

CEC-COILS® 759 阿信屋®



CEC國際控股有限公司
CEC INTERNATIONAL HOLDINGS LIMITED

(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: 759)

ANNUAL REPORT 年報
2025/2026

Corporate Profile

CEC International Holdings Limited (“CEC International”) is a small and medium-sized enterprise that upholds “progressive, determined, dedicated” as its main operating principle and is mainly engaged in design to manufacture of a wide range of electronic coils and local retail business.

Founded in 1979, our electronic coils business has been evolving progressively to become one of the major manufacturers of electronic coils supplying to a multiple of industry segments, including telecommunications and information technology equipment, data networking and power conversion applications, office automation equipment, audio and visual products, home appliance and power tools. CEC International is an experienced and competitive player in the electronic coils arena, with large-scale manufacturing facilities, research and development, sales and customer services based in Mainland China and marketing centers established in Hong Kong China and Mainland China.

759 STORE was established by the Group on 7 July 2010, as the Group started to develop its retail business with reference to the consumption model of Japanese localities. 759 STORE aimed to give desirable service to local Hong Kong residents, providing a relaxing shopping environment with wide range of products for our customers to choose. Our products not only came from Japan, but also from European countries, South-east Asia, Korea, Mainland China, Taiwan China and so forth. To provide our customers with a much comprehensive range of products to select, we did our best to further increase the varieties of our products and, apart from food, we self-imported frozen food, alcohol beverages, household products, kitchenware and personal care products, etc. Looking forward, 759 STORE will continue to serve Hong Kong local residents and provide comfortable, relaxing, diversified and much brand new shopping experience to our customers.

Listed on The Stock Exchange of Hong Kong Limited since November 1999, CEC International expects to progressively reinforce its corporate governance through the supervision by the capital market. CEC International is also dedicated to achieving sustainable development for its business, and to generate stable long-term return on shareholders’ investment.

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Corporate Information

DIRECTORS

Executive Directors

Ms. Tang Fung Kwan
(Chairman and Managing Director)
Mr. Lam Kwok Chung
(Deputy Managing Director)
Mr. Ho Man Lee

Independent Non-executive Directors

Mr. Chan Chiu Ying
Ms. Tsui Mei Ling, May
Mr. Goh Gen Cheung
(passed away on 17/5/2026)

AUDIT COMMITTEE

Mr. Chan Chiu Ying (Chairman)
Ms. Tsui Mei Ling, May
Mr. Goh Gen Cheung
(passed away on 17/5/2026)

REMUNERATION COMMITTEE

Ms. Tang Fung Kwan
Mr. Chan Chiu Ying
Ms. Tsui Mei Ling, May
Mr. Goh Gen Cheung
(passed away on 17/5/2026)

NOMINATION COMMITTEE

Ms. Tang Fung Kwan (Chairman)
Mr. Chan Chiu Ying
Ms. Tsui Mei Ling, May
Mr. Goh Gen Cheung
(passed away on 17/5/2026)

COMPANY SECRETARY

Ms. Ho Wing Yi

PRINCIPAL BANKERS

The Hongkong and Shanghai
Banking Corporation Limited
Bank of China (Hong Kong)
Limited

REGISTERED OFFICE

Victoria Place, 5th Floor
31 Victoria Street
Hamilton HM 10
Bermuda

HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS

2nd Floor, Hing Win Factory
Building
110 How Ming Street
Kwun Tong, Kowloon
Hong Kong

HEADQUARTERS IN MAINLAND CHINA

Li Xin Jie, Yong An Lu
Dong Feng Zhen
Zhongshan
Guangdong
China

AUDITOR

PricewaterhouseCoopers
Certified Public Accountants
Registered Public Interest Entity
Auditor

LEGAL ADVISERS

Grandall Zimmern Law Firm
Appleby

SHARE REGISTRARS AND TRANSFER OFFICES

Bermuda Principal Share Registrar

Appleby Global Corporate Services
(Bermuda) Limited
Canon's Court, 22 Victoria Street
PO Box HM 1179
Hamilton HM EX
Bermuda

Hong Kong Branch Share Registrar

Computershare Hong Kong
Investor Services Limited
Shops 1712-1716
17th Floor
Hopewell Centre
183 Queen's Road East
Hong Kong

Websites: <http://www.0759.com>
<http://www.ceccoils.com>
[http://www.irasia.com/
listco/hk/cecint](http://www.irasia.com/listco/hk/cecint)

E-mail: info@ceccoils.com

Listed on The Stock Exchange of
Hong Kong Limited

Stock Code: 759

Five-Year Financial Summary

The results, assets and liabilities of the Group for the last five financial years are as follows:

	2026 HK\$'000	2025 HK\$'000	2024 HK\$'000	2023 HK\$'000	2022 HK\$'000
(Loss)/profit attributable to equity holders	(39,189)	(43,831)	(29,812)	49,565	39,884
Total assets	748,615	813,542	886,305	917,091	919,516
Total liabilities	(338,974)	(373,293)	(395,314)	(383,548)	(419,863)
	409,641	440,249	490,991	533,543	499,653

Management Discussion and Analysis

Dear Shareholders,

On behalf of the Board of Directors (the “Board”) of CEC International Holdings Limited (the “Company”) and its subsidiaries (collectively referred to as the “Group”), I am pleased to present the twenty-seventh annual report of the Company since the listing of the Company’s shares on The Stock Exchange of Hong Kong Limited on 15 November 1999.

2025/2026 SUMMARY OF RESULTS

- Revenue decreased 2.7% to HK\$1,405,504,000 (2025: HK\$1,444,391,000);
- Loss for the year of the Company to be HK\$39,189,000 (2025: HK\$43,831,000);
- Basic loss per share was HK5.88 cents (2025: HK6.58 cents);
- Net cash inflow from operating activities of HK\$140,893,000 (2025: HK\$166,568,000); and
- Gross profit margin increased by 0.7 percentage point to 39.4% (2025: 38.7%).

DIVIDEND

No interim and final dividend was declared for the year ended 30 April 2026 and 2025.

BUSINESS REVIEW

During the 2025/26 financial year, Hong Kong’s business environment remained challenging due to complex domestic and global headwinds. Externally, geopolitical tensions and uncertainties in the Middle East directly impacted energy markets, leading to sharp increases in electricity tariffs and logistics costs, which placed additional burdens on the Group’s operating expenses. Domestically, the retail sector continued to be affected by robust outbound travel demand. High outbound passenger traffic was consistently recorded at border control points during weekends and public holidays, as cross-border consumption in Mainland China has become a prevailing lifestyle trend among local residents. Consequently, stimulating local consumption remains a long-term structural challenge for domestic retailers.

Faced with this demanding business landscape, the Group recorded a consolidated revenue of HK\$1,405,504,000 for the year (2025: HK\$1,444,391,000), representing a decrease of 2.7% compared to the previous financial year. Both the retail business and the electronic components manufacturing business recorded declines during the year under review. In line with the decline in revenue, consolidated gross profit decreased by approximately HK\$4,083,000 to HK\$554,374,000 (2025: HK\$558,457,000), representing a drop of approximately 0.7%. Recognizing the difficulty of adopting aggressive revenue-boosting strategies in the current climate, management proactively controlled costs and minimized unnecessary expenses. These efforts yielded positive results. Despite the contraction in revenue, the loss attributable to equity holders narrowed to HK\$39,189,000 for the year (2025: HK\$43,831,000), representing a reduction of 10.6% year-on-year.

Management Discussion and Analysis

Retail Business

During the period under review, the Group recorded revenue of HK\$1,366,053,000 from its retail business segment (2025: HK\$1,394,171,000), representing a decrease of approximately 2.0% year-on-year and accounting for approximately 97% (2025: 97%) of total revenue. Segment gross profit was HK\$550,508,000 (2025: HK\$557,146,000), representing a decline of 1.2% compared to the previous financial year. The local retail market has been impacted by multiple adverse factors in recent years, particularly the strong trend of outbound travel and cross-border consumption. For instance, during the five-day Easter public holiday in April 2026, foot traffic at the Group's retail stores was sluggish, resulting in recent lows for sales. Furthermore, local nighttime consumption has shown no signs of recovery, with foot traffic and spending after 8:00 p.m. remaining substantially below pre-pandemic levels.

759 Store adheres to a direct import procurement model, sourcing products straight from their countries of origin. This strategy eliminates intermediary costs from agents and distributors while creating a highly differentiated product mix for the retail business. Over 90% of 759 Store's merchandise is directly imported by its in-house procurement team from approximately 60 countries and regions globally (2025: 60). To continuously enrich customer choices, the sourcing team explores quality products worldwide; the major countries of origin, ranked by procurement volume, are Japan and South Korea, Southeast Asia, Europe, Taiwan, Mainland China, the Americas, and other regions. During the year under review, the procurement team actively expanded the regular product portfolio to approximately 6,800 items (2025: 6,500 items). The product mix encompasses snacks, beverages, leisure foods, rice, groceries, frozen foods, personal care products, and household paper products. The segment gross profit margin for the retail business was 40.3% (2025: 40.0%), remaining relatively stable year-on-year.

Management Discussion and Analysis

The Group refrained from expanding its retail network during the period under review, maintaining a scale consistent with the previous year. As at 30 April 2026, 759 Store operated 167 branches (2025: 168), reflecting a net decrease of one store (four openings and five closures). The total gross floor area of operating stores was 312,000 sq. ft. (30 April 2025: 320,000 sq. ft.), with an average floor area of 1,868 sq. ft. per store (30 April 2025: 1,905 sq. ft.), similar to the previous year. Due to the decrease in retail segment revenue, the ratio of frontline staff wages to segment revenue marginally increased to 11.1% (2025: 10.8%). The average number of frontline staff per store remained stable at approximately four employees (2025: 4). Frontline staff remuneration comprises a base salary, bonuses, and other benefits, with bonuses directly linked to the revenue performance of the respective stores.

To navigate the challenging market environment, the Group rigorously controlled operating costs. Segment selling and distribution costs for the retail business decreased by approximately 1.8% to HK\$452,478,000 (2025: HK\$460,919,000). Management assesses that given the decline in foot traffic and elevated vacancy rates in shopping malls and high streets, there is potential for downward adjustment in rental levels. However, as the majority of the Group's store leases were bound by existing contracts during the review period, management will negotiate rental adjustments with landlords upon lease expiries to optimize the retail business's cost structure. Segment general and administrative expenses were HK\$92,388,000 (2025: HK\$95,504,000), a decrease of 3.3% year-on-year, reflecting the effectiveness of management's cost-compression measures. Consequently, the segment operating profit of the retail business for the year surged by 69% to HK\$7,753,000 (2025: HK\$4,585,000).

Electronic Components Manufacturing Business

During the year under review, the Group's electronic components manufacturing business faced severe headwinds from geopolitical tensions, military conflicts in the Middle East, and shipping lane blockades, all of which triggered significant volatility in energy markets. The electronics industry was immediately impacted by surging fuel and logistics costs, leading to highly unstable market demand and order volumes. Consequently, segment revenue plummeted by 22% year-on-year to HK\$38,596,000 (2025: HK\$49,377,000). As at 30 April 2026, the strength of the Chinese Renminbi (RMB) resulted in an unrealized exchange loss of HK\$4,956,000 for the year (2025: exchange gain of HK\$2,169,000); however, this unrealized loss has no impact on cash flows. Including this non-cash exchange loss, the segment operating loss for the electronic components manufacturing business was HK\$20,367,000 (2025: HK\$16,112,000).

Management Discussion and Analysis

Investment Properties

For the year under review, the Group's rental income amounted to HK\$855,000 (2025: HK\$843,000). Affected by the downward trajectory of property markets in Mainland China and Hong Kong, a fair value loss on investment properties of approximately HK\$403,000 (2025: HK\$1,336,000) was recorded in the consolidated income statement.

FINANCIAL REVIEW

Fund Surplus and Liabilities

As at 30 April 2026, the Group's bank balances and cash (denominated primarily in Hong Kong dollars, United States dollars, and Renminbi) amounted to HK\$74,497,000 (2025: HK\$78,174,000). The Group's total available banking facilities for term loans, import loans, and trust receipt loans were approximately HK\$360,769,000 (2025: HK\$381,858,000). Unutilized banking facilities stood at approximately HK\$312,000,000 (2025: HK\$350,537,000).

As at 30 April 2026, total bank borrowings (excluding bank guarantees) amounted to HK\$48,304,000 (2025: HK\$30,856,000), representing an increase of approximately HK\$17,448,000 year-on-year. Management considers the Group's capital position to be highly sufficient. However, anticipating continued challenges in the business environment, the Group will maintain a highly prudent financial management strategy to safeguard its financial health. As at 30 April 2026, the Group's gearing ratio* was 0.12 (2025: 0.07). The Group had no material contingent liabilities (2025: Nil). The utilized banking facilities were secured by pledges over certain buildings, investment properties, inventories, and bank deposits. In addition, the Group is required to comply with certain restrictive financial covenants imposed by the major financing banks. As at 30 April 2026, the Group had complied with such financial covenants.

Assets

As at 30 April 2026, inventories amounted to HK\$170,416,000 (2025: HK\$159,213,000), an increase of 7.0% compared to the previous financial year-end. This increase was primarily driven by management's strategic directive to temporarily boost order volumes for European products, mitigating the heightened risk of international shipping disruptions stemming from the Middle East conflicts. Total prepayments, deposits, and other receivables (including retail store rental deposits) were HK\$69,045,000 (2025: HK\$69,899,000), a slight decrease of 1.2% year-on-year.

(* The ratio of total borrowings to total equity)

Management Discussion and Analysis

Interest Expenses

Finance costs for the year under review decreased by 21.6% to HK\$11,791,000 (2025: HK\$15,032,000). Excluding the interest on lease liabilities, actual interest on bank borrowings was HK\$1,396,000 (2025: HK\$1,655,000), representing a 15.6% decline year-on-year, primarily attributable to the lower interest rate environment during the period.

Financial Resources and Capital Structure

The Group recorded a net cash outflow of HK\$4,000,000 (2025: HK\$14,557,000) for the year. Net cash inflow from operating activities was HK\$140,893,000 (2025: HK\$166,568,000), a decrease of 15.4% year-on-year. Net cash outflow from investing activities dropped by 49.1% to HK\$3,479,000 (2025: HK\$6,833,000), which was primarily allocated to store renovations and logistics facility upgrades. Given the subdued retail market, management has suspended all non-essential capital expenditures and large-scale investment plans. Cash outflow from financing activities amounted to HK\$141,414,000 (2025: HK\$174,292,000).

Cash Flow Summary

	2026 HK\$'000	2025 HK\$'000
Net cash inflow from operating activities	140,893	166,568
Net cash outflow from investing activities	(3,479)	(6,833)
Net cash outflow from financing activities [#]	(141,414)	(174,292)
Decrease in cash and cash equivalents	(4,000)	(14,557)

[#] This net amount includes rental expenditures of HK\$158,352,000 for the year (2025: HK\$178,181,000).

As at 30 April 2026, the Group recorded net current assets of HK\$8,972,000 (2025: net current liabilities of HK\$940,000), with a current ratio of 1.03 times (2025: 1.00 time). Despite the deteriorating market environment impacting liquidity, management's proactive measures to expand revenue streams and control expenditures have successfully maintained and improved the Group's overall cash flow and liquidity position.

Charges on Assets

As at 30 April 2026, certain assets of the Group with an aggregate carrying value of approximately HK\$275,826,000 (2025: HK\$266,936,000) were pledged to secure banking facilities granted to the Group.

Management Discussion and Analysis

Exchange Risks

The Group's operations are principally concentrated in Hong Kong, Mainland China, and Southeast Asia. Revenue is primarily denominated in Hong Kong dollars, Renminbi, and United States dollars, while major cost currencies include the Japanese Yen, United States dollars, Euros, Hong Kong dollars, and Renminbi. The Group closely monitors foreign exchange market fluctuations and proactively adjusts the geographical mix of product origins to hedge against currency volatility. In the near term, substantial appreciation in the Japanese Yen and the Euro would impact procurement costs; accordingly, the Group will closely track the exchange rate trends of these currencies.

Employees

As at 30 April 2026, the Group employed approximately 1,300 staff members (2025: 1,300). Employee remuneration is determined by market standards, taking into account individual performance, academic qualifications, and work experience, and is reviewed regularly for promotion. Other contractual employee benefits include a pension scheme, on-the-job training, education subsidies, statutory social insurance, and paid leave in accordance with local employment laws and regulations.

FUTURE PLAN AND OUTLOOK

Looking ahead, the Board anticipates that the local retail market will struggle to return to pre-pandemic levels in the foreseeable future, as retailers continue to be challenged by evolving consumer behaviors, including robust outbound travel and online shopping. The Group will maintain a prudent operational strategy, strictly controlling operating expenses and eliminating unnecessary waste and inventory shrinkage. Currently, the Group's retail network, product portfolio, service standards, and financial resources are all at desirable levels. Despite market uncertainties, management is confident in leading its workforce to enhance operational efficiency and service excellence, thereby strengthening 759 Store's market competitiveness, delivering a superior shopping experience, and offering a broader selection of new products to customers.

The Group will abstain from large-scale investment plans until clear indicators of market recovery emerge. Nevertheless, 759 Store is conducting a comprehensive review of the profitability of all branches. We are actively negotiating with landlords to secure favorable rental adjustments upon lease renewals. Concurrently, the Group will close underperforming stores to reallocate resources toward more promising locations. As the recent closure of various retail chains has led to increased commercial vacancies and a softening of rental levels, 759 Store will cautiously identify high-potential sites to replace low-efficiency branches, aiming to systematically improve overall profit margins.

Directors and Senior Management Profile

Directors

Executive Directors

Ms. TANG Fung Kwan, aged 56, was appointed as an executive director of the Company with effect from 29 September 1999, and has been the Chairman and Managing Director of the Company since 19 August 2018. She is responsible for leading the strategic planning, business development and overall management of the Group. Ms. Tang is also the managing director of Coils Electronic (Zhong Shan) Co., Ltd. and a number of other subsidiaries of the Company. She is currently a member of the Remuneration Committee and the Chairman of the Nomination Committee of the Company. She has been admitted to the degree of Bachelor of Social Sciences with Honours in The University of Hong Kong in 1992, the degree of International Master of Business Administration in The University of South Australia, Australia, in 1998, the degree of Bachelor of Laws (LLB) in The Manchester Metropolitan University, United Kingdom, in 2006, the Postgraduate Certificate in Laws and the degree of Master of Laws in Arbitration and Dispute Resolution in The University of Hong Kong in 2008 and 2010 respectively. Ms. Tang joined the Group in 1993.

Mr. LAM Kwok Chung, aged 34, was appointed as an executive director of the Company with effect from 28 September 2018, and has been the Deputy Managing Director of the Company since 1 August 2021. He is responsible for overseeing the Group's store operation and marketing functions. Mr. Lam is the sole director of Ka Yan China Development (Holding) Company Limited and a director of Coils Electronic (Zhong Shan) Co., Ltd. and a number of other subsidiaries of the Company. Mr. Lam has been awarded Bachelor of Arts under the Credit Accumulation Mechanism offered by the School of Professional Education and Executive Development, The Hong Kong Polytechnic University in 2014. Mr. Lam joined the Group in 2013.

