited (stock code: 653).

Mr. Lam has been a deputy to the 14th National People's Congress (第十四屆全國人大代表), a member of each of the 12th and 13th Guangdong Provincial Committee of the Chinese People's Political Consultative Conference (中國人民政治協商會議第十二屆及第十三屆廣東省委員會) and a member of each of the 11th and 12th Zhongshan Municipal Committee of the Chinese People's Political Consultative Conference (中國人民政治協商會議第十一屆及第十二屆中山市委員會). Mr. Lam is currently a vice-chairman of each of the council of the Guangdong Society of Commercial Economy (廣東省商業經濟學會理事會), the Council for the Promotion of Guangdong-HongKong-Macao Cooperation (廣東省粵港澳合作促進會). He is also the deputy vice chairman of the Federation of Hong Kong ZhongShan Community Organisations Limited (香港中山社團總會). He is also currently a co-director and an adjunct professor of Center of Innovation Design and Entrepreneurship under the Innovation & Entrepreneurship Office of The Chinese University of Hong Kong, Shenzhen. Mr. Lam served as a part-time member of the Central Policy Unit of the Government of the Hong Kong Special Administrative Region from 2011 to 2012.

*林至穎先生*

林先生，46歲，於二零零三年十二月取得香港大學工商管理學士(會計及財務)學位，於二零零六年十二月取得香港理工大學理學(知識管理)碩士學位以及於二零一零年十二月取得香港中文大學工商管理碩士學位。彼亦於二零二四年一月取得清華大學公共管理執行碩士學位。

林先生於二零零三年九月加入利豐集團，於二零一五年七月離任前為利豐發展(中國)有限公司華南首席代表兼總經理。二零二零年六月至二零二零年十二月，彼曾任卓悅控股有限公司(股份代號：653)的品牌及新零售策略主任及執行董事。

林先生任第十四屆全國人大代表、中國人民政治協商會議第十二屆及第十三屆廣東省委員會委員及中國人民政治協商會議第十一屆及第十二屆中山市委員會委員。林先生現為廣東省商業經濟學會理事會、廣東省粵港澳合作促進會各自的副主席。彼亦為香港中山社團總會副主席。彼現時亦於香港中文大學(深圳)經管學院創新設計與創業中心擔任聯席主任及客座教授。林先生於二零一一年至二零一二年曾擔任香港特別行政區政府中央政策組兼職顧問。

## Report of the Directors 董事會報告

Mr. Lam served as an executive director of Bonjour Holdings Limited (stock code: 653) from July 2020 to December 2020, an independent non-executive director of Aidigong Maternal & Child Health Limited (stock code: 286) from March 2016 to December 2022 and from October 2023 to February 2025, an independent non-executive director of Wai Hung Group Holdings Limited (stock code: 3321) from March 2019 to September 2024), an independent non-executive director of MTT Group Holdings Limited (stock code: 2350) from August 2022 to August 2025, and an independent non-executive director of TOMO Holdings Limited (stock code: 6928) from January 2024 to June 2025, the shares of all of which are listed on the Main Board of the Stock Exchange. Mr. Lam served as a non-executive Director and Chairman of Dreameast Group Limited (stock code: 593) from November 2023 to January 2026 and an independent non-executive director of Space Group Holdings Limited (stock code: 2448) from April 2023 to February 2026, the listing of shares of both companies were cancelled in 2026. Mr. Lam is currently an independent non-executive director of each of Alco Holdings Limited (stock code: 328), China Wantian Holdings Limited (stock code: 1854), and RENHENG Enterprise Holdings Limited (stock code: 3628), the shares of all of which are listed on the Main Board of the Stock Exchange.

Save as disclosed above, as at the date of this report, Mr. Lam (i) does not have any other interests in the shares of the Company (within the meaning of Part XV of the SFO); (ii) does not hold any other position within the Company or any of its subsidiaries; (iii) does not have any other relationship with any Director, senior management, substantial shareholder or controlling shareholder; and (iv) did not hold any directorship in any public companies listed in Hong Kong or overseas in the past three years.

### Ms. Li Qian (李茜女士)

Ms. Li, aged 39, has over 14 years of experience in finance, auditing and accounting. She obtained her bachelor's degree in finance management from Guangdong University of Finance in June 2009. Ms. Li is currently a head of finance department of Shenzhen Yulin Culture and Sports Technology Co., Ltd.\* (深圳羽林文化體育科技有限公司). For the period between May 2023 and August 2024, Ms. Li worked as a senior auditor at Pengsheng Certified Public Accountants (Special General Partnership)\* (鵬盛會計師事務所(特殊普通合夥)). She worked in China United Network Communications Group Co., Ltd Heyuan Branch\* (中國聯合網絡通信有限公司河源市分公司) for the period between September 2010 to April 2023 with the last position as deputy manager of marketing department.

林先生於二零二零年七月至二零二零年十二月擔任卓悅控股有限公司(股份代號：653)執行董事，於二零一六年三月至二零二二年十二月及二零二三年十月至二零二五年二月擔任愛帝宮母嬰健康股份有限公司(股份代號：286)獨立非執行董事，以及二零一九年三月至二零二四年九月擔任偉鴻集團控股有限公司(股份代號：3321)獨立非執行董事，於二零二二年八月至二零二五年八月擔任數科集團控股有限公司(股份代號：2350)獨立非執行董事，於二零二四年一月至二零二五年六月擔任萬馬控股有限公司(股份代號：6928)的獨立非執行董事，所有該等公司的股份均於聯交所主板上市。林先生於二零二三年十一月至二零二六年一月擔任夢東方集團有限公司(股份代號：593)的非執行董事兼主席，及於二零二三年四月至二零二六年二月擔任恆宇集團控股有限公司(股份代號：2448)的獨立非執行董事，此兩間公司的股份已於二零二六年取消上市。林先生現為Alco Holdings Limited(股份代號：328)、中國萬天控股有限公司(股份代號：1854)及仁恒實業控股有限公司(股份代號：3628)各自的獨立非執行董事，所有該等公司的股份均於聯交所主板上市。

除上文所披露者外，於本報告日期，林先生(i)於本公司股份中並無任何其他權益(定義見證券及期貨條例第XV部)；(ii)並無於本公司或其任何附屬公司中擔任任何其他職務；(iii)與任何董事、高級管理層、主要股東或控股股東並無任何其他關係；及(iv)於過去三年，並無於任何香港或海外上市公眾公司擔任任何董事職務。

### 李茜女士

李女士，39歲，擁有超過14年的財務、審核及會計經驗。彼於二零零九年六月取得廣東金融學院財務管理學士學位。李女士現為深圳羽林文化體育科技有限公司財務部主管。於二零二三年五月至二零二四年八月期間，李女士曾任鵬盛會計師事務所(特殊普通合夥)高級核數師。彼於二零一零年九月至二零二三年四月期間在中國聯合網絡通信有限公司河源市分公司任職，最後職位為營銷部副經理。

## Report of the Directors 董事會報告

Save as disclosed above, as at the date of this report, Ms. Li (i) does not have any other interests in the shares of the Company within the meaning of Part XV of the SFO; (ii) does not hold any other position within the Company or any of its subsidiaries; (iii) does not have any other relationship with any Director, senior management, substantial shareholder or controlling shareholder; and (iv) did not hold any directorship in any public companies listed in Hong Kong or overseas in the past three years.

### DIRECTORS' SERVICE CONTRACTS

None of the directors who are proposed for re-election at the forthcoming annual general meeting 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.

### PERMITTED INDEMNITY PROVISIONS

Pursuant to the Company's Bye-laws, directors shall be indemnified and secured harmless out of the assets and profits of the Company from and against all actions, costs, charges, losses, damages and expenses which they shall or may incur or sustain by or by reason of any act done, concurred in or omitted in or about the execution of their duty, or supposed duty provided that this indemnity shall not extend to any matter in respect of any fraud or dishonesty which may attach to the directors. Such provisions were in force during the year ended 31 December 2025 and remained in force as of the date of this report.

### CONNECTED TRANSACTIONS

The Directors consider that those material related party transactions disclosed in note 29 to the consolidated financial statements did not fall under the definition of "connected transactions" or "continuing connected transactions" (as the case may be) in Chapter 14A of the Listing Rules which are required to comply with any of the reporting, announcement or independent Shareholders' approval requirements under the Listing Rules.

Save as the transaction disclosed in the announcement of the Company dated 24 February 2025, the Directors confirmed that the Company has complied with the disclosure requirements in accordance with Chapter 14A of the Listing Rules.

除上文所披露者外，於最後實際可行日期，李女士(i)於本公司股份中並無任何其他權益(定義見證券及期貨條例第XV部)；(ii)並無於本公司或其附屬公司中擔任任何其他職務；(iii)與本公司任何董事、高級管理層、主要股東或控股股東並無任何其他關係；及(iv)於過去三年，並無於任何香港或海外上市公眾公司擔任任何董事職務。

### 董事之服務合約

擬於即將舉行之股東週年大會上重選連任之董事，概無與本公司訂立任何本公司不能於一年內免付賠償(法定賠償除外)而予以終止之服務合約。

### 獲准許的彌償條文

根據本公司的章程細則，董事因執行職務或受託之職責或據稱職責或因就此而作出、贊同作出或沒有作出之任何行動而將會或可能承擔或蒙受之所有訴訟、成本、押記、虧損、損害及開支獲得以本公司之資產及溢利作出之彌償保證及免受損害，惟本彌償保證不延伸至任何與董事之任何欺詐或不誠實行為有關之任何事項。該等條文於截至二零二五年十二月三十一日止年度期間有效，並於本報告日期仍然有效。

### 關連交易

董事認為，綜合財務報表附註29所披露的重大關聯方交易不屬於上市規則第14A章之「關連交易」或「持續關連交易」(視乎情況而定)而須遵守上市規則項下之任何申報、公佈或獨立股東批准規定。

除本公司日期為二零二五年二月二十四日之公告所披露交易外，董事確認，本公司已遵守上市規則第14A章之披露規定。

**DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND/OR SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY OR ANY SPECIFIED UNDERTAKING OF THE COMPANY OR ANY OTHER ASSOCIATED CORPORATION**

As at the date of this Annual Report, the interests or short positions of the Directors and the chief executives of the Company in the Shares, underlying Shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO") which have been notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which he is taken or deemed to have under such provisions of the SFO) or which were required, pursuant to section 352 of the SFO, to be entered in the register referred to therein or pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers contained in the Listing Rules, will were as follows.

董事及最高行政人員於本公司或本公司的任何指明企業或任何其他相聯法團之股份、相關股份及債權證之權益及／或淡倉

於本年度報告日期，本公司董事及最高行政人員於本公司或其相聯法團(定義見證券及期貨條例(「證券及期貨條例」)第XV部)的股份、相關股份及債權證中，擁有須根據證券及期貨條例第XV部第7及8分部知會本公司及聯交所(包括彼根據證券及期貨條例有關條文被當作或視為擁有的權益及淡倉)，或須根據證券及期貨條例第352條記入該條所指登記冊，或根據上市規則所載上市發行人董事進行證券交易的標準守則的任何權益或淡倉如下：

Name of shareholder	Capacity/Nature of interest	Number of Shares held (Note 1) 所持股份數目 (附註1)	Approximately percentage of shareholding of the Company 佔本公司股權 概約百分比
董事姓名	身份／權益性質		
Mr. Lee Chi Ho 李智豪先生	Beneficial owner 實益擁有人	2,000	0.00%

Note:

1. The Letter "L" denotes the person's long position in the relevant Shares.

附註：

1. 「L」指該人士於相關股份中的好倉。

## DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES

Apart from as disclosed in the sections headed "DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND/OR SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY OR ANY SPECIFIED UNDERTAKING OF THE COMPANY OR ANY OTHER ASSOCIATED CORPORATION" and "SHARE OPTION SCHEME" herein, at no time was the Company or any of its subsidiaries, its parent company or any subsidiary of its parent company a party to any arrangement to enable the Company's directors or their respective spouses or children under 18 years of age to acquire benefits by means of the acquisition of shares in or debentures of the Company or any other body corporate.

## DIRECTORS' MATERIAL INTERESTS IN TRANSACTIONS, ARRANGEMENTS AND CONTRACTS OF SIGNIFICANCE

No transactions, arrangements and contracts of significance in relation to the Group's business to which the Company, any of its subsidiaries, its parent company or any subsidiary of its parent company was a party and in which a director of the Company or his/her connected entity had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

## CONTRACTS WITH CONTROLLING SHAREHOLDERS

No contract of significance or contract of significance for the provision of services was entered into among the Company or any of its subsidiaries and the Controlling Shareholders or any of their subsidiaries during the year ended 31 December 2025.

## DIRECTORS' INTERESTS IN COMPETING BUSINESS

During the year, none of the directors of the Company had any interest in a business (other than those businesses where the directors of the Company were appointed as directors to represent the interests of the Company and/or any member of the Group) which is considered to compete or is likely to compete, either directly or indirectly, with the businesses of the Group.

## 董事購買股份或債權證之權利

除本年度報告「董事及最高行政人員於本公司或本公司的任何指明企業或任何其他相聯法團之股份、相關股份及債權證之權益及／或淡倉」及「購股權計劃」兩節所披露者外，於任何時間，本公司或其任何附屬公司、其母公司或其母公司的任何附屬公司概無參與訂立任何安排，使本公司董事或彼等各自之配偶或未滿十八歲的子女可藉購買本公司或任何其他法人團體之股份或債權證而獲得利益。

## 董事於重要交易、安排及合約的重大權益

本公司或其任何附屬公司、其母公司或其母公司的任何附屬公司於本年度結束或於本年度任何時間內，概無訂立任何與本集團業務有關之任何重要交易、安排及合約，而本公司董事及其關連實體於其中直接或間接擁有重大權益。

## 與控股股東的合約

截至二零二五年十二月三十一日止年度，本公司或其任何附屬公司概無與控股股東或其任何附屬公司訂立任何重大合約或提供服務的重大合約。

## 董事於競爭業務之權益

於年內，概無本公司董事於被視為與本集團業務構成或可能構成直接或間接競爭的業務中持有任何權益(並不包括本公司董事獲委任為有關公司之董事以代表本公司及／或本集團任何成員公司權益之業務)。

**SUBSTANTIAL SHAREHOLDERS' INTERESTS AND/OR SHORT POSITIONS IN THE SHARES AND UNDERLYING SHARES OF THE COMPANY**

As at the date of this Annual Report, as recorded in the register kept by the Company under section 336 of the SFO, the Company had been notified of the following person (other than the directors and chief executive of the Company) who had interests in the shares and/or underlying shares of the Company which fell to be disclosed to the Company under Divisions 2 and 3 of Part XV of the SFO:

**Long positions in the ordinary shares of HK\$0.10 each in the share capital of the Company**

**主要股東在本公司股份及相關股份之權益及／或淡倉**

於本年度報告日期，記錄於本公司按證券及期貨條例第336條備存之名冊所載，本公司已獲以下人士(本公司董事或最高行政人員除外)通知其於本公司股份及／相關股份中持有權益，而須根據證券及期貨條例第XV部第2及第3分部向本公司披露：

**於本公司股本中每股面值0.10港元之普通股之好倉**

Name of shareholder	Capacity	Number of ordinary shares 普通股 股份數目	Approximately percentage of shareholding of the Company 佔本公司股權 概約百分比
股東名稱	身份		
MARS Worldwide Holdings Limited	Beneficial owner 實益擁有人	411,293,396 (Note) (附註)	45.71
Zephyrus Capital Limited	Interest of a controlled corporation 受控制法團之權益	411,293,396 (Note) (附註)	45.71
Mr. Sun Banggui	Interest of a controlled corporation 受控制法團之權益	411,293,396 (Note) (附註)	45.71
孫邦桂先生			

Note: As at the date of this Annual Report, the shares were held by MARS Worldwide Holdings Limited, which was wholly owned by Zephyrus Capital Limited, which was in turn beneficially owned as to 97% by Mr. Sun Banggui and 3% by Ms. Zhu Ruiping.

附註：於本報告日期，該等股份由MARS Worldwide Holdings Limited持有，而該公司由Zephyrus Capital Limited全資擁有，Zephyrus Capital Limited則由孫邦桂先生及朱瑞平實益擁有97%及3%權益。

Save as disclosed above, as at the date of this Annual Report, the Company had not been notified of any other person (other than the directors and chief executive of the Company) who had an interest or short positions in the shares and/or underlying shares of the Company which fell to be disclosed to the Company under Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company under section 336 of the SFO.

除上文所披露者外，於本年度報告日期，本公司並無接獲任何其他人士(本公司董事或最高行政人員除外)通知，表示其於本公司股份及／或相關股份中持有權益或淡倉，而須根據證券及期貨條例第XV部第2及第3分部向本公司披露，或須記錄於本公司按證券及期貨條例第336條備存之名冊。

### SUFFICIENCY OF PUBLIC FLOAT

Based on the information that is publicly available to the Company and within the knowledge of the directors of the Company, there is a sufficiency of public float of the Company's securities as required under the Listing Rules as at the date of this Annual Report.

### SHARE OPTIONS SCHEME

As at the date of this Annual Report, the Company had no share option scheme in place.

### EQUITY-LINKED AGREEMENT

No equity-linked agreements that will or may result in the Company issuing shares, or that require the Company to enter into any agreements that will or may result in the Company issuing shares, were entered into by the Company during the year or subsisted at the end of the year.

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

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities (including sale of treasury Shares (as defined under the Listing Rules)) during the year. As at 31 December 2025, the Company did not hold any treasury shares (as defined under the Listing Rules).

### PRE-EMPTIVE RIGHTS

There are no provisions for pre-emptive rights under the Company's Bye-laws or the Laws of Bermuda.

### TAX RELIEF

The Directors are not aware of any tax relief available to the Shareholders by reason of their holding of the Company's securities.

### MANAGEMENT CONTRACTS

No contracts concerning the management and administration of the whole or any substantial part of the business of the Company were entered into or existed during the year.

### 足夠公眾持股量

據本公司可公開獲取之資料以及據本公司董事所知，於本年度報告日期，本公司之證券符合上市規則所規定之足夠公眾持股量規定。

### 購股權計劃

於本年度報告日期，本公司並無購股權計劃。

### 權益掛鈎協議

於年內或年度結束時，本公司概無訂立或存在任何股票掛鈎協議將會或可導致本公司發行股份，或要求本公司訂立任何協議從而將會或可導致本公司發行股份。

### 購買、出售或贖回本公司之上市證券

於年內，本公司及其任何附屬公司並無購買、出售或贖回本公司之任何上市證券(包括出售庫存股份(定義見上市規則))。於二零二五年十二月三十一日，本公司並無持有任何庫存股份(定義見上市規則)。

### 優先認股權

本公司之章程細則或百慕達法例均無優先認股權之規定。

### 稅項減免

董事概不知悉有股東因彼等持有本公司證券而可享有任何稅項減免。

### 管理合約

年內並無訂立或存在有關本公司整體或任何重大部份業務之管理及行政合約。

### CORPORATE GOVERNANCE

The Company's corporate governance practices are set out in the Corporate Governance Report on page 16 of this Annual Report.

### CONTINUING DISCLOSURE OBLIGATIONS PURSUANT TO THE LISTING RULES

The Company does not have any other disclosure obligations under Rules 13.20, 13.21 and 13.22 of the Listing Rules.

### CONVERTIBLE SECURITIES, OPTIONS, WARRANTS OR SIMILAR RIGHTS

The Company had no outstanding convertible securities, options, warrants or similar rights as at 31 December 2025. There has been no issue or exercise of any convertible securities, options, warrants or similar rights during the year.

### USE OF NET PROCEEDS

In order to reserve working capital for the Group's business operation while seeking for diversification of the Group's business should suitable opportunities arise, on 10 February 2023, the Company entered into the subscription agreements (the "Subscription Agreements") with Ms. Zhang Huanhuan and Ms. Huang Liqing (collectively, the "Subscribers"), pursuant to which the Company has conditionally agreed to issue to the Subscribers, and the Subscribers have conditionally agreed to subscribe for 81,804,141 new ordinary shares (the "Subscription Shares"), at HK\$0.59 per Subscription Share.

The aggregate net proceeds from the subscription, after deduction of relevant costs and expenses, amounted to approximately HK\$48.1 million. During the year under review, the net proceeds of approximately HK\$26.1 million had been applied for general corporate and working capital, and no merger and acquisition has been made in the Current Year.

Having regard to the current market conditions and the actual progress of business expansion, the Board has carefully assessed and resolved to update the expected timeline for utilising the unutilised net proceeds. The expected timeline for the unutilised amount, originally scheduled to be fully utilised on or before 31 December 2025, has now been extended to 31 December 2026.

### 企業管治

本公司之企業管治常規載於本年度報告第16頁之企業管治報告。

### 根據上市規則的持續披露責任

本公司於上市規則第13.20、13.21及13.22條項下並無任何其他披露責任。

### 可換股證券、購股權、認股權證或類似權利

於二零二五年十二月三十一日，本公司並無未償還可換股證券、購股權、認股權證或類似權利。年內並無發行或行使任何可換股證券、購股權、認股權證或類似權利。

### 所得款項淨額用途

為就本集團業務營運保留營運資金，同時在適當機會出現時尋求本集團業務多元化，於二零二三年二月十日，本公司與張歡歡女士及黃麗青女士（統稱「認購人」）訂立認購協議（「認購協議」），據此，本公司已有條件同意向認購人發行，而認購人已有條件同意以每股認購股份0.59港元認購81,804,141股新股份（「認購股份」）。

經扣除相關成本及開支後，認購事項所得款項淨額總額約48.1百萬港元。於回顧年度內，所得款項淨額約26.1百萬港元已用作一般企業及營運資金，本年度並無進行併購。

鑒於當前市場狀況及業務擴張的實際進展，董事會已審慎評估，並決議更新未動用所得款項淨額的使用預期時間表。該未動用款項原定時間表為於二零二五年十二月三十一日或之前全數動用，現已延至二零二六年十二月三十一日。

## Report of the Directors 董事會報告

The table below sets out the intended use of the net proceeds from the Subscription and the status of utilisation as at 31 December 2025. The net proceeds were used and are intended to be used according to the intentions previously disclosed by the Company.

下表載列認購事項所得款項淨額的計劃用途及於二零二五年十二月三十一日的動用狀態。所得款項淨額的用途或計劃用途符合本公司先前所披露的計劃。

Intended use of net proceeds	所得款項淨額之擬定用途	Planned allocation of net proceeds	As at 31 December 2025		As at 31 December 2024		Expected timeline for utilising for the unutilised net proceeds
			於二零二五年十二月三十一日	於二零二四年十二月三十一日	於二零二五年十二月三十一日	於二零二四年十二月三十一日	
		所得款項淨額之計劃分配	Utilised amount	Unutilised amount	Utilised amount	Unutilised amount	使用未動用所得款項淨額之預期時間表
			已使用金額	未動用金額	已使用金額	未動用金額	
			HK\$ million	HK\$ million	HK\$ million	HK\$ million	
			百萬港元	百萬港元	百萬港元	百萬港元	
Merger and acquisition	合併及收購	9.6	–	9.6	–	9.6	31 December 2026 二零二六年 十二月三十一日
General corporate and working capital	一般企業及營運資金	38.5	26.1	12.4	15.4	23.1	31 December 2026 二零二六年 十二月三十一日

Details of the Subscription is set out in the announcements of the Company dated 10 February 2023 and 2 March 2023 respectively.

認購事項詳情載於本公司日期分別為二零二三年二月十日及二零二三年三月二日之公告。

### ENVIRONMENTAL AND SOCIAL MATTERS

The Company's compliance with the relevant provisions set out in the Environmental, Social and Governance Reporting Code in Appendix C2 of the Listing Rules for the financial year ended 31 December 2025 will be set out in a standalone Environmental, Social and Governance Report and published on the Group's and the Stock Exchange's websites.

### 環境及社會事宜

本公司於截至二零二五年十二月三十一日止財政年度遵守上市規則附錄C2所載《環境、社會及管治報告守則》的相關條文的情況將載於一份獨立環境、社會及管治報告，並於本集團及聯交所之網站刊載。

## CHANGE OF CONTROLLING SHAREHOLDER AND THE OFFER

On 4 September 2025 (after trading hours), Mr. Tsang Chun Ho Anthony (“Mr. Tsang”), as mortgagee under the equitable mortgage over 100 issued shares of MARS Worldwide Holdings Limited, (representing the entire issued share capital of MARS Worldwide Holdings Limited) (the “Sale Shares”) dated 9 June 2023 executed by Ms. Ma Xiaoqiu in favour of Mr. Tsang as security for the loan facility in the principal amount of HK\$40,000,000 granted by Mr. Tsang (the “Share Mortgage”) and by way of exercising his power of sale under the Share Mortgage, Ms. Ma Xiaoqiu (acting through Mr. Tsang in his capacity as Ms. Ma Xiaoqiu’s attorney by way of exercising his powers and rights under the Share Mortgage) and Zephyrus Capital Limited (which is owned as to 97% by Mr. Sun Banggui and 3% by Ms. Zhu Ruiping) (“Zephyrus”) entered into a sale and purchase agreement dated 4 September 2025 in respect of the sale and purchase of the Sale Shares, pursuant to which Ms. Ma Xiaoqiu agreed to sell, and Zephyrus agreed to purchase the Sale Shares for an aggregate consideration of HK\$54,000,000. The Completion of the aforesaid sale and purchase took place on 4 September 2025. Since then, Zephyrus had become the controlling shareholder of the Company. Zephyrus and Mr. Tsang were required under the Code on Takeovers and Mergers in Hong Kong to jointly make a mandatory unconditional cash offer for all the issued shares of the Company not already owned and/or agreed to be acquired by it and/or parties acting in concert with it at a price of HK\$0.1331 per share of the Company (the “Offer”). The Offer was closed on 14 January 2026. Having made all reasonable enquiries and to the best knowledge and belief of the Company, Zephyrus held 411,293,396 shares of the Company, representing approximately 45.71% of the issued share capital of the Company as at the date of this Annual Report. Details of the sale and purchase agreement and the Offer are set out in the announcements of the Company dated 24 October 2025, 14 November 2025, 5 December 2025, 24 December 2025 and 14 January 2026, respectively, and the circular of the Company dated 24 December 2025.

## 控股股東變動及要約

於二零二五年九月四日(交易時段後)，曾俊豪先生(「曾先生」)作為由馬小秋女士以曾先生為受益人所簽立日期為二零二三年六月九日，以作為曾先生獲授本金額為40,000,000港元貸款融資的抵押品的衡平按揭(「股份按揭」)(涉及MARS Worldwide Holdings Limited 100股已發行股份(相當於MARS Worldwide Holdings Limited全部已發行股本)(「出售股份」))下的承按人，透過行使彼於股份按揭下的出售權力，馬小秋女士(透過曾先生以其作為馬小秋女士授權代表之身份，行使股份按揭項下之權力及權利)及Zephyrus Capital Limited(由孫邦桂先生及朱瑞平女士擁有97%及3%權益)(「Zephyrus」)訂立日期為二零二五年九月四日的買賣協議，內容有關買賣出售股份，據此，馬小秋女士同意出售，而Zephyrus同意購買出售股份，總代價為54,000,000港元。上述買賣於二零二五年九月四日完成。自此，Zephyrus成為本公司的控股股東。Zephyrus及曾先生須根據香港公司收購及合併守則共同就本公司所有已發行股份(不包括其及與其一致行動人士已經擁有及/或同意收購之股份)提出強制性無條件現金要約，價格為每股本公司股份0.1331港元(「要約」)。要約已於二零二六年一月十四日結束。經作出一切合理查詢後，及據本公司所知，Zephyrus持有本公司411,293,396股股份，相當於本年報日期本公司已發行股本約45.71%。有關買賣協議及要約的詳情載於本公司日期分別為二零二五年十月二十四日、二零二五年十一月十四日、二零二五年十二月五日、二零二五年十二月二十四日及二零二六年一月十四日的公告以及本公司日期為二零二五年十二月二十四日的通函。

## EVENTS AFTER THE REPORTING PERIOD

There are no significant events after the Reporting Period and up to the date of this report.

## AUDITOR

The financial statements have been audited by ZSZH (HK) Fuson CPA Limited who retire and, being eligible, offer themselves for re-appointment in the forthcoming Annual General Meeting. A resolution will be submitted to the forthcoming Annual General Meeting to re-appoint ZSZH (HK) Fuson CPA Limited as the auditor of the Company.

Save for the above, there has been no other change in the auditor of the Company in any of the preceding three years.

On behalf of the Board

**Lee Chi Ho**

*Executive Director*

Hong Kong, 27 March 2026

## 報告期後事項

於報告期內及直至本報告日期，並無重大事項。

## 核數師

財務報表已經由中審眾環(香港)富信會計師事務所有限公司審核，該核數師任滿退任，惟合資格並表示願意於即將舉行之股東週年大會應聘連任。續聘中審眾環(香港)富信會計師事務所有限公司為本公司核數師之決議案將於即將舉行之股東週年大會上提呈。

除上述者外，本公司核數師於過去三年內未有其他變動。

代表董事會

**執行董事**

**李智豪**

香港，二零二六年三月二十七日

# Independent Auditor's Report 獨立核數師報告



## TO THE MEMBERS OF CARRY WEALTH HOLDINGS LIMITED

(Incorporated in the Bermuda with limited liability)

### OPINION

We have audited the consolidated financial statements of Carry Wealth Holdings Limited (the “Company”) and its subsidiaries (collectively referred to as the “Group”) set out on pages 59 to 168, which comprise the consolidated statement of financial position as at 31 December 2025, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policies information and other explanatory 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 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”) 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”), and we have 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.

