

Your Life, Our Inspiration

2025/2026 • Interim Report



博富臨置業有限公司

Pokfulam Development Company Limited

Stock Code : 225

Property Leasing | Management | Development



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CORPORATE INFORMATION

BOARD OF DIRECTORS

Executive Directors

Wong Tat Chang, Abraham
(Chairman and Managing Director)
Wong Tat Kee, David
Wong Tat Sum, Samuel
Sung Kwan Yuk, Katherine

Independent Non-executive Directors

Li Kwok Sing, Aubrey
Sit Hoi Wah, Kenneth
Seto Gin Chung, John

BOARD COMMITTEES

Audit Committee

Li Kwok Sing, Aubrey (Chairman)
Sit Hoi Wah, Kenneth
Seto Gin Chung, John

Remuneration Committee

Sit Hoi Wah, Kenneth (Chairman)
Wong Tat Chang, Abraham
Li Kwok Sing, Aubrey

Nomination Committee

Wong Tat Chang, Abraham (Chairman)
Sung Kwan Yuk, Katherine
Li Kwok Sing, Aubrey
Sit Hoi Wah, Kenneth
Seto Gin Chung, John

INVESTMENT OVERSIGHT COMMITTEE

Wong Chin Yee (Chairman)
Hui Sui Yuen

AUTHORISED REPRESENTATIVES

Wong Tat Chang, Abraham
Hui Sui Yuen

COMPANY SECRETARY

Hui Sui Yuen

WEBSITE

<https://www.pokfulam.com.hk>

REGISTERED OFFICE AND PRINCIPAL PLACE OF BUSINESS

23rd Floor, Beverly House
93-107 Lockhart Road
Wanchai
Hong Kong
Tel: (852) 2520 1010
Fax: (852) 2865 0804
E-mail: pdcl@pokfulam.com.hk

PRINCIPAL BANKERS

The Bank of East Asia, Limited
The Hongkong and Shanghai Banking Corporation Limited
OCBC Bank (Hong Kong) Limited
Bank of Communications Co., Ltd.
Industrial and Commercial Bank of China (Asia) Limited

SOLICITORS

Howse Williams
Tony Kan & Co.
Huen & Partners, Solicitors

INDEPENDENT AUDITOR

BDO Limited
Certified Public Accountants
Registered Public Interest Entity Auditors

SHARE REGISTRAR AND

TRANSFER OFFICE

Tricor Investor Services Limited
17/F, Far East Finance Centre,
16 Harcourt Road,
Hong Kong
Tel: (852) 2980 1333
Fax: (852) 2810 8185

SHARE INFORMATION

Place of Listing
Main Board of
The Stock Exchange of Hong Kong Limited

Stock Code
225

Board Lot
2,000 shares

CHAIRMAN'S STATEMENT

INTERIM RESULTS

The unaudited consolidated results of Pokfulam Development Company Limited (the "Company") and its subsidiaries (collectively, the "Group") for the six months ended 31 March 2026 (the "Period") recorded a net profit after taxation and non-controlling interests of approximately HK\$43.6 million (2025: net loss of HK\$131.0 million).

For the Period, the Group's reported results were materially influenced by property and financial asset fair value variations and other non-cash adjustments comprising the following:

- a revaluation gain on investment properties of HK\$17.6 million;
- a net revaluation loss on securities investments and equity instruments of HK\$0.7 million;
- share of loss in a joint venture of HK\$1.4 million; and
- Reversal of provision for expected credit losses on financial assets of HK\$0.2 million.

Excluding the above items and their related taxation effects, the Group's unaudited consolidated operating net profit after taxation and non-controlling interests for the Period amounted to approximately HK\$26.5 million (2025: HK\$28.0 million), reflecting the underlying resilience of the Group's core operating businesses.

INTERIM DIVIDEND

The board of directors of the Company (the "Board") has resolved to declare an interim dividend of HK4 cents per ordinary share for the six months ended 31 March 2026 (the "Interim Dividend") (2025: HK4 cents per share), payable on Thursday, 2 July 2026 to shareholders whose names will appear on the Company's register of members (the "Register of Members") on Thursday, 18 June 2026.

BUSINESS REVIEW

Hong Kong

During the first half of the 2025/2026 financial year, the Hong Kong property market demonstrated clear signs of stabilisation following a prolonged adjustment period. Easing borrowing costs, improving capital market sentiment and the continued inflow of professionals under government talent admission schemes have supported a gradual recovery, with the luxury residential leasing segment continuing to outperform other market sectors.

Residential Portfolio

The Group's residential assets maintained healthy occupancy levels throughout the Period. Demand for well-located, high-quality residential accommodation remained resilient, underpinned by sustained interest from professionals and senior executives attracted to Hong Kong under various talent and education initiatives, as well as improved affordability following monetary easing.

Rental income from the residential portfolio increased by 8.0% during the Period, reflecting both resilient demand and prudent lease management.

CHAIRMAN'S STATEMENT

Commercial Portfolio

Beverly House, the Group's principal commercial property located in Wan Chai, continued to operate in a challenging office leasing environment. While leasing sentiment improved selectively in prime Grade A buildings within core districts, traditional and non-core office markets remained under pressure due to elevated vacancy rates and ongoing tenant consolidation.

Against this backdrop, the Group focused on tenant retention and flexible lease arrangement to preserve occupancy and income stability. Rental income from the commercial portfolio decreased by 13.5% during the Period, reflecting prevailing market conditions rather than asset-specific weaknesses.

Industrial Assets

The Group's industrial properties, including Wyler Centre in Kwai Chung and China Paint Building in Mong Kok, continued to provide stable and recurring cash flows. While demand from light industrial users remained cautious amidst ongoing regional trade uncertainties and oversupply, disciplined asset management enabled the Group to maintain satisfactory occupancy levels.

Elephant Holdings Limited ("EHL")

Elephant Holdings Limited, a provider of audio-visual, CCTV security, digital signage, public address and video wall solutions, as well as high-end high-fidelity audio systems, remained an important contributor to the Group's diversified revenue base. Leveraging its established reputation and longstanding relationships with government and institutional clients, EHL maintained a stable project pipeline during the Period.

EHL accounted for approximately 21.6% of the Group's total revenue for the Period.

Property Projects in Mainland China

Silver Gain Plaza, Guangzhou

The Group holds a one-third interest in the joint venture owning Silver Gain Plaza. Regarding the potential disposal of this project interest, the previous tendering exercise has expired. Shareholders continue to monitor market conditions carefully with the intention of re-initiating the tender process when pricing and demand dynamics become more favourable. This prudent approach remains appropriate given the gradual recovery and policy-driven stabilisation currently observed in the Mainland property market.

Vivaldi Court, Beijing

Leasing activity at the Group's residential units in Vivaldi Court, Manhattan Garden, showed signs of stabilisation during the Period.

CHAIRMAN'S STATEMENT

FUND INVESTMENTS

The Group maintains a diversified portfolio of listed securities, funds and structured investment products designed to generate balanced income and long-term capital appreciation. When evaluating investment opportunities, the Group undertakes a rigorous due diligence process that assesses factors such as expected returns, risk exposure, portfolio diversification etc.