Mr. HO Man Lee, aged 46, was appointed as an executive director of the Company with effect from 27 September 2011, responsible for the Group's development and application of information technology as well as administration and human resources management. He is also responsible for coordinating marketing-related joint programs and is actively engaged in compliance management of the retail operation. Mr. Ho joined the Group in 2001 and has worked in various departments, duties included information system development, administration and personnel management, company secretary and etc. Since the establishment of 759 STORE, he continued to take part in various functions of the retail business, including marketing, store operation, shop leasing and etc. Mr. Ho has been admitted to the degree of Bachelor of Computer Science with Honours in The Hong Kong University of Science and Technology in 2001, the degree of Master of Business Administration in The Chinese University of Hong Kong in 2006 and the degree of Master of Science in Business Analytics in The Hong Kong University of Science and Technology in 2024.

Directors and Senior Management Profile

Independent Non-Executive Directors

Mr. CHAN Chiu Ying, aged 67, was appointed as an independent non-executive director of the Company with effect from 1 February 2015 and is the Chairman of the Audit Committee and a member of both the Remuneration Committee and Nomination Committee of the Company. Mr. Chan has over 30 years' experience in the fields of accounting, securities and corporate finance spanning from regulatory to investment advisory and management of listed companies in Hong Kong. Mr. Chan holds a Master degree in Business Administration from the University of Bradford, the United Kingdom and is an advisor providing corporate and strategic advisory services in Hong Kong and China. He is a fellow of the Hong Kong Institute of Certified Public Accountants. He is also an associate of the Chartered Institute of Management Accountants, the United Kingdom and a member of the Hong Kong Securities and Investment Institute. From September 2004 to January 2015, Mr. Chan was also an independent non-executive director of Asia Allied Infrastructure Holdings Limited (formerly known as Chun Wo Development Holdings Limited), a company listed on the Main Board of The Stock Exchange of Hong Kong Limited.

Ms. TSUI Mei Ling, May, aged 62, was appointed as an independent non-executive director of the Company, a member of the Audit Committee, Remuneration Committee and Nomination Committee of the Company with effect from 24 December 2021. Ms. Tsui graduated from the University of Hong Kong in 1985 with a Bachelor of Arts degree. She went on to further study in law and was admitted as a solicitor in Hong Kong in 1994 and in England and Wales in 1997. After her initial years of legal practice, Ms. Tsui spent more than five years working for several Securities and Futures Commission licenced corporations during which period she was appointed as a director being responsible for the supervision of the investment advisory business of those licensed corporations. She had been registered as an investment adviser and licensed as a responsible officer to advise on corporate finance. Since 2004 she has been working in a law firm in Hong Kong as a Consultant. Ms. Tsui has over 35 years of experience in legal, corporate finance and company secretarial practice.

Directors and Senior Management Profile

Senior Management

Company Secretary

Ms. HO Wing Yi, aged 52, is the head of accounting of the Group, responsible for the Group's financial reporting and corporate finance functions. Ms. Ho is also the company secretary of the Company. She worked in an international firm of certified public accountants and has over 7 years of experience in auditing. Ms. Ho has been admitted to the degree of Bachelor of Accountancy with Honours and the degree of Master of Business Administration in The Hong Kong Polytechnic University in 1996 and 2007 respectively. She is also a fellow member of The Association of Chartered Certified Accountants and a member of the Hong Kong Institute of Certified Public Accountants. Ms. Ho joined the Group in 2003.

Electronic Components Manufacturing Business

Ms. MAI Shaoling, aged 62, is the head of factory affairs of Coils Electronic (Zhong Shan) Co., Ltd. responsible for managing the factory affairs of Zhongshan main plant. Ms. Mai is also the Party branch secretary of 中共中山市東鳳鎮高雅線圈製品有限公司 (Zhongshan Dong Feng Zhen Coils Electronic Company Limited). She has over 40 years of experience in administration and has been admitted to the degree of Master of Business Administration in The University of Wales, United Kingdom in 2013. Ms. Mai joined the Group in 1983.

Mr. WANG Zhengwen, aged 58, is the head of finance of Coils Electronic (Zhong Shan) Co., Ltd. responsible for the accounts management of Zhongshan main plant. He graduated from the Beijing University of Finance and Economics in 1990 and obtained the qualification of accountant from the Ministry of Finance, People's Republic of China. Mr. Wang joined the Group in 1998.

Ms. LAI Wanru, aged 54, is the head of purchasing of Coils Electronic (Zhong Shan) Co., Ltd. responsible for the purchase, materials procurement and logistics management functions of the Group's coil business as well as the purchasing function of 759 STORE. Ms. Lai has over 35 years of experience in materials procurement, coils production as well as sales and marketing. She has been admitted to the executive diploma in Management Studies in The Hong Kong Polytechnic University in 2005. Ms. Lai joined the Group in 1990.

Mr. ZHAO Xiangqun, aged 64, is the head of engineering and quality responsible for the management of engineering and quality functions of the Group's electronic components manufacturing business. Mr. Zhao has over 35 years of experience in research and development of electronic components and quality management. He has been admitted to the degree of Bachelor of Science in Physics and the degree of Master of Science in Gravitational Physics in the Sun Yat-Sen University, China, in 1986 and 1989 respectively. Mr. Zhao joined the Group in 2001.

Directors and Senior Management Profile

Retail Business

Ms. LEE Tsz Kei, aged 33, is the business development and operations manager, responsible for strategic sourcing, vendor and merchandizing management, business process optimization and the coordination of new initiatives in the retail business assigned by the managing director, such as to explore and develop new sourcing networks and ways of merchandizing related to healthy living style. She has been admitted to the degree of Bachelor of Business Administration in Operations Management and Management with Honours in The Hong Kong University of Science and Technology in 2015, the Master Degree of Art in Psychology in The Chinese University of Hong Kong in 2018 and the degree of Master of Science in Engineering Business Management in The University of Warwick, United Kingdom in 2022. Ms. Lee joined the Group in 2015.

Mr. CHEUNG Ming Yat, aged 50, is the head of corporate strategy and development responsible for strategic studies and data analytics of the retail business. He has been admitted to the degree of Bachelor of Finance with Honours in The University of Hong Kong in 1998. Mr. Cheung first joined the Group in 1998 and his most recent joining date was in November 2015.

Ms. SIU Pui Yan, aged 44, is the purchasing manager of retail business, responsible for coordinating the purchases and supplies of the retail business. She has been admitted to the degree of Bachelor of Business Administration in Lingnan University, Hong Kong in 2003. Ms. Siu joined the Group in 2010.

Mr. FUKUOKA Kazuaki, aged 62, is the business development manager of purchasing of retail business, responsible for developing new source of Japanese food grocery for 759 STORE. Mr. Fukuoka has over 40 years of experience in areas such as retail of snack and food grocery, shop management, visual merchandising, shop layout design, etc. Mr. Fukuoka joined the Group in 2011.

Mr. CAO Huizhong, aged 56, is the quality assurance manager responsible for the management of food quality and labeling functions. Mr. Cao has over 30 years of experience in quality management. He has been admitted to the degree of Master of Business Administration in The Hong Kong Polytechnic University in 2006. Mr. Cao joined the Group in 1994.

Mr. QING Liang, aged 48, is the head of information system responsible for managing the development and application of information system. Mr. Qing has been admitted to the degree of Bachelor of Computer Science and Technology with Honours in the Chongqing Jiaotong University, China (formerly known as the Chongqing Jiaotong Institute) in 2000 and the degree of Master of Science in Engineering Business Management jointly awarded by The University of Warwick, United Kingdom and The Hong Kong Polytechnic University in 2014. Mr. Qing joined the Group in 2002.

Ms. WONG Sin Kam, aged 64, is the head of shop operation responsible for the management of shop operation and leasing function of 759 STORE. She has over 40 years of working experience in related field. Ms. Wong joined the Group in 1990.

Mr. HO Kwok Keung, aged 68, is the head of engineering (interior fitting out) responsible for managing the fitting-out and its maintenance of the retail shops. He is a former executive director of the Company (appointed on 20 December 2002 and resigned on 14 August 2003). He has over 50 years of experience in electronics and electrical industry. Mr. Ho joined the Group in 1996.

Report of the Directors

The Directors of the Company (the “Directors”) present this report together with the audited financial statements of the Company and its subsidiaries (the “Group”) for the year ended 30 April 2026.

Principal activities and geographical analysis of operations

The Company is an investment holding company. Its subsidiaries are principally engaged in (i) retail of food and beverage, household and personal care products, (ii) design, development, manufacture and sale of a wide range of coils, ferrite powder and other electronic components, and (iii) investment property holding.

An analysis of the Group’s performance for the year by operating segments is set out in Note 5 to the financial statements.

Business Review

A review of the business of the Group as required by Schedule 5 to the Hong Kong Companies Ordinance is set out in the section headed “Management Discussion and Analysis” on pages 5 to 10 of this annual report and Note 3 to the consolidated financial statements as set out on pages 77 to 85 of this annual report. There was no major event affecting the Group that has occurred since the financial year ended 30 April 2026. The review forms part of the Report of the Directors.

Discussions on the Group’s environmental policies are set out under the section headed “B. Environment” of the Environmental, Social and Governance Report on pages 48 to 53 of this annual report.

Description of the principal risks and uncertainties with which the Group is encountering and discussions on the Group’s compliance with relevant laws and regulations, and on the relationships with its key stakeholders which have a significant impact on the Group are provided in the paragraphs below.

Report of the Directors

Principal Risks and Uncertainties

Risks associated with import costs

759 STORE imports products independently on its own effort in container units, in which over 90% of the products are imported directly from their places of origin. Since purchase prices are generally in Japanese Yen, Euro and US dollar, the fluctuations in Japanese Yen and Euro will directly affect the purchasing cost. To offset the risk due to the fluctuating currencies, 759 STORE makes good effort to search for new product sources from different places of origin that its purchasing network has currently covered 60 countries and regions, and endeavours to diversify the impact arising from fluctuations of the currency and economy in a single region on the purchasing cost.

Fluctuations in external economic environment

The global geopolitical situation is at a complex moment. The extreme fluctuations in global financial markets have seriously affected the economies all over the world, leading to abnormal fluctuations in the global stock market and international exchange rates in a bewildering way with sharp soars and abrupt drops at times. For local retail market, though no significant fluctuation has emerged so far, the continuous uncertainty in the external economic environment has led to the risk of downturn in Hong Kong's export industry and other sectors, and it is difficult to estimate the magnitude of the impact on consumer demand in the future. 759 STORE positions itself as retailer of daily necessities, developing mainly on, not only leisure foods, but also foods, groceries and daily necessities to cope with the future changes in economic cycles which may greatly fluctuate.

Compliance with Laws and Regulations

During the year under review, the Group has not been aware of any material breach of or non-compliance with the applicable laws and regulations that have a significant impact on its businesses and operations.

Report of the Directors

Relationship with Customers and Suppliers

759 STORE has its outlets penetrated in almost all residential districts in Hong Kong and has since its establishment endeavoured to provide quality services to customers.

On the supply chain front, 759 STORE sticks to its self-import model with suppliers from 60 countries and regions globally, most of them are overseas manufacturers, farms and large scaled wholesalers. The Group values mutually beneficial long lasting relationships with its customers and suppliers to ensure sustainable development of its business.

Relationship with Employees

The Group is an equal opportunity employer and does not discriminate on the basis of personal characteristics. The management reviews regularly the compliance of the Group's subsidiaries with local labour laws and regulations in order to ensure fair labour practice among the workforce.

The Group believes that employees are its valuable assets and regards human resources as its corporate wealth. The management regularly reviews the Group's remuneration packages to ensure that they are in line with the prevailing market standard in order to attract and retain employees. The Group also provides employees with on-job training and development opportunities to enhance their career progression.

Results and appropriations

The results of the Group for the year ended 30 April 2026 are set out in the consolidated income statement on page 67 of this annual report.

No interim and final dividend was declared for the year ended 30 April 2026 (2025: Nil).

Principal investment properties

Details of the principal properties of the Group held for investment purposes are set out on page 138 of this annual report.

Report of the Directors

Distributable reserves

As at 30 April 2026, the Company's contributed surplus of approximately HK\$131,338,000 (2025: HK\$131,338,000) (subject to provisions under the Companies Act 1981 of Bermuda (as amended)) and retained earnings of approximately HK\$10,831,000 (2025: HK\$10,962,000) were available for distribution to the equity holders of the Company.

Pre-emptive rights

There is no provision for pre-emptive rights in the Company's Bye-laws and the laws of Bermuda which would oblige the Company to offer new shares on a pro-rata basis to the existing shareholders of the Company.

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

The Company had not redeemed any of its listed shares during the year ended 30 April 2026. Neither the Company nor any of its subsidiaries had purchased or sold any of the Company's listed shares during the year ended 30 April 2026.

Directors

The Directors who held office during the year ended 30 April 2026 and up to the date of this report were:

Executive Directors

Ms. Tang Fung Kwan (*Chairman and Managing Director*)
Mr. Lam Kwok Chung (*Deputy Managing Director*)
Mr. Ho Man Lee

Independent non-executive Directors

Mr. Chan Chiu Ying
Ms. Tsui Mei Ling, May
Mr. Goh Gen Cheung (*passed away on 17 May 2026*)

Pursuant to Bye-law 87 of the Company's Bye-laws, Ms. Tang Fung Kwan and Mr. Ho Man Lee shall retire by rotation at the forthcoming annual general meeting of the Company and, being eligible, offer themselves for re-election.

The Company has not received from its existing independent non-executive Directors any notification concerning any change of circumstances which may affect their independence pursuant to the requirements under Rule 3.13 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") and the Company considers such Directors are independent based on the factors as set out in Rule 3.13 of the Listing Rules.

Report of the Directors

Directors' service contracts

None of the Directors who will be proposed for re-election at the forthcoming annual general meeting of the Company has entered into a service contract with the Company which is not determinable by the Company within one year without payment of compensation (other than statutory compensation).

Directors' material interests in transactions, arrangements and contracts that are significant in relation to the Company's business

No transactions, arrangements and contracts of significance in relation to the Group's business to which the Company's subsidiaries, fellow subsidiaries or its parent company was a party and in which a Director and the Director's connected person (as defined in the Listing Rules) had a material interest, whether directly or indirectly, subsisted at the end of the year under review or at any time during the year.

Biographical details of directors and senior management

Brief biographical details of the Directors and senior management of the Group are set out on pages 11 to 14 of this annual report.

Report of the Directors

Director's and chief executive's 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 corporations

As at 30 April 2026, the interests of the Directors and chief executive of the Company in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance ("SFO") as recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO or otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") were as follows:

(a) Shares of the Company

Name of director	Number of shares of HK\$0.10 each held			Percentage of issued share capital
	Personal interests (Note 2)	Trusts interests	Total interests	
Ms. Tang Fung Kwan	4,194,611	–	4,194,611	0.63%
Mr. Lam Kwok Chung	29,955,188	442,295,660 (Note 3)	472,250,848 (Note 3)	70.89%
Mr. Ho Man Lee	30,000	–	30,000	0.0045%

Notes:

1. All the above interests in the shares of the Company were long positions.
2. Personal interests were interests held by the relevant directors as beneficial owners.
3. The 442,295,660 shares were held by Ka Yan China Development (Holding) Company Limited, a wholly-owned subsidiary of Ka Yan China Investments Limited. The entire issued share capital of Ka Yan China Development (Holding) Company Limited was ultimately held by HSBC International Trustee Limited as trustee of a discretionary trust (the "Trust") founded by the late Mr. Lam Wai Chun, the founding chairman of the Company and a former director of the Company. In the capacity as a discretionary beneficiary of the Trust, Mr. Lam Kwok Chung was deemed to be interested in all the shares held by Ka Yan China Development (Holding) Company Limited for the purpose of the SFO.

Report of the Directors

(b) Shares of associated corporation(s) of the Company

Coils Electronic Co., Limited

Name of director	Number of non-voting deferred shares of HK\$1.00 each held		Percentage of issued non-voting deferred shares
	Trusts	interests	
Mr. Lam Kwok Chung (Notes 4 and 5)		6,000,000	42.86%

Notes:

4. The 6,000,000 non-voting deferred shares were held by Ka Yan China Development (Holding) Company Limited, representing approximately 42.86% of the 14,000,000 non-voting deferred shares in the share capital of Coils Electronic Co., Limited, in which Coils International Holdings Limited, a direct wholly-owned subsidiary of the Company, held the entire issued ordinary share capital. Mr. Lam Kwok Chung was deemed to be interested in all these shares under the SFO by virtue of the reason set out in Note 3 to sub-paragraph (a) above.
5. All the above interests in the non-voting deferred shares of Coils Electronic Co., Limited held or deemed to be held by Mr. Lam Kwok Chung were long positions.

Save as disclosed above, as at 30 April 2026, none of the Directors or chief executive of the Company had any interests or short positions in the shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which were required to be entered into the register kept by the Company pursuant to Section 352 of SFO, or which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO or the Model Code.

Save as disclosed above, as at 30 April 2026, neither the Directors or chief executive of the Company nor their spouses or children under the age of 18 had been granted any rights to subscribe for any equity or debt securities of the Company or any of its associated corporations (within the meaning of Part XV of the SFO), or had exercised such rights.

Report of the Directors

Directors' rights to acquire shares or debentures

At no time during the year ended 30 April 2026 was the Company, its subsidiaries, its fellow subsidiaries, its holding companies or its other associated corporations a party to any arrangement to enable the Directors to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

Interests of shareholders discloseable under the SFO

As at 30 April 2026, according to the register kept by the Company under Section 336 of the SFO, the following persons, other than the Directors or chief executive of the Company, had an interest or short position in the shares or underlying shares of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO:

Shares of the Company

Substantial shareholders (as defined in the Listing Rules)

Name	Number of shares of HK\$0.10 each held				Percentage of issued share capital
	Beneficial owner	Corporate interests	Trusts interests	Total interests	
Ms. Law Ching Yee	–	–	442,295,660 (Note 2)	442,295,660 (Note 2)	66.39%
Ka Yan China Development (Holding) Company Limited	442,295,660 (Notes 2 and 3)	–	–	442,295,660 (Notes 2 and 3)	66.39%
Ka Yan China Investments Limited	–	442,295,660 (Notes 2 and 3)	–	442,295,660 (Notes 2 and 3)	66.39%
HSBC International Trustee Limited	–	–	442,295,660 (Notes 2 and 3)	442,295,660 (Notes 2 and 3)	66.39%

Report of the Directors

Notes:

1. All the above interests in the shares of the Company were long positions.
2. The 442,295,660 shares were held by Ka Yan China Development (Holding) Company Limited, a wholly-owned subsidiary of Ka Yan China Investments Limited. The entire issued share capital of Ka Yan China Development (Holding) Company Limited was ultimately held by the Trust. In the capacity as a discretionary beneficiary of the Trust, Ms. Law Ching Yee was deemed to be interested in all the shares held by Ka Yan China Development (Holding) Company Limited for the purpose of the SFO.
3. The interests in 442,295,660 shares held by Ka Yan China Investments Limited, the ultimate holding company of the Company, and HSBC International Trustee Limited refer to the same shares and duplicated with each other. Such shares formed the shares in which Ka Yan China Development (Holding) Company Limited was interested. As at 30 April 2026, the actual number of shares held by Ka Yan China Investments Limited, Ka Yan China Development (Holding) Company Limited and HSBC International Trustee Limited in the Company which duplicated with one another was 442,295,660 shares.