## 致恒富控股有限公司股東

(於百慕達註冊成立的有限公司)

### 意見

我們已審計恒富控股有限公司(「貴公司」)及其附屬公司(統稱「貴集團」)列載於第59至168頁的綜合財務報表，其包括於二零二五年十二月三十一日的綜合財務狀況表，及截至該日止年度的綜合損益及其他全面收入表、綜合權益變動表及綜合現金流轉表，以及綜合財務報表附註，包括重大會計政策資料及其他說明資料。

我們認為，該等綜合財務報表已根據香港會計師公會(「香港會計師公會」)頒佈的《香港財務報告準則會計準則》真實而中肯地反映了貴集團於二零二五年十二月三十一日的綜合財務狀況及其截至該日止年度的綜合財務表現及綜合現金流量，並已遵照香港《公司條例》的披露規定妥為擬備。

### 意見的基礎

我們已根據香港會計師公會頒佈的《香港審計準則》(「香港審計準則」)進行審計。我們在該等準則下承擔的責任已在本報告核數師就審計綜合財務報表承擔的責任部分中作進一步闡述。根據香港會計師公會頒佈的《專業會計師道德守則》(以下簡稱「守則」)，我們獨立於貴集團，並已履行守則中的其他專業道德責任。我們相信，我們所獲得的審計證據能充足及適當地為我們的審計意見提供基礎。

## KEY AUDIT MATTER

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.

### Impairment assessment of property, plant and equipment and right-of-use assets

#### The key audit matter 關鍵審計事項

As disclosed in notes 15 and 16 to the consolidated financial statements, as at 31 December 2025, the carrying amounts of the Group's property, plant and equipment and right-of-use assets amounted to approximately HK\$47,602,000 and HK\$9,764,000, respectively that are mainly related to the Group's garment manufacturing and trading businesses of garment products.

誠如綜合財務報表附註15及16所披露，於二零二五年十二月三十一日，貴集團主要與貴集團成衣製造及成衣產品貿易業務有關的物業、廠房及設備及使用權資產的賬面值分別約為47,602,000港元及9,764,000港元。

When indicator of possible impairment has been identified, the management of the Company has performed impairment assessment on the Group's property, plant and equipment and right-of-use assets to estimate the recoverable amounts of the Group's property, plant and equipment and right-of-use assets. The recoverable amount is determined based on the higher of fair value less cost of disposal or value-in-use calculation of each cash-generated unit, in which the property, plant and equipment and right-of-use assets were allocated to.

當已識別潛在減值的跡象時，貴公司管理層對貴集團物業、廠房及設備以及使用權資產進行減值評估以估計貴集團物業、廠房及設備以及使用權資產之可收回金額。可收回金額乃根據公平價值減出售成本或各物業、廠房及設備以及使用權資產獲分配的現金產生單位使用價值計算之較高者釐定。

The estimate of recoverable amounts of these assets involved management judgement in determining the future cash flows and key parameters for the value-in-use calculation.

該等資產可收回金額的估計涉及管理層於釐定未來現金流量及使用價值計算主要參數時的判斷。

We have identified the impairment assessment of property, plant and equipment and right-of-use assets as a key audit matter due to their significant to the consolidated financial statements as a whole and the involvement of a significant degree of judgment and estimates made by the management of the Group when performing impairment assessment.

我們已將物業、廠房及設備以及使用權資產的減值評估識別為關鍵審計事項，乃由於其對綜合財務報表整體之重要性，且於進行減值評估時須貴集團管理層作出重大判斷及估計。

## 關鍵審計事項

關鍵審計事項是根據我們的專業判斷，認為對本期綜合財務報表的審計最為重要的事項。這些事項是在我們審計整體綜合財務報表及出具意見時進行處理的。我們不會對這些事項提供單獨的意見。

### 物業、廠房及設備及使用權資產之減值評估

#### How the matter was addressed in our audit 我們的審計如何處理關鍵審計事項

Our audit procedures in relation to impairment assessment of property, plant and equipment and right-of-use assets included, among others, the following:

我們有關物業、廠房及設備及使用權資產減值評估的審計程序(其中包括)如下：

- To assess whether there is any indication that the Group's property, plant and equipment and right-of-use assets have suffered an impairment loss;
- 評估是否有跡象顯示貴集團物業、廠房及設備及使用權資產出現減值虧損；
- To assess the impairment assessment performed by the management and the reasonableness of value-in-use calculation prepared by the management including to assess the reasonableness of cash flow forecast and to compare with actual results available up to the report date;
- 評估管理層進行的減值評估及管理層準備的使用價值計算法的合理性，包括評估現金流量預測的合理性及與截至報告日的實際結果進行比較；
- To challenge the appropriateness of the key parameters underlying the cash flows forecasts against the historical performance and latest market expectations; and
- 基於歷史表現及最新市場預期質疑現金流量預測所依據的主要參數的適當性；及
- To challenge the discount rate adopted in the value-in-use calculations by reviewing the basis of calculation and comparing the input data to market sources.
- 通過審查計算基礎並將輸入數據與市場來源進行比較，質疑使用價值計算中採用的貼現率。

### OTHER INFORMATION

The directors of the Company are responsible for the other information. The other information comprises the information included in the annual report, 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 OF THE COMPANY AND THOSE CHARGED WITH GOVERNANCE FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The directors of the Company are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRS Accounting Standards and the Hong Kong Companies Ordinance, and for such internal control as the directors of the Company 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 of the Company 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 of the Company either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

The directors of the Company are assisted by the those charged with governance in discharging their responsibilities for overseeing the Group's financial reporting process.

### 其他信息

貴公司董事須對其他信息負責。其他信息包括年報內的信息，但不包括綜合財務報表及我們的核數師報告。

我們對綜合財務報表的意見並不涵蓋其他信息，我們亦不對該等其他信息發表任何形式的鑒證結論。

結合我們對綜合財務報表的審計，我們的責任是閱讀其他信息，在此過程中，考慮其他信息是否與綜合財務報表或我們在審計過程中所了解的情況存在重大抵觸或者似乎存在重大錯誤陳述的情況。基於我們已執行的工作，如果我們認為其他信息存在重大錯誤陳述，我們需要報告該事實。我們就此並無任何須報告的事項。

### 貴公司董事及管治層就綜合財務報表須承擔的責任

貴公司董事須負責根據香港會計師公會頒佈的《香港財務報告準則會計準則》及香港《公司條例》的披露規定擬備真實而中肯的綜合財務報表，並對其認為為使綜合財務報表的擬備不存在由於欺詐或錯誤而導致的重大錯誤陳述所需的內部控制負責。

在擬備綜合財務報表時，貴公司董事負責評估貴集團持續經營的能力，並在適用情況下披露與持續經營有關的事項，以及使用持續經營為會計基礎，除非貴公司董事有意將貴集團清盤或停止經營，或別無其他實際的替代方案。

貴公司董事在管治層的協助下履行其監督貴集團的財務報告過程的責任。

### 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. Our report is made solely to you, as a body, in accordance with section 90 of the Bermuda Companies Act and our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. 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 judgement and maintain 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 of the Company;

### 董事就審計綜合財務報表須承擔的責任

我們的目標，是對綜合財務報表整體是否不存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並出具包括我們意見的核數師報告。我們按照百慕達《公司法》第90條及我們委聘的協定條款僅向閣下（作為整體）報告我們的意見，除此之外本報告別無其他目的。我們不會就本報告的內容向任何其他人士負上或承擔任何責任。合理保證是高水平的保證，但不能保證按照《香港審計準則》進行的審計，在某一重大錯誤陳述存在時總能發現。錯誤陳述可以由欺詐或錯誤引起，如果合理預期它們單獨或滙總起來可能影響綜合財務報表使用者依賴綜合財務報表所作出的經濟決定，則有關的錯誤陳述可被視作重大。

在根據《香港審計準則》進行審計的過程中，我們運用了專業判斷，保持判斷及維持了專業懷疑態度。我們亦：

- 識別和評估由於欺詐或錯誤而導致綜合財務報表存在重大錯誤陳述的風險，設計及執行審計程序以應對這些風險，以及獲取充足和適當的審計證據，作為我們意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部控制之上，因此未能發現因欺詐而導致的重大錯誤陳述的風險高於未能發現因錯誤而導致的重大錯誤陳述的風險；
- 了解與審計相關的內部控制，以設計適當的審計程序，但目的並非對貴集團內部控制的有效性發表意見；
- 評價貴公司董事所採用會計政策的恰當性及作出會計估計和相關披露的合理性；

## Independent Auditor's Report 獨立核數師報告

- Conclude on the appropriateness of the Company's 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; and
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.
- 對 貴公司董事採用持續經營會計基礎的恰當性作出結論。根據所獲取的審計證據，確定是否存在與事項或情況有關的重大不確定性，從而可能導致對 貴集團的持續經營能力產生重大疑慮。如果我們認為存在重大不確定性，則有必要在核數師報告中提請使用者注意綜合財務報表中的相關披露。假若有關的披露不足，則我們應當發表非無保留意見。我們的結論是基於核數師報告日止所取得的審計證據。然而，未來事項或情況可能導致 貴集團不能持續經營；
- 評價綜合財務報表的整體列報方式、結構和內容，包括披露，以及綜合財務報表是否中肯反映交易和事項；及
- 規劃並執行集團審計工作，以就 貴集團內實體或業務活動的財務信息獲取充足、適當的審計證據，作為出具綜合財務報表意見的基準。我們負責 貴集團審計的方向、監督和執行。我們為審計意見承擔全部責任。

We communicate with the those charged with governance 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 those charged with governance 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.

除其他事項外，我們與管治層溝通了計劃的審計範圍、時間安排、重大審計發現等，包括我們在審計中識別出內部控制的任何重大缺陷。

我們還向管治層提交聲明，說明我們已符合有關獨立性的相關專業道德要求，並與他們溝通有可能合理地被認為會影響我們獨立性的所有關係和其他事項，以及在適用的情況下，為消除有關威脅而採取的行動或應用的防範措施。

## Independent Auditor's Report 獨立核數師報告

From the matters communicated with those charged with governance, 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.

The engagement partner on the audit resulting in this independent auditor's report is Mr. Lee Yan Fai.

### **ZSZH (HK) Fuson CPA Limited**

*Certified Public Accountants*

#### **Lee Yan Fai**

Practising Certificate Number: P06078

Hong Kong, 27 March 2026

從與管治層溝通的事項中，我們確定哪些事項對本期綜合財務報表的審計最為重要，因而構成關鍵審計事項。我們在核數師報告中描述這些事項，除非法律法規不允許公開披露這些事項，或在極端罕見的情況下，如果合理預期在我們報告中溝通某事項造成的負面後果超過產生的公眾利益，我們決定不應在報告中溝通該事項。

出具本獨立核數師報告的審計項目合夥人是李恩輝先生。

### **中審眾環(香港)富信會計師事務所有限公司**

*執業會計師*

#### **李恩輝**

執業證書號碼：P06078

香港，二零二六年三月二十七日

## Consolidated Statement of Profit or Loss and Other Comprehensive Income 綜合損益及其他全面收入表

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

		Notes 附註	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Revenue	收益	6	<b>315,225</b>	664,688
Cost of sales	銷售成本		<b>(277,246)</b>	(598,552)
<b>Gross profit</b>	<b>毛利</b>		<b>37,979</b>	66,136
Other income, gains and losses, net	其他收入、收益及虧損淨額	7	<b>48</b>	1,558
Selling and distribution expenses	銷售及分銷開支		<b>(9,215)</b>	(13,838)
Administrative and other operating expenses	行政及其他營運開支		<b>(71,620)</b>	(78,645)
Finance income	融資收入	8	<b>380</b>	1,396
Finance expenses	融資開支	8	<b>(3,797)</b>	(10,400)
<b>Loss before taxation</b>	<b>除稅前虧損</b>	9	<b>(46,225)</b>	(33,793)
Income tax expense	所得稅開支	12	<b>(18)</b>	–
<b>Loss for the year</b>	<b>年度虧損</b>		<b>(46,243)</b>	(33,793)
<b>Other comprehensive income (expense) for the year</b>	<b>年度其他全面收入(開支)</b>			
<i>Item that will not be reclassified subsequently to profit or loss</i>	<i>其後不可重新分類至損益賬之項目</i>			
Gain on revaluation of properties, net of tax	物業之重估收益，扣除稅項		<b>5,736</b>	2,846
<i>Item that may be reclassified subsequently to profit or loss</i>	<i>其後可重新分類至損益賬之項目</i>			
Exchange differences on translation of overseas operations	換算海外業務之匯兌差額		<b>(1,748)</b>	1,026
Other comprehensive income for the year, net of tax	年度其他全面收入，扣除稅項		<b>3,988</b>	3,872
<b>Total comprehensive expense for the year</b>	<b>年度全面開支總額</b>		<b>(42,255)</b>	(29,921)
<b>Loss per share</b>	<b>每股虧損</b>	13		
– Basic and diluted (HK cent)	– 基本及攤薄(港仙)		<b>(5.14)</b>	(3.76)

# Consolidated Statement of Financial Position 綜合財務狀況表

As at 31 December 2025 於二零二五年十二月三十一日

			2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
		Notes 附註		
<b>NON-CURRENT ASSETS</b>	<b>非流動資產</b>			
Property, plant and equipment	物業、廠房及設備	15	47,602	51,135
Right-of-use assets	使用權資產	16	9,764	8,844
Interests in a joint venture	於一間合營企業之權益	17	–	–
Other receivables and deposits	其他應收款項及按金	18	319	423
			<u>57,685</u>	<u>60,402</u>
<b>CURRENT ASSETS</b>	<b>流動資產</b>			
Inventories	存貨	19	42,375	37,629
Trade and other receivables and deposits	貿易及其他應收款項及按金	18	63,714	30,494
Cash and bank balances	現金及銀行結餘	20	48,498	111,034
			<u>154,587</u>	<u>179,157</u>
<b>CURRENT LIABILITIES</b>	<b>流動負債</b>			
Trade and other payables	貿易及其他應付款項	21	28,727	30,699
Amount due to a director of subsidiaries	應付附屬公司董事款項	22	54,556	40,480
Lease liabilities	租賃負債	16	1,538	1,742
			<u>84,821</u>	<u>72,921</u>
<b>NET CURRENT ASSETS</b>	<b>流動資產淨值</b>		<u>69,766</u>	<u>106,236</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	<b>總資產減流動負債</b>		<u>127,451</u>	<u>166,638</u>
<b>NON-CURRENT LIABILITIES</b>	<b>非流動負債</b>			
Lease liabilities	租賃負債	16	1,156	–
Deferred tax liabilities	遞延稅項負債	23	20,627	18,715
			<u>21,783</u>	<u>18,715</u>
<b>NET ASSETS</b>	<b>資產淨值</b>		<u>105,668</u>	<u>147,923</u>

## Consolidated Statement of Financial Position 綜合財務狀況表

As at 31 December 2025 於二零二五年十二月三十一日

			<b>2025</b>	2024
		Notes	<b>二零二五年</b>	二零二四年
		附註	<b>HK\$'000</b>	HK\$'000
			千港元	千港元
<b>CAPITAL AND RESERVES</b>	<b>股本及儲備</b>			
Share capital	股本	24	<b>89,985</b>	89,985
Reserves	儲備		<b>15,683</b>	57,938
<b>TOTAL EQUITY</b>	<b>總權益</b>		<b>105,668</b>	147,923

The consolidated financial statements from pages 59 to 168 were approved and authorised for issue by the board of directors on 27 March 2026:

第59至168頁的綜合財務報表已由董事會於二零二六年三月二十七日批核及授權刊發：

**Lee Chi Ho**  
李智豪  
Executive Director  
執行董事

**Li Qian**  
李茜  
Independent Non-Executive Director  
獨立非執行董事

# Consolidated Statement of Changes in Equity 綜合權益變動表

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

		Share capital 股本 HK\$'000 千港元	Share premium* 股份溢價* HK\$'000 千港元 (note (i) below) (下文附註(i))	Merger reserve* 合併儲備* HK\$'000 千港元 (note (ii) below) (下文附註(ii))	Property revaluation reserve* 物業重估儲備* HK\$'000 千港元 (note (iii) below) (下文附註(iii))	Translation reserve* 匯兌儲備* HK\$'000 千港元 (note (iv) below) (下文附註(iv))	Accumulated losses* 累計虧損* HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 January 2024	於二零二四年一月一日	89,985	257,845	(200)	53,302	(37,425)	(185,663)	177,844
Loss for the year	年度虧損	-	-	-	-	-	(33,793)	(33,793)
Other comprehensive income for the year:	年度其他全面收入：							
Gain on revaluation of properties, net of tax	重估物業之收益，扣除稅項	-	-	-	2,846	-	-	2,846
Exchange differences on translation of overseas operations	換算海外業務所產生之匯兌 差額	-	-	-	-	1,026	-	1,026
Total comprehensive income (expense) for the year	年度全面收入(開支)總額	-	-	-	2,846	1,026	(33,793)	(29,921)
At 31 December 2024 and 1 January 2025	於二零二四年 十二月三十一日及 二零二五年一月一日	<b>89,985</b>	<b>257,845</b>	<b>(200)</b>	<b>56,148</b>	<b>(36,399)</b>	<b>(219,456)</b>	<b>147,923</b>
Loss for the year	年度虧損	-	-	-	-	-	(46,243)	(46,243)
Other comprehensive income (expense) for the year:	年度其他全面收入(開支)：							
Gain on revaluation of properties, net of tax	重估物業之收益，扣除稅項	-	-	-	5,736	-	-	5,736
Exchange differences on translation of overseas operations	換算海外業務所產生之匯兌 差額	-	-	-	-	(1,748)	-	(1,748)
Total comprehensive income (expense) for the year	年度全面收入(開支)總額	-	-	-	5,736	(1,748)	(46,243)	(42,255)
At 31 December 2025	於二零二五年 十二月三十一日	<b>89,985</b>	<b>257,845</b>	<b>(200)</b>	<b>61,884</b>	<b>(38,147)</b>	<b>(265,699)</b>	<b>105,668</b>

\* The reserves accounts comprise the Group's reserve of HK\$15,683,000 (2024: HK\$57,938,000) in the consolidated statement of financial position.

\* 儲備賬包括綜合財務狀況表內本集團儲備15,683,000港元(二零二四年：57,938,000港元)。

## Consolidated Statement of Changes in Equity 綜合權益變動表

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

Notes:

- (i) Share premium: The share premium represents the amount subscribed for share capital in excess of nominal value.
- (ii) Merger reserve: The merger reserve represents primarily the effects from change in shareholders' equity arising on group re-organisation and change in the Group's ownership interest in subsidiaries without losing control.
- (iii) Properties revaluation reserve: The properties revaluation reserve represents cumulative gains and losses arising on the revaluation of the buildings that have been recognised in other comprehensive income. Such items will not be reclassified to profit or loss in subsequent periods.
- (iv) Translation reserve: The translation reserve represents gains/losses arising on retranslating the net assets/liabilities of foreign operations into presentation currency.

附註：

- (i) 股份溢價：股份溢價指認購股本超出面值的金額。
- (ii) 合併儲備：合併儲備主要是指本集團重組所產生的股東權益變動及並無失去控制權的本集團於附屬公司的擁有權權益變動的影響。
- (iii) 物業重估儲備：物業重估儲備指重估樓宇所產生的累計收益及虧損，該等收益及虧損已於其他全面收入中確認。該等項目不會於其後期間重新分類至損益。
- (iv) 匯兌儲備：匯兌儲備指海外業務之淨資產／負債重新換算為呈列貨幣所產生之收益／虧損。

# Consolidated Statement of Cash Flows 綜合現金流轉表

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>OPERATING ACTIVITIES</b>	<b>經營活動</b>		
Loss before taxation	除稅前虧損	(46,225)	(33,793)
Adjustments for:	調整：		
Depreciation of property, plant and equipment	物業、廠房及設備折舊	13,110	12,266
Depreciation of right-of-use assets	使用權資產折舊	2,394	2,081
Gains on disposals of property, plant and equipment	出售物業、廠房及設備之收益	(24)	(101)
Interest income	利息收入	(380)	(1,396)
Interest expenses	利息開支	3,797	10,400
<b>Operating cash outflows before movements in working capital</b>	<b>營運資金變動前之營運現金流出</b>	<b>(27,328)</b>	<b>(10,543)</b>
Change in inventories	存貨變動	(4,746)	25,663
Change in trade and other receivables and deposits	貿易及其他應收款項以及按金變動	(33,116)	2,000
Change in trade and other payables	貿易及其他應付款項變動	(1,972)	(19,075)
<b>Net cash used in operations</b>	<b>經營所用之淨現金</b>	<b>(67,162)</b>	<b>(1,955)</b>
Income tax paid	已付所得稅	(18)	-
Interest paid	已付利息	(3,797)	(10,400)
<b>NET CASH USED IN OPERATING ACTIVITIES</b>	<b>經營活動所用之淨現金</b>	<b>(70,977)</b>	<b>(12,355)</b>
<b>INVESTING ACTIVITIES</b>	<b>投資活動</b>		
Purchases of property, plant and equipment	購買物業、廠房及設備	(798)	(5,652)
Proceeds from disposals of properties, plant and equipment	出售物業、廠房及設備之所得款項	273	129
Interest received	已收利息	380	1,396
<b>NET CASH USED IN INVESTING ACTIVITIES</b>	<b>投資活動所用之淨現金</b>	<b>(145)</b>	<b>(4,127)</b>
<b>FINANCING ACTIVITIES</b>	<b>融資活動</b>		
Repayments of bank borrowings	償還銀行借款	-	(32,258)
Net advance from a director of subsidiaries	附屬公司董事墊款淨額	14,076	40,526
Principal elements of lease payments	租賃付款之本金部分	(2,095)	(1,862)
<b>NET CASH FROM FINANCING ACTIVITIES</b>	<b>融資活動產生之淨現金</b>	<b>11,981</b>	<b>6,406</b>

## Consolidated Statement of Cash Flows 綜合現金流轉表

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>NET DECREASE IN CASH AND CASH EQUIVALENTS</b>	現金及現金等值項目減少淨額	<b>(59,141)</b>	(10,076)
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	於年初之現金及現金等值項目	<b>111,034</b>	120,151
Effect of foreign exchange rates changes	外匯匯率變動之影響	<b>(3,395)</b>	959
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR, REPRESENTED BY CASH AND BANK BALANCES</b>	於年末之現金及現金等值項目， 以現金及銀行結餘列示	<b>48,498</b>	111,034

# Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

## 1. GENERAL INFORMATION

Carry Wealth Holdings Limited (the “Company”) is a public limited company incorporated in Bermuda as an exempted company with limited liability under the Companies Act (as revised) of Bermuda and its shares are listed on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). The directors of the company consider the Company’s ultimate holding company is Zephyrus Capital Limited, a company incorporated in Hong Kong with limited liabilities, which holds its interest through its wholly-owned subsidiary, MARS Worldwide Holdings Limited, a company incorporated in the British Virgin Islands. The addresses of the registered office and principal place of business of the Company are disclosed in the “Corporate Information” section of this annual report.

The Company acts as an investment holding company. The Company and its subsidiaries (the “Group”) are principally engaged in manufacturing and trading of garment products and securities investment.

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

The English names of all the companies established in the Mainland China presented in these consolidated financial statements represent the best efforts made by the directors of the Company for the translation of the Chinese names of these companies to English names as they do not have official English names.

## 2. APPLICATION OF NEW AND AMENDMENTS TO HKFRS ACCOUNTING STANDARDS

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

In the current year, the Group has applied the following amendments to an HKFRS Accounting Standard as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) for the first time, which are mandatorily effective for the Group’s annual period beginning on 1 January 2025 for the preparation of the consolidated financial statements:

Amendments to HKAS 21      Lack of Exchangeability

## 1. 一般資料

恒富控股有限公司(「本公司」)為根據百慕達公司法(經修訂)在百慕達註冊成立為獲豁免公眾有限公司，其股份在香港聯合交易所有限公司(「聯交所」)上市。本公司董事認為，本公司最終控股公司為Zephyrus Capital Limited，為一間在香港註冊成立的有限公司，透過其全資附屬公司MARS Worldwide Holdings Limited(一間於英屬處女群島註冊成立的公司)持有其權益。本公司的註冊辦事處及主要營業地點的地址於年報「公司資料」一節披露。

本公司作為投資控股公司行事。本公司及其附屬公司(統稱為「本集團」)主要從事成衣製造及貿易以及證券投資。

綜合財務報表以港元(「港元」)呈列，而港元亦為本公司之功能貨幣。

由於該等公司並無正式英文名稱，故綜合財務報表所呈列之所有於中國大陸成立之公司之英文名稱均為本公司董事盡力將該等公司之中文名稱翻譯為英文名稱。

## 2. 應用新訂香港財務報告準則會計準則及其修訂本

### 本年度強制生效的香港財務報告準則會計準則修訂本

本年度，本集團已首次應用下列由香港會計師公會(「香港會計師公會」)頒佈之香港財務報告準則會計準則修訂本以編製綜合財務報表，該等準則於本集團於二零二五年一月一日開始的年度期間強制生效：

香港會計準則      缺乏可交換性  
第21號之修訂

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

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

#### Amendments to an HKFRS Accounting Standards that are mandatorily effective for the current year (Continued)

The application of the amendments to an HKFRS Accounting Standard in the current year has had no material impact on the Group's financial positions and performance for the current and prior years and/or on the disclosures set out in these consolidated financial statements.

#### 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:

Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments <sup>2</sup>
Amendments to HKFRS 9 and HKFRS 7	Contracts Referencing Nature-dependent Electricity <sup>2</sup>
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture <sup>1</sup>
Amendments to HKFRS Accounting Standards	Annual Improvements to HKFRS Accounting Standards – Volume 11 <sup>2</sup>
HKFRS 18	Presentation and Disclosure in Financial Statements <sup>3</sup>
Amendments to HKAS 21	Translation to Hyperinflationary Presentation Currency <sup>3</sup>

<sup>1</sup> Effective for annual periods beginning on or after a date to be determined.

<sup>2</sup> Effective for annual periods beginning on or after 1 January 2026.

<sup>3</sup> Effective for annual periods beginning on or after 1 January 2027.

Except for the new and amendments to HKFRS Accounting Standards mentioned below, the directors of the Company anticipate that the application of all other new and amendments to HKFRS Accounting Standards will have no material impact on the consolidated financial statements in the foreseeable future.

### 2. 應用新訂香港財務報告準則會計準則及其修訂本(續)

#### 本年度強制生效的香港財務報告準則會計準則修訂本(續)

於本年度應用香港財務報告準則修訂本對本集團於本年度及之前年度的財務狀況及表現及／或該等綜合財務報表所載列的披露並無重大影響。

#### 已頒佈但尚未生效的新訂香港財務報告準則會計準則及其修訂本

本集團並無提早應用以下已頒佈但尚未生效的新訂香港財務報告準則會計準則及其修訂本：

香港財務報告準則第9號及香港財務報告準則第7號之修訂	金融工具分類及計量之修訂 <sup>2</sup>
香港財務報告準則第9號及香港財務報告準則第7號之修訂	涉及依賴自然能源生產電力的合約 <sup>2</sup>
香港財務報告準則第10號及香港會計準則第28號之修訂	投資者與其聯營公司或合資企業之間的資產銷售或貢獻 <sup>1</sup>
香港財務報告準則會計準則之修訂	香港財務報告準則會計準則的年度改進 – 第11冊 <sup>2</sup>
香港財務報告準則第18號	財務報表中的呈列及披露 <sup>3</sup>
香港會計準則第21號之修訂	換算為嚴重通脹呈列貨幣 <sup>3</sup>

<sup>1</sup> 於待定期限或之後開始之年度期間生效。

<sup>2</sup> 於二零二六年一月一日或之後開始之年度期間生效。

<sup>3</sup> 於二零二七年一月一日或之後開始之年度期間生效。

除下文所述新訂香港財務報告準則會計準則及其修訂本外，本公司董事預期，應用所有其他新訂香港財務報告準則會計準則及其修訂本在可見將來不會對綜合財務報表產生重大影響。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 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

HKFRS 18 *Presentation and Disclosure in Financial Statements* (“HKFRS 18”), which sets out requirements on presentation and disclosures in financial statements, will replace HKAS 1 *Presentation of Financial Statements* (“HKAS 1”). This new HKFRS Accounting Standard, while carrying forward many of the requirements in HKAS 1, introduces new requirements to present specified categories and defined subtotals in the statement of profit or loss; provide disclosures on management-defined performance measures (“MPMs”) in the notes to the financial statements and improve aggregation and disaggregation of information to be disclosed in the financial statements. In addition, some HKAS 1 paragraphs have been moved to HKAS 8 *Accounting Policies, Changes in Accounting Estimates and Errors* (the title of which will be changed to *Basis of preparation of Financial statement upon effective of HKFRS 18*) and HKFRS 7 *Financial Instrument: Disclosure*. Minor amendments to HKAS 7 *Statement of Cash Flows* and HKAS 33 *Earnings per Share* are also made.

HKFRS 18, and amendments to other standards, will be effective for annual periods beginning on or after 1 January 2027, with early application permitted. HKFRS 18 requires retrospective application with specific transition provisions. The application of the new standard is not expected to have significant impact on the financial performance and positions of the Group in terms of recognition and measurement. However, it is expected to affect the structure and presentation of the consolidated statement of profit or loss.