- Property-related Fund Investment – TKO Fund: Performance is supported by resilient local consumption and a gradual recovery in tourism-related activities.
- Senior Secured Loan-related Fund Investments: Commitments to the Adams Street and ALPS Fund continued to perform within expectations, providing attractive yields and stable income streams despite ongoing global market volatility.
- China Technology-related Fund – Hundreds SH Fund LP: This investment began to capture opportunities arising from a selective rebound in the China technology sector, supported by national policies promoting technological breakthroughs and self-reliance.

The Group adopts a selective and disciplined approach to ensure long-term preservation and sustainable growth of its investments in a volatile market environment.

PROSPECTS

Amidst lingering geopolitical tensions and the ongoing turmoil in the Middle East, Year 2025 served as a pivotal turning point for Hong Kong's economy, which entered 2026 with its strongest quarterly growth in nearly five years. While the office rental market continues to face high vacancy rates due to cumulative supply, demand for prime Grade A offices in Central and Admiralty surged – Hong Kong has regained its shine as the gateway to China as multinational companies hope to retain access to the country's recovering economy and thriving technology ecosystem. Meanwhile, the retail sector continues to undergo a structural shift. Although inbound tourism has rebounded robustly, local retailers are adapting to new consumer behaviours, including the persistent trend of residents spending across the border and a growing preference for experiential dining over luxury goods.

The residential sector emerged as the major winner of the property rental market throughout the first half of 2026. Residential rents recently have experienced record highs, underpinned by a continuous influx of high-caliber professionals and students under various government talent admission schemes. Trends for the luxury rental — the Group's core competency — have been particularly encouraging, as estimates by the Rating and Valuation Department and major property agencies projecting rental value to increase by three to five percent overall in 2026.

Reflecting these market dynamics, the Group's rental performance for the first half of 2026 remained resilient. By adopting flexible and proactive leasing strategies, we have been able to maintain especially healthy occupancy levels in our residential properties throughout this period. Looking into the second half of 2026, we remain vigilant of external volatility — caused by geopolitical tensions, trade disruptions and fluctuations in energy prices — and will continue to prioritize the maintenance of high occupancy in our prime assets while optimizing our financial investment strategies to enhance yield in a sustainable manner. In all, we are optimistic about the city's positive economic trajectory and increased economic integration with Mainland China.

CHAIRMAN'S STATEMENT

On behalf of the Board, I would like to express my sincere gratitude to my fellow directors, the management team and all staff for their dedication and hard work during the Period, and to the shareholders of the Company (the "Shareholders") for their continued trust and support.

Wong Tat Chang, Abraham
Chairman and Managing Director

Hong Kong, 29 May 2026

GENERAL AND CORPORATE GOVERNANCE INFORMATION

FINANCIAL REVIEW

Liquidity and financial resources

As at 31 March 2026, the Group's total bank borrowings, which were denominated in HK\$, were HK\$506.4 million (30 September 2025: HK\$396.6 million). Since all the bank borrowings contain repayment on demand clauses at the discretion of the relevant banks and the Group, as a borrower, has no right to defer the settlement of the relevant bank borrowings. Accordingly, all the bank borrowings are classified as under current liabilities.

As at 31 March 2026, the Group's total time deposits, bank balances and cash amounted to HK\$116.6 million (30 September 2025: HK\$62.4 million). A portion of them was denominated in RMB of approximately HK\$14.9 million (30 September 2025: HK\$14.3 million) and remittance of these funds out of the Mainland China was subject to the exchange control restrictions imposed by the Mainland China government. As at 31 March 2026, the Group had unutilised banking facilities of HK\$1,085.5 million, which will provide adequate funding for the Group's operational and capital expenditure requirements.

The maturity profile of the Group's total bank borrowings, which is based on the scheduled repayment dates set out in the respective loan agreements, is set out as follows:

	31.3.2026	30.9.2025
	<i>HK\$ Million</i>	<i>HK\$ Million</i>
Repayable:		
Within one year	189.8	155.9
After one year but within two years	73.4	8.4
After two years but within five years	243.2	222.2
After five years	–	10.1
	<hr/>	<hr/>
	506.4	396.6
	<hr/>	<hr/>

The bank borrowings carry interest at the Hong Kong Interbank Offered Rate (HIBOR) plus a margin.

Gearing and charge on assets

As at 31 March 2026, the shareholders' funds were HK\$4,383.9 million (30 September 2025: HK\$4,373.0 million). The debt to equity ratio was 11.6%, as compared with 9.1% as at 30 September 2025.

As at 31 March 2026, (i) investment properties of the Group with a total carrying amount of approximately HK\$4,165.5 million (as at 30 September 2025: approximately HK\$4,138.5 million); and (ii) ownership interests in leasehold land held for own use and building of the Group with a total carrying amount of approximately HK\$1.6 million (as at 30 September 2025: approximately HK\$1.6 million) were pledged to banks to secure the general banking facilities granted to the Group.

GENERAL AND CORPORATE GOVERNANCE INFORMATION

TREASURY POLICIES

During the Period, the Board approved a revision to the Group's Policies for Financial Investments on 10 February 2026 to ensure their ongoing relevance and effectiveness.

The principal investment objectives of the Company are to seek non-speculative capital appreciation with a view to enhancing the application of the Group's surplus funds and for hedging purpose. For short-term cash management, surplus cash is placed as time deposits in licensed banks in Hong Kong or invested in debt instruments with a pre-determined minimum credit rating. Other financial investments from surplus funds are intended for a horizon of over one year, with no fixed cut-off for equities and up to 7 years for debt instruments and private equity.

Commitments

Particulars of the Group's commitments are set out in note 14 to the condensed consolidated interim financial statements of the Company for the Period (the "Condensed Consolidated Interim Financial Statements").

Employees and Remuneration Policies

As at 31 March 2026, the Group had 112 employees (as at 30 September 2025: 114). The staff remuneration, including Directors' emoluments and other employee expenses for the Period amounted to approximately HK\$16.7 million (2025: HK\$16.2 million). There has been no change in the employment and remuneration policies of the Group and the Group does not have any share option scheme for the employees (including the Directors).

The Group recognises the importance of maintaining a stable staff force for its continued success. Under the Group's existing policies, the employee pay rates are maintained at competitive levels whilst promotion and salary increments are assessed on a performance-related basis. Discretionary bonuses are granted to the employees based on their merit and in accordance with the industry practice. Other benefits, including hospitalisation insurance plan, subsidised medical care and training programmes are offered to the eligible employees.

CONNECTED TRANSACTION

On 15 October 2025, Pokfulam Property Management Limited, a wholly-owned subsidiary of the Company, entered into a construction contract with B.L. Wong & Co., Ltd (the "Contractor") to engage the Contractor to perform certain renovation works for an industrial building (the "Building") at a contract sum of HK\$3,560,000 (the "Contract Sum" and the "Construction Contract", respectively). The Building is situated at China Paint Building, No. 1163 Canton Road, No. 5B Arran Street, Mong Kok, Kowloon, Hong Kong and is partially owned by Metrocenter Holdings Limited, another wholly-owned subsidiary of the Company. The Contractor is beneficially owned by two sons of Mr. Wong Tat Sum, Samuel ("Mr. Samuel Wong"), an Executive Director, in equal shares.