Save as disclosed above, the Company had not been notified of any other person (other than a director or a chief executive of the Company) who had an interest (whether direct or indirect) in 5% or more of the shares comprised in the relevant share capital or a short position which were required to be recorded in the register kept by the Company pursuant to Section 336 of the SFO as at 30 April 2026.

Management contracts

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

Emolument policy

The Board, with the benefit of the advice from its Remuneration Committee, formulated the employee emolument policy of the Group on the basis of their merits, qualifications and competence.

The basis of determining the remuneration of the Directors is set out under the section headed "Remuneration of Directors and Senior Management" of the Corporate Governance Report on page 30 to 31 of this annual report.

Report of the Directors

Major suppliers

The percentages of purchases for the year under review attributable to the Group's major suppliers are as follows:

Purchases	
– the largest supplier	17%
– five largest suppliers combined	37%

None of the Directors, nor any of their respective associates or a shareholder of the Company (which to the knowledge of the Directors owns more than 5% of the Company's issued share capital) has an interest in any of the Group's five largest suppliers.

Major customers

During the year under review, the Group sold less than 5% of its goods and services to its five largest customers.

Related party transactions

Details of significant related party transactions entered into by the Group are set out in Note 31 to the financial statements on page 119 of this annual report which did not constitute notifiable connected transactions under the Listing Rules.

Public float

Based on the information that is publicly available to the Company and within the knowledge of the Directors, as at 28 July 2026 being the latest practicable date prior to the printing of this annual report, the Company has maintained the prescribed amount of public float as required under the Listing Rules during the year ended 30 April 2026 and up to the date of this annual report.

Permitted indemnity provision

During the year ended 30 April 2026 and up to the date of this annual report, the Company has maintained the directors' and officers' liability insurance for the Directors and the officers of the Company to provide protection against claims arising from the lawful discharge of duties by such Directors and officers.

Five years' financial summary

A summary of the Group's financial information for the last five financial years is set out on page 4 of this annual report.

Report of the Directors

Auditor

The financial statements of the Company have been audited by PricewaterhouseCoopers who will retire and, being eligible, offer itself for re-appointment at the forthcoming annual general meeting of the Company.

On behalf of the Board

TANG FUNG KWAN

Chairman

Hong Kong, 28 July 2026

Corporate Governance Report

CORPORATE GOVERNANCE PRACTICES

The board of directors (the “Board”) of the Company believes that good corporate governance plays an important role in maintaining and promoting investors’ confidence. The Board is responsible for ensuring that the Company maintains a high quality of corporate governance. The Company has adopted the principles and complied with the Corporate Governance Code (the “Code”) as set out 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”) for the year ended 30 April 2026 (for disclosures on the new requirements as set out in the revised Code which took effect on 1 July 2025, they will be included in the next annual report to be published in 2027), except for the following deviation:

1. Under code provision C.2.1 of the Code, the roles of chairman and chief executive should be separate and should not be performed by the same individual.

Since 29 September 2009, the roles of the Chairman of the Board and the chief executive officer of the Company (the “CEO”) were performed by the late Mr. Lam Wai Chun, the founding Chairman of the Company. After the passing away of Mr. Lam Wai Chun, Ms. Tang Fung Kwan has been appointed as the Chairman of the Board and the Managing Director of the Company with effect from 19 August 2018 and has carried out the responsibilities of the Chairman and CEO since then. This constitutes a deviation from the code provision C.2.1 of the Code which stipulates that the roles of chairman and chief executive should be separate and should not be performed by the same individual. Ms. Tang Fung Kwan has been the key management of the Group for over 25 years and has devoted herself and contributed greatly to the Group’s development. She has been the executive director of the Company since its listing on the Stock Exchange in 1999 and has engaged in directing the corporate strategies and operations of the Group. She possesses substantial and valuable experience in the industry and in the Group’s operation. The Board believes that vesting the roles of the Chairman of the Board and the CEO in the same person will provide the Company with strong and consistent leadership and promote effective and efficient formulation and implementation of business decisions and strategies and considers that such structure is currently in the best interests of the Company and its shareholders at this stage.

Save as disclosed above, the Company considers that sufficient measures have been taken to ensure that the Company’s corporate governance practices are no less exacting than those in the Code.

CORPORATE STRATEGY AND CULTURE

759 STORE aims to deliver superior service to the local community, fostering a relaxing shopping experience complemented by an extensive selection of high quality products. The Company upholds the principles of “progressive, determined, and dedicated” as its guiding operational ethos and is committed to cultivating a corporate culture anchored in integrity, inclusivity, and excellence. These values, we believe, are pivotal in propelling the Company towards achieving its long-term strategic goals and ensuring sustainable growth. The Board assumes the leading role in embedding this positive culture throughout the organization, thereby shaping a workplace environment where every employee feels empowered to conduct themselves in a lawful, ethical, and responsible manner.

759 STORE adheres to the model of “Quick Turnover with Lower Margin” and “Direct Import from Place of Origin”. Detailed discussions on the Group’s business strategies are set out under the section headed “Management Discussion and Analysis” on pages 5 to 10 of this annual report.

Corporate Governance Report

BOARD OF DIRECTORS

Following the passing away of Mr. Goh Gen Cheung on 17 May 2026, the Board currently comprises three executive directors, namely Ms. Tang Fung Kwan (Chairman and Managing Director), Mr. Lam Kwok Chung (Deputy Managing Director) and Mr. Ho Man Lee; and two independent non-executive directors, namely Mr. Chan Chiu Ying and Ms. Tsui Mei Ling, May. The Audit Committee of the Company comprises two members only, and the chairman of the Remuneration Committee of the Company remains vacant. The Company currently does not meet (i) the minimum number of independent non-executive directors as required under Rule 3.10(1) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”); (ii) the minimum number of members in the Audit Committee as required under Rule 3.21 of the Listing Rules; and (iii) the requirement under Rule 3.25 of the Listing Rules that the Remuneration Committee be chaired by an independent non-executive Director. The Company will endeavour to identify a suitable candidate to fill the vacancies of positions of independent non-executive Director, member of the Audit Committee and chairman of the Remuneration Committee in order to fulfill the requirements of the Listing Rules as soon as practicable and in any event within three months after 17 May 2026 as required under Rules 3.11, 3.23 and 3.27 of the Listing Rules.

There is one independent non-executive director who possesses appropriate professional qualifications, accounting and related financial management expertise as required under Rule 3.10(2) of the Listing Rules.

The Company has not received from its existing independent non-executive Directors any notification concerning any change of circumstances which may affect their independence pursuant to the requirements under Rule 3.13 of the Listing Rules. The Company considers that all its existing independent non-executive Directors are independent based on the factors as set out in Rule 3.13 of the Listing Rules. To the best knowledge of the members of the Board, none of them has any financial, business, family or other material/relevant relationship with each other.

In accordance with the Company’s Bye-laws, one-third of the directors of the Company shall retire from office by rotation at each annual general meeting and each of their re-election is subject to a vote of shareholders. Every director is subject to retirement by rotation at least once every three years.

The Board determines the objectives, strategies and policies of the Group. In addition, the Board monitors and controls the operating and financial performance in pursuit of the Group’s strategic objectives. The day-to-day management of the Group’s business is delegated to the Managing Director and the management of the Group under the supervision of the executive directors of the Company. The functions and powers that are so delegated are reviewed periodically to ensure that they remain appropriate. Matters reserved for the Board are those affecting the Group’s overall strategic policies, financial objectives, dividend policy, changes in accounting policies, material acquisition and disposal of assets, investments and capital projects, banking facilities, provision of guarantees and indemnities, determination and adoption of documents (including the publication of announcements, reports and statements to shareholders) that are required pursuant to the Company’s constitutional documents, statutes and other applicable regulations, as well as compliance with the financial covenants imposed by banks.

Corporate Governance Report

BOARD OF DIRECTORS *(continued)*

The Board is also responsible for overseeing ESG issues, formulating the overall strategies and objectives therefor, as well as performing the corporate governance duties including: (i) to develop and review the Group's policies and practices on corporate governance; (ii) to review and monitor the training and continuous professional development of directors and senior management; (iii) to review and monitor the Group's policies and practices on compliance with legal and regulatory requirements; (iv) to develop, review and monitor the code of conduct and compliance manual applicable to employees and directors; and (v) to review the Company's compliance with the Corporate Governance Code and disclosure in the Corporate Governance Report.

With the support of the executive directors and the management of the Group, the Chairman seeks to ensure that all directors are properly briefed on issues arising at Board meetings and receive adequate information, which are complete and reliable, in a timely manner. Each of the directors keeps abreast of his/her responsibilities as a director of the Company and of the conduct, business activities and development of the Company. Monthly updates are provided to directors to ensure that they are aware of the business and regulatory environment in which the Group conducts its business.

The Company renewed the directors' and officers' liability insurance for members of the Board in February 2026 to provide protection against claims arising from the lawful discharge of duties by the directors.

BOARD MEETINGS

The Board meets regularly to review the financial and operating performance of the Group each financial year. Regular Board meetings are held at least four times per year. The directors may attend Board meetings in person or by means of a conference telephone, electronic or other communication in accordance with the Company's Bye-laws.

ATTENDANCES OF MEETINGS

The number of meetings of the Board and its committees during the year ended 30 April 2026, the individual attendance of each Board and committee member at these meetings and the attendance of the Board members at the 2025 AGM are set out below:

Directors	Board	Audit Committee	Remuneration Committee	Nomination Committee	2025 AGM
Executive Directors					
Tang Fung Kwan	5/5	–	2/2	2/2	1/1
Lam Kwok Chung	5/5	–	–	–	1/1
Ho Man Lee	5/5	–	–	–	1/1
Independent Non-Executive Directors					
Goh Gen Cheung	5/5	4/4	2/2	2/2	1/1
Chan Chiu Ying	4/5	4/4	2/2	2/2	1/1
Tsui Mei Ling, May	5/5	4/4	2/2	2/2	1/1

Corporate Governance Report

CHAIRMAN AND CHIEF EXECUTIVE OFFICER

Since 29 September 2009, the roles of the Chairman of the Board and the CEO were performed by the late Mr. Lam Wai Chun, the founding Chairman of the Company. After the passing away of Mr. Lam Wai Chun, Ms. Tang Fung Kwan has been appointed as the Chairman of the Board and the Managing Director of the Company with effect from 19 August 2018 and has carried out the responsibilities of the Chairman and CEO since then. Ms. Tang Fung Kwan has been the key management of the Group for over 25 years and has devoted herself and contributed greatly to the Group's development. She has been the executive director of the Company since its listing on the Stock Exchange in 1999 and has engaged in directing the corporate strategies and operations of the Group. She possesses substantial and valuable experience in the industry and in the Group's operation. The Board believes that vesting the roles of the Chairman of the Board and the CEO in the same person will provide the Company with strong and consistent leadership and promote effective and efficient formulation and implementation of business decisions and strategies and considers that such structure is currently in the best interests of the Company and its shareholders at this stage.

NON-EXECUTIVE DIRECTORS

All the existing non-executive directors of the Company are independent and have entered into their respective letters of appointment for a term of two years.

INDUCTION AND DEVELOPMENT

Upon their appointments, directors will meet with our external legal adviser and be advised on the legal and other duties and obligations they have as directors of a listed company. Throughout the course of their directorship, directors are updated on any developments or changes affecting the Company and their obligations to it monthly and at regular Board meetings.

Ongoing training and development of directors is pivotal for sustaining a knowledgeable and effective Board. All directors are encouraged to engage in a diverse array of developmental activities, including attending industry seminars, training courses, and conferences, funded by the Company. As part of their continuous professional development ("CPD"), directors are regularly briefed on various topics, in particular recent regulatory changes, current market dynamics and ESG initiatives, that are relevant to their duties and responsibilities through their participation in the training sections organized by the Company Secretary and external advisors. In addition, all directors are provided with reading materials from time to time to develop and refresh their knowledge and skills in relation to their contribution to the Board.

Corporate Governance Report

INDUCTION AND DEVELOPMENT *(continued)*

The Company has received from all its directors of their respective training records for the year ended 30 April 2026. The Board has reviewed and monitored the training and CPD of the directors and the senior management of the Group. The CPD training received by the directors during the year ended 30 April 2026 is summarised as below:

Directors	Types of CPD Training Received
Executive Directors	
Tang Fung Kwan	(1) & (2)
Lam Kwok Chung	(1) & (2)
Ho Man Lee	(1) & (2)
Independent Non-Executive Directors	
Goh Gen Cheung	(1) & (2)
Chan Chiu Ying	(1) & (2)
Tsui Mei Ling, May	(1) & (2)

Notes:

- (1) Attending training courses, seminars, forums, conferences, workshops or briefing sessions
- (2) Reading materials, reports, articles or other papers on business, industry or regulatory updates

REMUNERATION OF DIRECTORS AND SENIOR MANAGEMENT

The Board established a Remuneration Committee on 18 March 2005 with written terms of reference, which are available on the Company's website (www.0759.com), setting out the duties (including but not limited to the duties as required under the Code Provisions of the Code) and authority of the Remuneration Committee. The principal duties of the Remuneration Committee include but not limited to making recommendations to the Board on (i) the Company's policy and structure for all remunerations and fees of directors of the Company and senior management of the Group, (ii) the remuneration packages of each executive director of the Company and senior management of the Group, including benefits in kind, pension rights and compensation payments, and (iii) the remuneration of non-executive directors of the Company, as well as reviewing and approving the management's remuneration proposals.

The Company's remuneration policy aims to establish a fair and consistent framework for determining competitive remuneration packages that can attract, retain, motivate and reward employees at all levels. The remuneration packages may consist of a combination of fixed and variable remuneration. Other employee benefits included pension scheme, on-job training, education subsidy and other social insurances and paid leaves as required under the laws and regulations at the place of employment. In addition, discretionary bonus may be granted to eligible employees taking into account factors such as market benchmark as well as the Group's and individual's performance during the year. The employee remuneration is reviewed regularly.

Corporate Governance Report

REMUNERATION OF DIRECTORS AND SENIOR MANAGEMENT *(continued)*

In determining the emolument of directors of the Company and senior management of the Group, the Remuneration Committee takes into consideration factors such as salaries or fees paid by comparable companies, time commitment and responsibilities of the directors and senior management, employment conditions elsewhere in the Group, desirability performance-based remuneration, the operating results of the Group, individual performance and prevailing market conditions. No director is involved in any discussion about his/her own remuneration.

The emoluments of the members of the senior management by band for the year ended 30 April 2026 are set out below:

Emolument bands	Number of members	
	2026	2025
Nil to HK\$1,000,000	11	11
HK\$1,000,000 to HK\$1,500,000	2	2

Further particulars regarding the directors' emoluments and the 5 highest paid individuals as required to be disclosed pursuant to Appendix D2 to the Listing Rules are set out in Note 8 to the financial statements on page 92 of this annual report.

During the year ended 30 April 2026, the Remuneration Committee held two meetings. The works performed by the Remuneration Committee included the terms and conditions of the letters of appointment of independent non-executive directors, reviewing the Group's remuneration policy, the remuneration packages of the executive directors and senior management of the Group, as well as reviewing and determining the upper limit of revised salary for the senior management.

During the year ended 30 April 2026, the Remuneration Committee comprised four members, including one executive director, namely Ms. Tang Fung Kwan, and three independent non-executive directors, namely Mr. Chan Chiu Ying, Ms. Tsui Mei Ling, May and Mr. Goh Gen Cheung (chairman of the Remuneration Committee). Following the passing away of Mr. Goh, the Remuneration Committee currently comprises three members, namely Ms. Tang Fung Kwan, Mr. Chan Chiu Ying and Ms. Tsui Mei Ling, May and the chairman of the Remuneration Committee is currently vacant.

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix C3 to the Listing Rules as its own code of conduct regarding directors' securities transactions. Following specific enquiry by the Company, all of the directors of the Company confirmed compliance with the required standard set out in the Model Code at the applicable times for the period from 1 May 2025 to 30 April 2026. The Model Code also applies to the relevant employees of the Group.

Corporate Governance Report

NOMINATION COMMITTEE

The Board established a Nomination Committee on 21 March 2012 with written terms of reference, which are available on the Company's website (www.0759.com), setting out the duties (including but not limited to the duties as required under the Code Provisions of the Code) and authority of the Nomination Committee. The principal duties of the Nomination Committee include but not limited to reviewing the structure, size, composition and diversity (including the skills, knowledge and experience) of the Board, making recommendations on any proposed changes to the Board to complement the Company's corporate strategy and assessing the independence of independent non-executive directors of the Company. During the year ended 30 April 2026, the Nomination Committee comprised four members, including one executive director, namely Ms. Tang Fung Kwan (chairman of the Nomination Committee), and three independent non-executive directors, namely Mr. Chan Chiu Ying, Ms. Tsui Mei Ling, May and Mr. Goh Gen Cheung. Following the passing away of Mr. Goh, the Nomination Committee currently comprises three members including one executive director, namely Ms. Tang Fung Kwan (chairman of the Nomination Committee), and two independent non-executive directors, namely Mr. Chan Chiu Ying and Ms. Tsui Mei Ling, May.

The Board has adopted a policy (the "Nomination Policy") which sets out the selection criteria and procedures for nominating suitable candidates for appointment as a new director of the Company or to fill a vacancy. When searching candidates for directorship, the Nomination Committee shall invite nominations from the Board members or may also put forward candidates by itself. In assessing the suitability of a proposed candidate, the Nomination Committee will take into consideration factors including, inter alia, the candidate's reputation for integrity, accomplishment and experience, commitment in respect of available time and relevant interest, and benefits to the Company's board diversity. In the case of independent non-executive director, the candidate must also satisfy the independence requirements as set out under any applicable laws, rules and regulations. Shortlisted candidates will then be nominated to the Board for its consideration.