### 2. 應用新訂香港財務報告準則會計準則及其修訂本(續)

#### 已頒佈但尚未生效的新訂香港財務報告準則及其修訂本(續)

##### 香港財務報告準則第18號財務報表中的呈列及披露

香港財務報告準則第18號財務報表中的呈列及披露載列財務報表的呈列及披露(「香港財務報告準則第18號」)規定，將取代香港會計準則第1號財務報表的呈列(「香港會計準則第1號」)。該項新訂香港財務報告準則會計準則，於承襲香港會計準則第1號的多項規定的同時，引入於損益表中呈列指定類別及定義小計的新規定；於財務報表附註中提供管理層定義的表現指標(「管理層定義的表現指標」)之披露，並改進於財務報表中將予披露的合併及分類資料。此外，若干香港會計準則第1號的段落已至香港會計準則第8號會計政策、會計估計變動及錯誤(其標題將於香港財務報告準則第18號生效後更改為財務報表的編製基準)及香港財務報告準則第7號金融工具：披露。香港會計準則第7號現金流量表及香港會計準則第33號每股盈利亦作出細微修訂。

香港財務報告準則第18號及其他準則的修訂將於二零二七年一月一日或之後開始的年度期間生效，並允許提前應用。香港財務報告準則第18號需要追溯應用，並附有具體的過度條文。新準則的應用就確認及計量而言預期不會對本集團的財務表現及狀況帶來重大影響。然而，預期會對綜合損益表的結構及呈列帶來影響。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

#### 3.1 Basis of preparation of consolidated financial statements

The consolidated financial statements have been prepared in accordance with HKFRS Accounting Standards as issued by the HKICPA. 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 include applicable disclosures required by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and by the Hong Kong Companies Ordinance.

The directors of the Company have, at the time of approving the consolidated financial statements, a reasonable expectation that the Group has adequate resources to continue in operational existence for the foreseeable future. Thus, they continue to adopt the going concern basis of accounting in preparing the consolidated financial statements.

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

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

### 3. 綜合財務報表之編製基準及重大會計政策資料

#### 3.1 綜合財務報表之編製基準

綜合財務報表乃根據香港會計師公會頒佈之香港財務報告準則會計準則編製。就編製綜合財務報表而言，倘有關資料合理預期會影響主要使用者作出之決定，則該等資料被視為重大。此外，綜合財務報表包括香港聯合交易所有限公司證券上市規則及香港公司條例規定之適用披露。

本公司董事在批准綜合財務報表時，合理地預期本集團有足夠的資源在可預見的未來持續經營。因此，董事於編製綜合財務報表時採用會計處理之持續經營基準。

於各報告期末，綜合財務報表根據歷史成本基準編製，詳情載於下文所載之會計政策，惟按重估金額或公允值計量的樓宇及金融工具除外。

歷史成本法一般以交換商品及服務所付代價之公允值為基準。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.1 Basis of preparation of consolidated financial statements (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 within the scope of 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*.

#### 3.2 Material accounting policy information

##### *Basis of consolidation*

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company and its subsidiaries. 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.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.1 綜合財務報表之編製基準(續)

公允值是於計量日期市場參與者進行的有序交易所出售資產所收取或轉讓負債須支付的價格，不論該價格是否直接可觀察或使用另一估值技術估計所得。於估計資產或負債之公允值時，倘市場參與者於計量日期對資產或負債市場定價時將考慮資產或負債之特徵，則本集團會考慮該等特徵。就計量及／或披露而言，此等綜合財務報表之公允值乃按此基準釐定，惟香港財務報告準則第2號以股份為基礎付款範圍內以股份為基礎付款之交易、香港財務報告準則第16號租賃範圍內入賬之租賃交易，以及與公允值有若干相似但並非公允值之計量(如香港會計準則第2號存貨之可變現淨值或香港會計準則第36號資產減值之使用價值)除外。

#### 3.2 重大會計政策資料

##### *綜合基準*

綜合財務報表包括本公司及本公司控制之實體及其附屬公司之財務報表。當本公司符合以下條件時，即取得控制權：

- 於被投資方擁有控制權；
- 承擔或有權獲得其與被投資方參與之可變回報；及
- 有能力利用其力量影響其回報。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Basis of consolidation (Continued)*

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, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of profit or loss and other comprehensive income 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 into line with the Group's accounting policies.

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

##### *Investment in subsidiaries*

In the Company's statement of financial position, an investment in a subsidiary is stated at cost less impairment losses.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *綜合基準(續)*

倘有事實及情況顯示上述三項控制因素中有一項或以上出現變動，則本集團會重新評估其是否對投資對象擁有控制權。

附屬公司於本集團獲得該附屬公司的控制權時開始綜合入賬，並於本集團失去該附屬公司控制權時終止綜合入賬。具體而言，年內收購或出售附屬公司之收入及開支自本集團取得控制權當日起至本集團不再控制附屬公司當日止計入綜合損益及其他全面收入表。

損益及其他全面收益之各組成部分歸屬本公司擁有人及非控股權益。附屬公司之全面收入總額歸屬於本公司擁有人及非控股權益(即使會導致該等非控股權益出現虧絀結餘)。

在有需要之情況下，附屬公司之財務報表會作出調整，使有關會計政策與本集團的會計政策一致。

與本集團實體進行交易有關的本集團成員公司間的所有資產與負債、權益、收支及現金流量均於綜合賬目時全面對銷。

##### *於附屬公司之投資*

於本公司財務狀況表中，於附屬公司的投資按成本減減值虧損計量。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Investment in a joint venture*

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The results and assets and liabilities of joint ventures are incorporated in these consolidated financial statements using the equity method of accounting. The financial statements of joint ventures used for equity accounting purposes are prepared using uniform accounting policies as those of the Group for like transactions and events in similar circumstances. Appropriate adjustments have been made to conform the joint venture's accounting policies to those of the Group. Under the equity method, an investment in a joint venture is initially recognised in the consolidated statement of financial position at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the joint venture. When the Group's share of losses of joint venture exceeds the Group's interest in that joint venture (which includes any long-term interests that, in substance, form part of the Group's net investment in the joint venture), the Group discontinues recognising its share of further losses. Additional losses are provided for, and a liability is recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the joint venture.

An investment in a joint venture is accounted for using the equity method from the date on which the investee becomes a joint venture. On acquisition of the investment in a joint venture, any excess of the cost of the investment over the Group's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill, which is included within the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of the investment, after reassessment, is recognised immediately in profit or loss in the period in which the investment is acquired.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *於一間合營企業的投資*

合營企業指擁有共同控制權的各方享有合營安排的資產權利的一種合營安排。共同控制指按照合約協定對一項安排所共有之控制權，共同控制僅在有關活動要求享有控制權之訂約方作出一致同意之決定時存在。

合營企業之業績及資產與負債以權益會計法計入此等綜合財務報表。就權益會計目的而言，合營企業之財務報表乃按與本集團就類似情況下之類似交易及事件所採用者一致之會計政策編製。已作出適當調整以使合營企業的會計政策與本集團的會計政策一致。根據權益法，於合營企業之投資初步按成本於綜合財務狀況表確認，其後作出調整，以確認本集團應佔該合營企業之損益及其他全面收益。當本集團應佔合營企業之虧損超出本集團於該合營企業之權益(包括任何實質上構成本集團於該合營企業投資淨額一部分之長期權益)時，本集團終止確認其應佔之進一步虧損。會就額外虧損計提撥備，而負債僅於本集團已產生法定或推定責任或代表該合營企業付款時確認。

於合營企業之投資自被投資方成為合營企業當日起採用權益法入賬。於收購於合營企業之投資時，投資成本超出本集團分佔被投資方可識別資產及負債公允淨值之任何部分乃確認為商譽，並計入投資之賬面值。本集團應佔可識別資產及負債之公允淨值超出投資成本之任何差額，於重新評估後即時於投資收購期間於損益確認。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Investment in a joint venture (Continued)*

The Group assesses whether there is an objective evidence that the interest in a joint venture may be impaired. When any objective evidence exists, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with HKAS 36 *Impairment of Assets* as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount. Any impairment loss recognised is not allocated to any asset, including goodwill, that forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with HKAS 36 *Impairment of Assets* to the extent that the recoverable amount of the investment subsequently increases.

When the Group ceases to have significant influence over a joint control over a joint venture, it is accounted for as a disposal of the entire interest in the investee with a resulting gain or loss being recognised in profit or loss. When the Group retains an interest in the former joint venture and the retained interest is a financial asset within the scope of HKFRS 9 *Financial Instruments*, the Group measures the retained interest at fair value at that date and the fair value is regarded as its fair value on initial recognition. The difference between the carrying amount of the joint venture and the fair value of any retained interest and any proceeds from disposing of the relevant interest in the joint venture is included in the determination of the gain or loss on disposal of the joint venture. In addition, the Group accounts for all amounts previously recognised in other comprehensive income in relation to that joint venture on the same basis as would be required if that joint venture had directly disposed of the related assets or liabilities. Therefore, if a gain or loss previously recognised in other comprehensive income by that joint venture would be reclassified to profit or loss on the disposal of the related assets or liabilities, the Group reclassifies the gain or loss from equity to profit or loss (as a reclassification adjustment) upon disposal/partial disposal of the relevant joint venture.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *於一間合營企業的投資(續)*

本集團評估是否有客觀證據顯示於合營企業的權益可能出現減值。倘存在任何客觀證據，則投資(包括商譽)之全部賬面值會根據香港會計準則第36號資產減值作為單一資產進行減值測試，方法為比較其可收回金額(使用價值與公允值減出售成本之較高者)與賬面值。任何已確認之減值虧損不會分配至構成投資賬面值一部分之任何資產(包括商譽)。倘投資之可收回金額其後增加，則根據香港會計準則第36號資產減值確認該減值虧損之任何撥回。

當本集團不再對合營企業的共同控制擁有重大影響力時，會按出售於被投資公司之全部權益入賬，而所產生之收益或虧損則於損益確認。當本集團保留於前合營企業的權益，且保留權益為香港財務報告準則第9號金融工具範圍內之金融資產時，則本集團於當日按公允值計量保留權益，而公允值則被視為首次確認時的公允值。合營企業之賬面值與任何保留權益之公允值及出售合營企業相關權益之任何所得款項間之差額，乃計入釐定出售合營企業的損益。此外，本集團按該合營企業直接出售相關資產或負債所須採用之相同基準，將先前於其他全面收益確認有關該合營企業之所有金額入賬。因此，倘先前由該合營企業於其他全面收益確認之盈虧於出售相關資產或負債時重新分類至損益，則本集團於出售／出售部分相關合營企業時將盈虧由權益重新分類至損益(作為重新分類調整)。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Investment in a joint venture (Continued)*

When a group entity transacts with a joint venture of the Group, profits and losses resulting from the transactions with the joint venture are recognised in the consolidated financial statements only to the extent of interests in the joint venture that are not related to the Group.

##### *Revenue from contracts with customers*

Revenue is recognised to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Specifically, the Group uses a 5-step approach to revenue recognition:

- Step 1: Identify the contract(s) with a customer
- Step 2: Identify the performance obligations in the contract
- Step 3: Determine the transaction price
- Step 4: Allocate the transaction price to the performance obligations in the contract
- Step 5: Recognise revenue when (or as) the entity satisfies a performance obligation

The Group recognised 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 customers.

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 same.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *於一間合營企業的投資(續)*

倘集團實體與本集團之合營企業進行交易，則與合營企業交易所產生之損益僅會在有關合營企業之權益與本集團無關的情況下，方會於綜合財務報表確認。

##### *客戶合約收益*

收益確認以說明向客戶轉讓承諾貨品或服務，該金額反映該實體預期就交換該等貨品或服務可獲得之代價。具體而言，本集團採用五個步驟確認收益：

- 第1步： 識別與客戶之合約
- 第2步： 識別合約之履約責任
- 第3步： 釐定交易價
- 第4步： 將交易價分配至合約之履約責任
- 第5步： 於實體完成履約責任時(或就此)確認收益

本集團於完成履約責任時(或就此)確認收益，即於特定履約責任相關的貨品或服務的「控制權」轉讓予客戶時。

履約責任指一項明確貨品或服務(或一批貨品或服務)或一系列大致相同的明確貨品或服務。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Revenue from contracts with customers (Continued)*

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 asset is created or enhanced; 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 goods or service.

Further information about the Group's accounting policies relating to revenue from contracts with customers is provided in note 6 to the consolidated financial statements.

##### *Principal versus agent*

When another party is involved in providing goods or services to a customer, the Group determines whether the nature of its promise is a performance obligation to provide the specified goods or services itself (i.e. the Group as a principal) or to arrange for those goods or services to be provided by the other party (i.e. the Group as an agent).

The Group is a principal if it controls the specified good before that good is transferred to a customer.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *客戶合約收益(續)*

倘符合以下其中一項條件，則控制權為隨時間轉移，而收益則參考相關履約責任的完成進度隨時間確認：

- 客戶於本集團履約時同時收取及消耗本集團履約所提供的利益；
- 於增設或加強資產時，本集團履約增設或加強客戶控制的資產；或
- 本集團的履約並無增設對本集團具有替代用途的資產，而本集團對迄今已完成履約的付款擁有強制執行權。

否則，收益於客戶獲得明確貨品或服務的控制權時在某一時點確認。

有關本集團與客戶合約收益相關的會計政策的進一步資料載於綜合財務報表附註6。

##### *委託人相對代理人*

當另一方從事向客戶提供商品或服務，本集團釐定其承諾的性質是否為提供指定商品或服務本身的履約義務(即本集團為委託人)或安排由另一方提供該等商品或服務(即本集團為代理人)。

倘本集團在向客戶轉讓商品之前控制指定商品，則本集團為委託人。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Revenue from contracts with customers (Continued)*

##### *Principal versus agent (Continued)*

The Group is an agent if its performance obligation is to arrange for the provision of the specified good or service by another party. In this case, the Group does not control the specified good or service provided by another party before that good or service is transferred to the customer. When the Group acts as an agent, it recognises revenue in the amount of any fee or commission to which it expects to be entitled in exchange for arranging for the specified goods or services to be provided by the other party.

Further information about the Group's accounting policies relating to revenue from contracts with customers is provided in note 6 to the consolidated financial statements.

##### *Leases*

The Group assesses whether a contract is or contains a lease based on the definition under HKFRS 16 *Leases* at inception of the contract. Such contract will not be reassessed unless the terms and conditions of the contract are subsequently changed.

##### *The Group as lessee*

##### *Allocation of consideration to components of a contract*

For a contract 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 component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components.

Non-lease components are separated from lease component and are accounted for by applying other applicable standards.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *客戶合約收益(續)*

##### *委託人相對代理人(續)*

倘本集團的履行義務為安排另一方提供指定的商品或服務，則本集團為代理人。在此情況下，在將商品或服務轉讓予客戶之前，本集團不控制另一方提供的指定商品或服務。當本集團為代理人時，應就為換取另一方安排提供的指定商品或服務預期有權取得的任何收費或佣金的金額確認收入。

有關本集團與客戶合約收益相關的會計政策的進一步資料載於綜合財務報表附註6。

##### *租賃*

本集團評估合約是否為或包含根據香港財務報告準則第16號租賃之定義於合約訂立日期之租賃。除非合約之條款及條件其後發生變動，否則有關合約將不予重新評估。

##### *本集團作為承租人*

##### *將代價分配至合約各組成部分*

就包含租賃部分及一個或多個額外租賃或非租賃部分的合約而言，本集團將合約中的代價按租賃部分的相對獨立價格及非租賃部分的獨立總價格分配至各租賃部分。

非租賃部分與租賃部分分開，並採用其他適用準則入賬。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Leases (Continued)*

##### *The Group as lessee (Continued)*

##### Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option. It also applies the recognition exemption for lease of low-value assets (that is, rental of staff's quarter and equipment). Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis unless another systematic basis is more representative of the time pattern in which economic benefits from the leased assets are consumed.

##### Right-of-use assets

The cost of right-of-use assets includes:

- the amounts of the initial measurement of the lease liabilities;
- any lease payments made at or before the commencement date, less any lease incentives received;
- any initial direct costs incurred by the Group; and
- an estimate of costs to be incurred by the Group in dismantling and removing the underlying assets, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *租賃(續)*

##### *本集團作為承租人(續)*

##### 短期租賃及低價值資產租賃

本集團對自開始日期起計為期12個月或以內且並無購買選擇權之租賃應用短期租賃確認豁免。租賃低價值資產(即員工宿舍及設備的租金)亦適用確認豁免。短期租賃及低價值資產租賃之租金以直線法確認為開支，除非另一有系統的基準更能代表從耗用租賃資產所得經濟利益的時間模式則作別論。

##### 使用權資產

使用權資產成本包括：

- 租賃負債初始計量的金額；
- 於開始日或之前支付的任何租賃款額，減已收取的任何租賃獎勵；
- 產生之任何初步直接成本；及
- 本集團於拆除及移除相關資產、恢復其所在地或恢復相關資產至租賃條款及條件所規定之狀況時將產生之成本估計。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Leases (Continued)*

##### *The Group as lessee (Continued)*

##### Right-of-use assets (Continued)

Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities.

Right-of-use assets in which the Group is reasonably certain to obtain ownership of the underlying leased assets at the end of the lease term are depreciated from commencement date to the end of the useful life. Otherwise, right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term.

The Group presents right-of-use assets as a separate line item on the consolidated statement of financial position.

##### Lease liabilities

At the commencement date of a lease, the Group recognises and measures the lease liability at the present value of lease payments that are unpaid at that date. In calculating the present value of lease payments, the Group uses the incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable. The incremental borrowing rate depends on the term, currency and start date of the lease and is determined based on a series of inputs.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *租賃(續)*

##### *本集團作為承租人(續)*

##### 使用權資產(續)

使用權資產按成本減任何累計折舊及減值虧損計量，並就租賃負債的重新計量作出調整。

本集團可合理確定於租賃期結束時取得相關租賃資產擁有權之使用權資產，由開始日期至可用年限期末折舊。否則，使用權資產按其估計可用年限及租期兩者之較短者以直線法折舊。

本集團在綜合財務狀況表中將使用權資產呈列為單獨項目。

##### 租賃負債

於租賃開始日，本集團按於該日未付之租賃付款之現值確認及計量租賃負債。在計算租賃付款現值時，倘租賃所隱含之利率未能即時釐定，則本集團於租賃開始日期採用增量借貸利率。增量借貸利率取決於租賃的期限、貨幣及起始日期，並根據一系列輸入數值釐定。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Leases (Continued)*

##### *The Group as lessee (Continued)*

##### *Lease liabilities (Continued)*

The lease payments include:

- fixed payments (including in-substance fixed payments) less any lease incentives receivable;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable by the Group under residual value guarantees;
- the exercise price of a purchase option if the Group is reasonably certain to exercise the option; and
- payments of penalties for terminating a lease, if the lease term reflects the Group exercising an option to terminate the lease.

After the commencement date, lease liabilities are adjusted by interest accretion and lease payments.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *租賃(續)*

##### *本集團作為承租人(續)*

##### *租賃負債(續)*

租賃付款包括：

- 固定付款(包括實質固定付款)減任何應收租賃獎勵；
- 付款(取決於指數或利率)，於開始日期初步使用指數或利率計量；
- 剩餘價值擔保下本集團預期應付之金額；
- 購股權行使價(倘本集團合理確定行使購股權)；及
- 終止租賃之罰款(倘租賃年期反映本集團行使終止租賃之選擇權)。

於開始日期後，租賃負債按利息增加及租金調整。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Leases (Continued)*

##### *The Group as lessee (Continued)*

##### *Lease liabilities (Continued)*

The Group remeasures lease liabilities (and makes a corresponding adjustment to the related right-of-use assets) whenever:

- the lease term has changed or there is a change 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 change 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.
- a lease contract is modified and the lease modification is not accounted for as a separate lease (see below for the accounting policy for “lease modifications”).

The Group presents lease liabilities as a separate line item on the consolidated statement of financial position.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *租賃(續)*

##### *本集團作為承租人(續)*

##### *租賃負債(續)*

本集團於下列情況下重新計量租賃負債(並對相關使用權資產作出相應調整)：

- 租賃期已變動或評估行使購買權時出現變動，在此情況下，相關租賃負債於重新評估當日按經修訂貼現率貼現經修訂租賃付款重新計量。
- 租賃付款因市場租金檢討後市場租金率變動而變動，在此情況下，相關租賃負債會以初始貼現率貼現經修訂租賃付款重新計量。
- 租賃合約有所修訂，而租賃修訂不作為單獨的租賃入賬(「租賃修訂」的會計政策見下文)。

本集團在綜合財務狀況表中將租賃負債呈列為單獨項目。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Leases (Continued)*

##### *The Group as lessee (Continued)*

##### Lease modifications

The Group accounts for a lease modification as a separate lease if:

- the modification increases the scope of the lease by adding the right to use one or more underlying assets; and
- the consideration for the leases increases by an amount commensurate with the stand-alone price for the increase in scope and any appropriate adjustments to that stand-alone price to reflect the circumstances of the particular contract.

For a lease modification that is not accounted for as a separate lease, the Group remeasures the lease liability, less any lease incentives receivable, 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 the modification.

The Group accounts for the remeasurement of lease liabilities by making corresponding adjustments to the relevant right-of-use asset.

##### *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.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *租賃(續)*

##### 本集團作為承租人(續)

##### 租賃修訂

倘出現以下情況，本集團將租賃的某項修訂作為一項獨立的租賃入賬：

- 該修訂通過增加一項或多項相關資產的使用權而擴大了租賃範圍；及
- 租賃代價增加的金額相當於擴大範圍對應的單獨價格，加上以反映特定合約的情況對該單獨價格進行的任何適當調整。

就未作為一項獨立租賃入賬的租賃修訂而言，本集團透過採用修訂生效日期的經修訂貼現率將經修訂租賃付款貼現的方式，根據經修訂租賃的租期重新計量租賃負債(減任何應收租賃獎勵)。

本集團透過對相關使用權資產進行相應調整來重新計量租賃負債。

##### *外幣*

編製各個別集團實體之財務報表時，以該實體功能貨幣以外之貨幣(外幣)進行之交易按交易日期之現行匯率確認。於報告期末，以外幣計值之貨幣項目按該結算日之匯率重新換算。按公平值列賬且以外幣計值之非貨幣項目按釐定公平值當日之現行匯率重新換算。按過往成本以外幣計量之非貨幣項目不會重新換算。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Foreign currencies (Continued)*

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 purpose 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. Hong Kong dollars) using exchange rates prevailing at the end of each reporting period. Income and expenses items are translated at the average exchange rates for the period, unless exchange rates fluctuate significantly during the period, in which case, the exchange rates prevailing at the dates of transactions are used. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity under the heading of translation reserve.

On the disposal of a foreign operation (that is, a disposal of the Group's entire interest in a foreign operation, or a disposal involving loss of control over a subsidiary that includes a foreign operation, or a partial disposal of an interest in a joint arrangement or an associate that includes a foreign operation of which the retained interest becomes a financial asset), all of the exchange differences accumulated in equity in respect of that operation attributable to the owners of the Company are reclassified to profit or loss.

In addition, in relation to a partial disposal of a subsidiary that does not result in the Group losing control over the subsidiary, the proportionate share of accumulated exchange differences are re-attributed to non-controlling interests and are not recognised in profit or loss. For all other partial disposals (i.e. partial disposals of associates or joint arrangements that do not result in the Group losing significant influence or joint control), the proportionate share of the accumulated exchange differences is reclassified to profit or loss.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *外幣(續)*

結算及重新換算貨幣項目而產生之匯兌差額於其產生期間在損益內確認。

就呈列綜合財務報表而言，本集團業務之資產及負債按各報告期末之現行匯率換算為本集團之呈列貨幣(即港元)。收入及開支項目按期內平均匯率換算，除非期內匯率大幅波動，在此情況下，則採用交易日期之現行匯率。所產生匯兌差額(如有)於其他全面收益確認，並於權益中匯兌儲備累計。

於出售海外業務(即出售本集團於海外業務之全部權益，或涉及失去對包括海外業務之附屬公司之控制權之出售，或部分出售包括保留權益成為金融資產之海外業務之合營企業或聯營公司之權益)時，就本公司擁有人應佔該業務於權益累計之所有匯兌差額重新分類至損益。

此外，就部分出售附屬公司而並無導致本集團失去對該附屬公司之控制權而言，按比例將累計匯兌差額重新歸屬於非控股權益，而不會於損益確認。就所有其他部分出售(即部分出售聯營公司或合營安排而並無導致本集團失去重大影響力或共同控制權)而言，按比例將累計匯兌差額重新分類至損益。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *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.

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, gains and losses, net”.

##### *Employee benefits*

##### *Retirement benefit costs*

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

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *政府補助*

除非有合理保證本集團將遵守政府補助所附條件，否則政府補助將不會被確認。

政府補助在本集團將補助擬補償的相關成本確認為費用的期間內，有系統地在損益中確認。

政府補助與應收收入有關，該收入應作為已發生的費用或損失的補償，或者是為了向本集團提供直接財務支援而沒有未來相關費用為目的，在其成為應收款項期間確認為損益。此類補助列於「其他收入、收益及虧損淨額」項下。

##### *僱員福利*

##### *退休福利成本*

向界定供款退休福利計劃作出之付款於僱員因提供服務而可享有供款時列作開支。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Employee benefits (Continued)*

##### *Retirement benefit costs (Continued)*

For defined benefit retirement benefit plans including the Long Service Payment (“LSP”) under the Hong Kong Employment Ordinance, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of each annual reporting period. In determining the present value of the Group’s defined benefit obligations and the related current service cost and, where applicable, past service cost, the Group attributes benefit to periods of service under the plan’s benefit formula. However, if an employee’s service in later years will lead to a materially higher level of benefit than earlier years, the Group attributes the benefit on a straight-line basis from:

- (a) the date when service by the employee first leads to benefits under the plan (whether or not the benefits are conditional on further service) until.
- (b) the date when further service by the employee will lead to no material amount of further benefits under the plan, other than from further salary increases.

Remeasurement, comprising actuarial gains and losses, the effect of the changes to the asset ceiling (if applicable) and the return on plan assets (excluding net interest), is reflected immediately in the consolidated statement of financial position with a charge or credit recognised in other comprehensive income in the period in which they occur. Remeasurement recognised in other comprehensive income is reflected immediately in retained earnings and will not be reclassified to profit or loss.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *僱員福利(續)*

##### *退休福利成本(續)*

就界定福利退休福利計劃(包括香港僱傭條例項下的長期服務金(「長期服務金」))而言,提供福利的成本乃採用預估單位信貸法釐定,並於每個年度報告期末進行精算估值。於釐定本集團界定福利責任的現值,以及相關的當期服務成本(如適用)及過往服務成本時,本集團根據計劃的福利計算公式,將福利歸屬於服務期間。然而,倘若僱員在後期年度的服務將導致福利水平較早期年度顯著更高,本集團將按直線法將福利歸屬於:

- (a) 僱員之服務首次導致根據該計劃產生福利之日(不論該等福利是否取決於後續服務)起,直至止。
- (b) 僱員之後續服務將導致根據該計劃不再產生重大額外福利之日,惟因薪金進一步增加所產生之福利除外。

重新計量(包括精算損益、資產上限變動的影響(如適用)以及計劃資產回報(不包括淨利息))會立即反映於綜合財務狀況表,並於發生期間在其他全面收入中確認為支出或收入。於其他全面收入中確認的重新計量將立即反映於保留盈餘,且不會重新分類至損益。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Employee benefits (Continued)*

##### *Retirement benefit costs (Continued)*

Past service cost is recognised in profit or loss in the period of a plan amendment or curtailment and a gain or loss on settlement is recognised when settlement occurs. When determining past service cost, or a gain or loss on settlement, an entity shall remeasure the net defined benefit liability or asset using the current fair value of plan assets and current actuarial assumptions, reflecting the benefits offered under the plan and the plan assets before and after the plan amendment, curtailment or settlement, without considering the effect of asset ceiling (i.e. the present value of any economic benefits available in the form of refunds from the plan or reductions in future contributions to the plan).

Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset. However, if the Group remeasures the net defined benefit liability or asset before plan amendment, curtailment or settlement, the Group determines net interest for the remainder of the annual reporting period after the plan amendment, curtailment or settlement using the benefits offered under the plan and the plan assets after the plan amendment, curtailment or settlement and the discount rate used to remeasure such net defined benefit liability or asset, taking into account any changes in the net defined benefit liability or asset during the period resulting from contributions or benefit payments.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *僱員福利(續)*

##### *退休福利成本(續)*

過往服務成本應於計劃修訂或縮減的期間內在損益中確認，而結算損益則應於結算發生時確認。當釐定過往服務成本或結算損益時，實體應使用計劃資產的當期公允價值及當期精算假設，重新計量界定福利負債或資產淨額，以反映計劃所提供的福利以及在計劃修訂、縮減或結算前後的計劃資產，且不考慮資產上限（即以計劃退款或減少未來對計劃供款形式獲得的任何經濟利益的現值）的影響。

淨利息乃透過將期初的貼現率應用於界定福利負債淨額或資產淨額而計算。然而，倘本集團於計劃修訂、縮減或結算前重新計量界定福利負債淨額或資產淨額，本集團採用計劃修訂、縮減或結算後計劃及計劃資產項下所提供的福利，以及重新計量該淨界定福利負債或資產的貼現率，以釐定計劃修訂、縮減或結算後年度報告期剩餘期間的淨利息，當中計及期間內因供款或福利支付而導致的淨界定福利負債或資產的任何變動。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Employee benefits (Continued)*

##### *Retirement benefit costs (Continued)*

Defined benefit costs are categorised as follows:

- service cost (including current service cost, past service cost, as well as gains and losses on curtailments and settlements);
- net interest on the net defined benefit liability or asset; and
- remeasurement of the net defined benefit liability or asset in other comprehensive income.

The retirement benefit obligation recognised in the consolidated statement of financial position represents the actual deficit or surplus in the Group's defined benefit plans. Any surplus resulting from this calculation is limited to the present value of any economic benefits available in the form of refunds from the plans or reductions in future contributions to the plans.