Accordingly, the Contractor is an associate of Mr. Samuel Wong and a connected person of the Company pursuant to Chapter 14A of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Stock Exchange" and the "Listing Rules", respectively). The Construction Contract, therefore, constitutes a connected transaction of the Company under Chapter 14A of the Listing Rules.

GENERAL AND CORPORATE GOVERNANCE INFORMATION

Since the highest applicable percentage ratio (as defined under Rule 14.07 of the Listing Rules) in respect of Contract Sum of the transaction contemplated under the Construction Contract was more than 0.1% but less than 5%, the Construction Contract was subject to the reporting and announcement requirements but was exempt from the circular and independent shareholders' approval requirements under Chapter 14A of the Listing Rules. The Construction Contract was approved by the Board (including the Independent Non-executive Directors ("the INEDs")). In view of the interests in the Contractor, Mr. Samuel Wong was considered to have a material interest in the Construction Contract and, therefore, he abstained from voting at the meeting of the Board convened for considering and approving the Construction Contract. Further details regarding the Construction Contract were set out in the Company's announcement dated 15 October 2025.

Save as disclosed above, there were no discloseable non-exempted connected transaction or non-exempted continuing connected transaction of the Company under the Listing Rules during the Period and up to the date of this report. None of the "Related Party Transactions" as disclosed in note 17 to the Condensed Consolidated Interim Financial Statements constituted discloseable non-exempted connected transaction or non-exempted continuing connected transaction under the Listing Rules and the Company had complied with the relevant requirements of Chapters 14 and 14A of the Listing Rules during the Period.

CORPORATE GOVERNANCE AND OTHER INFORMATION

Corporate governance

Throughout the Period, the Company has complied with all the code provisions of the Corporate Governance Code as set out in Part 2 of Appendix C1 to the Listing Rules, save for the deviation explained following:

1. Under code provision C.2.1, the roles of chairman and chief executive should be separate and should not be performed by the same individual. The roles of the Chairman and Managing Director of the Company are currently performed by Mr. Wong Tat Chang, Abraham ("Mr. Abraham Wong").

In view of the Corporate Governance Code enhancements regarding, amongst others, board leadership implemented since 1 July 2025, the Board has reviewed this arrangement. The Board considers that vesting the roles of both Chairman and Managing Director in the same person provides the Group with strong and consistent leadership, efficient usage of resources, and allows for more effective planning and execution of long-term business strategies. The Board believes that the current balance of power and authority is adequately ensured by the active participation of the Executive Directors and the INEDs, who carry significant weight in the Board's decisions.

The Board will continue to review the effectiveness of the Group's corporate governance structure and consider whether any changes, including the separation of the roles of Chairman and Managing Director, are necessary.

2. Code provision B.2.2 stipulates that non-executive directors should be appointed for a specific term, subject to re-election. While the Company's INEDs are not appointed for a specific term, they are subject to retirement by rotation and re-election at the annual general meeting at least once every three years in accordance with the Company's articles of association, which the Board considers accomplishes the same objective.

GENERAL AND CORPORATE GOVERNANCE INFORMATION

Risk Management and Internal Control

In February 2026, the Board adopted a revised policy for financial investments to further strengthen the Group's internal control framework. The revised policy formalizes the oversight role of the Investment Oversight Committee and introduces enhanced risk management parameters, including asset allocation limits and refined credit requirements for debt instruments. Additionally, the Board has established conservative financial ratios to ensure that the Group maintains a strong credit profile and robust liquidity. The effectiveness of these internal control systems remains subject to regular review by the Audit Committee.

Model code for securities transactions by Directors

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix C3 to the Listing Rules (the "Model Code") as the code for dealing in the securities of the Company by the Directors. Following specific enquiries made with all Directors by the Company, all of them confirmed that they had complied with the required standards set out in the Model Code throughout the Period.

Purchase, sale or redemption of the Company's listed securities

During the Period, the Company did not redeem any of its listed securities, nor did the Company or any of its subsidiaries purchase or sell any of such securities (including re-sale or transfer of treasury shares).

As at 31 March 2026, the Company did not hold any treasury shares.

Directors' and chief executive's interests and short positions in the shares, underlying shares and debentures of the Company and its associated corporations

As at 31 March 2026, the interests and short positions of the Directors and the chief executive 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, Cap. 571 of the Laws of Hong Kong (the "SFO")), which were required to be: (a) 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 they were taken or deemed to have under such provisions of the SFO); (b) pursuant to section 352 of the SFO, recorded in the register referred to therein; or (c) pursuant to the Model Code, notified to the Company and the Stock Exchange, were as follows:

(a) Long position interests in the Company's shares (the "Shares")

Name of Directors/chief executive	Number of Shares/underlying Shares interested			Total	Approximate percentage of the issued Shares
	Personal interests	Family interests	Other interests		
Mr. Abraham Wong	450,800	–	80,633,866	81,084,666	73.6%
Wong Tat Kee, David ("Mr. David Wong")	–	–	80,633,866	80,633,866	73.2%
Mr. Samuel Wong	556,000	28,800	80,633,866	81,218,666	73.7%

GENERAL AND CORPORATE GOVERNANCE INFORMATION

(b) Long position in the shares of interests in EHL, a subsidiary of the Company

Name of Directors/chief executive	Number of ordinary shares held		Approximate percentage of interest in the issued shares of EHL
	Personal interests	Total	
Mr. Abraham Wong	10	10	0.1%

Notes:

- (1) Mr. Samuel Wong, an Executive Director, is deemed to be interested in 28,800 Shares, being the interest held beneficially by his wife.
- (2) Shares included in other interests are beneficially owned by the discretionary trusts, of which Mr. Abraham Wong, Mr. David Wong and Mr. Samuel Wong are beneficiaries and the number of Shares in each of the above trust companies are duplicated for each of these three Executive Directors.
- (3) The percentage represents the total number of Shares interested divided by the number of issued Shares of 110,179,385 as at 31 March 2026.

Save as disclosed above, as at 31 March 2026, none of the Directors nor the chief executive of the Company had any interests and short positions in the shares, underlying shares and debentures of the Company and any of its associated corporations (within the meaning of Part XV of the SFO), which were required to be: (a) 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 they were taken or deemed to have under such provisions of the SFO); or (b) pursuant to section 352 of the SFO, recorded in the register referred to therein; or (c) pursuant to the Model Code, notified to the Company and the Stock Exchange.

Substantial Shareholders' interests and short positions in the Shares and underlying Shares

As at 31 March 2026, other than the interests which would be required to be disclosed under the provision of Divisions 2 and 3 of Part XV of the SFO in respect of the Directors or the chief executive, the Company had not been notified by any entity or person, not being a Director or the chief executive of the Company, of having 5% or more of the interests or short positions in the Shares and underlying Shares as required to be recorded in the register pursuant to section 336 of the SFO.

Changes of Directors' or chief executive's information under Rule 13.51B(1) of the Listing Rules

With effect from 1 January 2026, the monthly remuneration (excluding the director's fee and the remuneration of the Board Committees) of Mr. Abraham Wong and Ms. Sung Kwan Yuk, Katherine, Executive Directors, has been adjusted to HK\$186,000 and HK\$62,850, respectively.