To ensure independent views and input are available to the Board, the Company has established mechanisms including: (i) at least one-third of the Board are independent non-executive directors; (ii) independent non-executive directors receive fixed fee for their roles as the members of the Board and chairmen of the Board Committees as appropriate; (iii) no independent non-executive director holds more than six listed company directorships; (iv) further appointment of independent non-executive director who has served the Company for more than nine years is subject to a separate resolution to be approved by the shareholders of the Company; (v) the Nomination Committee will assess the independence of each independent non-executive director annually; (vi) at least one post-meeting private session between the Chairman and the independent non-executive directors is held annually to provide a forum where independent views can be communicated to the Chairman directly; and (vii) all directors are entitled to seek independent professional advice as appropriate at the Company's expenses to facilitate proper discharge of their duties. The Board has reviewed the implementation of these mechanisms during the year ended 30 April 2026 and considered that they remain effective.

The Nomination Committee held two meetings during the year ended 30 April 2026. During this period, the Nomination Committee reviewed the structure, size, composition and diversity of the Board, assessed the independence of independent non-executive directors and made recommendation to the Board for the re-appointment of retiring directors.

Corporate Governance Report

DIVERSITY

The Company recognises the importance of the diversity of composition of the Board for the sustainable and balanced development of the Group in the long term. The Board has adopted a policy (the “Board Diversity Policy”) that sets out the approach to achieving the Board’s diversity through consideration of a range of perspectives, including but not limited to gender, age, cultural and educational background, experience, professional qualifications, expertise, skills and the business plans of the Group at the material time. All appointments of director of the Company will be based on meritocracy, and candidates will be considered against objective criteria, having due regard for the benefits of diversity on the Board.

The Nomination Committee is delegated with the responsibility to monitor the implementation of the Board Diversity Policy by reviewing the Board’s composition at least once annually. As at the date of this report, the Board comprises 2 female directors and 3 male directors. Female representation on the Board is approximately 40%. The members of the Board came from various education and professional backgrounds who possess a diverse range of experience, skills and expertise that have brought different insights to the Board. The Nomination Committee considers the current composition of the Board to be diverse, whether in respect of gender, age, professional knowledge, skills, experience and other evaluation criteria as set out in the Board Diversity Policy and is appropriate to complement the Company’s corporate strategy. The Nomination Committee will continue to monitor the implementation of the Board Diversity Policy and the Nomination Policy and, for the purpose of ensuring their effectiveness and relevance to the Company’s needs, as well as complying with both the regulatory requirements effective from time to time and good corporate governance practices, the Nomination Committee will periodically review these policies, and when necessary, consider setting further measurable objectives and recommend any revisions of these policies to the Board for consideration and approval.

The Company is also committed to creating an inclusive and diverse workplace. We continuously optimize the workforce composition in pursuit of a well-diversified staff structure that aligns with our business development objectives. As at 30 April 2026, the gender ratio of our workforce was 70:30 (female to male ratio). 46% of the senior management positions were held by female employees. At present, we consider this gender ratio reasonable and appropriate that can drive innovation and promote our decision-making capabilities. As our business continue to develop integral to our long-term success and competitive advantage. Further details on the Group’s workforce diversity are set out under the section headed “C. Society” of the Environmental, Social and Governance Report on pages 54 to 61 of this annual report.

AUDIT COMMITTEE

The Board established an Audit Committee in September 1999 with written terms of reference (including but not limited to the duties as required under the Code Provisions of the Code), which are available on the Company’s website (www.0759.com). The principal duties of the Audit Committee include but not limited to reviewing and overseeing the Group’s financial reporting system, internal control procedures, risk management, internal and external audit functions and reviewing the Group’s financial information.

Corporate Governance Report

AUDIT COMMITTEE *(continued)*

The Audit Committee is also primarily responsible for reviewing and monitoring the external auditor's independence and objectivity and the effectiveness of the audit process, and making recommendations to the Board on the appointment of, and approving the remuneration and terms of engagement of the external auditor. In general, the external auditor has to refrain from engaging in non-assurance services required by the Group except for limited tax-related services or specifically approved items. On 6 March 2023, the Audit Committee has adopted a Non-Assurance Services Concurrence Policy (the "NASCP") which sets out (i) the classification of services as pre-concurred (subject to pre-approved maximum fee amounts), not pre-concurred and prohibited; and (ii) the approval process for services and fee amounts that have not been pre-concurred.

The Audit Committee has received confirmation from and discussed with the Group's external auditor, PricewaterhouseCoopers, on its independence and objectivity. During the year ended 30 April 2026, the Audit Committee reviewed PricewaterhouseCoopers's statutory audit scope and the fees paid/payable to PricewaterhouseCoopers amounted to approximately HK\$2,180,000 for statutory audit services and approximately HK\$158,000 for non-audit services (comprising tax and other services) rendered to the Group.

The Audit Committee was satisfied with PricewaterhouseCoopers's work, its independence, objectivity, qualifications, expertise, resources and the effectiveness of the audit process. On 25 July 2025, the Audit Committee recommended to the Board the re-appointment of PricewaterhouseCoopers as the external auditor of the Group for the year ended 30 April 2026 for shareholders' approval at the 2025 AGM.

During the year ended 30 April 2026, the Audit Committee comprised three members, namely Mr. Chan Chiu Ying (chairman of the Audit Committee), Mr. Goh Gen Cheung, and Ms. Tsui Mei Ling, May. The chairman of the Audit Committee possesses the appropriate professional qualifications and experience in accounting, securities and corporate finance. Following the passing away of Mr. Goh, the Audit Committee currently comprises two independent non-executive directors, namely Mr. Chan Chiu Ying (chairman of the Audit Committee), and Ms. Tsui Mei Ling, May. The Audit Committee has reviewed the accounting principles and practices adopted by the Group and the annual results of the Company for the year ended 30 April 2026.

Regular meetings have been held by the Audit Committee since its establishment. The Audit Committee meets at least twice in each financial year in accordance with its terms of reference. During the year ended 30 April 2026, the Audit Committee discharged its duties by reviewing the audit findings, risk management and internal control systems of the Group, internal audit plan and schedule, internal audit reports on the effectiveness of internal control of the Group, the financial reporting matters (including announcements, financial reports and accounts relating to the interim and annual results of the Company before submission to the Board for approval, the accounting principles and practices adopted by the Group and compliance with relevant rules and regulations in respect thereof), approving the terms of engagement of the Company's external auditor and discussing with the Company's external auditor the nature and scope of the audit. Two post-meeting sessions with the external auditor in the absence of management of the Group were held during the year ended 30 April 2026.

Corporate Governance Report

RISK MANAGEMENT AND INTERNAL CONTROL

The Board is responsible for overseeing the Group's risk management and internal control systems on an ongoing basis covering all material controls, encompassing financial, operational, compliance control and risk management. These systems are designed to provide reasonable, but not absolute assurance against material misstatement, losses, errors, corruption and fraud.

To strengthen these systems, the Group continues to engage an external auditor to review, assess, and evaluate all the key areas of the Group's risk management, ESG-related risks and internal control systems to ensure that: –

- proper segregation of duties, risk management, ESG-related risk controls and internal control systems have been established by the Group's management and are operating as intended;
- policies and procedures are in place to effectively safeguard the Group's assets from unauthorized use or improper disposition;
- all applicable laws, rules and regulations are fully complied with;
- the policies and systems supporting anti-corruption laws, regulations and code of practice for integrity management have been developed and are actively promoted;
- risk management, ESG related-risks control and internal control functions are properly integrated into the Group's daily operations;
- adequate measures, management practices, and control systems have been deployed to mitigate risks associated with corruption, fraud, irregularities, and financial or operational exposures;
- significant control weaknesses, audit findings, and recommended improvements are promptly and directly reported to the Audit Committee; and
- A whistleblowing policy and system, overseen by the Audit Committee, allows employees and those who dealt with the Group with the channels to raise concerns confidentially and anonymously, regarding any potential improprieties in any matters related to the Group has been established.

During the year ended 30 April 2026, no significant risk management and internal control issues were identified. The Board continued to review the operational effectiveness of the Group's risk management and internal control systems through the Audit Committee, including the approval of annual internal audit plans and procedures, as well as assessing and reviewing quarterly internal audit reports to ensure that a sound and effective risk management and control environment have been installed into the Group.

The Board considers the risk management and internal control systems of the Group are sound and effective, the relevant provisions of the Corporate Governance Code have properly complied with. The resources, staff qualifications and experience, training programmes, and budget allocated to the Group's accounting, internal audit and financial reporting functions, as well as those relating to the Group's ESG performance and reporting are adequate.

Corporate Governance Report

DIRECTORS' RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

The directors of the Company acknowledge their responsibility for preparing the financial statements of the Group, which give a true and fair view and are prepared in accordance with statutory requirements and applicable accounting standards with appropriate accounting policies applied on consistent basis, and ensuring the publication of the Group's financial statements in a timely manner.

The directors of the Company have continued to adopt the going concern basis in preparing the financial statements. The Board endeavours to ensure a balanced, clear and understandable assessment of the Group's performance and prospects in financial reporting.

The responsibilities of the Company's external auditor with respect to financial reporting are set out in the Independent Auditor's Report on page 62 to 66 of this annual report.

COMPANY SECRETARY

The Company Secretary is an employee of the Company and is appointed by the Board. The Company Secretary is responsible for facilitating the procedures and activities of the Board and its committees as well as good communication flow among the Board members, shareholders and the senior management.

During the year ended 30 April 2026, Ms. Ho Wing Yi, the company secretary of the Company (the "Company Secretary"), undertook no less than 15 hours of relevant professional training to keep abreast of latest legislative and regulatory changes and to refresh her skills and knowledge.

INSIDE INFORMATION

With respect to procedures and internal controls for the handling and dissemination of inside information, the Company is fully aware of its obligations under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong) and the Listing Rules. In December 2013, a policy has been adopted by the Board which sets out guidelines to the directors, officers and all relevant employees of the Group to ensure that inside information of the Company is to be disseminated to the public in equal and timely manner.

Corporate Governance Report

INVESTOR RELATIONS, SHAREHOLDERS' RIGHTS AND COMMUNICATIONS

A Shareholders Communication Policy was adopted in March 2012 to ensure that shareholders of the Company are provided with ready, equal and timely access to balanced and understandable information about the Company. The policy is posted on the Company's website (www.0759.com) and is regularly reviewed to ensure its effectiveness.

The Company has established different communication channels with its shareholders and the investors, including (i) the annual general meetings of the Company which provide a forum for its shareholders to raise comments and exchange views with the Board; and (ii) updated company news and published announcements of the Group which are available on the websites of the Stock Exchange and the Company.

The general meetings of the Company provide a forum for communication between the Board and the shareholders of the Company. The chairmen and members of the Board and its committees, senior management and auditor of the Company are available to answer questions at the general meetings. Shareholders are encouraged to participate in general meetings to stay informed of the Company's businesses and communicate any concerns or inquiries they may have to the Board.

The Company arranges for the notice to its shareholders to be sent at least 20 clear business days before each of the annual general meetings of the Company. Separate resolutions are proposed at annual general meeting on each substantially separate issue, including the re-election of each individual director.

Pursuant to the Bye-laws 58 of the Bye-laws of the Company, any shareholder holding not less than one-tenth of the paid up capital of the Company carrying the right of voting at general meetings of the Company on a one vote per share basis shall at all times have the right, by depositing a written requisition to the Board or the Secretary of the Company at 2nd Floor, Hing Win Factory Building, 110 How Ming Street, Kwun Tong, Kowloon, Hong Kong, to require a special general meeting to be called by the Board for the transaction of any business specified in such requisition and such meeting shall be held within two (2) months after the deposit of such requisition. Any vote of shareholders at a general meeting must be taken by poll except where the chairman, in good faith, decides to allow a resolution which relates purely to a procedural or administrative matter to be voted on by a show of hands. The chairman of meeting will explain the poll voting procedures at the relevant general meeting and answer any questions from shareholders on voting by poll.

The Board reviewed the Shareholders Communication Policy during the year ended 30 April 2026 and considered that it remained effective and was properly implemented given the various communication channels having been in place during the year as summarized in the above paragraphs.

The Board always welcomes shareholders' views and input. Shareholders may at any time send their enquiries by addressing them to the Company Secretary by post to 2nd Floor, Hing Win Factory Building, 110 How Ming Street, Kwun Tong, Kowloon, Hong Kong or by email at secretary@ceccoils.com.

Corporate Governance Report

CONSTITUTIONAL DOCUMENTS

There was no change in the Company's constitutional documents during the year ended 30 April 2026.

DIVIDEND POLICY

The Company endeavours to achieve sustainable business development and to generate stable long-term return on shareholders' investment. Subject to any restrictions under the laws of Bermuda, the Bye-Laws of the Company and any applicable laws, rules and regulations, the Company may declare dividend according to the recommendation of the Board. In deciding the Company's dividend distribution and in determining the dividend amount, the Board shall take into account, inter alia, the Group's general financial condition, the Group's actual and future operations and liquidity position, the Group's expected working capital requirements and future expansion plans, general market conditions, as well as any restrictions on payment of dividends, other applicable laws and regulations, and any other factors that the Board deems appropriate.

CONTINUOUS CORPORATE GOVERNANCE ENHANCEMENT

The Board is committed to progressively reinforce its corporate governance including giving closer attention to any regulatory changes with a view to maintaining a corporate culture built on ethics and integrity and increasing shareholder value as a whole.

Environmental, Social and Governance Report

Standards and Scope of Reporting

This environmental, social and governance report (“this report”) has been prepared and published in accordance with the requirements set out in Appendix C2 “Environmental, Social and Governance Reporting Code” to the Rules Governing the Listing of Securities (the “Listing Rules”) on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”).

This report presents the environmental, social and governance (“ESG”) performance of the Company and its subsidiaries (the “Group”, “we” or “our”) during the reporting period from 1 May 2025 to 30 April 2026 (the “Reporting Period”). Based on the principle of materiality, this report mainly covers the retail business of the Group, with the same reporting scope as previous.

In preparing this report, the Group has followed the following four reporting principles:

Materiality	The Group has ensured that this report covers key environmental, social and governance issues which are of concern to different stakeholders and have a significant impact on the Group’s business and operations, by conducting stakeholder engagement and materiality assessments. Details are set out in the chapters on “Stakeholder Engagement” and “Materiality Assessment”.
Quantitative	Information on the criteria, methods, assumptions and/or calculation tools used for the environmental and social KPIs disclosed in this report, and the sources of conversion factors are set out in the notes following the relevant KPIs.
Balance	We have endeavoured to disclose information in this report in an objective manner so as to present an unbiased view of the Group’s overall environmental, social and governance performance.
Consistency	Wherever practicable, the Group applies consistent reporting standards, data collection and calculation methods to ensure that the information disclosed in this report can be meaningfully compared. Any changes that may affect meaningful comparisons of KPIs are disclosed accordingly.

This report was reviewed and approved by the board of directors of the Company (the “Board”) on 28 July 2026.

Commitment and Policy of the Board on Sustainable Development

Since the inception of 759 STORE in 2010, the Group has been implementing the policy of “Quick Turnover with Lower Margin” with an aim to serve local community, by sourcing varieties of food products and necessities of daily life from all over the world and offering high quality products at low prices to local neighbours. The Board believes that the promotion of sustainable development constitutes an integral part of the implementation of such business philosophy of 759 STORE, and is also the cornerstone of the development of the Group in the long run. The Board is responsible for assessing ESG-related (including climate-related) risks and opportunities, and formulating overall strategies, objectives and targets therefor. We have included ESG issues in the agenda of regular Board meetings. The Board communicates with the Sustainability Working Group on a regular basis to monitor the progress of the Group’s sustainable development and review the same in a timely manner. We identify and prioritize material issues by understanding the views of stakeholders and by reference to industry standard practices. The Board believes that, in order to achieve the objective of sustainable development, we have to rely on the combined efforts of each and every employee and business partner of the Group. Therefore, we are committed to incorporating sustainable development programs into our corporate day-to-day operations, to enable every employee to be engaged in practice, and to cultivate the Group’s culture on the environmental and social sustainability through a top-down method and promote such culture within the Group and then outward to its business partners.

Environmental, Social and Governance Report

Sustainability Governance

With an effective sustainability governance framework, a company is enabled to formulate and implement appropriate sustainability strategies and objectives in the course of its business, manage reporting procedures, monitor progress and review results. The Board oversees the sustainable development of the Group in all respects and assumes the key responsibility to formulate all ESG-related (including climate-related) policies, strategies, risk management, and reporting framework. Under the leadership of the Board, the Group has established a Sustainability Working Group, which is led by the executive directors of the Company (the “Directors”) and comprises senior officers from various core departments, each with different professional backgrounds. The Sustainability Working Group is responsible for coordinating the sustainable development and ESG-related activities across the Group, including, among others, execution of the strategies set by the Board, implementation of relevant policies and measures, monitoring of ESG performance of all departments and stakeholders engagement. To ensure effective monitoring and informed decision-making, the Sustainability Working Group informs the Board on ESG and climate-related risks and opportunities at least annually through structured reporting sessions held during regular Board meetings. These briefings include the presentation of key environmental performance indicators, progress against sustainability targets, and regulatory updates. In addition, the Board is briefed on an ad-hoc basis prior to major transactions, key strategic initiatives, or material policy updates to evaluate potential climate trade-offs and physical risks.

To ensure the Board possesses the appropriate skills and competencies to effectively oversee ESG related strategies, the Nomination Committee annually reviews the structure, size, composition, and diversity of the Board in accordance with the Board Diversity Policy. In addition, as part of their continuous professional development (CPD), all directors are encouraged to engage in a diverse array of developmental activities, and are regularly briefed on topics highly relevant to their oversight duties, including recent regulatory changes, current market dynamics, and specific ESG initiatives. This critical training is facilitated through participation in seminars, courses, and targeted briefing sessions organized by the Company Secretary and external advisors, ensuring the Board’s knowledge of climate-related risks remains robust and up to date. Where specialized technical expertise is required, the Board engages external professional consultants and advisory experts to ensure independent, and informed oversight of emerging climate risks and opportunities.

Currently, the Group’s remuneration policy has not factored climate-related considerations or broader ESG performance indicators into the determination of executive and management compensation. The Board and the Sustainability Working Group will continue to explore the feasibility of linking specific sustainability metrics to remuneration in the future to further incentivize green initiatives, and will disclose any structural changes to our remuneration policy at the appropriate time.