Discretionary contributions made by employees or third parties reduce service cost upon payment of these contributions to the plan.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *僱員福利(續)*

##### *退休福利成本(續)*

界定福利成本分類如下：

- 服務成本(包括當期服務成本、過往服務成本，以及因縮減及結算所產生的損益)；
- 界定福利負債或資產淨額的利息淨額；以及
- 其他全面收益內界定福利負債或資產淨額的重新計量。

於綜合財務狀況表中確認的退休福利責任，代表本集團界定福利計劃的實際虧損或盈餘。此計算所產生的任何盈餘以可透過計劃退款或減少未來計劃供款形式獲得的任何經濟利益的現值為限。

僱員或第三方作出的酌情供款，於將該等供款支付予計劃時減少服務成本。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Employee benefits (Continued)*

##### *Retirement benefit costs (Continued)*

When the formal terms of the plans specify that there will be contributions from employees or third parties, the accounting depends on whether the contributions are linked to service, as follows:

- If the contributions are not linked to services (for example contributions are required to reduce a deficit arising from losses on plan assets or from actuarial losses), they are reflected in the remeasurement of the net defined benefit liability or asset.
- If contributions are linked to services, they reduce service costs. For the amount of contribution that is dependent on the number of years of service, the Group reduces service cost by attributing the contributions to periods of service using the attribution method required by HKAS 19.70 for the gross benefits (i.e. either using the plan's contribution formula or on a straight-line basis). For the amount of contribution that is independent of the number of years of service.

##### *Termination benefits*

A liability for a termination benefit is recognised at the earlier of when the entity can no longer withdraw the offer of the termination benefit and when the entity recognises any related restructuring costs.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *僱員福利(續)*

##### *退休福利成本(續)*

當計劃的正式條款規定將有來自僱員或第三方的供款時，其會計處理取決於該等供款是否與服務年資掛鉤，具體如下：

- 若供款與服務無關(例如供款是為彌補因計劃資產虧損或精算虧損所產生的赤字)，則該等供款將反映於界定福利淨負債或資產的重新計量中。
- 若供款與服務有關，則該等供款將減少服務成本。對於取決於服務年數的供款金額，本集團會透過將該等供款按服務期間分配，並採用香港會計準則第19.70條就福利總額所規定的分配方法(即採用計劃的供款公式或按直線法)，從而減少服務成本。至於與服務年數無關的供款金額。

##### *離職福利*

離職福利負債在實體不再可撤回離職福利要約及實體確認任何相關重組成本時(以較早者為準)確認。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Employee benefits (Continued)*

##### *Short-term and other long-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 Standards require or permit 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.

Liabilities recognised in respect of other long-term employee benefits are measured at the present value of the estimated future cash outflows expected to be made by the Group in respect of services provided by employees up to the reporting date. Any changes in the liabilities' carrying amounts resulting from service cost, interest and remeasurement are recognised in profit or loss except to the extent that another HKFRS Accounting Standards require or permit their inclusion in the cost of an asset.

##### *Bonus plans*

The Group recognises a liability and an expense for bonuses, based on performance and takes into consideration the segment result. The Group recognises a provision where contractually obliged or where there is a past practice that has created a constructive obligation.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *僱員福利(續)*

##### *短期及其他長期僱員福利*

短期僱員福利按僱員提供服務時預期支付的福利的未貼現金額確認。除非另一項香港財務報告準則會計準則規定或允許將福利計入資產成本，否則所有短期僱員福利均確認為開支。

僱員福利(如工資及薪金、年假及病假)於扣除任何已付金額後，會確認負債。

就其他長期僱員福利確認的負債按截至報告日期本集團預期就僱員提供服務而估計未來現金流出的現值計量。因服務成本、利息及重新計量而導致之負債賬面值之任何變動於損益內確認，惟另一項香港財務報告準則會計準則規定或允許將其計入資產成本則除外。

##### *獎金計劃*

本集團根據表現以及考慮分部業績予以確認獎金的負債及開支。本集團就合約責任或有前期實施而建立之推定責任，確認撥備。

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### 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/(loss) before 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.

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.

Deferred tax liabilities are recognised for taxable temporary differences associated with investments in subsidiaries and interests in a joint venture, 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 and interests 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.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 稅項

所得稅開支指即期及遞延所得稅開支總和。

即期應付稅項乃按年內應課稅溢利計算。應課稅溢利與除稅前溢利/(虧損)不同，乃由於其他年度應課稅或可扣稅收入或開支項目以及毋須課稅或不可扣稅項目所致。本集團的即期稅項負債乃按報告期末已頒佈或實質上已頒佈的稅率計算。

遞延稅項乃就綜合財務報表內資產及負債賬面值與計算應課稅溢利所用相應稅基間之暫時差額確認。遞延稅項負債一般就所有應課稅暫時差額確認。遞延稅項資產一般於可能有應課稅溢利以動用所有可扣減暫時差額時就所有可扣減暫時差額確認。倘暫時差額乃因初步確認(業務合併除外)一項既不影響應課稅溢利亦不影響會計溢利之交易之資產及負債而產生而且交易時並無產生同等應課稅及可扣減暫時差額，則不會確認該等遞延稅項資產及負債。

遞延稅項負債乃就與於附屬公司之投資及於合營企業的權益有關之應課稅暫時差額確認，惟若本集團可控制暫時差額之撥回及暫時差額於可見將來可能不會撥回則除外。與該等投資及權益相關之可扣稅暫時差額所產生之遞延稅項資產僅於可能有足夠應課稅溢利可以使用暫時差額之利益且預計於可見將來可以撥回時確認。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Taxation (Continued)

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.

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.

For leasing transactions in which the tax deductions are attributable to the lease liabilities, the Group applies HKAS 12 requirements to the lease liabilities, and the related assets separately. The Group recognises a deferred tax asset related to lease liabilities to the extent that it is probable that taxable profit will be available against which the deductible temporary difference can be utilised and a deferred tax liability for all taxable temporary differences.

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.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 稅項(續)

所有可扣減之暫時差額遞延稅項資產的賬面值於各報告期末檢討，並減少至不再可能有足夠應課稅溢利以供收回全部或部分資產。

遞延稅項資產及負債按償還負債或變現資產期間預期適用之稅率，根據於報告期末已實施或實質上已實施之稅率(及稅法)計算。

遞延稅項負債及資產之計量反映本集團於報告期末預期收回或結算其資產及負債賬面值之方式所引致之稅務後果。

為計量本集團於其確認使用權資產及相關租賃負債之租賃交易之遞延稅項，本集團會首先釐定稅項扣減是否歸屬於使用權資產或租賃負債。

就稅項扣減歸因於租賃負債之租賃交易而言，本集團分別就租賃負債及相關資產應用香港會計準則第12號的規定。本集團就所有應課稅暫時差額，以可能獲得可扣減暫時差額的應課稅溢利為限，確認與租賃負債相關的遞延稅項資產及遞延稅項負債。

即期及遞延稅項於損益中確認，惟項目於其他全面收益或直接於權益中確認者除外，若如是，即期及遞延稅項亦分別於其他全面收益或直接於權益中確認。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Property, plant and equipment*

Property, plant and equipment are tangible assets that are held for use in the production or supply of goods or services, or for administrative purposes. Property, plant and equipment (other than buildings which are stated at fair value as described below) are stated in the consolidated statement of financial position at cost less subsequent accumulated depreciation and subsequent accumulated impairment losses, if any.

When the Group makes payments for ownership interests of properties which includes both leasehold land and building elements, the entire consideration is allocated between the leasehold land and the building elements in proportion to the relative fair values at initial recognition. To the extent the allocation of the relevant payments can be made reliably, interest in leasehold land is presented as “right-of-use assets” in the consolidated statement of financial position. When the consideration cannot be allocated reliably between non-lease building element and undivided interest in the underlying leasehold land, the entire properties are classified as property, plant and equipment.

The Group performs revaluations of the properties with sufficient regularity such that the carrying amount does not differ materially from that which would be determined using fair values at the reporting date. Any revaluation increase arising from revaluation of buildings is recognised in other comprehensive income and accumulated in property 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 buildings is recognised in profit or loss to the extent that it exceeds the balance, if any, on the property 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 or accumulated losses.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *物業、廠房及設備*

物業、廠房及設備為持作生產或供應貨品或服務或作行政用途之有形資產。物業、廠房及設備(如下所述以公允值列賬的樓宇除外)按成本減其後累計折舊及其後累計減值虧損(如有)於綜合財務狀況表列賬。

當本集團就包括租賃土地及樓宇部分的物業所有權權益付款時，全部代價按初步確認時的相對公允值比例於租賃土地及樓宇部分之間分配。倘有關付款能作可靠分配，租賃土地權益會於綜合財務狀況表內呈列為「使用權資產」。倘代價不能在相關租賃土地的非租賃樓宇部分及未分割權益兩者間作可靠分配，則整個物業會分類為物業、廠房及設備。

本集團定期對物業進行重估，使賬面值與報告日期使用公允值釐定的賬面值並無重大差異。樓宇重估產生的任何重估增加均計入其他全面收益，並累計於物業重估儲備，惟撥回同一資產先前已於損益中確認之重估減值情況則除外，在此情況下，有關升值計入損益內，惟以先前列支之減值為限。重估樓宇產生之賬面淨值減少會於損益內確認，惟以其超出該資產先前所作重估之相關樓宇重估儲備之餘額(如有)為限。其後出售或報廢已重估資產時，應估重估盈餘轉撥至留存收益或累計虧損。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Property, plant and equipment (Continued)*

Depreciation is recognised so as to write off the cost or valuation of assets of property, plant and equipment less their residual values over their estimated useful lives, using the straight-line method. 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.

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.

##### *Impairment on property, plant and equipment and right-of-use assets*

At the end of the reporting period, the Group reviews the carrying amounts of its property, plant and equipment and right-of-use assets 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).

The recoverable amount of property, plant and equipment and right-of-use assets is estimated individually. When it is not possible to estimate the recoverable amount individually, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *物業、廠房及設備(續)*

確認折舊乃採用直線法於估計可使用年期內撇銷物業、廠房及設備資產成本或估值減剩餘價值。估計可使用年期、剩餘價值及折舊法於各報告期末檢討，而估計的任何變動影響按預期基準入賬。

物業、廠房及設備項目於出售後或當預期持續使用該資產將不再產生未來經濟利益時終止確認。出售或棄置物業、廠房及設備項目產生的任何損益，按銷售所得款項與資產賬面值之間的差額釐定，並於損益中確認。

##### *物業、廠房及設備及使用權資產的減值*

於報告期末，本集團檢討其物業、廠房及設備及使用權資產之賬面值，以釐定是否有任何跡象顯示該等資產出現減值虧損。倘出現任何該等跡象，則會估計相關資產之可收回金額，以釐定減值虧損(如有)之程度。

物業、廠房及設備及使用權資產之可收回金額乃個別估計。倘無法個別估計可收回金額，則本集團估計資產所屬現金產生單位之可收回金額。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Impairment on property, plant and equipment and right-of-use assets (Continued)*

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

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 cash-generating unit) for which the estimates of future cash flows have not been adjusted.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *物業、廠房及設備及使用權資產的減值(續)*

在對現金產生單位進行減值測試時，倘能建立合理及一致之分配基準，則企業資產會分配至相關現金產生單位，否則，企業資產會分配至可建立合理及一致之分配基準之最小現金產生單位組別。可收回金額按企業資產所屬之現金產生單位或現金產生單位組別釐定，並與相關現金產生單位或現金產生單位組別之賬面值作比較。

可收回金額為公允值減出售成本與使用價值兩者中之較高者。在評估使用價值時，估計未來現金流量會按可反映現時市場對貨幣時間價值及資產(或現金產生單位)特有風險之評估之稅前貼現率貼現至其現值，而該資產(或現金產生單位)之估計未有調整。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Impairment on property, plant and equipment and right-of-use assets (Continued)*

If the recoverable amount of an asset (or a cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or a cash-generating unit) 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 cash-generating unit, the Group compares the carrying amount of a group of cash-generating units, including the carrying amounts of the corporate assets or portion of corporate assets allocated to that group of cash-generating units, with the recoverable amount of the group of cash-generating units. 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 cash-generating units. 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 cash-generating units. An impairment loss is recognised immediately in profit or loss.

Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit or a group of cash-generating units) 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 cash-generating unit or a group of cash-generating units) 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.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *物業、廠房及設備及使用權資產的減值(續)*

倘預計某項資產(或現金產生單位)之可收回金額低於其賬面值,則該項資產(或現金產生單位)之賬面值會扣減至其可收回金額。就不能按合理及一致基準分配至現金產生單位之公司資產或部分公司資產而言,本集團將一組現金產生單位之賬面值(包括分配至該組現金產生單位之公司資產或部分公司資產之賬面值)與該組現金產生單位之可收回金額作比較。於分配減值虧損時,減值虧損會首先分配以減少任何商譽之賬面值(如適用),其後按單位或現金產生單位組別內各資產之賬面值按比例分配至其他資產。資產之賬面值不得減至低於其公允值減出售成本(如可計量)、其使用價值(如可釐定)及零之最高者。原本分配至資產之減值虧損金額按比例分配至該單位之其他資產或現金產生單位組別。減值虧損即時於損益確認。

倘減值虧損其後撥回,則資產(或現金產生單位或一組現金產生單位)之賬面值將增至其經修訂之估計可收回金額,惟增加後之賬面值不得超過倘資產(或現金產生單位或一組現金產生單位)於過往年度並無確認減值虧損而原應釐定之賬面值。減值虧損撥回即時於損益確認,除非相關資產按照其他準則按重估金額列賬,在這種情況下,減值虧損的撥回被視為重估收益。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *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. Such overdrafts are presented as short-term borrowings in the consolidated statement of financial position.

##### *Inventories*

Inventories are stated at the lower of cost and net realisable value. Costs of inventories are determined on a first-in, first-out method. Net realisable value represents the estimated selling price for inventories less all estimated costs of completion and costs necessary to make the sale. 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.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *現金及現金等值項目*

現金及現金等值項目於綜合財務狀況表呈列，包括：

- (a) 現金，其包括手頭現金及活期存款，不包括受監管限制而導致有關結餘不再符合現金定義的銀行結餘；及
- (b) 現金等值項目，其包括短期(通常原到期日為三個月或更短)、可隨時轉換為已知數額現金且價值變動風險不大的高流動性投資。現金等值項目持作滿足短期現金承擔，而非用於投資或其他目的。

就綜合現金流轉表而言，現金及現金等值項目包括上文所定義的現金及現金等值項目，扣除可按需償還的未償銀行透支，並構成本集團現金管理的組成部分。該等透支於綜合財務狀況表中作為短期借款呈列。

##### *存貨*

存貨按成本及可變現淨值兩者中之較低者列賬。存貨成本按先入先出法釐定。可變現淨值指存貨之估計售價減所有估計完工成本及進行銷售所需成本。進行銷售所需成本包括直接歸屬於銷售的新增成本及本集團進行銷售所必須產生的非新增成本。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Provisions*

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

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).

##### *Financial instruments*

Financial assets and financial liabilities are recognised when a group entity becomes a party to the contractual provisions of the instrument.

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 *Revenue from Contracts with Customers*. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities are added to or deducted from the fair value of the financial assets or financial liabilities at FVTPL, as appropriate, on initial recognition.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### **撥備**

倘本集團須就過往事件承擔現時(法定或推定)責任及本集團有可能須履行該項責任並可對責任的金額作出可靠估計時，則會確認撥備。

確認為撥備的金額為於考慮圍繞責任的風險及不確定因素後於報告期末清償現時責任所需代價的最佳估計。倘撥備以估計清償現時責任的現金流量計量時，且貨幣時間價值的影響屬重大，則其賬面值為該等現金流量的現值。

##### **金融工具**

當集團實體成為工具合約條文的訂約方時，確認金融資產及金融負債。

金融資產及金融負債初步按公允值計量，惟初始根據香港財務報告準則第15號客戶合約收益計量的客戶合約產生之貿易應收款項除外。收購或發行金融資產及金融負債直接應佔之交易成本乃於初步確認時加入按公允值計入損益之金融資產之公允值，或從按公允值計入損益之金融負債之公允值扣除(如適用)。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *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.

##### *Financial assets*

All regular way purchases or sales of financial assets are recognised and derecognised on a settlement date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established generally by regulation or convention in the market place concerned. All recognised financial assets are measured subsequently in their entirety at either amortised cost or fair value, depending on the classification of the 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.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *金融工具(續)*

實際利率法是計算金融資產或金融負債的攤銷成本及在相關期間分配利息收入及利息開支的方法。實際利率是於金融資產或金融負債的預期年限或(倘適當)較短期間準確折現估計未來現金收款及付款(包括構成實際利率不可或缺部分的一切已付或已收費用及基點、交易成本及其他溢價或折讓)至初始確認時的賬面淨值的利率。

來自本集團日常業務的利息收入呈列為收益。

##### *金融資產*

所有按常規方式進行的金融資產買入或賣出交易，均以結算日為基準進行確認及終止確認。按常規方式進行的買入或賣出，是指須在相關市場一般由法規或慣例所訂定的時限內交付資產的金融資產買入或賣出。所有已確認的金融資產其後均以整體為單位，按攤銷成本或公允值計量，具體取決於該金融資產的分類。

金融資產的分類及其後計量

符合下列條件的金融資產其後按攤銷成本計量：

- 該金融資產乃於旨在收取合約現金流量之業務模式內所持有；及
- 合約條款於指定日期產生之現金流量僅為本金及尚未償還本金之利息付款。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Financial instruments (Continued)*

##### *Financial assets (Continued)*

Classification and subsequent measurement of financial assets (Continued)

Debt instruments that meet the following conditions are subsequently measured at fair value through other comprehensive income ("FVTOCI"):

- the financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling the financial assets; 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.

##### (i) Amortised cost and interest income

Interest income is recognised using the effective interest method for debt instruments measured subsequently at amortised cost and at FVTOCI. 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.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *金融工具(續)*

##### *金融資產(續)*

金融資產的分類及其後計量(續)

滿足以下條件其後按公允值計入其他全面收益(「按公允值計入其他全面收益」)計量之債務工具：

- 目的是收取合約現金流量及出售金融資產的業務模式內持有的金融資產；及
- 合約條款於指定日期產生之現金流量僅為本金及尚未償還本金之利息付款。

##### (i) 攤銷成本及利息收入

利息收入乃按其後按攤銷成本及按公允值計入其他全面收益計量的債務工具的實際利率法確認。利息收入乃對一項金融資產賬面總值應用實際利率予以計算，惟其後出現信貸減值的金融資產除外(見下文)。就其後出現信貸減值的金融資產而言，自下一報告期起，利息收入乃對金融資產攤銷成本應用實際利率予以確認。倘信貸減值金融工具的信貸風險好轉，使金融資產不再出現信貸減值，於釐定資產不再出現信貸減值後，自報告期開始起利息收入乃對金融資產賬面總值應用實際利率予以確認。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Financial instruments (Continued)*

##### *Financial assets (Continued)*

Classification and subsequent measurement of financial assets (Continued)

##### (ii) Debt receivables classified as at FVTOCI

Subsequent changes in the carrying amounts for debt receivables classified as at FVTOCI as a result of interest income calculated using the effective interest method, and foreign exchange gains and losses are recognised in profit or loss. The amounts that are recognised in profit or loss are the same as the amounts that would have been recognised in profit or loss if these receivables had been measured at amortised cost. All other changes in the carrying amount of these receivables are recognised in other comprehensive income. Impairment allowances are recognised in profit or loss with corresponding adjustment to other comprehensive income without reducing the carrying amounts of these debt receivables. When these debt receivables are derecognised, the cumulative gains or losses previously recognised in other comprehensive income are reclassified to profit or loss.

Impairment of financial assets subject to impairment assessment under HKFRS 9 *Financial Instruments*

The Group performs impairment assessment under ECL model on financial assets (including trade and other receivables, which are subject to impairment assessment under HKFRS 9 *Financial Instruments*). The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *金融工具(續)*

##### *金融資產(續)*

金融資產的分類及其後計量(續)

##### (ii) 分類為按公允值計入其他全面收益的應收債務

由於按實際利率法計算的利息收入而分類為按公允值計入其他全面收益的應收債務的賬面值的其後變動以及匯兌收益及虧損於損益中確認。於損益中確認的金額與倘該等應收款項按攤銷成本計量時本應於損益中確認的金額相同。該等應收債務的賬面值的的所有其他變動均於其他全面收益中確認。減值撥備於損益中確認，並在不減少該等應收債務賬面值的情況下對其他全面收益作出相應調整。當該等應收債務終止確認時，先前於其他全面收益中確認的累計收益或虧損將重新分類至損益。

根據香港財務報告準則第9號金融工具須進行減值評估的金融資產減值

本集團根據預期信貸虧損(「預期信貸虧損」)模式對金融資產(包括貿易及其他應收款項，須根據香港財務報告準則第9號金融工具進行減值評估)進行減值評估。預期信貸虧損金額在每個報告日更新，以反映自初步確認以來信貸風險的變化。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Financial instruments (Continued)*

##### *Financial assets (Continued)*

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

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 reporting date. 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 past events and current conditions at the reporting date as well as the forecast of future economic conditions.

The Group always recognises lifetime ECL for trade receivables.

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.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *金融工具(續)*

##### *金融資產(續)*

根據香港財務報告準則第9號金融工具須進行減值評估的金融資產減值(續)

全期預期信貸虧損指於相關工具預期年內發生的所有可能違約事件所導致的預期信貸虧損。相反，12個月預期信貸虧損(「12個月預期信貸虧損」)指預期於報告日期後12個月內可能發生的違約事件所導致的部分全期預期信貸虧損。評估根據本集團過往信貸虧損經驗進行，並根據債務人的特定因素、整體經濟狀況以及於報告日期對當前狀況及未來狀況預測的評估而作出調整。

本集團一直確認貿易應收款項的全期預期信貸虧損。

就所有其他工具而言，本集團計量的虧損撥備相等於12個月預期信貸虧損，除非信貸風險自初步確認後顯著增加，則本集團會確認全期預期信貸虧損。有關應否確認全期預期信貸虧損的評估乃視乎自初步確認以來發生違約的可能性或風險有否顯著增加而進行。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Financial instruments (Continued)*

##### *Financial assets (Continued)*

Impairment of financial assets subject to impairment assessment under HKFRS 9 *Financial Instruments* (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 reporting date 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. Forward-looking information considered includes the future prospects of the industries in which the Group's debtors operate, obtained from relevant think-tanks and other similar organisations, as well as consideration of various external sources of actual and forecast economic information that relate to the Group's core operations.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *金融工具(續)*

##### *金融資產(續)*

根據香港財務報告準則第9號金融工具須進行減值評估的金融資產減值(續)

##### (i) 信貸風險顯著增加

在評估自初始確認以來信貸風險是否顯著增加時，本集團將於報告日期金融工具發生的違約風險與於初始確認日期金融工具發生的違約風險進行比較。在進行評估時，本集團會考慮合理且有理據的定量及定性資料，包括過往經驗及無需過多的成本或努力即可獲得的前瞻性資料。所考慮的前瞻性資料包括本集團債務人經營所屬行業的未來前景，該等資料源自相關智庫及其他類似組織，並綜合考慮與本集團核心業務相關的各類外部實際及預測經濟資料。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Financial instruments (Continued)*

##### *Financial assets (Continued)*

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

##### (i) Significant increase in credit risk (Continued)

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; and
- 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.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *金融工具(續)*

##### *金融資產(續)*

根據香港財務報告準則第9號金融工具須進行減值評估的金融資產減值(續)

##### (i) 信貸風險顯著增加(續)

尤其是，在評估信貸風險是否顯著增加時，會考慮以下資料：

- 金融工具的外部(如有)或內部信貸評級的實際或預期顯著惡化；
- 外部市場信貸風險指標的顯著惡化，如信貸利差大幅增加、債務人的信貸違約掉期價格；
- 預計會導致債務人履行其債務責任的能力大幅下降的業務、財務或經濟狀況的現有或預測的不利變化；
- 債務人經營業績的實際或預期顯著惡化；及
- 債務人的監管、經濟或技術環境中實際或預期的重大不利變化導致債務人履行其債務責任的能力大幅下降。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Financial instruments (Continued)*

##### *Financial assets (Continued)*

Impairment of financial assets subject to impairment assessment under HKFRS 9 *Financial Instruments* (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 reporting date. 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 considers a debt instrument to have low credit risk when it has an internal or external credit rating of “investment grade” as per globally understood definitions.

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.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *金融工具(續)*

##### *金融資產(續)*

根據香港財務報告準則第9號金融工具須進行減值評估的金融資產減值(續)

##### (i) 信貸風險顯著增加(續)

無論上述評估的結果如何，本集團均假設信貸風險自初始確認(當合約付款逾期超過30天時)以來大幅增加，除非本集團有合理及有理據的資料證明其他情況。

儘管如此，如果債務工具在報告日期釐定具有低信貸風險，則本集團假設債務工具的信貸風險自初始確認以來並未顯著增加。倘(i)債務工具違約風險較低，(ii)借款人在短期內具有較強的履行其合約現金流量責任的能力，以及(iii)較長遠的經濟及業務狀況的不利變化可能但將未必會削弱借款人履行其合約現金流量責任的能力，則釐定債務工具的信貸風險較低。當債務工具具有根據全球公認定義的「投資等級」的內部或外部信貸評級，則本集團認為債務工具的信貸風險較低。

本集團定期監察用以識別信貸風險是否顯著增加的準則的有效性，並對其進行修訂(如適當)，以確保該準則能夠在金額到期前識別信貸風險的顯著增加。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Financial instruments (Continued)*

##### *Financial assets (Continued)*

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

##### (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.

##### (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;

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *金融工具(續)*

##### *金融資產(續)*

根據香港財務報告準則第9號金融工具須進行減值評估的金融資產減值(續)

##### (ii) 違約的定義

就內部信貸風險管理而言，本集團認為，當內部產生或獲取自外部來源的資料表明債務人不太可能向債權人(包括本集團)全數還款(不考慮本集團持有的任何抵押品)時，發生違約事件。

儘管有上文所述，本集團認為，當金融資產逾期超過90天時則發生違約，除非本集團有合理且可支持的資料證明更滯後的違約標準屬更合適。

##### (iii) 信貸減值的金融資產

當一項或多項事件對該金融資產的估計未來現金流量產生不利影響時，金融資產即為信貸減值。金融資產存在信貸減值的證據包括有關以下事件的可觀察數據：

- (a) 發行人或借款人的重大財務困難；
- (b) 違反合約，例如違約或逾期事件；

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Financial instruments (Continued)*

##### *Financial assets (Continued)*

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

##### (iii) Credit-impaired financial assets (Continued)

- (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; or
- (f) the purchase or origination of a financial asset at a deep discount that reflects the incurred credit losses.

##### (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, or in the case of trade receivables, when the amounts are over 2 years past due, 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.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *金融工具(續)*

##### *金融資產(續)*

根據香港財務報告準則第9號金融工具須進行減值評估的金融資產減值(續)

##### (iii) 信貸減值的金融資產(續)

- (c) 借款人的貸款人因有關借款人財務困難的經濟或合約理由而向借款人授出貸款人不會另行考慮的優惠；
- (d) 借款人很可能會破產或進行其他財務重組；或
- (e) 由於財務困難，該金融資產的活躍市場消失；或
- (f) 以大幅折扣購買或產生的金融資產能夠反映已發生信貸虧損。

##### (iv) 撇銷政策

當有資料顯示對手方處於嚴重財務困難及無實際收回可能(例如，對手方已處於清盤狀態或已進行破產程序)，或就貿易應收款項而言，當有關款項逾期超過2年(以較早發生者為準)，則本集團撇銷金融資產。經考慮法律意見後(倘合適)，遭撇銷的金融資產可能仍須按本集團收回程序進行強制執行活動。撇銷構成終止確認事項。任何其後收回在損益中確認。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Financial instruments (Continued)*

##### *Financial assets (Continued)*

Impairment of financial assets subject to impairment assessment under HKFRS 9 *Financial Instruments* (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. The Group uses a practical expedient in estimating ECL on trade receivables using a provision matrix taking into consideration historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and forward-looking information, including time value of money where appropriate, that is available without undue cost or effort.

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.

Lifetime ECL for certain trade receivables are considered on a collective basis taking into consideration past due information and relevant credit information such as forward-looking macroeconomic information.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *金融工具(續)*

##### *金融資產(續)*

根據香港財務報告準則第9號金融工具須進行減值評估的金融資產減值(續)

##### (v) 預期信貸虧損之計量及確認

預期信貸虧損的計量是違約概率、違約虧損率(即違約時的虧損程度)及違約風險的函數。違約概率及違約虧損率的評估基於過往數據及前瞻性資料。預期信貸虧損的估計反映無偏概率加權金額，以發生違約的相關風險為權重確定。本集團使用可行權宜方法，運用撥備陣矩估計貿易應收款項之預期信貸虧損，當中考慮過往信貸虧損經驗及無需過多的成本或努力即可獲得的前瞻性資料。

一般而言，預期信貸虧損為根據合約應付本集團之所有合約現金流量與本集團預期收取的現金流量之間的差額(按初步確認時釐定的實際利率貼現)。

若干應收貿易賬款之全期預期信貸虧損乃經考慮逾期資料及前瞻性宏觀經濟資料等相關信貸資料後按整體基準考慮。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Financial instruments (Continued)*

##### *Financial assets (Continued)*

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

##### (v) Measurement and recognition of ECL (Continued)

For collective assessment, the Group takes into consideration the following characteristics when formulating the grouping:

- Past-due status;
- Nature, size and industry of debtors; and
- External credit ratings where available.

The grouping is regularly reviewed by management to ensure the constituents of each group continue to share similar credit risk characteristics.

Interest income is calculated based on the gross carrying amount of the financial asset unless the financial asset is credit-impaired, in which case interest income is calculated based on amortised cost of the financial asset.