There was no other change of Directors' or chief executive's information required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules.

GENERAL AND CORPORATE GOVERNANCE INFORMATION

DISCLOSURE PURSUANT TO RULE 13.18 OF THE LISTING RULES

- (a) Pursuant to a facility agreement dated 15 November 2022 and a supplemental facility agreement dated 11 September 2024 entered into amongst Patricus Limited, a wholly-owned subsidiary of the Company, as borrower, the Company as guarantor and The Hongkong and Shanghai Banking Corporation Limited as lender (the "HSBC Facility Agreement"), a property mortgaged loan facility of HK\$70 million (the "HSBC Facility") was made available by the lender to Patricus Limited on the terms contained therein. As at 31 March 2026, the outstanding property mortgaged loan was HK\$66.7 million.

Under the terms of the HSBC Facility Agreement, if Mr. Abraham Wong, Mr. David Wong and Mr. Samuel Wong, in aggregate, cease to beneficially own (directly or indirectly) at least 51% of the issued share capital of the Company and/or cease to be entitled to exercise management control on the Company, the commitments under the HSBC Facility may be cancelled and the amounts outstanding, together with accrued interest and other amounts (if any) payable, under the HSBC Facility may become immediately due and repayable.

- (b) Pursuant to a facility agreement dated 17 March 2023 entered into amongst the Company and/or Patricus Limited, as borrowers, the Company as guarantor and Industrial and Commercial Bank of China (Asia) Limited as lender (the "ICBC Facility Agreement"). Pursuant to the ICBC Facility Agreement, loan facilities as at 31 March 2026 with an aggregate amount of HK\$214.6 million (the "ICBC Facility") were made available by the lender to the Company and/or Patricus Limited on the terms contained therein. As at 31 March 2026, the outstanding loan was HK\$162.6 million.

Under the terms of the ICBC Facility Agreement, if Mr. Abraham Wong, Mr. David Wong and Mr. Samuel Wong, in aggregate, maintain beneficial ownership (directly or indirectly) of less than 50% of the issued share capital of the Company, the commitments under the ICBC Facility may be cancelled and the amounts outstanding, together with accrued interest and other amounts (if any) payable, under the ICBC Facility may become immediately due and repayable.

- (c) Pursuant to a facility agreement dated 27 February 2026 entered into amongst Metrocenter Holdings Limited, a wholly-owned subsidiary of the Company, as borrower, the Company as guarantor and The Hongkong and Shanghai Banking Corporation Limited as lender (the "2026 HSBC Facility Agreement"), a term loan facility of HK\$100 million (the "2026 HSBC Facility") was made available by the lender. Under the terms of the 2026 HSBC Facility Agreement, if Mr. Abraham Wong, Mr. David Wong and Mr. Samuel Wong, in aggregate, cease to beneficially own (directly or indirectly) at least 51% of the issued share capital of the Company and/or cease to be entitled to exercise management control on the Company, the commitments under the 2026 HSBC Facility may be cancelled and the amounts outstanding, together with accrued interest and other amounts (if any) payable, may become immediately due and repayable. The final repayment date of the 2026 HSBC Facility is 27 February 2029. As at 31 March 2026, the outstanding loan was HK\$99.6 million.

GENERAL AND CORPORATE GOVERNANCE INFORMATION

CLOSURE OF REGISTER OF MEMBERS

For determining the Shareholders' entitlement to the Interim Dividend, the Register of Members will be closed from Tuesday, 16 June 2026 to Thursday, 18 June 2026, both days inclusive, during which period no transfer of Shares will be registered. In order to qualify for the Interim Dividend, non-registered Shareholders must lodge all properly completed and stamped transfer documents accompanied by the relevant share certificates with the Company's share registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong not later than 4:30 p.m. on Monday, 15 June 2026. The record date for determining shareholders' entitlement of the Interim Dividend will be Thursday, 18 June 2026.

REVIEW OF INTERIM RESULTS AND INTERIM REPORT

The audit committee of the Board (the "Audit Committee") comprises all INEDs. The Audit Committee has reviewed the results of the Group for the Period (including the Condensed Consolidated Interim Financial Statements) and this interim report.

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME**
FOR THE SIX MONTHS ENDED 31 MARCH 2026

		Six months ended	
		31.3.2026	31.3.2025
	NOTES	HK\$'000 (unaudited)	HK\$'000 (unaudited)
Revenue	3	84,231	85,927
Other income and gains	4	5,334	8,033
Costs:			
Property and related costs			
– property investment		(5,758)	(7,792)
– property management		(4,315)	(4,035)
Trading of goods costs		(13,753)	(18,026)
Staff costs		(16,693)	(16,150)
Other expenses		(9,066)	(10,870)
		(49,585)	(56,873)
Profit before changes in fair value of financial assets at fair value through profit or loss and investment properties		39,980	37,087
(Decrease)/increase in fair value of financial assets at fair value through profit or loss		(743)	20,090
Increase/(decrease) in fair value of investment properties	10	17,621	(167,948)
Finance costs on bank borrowings	5	56,858	(110,771)
Share of loss of joint venture		(8,048)	(9,789)
		(1,424)	(6,449)
Profit/(loss) before income tax	6	47,386	(127,009)
Income tax expense	7	(3,757)	(3,964)
Profit/(loss) for the period		43,629	(130,973)

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME**
FOR THE SIX MONTHS ENDED 31 MARCH 2026

		Six months ended	
		31.3.2026	31.3.2025
		HK\$'000	HK\$'000
		(unaudited)	(unaudited)
	NOTE		
Other comprehensive income/(loss)			
<i>Item that will not be reclassified subsequently to profit or loss:</i>			
Change in fair value on equity instrument designated at fair value through other comprehensive income, net of tax			
		(4,268)	(2,613)
<i>Items that may be reclassified subsequently to profit or loss:</i>			
Exchange gain/(loss) arising on translation of financial statements of foreign operations			
		5,340	(3,618)
Exchange gain/(loss) arising from long term advances to a joint venture			
		1,160	(112)
Other comprehensive income/(loss) for the period, net of tax			
		2,232	(6,343)
Total comprehensive income/(loss) for the period			
		45,861	(137,316)
Profit/(loss) for the period attributable to:			
Owners of the Company			
		43,630	(130,974)
Non-controlling interests			
		(1)	1
		43,629	(130,973)
Total comprehensive income/(loss) for the period attributable to:			
Owners of the Company			
		45,862	(137,317)
Non-controlling interests			
		(1)	1
		45,861	(137,316)
		HK\$	HK\$
Earnings/(loss) per share - basic	9	0.40	(1.19)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AT 31 MARCH 2026