Environmental, Social and Governance Report

Stakeholder Engagement

By maintaining communications with stakeholders and understanding their expectations and needs, we identify material ESG issues, and are well-aware of the related risks and opportunities, which are critical to the sustainable development of the Group. In our daily operations, we collect views and comments from stakeholders through various channels. Our major stakeholders, communication channels and their concerns are set out below:

Major Stakeholders	Communication Channels	Concerns
Customers	• Retail outlets • Service hotlines and emails • Social media platforms	• Product quality and safety • Customer service • Personal data and privacy protection
Employees	• Induction and on-job training • Team meeting • Internal email and instant messaging platform • Staff activities	• Occupational safety and health • Development and training • Remuneration and benefits
Suppliers and business partners	• Interviews and virtual meetings • Regular email or telephone communication • On-site inspection • Supplier evaluation	• Stable business partnerships • Fair trading terms • Business integrity
Community	• Community investment • Sponsorship and donations • Social media platform/email	• Environment protection
Government and regulatory authorities	• Regular industry conferences • Email communication	• Food safety • Environment protection
Shareholders and investors	• General meetings of shareholders • Financial reports, circulars and announcements • Email communication • Disclosure of information on the websites of the Stock Exchange and the Company	• Financial performance • Return on investment • Information disclosure and transparency

Environmental, Social and Governance Report

Materiality Assessment

By assessing the materiality of ESG issues, a company formulates its objectives focusing on material areas and dedicating more resources in those areas with priority, which is critical to making great progress in promoting sustainable development. According to the opinions collected from stakeholder engagement, and after assessing the impact on and relevance of such issues to the business of the Group, we have identified the following areas that should be developed in priority:

Environment	Employees	Product Responsibility	Community Participation
• Wastes Management • Use of Packaging Materials • Energy Conservation • Greenhouse Gas Emission	• Health and Safety • Development and Training	• Product Safety and Quality • Personal Data and Privacy Protection • Complaints about products and services	• Supporting the Community

A. CLIMATE-RELATED DISCLOSURES

The Board is responsible for ensuring that the Group establishes and maintains a sound and effective risk management and internal control system covering all material controls, including financial, operational, compliance control and risk management. We have included ESG-related risks in the scope of such system controls.

Climate Scenario Analysis

During the Reporting Period, the Group carried out a qualitative climate scenario analysis following the requirements set out in Part D Climate-related Disclosures of the ESG Reporting Code of the Stock Exchange. This analysis aimed to evaluate the potential impact from relevant climate-related risks and opportunities to the Group under different climate scenarios and over various timeframes.

With consideration of geographical locations and operations of our retail stores in Hong Kong and the benchmark with industry peers, we identified a list of relevant climate-related risks and opportunities. Among them, three climate-related risks were selected for scenario analysis based on their relative importance to the Group, including two physical risks and one transition risk.

In conducting scenario analysis, a range of established climate scenarios were considered, with contrasting scenarios selected for evaluation. For transition risks, we selected the Net Zero 2050 and Current Policies scenarios of the Network for Greening the Financial System (“NGFS”), while for physical risks, we referenced the Shared Socioeconomic Pathway (“SSP”) of the Intergovernmental Panel on Climate Change (“IPCC”) and selected the SSP1-2.6 and SSP5-8.5 scenarios. We also made use of public databases, and research from the HKSAR Government and recognized international organizations such as the World Bank Group and the World Resources Institute.

Environmental, Social and Governance Report

A. CLIMATE-RELATED DISCLOSURES *(continued)*

Climate Scenario Analysis *(continued)*

The table below summarizes the key inputs, parameters and assumptions of our climate scenario analysis:

	High Emission Scenario	Low Emission Scenario
Key Assumptions	This scenario assumes that global greenhouse gas emissions continue to rise through 2080, resulting in an estimated increase in global average temperatures of 3°C or more by 2100. The analysis is based on the continuation of currently implemented policies, with no additional climate measures introduced beyond those already in force. It further assumes that technological development progresses at its current pace, without significant acceleration driven by new policy interventions or market shifts.	This scenario assumes the rapid implementation of strong climate policies and accelerated innovation to limit global warming to below 2°C by 2100. It is based on the immediate introduction of ambitious climate policies, with a strong emphasis on the decarbonization of electricity supply, significant improvements in energy efficiency, and the accelerated development and deployment of low-carbon and emerging technologies.
Chosen Scenarios	• IPCC SSP5-8.5 • NGFS Current Policies	• IPCC SSP1-2.6 • NGFS Net Zero 2050
Time Horizons	• Base year: 2025 • Short term: 2030 • Medium term: 2035 • Long term: 2050 The medium-term and long-term timeframes were set to align with the Hong Kong's Climate Action Plan 2050.	
In-scope Locations/ Business	The shops and retail business of 759 STORE in Hong Kong	

Physical risks selected for scenario analysis include the increased frequency and intensity of tropical cyclones, as well as the increase in average temperature. The potential physical impacts include disruption of operations, affecting the safety and reliability of facilities and equipment, and increase in energy demand for cooling, leading to higher operating costs. The transition risk for scenario analysis is enhanced and emerging regulatory requirements. Enhanced regulatory requirements may increase operational costs and compliance risks for the Group but also provide opportunities to improve energy management and sustainability performance.

Environmental, Social and Governance Report

A. CLIMATE-RELATED DISCLOSURES *(continued)*

Climate Scenario Analysis *(continued)*

Risk/ Opportunity	Time Horizons	Potential Impacts ¹	Our Response
Physical risk – Acute: Tropical cyclones	Short to medium term	We have over 150 shops of 759 STORE located in shopping malls and on streets across various districts in Hong Kong. Potential impacts of tropical cyclones could include flooding, damage to retail shops especially those on streets, disruption to operations due to temporary closure of stores, affecting our workforce, revenue and the sales. Additionally, severe storms may cause power outages, damage to inventory, and unsafe conditions for staff and customers. Indirectly, tropical cyclones could exacerbate logistical challenges by impacting transportation networks, thereby delaying replenishment of stock and affecting customer shopping experience.	The Group has implemented contingency plans and resilience measures, such as reinforced store infrastructure and emergency response protocols in addressing extreme weather events, to ensure business continuity. We also closely monitor the news related to extreme weather events from the Hong Kong Observatory, prepare ahead of the events, and remind employees of the Group's work guidelines and safety rules during the events. To mitigate the impact on our operations, we strive to diversify our sources of goods instead of sourcing from a single region, to enhance the resilience of our supply chain.

Environmental, Social and Governance Report

A. CLIMATE-RELATED DISCLOSURES *(continued)*

Climate Scenario Analysis *(continued)*

Risk/ Opportunity	Time Horizons	Potential Impacts ¹	Our Response
Physical risk – Chronic: Increase in average temperature	Medium to long term	Increase in average temperature could potentially lead to higher energy demand for cooling, resulting in increased operational, repair and maintenance costs, as well as greater greenhouse gas emissions. As we operate in the retail business, higher temperatures may also affect the preservation of our temperature-sensitive products, and impact the comfort and well-being of employees at work and customers while shopping.	The Group provides employees guidelines related to energy saving measures, and requires employees to properly handle and store the products. Moving forward, the Group will monitor and explore the feasibility in adopting the latest available technology in the market to enhance energy management and improve store design, strengthening our resilience to rising temperatures.

Environmental, Social and Governance Report

A. CLIMATE-RELATED DISCLOSURES *(continued)*

Climate Scenario Analysis *(continued)*

Risk/ Opportunity	Time Horizons	Potential Impacts ¹	Our Response
Transition risk: Enhanced and emerging regulatory requirements	Medium to long term	As the Hong Kong Government has set the carbon neutrality goal and formulated the Climate Action Plan 2050, more stringent regulations and requirement on energy consumption and building performance are expected for buildings in Hong Kong. As we usually lease the retail stores for 759 STORE, we may face increased expectations of supporting the property management to participate in energy audits and follow their energy management requirement, potentially resulting in higher operational costs, compliance and reputational risks. The increase in requirements for climate-related disclosures will also require the Group to strengthen transparency and ensure compliance with the Stock Exchange's enhanced ESG Reporting Code, facilitating alignment with evolving global sustainability reporting standards.	The Group strives to improve energy efficiency of the shops and reduce greenhouse gas emissions, and will explore opportunities to support Hong Kong's decarbonization targets by integrating energy-efficient technologies and practices within its store operations. In terms of the emerging climate disclosure requirement, the Group has conducted a qualitative climate scenario analysis during the Reporting Period, which enables us to better understand potential climate-related risks and opportunities under various future scenarios. Going forward, we will continue to strengthen our sustainability disclosure to align with evolving regulatory expectations and requirement.

¹ Due to challenges in obtaining reliable quantitative information regarding the current or anticipated financial effects of climate-related risks and opportunities as well as vulnerability and capital deployment metrics, the Group has applied the Reasonable Information Relief and Capabilities Relief and will not provide such quantitative disclosures in this report.

Environmental, Social and Governance Report

A. CLIMATE-RELATED DISCLOSURES *(continued)*

Climate Scenario Analysis *(continued)*

Although the Group is a retailer of daily necessities and is not in a high carbon emitting sector, we conducted scenario analysis to understand the potential impact from climate change on our business model and operations, and have taken various mitigation and adaptation measures to minimize such impact. Based on these assessments, we believe our overall exposure to climate-related risks is considered low and currently no immediate need to amend our business strategy or operational model across short-, medium- and long-term periods. Going forward, we will continue to monitor the potential impact of climate change, explore the feasibility in adopting latest available technology to strengthen our climate resilience, and if necessary, adjust and adapt the strategy and business model to climate change.

Metrics and Targets

To ensure the effective implementation of our climate-related strategies, actions, and risk management, the Group has formulated quantifiable climate targets across core operational areas. These targets apply across the entirety of the retail operations of 759 STORE, ensuring our carbon, energy, and material footprints remain controlled and aligned with operational efficiency as our business evolves. The selection of these intensity metrics reflects our core objectives of climate mitigation and operational efficiency, aligning our ongoing decarbonization efforts with the Hong Kong Government's broader carbon neutrality goals outlined in the Climate Action Plan 2050.

Scope	Metric Used	Description of Target
Carbon Emissions (Scope 1 & Scope 2)	Greenhouse Gas Emissions Intensity (tCO ₂ e per square meter)	Achieve greenhouse gas emissions intensity in 2030 that is on par with the 2025/26 level
Energy Efficiency	Power Consumption Intensity (kWh per square meter)	Achieve power consumption intensity in 2030 that is on par with the 2025/26 level
Resource & Waste Management	Consumption Intensity of Packaging Material (Tonnes per square meter)	Achieve packaging material consumption intensity in 2030 that is on par with the 2025/26 level

The established targets encompass key greenhouse gases generated across our retail and distribution operations, calculated in carbon dioxide equivalent, including carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O). They are derived based on operational baseline benchmarks and internal efficiency planning, and are not derived using a Sectoral Decarbonisation Approach. As these are gross targets focused on direct operational efficiency and energy conservation, the Group currently does not plan to use carbon credits to offset greenhouse gas emissions.

Environmental, Social and Governance Report

A. CLIMATE-RELATED DISCLOSURES *(continued)*

Metrics and Targets *(continued)*

To achieve our target on carbon emission and transition to low-carbon operations in supporting Hong Kong's Climate Action Plan 2050, please refer to our initiatives in the sections of "Energy Conservation" and "Exhaust Gas Emissions" for details. Going forward, we will consider developing a comprehensive transition plan when necessary.

The oversight of progress toward these climate targets is integrated into the Group's sustainability governance framework. The Sustainability Working Group tracks operational performance data on an ongoing basis and reports annually to the Board to evaluate progress against the baseline period. At present, these targets and the underlying calculation methodologies have not been validated by an independent third party. The Group will periodically review the suitability of these targets in response to operational changes, technological advancements, and evolving industry standards.

Internal Carbon Pricing

The Group has not currently adopted an internal carbon pricing mechanism to assess the costs of our greenhouse gas emissions, nor is an internal carbon price currently applied in our strategic decision-making processes, such as capital expenditure planning or investment decisions. We will closely monitor market and regulatory developments to evaluate the feasibility and necessity of implementing such a mechanism as our climate risk strategy matures.

B. ENVIRONMENT

The Group attaches great importance to environmental protection. We apply measures such as energy conservation and pollution prevention in our daily operation, and we strive to maintain the sustainable development of the environment in the course of our business development.

The Group is committed to complying with laws and regulations regarding environmental protection. Main applicable laws include the Product Eco-responsibility Ordinance (Cap. 603 of the Laws of Hong Kong) and Air Pollution Control (Volatile Organic Compounds) Regulation (Cap. 311W of the Laws of Hong Kong). The Group ensures that all employees abide by relevant laws and regulations during business operation by updating system procedures, formulating relevant working guidelines and providing staff training. The Group is not aware of any material non-compliance with any laws and regulations in relation to the environment protection during the Reporting Period.

Waste Management

We understand the importance of reducing wastes at the source, and we make the effort to reduce the wastes produced during the process of operation that need to be disposed of. By continuously optimising the information system, we strive to reduce the difference between procurement and market demands. Besides, for the products not selling well or close to expiry dates, we offer concessionary clearance prices which attract customers to buy so as to reduce wastage of food. As for a small quantity of products with damaged packaging, we donate them to the needy through the food sharing project of the New Life Psychiatric Rehabilitation Association.

Environmental, Social and Governance Report

B. ENVIRONMENT *(continued)*

Waste Management *(continued)*

In addition, wastes such as waste paper, packing wrap and toner cartridges are produced during the process of retail business operation. We manage these wastes based on the principle of “in first reducing, in second reusing and in third recycling”. During the Reporting Period, the Group has adopted the following measures:

- Encourage the staff to use electronic document for circulation and record to reduce printing
- Display reminders on all printers and copiers to remind the staff to save paper
- Encourage the staff to use double-sided printing as much as possible
- Reuse some of the furniture and equipment during shop renovation
- Do best to repair broken cash registers or recycle parts to reduce wastes
- Send the used/non-usable paper cartons to recycling stations
- Recycle toner cartridges

In addition, we continue to promote online training and assessment, and make short videos on the selected training topics, to continuously provide employees with necessary training through online systems. In the long run, proper use of online training not only improves work efficiency of relevant departments, but also reduces the paper consumption for printing training materials.

During the Reporting Period, the total amount of non-hazardous wastes produced during our daily operation abovementioned that need to be disposed of was approximately 75 tonnes (2025: 74 tonnes), with the intensity of 0.0017 tonnes per square meter of floor area (2025: 0.0017 tonnes/m²). Due to the nature of our retail and office operations, the Group does not generate significant industrial hazardous waste. Our primary hazardous waste consists of used office and shop toner cartridges. During the Reporting Period, approximately 1.5 tonnes of toner cartridges were responsibly collected and recycled by our qualified suppliers. We target to maintain a 100% recycling rate for all toner cartridges annually. We remain committed to exploring and implementing diverse waste treatment methods, tailoring our approach to specific waste streams while balancing community needs with practical feasibility. We will also continue to improve our waste data collection, evaluate and disclose relevant information, and gradually set appropriate targets on waste reduction according to the actual situation.

Packaging Materials

Plastic bags are also one of the resources mainly consumed in the retail business. Following the implementation of the enhanced Plastic Shopping Bag Charging Scheme at the end of 2022, there was a notable increase in the proportion of customers bringing their own shopping bags, reaching 94% during the Reporting Period (2025: 94%). We continue to rigorously enforce the plastic shopping bag levy scheme and are enhancing training for frontline staff to more effectively encourage customers to adopt reusable shopping bags. This initiative is part of our broader commitment to environmental sustainability and promoting responsible consumer behaviors.

Environmental, Social and Governance Report

B. ENVIRONMENT *(continued)*

Packaging Materials *(continued)*

Moreover, since the range of products sold by 759 STORE includes relatively heavy items such as rice and beverages, packaging wraps are used for transporting goods in order to ensure the safety of employees and passers-by. Looking ahead, we will continue to actively seek suitable community organizations and recycling agencies to explore the feasibility of restarting plastic film recycling.

In addition to plastic materials, paper carton boxes constitute a significant portion of the packaging resources utilized in our retail logistics and daily operations. We remain committed to managing these resources responsibly by continuously sending used and non-usable paper cartons to designated recycling stations, reinforcing our dedication to maximizing material recovery and minimizing our overall environmental footprint.

During the Reporting Period, the above-mentioned plastic materials and paper carton boxes for packaging amounted to approximately 2,106 tonnes, with a consumption intensity of approximately 0.05 tonnes per square meter of floor area. We will make efforts to research on methods to reduce the consumption of packaging materials during business operations.

Energy Conservation

Saving energy consumption can bring dual benefits to a company in both environmental and economical aspects. The main energy consumed by the Group was purchased electricity, of which more than 80% was used for the operation of retail outlets. Therefore, we have been focusing on implementing energy-saving measures in our outlets, including:

- Adopting LED lightings instead of traditional halogen spotlights or fluorescent tubes. We have discontinued the purchase of traditional halogen spotlights and fluorescent tubes. At present, more than 90% of our shops have fully adopted LED lightings as their lighting systems.
- For the design of new shops, we have replaced the previously used upright display refrigerators with more energy-efficient chest freezers. We will also explore the feasibility of use of chest freezers according to shop conditions, such as area and shape of the shop, during the renovation of existing shops.
- Joining the “Charter on External Lighting” launched by the Environment and Ecology Bureau, with commitment to switch off lighting installations for decorative, promotional or advertising purposes which affect the outdoor environment during the preset time to minimize light nuisance and energy wastage.
- Responding to the invitation of shopping malls which have participated in the Environment and Ecology Bureau’s “Energy Saving Charter” and committing to maintaining an average indoor temperature of 24 to 26 degrees Celsius, so as to reduce power consumption.

Environmental, Social and Governance Report

B. ENVIRONMENT *(continued)*

Energy Conservation *(continued)*

The total energy consumption during the Reporting Period is as follows:

	Unit	2026	2025
Fuel Consumption	litres	114,078	117,480
Power Consumption	kWh	20,386,000	21,056,000
Power Consumption Intensity (by total area of retail space and distribution centres)	kWh per square meter	459	476

In the future, the Group will aim to ensure that power consumption is in line with business development, and will continue to work closely with related equipment and power supply partners to actively explore more feasible energy-saving or renewable energy solutions, so as to achieve the effective use of energies.

Exhaust Gas Emissions

The exhaust gas emissions generated by the Group's retail business are mainly from the Group's transportation fleet, which is responsible for the distribution and transportation of goods to 167 (2025: 168) outlets of 759 STORE. All pre-Euro V diesel engine trucks were phased out before October 2020. To reduce exhaust gas emissions, we have implemented the following measures, including: regular maintenance and cleaning of vehicles and the requirement that the drivers must turn off the ignition when vehicles are parked in the parking lots. We equipped all trucks with GPS to encourage drivers to adopt environment-friendly driving practices by monitoring vehicle speed and engine idling while enhancing operational efficiency.

During the Reporting Period, the total fuel consumption of the retail business was approximately 114,078 liters (2025: 117,480 liters), and the nitrogen oxides (NO_x)¹, sulfur oxides (SO_x) and particulate matter¹ emitted were 698,872 grams (2025: 682,507 grams), 1,845 grams (2025: 1,883 grams) and 24,992 grams (2025: 23,513 grams), respectively. In the future, we will continue to monitor the changes of these data with an aim to ensure that fuel consumption is in line with business development. We will continuously research the application of new technologies to improve the efficiency of logistics and take effective measures as appropriate to improve fuel consumption efficiency and reduce emissions of exhaust gas. We will also keep reviewing our policy on outsourcing logistic companies and release relevant emission data as appropriate.