Except for investments in receivables that are measured at FVTOCI, the Group recognises an impairment gain or loss in profit or loss for all financial instruments by adjusting their carrying amount, with the exception of trade receivables where the corresponding adjustment is recognised through a loss allowance account. For investments in receivables that are measured at FVTOCI, the loss allowance is recognised in other comprehensive income and accumulated in the reserve without reducing the carrying amount of these receivables. Such amount represents the changes in the reserve in relation to accumulated loss allowance.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *金融工具(續)*

##### *金融資產(續)*

根據香港財務報告準則第9號金融工具須進行減值評估的金融資產減值(續)

##### (v) 預期信貸虧損之計量及確認(續)

就集體評估而言，於制定分組時，本集團經考慮下列特徵：

- 逾期狀況；
- 債務人的性質、規模及行業；及
- 外部信貸評級(倘可得)。

管理層定期檢討分組方法，確保各組別的組成項目仍然具有相似的信貸風險特徵。

利息收入乃根據金融資產的賬面總值計算，除非金融資產出現信貸減值，在此情況下，利息收入根據金融資產的攤銷成本計算。

除按公允值計入其他全面收益的應收款項投資外，本集團透過調整賬面值於損益確認所有金融工具的減值收益或虧損，但相應調整透過虧損撥備賬確認的貿易應收款項除外。有關按公允值計入其他全面收益的應收款項投資，虧損撥備於其他全面收益確認，並在儲備內累計，而不減少應收款項的賬面值。有關金額為儲備內有關累計虧損撥備的變動。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Financial instruments (Continued)*

##### *Financial assets (Continued)*

##### Foreign exchange gains and losses

The carrying amount of financial assets that are denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of each reporting period. Specifically:

- For financial assets measured at amortised cost that are not part of a designated hedging relationship, exchange differences are recognised in profit or loss in the 'Other income, other gains and losses, net' line item as part of the foreign exchange gains/(losses), net;
- For debt receivables measured at FVTOCI that are not part of a designated hedging relationship, exchange differences on the amortised cost of the debt receivables are recognised in profit or loss in the 'Other income, gain and losses, net' line item as part of the net foreign exchange gains/(losses). As the foreign currency element recognised in profit or loss is the same as if it was measured at amortised cost, the residual foreign currency element based on the translation of the carrying amount (at fair value) is recognised in other comprehensive income.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 金融工具(續)

##### 金融資產(續)

##### 匯兌收益及虧損

以外幣計值之金融資產賬面值以該外幣確定並按各報告期末之即期匯率換算。具體而言：

- 就按攤銷成本計量且不屬指定對沖關係一部分之金融資產而言，匯兌差額於損益內「其他收入、收益及虧損淨額」項目確認為匯兌收益／(虧損)淨額的一部分；
- 對於按公允值計入其他全面收益計量的應收債務，倘其不屬於指定對沖關係的一部分，則該應收債務攤銷成本產生的匯兌差額將於損益表中「其他收入、收益及虧損淨額」內確認，作為匯兌收益／(虧損)淨額的一部分。由於損益中確認的外幣部分與按攤銷成本計量時的情況相同，基於賬面值(按公允值)換算所產生的剩餘外幣部分於其他全面收益中確認。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Financial instruments (Continued)*

##### *Financial assets (Continued)*

##### 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. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

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 receivables classified as FVTOCI, the cumulative gain or loss previously accumulated in the reserve is reclassified to profit or loss.

A modification of a financial asset occurs if the contractual cash flows are renegotiated or otherwise modified.

When the contractual terms of a financial asset are modified, the Group assesses 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 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 asset, after reducing gross carrying amount that has been written off.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *金融工具(續)*

##### *金融資產(續)*

##### 終止確認金融資產

本集團僅在自資產收取現金流量的合約權利到期或將金融資產及資產所有權的絕大部分風險及回報轉移至另一實體時終止確認金融資產。倘本集團並無轉讓或保留其於擁有權之絕大部分風險及回報，並繼續控制已轉讓資產，則本集團確認其於資產之保留權益以及其或須支付款項之相關負債。倘本集團保留其於已轉讓金融資產擁有權之絕大部分風險及回報，則本集團繼續確認金融資產及以已收取之所得款項確認為有抵押借款。

於終止確認按攤銷成本計量的金融資產時，資產賬面值與已收及應收代價總額之間的差額於損益中確認。

於終止確認分類為按公允值計入其他全面收益的應收款項投資時，先前於儲備中累計的累計收益或虧損重新分類至損益。

倘重新磋商或以其他方式修改合約現金流量，則金融資產進行修改。

當金融資產的合約條款被修改時，本集團將考慮所有相關事實及情況(包括定性因素)，評估修改後的條款是否導致對原始條款的實質性修改。倘並無確鑿的定性評估，如根據新條款現金流量的貼現值(包括已付(扣除任何所收費用)及按原實際利率貼現的任何費用)與扣除已撇銷賬面總值的原金融資產剩餘現金流量的貼現值至少有10%差別，則本集團認為該等條款大不相同。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *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 Group are recognised at the proceeds received, net of direct issue costs.

##### Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method.

##### Financial liabilities at amortised cost

Financial liabilities including trade and other payables, amount due to a director of subsidiaries, lease liabilities are subsequently measured at amortised cost, using the effective interest method.

##### Foreign exchange gains and losses

For financial liabilities that are denominated in a foreign currency and are measured at amortised cost at the end of each reporting period, the foreign exchange gains and losses are determined based on the amortised cost of the instruments. These foreign exchange gains and losses are recognised in the 'Other income, other gains and losses, net' line item in profit or loss as part of foreign exchange gains/(losses), net for financial liabilities that are not part of a designated hedging relationship.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *金融工具(續)*

##### *金融負債及權益*

##### 分類為債務或權益

債務及股本工具乃根據合約安排的內容以及金融負債及股本工具的釋義分類為金融負債或權益。

##### 股本工具

股本工具是指扣除所有負債後證明實體對資產的剩餘權益的任何合約。本集團發行的股本工具按已收所得款項確認，扣除直接發行成本。

##### 金融負債

所有金融負債乃於其後使用實際利率法按攤銷成本計量。

##### 按攤銷成本計量的金融負債

金融負債(包括貿易及其他應付款項、應付附屬公司董事款項、銀行借款及租賃負債)其後使用實際利息法按攤銷成本計量。

##### 匯兌收益及虧損

對於以外幣計值並在各報告期末按攤銷成本計量的金融負債，匯兌收益及虧損根據工具的攤銷成本釐定。該等匯兌收益及虧損於損益內「其他收入、收益及虧損淨額」項目確認為並非指定對沖關係一部分的金融負債的匯兌收益/(虧損)淨額的一部分。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Derecognition of financial assets (Continued)*

##### *Financial liabilities and equity (Continued)*

##### *Financial liabilities (Continued)*

##### Foreign exchange gains and losses (Continued)

The fair value of financial liabilities denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of the reporting period. For financial liabilities that are measured as at FVTPL, the foreign exchange component forms part of the fair value gains or losses and is recognised in profit or loss for financial liabilities that are not part of a designated hedging relationship.

##### 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.

##### Offsetting a financial asset and a financial liability

A financial asset and a financial liability are offset and the net amount 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.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *金融工具(續)*

##### *金融負債及權益(續)*

##### *金融負債(續)*

##### 匯兌收益及虧損(續)

以外幣計值的金融負債的公平值以該外幣釐定並以報告期末的即期匯率換算。就按公允值計入損益賬的金融負債而言，外匯部分構成公允值收益或虧損的一部分，並就不構成指定對沖關係一部分的金融負債於損益中確認。

##### 終止確認金融負債

當且僅當本集團的責任被解除、取消或到期時，本集團終止確認金融負債。已終止確認的金融負債的賬面值與已付及應付代價之間的差額於損益中確認。

##### 抵銷金融資產及金融負債

當及僅當本集團現時擁有抵銷已確認金額之合法可強制執行權利，並有意按淨額基準結算或同時變現資產及結算負債，方會抵銷金融資產及金融負債，並於綜合財務狀況報表呈列淨額。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Segment reporting*

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker (the "CODM"). The CODM, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the executive directors that make strategic decisions.

##### *Related parties*

A party is considered to be related to the Group if:

- (i) A person, or a close member of that person's family, is related to the group if that person:
  - (1) has control or joint control over the group;
  - (2) has significant influence over the group;
  - (3) is a member of the key management personnel of the group or the group's parent.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### *分部報告*

經營分部的報告形式與提供予主要營運決策者(「主要營運決策者」)的內部報告形式一致。主要營運決策者指定為作出戰略決策的執行董事，負責分配資源並評估經營分部的表現。

##### *關聯方*

倘存在以下情況，則一方被視為與本集團有關聯：

- (i) 倘屬以下人士，即該人士或該人士之近親與本集團有關聯：
  - (1) 控制或共同控制本集團；
  - (2) 對本集團有重大影響；
  - (3) 為本集團或本集團母公司之主要管理層成員。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Related parties (Continued)

- (ii) An entity is related to the group if any of the following conditions applies:
- (1) The entity and the group are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).
  - (2) 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).
  - (3) Both entities are joint ventures of the same third party.
  - (4) One entity is a joint venture of a third entity and the other entity is an associate of the third entity.
  - (5) The entity is a post-employment benefit plan for the benefit of employees of either the group or an entity related to the group.
  - (6) The entity is controlled or jointly controlled by a person identified in (i) above.
  - (7) A person identified in (i)(1) above 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).
  - (8) 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 group's parent.

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.

### 3. 綜合財務報表之編製基準及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 關聯方(續)

- (ii) 倘符合下列任何條件，即實體與本集團有關聯：
- (1) 該實體與本集團屬同一集團之成員公司(即各母公司、附屬公司及同系附屬公司彼此間有關聯)。
  - (2) 一間實體為另一實體之聯營公司或合營企業(或另一實體為成員公司之公司旗下成員之聯營公司或合營企業)。
  - (3) 兩個實體均為同一第三方的合營企業。
  - (4) 一個實體為第三方實體的合營企業，而另一實體為該第三方實體的聯營公司。
  - (5) 該實體為就本集團或與本集團有關聯的實體的僱員利益所設立的離職福利計劃。
  - (6) 該實體受(i)所識別的人士控制或共同控制。
  - (7) 於上文(i)(1)所識別的人士對實體有重大影響力或屬該實體(或該實體的母公司)主要管理層成員。
  - (8) 一個集團之任何成員公司(為集團之一部分)向本集團或本集團的母公司提供主要管理人員服務。

某人的近親指在與實體進行交易的過程中預計會影響該名人士或受其影響的家庭成員。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 4. KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, which are described in note 3.2, the directors of the Company are required to make judgements, estimates and assumptions about the amounts of assets and liabilities that are not readily apparent from other sources. The estimates and underlying 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.

#### Critical judgements in applying accounting policies

The following are the critical judgements, 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.

#### *Impairment of trade receivables*

The impairment provisions for trade receivables are based on assumptions about ECL. Loss allowances for trade receivables are based on management's estimate of the expected credit losses to be incurred, which involved the estimate of probability of default, loss given default and forward looking adjustments.

Management estimated these parameters by taking into account the credit loss experience, ageing of overdue trade receivables, customers' repayment history and customers' financial position and an assessment of both the current and forecast general economic conditions. Changes in these assumptions and estimates could materially affect the result of the assessment and it may be necessary to make additional impairment charge to the consolidated statement of profit or loss and other comprehensive income.

As at 31 December 2025 and 31 December 2024, details of the Group's trade receivables are set out in note 18.

### 4. 估計不確定因素之主要來源

在應用本集團載於附註3.2的會計政策時，本公司董事須就未能直接從其他來源取得的資產及負債作出判斷、估計及假設。該等估計及相關假設乃按照過往經驗及被視為相關之其他因素作出。實際結果可能有別於該等估計。

此等估計及相關假設會持續檢討。若會計假設的修訂僅影響作出修訂的期間，將會於該期間確認，若修訂影響當期及未來期間，則會於作出修訂及其後期間確認。

#### 應用會計政策時所作出的關鍵判斷

以下為本公司董事在應用本集團會計政策過程中所作出的關鍵判斷(不包括涉及估計的判斷(見下文))，該等判斷對綜合財務報表中確認的金額具有最重大的影響。

#### *貿易應收款項減值*

貿易應收款項的減值撥備乃基於有關預期信貸虧損的假設。貿易應收款項減值撥備乃基於管理層對將產生的預期信貸虧損的估計，其涉及違約概率、違約損失率及前瞻性調整。

管理層乃經計及信貸虧損經驗、逾期貿易應收款項的賬齡、客戶的還款歷史及客戶的財務狀況及對現時及預測一般經濟條件之評審而估計該等因素。該等假設及估計的變動可能會對評估結果產生重大影響及或須對綜合損益及其他全面收入表作出額外的減值扣減。

於二零二五年十二月三十一日及二零二四年十二月三十一日，本集團貿易應收款項詳情載於附註18。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 4. KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

#### Critical judgements in applying accounting policies (Continued)

##### *Provision for inventories*

The management of the Group reviews an ageing analysis at the end of each reporting period and makes provision for obsolete and slow-moving items identified. The management estimates the net realisable value for such inventories based primarily on the latest invoice prices and current market conditions.

As at 31 December 2025 and 31 December 2024, details of the Group's inventories, are set out in note 19.

##### *Estimated impairment of property, plant and equipment and right-of-use assets*

Property, plant and equipment and right-of-use assets are stated at costs less accumulated depreciation and impairment, if any. In determining whether an asset is impaired, the Group has to exercise judgement and make estimation, particularly in assessing: (1) whether an event has occurred or any indicators that may affect the asset value; (2) whether the carrying value of an asset can be supported by the recoverable amount, in the case of value in use, the net present value of future cash flows which are estimated based upon the continued use of the asset; and (3) the appropriate key assumptions to be applied in estimating the recoverable amounts including cash flow projections and an appropriate discount rate. When it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash generating unit to which the assets belong, otherwise recoverable amount is determined at the smallest group of cash generating units, for which the relevant corporate assets have been allocated. Changing the assumptions and estimates, including the discount rates or the growth rate in the cash flow projections, could materially affect the recoverable amounts. Furthermore, the cash flows projections, growth rate and discount rate are subject to greater uncertainties due to uncertainty on current economic conditions.

### 4. 估計不確定因素之主要來源(續)

#### 估計不確定因素之主要來源(續)

##### *存貨撥備*

本集團管理層於各報告期末審閱賬齡分析，及就已識別的陳舊及滯銷存貨項目作出撥備。管理層根據最新的發票價格及現行市況估計該等存貨的可變現價值淨額。

於二零二五年十二月三十一日及二零二四年十二月三十一日，本集團存貨詳情載於附註19。

##### *估計物業、廠房及設備以及使用權資產之減值*

物業、廠房及設備以及使用權資產按成本減累計折舊及減值(如有)列賬。於釐定資產是否發生減值時，本集團須進行判斷並作出估計，特別是評估：(1)是否發生可能影響資產價值的事件或出現任何有關跡象；(2)資產賬面值是否能以可收回金額作支持，若為使用價值，則為根據持續使用資產估計得出的未來現金流量的淨現值；及(3)估計可收回金額所用的合適主要假設(包括現金流量預測及合適的貼現率)。倘無法單獨估計一項資產的可收回金額，本集團會估計該資產所屬現金產生單位的可收回金額，否則可收回金額按相關公司資產獲分配的最小現金產生單位組別釐定。更改假設及估計(包括現金流量預測中的貼現率或增長率)可對可收回金額產生重大影響。此外，由於當前經濟狀況的不確定性，現金流量預測、增長率及貼現率面臨較大的不確定性。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 4. KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

#### Critical judgements in applying accounting policies (Continued)

##### *Estimated impairment of property, plant and equipment and right-of-use assets (Continued)*

Based on the impairment assessment of the Company, no impairment loss was recognised during the years ended 31 December 2025 and 31 December 2024.

As at 31 December 2025 and 31 December 2024, details of the Group's property, plant and equipment and right-of-use assets are set out in notes 15 and 16, respectively.

##### *Buildings in properties, plant and equipment carried at valuation*

Buildings included in property, plant and equipment are revalued at the end of the reporting period based on depreciated replacement cost basis by an independent professional valuer. These valuations were based on certain assumptions, which are subject to uncertainty and might materially differ from the actual results.

As at 31 December 2025 and 31 December 2024, details of the Group's property, plant and equipment and the methods and significant assumptions used by valuers in estimating the fair value of properties are set out in note 15.

### 4. 估計不確定因素之主要來源(續)

#### 估計不確定因素之主要來源(續)

##### *估計物業、廠房及設備以及使用權資產之減值(續)*

基於本公司減值評估，截至二零二五年十二月三十一日及二零二四年十二月三十一日止年度並無確認減值虧損。

於二零二五年十二月三十一日及二零二四年十二月三十一日，本集團物業、廠房及設備及使用權資產詳情分別載於附註15及16。

##### *物業、廠房及設備中按估值列賬之樓宇*

物業、廠房及設備中的樓宇於報告期末由獨立專業估值師按折舊重置成本法之估值重估。該等估值基於若干假設，其受限於不確定因素及可能與實際結果重大不同。

於二零二五年十二月三十一日及二零二四年十二月三十一日，本集團的物業、廠房及設備及估值師於估計物業公允值時使用的方法及重要假設詳情載於附註15。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 5. 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.

Specifically, the Group’s reportable segments under HKFRS 8 *Operating Segments* are as follows:

- Garment manufacturing and trading
- Securities investment

The CODM assesses the performance of the operating segments based on a measure of adjusted operating results. This measurement basis represented operating loss excluding material gain or loss which is capital in nature or of non-recurring nature such as impairment.

The accounting policies of the reportable segments are the same as the Group’s accounting policies described in note 3.2.

### 5. 分部資料

向本公司執行董事(即主要營運決策者(「主要營運決策者」))呈報作分配資源及評估分部表現之資料集中於所提供貨品及服務類別。

具體而言，本集團根據香港財務報告準則第8號經營分部的可報告分部如下：

- 成衣製造及貿易
- 證券投資

主要營運決策者根據經調整經營業績基準評估營運分部之表現。此評估基準代表經營虧損不包括屬資本性質或非經常性質之重大收益或虧損(如減值)。

可報告分部之會計政策與附註3.2所述之本集團會計政策相同。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 5. SEGMENT INFORMATION (Continued)

#### Reportable segments and reconciliation of reportable of segment revenue and results, assets and liabilities

##### (i) Segment revenue and results

The following is an analysis of the Group's revenue and results by reportable operating segments.

### 5. 分部資料(續)

可報告分部及可報告分部收益及業績、資產及負債之對賬

##### (i) 分部收益及業績

以下為按可報告營運分部對本集團之收益及業績之分析。

		<b>Garment manufacturing and trading 成衣製造及貿易 HK\$'000 千港元</b>	<b>Securities investment 證券投資 HK\$'000 千港元</b>	<b>Total 總計 HK\$'000 千港元</b>
<b>For the year ended 31 December 2025</b>	<b>截至二零二五年十二月 三十一日止年度</b>			
<b>Revenue</b>	<b>收益</b>			
Reportable segment revenue – External sales	可報告分部收益 – 外部銷售	<b>315,225</b>	–	<b>315,225</b>
Reportable segment loss	可報告分部虧損	<b>(29,846)</b>	<b>(2,038)</b>	<b>(31,884)</b>
Unallocated other income, gains and losses, net	未分配之其他收入、收益及 虧損淨額			–
Corporate administrative expenses	企業行政開支			<b>(14,292)</b>
Finance income	融資收入			<b>61</b>
Finance expenses	融資開支			<b>(110)</b>
Loss before tax	除稅前虧損			<b>(46,225)</b>

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 5. SEGMENT INFORMATION (Continued)

#### Reportable segments and reconciliation of reportable of segment revenue and results, assets and liabilities (Continued)

##### (i) Segment revenue and results (Continued)

		Garment manufacturing and trading 成衣製造及貿易 HK\$'000 千港元	Securities investment 證券投資 HK\$'000 千港元	Total 總計 HK\$'000 千港元
For the year ended 31 December 2024	截至二零二四年十二月 三十一日止年度			
<b>Revenue</b>	<b>收益</b>			
Reportable segment revenue	可報告分部收益			
– External sales	– 外部銷售	664,688	–	664,688
Reportable segment loss	可報告分部虧損	(15,044)	(3,084)	(18,128)
Unallocated other income, gains and losses, net	未分配之其他收入、收益及 虧損淨額			(12)
Corporate administrative expenses	企業行政開支			(16,309)
Finance income	融資收入			760
Finance expenses	融資開支			(104)
Loss before tax	除稅前虧損			(33,793)

Segment loss represents the loss from each segment without allocation of corporate administrative expenses, certain other income, gains and losses, net and finance income and expenses. This is the measure reported to the CODM for the purposes of resource allocation and assessment of segment performance.

分部虧損指各分部所產生虧損並無分配企業行政開支、若干其他收入、收益及虧損淨額以及融資收入及開支。此乃呈報予主要營運決策者供資源分配及分部表現評估所用計量方法。

### 5. 分部資料(續)

#### 可報告分部及可報告分部收益及業績、資產及負債之對賬(續)

##### (i) 分部收益及業績(續)

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 5. SEGMENT INFORMATION (Continued)

#### Reportable segments and reconciliation of reportable of segment revenue and results, assets and liabilities (Continued)

##### (ii) Segment assets and liabilities

The following is an analysis of the Group's assets and liabilities by reportable operating segments:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>ASSETS</b>			
	<b>資產</b>		
Garment manufacturing and trading segment assets	成衣製造及貿易分部資產	179,230	196,465
Securities investment segment assets	證券投資分部資產	703	1,068
Unallocated corporate assets	未分配企業資產	32,339	42,026
Consolidated total assets	綜合總資產	<u>212,272</u>	<u>239,559</u>
<b>LIABILITIES</b>			
	<b>負債</b>		
Garment manufacturing and trading segment liabilities	成衣製造及貿易分部負債	79,589	68,663
Securities investment segment liabilities	證券投資分部負債	256	257
Unallocated corporate liabilities	未分配企業負債	26,759	22,716
Consolidated total liabilities	綜合總負債	<u>106,604</u>	<u>91,636</u>

For the purposes of monitoring segment performance and allocating resources between segments:

- All assets are allocated to operating segments other than certain property, plant and equipment, right-of-use assets, cash and bank balances managed on central basis, and head office assets.
- All liabilities are allocated to operating segments other than certain lease liabilities, accruals, deferred tax liabilities managed on central basis, and head office liabilities.

### 5. 分部資料(續)

#### 可報告分部及可報告分部收益及業績、資產及負債之對賬(續)

##### (ii) 分部資產及負債

以下為按可報告營運分部對本集團之資產及負債之分析：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>ASSETS</b>			
	<b>資產</b>		
Garment manufacturing and trading segment assets	成衣製造及貿易分部資產	179,230	196,465
Securities investment segment assets	證券投資分部資產	703	1,068
Unallocated corporate assets	未分配企業資產	32,339	42,026
Consolidated total assets	綜合總資產	<u>212,272</u>	<u>239,559</u>
<b>LIABILITIES</b>			
	<b>負債</b>		
Garment manufacturing and trading segment liabilities	成衣製造及貿易分部負債	79,589	68,663
Securities investment segment liabilities	證券投資分部負債	256	257
Unallocated corporate liabilities	未分配企業負債	26,759	22,716
Consolidated total liabilities	綜合總負債	<u>106,604</u>	<u>91,636</u>

就監察分部表現及於分部間分配資源而言：

- 所有資產均分配至營運分部，惟若干物業、廠房及設備、使用權資產、集中管理之現金及銀行結餘以及總辦事處資產除外。
- 所有負債均分配至營運分部，惟若干租賃負債、應計費用、集中管理的遞延稅項負債以及總辦事處負債除外。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

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### 5. SEGMENT INFORMATION (Continued)

#### Reportable segments and reconciliation of reportable of segment revenue and results, assets and liabilities (Continued)

##### (iii) Other segment information

		Garment manufacturing and trading 成衣製造及貿易 HK\$'000 千港元	Securities investment 證券投資 HK\$'000 千港元	Unallocated 未分配 HK\$'000 千港元	Total 總計 HK\$'000 千港元
<b>As of and for the year ended 31 December 2025</b>	<b>截至二零二五年 十二月三十一日及截至 該日止年度</b>				
<i>Amounts included in the measure of segment results and financial position:</i>	<i>計量分部業績及財務狀況時 計入的款項：</i>				
Finance income	融資收入	-	-	380	380
Finance expenses	融資開支	(3,681)	(19)	(97)	(3,797)
Other income	其他收入	-	-	48	48
Depreciation of property, plant and equipment	物業、廠房及設備之折舊	(11,807)	(104)	(1,199)	(13,110)
Depreciation of right-of-use assets	使用權資產之折舊	(229)	(629)	(1,536)	(2,394)
Subcontracting and processing charges	分包及加工費用	(75,951)	-	-	(75,951)
Handling fees	處理費	(3,879)	-	-	(3,879)
Redundancy and idle costs in the PRC factories	中國工廠裁員及閒置成本	(5,630)	-	-	(5,630)
Additions to property, plant and equipment	物業、廠房及設備之添置	709	89	-	798
Additions to right-of-use assets	使用權資產之添置	-	1,809	1,238	3,047
<b>As of and for the year ended 31 December 2024</b>	<b>截至二零二四年 十二月三十一日及截至 該日止年度</b>				
<i>Amounts included in the measure of segment results and financial position:</i>	<i>計量分部業績及財務狀況時 計入的款項：</i>				
Finance income	融資收入	637	-	759	1,396
Finance expenses	融資開支	(10,296)	-	(104)	(10,400)
Other income	其他收入	1,553	-	5	1,558
Depreciation of property, plant and equipment	物業、廠房及設備之折舊	(10,362)	(336)	(1,568)	(12,266)
Depreciation of right-of-use assets	使用權資產之折舊	(153)	(710)	(1,218)	(2,081)
Subcontracting and processing charges	分包及加工費用	(167,681)	-	-	(167,681)
Handling fees	處理費	(13,507)	-	-	(13,507)
Redundancy and idle costs in the PRC factories	中國工廠裁員及閒置成本	(7,837)	-	-	(7,837)
Additions to property, plant and equipment	物業、廠房及設備之添置	1,301	14	2,658	5,652
Additions to right-of-use assets	使用權資產之添置	-	-	2,658	2,658

### 5. 分部資料(續)

可報告分部及可報告分部收益及業績、資產及負債之對賬(續)

##### (iii) 其他分部資料

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 5. SEGMENT INFORMATION (Continued)

#### Geographic information

Information about the Group's revenue from external customers is presented based on the geographical location of the shipping destination and the Group's non-current assets is presented based on the geographical location of the assets is as following:

	Revenues from external customers 外部客戶收益		Non-current assets 非流動資產	
	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
USA 美國	155,371	333,540	-	-
Mainland China 中國大陸	-	-	48,747	50,007
Europe 歐洲	103,673	233,565	-	-
Hong Kong 香港	21,328	38,513	6,264	6,894
Other regions 其他地區	34,853	59,070	2,355	3,078
	<b>315,225</b>	664,688	<b>57,366</b>	59,979

Note: Non-current assets include property, plant and equipment, right-of-use assets and interest in a joint venture.

附註：非流動資產包括物業、廠房及設備、使用權資產及於一間合營企業之權益。

#### Information about a major customer

Revenue from customers of the corresponding year contributing individually over 10% of the Group's revenue is as follows:

#### 有關主要客戶之資料

於相應年度個別對本集團總收益貢獻超過10%之客戶收益如下：

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Customer A — Revenue from garment manufacturing and trading	312,294	663,655
客戶A — 成衣製造及貿易收益		

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 6. REVENUE

#### (a) Disaggregation of revenue from contracts with customers

- (i) *The Group derives revenue from the transfer of goods and services by categorise of major product lines and business*

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>Revenue from contracts with customers within the scope of HKFRS 15</b>	香港財務報告準則第15號範圍內的客戶合約收益		
Revenue from garment manufacturing and trading:	成衣製造及貿易收益：		
– Sale of garment products	– 銷售成衣產品	315,225	664,602
– Sale of scrap materials	– 銷售廢棄物料	–	86
		<b>315,225</b>	<b>664,688</b>

- (ii) *The Group derives revenue from the transfer of goods and services by timing of revenue recognition*

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>Revenue from contracts with customers within the scope of HKFRS 15</b>	香港財務報告準則第15號範圍內的客戶合約收益		
Revenue from garment manufacturing and trading at a point of time:	於某個時間點的成衣製造及貿易收益：		
– Sale of garment products	– 銷售成衣產品	315,225	664,602
– Sale of scrap materials	– 銷售廢棄物料	–	86
		<b>315,225</b>	<b>664,688</b>

### 6. 收益

#### (a) 客戶合約收益分列

- (i) *本集團按主要產品線及業務類別劃分從轉讓貨品及服務獲得收益*

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>Revenue from contracts with customers within the scope of HKFRS 15</b>		
Revenue from garment manufacturing and trading:		
– Sale of garment products	315,225	664,602
– Sale of scrap materials	–	86
	<b>315,225</b>	<b>664,688</b>

- (ii) *本集團按收益確認時間劃分從轉讓貨品及服務獲得收益*

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>Revenue from contracts with customers within the scope of HKFRS 15</b>		
Revenue from garment manufacturing and trading at a point of time:		
– Sale of garment products	315,225	664,602
– Sale of scrap materials	–	86
	<b>315,225</b>	<b>664,688</b>

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 6. REVENUE (Continued)

#### (a) Disaggregation of revenue from contracts with customers (Continued)

(iii) The Group derives revenue from the transfer of goods and services by geographical markets

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
USA	美國	155,371	333,540
Europe	歐洲	103,673	233,565
Hong Kong	香港	21,328	38,513
Other regions	其他地區	34,853	59,070
		<b>315,225</b>	<b>664,688</b>

#### (b) Contract balances

		As at 31 December 於十二月三十一日 2025	2024	As at 1 January 2024 於 二零二四年 一月一日 HK\$'000 千港元
Trade receivables	貿易應收款項	<b>30,394</b>	26,189	23,451

Details of the Group's trade receivables are set out in note 18.