		31.3.2026	30.9.2025
	NOTES	HK\$'000 (unaudited)	HK\$'000 (audited)
Non-current Assets			
Investment properties	10	4,447,925	4,424,355
Property, plant and equipment	10	13,500	13,789
Interests in joint venture		150,341	29,647
Amount due from a joint venture		–	114,315
Financial assets at fair value through profit or loss	16	128,590	119,207
Equity instrument designated at fair value through other comprehensive income	16	15,866	20,134
		4,756,222	4,721,447
Current Assets			
Inventories		15,387	14,942
Financial assets at fair value through profit or loss	16	70,178	75,135
Trade and other receivables	11	8,499	9,696
Deposits and prepayments		44,617	3,483
Time deposits with maturity over three months		11,458	10,970
Bank balances and cash		105,143	51,474
		255,282	165,700
Current Liabilities			
Trade and other payables	12	18,391	20,374
Contract liabilities		4,437	3,162
Rental and management fee deposits		27,164	26,445
Provision for taxation		5,863	2,288
Bank borrowings, secured	13	506,403	396,628
		562,258	448,897
Net Current Liabilities		(306,976)	(283,197)
Total Assets less Current Liabilities		4,449,246	4,438,250

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AT 31 MARCH 2026

	31.3.2026	30.9.2025
	<i>HK\$'000</i> (unaudited)	<i>HK\$'000</i> (audited)
Capital and Reserves		
Share capital	146,134	146,134
Reserves	4,237,722	4,226,907
Equity attributable to owners of the Company	4,383,856	4,373,041
Non-controlling interests	16	17
Total Equity	4,383,872	4,373,058
Non-current Liability		
Deferred taxation	65,374	65,192
	4,449,246	4,438,250

The Condensed Consolidated Interim Financial Statements on pages 14 to 34 were approved and authorised for issue by the Board on 29 May 2026 and are signed on its behalf by:

Wong Tat Chang, Abraham
DIRECTOR

Wong Tat Sum, Samuel
DIRECTOR

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE SIX MONTHS ENDED 31 MARCH 2026

	Attributable to owners of the Company						Non-controlling interests	Total
	Share capital	Translation reserve*	Investment revaluation reserve (non-recycling)*	Retained profits*	Sub-total			
At at 1 October 2024 (audited)	146,134	4,643	9,168	4,463,154	4,623,099	16	4,623,115	
Loss for the period	-	-	-	(130,974)	(130,974)	1	(130,973)	
Other comprehensive loss for the period:								
Changes in fair value on equity instrument designated at fair value through other comprehensive income ("FVOCI")	-	-	(2,613)	-	(2,613)	-	(2,613)	
Exchange loss arising on translation of financial statements of foreign operations	-	(3,618)	-	-	(3,618)	-	(3,618)	
Exchange loss arising from long term advances to a joint venture	-	(112)	-	-	(112)	-	(112)	
Total comprehensive loss for the period	-	(3,730)	(2,613)	(130,974)	(137,317)	1	(137,316)	
Forfeiture of unclaimed dividend	-	-	-	3,570	3,570	-	3,570	
Dividend paid	-	-	-	(35,257)	(35,257)	-	(35,257)	
As at 31 March 2025 (unaudited)	146,134	913	6,555	4,300,493	4,454,095	17	4,454,112	

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE SIX MONTHS ENDED 31 MARCH 2026

	Attributable to owners of the Company						Non-controlling interests	Total
	Share capital	Translation reserve*	Investment revaluation reserve (non-recycling)*	Retained profits*	Sub-total			
	<i>HK\$'000</i>	<i>HK\$'000</i>	<i>HK\$'000</i>	<i>HK\$'000</i>	<i>HK\$'000</i>	<i>HK\$'000</i>		
At at 1 October 2025 (audited)	146,134	3,360	12,134	4,211,413	4,373,041	17	4,373,058	
Profit for the period	-	-	-	43,630	43,630	(1)	43,629	
Other comprehensive income for the period:								
Changes in fair value on equity instrument designated at FVOCI	-	-	(4,268)	-	(4,268)	-	(4,268)	
Exchange gain arising on translation of financial statements of foreign operations	-	5,340	-	-	5,340	-	5,340	
Exchange gain arising from long term advances to a joint venture	-	1,160	-	-	1,160	-	1,160	
Total comprehensive income for the period	-	6,500	(4,268)	43,630	45,862	(1)	45,861	
Forfeiture of unclaimed dividend	-	-	-	210	210	-	210	
Dividend paid	-	-	-	(35,257)	(35,257)	-	(35,257)	
As at 31 March 2026 (unaudited)	146,134	9,860	7,866	4,219,996	4,383,856	16	4,383,872	

* These reserve accounts comprise the consolidated reserves of approximately HK\$4,237,722,000 in the condensed consolidated statement of financial position as at 31 March 2026 (30 September 2025: HK\$4,226,907,000).

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE SIX MONTHS ENDED 31 MARCH 2026

	Six months ended	
	31.3.2026	31.3.2025
	HK\$'000 (unaudited)	HK\$'000 (unaudited)
Net cash (used in)/generated from operating activities	(9)	38,340
Investing activities		
Placement of time deposits with maturity over three months	–	(41,267)
Release of time deposits with maturity over three months	–	49,970
Dividend received from equity instrument designated at FVOCI	2,293	2,083
Proceeds on disposal of financial assets at fair value through profit or loss (“FVTPL”)	32,484	28,439
Investment in financial asset at FVTPL	(36,641)	(73,211)
Addition of investment properties	(3,279)	(2,470)
Proceed on disposal of property, plant and equipment	(371)	335
Other investing cash flows	(7,668)	(556)
Net cash used in investing activities	(13,182)	(36,677)
Financing activities		
New bank borrowings	130,000	115,000
Repayment of bank borrowings	(20,225)	(73,217)
Dividend paid	(35,257)	(35,257)
Interest paid	(8,048)	(9,789)
Net cash generated from/(used in) financing activities	66,470	(3,263)
Net increase/(decrease) in cash and cash equivalents	53,279	(1,600)
Cash and cash equivalents at the beginning of the period	51,474	38,373
Effect of foreign exchange rate changes	390	(20)
Cash and cash equivalents at the end of the period, represented by bank balances and cash	105,143	36,753
Analysis of the balances of cash and cash equivalents		
Bank balances and cash	62,143	33,741
Time deposits with original maturity less than three months	43,000	3,012
	105,143	36,753

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 31 MARCH 2026

1. GENERAL

Pokfulam Development Company Limited (the “Company”) is a public limited liability company incorporated in Hong Kong and its issued shares (the “Shares”) are listed and traded on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). The Company and its subsidiaries are together referred to as the Group.

The principal activities of the Company are property investment and investment holding. The principal activities of the Group are property investment and management, trading of visual and sound equipment, and securities investment.

The address of the registered office and the principal place of business of the Company is 23rd Floor, Beverly House, 93-107 Lockhart Road, Wanchai, Hong Kong.

2. BASIS OF PREPARATION AND ACCOUNTING POLICIES

The condensed consolidated interim financial statements of the Group for the six months ended 31 March 2026 (the “Period” and “Condensed Consolidated Interim Financial Statements”, respectively) have been prepared in accordance with Hong Kong Accounting Standard 34 Interim Financial Reporting issued by the Hong Kong Institute of Certified Public Accountants and the applicable disclosure requirements of the Rules Governing the Listing of Securities on the Stock Exchange.