¹ The emission factor is calculated with reference to the EMFAC-HK Vehicle Emission Calculation of the Environmental Protection Department and assuming a relative humidity of 80%, a temperature of 25 degrees Celsius, and an average driving speed of 30 kilometers per hour.

Environmental, Social and Governance Report

B. ENVIRONMENT *(continued)*

Greenhouse Gas Emissions

During the Reporting Period, the Group's total greenhouse gas emissions were 7,957 tCO₂e (2025: 9,100 tCO₂e), representing a decrease of approximately 12.6% as compared with that of last year, which were mainly derived from the purchased electricity within scope 2 (see below), accounting for approximately 95% (2025: 95%) of total emissions. During the Reporting Period, the Group's indirect emissions of energy decreased by approximately 12.9% to 7,553 tCO₂e (2025: 8,671 tCO₂e) as compared with that of last year. The Group will endeavour to promote energy conservation measures (see "Energy Conservation" above) to manage our carbon footprint in a responsible manner.

The amount of greenhouse gas emitted by us during the Reporting Period is shown in the following table²:

	Unit	2026	2025
Scope 1 – Direct Emissions	tCO ₂ e	297	306
Scope 2 – Indirect Emissions of Energy ³	tCO ₂ e	7,553	8,671
Scope 3 – Other Indirect Emissions ⁴	tCO ₂ e	108	124
Total Greenhouse Gas Emissions	tCO ₂ e	7,957	9,100
Greenhouse Gas Emissions Intensity (by total area of retail space and distribution centres)	tCO ₂ e per square meter	0.18	0.21

² Our measurement inputs and assumptions primarily rely on actual consumption data (e.g., electricity bills, vehicle fuel logs) multiplied by the latest emission factors sourced from local utility companies (CLP Power Hong Kong Limited and The Hongkong Electric Company Limited) and relevant government departments. During the Reporting Period, there were no changes to the measurement approach, inputs, or key assumptions used compared to previous years.

³ The Scope 2 indirect greenhouse gas emissions represent location-based emissions, reflecting the average GHG emission intensity of the local electricity grids from which our Hong Kong retail stores and facilities draw power. The Group did not enter into or utilize any contractual instruments, such as Renewable Energy Certificates (RECs) or green power purchase agreements, to adjust or offset our Scope 2 emissions during the Reporting Period.

⁴ The disclosed Scope 3 figure comprises emissions under Category 5: Waste Generated in Operations (indirect emissions from disposed waste paper) and Category 3: Fuel- and Energy-Related Activities Not Included in Scope 1 or Scope 2 (electricity consumed by government facilities for water and sewage processing).

Environmental, Social and Governance Report

B. ENVIRONMENT *(continued)*

Reducing Impacts on the Environment

We will adopt any practical measures to minimise the influence of business operations on the natural environment.

A number of studies have indicated that micro-plastics had a potential negative influence on the marine environment as well as on human health. Some of the micro-plastics come from personal care and cosmetics products with cleaning and scrubbing purposes. As such, we responded to the call of the environmental protection organization, Greenpeace, at the beginning of 2017, and committed to terminating the procurement of products that contain micro-plastics. We have also participated in the Bye Bye Microbeads Charter promoted by the Environmental Protection Department.

Water Resource

The retail business of the Group is not an industry which uses water intensively. Water resources are mainly used for the cleaning of shops, warehouses and offices as well as for personal hygiene of employees. Since water resource is an increasing global concern, we have displayed posters in workplaces to remind employees to save water and minimise waste. During the Reporting Period, the total water consumption of our retail business was 6,306 m³ (2025: 7,034 m³), with the intensity of 0.14 m³ per square meter of floor area (2025: 0.16 m³/m²). We will continuously monitor changes in these data and take measures to maintain water consumption efficiency when appropriate. During the Reporting Period, the Group did not encounter any problems in sourcing water. Due to low water consumption of the Group, there is no plan to set a target for reduction of water consumption. If our business model changes in the future and involves a significant increase in water consumption, the Group will further evaluate the necessity of setting a target.

Environmental, Social and Governance Report

C. SOCIETY

Our Personnel

The Group is an equal opportunity employer, and all employment-related decisions such as recruitment or promotion are made based on individual performance and qualification. We strive to create a diversified working environment without discrimination against gender, age, marital status, pregnancy, disability, family status and race. The Employees' Handbook stipulates our personnel system covering various aspects including recruitment, promotion, dismissal, compensation, commission, working hours, rest periods and other benefits so that employees at all levels can understand the employment policy of the Company.

The management also regularly reviews the compliance of the Group's subsidiaries with local labour laws and regulations, and strengthens the relevant management personnel's understanding of these laws and regulations through external training in order to ensure fair and just treatments of labour practices among the workforce. The labour laws applicable to the retail business of the Group mainly include the Employment Ordinance (Cap. 57 of the Laws of Hong Kong), the Sex Discrimination Ordinance (Cap. 480 of the Laws of Hong Kong), the Disability Discrimination Ordinance (Cap. 487 of the Laws of Hong Kong), the Family Status Discrimination Ordinance (Cap. 527 of the Laws of Hong Kong), the Race Discrimination Ordinance (Cap. 602 of the Laws of Hong Kong), the Employees' Compensation Ordinance (Cap. 282 of the Laws of Hong Kong), the Minimum Wage Ordinance (Cap. 608 of the Laws of Hong Kong) and the Personal Data (Privacy) Ordinance (Cap. 486 of the Laws of Hong Kong). During the Reporting Period, there was no material non-compliance with the relevant laws and regulations relating to compensation and dismissal, recruitment and promotion, working hours, rest periods, equal opportunities, diversity, anti-discrimination and other benefits and welfare.

As at 30 April 2026, a total of 833 employees (2025: 839) were employed for the retail business of the Group. The number of our employees by gender, age group, region and employment type is listed below:

	2026	2025
By gender		
Female	591	591
Male	242	248
By age		
40 years old or below	273	303
Over 40 years old	560	536
By region		
Mainland China and Hong Kong	833	839
By employment type		
Full-time	774	753
Part-time	59	86

Environmental, Social and Governance Report

C. SOCIETY (continued)

Our Personnel (continued)

The Group deeply believes that employees are the most valuable asset of an enterprise and regards human resources as its corporate wealth. The management reviews the remuneration packages of the Group regularly to ensure that they meet the current standards of the market and are attractive for the retention of employees. During the Reporting Period, the average monthly turnover rate¹ of employees was 4.1% (2025: 4.9%), similar to that of the previous year. The average monthly turnover rate of our employees by gender, age group, region and employment type is as follows:

	2026	2025
By gender		
Female	4.5%	5.2%
Male	3.3%	4.2%
By age		
40 years old or below	6.4%	7.0%
Over 40 years old	3.0%	3.8%
By region		
Mainland China and Hong Kong	4.9%	4.9%
By employment type		
Full-time	4.2%	4.5%
Part-time	3.2%	8.4%

¹ The "Average Monthly Turnover Rate" refers to the average of turnover rate each month during the Reporting Period, namely the number of employees in each employee group leaving the Company each month divided by the total number of employees in that employee group at the end of the month. The leaving employees include those who leave the Company voluntarily or due to dismissal, retirement or death in service.

Health and Safety

The Group is committed to safeguarding the health and safety of the employees. We develop corresponding guidelines with respect to work safety, occupational health and emergency handling. We ensure that employees comply with such guidelines, and regularly provide occupational safety education and training sessions to the employees to enhance their awareness of safety.

In response to the extreme weather events which come more serious with the climate change, we turn the emergency handling procedure into topical guidelines, and regularly review and update their content, timely incorporating various situations that may be caused by extreme weather events, such as flooding. Such guidelines have been included in the designated training programs, and regular training will be conducted through the online system to ensure that all employees maintain a high level of contingency awareness at all times.

Environmental, Social and Governance Report

C. SOCIETY (continued)

Health and Safety (continued)

For each work-related injury, a task force will be responsible for investigating the cause of the accident, proposing and implementing improvement plans and preventive measures such as updating work safety guidelines and upgrading equipment.

We also continuously review and improve the environment, facilities and staff equipment of the workplace to ensure that the requirements of the Occupational Safety and Health Ordinance (Cap. 509 of the Laws of Hong Kong), the Fire Safety (Buildings) Ordinance (Cap. 572 of the Laws of Hong Kong) and the Fire Safety (Commercial Premises) Ordinance (Cap. 502 of the Laws of Hong Kong) are complied with. We have implemented various measures, for instance:

- Equipping with sufficient fire-fighting devices, such as automatic sprinkler systems, fire extinguishers and emergency lights, and conducting regular fire safety inspections to ensure that all devices function properly.
- Equipping with first aid kits for employees to provide emergency medical assistance in the event of an injury.
- Providing seats to frontline staff to prevent lower limb disorders.

In order to ensure that all shops strictly implement a series of work guidelines and safety rules formulated by the Company, regional managers frequently visit shops to supervise and guide frontline staff. In addition, as part of the risk management and internal control system, external auditors also inspect shops regularly on a random basis, inspect working environment and its facilities and monitor the implementation of occupational safety and health as well as report to the Board periodically, so as to minimize any potential safety risks to protect the health and safety of employees and customers.

Furthermore, the Group will continue to provide employees with necessary protective equipment and cleaning and disinfection supplies to protect the health of employees, and ensure the cleanliness of all shops and workplaces.

During the past three Reporting Periods, there were no work-related fatalities within the Group. During the Reporting Period, there was no material non-compliance with the laws and regulations in relation to health and safety within the Group, and the number of days lost due to work-related injuries was 662 days (2025: 498 days), with the ratio of lost days² of 0.31% (2025: 0.24%).

² The “Ratio of Lost Days” refers to the percentage of sick leave days due to work-related injuries to the number of scheduled working days of all employees during the Reporting Period.

Environmental, Social and Governance Report

C. SOCIETY (continued)

Development and Training

The Group places great importance on the development of talents. We actively promote on-the-job training for the employees at all levels, who are recommended to participate in various training courses, forums and seminars. During the Reporting Period, our staff participated in training covering areas such as food safety, occupational safety and health, human resources management, retail technology application, big data analyzing, network safety, artificial intelligence and other information technologies as well as sustainable development, with an aim to enhance their knowledge and working skills, and in turn they can create competitive advantages together with the Group. We also provide the employees with different levels of educational subsidies, and encourage them to participate in continuing education and practice life-long learning, so as to achieve continuous self-development.

In addition to participating in external courses, we also provide new recruit and on-the-job training for employees at all levels, covering the topics such as shop operation procedures, customer communication skills, work safety and health. Furthermore, managers also visit shops to provide guidance to frontline employees on a regular basis. We will continue to implement our training programs in a more flexible manner. On the one hand, the face-to-face training with more interactions will resume; on the other hand, we will also continue to promote online training and assessment, and make short videos on suitable training topics to continuously provide training for employees through the online systems.

During the Reporting Period, the Group actively enhanced training for its employees. The ratio of employees trained³ of the retail business was 84% (2025: 87%), and the average training hours per employee⁴ was 1.2 hour (2025: 1.0 hour). The training statistics by gender and employee type are set out below:

	2026		2025	
	Ratio of Employees Trained	Average Training Hours (Hours)	Ratio of Employees Trained	Average Training Hours (Hours)
By gender				
Female	86%	1.2	88%	0.9
Male	79%	1.3	83%	1.3
By employee type				
Senior management	44%	8.5	63%	8.2
Middle management	72%	3.6	70%	2.2
General staff	86%	0.9	88%	0.8

³ The "Ratio of Employees Trained" is the percentage of the number of employees who participated in training during the Reporting Period to the total number of employees who served the Group during the Reporting Period.

⁴ The "Average training hours per employee" is calculated by dividing the total training hours during the Reporting Period by the total number of employees who served the Group during the Reporting Period.

Environmental, Social and Governance Report

C. SOCIETY (*continued*)

Labour Standards

The Group highly values and strictly abides by all the applicable laws and regulations of its locations of operation, including Employment Ordinance (Chapter 57 of the Laws of Hong Kong), and prohibits the use of child labour and forced or compulsory labour at all its business units. During the recruitment process, the human resources department will examine the proof of identity of applicants to ensure that they have reached the legal working age, and that relevant measures are effectively implemented through regular internal audits. In addition, the Employees' Handbook set out and has communicated the policies on overtime work, rest periods and so on, to each and every employee. We also have a whistle-blowing system for anyone, including employees, to complain and report any non-compliance.

The Group absolutely does not tolerate the use of child or forced labour in the supply chain. Once any use of child or forced labour by our suppliers is identified, we will terminate the cooperation with them immediately. During the Reporting Period, no employee is forced to work against his/her will or work as forced labour, or suffers corporal punishment or coercion of any types related to work.

Product Responsibility

Product Safety and Quality

The Group places great importance on product safety and quality, as it is directly related to the lives and health of customers. We have established a quality management system and obtained the ISO9001 certification. Detailed work procedures and guidelines have been developed with respect to the monitoring of product quality, verification of product labels and handling of complaints. A dedicated quality assurance department is responsible for the implementation of such procedures accordingly in order to ensure the compliance of the products with the requirements of applicable laws, including the Public Health and Municipal Services Ordinance (Cap. 132 of the Laws of Hong Kong), the Trade Descriptions Ordinance (Cap. 362 of the Laws of Hong Kong) and the Consumer Goods Safety Ordinance (Cap. 456 of the Laws of Hong Kong).

We take every customer's feedback seriously. We have established a number of different channels to collect customers' opinions, suggestions and complaints, including social platforms, emails and service hotlines. For each formal complaint, the Quality Assurance Department conducts a formal investigation, tracks and analyzes the root cause of the issue jointly with suppliers, and formulates response strategies. During the Reporting Period, the Group was not aware of any material complaints about products and services. All customer comments and enquiries have been properly handled and followed up in accordance with the established handling mechanism.

The business of 759 STORE focuses on operations in retailing food and beverages such as snacks and food groceries. As such, we will pay close attention to the food alerts released by the Centre for Food Safety, research reports from the Consumer Council as well as to relevant market information, which will be immediately followed with responsive action.

Environmental, Social and Governance Report

C. SOCIETY (continued)

Product Responsibility (continued)

Product Safety and Quality (continued)

As long as we confirm that a certain batch of products are involved with quality and safety issues and must be recalled, we will fully cooperate with the regulatory authorities and, as soon as practicable, withdraw the relevant products from the shelves according to their instructions, announce the recall arrangement and treat the recalled items properly. During the Reporting Period, no product of the Group is required to be recalled due to safety and health issues.

Personal Data Privacy

The Group recognises the importance of protecting the personal data of customers. A privacy policy is in place to ensure that the collection, use, retention and access of personal data during the course of business are in conformity with the Personal Data (Privacy) Ordinance (Cap. 486 of the Laws of Hong Kong). The requirements include, among others, obtaining customers' consent prior to data collection, ensuring the data be used only for the purpose for which it has been collected and retaining the data no longer than necessary. The policy is published on the website of 759 STORE.

In respect of confidentiality of data, all employees are required to strictly observe the data confidentiality policy of the Group according to the terms of employment. Relevant procedures are in place to provide employees at all levels with clear and specific guidelines in relation to the authority of access to confidential and sensitive information and its processing procedures such as transmission, storage and destruction. Managers visit the work sites to monitor the implementation of such guidelines on a regular basis. Any employee who breaches such policies and guidelines will be subject to serious consequences, including, among others, termination of employment and legal actions against any party involved. In addition, computer system and firewall are also updated regularly to fend off any potential hacking attacks.

Advertising

759 STORE provides customers with the latest discount and product information through various channels such as shop posters, official websites and social platforms. When preparing promotional materials, we strive to use clear and unequivocal designs and expressions, and convey important terms and information as accurately as possible to avoid misunderstandings by customers. All information is checked by a dedicated team to ensure that the content be accurate and complete and comply with the Trade Descriptions Ordinance (Cap. 362 of the Laws of Hong Kong).

Environmental, Social and Governance Report

C. SOCIETY (continued)

Product Responsibility (continued)

Intellectual Property Rights

We respect the intellectual property rights of others and ensure the compliance with applicable laws, including the Copyright Ordinance (Cap. 528 of the Laws of Hong Kong) and the Trade Marks Ordinance (Cap. 559 of the Laws of Hong Kong), and we also strive to protect our rights and interests from infringement. The Employees' Handbook sets out the guidelines that require employees not to infringe intellectual property rights of any third parties, such as use of software and quoting source of information etc. We also protect our trade marks and other intellectual property rights by registering trade marks and taking legal actions as and when necessary.

During the Reporting Period, the Group was not aware of any material non-compliance with relevant laws and regulations concerning the health and safety, advertising, labeling and privacy of its products and services that have a significant impact on the Group.

Supply Chain Management

With respect to the supply chain, 759 STORE adopts a self-import model where most suppliers are overseas producers, farms and large wholesalers. The Group upholds the principle of fair competition, focuses on maintaining with the suppliers a long-term relationship of mutual benefits. The Group has an open and transparent procurement management procedure, which is included in the ISO9001 quality system certification and is audited by a third-party institution regularly. All new suppliers must be recognized by the established supplier assessment system according to the criteria in relation to product quality, product safety and supplier scale etc., and also with reference to local regulations and applicable international standards. As for all existing suppliers, we conduct regular assessment based on their past performance in customer satisfaction with their products, their popularity, previous quality, whether there have been any quality problems and the corrective measures taken etc.

We endeavour to purchase goods in an ethical and responsible manner. With regard to various environmental and social risks (e.g. sustainable food ingredients and labour standards), we actively maintain close communication with the suppliers to mutually ensure the sustainable development of our business. From January 2021, an ethical procurement policy was in place and adopted as a basis of selecting suppliers and purchasing goods, which contained, among others, prohibition from use of child and forced labour, compliance with the standards of minimum labor remuneration and benefits, provision of safe working conditions, and compliance with the international standards of environmental protection. In selecting suppliers, environmental considerations, including the provision of environmentally preferable products and packaging, are taken into account as part of our evaluation criteria. Relevant personnel will meet with suppliers on a regular basis and arrange site visits to evaluate and ensure that suppliers and their products comply with the above criteria.

Due to climate change, the potential risk that hinders or interrupts the supply chains in several regions is increasing. In order to offset this risk, 759 STORE is committed to searching for sources of goods from different locations, with the current procurement network covering 60 countries and regions, doing its best to diversify the impact on supply from extreme weather or serious accidents caused thereby in a single region. During the Reporting Period, the Group had a total of 214 major suppliers, of which 126 suppliers were from overseas and 88 were from Mainland China, Hong Kong, Macau and Taiwan regions of China.

Environmental, Social and Governance Report

C. SOCIETY *(continued)*

Anti-corruption

The Group deeply believes that honesty, integrity and fairness are important assets of an enterprise. The Group has established code of practice for integrity management (as set out in the Employees' Handbook), which sets out all the basic disciplinary standards with respect to compliance with The Prevention of Bribery Ordinance (Cap. 201 of the Laws of Hong Kong), the avoidance of conflict of interests and the handling of confidential information, that all directors and employees must abide by, as well as the guidelines with respect to the responses to various situations encountered during the performance of their duties. The human resources department will arrange for each employee to receive relevant training. The code also includes a whistle-blowing procedure which provides the employees with the channels for inquiry and reporting of any suspected violations. In addition, we will also review and improve the monitoring system on an on-going basis to prevent our staff from committing fraudulent act during the operation process.