本集團貿易應收款項詳情載於附註18。

### 6. 收益(續)

#### (a) 客戶合約收益分列(續)

(iii) 本集團按地域市場劃分從轉讓貨品及服務獲得收益

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
USA	美國	155,371	333,540
Europe	歐洲	103,673	233,565
Hong Kong	香港	21,328	38,513
Other regions	其他地區	34,853	59,070
		<b>315,225</b>	<b>664,688</b>

#### (b) 合約結餘

		As at 31 December 於十二月三十一日 2025	2024	As at 1 January 2024 於 二零二四年 一月一日 HK\$'000 千港元
Trade receivables	貿易應收款項	<b>30,394</b>	26,189	23,451

Details of the Group's trade receivables are set out in note 18.

本集團貿易應收款項詳情載於附註18。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 6. REVENUE (Continued)

#### (c) Performance obligations for contracts with customers and revenue recognition policies

The Group is mainly engaged in the manufacturing and trading of garment products and securities investments.

The Group recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the entity and when specific criteria have been met for each of the Group's activities.

The Group's performance obligations for contracts with customers and revenue and other income recognition policies are as follows:

##### *Revenue from contracts with customers*

##### *Manufacturing and trading of garment products*

Revenue from contracts with customers represents amounts receivable for goods sold and services provided in the normal course of business and is measured based on the consideration specified in a contract with a customer, excludes amounts collected on behalf of third parties, discounts and sales related taxes.

The Group enters into sales contracts with customers for each transaction. Revenue from the sale of goods and services rendered is recognised based on the price specified in the contract when control of the products has transferred, which generally coincides with the time when shipment is made, and there is no unfulfilled obligation that could affect the customer's acceptance of the products. The Group does not expect to have any contracts where the period between the transfer of the promised goods to the customer and payment by the customer exceeds one year. Delivery occurs when the products have been shipped to the specific location in accordance with the contracts with the customers.

### 6. 收益(續)

#### (c) 客戶合約的履約責任及收益確認政策

本集團主要從事成衣製造及貿易以及證券投資。

當收益金額能夠可靠計量、未來經濟利益很可能流入實體且符合本集團各項活動特定標準時，本集團確認收益。

本集團對客戶合約的履約責任及收益確認政策如下：

##### *客戶合約收益*

##### *成衣製造及貿易*

客戶合約收益指在正常業務過程中因銷售貨品及提供服務而應收款項，並根據與客戶的合約規定的代價計量，不包括代表第三方收取的金額、折扣及銷售相關稅項。

本集團就每項交易與客戶簽訂銷售合約。銷售貨品及提供服務的收益在產品控制權轉移時依合約規定的價格確認，一般與出貨時間一致，且不存在影響客戶接收產品的未履行責任。本集團預期不會簽訂任何將承諾貨品轉讓予客戶與客戶付款之間期限超過一年的合約。當貨品按客戶合約運送到特定地點時即代表交付。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 6. REVENUE (Continued)

#### (c) Performance obligations for contracts with customers and revenue recognition policies (Continued)

##### *Revenue from contracts with customers (Continued)*

##### *Manufacturing and trading of garment products (Continued)*

No significant financing component is deemed present as the sales are made with a credit term ranging from 30 days to 90 days to its customers, which is consistent with market practice.

A receivable is usually recognised when revenue recognised as this is the point in time that the consideration is unconditional because only the passage of time is required before the payment is due.

##### *Sale of scrap materials*

Revenue from the scrap materials is recognised at the point in time when control of the asset is transferred to the customer, generally on delivery of the scrap materials.

##### *Other income*

Interest income is accrued on a time basis on the principal outstanding at the applicable interest rate.

Further information about the Group's accounting policies relating to revenue from contracts with customers is provided in note 3.2 to the consolidated financial statements.

#### (d) Transaction price allocated to remaining performance obligation

The sales contracts are with an original expected duration of one year or less. Accordingly, the Group has selected the practical expedient and has not disclosed the amount of transaction price allocated to the performance obligations that are unsatisfied as of the end of the reporting period.

### 6. 收益(續)

#### (c) 客戶合約的履約責任及收益確認政策(續)

##### *客戶合約收益(續)*

##### *成衣製造及貿易(續)*

由於銷售乃以介乎30天至90天的信貸期向客戶進行，與市場慣例一致，因此不被視為存在重大融資組成部分。

應收款項通常在收益確認時確認，因該刻時間為僅因付款到期前所需的時間過去而代價成為無條件。

##### *銷售廢棄物料*

銷售廢棄物料收益於資產控制權轉移至客戶之時間點確認，一般為廢棄物料交付之時。

##### *其他收入*

利息收入按適用利率根據未償還本金以時間基準應計。

有關本集團與客戶合約收益有關的會計政策之進一步資料載於綜合財務報表附註3.2。

#### (d) 分配至剩餘履約責任之交易價格

銷售合約的原預期期限為一年或更短。據此，本集團選擇了便於實務操作的方法，未披露截至報告期末分攤至尚未履行履約義務的交易價格金額。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 7. OTHER INCOME, GAINS AND LOSSES, NET

### 7. 其他收入、收益及虧損淨額

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Gains on disposals of properties, plant and equipment	出售物業、廠房及設備之收益	24	101
Government subsidies (Note below)	政府補助(下文附註)	4	6
Compensation from customer	來自客戶的賠償	-	1,401
Others	其他	20	50
		<b>48</b>	<b>1,558</b>

Note: During the year ended 31 December 2025, the Group recognised government grants of approximately HK\$4,000 (2024: HK\$6,000) received from the PRC government and were designated for the encouragement of business development. There were no unfulfilled conditions to receive the grants.

附註：截至二零二五年十二月三十一日止年度，本集團確認向中國政府收取的政府補貼約4,000港元(二零二四年：6,000港元)，用於鼓勵業務發展。收取該等補貼並無未達成條件。

### 8. FINANCE INCOME AND FINANCE EXPENSES

### 8. 融資收入及融資開支

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Interest income on bank balances	銀行結餘之利息收入	380	1,396
Total finance income	總融資收入	<b>380</b>	<b>1,396</b>
Interest expenses on financing	融資之利息開支	<b>(3,681)</b>	(10,296)
Interest expenses on lease liabilities	租賃負債之利息開支	<b>(116)</b>	(104)
Total finance expenses	總融資開支	<b>(3,797)</b>	<b>(10,400)</b>

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 9. LOSS BEFORE TAXATION

Loss before income tax has been arrived at after charging

### 9. 除稅前虧損

除所得稅前虧損乃經扣除下列各項後達致：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Employee benefits expenses (including directors' emoluments)	僱員福利開支(包括董事酬金)		
– Salaries, allowances and benefits in kind	– 薪金、津貼及實物福利	31,730	33,603
– Contributions to retirement benefits schemes	– 退休福利計劃供款	3,420	1,937
– Redundancy cost	– 裁員成本	374	3,840
Total staff costs	員工成本總額	<u>35,524</u>	<u>39,380</u>
Depreciation on:	折舊：		
– Property, plant and equipment	– 物業、廠房及設備	13,110	12,266
– Right-of-use assets	– 使用權資產	2,394	2,081
		<u>15,504</u>	<u>14,347</u>
Cost of inventories recognised in profit or loss (including provision for inventories of nil (2024: nil) – including subcontracting and processing charges)	於損益確認之存貨成本(包括存貨撥備為零(二零二四年：零)) – 包括分包及加工費用	277,246	598,552
		<u>75,951</u>	<u>167,681</u>
Auditor's remuneration	核數師酬金	<u>598</u>	<u>598</u>

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 10. DIRECTORS' AND CHIEF EXECUTIVE OFFICER'S EMOLUMENTS

Directors' and Chief Executive Officer's remuneration for the year disclosed pursuant to the applicable Listing Rules and the Hong Kong Companies Ordinance, is as follows:

### 10. 董事及行政總裁酬金

根據適用上市規則及香港公司條例披露的年度董事及行政總裁年內酬金如下：

		Fees	Salaries and other benefits	Bonus	Employer's contribution to the MPF scheme	Total
		袍金	薪酬及 其他福利	獎金	強積金計劃 僱主供款	總計
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
<b>For the year ended 31 December 2025</b>	<b>截至二零二五年 十二月三十一日止年度</b>					
<b>Executive directors:</b>	<b>執行董事：</b>					
Mr. Zhang Zi Xing (note (i) below)	張紫星先生(下文附註(i))	433	-	-	-	433
Mr. Lee Chi Ho (note (ii) below)	李智豪先生(下文附註(ii))	65	-	-	3	68
Mr. Choi Tan Yee (note (iii) below)	蔡丹義先生(下文附註(iii))	165	-	-	8	173
Mr. Shen Peng (note (iv) below)	譚鵬先生(下文附註(iv))	200	-	-	-	200
Mr. Tsang Chun Ho Anthony (note (v) below)	子辰先生(下文附註(v))	15	-	-	1	16
<b>Independent non-executive directors:</b>	<b>獨立非執行董事：</b>					
Mr. Cheng Wai Hei	鄭偉禧先生	120	-	-	-	120
Ms. Li Qian (note (vi) below)	李茜女士(下文附註(vi))	65	-	-	-	65
Ms. Chiu Hoi Shan (note (vii) below)	趙凱珊女士(下文附註(vii))	55	-	-	-	55
Mr. Lam Chi Wing (note (viii) below)	林至穎先生(下文附註(viii))	120	-	-	-	120
		<b>1,238</b>	<b>-</b>	<b>-</b>	<b>12</b>	<b>1,250</b>
<b>For the year ended 31 December 2024</b>	<b>截至二零二四年 十二月三十一日止年度</b>					
<b>Executive directors:</b>	<b>執行董事：</b>					
Mr. Choi Tan Yee (note (iii) below)	蔡丹義先生(下文附註(iii))	360	-	-	18	378
Mr. Tsang Chun Ho Anthony (note (v) below)	子辰先生(下文附註(v))	360	-	-	18	378
Mr. Jiang Jinbo (note (ix) below)	姜金波先生(下文附註(ix))	-	-	-	-	-
Ms. Chen Jun (note (ix) below)	陳君女士(下文附註(ix))	-	-	-	-	-
Ms. Shen Xiaoqiu (note (x) below)	馬小秋女士(下文附註(x))	-	-	-	-	-
Mr. Shen Peng (note (iv) below)	譚鵬先生(下文附註(iv))	82	-	-	-	82
<b>Independent non-executive directors:</b>	<b>獨立非執行董事：</b>					
Mr. Cheng Wai Hei	鄭偉禧先生	120	-	-	-	120
Mr. Wang Fan (note (xi) below)	王帆先生(下文附註(xi))	-	-	-	-	-
Mr. Peng Peng (note (xii) below)	彭鵬先生(下文附註(xii))	-	-	-	-	-
Mr. Lam Chi Wing (note (viii) below)	林至穎先生(下文附註(viii))	79	-	-	-	79
Ms. Chiu Hoi Shan (note (vii) below)	趙凱珊女士(下文附註(vii))	119	-	-	-	119
		<b>1,120</b>	<b>-</b>	<b>-</b>	<b>36</b>	<b>1,156</b>

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 10. DIRECTORS' AND CHIEF EXECUTIVE OFFICER'S EMOLUMENTS (Continued)

Notes:

- (i) Mr. Zhang Zi Xing has been appointed as the chairman and executive director of the Company on 11 April 2025.
- (ii) Mr. Lee Chi Ho have been appointed as the executive directors of the Company on 16 June 2025.
- (iii) Mr. Choi Tan Yee have been appointed as the executive directors of the Company on 1 February 2023 and resigned as the executive director of the Company on 16 June 2025.
- (iv) Mr. Shen Peng has been appointed as the chairman and executive director of the Company on 12 November 2024 and resigned as the chairman and executive director of the Company on 30 April 2025.
- (v) Mr. Tsang Chun Ho Anthony has been appointed as the executive directors of the Company on 1 February 2023 and resigned as the executive director of the Company on 25 January 2025.
- (vi) Ms. Li Qian has been appointed as the independent executive director of the Company on 16 June 2025.
- (vii) Ms. Chiu Hoi Shan has been appointed as the independent executive director of the Company on 7 May 2024 and resigned as the independent executive director of the Company on 16 June 2025.
- (viii) Mr. Lam Chi Wing has been appointed as the independent executive director of the Company on 3 January 2024.
- (ix) Mr. Jiang Jinbo and Ms. Chen Jun have been appointed as the executive directors of the Company on 1 February 2023 and have been removed as the executive directors of the Company on 19 March 2024.
- (x) Ms. Ma Xiaoqiu has been appointed as the Chairlady and executive director of the Company on 1 February 2023 and has been removed as the Chairlady and executive director of the Company on 19 March 2024.
- (xi) Mr. Wang Fan has been appointed as the independent non-executive director of the Company on 1 February 2023 and resigned as the independent non-executive director of the Company on 8 February 2024.
- (xii) Mr. Peng Peng has been appointed as the independent non-executive director of the Company on 1 February 2023 and resigned as the independent non-executive director of the Company on 3 January 2024.

### 10. 董事及行政總裁酬金(續)

附註：

- (i) 張紫星先生於二零二五年四月十一日獲委任為本公司主席及執行董事。
- (ii) 李智豪先生於二零二五年六月十六日獲委任為本公司執行董事。
- (iii) 蔡丹義先生於二零二三年二月一日獲委任為本公司執行董事，並於二零二五年六月十六日辭任本公司執行董事。
- (iv) 譚鵬先生於二零二四年十二月十二日獲委任為本公司為主席及執行董事，並於二零二五年四月三十日辭任本公司主席及執行董事。
- (v) 子辰先生於二零二三年二月一日獲委任為本公司執行董事，並於二零二五年一月二十五日辭任本公司執行董事。
- (vi) 李茜女士於二零二五年六月十六日獲委任為本公司獨立非執行董事。
- (vii) 趙凱珊女士於二零二四年五月七日獲委任為本公司獨立非執行董事，並於二零二五年六月十六日辭任本公司獨立非執行董事。
- (viii) 林至穎先生於二零二四年一月三日獲委任為本公司獨立非執行董事。
- (ix) 姜金波先生及陳君女士於二零二三年二月一日獲委任為本公司執行董事，並於二零二四年三月十九日被罷免本公司執行董事職務。
- (x) 馬小秋女士於二零二三年二月一日獲委任為本公司主席及執行董事，並於二零二四年三月十九日被罷免本公司主席及執行董事職務。
- (xi) 王帆先生於二零二三年二月一日獲委任為本公司獨立非執行董事，並於二零二四年二月八日辭任本公司獨立非執行董事。
- (xii) 彭鵬先生於二零二三年二月一日獲委任為本公司獨立非執行董事，並於二零二四年一月三日辭任本公司獨立非執行董事。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 10. DIRECTORS' AND CHIEF EXECUTIVE OFFICER'S EMOLUMENTS (Continued)

The Chief Executive Officer's and executive directors' emoluments shown above were for their services in connection with the management of the affairs of the Company and the Group.

The non-executive director's emoluments shown above was for his services as directors of the Company and its subsidiaries, if applicable.

The independent non-executive directors' emoluments shown above were for their services as directors of the Company.

There was no arrangement under which a director or the Chief Executive Officer waived or agreed to waive any remuneration during the years ended 31 December 2025 and 31 December 2024.

No remuneration was paid by the Group to the directors as an inducement to join or upon joining the Group or as compensation for loss of office during the years ended 31 December 2025 and 31 December 2024.

The remunerations of directors and the Chief Executive Officer were reviewed by the remuneration committee of the Company having regard to the performance of individuals and market trends.

### 10. 董事及行政總裁酬金(續)

上文所示行政總裁及執行董事之酬金乃有關彼等就管理本公司及本集團事務所提供之職務。

上文所示非執行董事之酬金乃有關彼作為本公司及其附屬公司(如適用)董事之職務。

上文所示獨立非執行董事之酬金乃有關彼等作為本公司董事之職務。

截至二零二五年十二月三十一日及二零二四年十二月三十一日止年度，概無董事或行政總裁放棄或同意放棄任何酬金之安排。

截至二零二五年十二月三十一日及二零二四年十二月三十一日止年度，本集團概無向董事支付薪酬作為鼓勵加盟或加盟本集團時的獎勵金或作為離任補償。

董事及行政總裁的薪酬由本公司薪酬委員會根據個人表現及市場趨勢檢討。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 11. FIVE HIGHEST PAID EMPLOYEES

The five highest paid employees of the Group during the year included nil (2024: nil) director, details of whose remuneration are set out in note 10 above. Details of the remuneration for the year of the remaining five (2024: five) highest paid employees who are neither a director nor chief executive officer of the Company are as follows:

		<b>2025</b>	2024
		<b>二零二五年</b>	二零二四年
		<b>HK\$'000</b>	HK\$'000
		千港元	千港元
Salaries and other benefits	薪金及其他福利	<b>5,464</b>	4,804
Retirement benefit scheme contribution	退休福利計劃供款	<b>72</b>	90
		<b>5,536</b>	4,894

The number of the highest paid employees who are not the directors of the Company whose remuneration fell within the following bands is as follows:

		<b>2025</b>	2024
		<b>二零二五年</b>	二零二四年
		<b>No. of</b>	No. of
		<b>employee</b>	employee
		<b>僱員人數</b>	僱員人數
Nil to HK\$1,000,000	零至1,000,000港元	<b>3</b>	4
HK\$1,000,001 to HK\$1,500,000	1,000,001港元至1,500,000港元	<b>2</b>	1

### 11. 五名最高薪酬僱員

本年度本集團五名最高薪酬僱員並無包括(二零二四年：無)董事，其薪酬詳情載於上文附註10。本年度餘下五名(二零二四年：五名)最高薪酬人士(既非本公司董事亦非行政總裁)的薪酬詳情如下：

		<b>2025</b>	2024
		<b>二零二五年</b>	二零二四年
		<b>No. of</b>	No. of
		<b>employee</b>	employee
		<b>僱員人數</b>	僱員人數
Nil to HK\$1,000,000	零至1,000,000港元	<b>3</b>	4
HK\$1,000,001 to HK\$1,500,000	1,000,001港元至1,500,000港元	<b>2</b>	1

薪酬屬於以下範圍的非本公司董事的最高薪酬僱員人數如下：

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### 12. INCOME TAX EXPENSE

### 12. 所得稅開支

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Current tax	即期稅項		
– Hong Kong	– 香港	–	–
– Enterprises Income Tax	– 企業所得稅	–	–
– Singapore Profits Tax	– 新加坡利得稅	18	–
Deferred tax	遞延稅項	–	–
		<b>18</b>	–

Pursuant to the rules and regulations of Bermuda and the BVI, the Group is not subject to any income tax under these jurisdictions for both years.

The Group's entities which are either registered or incorporated in Hong Kong are subject to Hong Kong Profits Tax. Under the two-tiered profits tax rates regime, the first HK\$2 million of profits of the qualifying group entity will be taxed at 8.25% and profits above HK\$2 million will be taxed at 16.5%. The profits of group entities not qualifying for the two-tiered profits tax rates regime will continue to be taxed at a flat rate of 16.5% (2024: 16.5%).

Singapore profits tax has been provided at the rate of 17% on the estimated assessable profits for the financial year (2024: 17%).

根據百慕達及英屬處女群島的規則及法規，本集團於兩個年度均毋須繳納該等司法管轄區的任何所得稅。

於香港登記或註冊成立之本集團實體須繳納香港利得稅。根據兩級制利得稅率制度，合資格集團實體的首2,000,000港元溢利將按8.25%的稅率徵稅，而超過2,000,000港元的溢利將按16.5%的稅率徵稅。不符合兩級制利得稅制度的集團實體溢利將繼續按16.5%（二零二四年：16.5%）的統一稅率徵稅。

新加坡利得稅按財政年度估計應課稅溢利的17%（二零二四年：17%）計提撥備。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 12. INCOME TAX EXPENSE (Continued)

The Group's subsidiaries established in the Mainland China are subject to the Enterprises Income Tax ("EIT") rate of 25% (2024: 25%), unless preferential rates are applicable in the cities where the subsidiaries are located. Taxes on profits assessable elsewhere have been calculated at the rates of tax prevailing in those places in which the Group operates, based on existing legislation, interpretations and practices in respect thereof.

No tax is payable on the profit for the years ended 31 December 2025 and 31 December 2024 arising in Hong Kong and Mainland China since the Group did not have any assessable profits in Hong Kong and Mainland China for both years.

Details of the Group recognised and unutilised deferred tax assets and liabilities are set out in note 23.

The income tax expense for the year can be reconciled to the loss before tax per consolidated statement of profit or loss and other comprehensive income is as follows:

### 12. 所得稅開支(續)

本集團在中國大陸成立的附屬公司須按25%(二零二四年:25%)企業所得稅(「企業所得稅」)率繳稅，除非附屬公司所在城市適用優惠稅率。源自香港以外之應課稅溢利之稅項，乃按本集團營運所屬地區之現行稅率根據相關現行立法、詮釋或慣例計算。

截至二零二五年十二月三十一日及二零二四年十二月三十一日止年度在香港和中國大陸產生的利潤無需繳稅，因為本集團於該兩個年度在香港及中國大陸並無任何應課稅利潤。

本集團確認及未動用遞延稅項資產及負債詳情載於附註23。

本年度所得稅開支與綜合損益及其他全面收入表內除稅前虧損之對賬如下：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Loss before tax	除稅前虧損	<b>(46,225)</b>	(33,793)
Tax calculated at domestic tax rates applicable in the respective jurisdictions	就相應司法管轄區適用當地稅率計算之稅項	<b>(6,235)</b>	(7,432)
Tax effect of income not taxable	毋須課稅收入之稅項影響	<b>(62)</b>	(214)
Tax effect of expenses that are not deductible	不可扣稅開支之稅項影響	<b>3,537</b>	2,675
Tax effect of unrecognised tax losses	未確認稅項虧損之稅項影響	<b>4,768</b>	6,011
Tax effect of utilisation of tax losses previously unrecognised	利用以前未確認稅項虧損之稅項影響	<b>(1,990)</b>	(1,040)
Income tax expenses for the year	年度所得稅開支	<b>18</b>	-

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 13. LOSS PER SHARE

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

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Loss attributable to equity holders of the Group 本集團權益持有人應佔虧損	<u>(46,243)</u>	<u>(33,793)</u>
	2025 二零二五年 Number of shares 股份數目 '000 千股	2024 二零二四年 Number of shares 股份數目 '000 千股
Number of shares 股份數目		
Weighted average number of ordinary shares for the purpose of basic and diluted loss per share 用作計算每股基本及攤薄虧損的普通股加權平均數	<u>899,846</u>	<u>899,846</u>

No diluted loss per share for both years were presented as there were no potential ordinary shares in issue for both years.

### 14. DIVIDENDS

No dividend was paid or proposed during the year ended 31 December 2025, nor has any dividend been proposed since the end of the reporting period (2024: nil).

### 13. 每股虧損

每股基本及攤薄虧損乃根據下列數據計算：

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Loss attributable to equity holders of the Group 本集團權益持有人應佔虧損	<u>(46,243)</u>	<u>(33,793)</u>
	2025 二零二五年 Number of shares 股份數目 '000 千股	2024 二零二四年 Number of shares 股份數目 '000 千股
Number of shares 股份數目		
Weighted average number of ordinary shares for the purpose of basic and diluted loss per share 用作計算每股基本及攤薄虧損的普通股加權平均數	<u>899,846</u>	<u>899,846</u>

由於兩個年度並無已發行潛在普通股，因此兩個年度並無呈列每股攤薄虧損。

### 14. 股息

截至二零二五年十二月三十一日止年度並無派發或建議派發股息，自報告期末以來亦無建議派息(二零二四年：無)。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 15. PROPERTY, PLANT AND EQUIPMENT

### 15. 物業、廠房及設備

		Buildings	Leasehold improvements	Plant and machinery	Furniture, office equipment, vessel and motor vehicles 傢俬、辦公室設備、船舶及汽車	Total
		樓宇 HK\$'000 千港元	租賃裝修 HK\$'000 千港元	廠房及機器 HK\$'000 千港元	及汽車 HK\$'000 千港元	總計 HK\$'000 千港元
Year ended 31 December 2024	截至二零二四年十二月三十一日止年度					
As at 1 January 2024	於二零二四年一月一日	42,637	4,102	2,771	4,898	54,408
Additions	添置	-	3,321	958	1,373	5,652
Depreciation	折舊	(8,915)	(1,366)	(656)	(1,329)	(12,266)
Disposals	出售	-	-	-	(28)	(28)
Exchange realignment	匯兌調整	(206)	(152)	(28)	(40)	(426)
Revaluation gain	重估收益	3,795	-	-	-	3,795
At 31 December 2024	於二零二四年十二月三十一日	<u>37,311</u>	<u>5,905</u>	<u>3,045</u>	<u>4,874</u>	<u>51,135</u>
At 31 December 2024	於二零二四年十二月三十一日					
Cost or valuation	成本或估值	37,311	32,168	22,545	36,684	128,708
Accumulated depreciation and impairment	累計折舊及減值	-	(26,263)	(19,500)	(31,810)	(77,573)
Carrying value	賬面值	<u>37,311</u>	<u>5,905</u>	<u>3,045</u>	<u>4,874</u>	<u>51,135</u>
Year ended 31 December 2025	截至二零二五年十二月三十一日止年度					
As at 1 January 2025	於二零二五年一月一日	<b>37,311</b>	<b>5,905</b>	<b>3,045</b>	<b>4,874</b>	<b>51,135</b>
Additions	添置	-	432	54	312	798
Depreciation	折舊	(9,767)	(1,120)	(732)	(1,491)	(13,110)
Disposals	出售	-	-	(216)	(33)	(249)
Exchange realignment	匯兌調整	919	400	31	30	1,380
Revaluation gain	重估收益	7,648	-	-	-	7,648
At 31 December 2025	於二零二五年十二月三十一日	<u><b>36,111</b></u>	<u><b>5,617</b></u>	<u><b>2,182</b></u>	<u><b>3,692</b></u>	<u><b>47,602</b></u>
At 31 December 2025	於二零二五年十二月三十一日					
Cost or valuation	成本或估值	<b>36,111</b>	<b>33,424</b>	<b>16,922</b>	<b>36,214</b>	<b>122,671</b>
Accumulated depreciation and impairment	累計折舊及減值	-	(27,807)	(14,740)	(32,522)	(75,069)
Carrying value	賬面值	<u><b>36,111</b></u>	<u><b>5,617</b></u>	<u><b>2,182</b></u>	<u><b>3,692</b></u>	<u><b>47,602</b></u>

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 15. PROPERTY, PLANT AND EQUIPMENT (Continued)

The Group's items of property, plant and equipment after taking into account the residual values, are depreciated on a straight-line basis at the following rates per annum:

Buildings	Over the estimated useful life
Leasehold improvements	5% – 33 $\frac{1}{3}$ %
Plant and machinery	10% – 40%
Furniture, office equipment, vessel and motor vehicles	10% – 40%

#### Revaluation of the Group's buildings located in the PRC

The Group's buildings are stated at fair value less any subsequent accumulated depreciation and subsequent accumulated impairment losses. The Group's buildings are stated at their revalued amounts at the end of the reporting period, being the fair value at the date of revaluation in accordance with the accounting policies of the Company.

The Group engaged BonVision International Appraisals Limited, an independent qualified professional valuer not connected with the Group to perform the fair value valuation of the buildings.

The fair values of the buildings as at 31 December 2025 and 31 December 2024 have been arrived at on the basis of a valuation carried out on that date by the valuer. In determining the fair value of the relevant properties, the Group's financial department includes a team that is responsible to determine the appropriateness of valuation techniques and inputs for fair value measurements performed by the independent valuer for financial reporting purposes. The team works closely with the independent professional qualified valuer to establish the appropriate valuation techniques and inputs to the model who reports directly to the board of directors. Discussions of valuation processes and results are held between the valuation team and valuer annually.

The valuation requires the use of unobservable inputs and is within Level 3 of the fair value hierarchy. The valuations of the Group's buildings were based on the depreciation replacement cost approach to arrive at the fair value.

There has been no change from the valuation technique used in the current and prior years.

There were no transfers between levels of fair value hierarchy for both years.