The Condensed Consolidated Interim Financial Statements are presented in Hong Kong Dollars (“HK\$”), unless otherwise stated. The Condensed Consolidated Interim Financial Statements contain condensed consolidated financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Group since the Group’s audited annual consolidated financial statements for the year ended 30 September 2025 (the “Year 2025” and the “2025 Audited Financial Statements”, respectively). The Condensed Consolidated Interim Financial Statements do not include all the information and disclosures required for a complete set of financial statements prepared in accordance to Hong Kong Financial Reporting Standards (“HKFRS Accounting Standards”), and should be read in conjunction with the 2025 Audited Financial Statements.

The financial information relating to Year 2025 that is included in the Condensed Consolidated Interim Financial Statements as comparative information does not constitute the Company’s statutory annual consolidated financial statements for that year but is derived from those financial statements. Further information relating to these statutory financial statements required to be disclosed in accordance with section 436 of the Companies Ordinance, Chapter 622 of the laws of Hong Kong (the “Companies Ordinance”) is as follows:

The Company has delivered the 2025 Audited Financial Statements to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Companies Ordinance.

The Company’s independent auditor (the “Independent Auditor”) has reported on the 2025 Audited Financial Statements. The Independent Auditor’s report was unqualified, did not include a reference to any matters to which the Independent Auditor drew attention by way of emphasis without qualifying its report, and did not contain a statement under sections 406(2), 407(2) or (3) of the Companies Ordinance.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 31 MARCH 2026

2. BASIS OF PREPARATION AND ACCOUNTING POLICIES (CONTINUED)

The Condensed Consolidated Interim Financial Statements have been prepared on the historical cost basis except for investment properties and certain financial instruments, which are measured at fair values, as appropriate. Historical cost is generally based on the fair value of consideration for goods and services.

The Condensed Consolidated Interim Financial Statements have been prepared with the same accounting policies adopted in the 2025 Audited Financial Statements, except for those that relate to new standards or interpretations effective for the first time for periods beginning on or after 1 October 2025.

The Group had net current liabilities of approximately HK\$306,976,000 as at 31 March 2026. Included in the Group's current liabilities as at 31 March 2026 were interest-bearing bank borrowings of HK\$506,403,000, which were subject to repayment on demand at the discretion of the relevant banks, as set out in note 13 to the Condensed Consolidated Interim Financial Statements.

The Condensed Consolidated Interim Financial Statements have been prepared on a going concern basis on the assumption that the Group will be able to continue as a going concern for the foreseeable future, taking into account of the unutilised banking facilities of approximately HK\$1,085,539,000 (note 13) as at 31 March 2026. The directors of the Company believe that the Group has adequate resources to continue its operation for the foreseeable future for not less than twelve months from the end of the reporting period. The directors do not consider it probable that the bank borrowings will be fully called within the next twelve months and expect that the borrowings will be repaid in accordance with the scheduled repayment dates set out in the relevant facility letters. In making this assessment, the directors consider the Group's financial position at the date of approval of these Condensed Consolidated Interim Financial Statements, its compliance with loan covenants, and the timely settlement of scheduled repayments of loan principals and interest. Accordingly, the directors are of the opinion that it is appropriate to adopt the going concern basis in preparing the Condensed Consolidated Interim Financial Statements.

During the Period, the Group has adopted all the new and amended HKFRS Accounting Standards which are first effective for the reporting period and relevant to the Group. The new or amended HKFRS Accounting Standards that are effective from 1 October 2025 did not have any material effect on the Group's accounting policies.

No new/revised HKFRS Accounting Standards that have been issued but are not yet effective have been early adopted by the Group.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 31 MARCH 2026

3. SEGMENT INFORMATION

The Group's operating segments based on the information reported to the chief operating decision maker (the "CODM") (i.e. the managing director of the Company) for the purposes of resource allocation and performance assessment are as follows:

Property investment and management	–	letting and management of commercial, industrial and residential properties
Trading of goods	–	trading of visual and sound equipment
Securities investment	–	investment in securities

The following is an analysis of the Group's revenue and results by reportable and operating segments:

For the six months ended 31 March 2026

	Property investment and management	Trading of goods	Securities investment	Segment total	Eliminations	Consolidated
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
REVENUE						
External	60,452	18,225	5,554	84,231	–	84,231
Inter-segment	788	361	–	1,149	(1,149)	–
	61,240	18,586	5,554	85,380	(1,149)	84,231
Segment profit/(loss) (Notes (i) and (ii))	62,605	4	(2,898)	59,711	–	59,711
Unallocated other income and gains						9,188
Corporate expenses						(12,041)
Finance costs on bank borrowings						(8,048)
Share of loss of joint venture						(1,424)
Profit before income tax						47,386

Notes: i. Segment profit of property investment and management business included a increase in fair value of investment properties of approximately HK\$17,621,000.

ii. Segment loss of securities investment business included a decrease in fair value of financial assets at FVTPL of approximately HK\$743,000.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 31 MARCH 2026

3. SEGMENT INFORMATION (CONTINUED)

For the six months ended 31 March 2025

	Property investment and management	Trading of goods	Securities investment	Segment total	Eliminations	Consolidated
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
REVENUE						
External	58,773	23,281	3,873	85,927	–	85,927
Inter-segment	984	115	–	1,099	(1,099)	–
	59,757	23,396	3,873	87,026	(1,099)	85,927
Segment (loss)/profit (Notes (i) and (ii))	(133,518)	1,376	23,868	(108,274)	–	(108,274)
Unallocated other income and gains						8,033
Corporate expenses						(10,530)
Finance costs on bank borrowings						(9,789)
Share of loss of joint venture						(6,449)
Loss before income tax						(127,009)

Notes: i. Segment loss of property investment and management business included a decrease in fair value of investment properties of approximately HK\$167,948,000.

ii. Segment profit of securities investment business included a increase in fair value of financial assets at FVTPL of approximately HK\$20,090,000.

Inter-segment revenue is charged at mutually agreed terms.

Segment profit/(loss) represents the profit made/(loss incurred) by each segment without allocation of certain other income and gains (mainly including interest income, dividend income from equity instrument designated at FVOCI and exchange gain), corporate expenses, finance costs and share of loss of joint venture. This is the measure reported to the CODM for the purposes of resource allocation and performance assessment.

No segment assets and liabilities are presented as the information is not regularly reported to the CODM in the resource allocation and assessment of performance.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 31 MARCH 2026

3. SEGMENT INFORMATION (CONTINUED)

An analysis of revenue is as follows:

	Six months ended	
	31.3.2026	31.3.2025
	HK\$'000	HK\$'000
Revenue from contracts with customers:		
– Sales of goods	18,225	23,281
– Building management services	6,201	7,007
	24,426	30,288
Revenue from other sources:		
– Rental income	54,251	51,766
– Dividend income	5,554	3,873
	59,805	55,639
Total revenue	84,231	85,927

The following table provides information about timing of revenue recognition:

	Property investment and management		Trading of goods		Securities investment		Total	
	Six months ended		Six months ended		Six months ended		Six months ended	
	31.3.2026	31.3.2025	31.3.2026	31.3.2025	31.3.2026	31.3.2025	31.3.2026	31.3.2025
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
At a point in time	–	–	18,225	23,281	–	–	18,225	23,281
Over time	6,201	7,007	–	–	–	–	6,201	7,007
	6,201	7,007	18,225	23,281	–	–	24,426	30,288
Revenue from other sources	54,251	51,766	–	–	5,554	3,873	59,805	55,639
	60,452	58,773	18,225	23,281	5,554	3,873	84,231	85,927

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 31 MARCH 2026

4. OTHER INCOME AND GAINS

	Six months ended	
	31.3.2026	31.3.2025
	<i>HK\$'000</i>	<i>HK\$'000</i>
Dividend income from equity instrument designated at FVOCI	2,293	2,083
Imputed interest income on amount due from a joint venture	2,009	4,595
Interest income		
– Bank deposits	386	824
– Listed debt securities at FVTPL	81	50
Sundry income	392	481
Reversal of impairment on trade and other receivables	173	–
	5,334	8,033

5. FINANCE COSTS ON BANK BORROWINGS

The amounts represent interests on bank borrowings.