During the Reporting Period, the Group has complied with the relevant laws and regulations, and there was no litigation regarding bribery, extortion, fraud or money laundering brought against the Group or its employees.

Community Investment

The Group demonstrates its commitment to corporate citizenship through multifaceted community engagement initiatives. We actively encourage our employees to participate in social welfare activities, promoting both their physical and mental well-being while fostering a balanced approach to personal development. Our community outreach program extends beyond internal engagement, encompassing partnerships with a diverse array of non-profit organizations serving disadvantaged communities, religious groups, and educational institutions. Through these collaborations, we strive to make meaningful contributions across various sectors of society, with a particular focus on poverty alleviation and support to youth education. This comprehensive approach allows us to leverage our resources and expertise to address pressing social issues and create lasting positive impact in the communities where we operate.

During the Reporting Period, the Group demonstrated its commitment to educational advancement and community support through targeted giving efforts. For instance, we provided scholarships for an international exchange program facilitated by the Vocational Training Council (VTC). This program aims to enrich students' educational journeys by providing immersive cross-cultural experiences and fostering global perspectives. By supporting this initiative, we hope to cultivate well-rounded and internationally aware cohort of future professionals.

Alongside with our educational endeavours, the Group extended its community outreach efforts to address immediate societal needs. Recognizing the challenges faced by grassroots people, we donated approximately 13,600 packs of rice to individuals and families in need. We distributed the rice through cooperation with various community organizations, ensuring it was efficiently delivered to those most in need, in an effort to alleviate the daily needs of grassroots citizens.

Independent Auditor's Report



羅兵咸永道

TO THE SHAREHOLDERS OF CEC INTERNATIONAL HOLDINGS LIMITED
(incorporated in Bermuda with limited liability)

Opinion

What we have audited

The consolidated financial statements of CEC International Holdings Limited (the “Company”) and its subsidiaries (the “Group”), which are set out on pages 67 to 137, comprise:

- the consolidated statement of financial position as at 30 April 2026;
- the consolidated income statement for the year then ended;
- the consolidated statement of comprehensive income for the year then ended;
- the consolidated statement of changes in equity for the year then ended;
- the consolidated statement of cash flows for the year then ended; and
- the notes to the consolidated financial statements, comprising material accounting policy information and other explanatory information.

Our opinion

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 30 April 2026, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with HKFRS Accounting Standards as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

Basis for Opinion

We conducted our audit in accordance with Hong Kong Standards on Auditing (“HKSA”) as issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Consolidated Financial Statements section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independent Auditor's Report

Basis for Opinion *(continued)*

Independence

We are independent of the Group in accordance with the HKICPA's Code of Ethics for Professional Accountants (the "Code"), as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with the Code.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, 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.

The key audit matter identified in our audit is related to revenue recognition of retail business.

Key Audit Matter	How our audit addressed the Key Audit Matter
Revenue recognition of retail business Refer to note 5 to the consolidated financial statements for the Group's accounting policies on revenue recognition and the analysis of the Group's revenue for the year ended 30 April 2026. The Group recognised revenue of HK\$1,366 million from the retail business for the year ended 30 April 2026. We focused in particular on the recognition of revenue of the retail business due to its magnitude and the nature of the industry. The revenue was made up of high volume transactions of small amounts and recorded through a number of systems. Errors arising from capturing of data or interfaces amongst the various systems may have a significant impact on the retail revenue. Therefore, it required significant time and resources to audit.	We understood, evaluated and validated management's key internal controls in its revenue recognition process related to retail business. We involved Information Technology specialists to evaluate the design of the relevant controls (including automated controls) over revenue recognition and tested the operating effectiveness of those controls. We performed the reconciliation of selected revenue records in the Group's accounting system to settlement records with the use of computer assisted audit techniques. We tested samples of sales transactions by tracing to bank receipts and the underlying records. We inspected journal entries relating to revenue which met specific risk-based criteria, and comparing details of these journal entries with relevant underlying documentation. We performed disaggregated analytics on revenue by various metrics year-on-year. We found the sales transactions related to the retail business were supported by appropriate evidence.

Independent Auditor's Report

Other Information

The directors of the Company are responsible for the other information. The other information comprises all of the information included in the annual report other than 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 Directors and the Audit Committee 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 as issued by the HKICPA and the disclosure requirements of the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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

The Audit Committee is responsible for overseeing the Group's financial reporting process.

Independent Auditor's Report

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. We report our opinion solely to you, as a body, in accordance with Section 90 of the Companies Act 1981 of Bermuda, 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 HKSAAs 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 HKSAAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

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

Independent Auditor's Report

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

(continued)

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

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

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

The engagement partner on the audit resulting in this independent auditor's report is LEE, Chun Wah, Ryan (practising certificate number: P07034).

PricewaterhouseCoopers
Certified Public Accountants

Hong Kong, 28 July 2026

ANNUAL REPORT 2025/2026

Consolidated Income Statement

For the year ended 30 April 2026

	Note	2026 HK\$'000	2025 HK\$'000
Revenue	5	1,405,504	1,444,391
Cost of sales	7	(851,130)	(885,934)
Gross profit		554,374	558,457
Other gains, net	6	1,708	2,526
Selling and distribution expenses	7	(453,572)	(462,126)
General and administrative expenses	7	(131,587)	(128,323)
Operating loss		(29,077)	(29,466)
Finance income		2,606	2,549
Finance costs		(11,791)	(15,032)
Finance costs, net	9	(9,185)	(12,483)
Loss before income tax		(38,262)	(41,949)
Income tax expense	10	(927)	(1,882)
Loss attributable to equity holders of the Company		(39,189)	(43,831)
Loss per share, basic and diluted, attributable to equity holders of the Company	11	(HK5.88 cents)	(HK6.58 cents)

The accompanying notes are an integral part of these financial statements.

Consolidated Statement of Comprehensive Income

For the year ended 30 April 2026

	2026 HK\$'000	2025 HK\$'000
Loss for the year	(39,189)	(43,831)
Other comprehensive income/(loss)		
<i>Item that will not be reclassified subsequently to profit or loss</i>		
Change in fair value of equity investments at fair value through other comprehensive income	9	(14)
<i>Items that may be reclassified subsequently to profit or loss</i>		
Release of exchange reserve upon disposal/deregistration of a subsidiary	(1,280)	(3,862)
Currency translation differences	9,852	(3,035)
Total comprehensive loss for the year attributable to equity holders of the Company	(30,608)	(50,742)

The accompanying notes are an integral part of these financial statements.

Consolidated Statement of Financial Position

As at 30 April 2026

	Note	2026 HK\$'000	2025 HK\$'000
ASSETS			
Non-current assets			
Property, plant and equipment	13	266,556	282,078
Right-of-use assets	14	137,658	191,988
Investment properties	15	15,605	15,630
Financial assets at fair value through other comprehensive income	16	57	48
Rental deposits	17	20,738	29,659
Deferred tax assets	18	4,666	5,066
		445,280	524,469
Current assets			
Inventories	19	170,416	159,213
Accounts receivable	20	10,115	11,446
Deposits, prepayments and other receivables	17	48,307	40,240
Pledged bank balances	21	21,440	21,440
Cash and cash equivalents	21	53,057	56,734
		303,335	289,073
Total assets		748,615	813,542
EQUITY			
Share capital	22	66,619	66,619
Reserves	23	343,022	373,630
Total equity		409,641	440,249

Consolidated Statement of Financial Position

As at 30 April 2026

	Note	2026 HK\$'000	2025 HK\$'000
LIABILITIES			
Non-current liabilities			
Lease liabilities	14	27,052	65,735
Deferred tax liabilities	18	8,333	7,902
Accruals and other payables	26	9,226	9,171
Borrowings	24	–	472
		44,611	83,280
Current liabilities			
Lease liabilities	14	101,451	117,103
Borrowings	24	48,304	30,384
Accounts payable	25	97,287	96,067
Accruals and other payables	26	47,321	46,459
		294,363	290,013
Total liabilities		338,974	373,293
Total equity and liabilities		748,615	813,542

The consolidated financial statements were approved by the Board of Directors on 28 July 2026 and were signed on its behalf.

Tang Fung Kwan
Director

Lam Kwok Chung
Director

The accompanying notes are an integral part of these financial statements.

Consolidated Statement of Changes in Equity

For the year ended 30 April 2026

	Attributable to equity holders of the Company		
	Share capital	Reserves	Total
	(Note 22) HK\$'000	(Note 23) HK\$'000	HK\$'000
Balance at 1 May 2024	66,619	424,372	490,991
Loss for the year	—	(43,831)	(43,831)
Other comprehensive loss:			
Change in fair value of financial assets at fair value through other comprehensive income	—	(14)	(14)
Currency translation differences	—	(3,035)	(3,035)
Release of exchange reserve upon deregistration of a subsidiary	—	(3,862)	(3,862)
Total comprehensive loss	—	(50,742)	(50,742)
Balance at 30 April 2025	66,619	373,630	440,249
Balance at 1 May 2025	66,619	373,630	440,249
Loss for the year	—	(39,189)	(39,189)
Other comprehensive income/(loss):			
Change in fair value of financial assets at fair value through other comprehensive income	—	9	9
Currency translation differences	—	9,852	9,852
Release of exchange reserve upon disposal of a subsidiary	—	(1,280)	(1,280)
Total comprehensive loss	—	(30,608)	(30,608)
Balance at 30 April 2026	66,619	343,022	409,641

The accompanying notes are an integral part of these financial statements.

Consolidated Statement of Cash Flows

For the year ended 30 April 2026

	Note	2026 HK\$'000	2025 HK\$'000
Cash flows from operating activities			
Cash generated from operations	27(a)	140,989	166,724
Overseas tax paid		(96)	(156)
Net cash generated from operating activities		140,893	166,568
Cash flows from an investing activity			
Purchases of property, plant and equipment		(3,588)	(6,833)
Proceeds from disposal of a subsidiary		109	–
Net cash used in an investing activity		(3,479)	(6,833)
Cash flows from financing activities			
Proceeds from borrowings		156,172	118,517
Repayments of borrowings		(138,724)	(113,874)
Interest received		802	997
Interest paid		(1,312)	(1,751)
Principal element of lease payments		(147,957)	(164,804)
Interest element of lease payments		(10,395)	(13,377)
Net cash used in financing activities		(141,414)	(174,292)
Decrease in cash and cash equivalents		(4,000)	(14,557)
Exchange difference		323	(131)
Cash and cash equivalents at the beginning of the year		56,734	71,422
Cash and cash equivalents at the end of the year	21	53,057	56,734

The accompanying notes are an integral part of these financial statements.

Notes to the Financial Statements

1 General information

CEC International Holdings Limited (the “Company”) is an investment holding company. Its subsidiaries are principally engaged in (i) retail of food and beverage, household and personal care products (“retail business”), (ii) design, development, manufacture and sale of a wide range of coils, ferrite powder and other electronic components (“electronic components manufacturing”), and (iii) investment property holding. The Company and its subsidiaries are collectively referred to as “the Group” in the consolidated financial statements.

The Company is incorporated as an exempted company in Bermuda with limited liability. The address of its registered office is Victoria Place, 5th Floor, 31 Victoria Street, Hamilton HM 10, Bermuda.

The Company’s shares have been listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) since 1999. Its immediate holding company and ultimate holding company are Ka Yan China Development (Holding) Company Limited and Ka Yan China Investments Limited, respectively, both incorporated in the British Virgin Islands. The Company is ultimately controlled by Mr. Lam Kwok Chung, an executive director of the Company.

These consolidated financial statements are presented in thousands of Hong Kong dollars (“HK\$’000”), unless otherwise stated.

2 Basis of preparation

The principal accounting policies applied in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

The consolidated financial statements of the Group have been prepared in accordance with HKFRS Accounting Standards as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and the disclosure requirements of Hong Kong Companies Ordinance Cap. 622. The consolidated financial statements have been prepared under historical cost convention, as modified by the revaluation of investment properties and financial assets at fair value through other comprehensive income (“FVOCI”) which are carried at fair value.

The preparation of consolidated financial statements in conformity with HKFRS Accounting Standards requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group’s accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements, are disclosed in Note 4.

Notes to the Financial Statements

2 Basis of preparation (continued)

(a) Certain amendments to existing standards and interpretation adopted by the Group

The Group has applied the following amendments to existing standards and interpretation for the first time for its annual reporting period commencing 1 May 2025:

HKAS 21 and HKFRS 1 (Amendments)	Lack of Exchangeability
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The amendments to existing standards and interpretation listed above did not have any material impact on the amounts recognised in prior periods and are not expected to significantly affect the current or future periods.

(b) Certain new standards, amendments to existing standards and interpretation issued but not yet adopted

The following new standards, amendments to existing standards and interpretation have been issued but are not effective for the financial year beginning on or after 1 May 2025 and have not been early adopted:

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

⁽¹⁾ Effective for the Group for annual period beginning on 1 May 2026

⁽²⁾ Effective for the Group for annual period beginning on 1 May 2027

⁽³⁾ Effective date to be determined

Notes to the Financial Statements

2 Basis of preparation *(continued)*

(b) Certain new standards, amendments to existing standards and interpretation issued but not yet adopted *(continued)*

The Group will adopt the above New Standards and Amendments as and when they become effective. The directors of the Company have performed preliminary assessment and do not anticipate any significant impact on the Group's financial position and results of operations upon adopting these New Standards and Amendments, except for HKFRS 18, details of which are set out below.

HKFRS 18 will replace HKAS 1 Presentation of financial statements, introducing new requirements that will help to achieve comparability of the financial performance of similar entities and provide more relevant information and transparency to users. Even though HKFRS 18 will not impact the recognition or measurement of items in the financial statements, it impacts on presentation and disclosure, in particular those related to the statement of financial performance and providing management-defined performance measures within the financial statements.

Management is currently assessing the detailed implications of applying the new standard on the Group's consolidated financial statements. From the high-level preliminary assessment performed, the following potential impacts have been identified:

- Although the adoption of HKFRS 18 will have no impact on the Group's net loss, the Group expects that grouping items of income and expenses in the income statement into the new categories will impact how operating loss is calculated and reported. From the high-level impact assessment that the Group has performed, foreign exchange differences currently aggregated in the line item 'Cost of sales' and 'General and administrative expenses' and in operating loss might need to be disaggregated, with some foreign exchange gains or losses presented below operating loss.
- The line items presented on the primary financial statements might change as a result of the application of the concept of 'useful structured summary' and the enhanced principles on aggregation and disaggregation.

Notes to the Financial Statements

2 Basis of preparation *(continued)*

(b) Certain new standards, amendments to existing standards and interpretation issued but not yet adopted *(continued)*

- The Group does not expect there to be a significant change in the information that is currently disclosed in the notes because the requirement to disclose material information remains unchanged; however, the way in which the information is grouped might change as a result of the aggregation/disaggregation principles. In addition, there will be significant new disclosures required for:
 - o management-defined performance measures;
 - o a break-down of the nature of expenses for line items presented by function in the operating category of the income statement – this break-down is only required for certain nature expenses; and
 - o for the first annual period of application of HKFRS 18, a reconciliation for each line item in the income statement between the restated amounts presented by applying HKFRS 18 and the amounts previously presented applying HKAS 1.
- From a cash flow statement perspective, there will be changes to how interest received and interest paid are presented. Interest paid will be presented as financing cash flows and interest received as investing cash flows, which is a change from current presentation as part of operating cash flows.

The Group will apply the new standard from its mandatory effective date of 1 May 2027. Retrospective application is required, and so the comparative information for the financial year ending 30 April 2027 will be restated in accordance with HKFRS 18.

Notes to the Financial Statements

3 Financial risk management

3.1 Financial risk factors

The Group's activities expose it to a variety of financial risks: foreign exchange risk, credit risk, liquidity risk and cash flow interest-rate risk. The policies on how to mitigate these risks are set out below. The Group regularly monitors its exposure and currently considers not necessary to hedge any of these financial risks.

(a) Foreign exchange risk

Foreign exchange risk arises when future commercial transactions, recognised assets and liabilities and net investments are denominated in a currency that is not the functional currency of the Group's entities.

The Group operates mainly in Hong Kong and Chinese Mainland with sales transactions being denominated in Hong Kong dollars, Renminbi ("RMB") and United States dollars. The Group's purchases were mainly settled in Hong Kong dollars, RMB, United States dollars, Japanese Yen ("JPY") and Euro ("EUR").

As at 30 April 2026, if Hong Kong dollars had strengthened/weakened by 6% (2025: 2%) against RMB with all other variables held constant, post-tax loss for the year would have been approximately HK\$3,049,000 higher/lower (2025: HK\$1,238,000), mainly as a result of foreign exchange losses/gains on the translation of RMB denominated assets.

As Hong Kong dollars are pegged with United States dollars, the Group considers the foreign exchange risk arisen from United States dollars is low.

As at 30 April 2026, if Hong Kong dollars had strengthened/weakened by 10% (2025: 9%) against JPY with all other variables held constant, post-tax loss for the year would have been approximately HK\$2,464,000 lower/higher (2025: HK\$3,238,000), mainly as a result of foreign exchange gains/losses on translation of JPY denominated payables.

As at 30 April 2026, if Hong Kong dollars had strengthened/weakened by 4% (2025: 5%) against EUR with all other variables held constant, post-tax loss for the year would have been approximately HK\$416,000 lower/higher (2025: HK\$452,000), mainly as a result of foreign exchange gains/losses on translation of EUR denominated payables.

Notes to the Financial Statements

3 Financial risk management *(continued)*

3.1 Financial risk factors *(continued)*

(b) Credit risk

Credit risk is managed on a group basis. The Group's financial assets mainly comprise accounts receivable, deposits, other receivables and bank balances. The amounts of those assets stated in the consolidated statement of financial position represent the Group's maximum exposure to credit risk in relation to financial assets.

(i) Risk management

The Group's credit risk is concentrated on a number of major and long established customers in relation to the electronic components manufacturing business. Sales to the top five customers accounted for approximately 43% (2025: 41%) of the Group's segment sales in relation to the electronic components manufacturing business. The Group has policies in place to ensure that sales are made to customers with appropriate credit history and to limit the amount of credit exposure to individual customer. The Group reviews the recoverable amount of each individual accounts receivable at each reporting date to ensure that adequate impairment losses are made for irrecoverable amounts. The Group's past experience in collection of accounts receivable falls within the recorded allowances. For retail business, transactions are mainly settled in cash or other form of electronic monies and therefore management do not anticipate significant credit risk.

The credit risk on cash at banks and pledged bank balances is limited because the counterparties are major financial institutions located in Hong Kong and Chinese Mainland.