### 15. 物業、廠房及設備(續)

本集團的物業、廠房及設備項目在計及餘值後以直線法以下列年率折舊：

樓宇	估計可使用年期
租賃裝修	5% – 33 $\frac{1}{3}$ %
廠房及機器	10% – 40%
傢俬、辦公室設備、船舶及汽車	10% – 40%

#### 本集團位於中國的樓宇重估

本集團的樓宇按公允值減去任何後續累計折舊及後續累計減值虧損列賬。根據本公司會計政策，本集團的樓宇按其於報告期末的重估金額列賬，即重估日期之公允值。

本集團已委聘宏展國際評估有限公司(獨立合資格專業估值師，與本集團並無關連)對樓宇進行公允值估值。

樓宇於二零二五年十二月三十一日及二零二四年十二月三十一日之公允值乃根據估值師於該日進行之估值結果達致。於釐定相關物業的公允值時，本集團的財務部門包括一個團隊，負責確定獨立估值師為財務報告目的所進行的公允值計量的估值技術及輸入資料的適當性。團隊與獨立專業合資格估值師密切合作，為模型建立適當的估值技術及輸入資料，並直接向董事會匯報。估值團隊與估值師每年討論估值流程和相關結果。

估值需使用不可觀察之輸入資料，且處於公允值架構第三級。本集團樓宇的估值採用折舊代替成本法來得出公允值。

本年度與過往年度採用的估值方法並無變動。

兩個年度公允值等級之間並無轉撥。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 15. PROPERTY, PLANT AND EQUIPMENT (Continued)

### 15. 物業、廠房及設備(續)

#### Revaluation of the Group's buildings located in the PRC (Continued)

#### 本集團位於中國的樓宇重估(續)

In estimating the fair values of the properties, the highest and best use of the properties is the current use and details of the valuation techniques used and the key inputs to the valuation of properties are as followings:

估計物業公允值時，物業的最高及最佳用途是目前的用途，所用估值技術及物業估值主要輸入資料的詳情如下：

Properties	Fair value	Valuation techniques	Significant unobservable inputs	Key inputs and range	Relationship of unobservable inputs to fair value
物業	公允值 HK\$'000 千港元	估值技術	重大不可觀察之輸入資料	主要輸入資料及範圍	不可觀察輸入資料與公允值之關係
Buildings located in the PRC	HK\$36,111 (2024: HK\$37,311)	Depreciated replacement cost approach	Construction costs per square meter: Based on the type of building structure (steel structure/reinforced concrete structure) and taking into account market data on current construction costs for similar properties located in nearby cities	RMB2,270 per square meter (2024: RMB2,323 per square meter) for steel structure and RMB1,674 per square meter (2024: RMB1,740 per square meter) for reinforced concrete structure	The higher the construction costs per square meter, the higher the fair value
位於中國的樓宇	36,111港元 (二零二四年： 37,311港元)	折舊代替成本法	每平方米建築成本：根據樓宇結構類型(鋼結構/鋼筋混凝土結構)並計及位於鄰近城市之類似物業目前建築成本之市場資料	鋼結構為每平方米人民幣2,270元(二零二四年：每平方米人民幣2,323元)，鋼筋混凝土結構為每平方米人民幣1,674元(二零二四年：每平方米人民幣1,740元)	每平方米建築成本越高，公允值越高
			Economic life of buildings: Taking into account the estimated useful life of buildings depending on the building structure (steel structure/reinforced concrete structure)	30 to 35 years (2024: 30 to 35 years)	The longer the economic useful life, the higher the fair value
			樓宇之經濟壽命：計及根據樓宇結構(鋼結構/鋼筋混凝土結構)之樓宇估計可使用年期	30至35年(二零二四年：30至35年)	經濟使用年期越長，公允值越高

If the buildings had not been revalued, they would have been included in these consolidated financial statements at historical cost less accumulated depreciation of approximately HK\$6,440,000 (2024: HK\$7,799,000).

倘樓宇未經重估，則按歷史成本減累計折舊約6,440,000港元(二零二四年：7,799,000港元)計入綜合財務報表。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 15. PROPERTY, PLANT AND EQUIPMENT (Continued)

#### Revaluation of the Group's buildings located in the PRC (Continued)

An analysis of the fair value gain or loss of the buildings, net of tax that was charged or credited to other comprehensive income during the year is as followings:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Fair value gain of the buildings	樓宇公允值收益	7,648	3,795
Deferred tax (note 23)	遞延稅項(附註23)	(1,912)	(949)
Net amount charged or credited to other comprehensive income during the year	年內扣除自或計入其他全面收益的淨額	<u>5,736</u>	<u>2,846</u>

### 16. LEASES

#### (a) Right-of-use assets

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
At 1 January	於一月一日	8,844	8,529
Additions	添置	3,047	2,658
Depreciation	折舊	(2,394)	(2,081)
Exchange realignment	匯兌調整	267	(262)
At 31 December	於十二月三十一日	<u>9,764</u>	<u>8,844</u>
Right-of-use assets comprise:	使用權資產包括：		
– Land use rights located in the PRC	– 位於中國的土地使用權	7,265	7,227
– Leased property of office premises in Hong Kong	– 香港辦公室之租賃物業	2,499	1,617
		<u>9,764</u>	<u>8,844</u>

### 15. 物業、廠房及設備(續)

本集團位於中國的樓宇重估(續)

年內扣除自或計入其他全面收益的樓宇公允值收益或虧損(扣除稅項)分析如下：

### 16. 租賃

#### (a) 使用權資產

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 16. LEASES (Continued)

#### (a) Right-of-use assets (Continued)

The land use rights located in the PRC is amortised over 50 years on a straight-line basis.

The lease term of the office premise is two to three years.

#### (b) Lease liabilities

### 16. 租賃(續)

#### (a) 使用權資產(續)

位於中國的土地使用權以直線法於50年內攤銷。

辦公室之租賃期限為兩至三年。

#### (b) 租賃負債

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Lease liabilities	租賃負債	<b>2,694</b>	1,742
Analyses as:	分析為：		
Current	流動	<b>1,538</b>	1,742
Non-current	非流動	<b>1,156</b>	-
		<b>2,694</b>	1,742
Amount payable under lease liabilities	租賃負債項下之應付款項		
Within one year	一年內	<b>1,538</b>	1,742
After one year but within two years	一年後但兩年內	<b>1,156</b>	-
		<b>2,694</b>	1,742
Less: Amount due for settlement within 12 months and shown under current liabilities	減：12個月內到期償還之款項(列於流動負債項下)	<b>(1,538)</b>	(1,742)
Amount due for settlement after 12 months	12個月後到期償還之款項	<b>1,156</b>	-

During the year ended 31 December 2025, addition to the lease liabilities was amounted to approximately HK\$3,047,000, in respect of the leasing of office premises (2024: approximately HK\$2,658,000).

截至二零二五年十二月三十一日止年度，就辦公室租賃添置租賃負債約3,047,000港元(二零二四年：約2,658,000港元)。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 16. LEASES (Continued)

#### (c) Amounts recognised in profit or loss

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Expense relating to short-term leases	有關短期租賃之開支	1,426	1,206
Depreciation on:	以下各項之折舊：		
– Land use rights located in the PRC	– 位於中國的土地使用權	229	153
– Leased property of office premises	– 辦公室之租賃物業	2,165	1,928
Interest expenses on lease liabilities	租賃負債之利息開支	116	104

#### (d) Others

At 31 December 2025 and 31 December 2024, the Group did not have any committed lease agreement that was not yet commenced.

During the year ended 31 December 2025, the total cash outflows for leases amounted to approximately HK\$2,095,000 (2024: HK\$1,966,000).

### 16. 租賃(續)

#### (c) 於損益中確認之款項

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Expense relating to short-term leases	有關短期租賃之開支	1,426	1,206
Depreciation on:	以下各項之折舊：		
– Land use rights located in the PRC	– 位於中國的土地使用權	229	153
– Leased property of office premises	– 辦公室之租賃物業	2,165	1,928
Interest expenses on lease liabilities	租賃負債之利息開支	116	104

#### (d) 其他

於二零二五年十二月三十一日及二零二四年十二月三十一日，本集團並無尚未開始之已承諾租賃協議。

截至二零二五年十二月三十一日止年度，租賃的現金流出總額約為2,095,000港元（二零二四年：1,966,000港元）。

### 17. INTERESTS IN A JOINT VENTURE

Share of net assets

分佔資產淨值

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Share of net assets	-	-

### 17. 於一間合營企業之權益

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Share of net assets	-	-

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 17. INTERESTS IN A JOINT VENTURE (Continued)

As at 31 December 2025 and 31 December 2024, the Group has interests in the following joint venture:

### 17. 於一間合營企業之權益(續)

於二零二五年十二月三十一日及二零二四年十二月三十一日，本集團於下列合營企業擁有權益：

Name of entity 企業名稱	Form of entity 企業狀態	Place of incorporation/ operation/registration 註冊成立/ 經營/登記地點	Proportion of nominal value of issued capital held by the Group 本集團所持已發行 股本面值之比例		Principal activities 主營業務
			2025 二零二五年	2024 二零二四年	
Phoenix Cloud (Beijing) Technologies Company Limited ("Phoenix Cloud") 鳳凰雲(北京)科技股份有限公司 (「鳳凰雲」)	Incorporated 註冊成立	PRC, limited liability by share company 中國，股份有限公司	24.86%	24.86%	Sale and development of smart card application products in Mainland China 於中國大陸從事銷售及開發智 能卡應用產品

In view of the Group's share of losses of Phoenix Cloud exceeded its interest in Phoenix Cloud and thus, the Group discontinued to share of the losses of Phoenix Cloud and the financial information of the unrecognised share of losses of Phoenix Cloud is summarised below:

鑑於本集團分佔鳳凰雲的虧損超過其於鳳凰雲的權益，因此本集團不再分佔鳳凰雲的虧損，未確認分佔鳳凰雲的虧損的財務資料概述如下：

	Year ended 31 December 2025 截至 二零二五年 十二月三十一日 止年度 HK\$'000 千港元	Post-acquisition results up to 31 December 2024 直至 二零二四年 十二月三十一日 收購後業績 HK\$'000 千港元
Unrecognised share of loss of associate for the year/period	(39)	(54)
Accumulated unrecognised share of losses of Phoenix Cloud	(2,462)	(2,423)

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 18. TRADE AND OTHER RECEIVABLES AND DEPOSITS

### 18. 貿易及其他應收款項以及按金

			2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
	Notes 附註			
Trade receivables		貿易應收款項	30,394	26,189
Deposits and other receivables		按金及其他應收款項	30,269	3,480
Prepayments		預付款項	3,370	1,248
			<b>64,033</b>	<b>30,917</b>
Analysed as:		分析為：		
Current		流動	63,714	30,494
Non-current		非流動	319	423
			<b>64,033</b>	<b>30,917</b>

Note:

(a) Trade receivables

At as 31 December 2025, the gross amount of trade receivable arising from contracts with customers amounted to approximately HK\$30,394,000 (2024: HK\$26,189,000).

The directors consider that, both for the years 2025 and 2024, the Group managed its trade receivables mainly used the business model whose objective was achieved by both collect contractual cash flows and selling such financial assets and hence, the Group's trade receivables were classified as financial assets at FVTOCI in accordance with the accounting policy of the Company.

The Group allows credit periods ranging from 30 to 90 days to its customers. In addition, for certain customers with long-established relationship and have good credit worthiness, a longer credit period may be granted. The Group does not hold any collateral over these balances.

附註：

(a) 貿易應收款項

於二零二五年十二月三十一日，客戶合約產生的貿易應收款項總額約為30,394,000港元(二零二四年：26,189,000港元)。

董事認為，於二零二五年及二零二四年，本集團管理其貿易應收款項主要採用其目標透過收取合約現金流量並出售此類金融資產來實現的業務模式，因此本集團貿易應收款項根據本公司會計政策分類為按公允值計入其他全面收益之金融資產。

本集團向其客戶授予介乎30至90日之信貸期。此外，就具有長期合作關係及良好信譽之若干客戶而言，可向其授予較長之信貸期。本集團並無就該等結餘持有任何抵押品。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 18. TRADE AND OTHER RECEIVABLES AND DEPOSITS (Continued)

The following is an aged analysis of trade receivables presented based on the invoice date, at the end of the reporting period.

Within 30 days	30日內
31 to 60 days	31至60日
61 to 90 days	61至90日

Loss allowances for trade receivables are based on management's estimate of the expected credit losses to be incurred, which involved the estimate of probability of default, loss given default and forward-looking adjustments. Management estimated these parameters by taking into account the credit loss experience, ageing of overdue trade receivables, customers' repayment history and customers' financial position and an assessment of both the current and forecast general economic conditions and consider that the credit risk of the Group's trade receivable is insignificant. In view of the above, no loss allowance has been made for the year ended 31 December 2025 and 31 December 2024 as the impact of the expected loss is assessed to be insignificant accordingly. At 31 December 2025 and 31 December 2024, no trade debtor of the Group was individually determined to be impaired.

#### (b) Deposits and other receivable

The directors of the Company considered that the deposit and other receivables to be categorised as "Performing" under the Group's credit risk grading framework and the 12-months ECL is insignificant taking into account the past repayment patterns of deposit and other receivables. Thus, no impairment provision is recognised during the year.

There has been no change in the estimation techniques or significant assumptions made during the current reporting period.

### 18. 貿易及其他應收款項以及按金(續)

以下為於報告期末按發票日期呈列之貿易應收款項賬齡分析。

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
	<b>25,215</b>	21,956
	<b>2,336</b>	2,036
	<b>2,843</b>	2,197
	<b>30,394</b>	26,189

貿易應收款項之虧損撥備乃基於管理層對將引致之預期信貸虧損估計，其涉及違約概率估計、違約損失率及前瞻性調整。管理層估計及信貸虧損經驗、逾期貿易應收款項賬齡、客戶還款歷史及客戶財務狀況以及對當前及預期總體經濟狀況的評估估計該等參數，認為本集團貿易應收款項之信貸風險微不足道。鑑於上述，截至二零二五年十二月三十一日及二零二四年十二月三十一日止年度，並無作出虧損撥備，概因本集團評估預期虧損之影響微不足道。於二零二五年十二月三十一日及二零二四年十二月三十一日，概無個別斷定已減值之貿易應收賬款。

#### (b) 按金及其他應收款項

本公司董事認為，經計及按金及其他應收款項之過往償還模式，將分類為本集團信貸風險分級框架項下「履約中」之按金及其他應收款項以及12個月預期信貸虧損屬微不足道。因此，年內並未確認減值撥備。

於本報告期內，估值技術或所作出重大假設概無任何變動。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 18. TRADE AND OTHER RECEIVABLES AND DEPOSITS (Continued)

Included in trade and other receivables are the following amounts denominated in currencies other than the functional currency of the respective group entities to which they relate:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
US\$	美元	<b>30,394</b>	26,189

### 19. INVENTORIES

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Raw materials	原材料	<b>10,483</b>	6,687
Work in progress	在製品	<b>24,473</b>	27,220
Finished goods	製成品	<b>7,419</b>	3,722
		<b>42,375</b>	37,629

As at 31 December 2025, the carrying amount of inventories was net of impairment provisions of approximately HK\$2,382,000 (2024: HK\$2,382,000).

During the year ended 31 December 2025, the Company did not recognise any provision for inventories for the year (2024: nil).

As at 31 December 2025 and 31 December 2024 all inventories are expected to be recovered within 12 months from the end of the reporting period.

### 18. 貿易及其他應收款項(續)

貿易及其他應收款項包括以下金額乃以相關集團實體之功能貨幣以外之貨幣計量：

### 19. 存貨

於二零二五年十二月三十一日，存貨的賬面值扣除減值撥備約2,382,000港元(二零二四年：2,382,000港元)。

截至二零二五年十二月三十一日止年度，本公司並無確認年內任何存貨撥備(二零二四年：無)。

於二零二五年十二月三十一日及二零二四年十二月三十一日，所有存貨預期在報告期末起計12個月內收回。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 20. CASH AND CASH EQUIVALENTS

### 20. 現金及現金等值項目

		<b>2025</b>	2024
		二零二五年	二零二四年
		<b>HK\$'000</b>	HK\$'000
		千港元	千港元
Cash at bank and in hand	銀行及手頭現金	<b>48,498</b>	111,034

Cash at banks earns interest at floating rates based on daily bank deposit rates.

銀行現金根據每日銀行存款利率賺取浮動利息。

Included in cash and cash equivalents at 31 December 2025 are the amounts in RMB of approximately HK\$2,471,000 (2024: HK\$1,000,000). The RMB is not freely convertible into other currencies, however, under Mainland China's Foreign Exchange Control Regulations and Administration of Settlement, Sale and Payment of Foreign Exchange Regulations, the Group is permitted to exchange RMB for other currencies through banks authorised to conduct foreign exchange business.

於二零二五年十二月三十一日現金及現金等值項目包括人民幣款項約2,471,000港元(二零二四年：1,000,000港元)。人民幣不可自由兌換為其他貨幣，然而，根據中國大陸外匯管理條例及結匯、售匯及付匯管理規定，本集團可透過獲授權經營外匯業務的銀行將人民幣兌換為其他貨幣。

Included in the cash and bank balances are the following amounts denominated in a currency other than the functional currency of the group entities to which they relate:

現金及銀行結餘包括以下金額乃以相關集團實體之功能貨幣以外之貨幣計量：

		<b>2025</b>	2024
		二零二五年	二零二四年
		<b>HK\$'000</b>	HK\$'000
		千港元	千港元
US\$	美元	<b>31,419</b>	73,653

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 21. TRADE AND OTHER PAYABLES

Trade payables	貿易應付款項
Accruals and other payables	應計費用及其他應付款項

<b>2025</b>	2024
二零二五年	二零二四年
<b>HK\$'000</b>	HK\$'000
千港元	千港元

<b>21,243</b>	19,424
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<b>7,484</b>	11,275
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<b>28,727</b>	30,699
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The trade payables were due according to the terms stated in the relevant contracts. The average periods are 30 days.

貿易應付款項乃根據相關合約所載之條款到期。平均信貸期為30日。

The Group has financial risk management policies in place to ensure that all payables we settles within the credit timeframe.

本集團已制定金融風險管理政策，確保所有應付款項均於信貸時間框架內結清。

The following is an aged analysis of trade payable presented based on the invoice date at the end of the reporting period.

以下為於報告期末按發票日期呈列之貿易應付款項賬齡分析。

Within 30 days	30日內
31–60 days	31至60日
61–90 days	61至90日
Over 90 days	超過90日

<b>2025</b>	2024
二零二五年	二零二四年
<b>HK\$'000</b>	HK\$'000
千港元	千港元

<b>10,602</b>	15,891
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<b>7,072</b>	1,952
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<b>3,420</b>	1,386
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<b>149</b>	195
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<b>21,243</b>	19,424
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Included in the trade and other payables are the following amounts denominated in currencies other than the functional currency of the relevant group entities:

貿易及其他應付款項包括以下金額乃以相關集團實體之功能貨幣以外之貨幣計量：

US\$	美元
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<b>2025</b>	2024
二零二五年	二零二四年
<b>HK\$'000</b>	HK\$'000
千港元	千港元

<b>18,974</b>	7,979
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## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 22. AMOUNT DUE TO A DIRECTOR OF SUBSIDIARIES

### 22. 應付附屬公司董事款項

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Amount due to a director of subsidiaries	應付附屬公司董事款項	<u>54,556</u>	<u>40,480</u>

At 31 December 2024 the amounts due to a director of subsidiaries were interest-free, repayable on demand and secured by buildings and land use rights with carrying amounts of approximately HK\$37,311,000 and HK\$7,227,000, respectively. Given the pledge agreement was entered into without the knowledge and approval of the Board, on 14 January 2025, the Board requested to terminate the pledge agreement and release the pledge immediately. Due to the procedural requirements in the PRC, the pledge agreement was terminated and the pledge was released on 21 January 2025. Details of the above are set out in the Company's announcements dated 24 February 2025. Accordingly, at 31 December 2025, the amounts due to a director of subsidiaries remained interest-free and repayable on demand, and were not secured.

於二零二四年十二月三十一日，應付附屬公司董事款項為免息、按要求償還，並以賬面值分別約37,311,000港元及7,227,000港元的樓宇及土地使用權作抵押。鑑於質押協議在董事會不知情及未經董事會批准的情況下訂立，於二零二五年一月十四日，董事會要求終止質押協議並即時解除質押。由於中國的程序規定，於二零二五年一月二十一日，質押協議已終止及質押已解除。上述詳情載於本公司日期為二零二五年二月二十四日之公告。因此，於二零二五年十二月三十一日，應付附屬公司董事款項仍為免息、按要求償還，且並無抵押。

### 23. DEFERRED TAX LIABILITIES

### 23. 遞延稅項負債

The following is the deferred tax liabilities recognised regarding the revaluation of the Group's buildings and movements thereon during the current and prior years:

以下為本年度及過往年度就本集團樓宇重估及其變動確認遞延稅項負債：

		HK\$'000 千港元
At 1 January 2024	於二零二四年一月一日	17,766
Charged to other comprehensive income (note 15)	扣除自其他全面收益(附註15)	<u>949</u>
At 31 December 2024 and 1 January 2025	於二零二四年十二月三十一日及 二零二五年一月一日	18,715
Charged to other comprehensive income (note 15)	扣除自其他全面收益(附註15)	<u>1,912</u>
At 31 December 2025	於二零二五年十二月三十一日	<u>20,627</u>

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 23. DEFERRED TAX LIABILITIES (Continued)

At the end of the reporting period, the Group has unused tax losses of approximately HK\$152,405,000 (2024: HK\$124,652,000) available to offset against future profits. No deferred tax asset has been recognised in respect of the tax losses due to the unpredictability of future profit streams.

The tax losses can be carried forward to offset against the taxable profits of subsequent years. Cumulative tax losses of approximately HK\$128,887,000 (2024: HK\$100,425,000) can be carried forward indefinitely while tax losses of HK\$23,517,000 (2024: HK\$24,227,000) will be expired within five years.

### 23. 遞延稅項負債(續)

於報告期末，本集團未使用稅務虧損約152,405,000港元（二零二四年：124,652,000港元），可抵銷未來溢利。由於未來溢利流無法預測，故並無就稅項虧損確認任何遞延稅項資產。

稅項虧損可結轉以抵銷隨後年度之應課稅溢利。累計稅項虧損約128,887,000港元（二零二四年：100,425,000港元），可無限期結轉，而稅項虧損23,517,000港元（二零二四年：24,227,000港元）將於五年內到期。

### 24. SHARE CAPITAL

### 24. 股本

		Number of shares 股份數目		Amount 數額	
		2025 二零二五年	2024 二零二四年	2025 二零二五年	2024 二零二四年
		'000 千股	'000 千股	HK\$'000 千港元	HK\$'000 千港元
Ordinary shares of HK\$0.1 each	每股面值0.1港元之普通股				
<b>Authorised:</b>	<b>法定：</b>				
At the beginning and the end of the year	年初及年末	<b>2,000,000</b>	2,000,000	<b>200,000</b>	200,000
<b>Issued and fully paid:</b>	<b>已發行及繳足：</b>				
At the beginning of the year	年初	<b>899,846</b>	899,846	<b>89,985</b>	89,985
Subscription of new shares	認購新股份	-	-	-	-
At the end of the year	年末	<b>899,846</b>	899,846	<b>89,985</b>	89,985

During the year ended 31 December 2025, there was no movements of the Company's share capital.

截至二零二五年十二月三十一日止年度，本公司股本並無變動。

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### 25. RETIREMENT BENEFIT PLANS

The employees of the Group's subsidiaries in the Mainland China are members of a state-managed retirement benefit scheme operated by the local government in the Mainland China. The Group is required to contribute a specified percentage of payroll cost to the retirement benefit scheme to fund the benefits. The only obligation of the Group with respect to the scheme is to make the specified contributions according to the state rules.

The Group operates a Mandatory Provident Fund Scheme (the "MPF Scheme") under the Mandatory Provident Fund Schemes Ordinance (Chapter 485 of the Laws of Hong Kong) for employees employed under the jurisdiction of the Hong Kong Employment Ordinance. The MPF Scheme is a defined contribution retirement scheme administered by independent trustees. Under the MPF Scheme, the employer and its employees are each required to make contributions to the scheme at 5% of the employees' relevant income, subject to a cap of monthly relevant income of HK\$30,000 (2024: HK\$30,000). Contributions to the scheme vest immediately.

### 26. CAPITAL RISK MANAGEMENT

The Group manages its capital to ensure that the entities in the Group will be able to continue as a going concern while maximising the return to shareholders through the optimisation of the debt and equity balance. The Group's overall strategy remains unchanged from prior year.

The capital structure of the Group consists of debt, which includes amount due to a director of subsidiaries and lease liabilities disclosed in notes 22 and 16(b), respectively, and equity attributable to owners of the Company, comprising share capital and reserves.

The directors of the Company review the capital structure periodically. As part of this review, the directors of the Company consider the cost of capital and the risks associates with each class of capital. Based on the recommendations of the directors of the Company, the Group will balance its overall capital structure through the payment of dividends and new share issues.

The Group is not subject to either internally or externally imposed capital requirements.

### 25. 退休福利計劃

本集團在中國大陸之附屬公司僱員均為中國大陸地方政府管理之國家管理退休福利計劃成員。本集團須按薪金成本之指定百分比向該退休福利計劃供款，為各項福利提供資金。本集團對計劃之唯一責任為根據國家規定向計劃作出指定供款。

本集團按照強制性公積金計劃條例(香港法例第485章)為受香港僱傭條例管轄的僱員管理強制性公積金計劃(「強積金計劃」)。強積金計劃是一項由獨立受託人管理的界定供款退休計劃。根據強積金計劃，僱主及其僱員均須按僱員相關收入的5%向計劃供款，每月相關收入上限為30,000港元(二零二四年：30,000港元)。計劃供款即時歸屬。

### 26. 資本風險管理

本集團資本管理旨在保證本集團旗下實體持續經營之能力，並透過優化債務與資本間之平衡，以為股東創造最大回報。本集團之整體策略與過往年度並無差異。

本集團之資本結構包括債務(包括分別於附註22及16(b)披露的應付附屬公司董事款項及租賃負債)及本公司擁有人應佔權益(由股本及儲備構成)。

本公司董事定期檢討資本架構。作為檢討的一部分，本公司董事考慮資本成本及各類資本的相關風險。根據本公司董事的建議，本集團將透過派發股息及發行新股平衡其整體資本結構。

本集團不受內部或外部施加的資本要求限制。

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### 26. CAPITAL RISK MANAGEMENT (Continued)

The Group monitors its capital on the basis of the gearing ratio. The gearing ratio is calculated as net debt divided by total capital. Net debt is calculated as total debt less cash and cash equivalents. Total capital is calculated as equity as shown in the consolidated statement of financial position.

### 26. 資本風險管理(續)

本集團根據資本負債比率對資本進行監控。資本負債比率乃按債務淨額除以資本總額計算。債務淨額按債務總額減現金及現金等值項目。資本總額是以綜合財務狀況表所列權益計算。

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Total debts	債務總額		
– Lease liabilities	– 租賃負債	2,694	1,742
– Amount due to a director of subsidiaries	– 應付附屬公司董事款項	54,556	40,480
Less: Cash and cash equivalents	減：現金及現金等值項目	<b>(48,498)</b>	(111,034)
Net debt (cash balance)	負債(現金結餘)淨額	<b>8,752</b>	(68,812)
Total equity	總權益	<b>105,668</b>	147,923
Net debts to equity ratio	淨負債權益比率	<b>8.28%</b>	N/A不適用

The Group maintained a net cash position as at 31 December 2024 and hence the gearing ratio is not applicable. There was no change in the Group's approach to capital management during the year.

本集團二零二四年十二月三十一日維持現金淨額狀況，因此資本負債比率並不適用。年內，本集團之資本管理方法並無任何變動。

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### 27. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

#### (a) Categories of financial instruments

The categories of financial assets and financial liabilities included in the consolidated statement of financial position and the headings in which they are included are as follows:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>Financial assets</b>	<b>金融資產</b>		
– Trade and other receivables	– 貿易及其他應收款項	60,663	29,669
– Cash at bank and in hand	– 銀行及手頭現金	48,498	111,034
		<b>109,161</b>	<b>140,703</b>
<b>Financial liabilities</b>	<b>金融負債</b>		
– Trade and other payables	– 貿易及其他應付款項	28,727	30,699
– Amount due to a director of subsidiaries	– 應付附屬公司董事款項	54,556	40,480
– Lease liabilities	– 租賃負債	2,694	1,742
		<b>85,977</b>	<b>72,921</b>

#### (b) Financial risk management objectives and policies

The Group's financial instruments include trade receivables, deposits and other receivables, cash and bank balances, trade and other payables, lease liabilities and amount due to a director of subsidiaries. The main purpose of these financial instruments is to raise finance for the Group's capital expenditure and operations. Details of the financial instruments are disclosed in respective notes.

The risks associated with these financial instruments include credit risk, liquidity risk and market risk (interest rate risk, foreign currency risk and price risk). The policies on how to mitigate these risks are set out below. The management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

### 27. 財務風險管理目標及政策

#### (a) 金融工具類別

計入綜合財務狀況表之金融資產及金融負債分類及所歸入之相關項目標題如下：

#### (b) 財務風險管理目標及政策

本集團的金融工具包括貿易應收款項、按金及其他應收款項、現金及銀行結餘、貿易及其他應付款項、租賃負債及應付附屬公司董事款項。該等金融工具的主要目的乃為本集團的資本開支及業務籌集資金。金融工具之詳情於相關附註披露。

與該等金融工具相關之風險包括信貸風險、流動資金風險及市場風險(利率風險、外匯風險及價格風險)。有關如何減低該等風險的政策載於下文。管理層管理及監察該等風險，以確保及時及有效地採取適當措施。

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### 27. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

#### (b) Financial risk management objectives and policies (Continued)

##### *Credit risk*

The Group's credit risk is primarily attributable to cash at banks, bank deposits and trade and other receivables. Management has a credit policy in place and the exposure to these credit risks are monitored on an ongoing basis.

Cash at banks and bank deposits are placed with licensed financial institutions with high credit ratings. The Group monitors the exposure to each single financial institution.

Credit checks are part of the normal operating process and stringent monitoring procedures are in place to deal with overdue debts. In addition, the Group reviews the recoverable amounts of trade and other debtors at the end of each reporting period to ensure that adequate impairment losses are made for irrecoverable amounts.

The maximum exposure to credit risk is represented by the carrying amount of each financial asset in the consolidated statement of financial position after deducting any impairment allowance. The Group does not provide any guarantees which would expose the Group to credit risk.

For trade receivables, the Group has applied the simplified approach in HKFRS 9 *Financial Instruments* to measure the loss allowance at lifetime ECL. Loss allowances for trade receivables are based on management's estimate of the expected credit losses to be incurred, which involved the estimate of probability of default, loss given default and forward-looking adjustments.

Management estimated these parameters by taking into account the credit loss experience, ageing of overdue trade receivables, customers' repayment history and customers' financial position and an assessment of both the current and forecast general economic conditions.