6. PROFIT/(LOSS) BEFORE INCOME TAX

	Six months ended	
	31.3.2026	31.3.2025
	<i>HK\$'000</i>	<i>HK\$'000</i>
Profit/(loss) before income tax has been arrived at after charging/(crediting):		
Depreciation on property, plant and equipment:		
– owned property, plant and equipment	649	577
– right-of-use-assets, including within leasehold land in Hong Kong under long-term lease	4	4
Loss on disposal of property, plant and equipment	7	82
(Reversal of)/provision for impairment on trade and other receivables	(173)	221
Provision for impairment on amounts due from joint venture	–	937

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 31 MARCH 2026

7. INCOME TAX EXPENSE

	Six months ended	
	31.3.2026	31.3.2025
	HK\$'000	HK\$'000
Current tax		
– Hong Kong Profits Tax	3,520	3,080
– The People's Republic of China (the "PRC") Enterprise Income Tax (the "EIT")	55	70
Deferred tax	182	814
	3,757	3,964

Hong Kong profits tax is calculated at the rate of 16.5% (2025: 16.5%) on the estimated assessable profits arising in Hong Kong, except that the first HK\$2,000,000 of qualified group entity's assessable profit is calculated at 8.25% (2025: 8.25%), which is in accordance with the two-tiered profits tax rates regime.

The Company's subsidiaries in the PRC are subject to the PRC EIT. The applicable PRC EIT rate for the PRC subsidiaries is 25% (2025: 25%) for the six months ended 31 March 2026.

8. DIVIDEND

In March 2026, the final dividend in respect of Year 2025 of HK32 cents (2025: HK32 cents in respect of the financial year ended 30 September 2024) per ordinary share, totalling HK\$35,257,000 (2025: HK\$35,257,000), was paid to the shareholders of the Company (the "Shareholders").

Subsequent to the end of the Period, the board of Directors has determined that an interim dividend in respect of the financial year ending 30 September 2026 of HK4 cents (2025: HK4 cents) per ordinary share, totalling HK\$4,407,000 (2025: HK\$4,407,000) will be paid to the Shareholders whose names will appear on the Company's register of members on 18 June 2026.

9. EARNINGS/(LOSS) PER SHARE

The calculation of the basic earnings per share is based on the profit for the period attributable to owners of the Company of approximately HK\$43,630,000 (six months ended 31 March 2025: loss per share is based on the loss for the Period attributable to owners of the Company of approximately HK\$130,974,000) and on 110,179,385 (six months ended 31 March 2025: 110,179,385) shares in issue during the Period.

There were no potential ordinary shares in issue during both six months periods and at the end of both reporting periods.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 31 MARCH 2026

10. MOVEMENTS IN INVESTMENT PROPERTIES AND PROPERTY, PLANT AND EQUIPMENT

The Group's investment properties as at 31 March 2026 were carried at fair value as estimated using direct comparison method or income capitalisation method, where appropriate. The increase in fair value of approximately HK\$17,621,000 (six months ended 31 March 2025: decrease in fair value of approximately HK\$167,948,000) has been recognised directly in profit or loss for the Period.

During the Period, the Group had incurred additional costs on investment properties as well as property, plant and equipment at a total cost of approximately HK\$3,279,000 and approximately HK\$371,000, respectively (six months ended 31 March 2025: approximately HK\$2,470,000 and approximately HK\$556,000, respectively).

11. TRADE AND OTHER RECEIVABLES

Included in trade and other receivables as at 31 March 2026 are trade receivables of HK\$4,897,000 (30 September 2025: HK\$5,864,000). The following is an aged analysis of trade receivables, net of provision, presented based on the invoice date at the end of the reporting periods:

	31.3.2026	30.9.2025
	<i>HK\$'000</i>	<i>HK\$'000</i>
0 – 30 days	4,252	4,671
31 – 60 days	318	646
61 – 90 days	93	153
Over 90 days	234	394
	4,897	5,864

Before accepting any new customer, the Group will assess the potential customer's credit quality. Limits attributed to customers are reviewed once a year. The Group's trade receivables that are neither past due nor impaired have the best credit quality with reference to respective settlement history.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 31 MARCH 2026

12. TRADE AND OTHER PAYABLES

Included in the trade and other payables as at 31 March 2026 are trade payables of HK\$1,886,000 (30 September 2025: HK\$301,000). The following is an aged analysis of trade payables presented based on the invoice date at the end of the reporting periods, and the respective total balances of trade payables comprise:

	31.3.2026	30.9.2025
	<i>HK\$'000</i>	<i>HK\$'000</i>
0 – 30 days	306	122
31 – 60 days	154	65
61 – 90 days	643	28
Over 90 days	783	86
	1,886	301

13. BANK BORROWINGS, SECURED

During the six months ended 31 March 2026, the Group obtained new bank borrowing of HK\$130,000,000 and repaid loan of approximately HK\$20,225,000. In accordance with relevant terms and clauses as stipulated in the banking facilities letters, all the Group's bank borrowings contain repayment on demand clauses at the discretion of the relevant banks and the Group, as a borrower, has no right to defer the settlement of the relevant bank borrowings as at 31 March 2026. Accordingly, the bank borrowings are shown under current liabilities at the end of the reporting period.

The bank borrowings carry interests at Hong Kong Interbank Offered Rate (HIBOR) plus certain basis points and are denominated in HK\$, which is the functional currency of the relevant group entities.

The bank borrowings were secured by the Group's certain investment properties amounting to approximately HK\$3,657,500,000 (30 September 2025: HK\$3,642,000,000) and ownership interests in leasehold land held for own use and building of the Group with a total carrying amount of approximately HK\$1,583,000 (30 September 2025: HK\$1,639,000) as at 31 March 2026.

As at 31 March 2026, the Group has unutilised banking facilities of HK\$1,085,539,000 (30 September 2025: HK\$1,140,539,000).