### 27. 財務風險管理目標及政策(續)

#### (b) 財務風險管理目標及政策(續)

##### *信貸風險*

本集團之信貸風險主要來自銀行現金、銀行存款及貿易及其他應收款項。管理層已制定信貸政策，而本公司按持續經營基準監察該等信貸風險。

銀行現金及銀行存款乃存放於具有高信用等級之持牌金融機構。本集團監察各個單一金融機構之風險。

信貸檢查為正常經營程序之一部分，亦有嚴格監察程序對處理過期應收款。此外，本集團於各個報告期完結時檢查貿易及其他應收款之可收回款額，以確保就無法收回款額作出足夠減值虧損撥備。

最高信貸風險為於綜合財務狀況表內各項金融資產於扣除任何減值撥備後之面值。本集團不會提供本集團將面臨信貸風險之擔保。

就貿易應收款項而言，本集團已應用香港財務報告準則第9號*金融工具*的簡化方法，按全期預期信貸虧損計算虧損撥備。貿易應收款項的虧損撥備乃基於管理層估計將產生的預期信貸虧損釐定，其涉及違約概率、違約損失率及前瞻性調整。

管理層乃經計及信貸虧損經驗、逾期貿易應收款項的賬齡、客戶的還款歷史及客戶的財務狀況及對現時及預測一般經濟條件之評審而估計該等因素。

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### 27. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

#### (b) Financial risk management objectives and policies (Continued)

##### *Credit risk (Continued)*

In the Group's trade receivable balance as at 31 December 2025, 99% (2024: 99%) of the total trade receivables is due from the Group's largest customer. There are no other customers who represent more than 5% of the total trade receivable balance as at the end of the reporting periods. The credit risk is limited due to long-established relationship and good credit worthiness for the largest customer.

For other receivables, the Group has assessed whether there has been a significant increase in credit risk since initial recognition. If there has been a significant increase in credit risk, the Group will measure the loss allowance based on lifetime rather than 12-month ECL.

The Group considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an ongoing basis throughout the reporting period. To assess whether there is a significant increase in credit risk the Group compares the risk of a default occurring on the asset as at the reporting date with the risk of default as at the date of initial recognition. It considers available reasonable and supportive forwarding-looking information. Especially the following indicators are incorporated:

- internal credit rating
- actual or expected significant adverse changes in business, financial or economic conditions that are expected to cause a significant change to the borrower's ability to meet its obligations
- actual or expected significant deterioration in the operating results of the borrower
- significant increase in credit risk on other financial instruments of the borrower
- significant changes in the expected performance and behaviour of the borrower, including changes in the payment status of borrowers in the Group

### 27. 財務風險管理目標及政策(續)

#### (b) 財務風險管理目標及政策(續)

##### *信貸風險(續)*

於二零二五年十二月三十一日，本集團的貿易應收款項餘額中，貿易應收款項總額的99% (二零二四年：99%) 來自本集團的最大客戶。於報告期末，概無其他客戶佔貿易應收款項總額的5%以上。由於最大客戶的長期合作關係以及良好信譽，因此信貸風險有限。

就其他應收款項而言，本集團已評估自初始確認以來的信貸風險有否大幅增加。倘信貸風險顯著增加，本集團將根據全期而非12個月的預期信貸虧損計算虧損撥備。

本集團於初步確認資產時考慮違約的可能性，以及於報告期內信貸風險有否持續大幅增加。為評估信貸風險有否大幅增加，本集團將資產於報告日的違約風險與初步確認日的違約風險作比較，並已考慮現有合理及支援性的前瞻性資訊。特別是已納入以下指標：

- 內部信貸評級
- 業務、財務或經濟狀況發生實際或預期的重大不利變化，預計將導致借款人履行義務的能力發生重大變化
- 借款人經營業績的實際或預期嚴重惡化
- 借款人的其他金融工具之信貸風險大幅增加
- 借款人的預期業績及行為發生重大變化，包括借款人於本集團的付款狀況的變化

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 27. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

#### (b) Financial risk management objectives and policies (Continued)

##### Credit risk (Continued)

In order to minimise credit risk, the Group has maintained the Group's credit risk grading to categorise exposures according to their degree of risk of default. The credit rating information is drawn from the Group's own trading records to rate its customers and other debtors. The Group's exposure and the credit ratings of its counterparties are continuously monitored and the aggregate value of transactions concluded is spread amongst approved counterparties.

The Group's current credit risk grading framework comprises the following categories:

Category 類別	Description 描述	Basis for recognising ECL 確認預期信貸虧損的基準
Performing 履約中	For financial assets where there has low risk of default or has not been a significant increase in credit risk since initial recognition and that are not credit impaired (refer to as Stage 1) 對於違約風險較低或自初始確認以來信貸風險未有顯著增加，且並未發生信貸減值的金融資產(稱為第一階段)	12-month ECL 12個月預期信貸虧損
Doubtful 呆滯	For financial assets where there has been a significant increase in credit risk since initial recognition but that are not credit impaired (refer to as Stage 2) 對於自初始確認以來信貸風險顯著增加，惟並未發生信貸減值的金融資產(稱為第二階段)	Lifetime ECL – not credit impaired 全期預期信貸虧損—並無信貸減值
Default 拖欠	Financial assets are assessed as credit impaired when one or more events that have a detrimental impact on the estimated future cash flows of that asset have occurred (refer to as Stage 3) 當發生一項或多項對該資產的估計未來現金流量造成不利影響的事件時，金融資產被評估為已信貸減值(稱為第三階段)	Lifetime ECL – credit impaired 全期預期信貸虧損—已信貸減值
Write-off 撇銷	There is evidence indicating that the debtor is in severe financial difficulty and the Group has no realistic prospect of recovery 具有證據表明，債務人處於嚴重的財務困境，而本集團並無確實收回的前景	Amount is written off 撇銷金額

### 27. 財務風險管理目標及政策(續)

#### (b) 財務風險管理目標及政策(續)

##### 信貸風險(續)

為最小化信貸風險，本集團已維持本集團的信貸風險評級，以根據違約風險程度將風險敞口分類。信貸評級資料來自用以評估其客戶及其他債務人之本集團本身的交易記錄。本集團持續監察其交易方之風險及信貸評級，而所達成交易總額則分散於認可交易方之間。

本集團目前的信貸風險評級框架包括以下類別：

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For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 27. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

#### (b) Financial risk management objectives and policies (Continued)

##### *Credit risk (Continued)*

As explained in note 18, for trade and other receivables, the management of the Group has monitoring procedures to ensure that follow-up action is taken to recover overdue debts. In addition, the Group reviews the recoverability of these receivables at the end of each report period to ensure that adequate impairment losses are made for irrecoverable amounts, if any. The management of the Company considers that the credit risk of the Group's trade and other receivable are insignificant and thus, no impairment loss has been recognised for the years ended 31 December 2025 and 31 December 2024.

##### *Liquidity risk*

The Group's policy is to regularly monitor current and expected liquidity level to ensure that it maintains sufficient reserves of cash and bank balances for its daily operation and investment purposes.

Liquidity risk is the risk that funds will not be available to meet liabilities as they fall due, and it results from amount and maturity mismatches of assets and liabilities.

Prudent liquidity risk management implies maintaining sufficient bank balances.

The following table details the remaining contractual maturities at the end of the reporting period of the Group's non-derivative financial liabilities which are based on contractual undiscounted cash flows and the earliest date the Group can be required to pay.

### 27. 財務風險管理目標及政策(續)

#### (b) 財務風險管理目標及政策(續)

##### *信貸風險(續)*

誠如附註18所闡釋，就貿易及其他應收款項而言，本集團管理層設有監控程序，以確保採取跟進行動收回逾期債務。此外，本集團於各報告期末審閱該等應收款項的可收回性，確保就不可收回金額(如有)計提足夠減值虧損。本公司管理層認為，本集團的貿易及其他應收款項的信貸風險極微，因此，截至二零二五年十二月三十一日及二零二四年十二月三十一日止年度並無確認減值虧損。

##### *流動資金風險*

本集團之政策為定期監督當期及預期流動資金水平，以確保為日常業務及投資目的保留足夠現金及銀行結餘儲備。

流動資金風險為將無法獲得資金以支付到期應付之負債之風險，而其因資產及負債之款額及到期日不協調所致。

審慎流動資金風險管理意味著維持足夠銀行結餘。

下表詳述本集團非衍生金融負債於報告期完結時之剩餘約定到期日，剩餘約定到期日乃基於約定非貼現現金流量及本集團須支付之最早日期。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

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### 27. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

#### (b) Financial risk management objectives and policies (Continued)

##### Liquidity risk (Continued)

The table includes both interest and principal cash flows. To the extent that interest flows are floating rate, the undiscounted amount is derived from interest rate curve at the end of the reporting period and details of which are as followings:

		Carrying amount 賬面值 HK\$'000 千港元	Total contractual undiscounted cash flow 合約非貼現 現金流量總額 HK\$'000 千港元	Within 1 year or on demand 於一年內 或按要求 HK\$'000 千港元	More than 1 year but within 2 years 超過一年 但於兩年內 HK\$'000 千港元
<b>As at 31 December 2025</b>	<b>於二零二五年 十二月三十一日</b>				
Trade and other payables	貿易及其他應付款項	28,727	28,727	28,727	–
Amount due to a director of subsidiaries	應付附屬公司董事 款項	54,556	54,556	54,556	–
Lease liabilities	租賃負債	2,694	2,737	1,424	1,313
		<b>85,977</b>	<b>86,020</b>	<b>84,707</b>	<b>1,313</b>
<b>As at 31 December 2024</b>	<b>於二零二四年 十二月三十一日</b>				
Trade and other payables	貿易及其他應付款項	30,699	30,699	30,699	–
Amount due to a director of subsidiaries	應付附屬公司董事 款項	40,480	40,480	40,480	–
Lease liabilities	租賃負債	1,742	1,782	1,782	–
		<b>72,921</b>	<b>72,961</b>	<b>72,961</b>	<b>–</b>

### 27. 財務風險管理目標及政策(續)

#### (b) 財務風險管理目標及政策(續)

##### 流動資金風險(續)

該表包括利息及本金現金流。倘利息流量為浮動利率，則未貼現的金額來自報告期末的利率曲線，詳情如下：

## Notes to the Consolidated Financial Statements 綜合財務報表附註

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### 27. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

#### (b) Financial risk management objectives and policies (Continued)

##### *Interest rate risk*

The Group is exposed to fair value interest rate risk in relation to fixed-rate pledged bank deposits, bank borrowings and lease liabilities. The Group currently does not have an interest rate hedging policy. However, the management monitors interest rate exposure and will consider other necessary action when significant interest rate exposure is anticipated.

The Group is exposed to cash flow interest rate risk in relation to bank deposits and bank balances.

Management does not anticipate significant impact on interest-bearing assets resulted from the changes in interest rates because the interest rates at bank deposits are not expected to change significantly.

##### *Foreign currency risk*

5% is the sensitivity rate used when reporting foreign currency risk internally to key management personnel and represents management's assessment of the reasonably possible change in foreign exchange rates.

Several subsidiaries of the Company have sales and subcontracting arrangement transacted in United States dollar ("US\$"). In addition, several subsidiaries of the Company have US\$ bank balances. It does not expose the Group to material foreign currency risk as HK\$, the functional currency of the relevant group entities, is pegged to US\$, and therefore no sensitivity analysis has been prepared for US\$ against HK\$.

The Group currently does not have a foreign currency hedging policy. The Group monitors foreign exchange exposure and uses derivative financial instruments (foreign currency forward contracts) to hedge risk arising from fluctuations in foreign currency change rates should the need arise.

### 27. 財務風險管理目標及政策(續)

#### (b) 財務風險管理目標及政策(續)

##### *利率風險*

本集團面對有關固定利率抵押銀行存款、銀行借款及租賃負債的公允值利率風險。本集團現時並無利率對沖政策。然而，管理層監察利率風險及將於預期面臨重大利率風險時考慮其他必要措施。

本集團面對與銀行存款及銀行結餘有關的現金流量利率風險。

管理層預期利率變動不會對計息資產產生重大影響，乃由於銀行存款的利率不會發生重大變化。

##### *外幣風險*

5%乃向主要管理人員內部呈報外幣風險時採用之敏感度比率，並代表管理層對外幣匯率合理可能變動之評估。

本公司若干附屬公司擁有以美元(「美元」)交易的銷售及分包安排。此外，本公司若干附屬公司擁有美元銀行結餘。由於港元(相關集團實體的功能貨幣)與美元掛鈎，其不會使本集團面臨重大外幣風險，因此並無就美元兌港元編製敏感度分析。

本集團目前並無任何外幣對沖政策。本集團監察其外匯風險及使用衍生金融工具(外匯遠期合約)對沖外幣匯率波動產生的風險(倘需要)。

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### 27. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

#### (c) Fair value measurements recognised in the consolidated statement of financial position

##### *Fair value hierarchy and assets measured at fair value*

##### *Fair value measurement of financial instruments*

The fair values of financial assets and financial liabilities are determined as follows:

- the fair value of financial assets with standard terms and conditions and traded on active liquid markets are determined with reference to quoted market price; and
- the fair values of other financial assets and financial liabilities with significant unobservable inputs under Level 3, the Group engages third party qualified valuers to perform the valuation. The Company works closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model.

Fair values are categorised into different fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 fair value measurements are those derived from valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable (significant unobservable input).

### 27. 財務風險管理目標及政策(續)

#### (c) 於綜合財務狀況表確認之公允值計量

##### *公允值層級及按公允值計量資產*

##### *金融工具之公允值計量*

金融資產及金融負債之公允值釐定如下：

- 具標準條款及條件並於活躍流動市場買賣之金融資產之公允值乃參考市場報價而釐定；及
- 就第三級中含有大量不可觀察輸入數據的其他金融資產及金融負債之公允值，本集團委聘第三方合資格估值師進行估值。本公司與合資格外部估值師密切合作，以確定適當的估值技術及模型輸入數據。

公允值按照於估值技術內所用的輸入數據分類為不同公允值層級如下：

- 第一級：公允值計量乃以相同資產或負債於活躍市場的報價(未經調整)得出；
- 第二級：公允值計量乃以第一級範圍內報價以外的資產或負債可觀察的直接(即例如價格)或間接(即來自價格)輸入數據得出；及
- 第三級：公允值計量乃透過估值技術得出，當中對公允值計量具有重大影響的最低層級輸入數據無法觀察(重大不可觀察輸入數據)。

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### 27. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

#### (c) Fair value measurements recognised in the consolidated statement of financial position (Continued)

*Fair value of the Group's financial assets and financial liabilities that are measured at fair value on a recurring basis*

The following table provides an analysis of financial instruments carried at fair value by level of fair value hierarchy:

		Fair value measurement categorised into 公允值計量分為以下等級			
		Fair value 公允值	Level 1 第一級	Level 2 第二級	Level 3 第三級
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
Notes 附註					
<b>As at 31 December 2025</b>	於二零二五年十二月三十一日				
<b>Recurring fair value measurement</b>	經常性公允值計量				
Assets:	資產:				
Financial assets at FVTOCI	按公允值計入其他全面收益之 金融資產				
- Trade receivables	一貿易應收款項	18	30,394	-	30,394
			30,394	-	30,394
<b>As at 31 December 2024</b>	於二零二四年十二月三十一日				
<b>Recurring fair value measurement</b>	經常性公允值計量				
Assets:	資產:				
Financial assets at FVTOCI	按公允值計入其他全面收益之 金融資產				
- Trade receivables	一貿易應收款項	18	26,189	-	26,189
			26,189	-	26,189

### 27. 財務風險管理目標及政策(續)

#### (c) 於綜合財務狀況表確認之公允值計量(續)

*按經常性基準以公允值計量之本集團金融資產及金融負債之公允值*

下表提供按公允值列賬之金融工具按公允值層級劃分之分析：

		Fair value measurement categorised into 公允值計量分為以下等級			
		Fair value 公允值	Level 1 第一級	Level 2 第二級	Level 3 第三級
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
Notes 附註					
<b>As at 31 December 2025</b>	於二零二五年十二月三十一日				
<b>Recurring fair value measurement</b>	經常性公允值計量				
Assets:	資產:				
Financial assets at FVTOCI	按公允值計入其他全面收益之 金融資產				
- Trade receivables	一貿易應收款項	18	30,394	-	30,394
			30,394	-	30,394
<b>As at 31 December 2024</b>	於二零二四年十二月三十一日				
<b>Recurring fair value measurement</b>	經常性公允值計量				
Assets:	資產:				
Financial assets at FVTOCI	按公允值計入其他全面收益之 金融資產				
- Trade receivables	一貿易應收款項	18	26,189	-	26,189
			26,189	-	26,189

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### 27. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

#### (c) Fair value measurements recognised in the consolidated statement of financial position (Continued)

*Fair value of the Group's financial assets and financial liabilities that are measured at fair value on a recurring basis (Continued)*

The following table provides information of the valuation technique, key inputs and the correlation of key unobservable input to the fair value measurement of financial instruments carried at fair value:

Item	2025	2024	Fair value hierarchy	Valuation technique and key inputs	Effect on fair value for increase of inputs
項目	二零二五年 HK\$'000 千港元	二零二四年 HK\$'000 千港元	公允值層級	估值技術及關鍵輸入數據	輸入數據增加對公允值的影響
Trade receivables	30,394	26,189	Level 2	Based on discounted cash flow and the discount rate which have been adjusted for counterparty or own credit risk	N/A
貿易應收款項			第二級	基於已就交易對手方或自身信貸風險作出調整的貼現現金流量及貼現率	不適用

During the years ended 31 December 2025 and 31 December 2024, there were no transfer between Level 1 and Level 2.

*Fair values of financial instruments carried at other than fair value*

The carrying amounts of the Group's other financial instruments carried at amortised cost are not materially different from their fair value as at 31 December 2025 and 31 December 2024.

### 27. 財務風險管理目標及政策(續)

#### (c) 於綜合財務狀況表確認之公允值計量(續)

*按經常性基準以公允值計量之本集團金融資產及金融負債之公允值(續)*

下表提供有關估值技術、關鍵輸入數據以及關鍵不可觀察輸入數據與以公允值計量的金融工具公允值計量的相關性的信息：

截至二零二五年十二月三十一日及二零二四年十二月三十一日止年度，並無第一級和第二級之間之轉移。

*金融資產公允值除公允值外列賬*

於二零二五年十二月三十一日及二零二四年十二月三十一日，本集團之其他金融工具賬面值以攤銷成本列賬，與其公允值並無重大差異。

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### 28. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

The table below details changes in the Group's liabilities from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are liabilities for which cash flows were, or future cash flows will be, classified in the Group's consolidated cash flow statement as cash flow from financing activities.

### 28. 融資活動所產生負債之對賬

下表詳述本集團來自融資活動之負債變動，包括現金及非現金變動。融資活動所產生之負債為現金流量或未來現金流量將於本集團綜合現金流量表中分類為來自融資活動之現金流量。

		<b>Bank borrowings</b>	<b>Lease liabilities</b>	<b>Amount due to a director of subsidiaries</b>	<b>Total</b>
		銀行借款 HK\$'000 千港元	租賃負債 HK\$'000 千港元	董事款項 HK\$'000 千港元	總計 HK\$'000 千港元
At 1 January 2024	於二零二四年一月一日	32,967	946	-	33,913
<i>Non-cash changes from financing cash flows:</i>	<i>融資現金流量之非現金變動：</i>				
Recognition of right-of-use assets	確認使用權資產	-	2,658	-	2,658
Finance cost incurred	已產生融資成本	10,296	104	-	10,400
Exchange realignment	匯兌調整	(709)	-	(46)	(755)
Financing cash flows	融資現金流量	(32,258)	(1,862)	40,526	6,406
Operating cash flow	營運現金流量	(10,296)	(104)	-	(10,400)
At 31 December 2024 and 1 January 2025	於二零二四年十二月三十一日及二零二五年一月一日	-	<b>1,742</b>	<b>40,480</b>	<b>42,222</b>
<i>Non-cash changes from financing cash flows:</i>	<i>融資現金流量之非現金變動：</i>				
Recognition of right-of-use assets	確認使用權資產	-	<b>3,047</b>	-	<b>3,047</b>
Finance cost incurred	已產生融資成本	-	<b>116</b>	-	<b>116</b>
Financing cash flows	融資現金流量	-	<b>(2,095)</b>	<b>14,076</b>	<b>11,981</b>
Operating cash flow	營運現金流量	-	<b>(116)</b>	-	<b>(116)</b>
At 31 December 2025	於二零二五年十二月三十一日	-	<b>2,694</b>	<b>54,556</b>	<b>57,250</b>

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### 29. RELATED PARTY TRANSACTIONS

(a) In addition to the information disclosed elsewhere in the financial statement, the Group did not have any significant outstanding balances with related parties as at 31 December 2025 and 2024.

#### (b) Key management personnel compensation

The key management personnel compensation, represented remuneration of executive directors during the years, was as follows:

### 29. 關聯方交易

(a) 除財務報表其他部分披露的資料外，於二零二五年十二月三十一日及二零二四年十二月三十一日，本集團並無任何重大與關聯方結餘。

#### (b) 主要管理人員酬金

主要管理人員酬金(即年內執行董事之薪酬)如下：

		<b>2025</b> 二零二五年 <b>HK\$'000</b> 千港元	2024 二零二四年 HK\$'000 千港元
Short-term benefits	短期福利	<b>878</b>	802
Post-employment benefits	離職福利	<b>12</b>	36
		<b>890</b>	838

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 30. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

### 30. 本公司財務狀況表

		Notes 附註	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>NON-CURRENT ASSETS</b>	<b>非流動資產</b>			
Plant and equipment	廠房及設備		1,593	2,222
Right-of-use assets	使用權資產		111	1,440
Investment in a subsidiary	於一間附屬公司之投資		–	–
Amount due from a subsidiary	應收一間附屬公司款項		136,623	121,642
			<u>138,327</u>	<u>125,304</u>
<b>CURRENT ASSETS</b>	<b>流動資產</b>			
Other receivables	其他應收款項		2,841	1,441
Cash and bank balances	現金及銀行結餘		7,732	33,357
			<u>10,573</u>	<u>34,798</u>
<b>CURRENT LIABILITIES</b>	<b>流動負債</b>			
Accruals	應計費用		679	1,945
Lease liabilities	租賃負債		194	1,355
			<u>873</u>	<u>3,300</u>
<b>NET CURRENT ASSETS</b>	<b>流動資產淨值</b>		<u>9,700</u>	<u>31,498</u>
<b>NON-CURRENT LIABILITY</b>	<b>非流動負債</b>			
Accruals	應計費用		1,593	–
Lease liabilities	租賃負債		–	194
			<u>1,593</u>	<u>194</u>
<b>NET ASSETS</b>	<b>資產淨值</b>		<u>146,434</u>	<u>156,608</u>
<b>CAPITAL AND RESERVES</b>	<b>資本及儲備</b>			
Share capital	股本	24	89,985	89,985
Reserves	儲備		56,449	66,623
<b>TOTAL EQUITY</b>	<b>總權益</b>		<u>146,434</u>	<u>156,608</u>

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 30. STATEMENT OF FINANCIAL POSITION OF THE COMPANY (Continued) 30. 本公司財務狀況表(續)

The movements of the reserves of the Company are as follows:

本公司儲備變動如下：

		<b>Share premium</b>	<b>Contributed surplus</b>	<b>Accumulated losses</b>	<b>Total</b>
		股份溢價	繳入盈餘	累計虧損	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元
			(note below)		
			(下文附註)		
At 1 January 2024	於二零二四年 一月一日	257,845	147,694	(325,751)	79,788
Loss and total comprehensive expense for the year	虧損及年度全面 開支總額	-	-	(13,165)	(13,165)
At 31 December 2024 and 1 January 2025	於二零二四年 十二月三十一日及 二零二五年 一月一日	<b>257,845</b>	<b>147,694</b>	<b>(338,916)</b>	<b>66,623</b>
Loss and total comprehensive expense for the year	虧損及年度全面開支 總額	-	-	<b>(10,174)</b>	<b>(10,174)</b>
At 31 December 2025	於二零二五年 十二月三十一日	<b>257,845</b>	<b>147,694</b>	<b>(349,090)</b>	<b>56,449</b>

Note: The contributed surplus of the Company represents the difference between the consolidated shareholders' funds of a subsidiary acquired and the nominal value of the Company's shares issued in exchange thereof.

附註：本公司之繳入盈餘乃指所購入該附屬公司之綜合股東資金與本公司用作交換而發行股份之面值之差額。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 31. SUBSIDIARIES

Particulars of the principal subsidiaries of the Company as at 31 December 2025 and 31 December 2024 are as follows:

### 31. 附屬公司

於二零二五年十二月三十一日及二零二四年十二月三十一日，本公司主要附屬公司詳情如下：

Name 名稱	Place of incorporation/ registration 註冊成立/ 登記地點	Principal place of operation 主要經營地點	Issued and fully paid share capital/ registered capital 已發行及繳足股本/ 註冊資本	Percentage of effective interest attributable to the Group 本集團應佔實際權益 百分比		Principal activities 主營業務
				2025 二零二五年	2024 二零二四年	
<i>Directly held by the Company</i> 本公司直接持有						
Topwell Group Development Ltd	BVI	Hong Kong	Ordinary shares US\$1,000	<b>100%</b>	100%	Investment holding
Topwell Group Development Ltd	英屬處女群島	香港	普通股1,000美元			投資控股
<i>Indirectly held by the Company</i> 本公司間接持有						
Carry Wealth Limited	Hong Kong	Hong Kong	Ordinary shares HK\$4,000,000	<b>100%</b>	100%	Investment holding
近旺有限公司	香港	香港	普通股4,000,000港元			投資控股
Hillwealth International Limited	Hong Kong	Hong Kong	Ordinary shares HK\$1	<b>100%</b>	100%	Garment trading and marketing in Hong Kong
領溢國際有限公司	香港	香港	普通股1港元			於香港進行成衣貿易及市場推廣
Dragon Insight Investments Limited	Hong Kong	Hong Kong	Ordinary shares HK\$1	<b>100%</b>	100%	Securities trading in Hong Kong
穎揚投資有限公司	香港	香港	普通股1港元			於香港進行證券交易
Mass Wealth Investments Limited	Hong Kong	Hong Kong	Ordinary shares HK\$1	<b>100%</b>	100%	Investment holding
尚豪投資有限公司	香港	香港	普通股1港元			投資控股
鶴山恒富製衣有限公司 (Heshan Carry Wealth Garment Limited)*	PRC	PRC	Registered capital US\$14,700,000	<b>100%</b>	100%	Manufacture of knit products in Mainland China
鶴山恒富製衣有限公司	中國	中國	註冊資本14,700,000 美元			於中國大陸生產針織服裝

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 31. SUBSIDIARIES (Continued)

### 31. 附屬公司(續)

Name 名稱	Place of incorporation/ registration 註冊成立/ 登記地點	Principal place of operation 主要經營地點	Issued and fully paid share capital/ registered capital 已發行及繳足股本/ 註冊資本	Percentage of effective interest attributable to the Group 本集團應佔實際權益 百分比		Principal activities 主營業務
				2025 二零二五年	2024 二零二四年	
恒豐(深圳)投資諮詢有限公司 (Heng Feng (Shenzhen) Investment Consulting Company Limited)*	PRC	PRC	Registered capital RMB5,000,000	100%	100%	Provision of consultation service in Mainland China
恒豐(深圳)投資諮詢有限公司	中國	中國	註冊資本人民幣 5,000,000元			於中國大陸提供顧問服務
Hillwealth Multinational Pte. Ltd.	Singapore	Singapore	Ordinary shares S\$1	100%	100%	Garment trading and marketing in Singapore
Hillwealth Multinational Pte. Ltd.	新加坡	新加坡	普通股1新加坡元			於新加坡進行成衣貿易及市場推廣
Global To Wealth Company Limited#	Hong Kong	Hong Kong	Ordinary shares HK\$1	100%	N/A	Investment holding
Global To Wealth Company Limited#	香港	香港	普通股1港元		不適用	投資控股
Carry Wealth Global Limited#	Hong Kong	Hong Kong	Ordinary shares HK\$1	100%	N/A	Investment holding
Carry Wealth Global Limited#	香港	香港	普通股1港元		不適用	投資控股
深圳市紫宸環球控股有限公司#	PRC	PRC	Registered capital RMB20,000,000	N/A	N/A	Investment holding
深圳市紫宸環球控股有限公司#	中國	中國	註冊資本人民幣 20,000,000元	不適用	不適用	投資控股
深圳市環球同富科技有限公司##	PRC	PRC	Registered capital RMB10,000,000	100%	N/A	Investment holding
深圳市環球同富科技有限公司##	中國	中國	註冊資本人民幣 10,000,000元		不適用	投資控股

\* For identification purpose only

\* 僅供識別

# These companies were incorporated during the year ended 31 December 2025.

# 該等公司於截至二零二五年十二月三十一日止年度內註冊成立。

## Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 31. SUBSIDIARIES (Continued)

Notes:

- (i) None of the subsidiaries had any debt securities subsisting at 31 December 2025 and 31 December 2024 or at any time during the year.
- (ii) Heshan Carry Wealth Garment Limited is foreign invested limited liability company. Heng Feng (Shenzhen) Investment Consulting Company Limited is domestic owned limited liability company.

### 32. APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved and authorised for issue by the board of directors on 27 March 2026.

### 31. 附屬公司(續)

附註：

- (i) 於二零二五年十二月三十一日及二零二四年十二月三十一日或本年度任何時間，概無附屬公司持有任何存續債務證券。
- (ii) 鶴山恒富製衣有限公司是外商投資的有限責任公司。恒豐(深圳)投資諮詢有限公司是內資有限責任公司。

### 32. 批准財務報表

財務報表已於二零二六年三月二十七日獲董事會批准及授權刊發。

締造**恒**優品質

源於**豐**富人材