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 31 MARCH 2026

14. COMMITMENTS

At the end of the reporting periods, the Group had the following commitments:

	31.3.2026	30.9.2025
	<i>HK\$'000</i>	<i>HK\$'000</i>
Contracted, but not provided for:		
Property renovation costs	1,485	996
Investment in unlisted equity instruments	15,909	10,883
	<u>17,394</u>	<u>11,879</u>

15. PLEDGE OF ASSETS

As at 31 March 2026, (i) investment properties of the Group with a total carrying amount of approximately HK\$4,165,500,000 (30 September 2025: approximately HK\$4,138,500,000); and (ii) ownership interests in leasehold land held for own use and building of the Group with a total carrying amount of approximately HK\$1,583,000 (30 September 2025: approximately HK\$1,639,000) were pledged to banks to secure the general banking facilities granted to the Group.

16. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

The following table gives information about how the fair values of these financial assets are determined (in particular, the valuation technique(s) and the inputs used), as well as the level of the fair value hierarchy into which the fair value measurements are categorised (Levels 1 to 3) based on the degree to which the inputs to the fair value measurements is observable.

- Level 1 fair value measurements are quoted prices (unadjusted) in active market 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 that include inputs for the assets or liabilities that are not based on observable market data (unobservable inputs).

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 31 MARCH 2026

16. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (CONTINUED)

Financial assets	Fair value	Fair value measurements as at		
	as at 31 March 2026	31 March 2026 categorised into		
		Level 1	Level 2	Level 3
	<i>HK\$'000</i>	<i>HK\$'000</i>	<i>HK\$'000</i>	<i>HK\$'000</i>
		(Note)		
Financial assets measured at FVTPL:				
Current portion				
– Listed equity securities (Note)	66,085	66,085	–	–
– Listed debt securities (Note)	4,093	4,093	–	–
Non-current portion				
– Unlisted fund instruments	128,590	–	–	128,590
Equity instrument designated at FVOCI:				
Non-current portion				
– Unlisted equity investment	15,866	–	–	15,866
Financial assets	Fair value	Fair value measurements as at		
	as at 30 September 2025	30 September 2025 categorised into		
		Level 1	Level 2	Level 3
	<i>HK\$'000</i>	<i>HK\$'000</i>	<i>HK\$'000</i>	<i>HK\$'000</i>
		(Note)		
Financial assets measured at FVTPL:				
Current portion				
– Listed equity securities (Note)	69,562	69,562	–	–
– Listed debt securities (Note)	5,573	5,573	–	–
Non-current portion				
– Unlisted fund instruments	119,207	–	–	119,207
Equity instrument designated at FVOCI:				
Non-current portion				
– Unlisted equity investment	20,134	–	–	20,134

Note:

Fair values of these investments have been determined by reference to their quoted bid prices as at the end of the reporting periods.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 31 MARCH 2026

16. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (CONTINUED)

Reconciliation of Level 3 fair value measurement of financial assets:

	Unlisted equity investment classified as equity instrument designated at FVOCI <i>HK\$'000</i>	Unlisted fund instruments classified as financial assets at FVTPL <i>HK\$'000</i>
At 1 October 2024	17,168	77,456
Addition during the year	–	39,161
Change in fair value, recognised in other comprehensive income	2,966	–
Change in fair value, recognised in profit or loss	–	2,590
At 30 September 2025 and at 1 October 2025	20,134	119,207
Addition during the period	–	4,098
Exchange gain	–	820
Change in fair value, recognised in other comprehensive income	(4,268)	–
Change in fair value, recognised in profit or loss	–	4,465
At 31 March 2026	15,866	128,590

Below is the table setting out quantitative information about fair value measurements using significant unobservable inputs (Level 3).

Description	Fair value as at		Valuation technique(s)	Unobservable input		Range (weighted average)		Relationship of unobservable inputs to fair value
	31.3.2026	30.9.2025		31.3.2026	30.9.2025	31.3.2026	30.9.2025	
	<i>HK\$'000</i>	<i>HK\$'000</i>						
Financial assets measured at FVTPL								
Unlisted fund instrument	37,193	34,787	Adjusted asset-based approach	Discount rate for lack of control	Discount rate for lack of control	23.37%	25.65%	A slight increase in the discount rate would result in an insignificant decrease in the fair value, and vice versa
Unlisted fund instruments	88,563	84,420	Market approach	Discount rate for lack of marketability	Discount rate for lack of marketability	11.40% to 15.60%	11.40% to 15.60%	A slight increase in the discount rate would result in an insignificant decrease in the fair value, and vice versa
Unlisted fund instruments	2,834	–	Asset-based approach	Net asset value	N/A	N/A	N/A	The higher the net asset value of the underlying investments, the higher the fair value, and vice versa

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16. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (CONTINUED)

Description	Fair value as at		Valuation technique(s)	Unobservable input		Range (weighted average)		Relationship of unobservable inputs to fair value
	31.3.2026	30.9.2025		31.3.2026	30.9.2025	31.3.2026	30.9.2025	
	HK\$'000	HK\$'000						
Equity instrument designated at FVOCI								
Unlisted equity investment	15,866	20,134	Market approach	Discount rate for lack of marketability	Discount rate for lack of marketability	13.20%	13.20%	A slight increase in the discount rate would result in an insignificant decrease in the fair value, and vice versa

There were no transfers between levels during the six months ended 31 March 2026 and 31 March 2025.

The fair values of other financial assets and financial liabilities are determined in accordance with generally accepted pricing models based on discounted cash flow analysis.

The Directors consider that the carrying amounts of financial assets and financial liabilities at amortised cost in the Condensed Consolidated Interim Financial Statements approximate to their fair values.

17. RELATED PARTY TRANSACTIONS

In addition to those disclosed elsewhere in the Condensed Consolidated Interim Financial Statements, the following transactions were carried out by the Group with the related parties during the Period. The terms of the below transactions (a), (b) and (c) were mutually agreed by the Group and the related companies.

(a) Related party transactions with B.L. Wong & Company Limited ("B.L. Wong")

	Six months ended	
	31.3.2026	31.3.2025
	HK\$'000	HK\$'000
Renovation fee paid to B.L. Wong	2,360	1,507
Rental income received from B.L. Wong	540	540
Property management fee received from B.L. Wong	117	117

Note: B.L. Wong is beneficially owned in equal shares by two sons of Mr. Wong Tat Sum, Samuel ("Mr. Samuel Wong").

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17. RELATED PARTY TRANSACTIONS (CONTINUED)

(b) Related party transactions with Bowen Capital Limited ("Bowen")

	Six months ended	
	31.3.2026	31.3.2025
	HK\$'000	HK\$'000
Rental income received from Bowen	405	486
Property management fee received from Bowen	101	101

Note: Mr. Samuel Wong is the common director of the Company and Bowen. Bowen is beneficially owned by a close family member of Mr. Samuel Wong.

(c) Related party transactions with Bowen Capital (HK) Limited ("Bowen HK")

	Six months ended	
	31.3.2026	31.3.2025
	HK\$'000	HK\$'000
Investment management fee paid to Bowen HK	321	269

Note: Bowen HK is beneficially owned by a close family member of Mr. Samuel Wong.

(d) Compensation of key management personnel

Total remuneration of the Directors and other members of key management personnel of the Group during the Period was as follows:

	Six months ended	
	31.3.2026	31.3.2025
	HK\$'000	HK\$'000
Short term employee benefits	4,600	4,306
Retirement scheme contributions	53	44
	4,653	4,350