The Company has no significant exposure to credit risk because the Company's assets are mainly relating to balances with subsidiaries.

Notes to the Financial Statements

3 Financial risk management *(continued)*

3.1 Financial risk factors *(continued)*

(b) Credit risk (continued)

(ii) Impairment of financial assets

The Group has three types of financial assets that are subject to the expected credit loss (“ECL”) model:

- Accounts receivable
- Deposit and other receivables
- Cash and cash equivalents and pledged bank balances

While cash and cash equivalents and pledged bank balances are also subject to the impairment of HKFRS 9, the identified impairment loss is immaterial, as all of the Group’s bank deposits were placed with major financial institutions incorporated in Hong Kong and PRC, which management believes are of high-credit-quality without significant credit risk.

Accounts receivable

The Group applies the HKFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade receivables.

To measure the expected credit losses, accounts receivable have been grouped based on shared credit risk characteristics and the days past due.

The expected loss rates are based on the past repayment history and the historical credit loss experience. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables.

Notes to the Financial Statements

3 Financial risk management (continued)

3.1 Financial risk factors (continued)

(b) Credit risk (continued)

(ii) Impairment of financial assets (continued)

Accounts receivable (continued)

On that basis, the loss allowance as at 30 April 2026 and 2025 was determined as follows for accounts receivable:

	Current	Overdue by 1-30 days	Overdue by 31-60 days	Overdue by 61-90 days	Overdue by 91 days- 1 year	Overdue by 1-2 years	Overdue by over 2 years	Total
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
At 30 April 2026								
Expected loss rate	-	2.4%	2.3%	2.4%	67.5%	100.0%	100.0%	
Gross carrying amount-Accounts receivable	8,152	1,175	434	250	455	-	2,112	12,578
Loss allowance	-	28	10	6	307	-	2,112	2,463
At 30 April 2025								
Expected loss rate	-	2.6%	2.9%	3.0%	65.6%	100.0%	100.0%	
Gross carrying amount-Accounts receivable	9,440	963	441	266	1,112	167	1,993	14,382
Loss allowance	-	25	13	8	730	167	1,993	2,936

Other financial assets at amortised cost

For other financial assets at amortised cost, including deposits and other receivables, the loss allowance was based on the 12-month ECL as there was no significant increase of credit risk since initial recognition of these financial assets.

As at 30 April 2026 and 2025, the expected credit loss is assessed to be insignificant.

Notes to the Financial Statements

3 Financial risk management (continued)

3.1 Financial risk factors (continued)

(c) Liquidity risk

The Group's management regularly monitors current and expected liquidity requirements to ensure that sufficient reserves of cash and adequate amount of committed credit facilities are available to meet the Group's liquidity requirements in the short and long term. Management believes that there is no significant liquidity risk in view of the available unutilised bank facilities and cash and cash equivalents held. In addition, the directors regularly review the liquidity position of the Group to ensure that all covenants with banks are complied with at all times.

The table below analyses the Group's financial liabilities into relevant maturity groupings based on the remaining period at the reporting date to the contractual maturity date. The amounts disclosed in the table is the contractual undiscounted cash flows. Balances due within 12 months equal their carrying balances, as the impact of discounting is not significant.

	Less than 1 year HK\$'000	Between 1 year and 2 years HK\$'000	Between 2 years and 5 years HK\$'000	Total HK\$'000
At 30 April 2026				
Borrowings	48,628	–	–	48,628
Accounts payable	97,287	–	–	97,287
Accruals and other payables (excluding non-financial liabilities)	11,732	–	–	11,732
Lease liabilities	103,262	24,392	3,384	131,038
	260,909	24,392	3,384	288,685
At 30 April 2025				
Borrowings	30,729	479	–	31,208
Accounts payable	96,067	–	–	96,067
Accruals and other payables (excluding non-financial liabilities)	11,286	–	–	11,286
Lease liabilities	122,652	60,755	6,991	190,398
	260,734	61,234	6,991	328,959

Notes to the Financial Statements

3 Financial risk management (continued)

3.1 Financial risk factors (continued)

(c) Liquidity risk (continued)

The Group's bank borrowings contain a repayment on demand clause which can be exercised by the banks at their discretion. The analysis below shows the cash outflow based on the earliest period in which the Group would be required to repay the borrowings if the lenders were to invoke their unconditional rights to call the loans with immediate effect.

	On demand HK\$'000	Less than 1 year HK\$'000	Between 1 year and 2 years HK\$'000	Between 2 years and 5 years HK\$'000	Total HK\$'000
At 30 April 2026					
Borrowings	47,835	478	–	–	48,313
Accounts payable	–	97,287	–	–	97,287
Accruals and other payable (excluding non-financial liabilities)	–	11,732	–	–	11,732
Lease liabilities	–	103,262	24,392	3,384	131,038
	47,835	212,759	24,392	3,384	288,370
At 30 April 2025					
Borrowings	29,298	1,149	479	–	30,926
Accounts payable	–	96,067	–	–	96,067
Accruals and other payable (excluding non-financial liabilities)	–	11,286	–	–	11,286
Lease liabilities	–	122,652	60,755	6,991	190,398
	29,298	231,154	61,234	6,991	328,677

Notes to the Financial Statements

3 Financial risk management (continued)

3.1 Financial risk factors (continued)

(d) Cash flow interest-rate risk

The Group's interest-rate risk mainly arises from pledged bank deposits, bank balances and borrowings. The Group regularly seeks the most favourable interest rates available for its bank deposits and borrowings. Bank deposits and borrowings issued at variable rates expose the Group to cash flow interest-rate risk. Information relating to the interest rates and terms of the Group's bank deposits and borrowings are disclosed in Notes 21 and 24. As at 30 April 2026, if the market interest rates had been 50 basis points higher/lower with all other variables held constant, post-tax loss for the year would have been HK\$80,000 lower/higher (2025: HK\$168,000), mainly as a result of higher/lower interest income on bank deposits net off with higher/lower interest expense on borrowings.

The Group has not entered into any interest rate swaps to hedge its exposure to interest rate risks.

3.2 Capital risk management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The Group monitors capital on the basis of the debt to equity ratio. The debt to equity ratio is calculated as total debt divided by total equity. Total debt is calculated as total borrowings (including current and non-current borrowings as shown in the consolidated statement of financial position). Total capital is calculated as "equity", as shown in the consolidated statement of financial position. The debt to equity ratios at 30 April 2026 and 2025 were as follows:

	2026 HK\$'000	2025 HK\$'000
Total borrowings (Note 24)	48,304	30,856
Total equity	409,641	440,249
Debt to equity ratio	0.12	0.07

Notes to the Financial Statements

3 Financial risk management (continued)

3.3 Fair value estimation

The carrying value less impairment provision of receivables is a reasonable approximation of its fair value. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Group for similar financial instruments.

The fair value of financial instruments traded in active markets (such as financial assets at FVOCI) is based on quoted market prices at the statement of financial position date. The quoted market price used for financial assets held by the Group is the current bid price.

Financial instruments that are measured in the consolidated statement of financial position at fair value, this requires disclosure of fair value measurements by level of the following fair value measurement hierarchy:

- Quoted prices in active markets for identical assets or liabilities (level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly (level 2).
- Inputs for the asset or liability that are not based on observable market data (level 3).

The following table presents the Group's assets that are measured at fair value at 30 April 2026:

	Level 1 HK\$'000	Level 2 HK\$'000	Level 3 HK\$'000	Total HK\$'000
Financial assets at FVOCI				
– Equity securities	57	–	–	57

The following table presents the Group's assets that are measured at fair value at 30 April 2025:

	Level 1 HK\$'000	Level 2 HK\$'000	Level 3 HK\$'000	Total HK\$'000
Financial assets at FVOCI				
– Equity securities	48	–	–	48

There were no transfers between level 1 and 2 during the year.

Notes to the Financial Statements

3 Financial risk management *(continued)*

3.3 Fair value estimation *(continued)*

The fair value of financial instruments traded in active markets is based on quoted market prices at the reporting date. A market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis. These instruments are included in level 1.

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

4 Critical accounting estimates and judgements

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

(a) Provision for impairment of property, plant and equipment and right-of-use assets

Property, plant and equipment and right-of-use assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. The recoverable amounts of property, plant and equipment and right-of-use assets have been determined based on value-in-use calculations, taking into account latest market information and past experience. These calculations and valuations require the use of judgements and estimates.

Management judgement is required in the area of asset impairment particularly in assessing: (i) whether an event has occurred that may indicate that the related asset values may not be recoverable, (ii) whether the carrying value of an asset can be supported by the recoverable amount, being the higher of fair value less costs to sell and net present value of future cash flows which are estimated based upon the continued use of the asset in the business, and (iii) the appropriate key assumptions to be applied in preparing cash flow projections including whether these cash flow projections are discounted using an appropriate rate. Changing the assumptions selected by management in assessing impairment, including the discount rates or the growth rate assumptions in the cash flow projections, could affect the net present value used in the impairment test and as a result affect the Group's financial position and results of operations.

Notes to the Financial Statements

4 Critical accounting estimates and judgements *(continued)*

(b) Net realisable value of inventories

Inventories are stated at the lower of cost and net realisable value. Management evaluates the provision for impairment of inventories by comparing the anticipated selling prices of the inventories with their carrying values. The overall evaluations require significant management judgements, including estimates of future sales, continuing market acceptance of its products, and market and economic conditions. Provision for inventory will be established based upon such judgements for any inventories that are identified as having a net realisable value less than their carrying value.

5 Segment information

The Executive Directors of the Group ("Management") review the Group's internal reports periodically in order to assess performance and allocate resources. Management has determined the operating segments based on these reports and assessed the business principally based on natures of products sold.

During the year, the Group has three reportable segments, namely (i) retail business, (ii) electronic components manufacturing, and (iii) investment property holding. Segment information provided to Management for decision making is measured in a manner consistent with that in the financial statements.

Notes to the Financial Statements

5 Segment information (continued)

The segment information provided to the Management for the reportable segments for the years ended 30 April 2026 and 2025 is as follows:

	Retail business		Electronic component manufacturing		Investment property holding		Eliminations		Total	
	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Segment revenue										
External sales	1,366,053	1,394,171	38,596	49,377	855	843	-	-	1,405,504	1,444,391
Intersegment sales	-	-	-	-	1,585	1,585	(1,585)	(1,585)	-	-
	1,366,053	1,394,171	38,596	49,377	2,440	2,428	(1,585)	(1,585)	1,405,504	1,444,391
Segment results										
Operating profit/(loss)	7,753	4,585	(20,367)	(16,112)	(1,096)	(2,116)			(13,710)	(13,643)
Corporate expenses									(15,367)	(15,823)
Finance costs, net									(9,185)	(12,483)
Loss before income tax									(38,262)	(41,949)
Income tax expense									(927)	(1,882)
Loss for the year									(39,189)	(43,831)
Total cost of sales	(815,545)	(837,025)	(35,467)	(48,791)	(118)	(118)			(851,130)	(885,934)
Depreciation and amortisation	(167,527)	(183,798)	(2,574)	(2,442)	-	-			(170,101)	(186,240)
Provision for impairment of property, plant and equipment	(232)	(167)	-	-	-	-			(232)	(167)
Provision for impairment of right-of-use assets	(1,278)	(1,086)	-	-	-	-			(1,278)	(1,086)
Total distribution cost and administrative expenses	(544,866)	(556,423)	(23,496)	(16,698)	(1,430)	(1,505)			(569,792)	(574,626)
Capital expenditures	3,549	6,791	39	42	-	-			3,588	6,833

Notes to the Financial Statements

5 Segment information (continued)

	Retail business		Electronic component manufacturing		Investment property holding		Eliminations		Total	
	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Segment assets	624,960	688,502	103,020	104,549	17,957	17,571	(2,150)	(2,337)	743,787	808,285
Unallocated assets										
– Deferred tax assets									4,666	5,066
– Corporate assets									162	191
Total assets									748,615	813,542
Segment liabilities	274,753	327,348	7,116	6,578	360	818	(2,150)	(2,337)	280,079	332,407
Unallocated liabilities										
– Borrowings									48,304	30,856
– Deferred tax liabilities									8,333	7,902
– Corporate liabilities									2,258	2,128
Total liabilities									338,974	373,293

Geographical information

	Revenue		Non-current assets	
	2026	2025	2026	2025
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
The PRC (including Hong Kong Special Administrative Region)	1,391,157	1,425,997	445,280	524,469
Other countries/regions	14,347	18,394	–	–
	1,405,504	1,444,391	445,280	524,469

Revenue by geographical location is determined on the basis of the destination of shipment or place of sales to the customers.

Non-current assets by geographical location are determined based on the location of the relevant assets.

The Group has a large number of customers. For the year ended 30 April 2026, no revenue was derived from transactions with a single external customer representing 10% or more of the Group's total revenue (2025: same).

Notes to the Financial Statements

5 Segment information (continued)

Accounting policy for revenue recognition

Revenue comprises the fair value of the consideration received or receivable for the sale of goods in the ordinary course of the Group's activities. Revenue is shown net of discounts.

Revenue is recognised when, or as, the control of the goods or services is transferred to the customer.

(a) Sale of goods – retail

Revenue from sales of goods is recognised at the point of sale to customers or when a group entity has delivered products to the customer and collectability of the related receivables is reasonably assured.

(b) Sale of goods – electronic components manufacturing

Sales are recognised when the control of the products are transferred to the customers at a point in time, being products are delivered to the customers, the customers have full discretion over the channel and price to sell the products, and there is no unfulfilled obligation that could affect the customers' acceptance of the products. Delivery occurs when the products have been shipped to the specified location, the risks of obsolescence and loss have been transferred to the customers.

A receivable is recognised when the goods are delivered 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.

6 Other gains, net

	2026 HK\$'000	2025 HK\$'000
Net fair value loss on investment properties (Note 15)	(403)	(1,336)
Gain on disposal/deregistration of a subsidiary (Note)	1,501	3,862
Gain on disposal of property, plant and equipment	5	–
Government subsidies	605	–
	1,708	2,526

Note:

It refers to the release of exchange reserve of approximately HK\$1,280,000 and a gain on disposal of HK\$221,000 in regards of the disposal of a dormant subsidiary of the Group during the year ended 30 April 2026 (2025: the release of exchange reserve of approximately HK\$3,862,000 upon the deregistration of a dormant subsidiary of the Group).

Notes to the Financial Statements

7 Expenses by nature

Expenses included in cost of sales, selling and distribution expenses, and general and administrative expenses are analysed as follows:

	2026 HK\$'000	2025 HK\$'000
Auditor's remuneration		
– audit services	2,180	2,180
– non-audit services	158	98
Cost of inventories recognised as expenses included in cost of sales (Note 19)	840,217	869,071
Depreciation of property, plant and equipment (Note 13)	21,950	25,084
Direct operating expenses arising from investment properties that generate rental income	118	118
Employee benefit expenses (including directors' emoluments) (Note 8)	249,939	251,782
Net exchange (gains)/losses		
– recognised in cost of sales	(31,598)	(34,783)
– recognised in general and administrative expenses	4,112	(2,333)
Depreciation of right-of-use assets (Note 14)	148,151	161,156
Expenses relating to short-term leases and variable lease payments (Note 14)	20,448	15,085
Provision for impairment of right-of-use assets (Note 14)	1,278	1,086
(Reversal of)/provision for impairment loss on financial assets (Note 20)	(473)	479
(Reversal of)/provision for impairment of inventories (Note 19)	(1,362)	4,392
Provision for impairment of properties, plant and equipment (Note 13)	232	167
Utility expenses	69,370	69,052
Freight and transportation	51,050	53,797
Other expenses	60,519	59,952
Total cost of sales, selling and distribution expenses and general and administrative expenses	1,436,289	1,476,383

Notes to the Financial Statements

8 Employee benefit expenses

	2026 HK\$'000	2025 HK\$'000
Wages and salaries	227,808	229,925
Pension costs	19,228	19,229
Staff welfare	2,903	2,628
	249,939	251,782

(a) Pension costs – defined contribution plans

The Group has arranged for certain of its employees (including executive directors) in Hong Kong to participate in a defined contribution provident fund under the Occupational Retirement Schemes Ordinance (the “ORSO Scheme”), which is managed by an independent trustee. Each of the Group and its employees make monthly contributions to the scheme at 5% to 10% and 5%, respectively of the employees’ basic salaries. The employees are entitled to receive their entire contributions and the accrued interest thereon, and 100% of the Group’s employer contributions and the accrued interest thereon upon retirement or leaving the Group after completing one year of service. The forfeited contributions made by the Group and related accrued interest are used to reduce the Group’s employer contribution. This scheme is not available for new employees who joined after 1 December 2000.

From 1 December 2000, companies within the Group in Hong Kong have participated in the Mandatory Provident Fund Scheme under the Mandatory Provident Fund Schemes Ordinance (the “MPF Scheme”), a defined contribution scheme managed by an independent trustee. Under the MPF Scheme, each of the Group and its employees make monthly contributions to the scheme at 5% to 10% and 5%, respectively of the employees’ relevant income as defined under the Mandatory Provident Fund Schemes Ordinance with the maximum mandatory contributions by each of the Group and its employees limited to HK\$1,500 per month, and further contributions are voluntary. The mandatory contributions are fully and immediately vested in the employees as accrued benefits. The employees are entitled to receive their entire voluntary contributions and 100% of the Group’s employer voluntary contributions upon retirement or leaving the Group after completing one year of service. The forfeited voluntary contributions made by the Group are used to reduce the Group’s employer voluntary contributions.

As stipulated by the rules and regulations in Chinese Mainland, the Group contributes to state-sponsored retirement plans for its employees in Chinese Mainland. The Group contributes to the retirement plans at rates of approximately 20% to 27% of the basic salaries of its employees in Chinese Mainland and has no further obligation for the actual payment of pensions or post-retirement benefits. The state-sponsored retirement plans are responsible for the entire pension obligations payable to retired employees.

Notes to the Financial Statements

8 Employee benefit expenses *(continued)*

(a) Pension costs – defined contribution plans *(continued)*

The employees of the Company's subsidiary in Singapore are members of the Central Provident Funds (the "Funds") operated by the government of Singapore. The subsidiary contributes to the Funds approximately 17% of the salaries of its employees, and has no further obligation for the actual payment of pensions or post-retirement benefits beyond the contributions.

During the year ended 30 April 2026, aggregate contributions made by the Group to the aforementioned schemes amounted to approximately HK\$18,973,000 (2025: HK\$19,029,000), with no deduction of forfeited contributions (2025: Nil). As at 30 April 2026, there were no material forfeitures available to offset the Group's future contributions.

(b) Five highest paid individuals

The five individuals whose emoluments were the highest in the Group for the year include two (2025: two) directors whose emoluments are reflected in the analysis in Note 33 to the consolidated financial statements. The emoluments paid/payable to the remaining three (2025: three) individuals during the year are as follows:

	2026 HK\$'000	2025 HK\$'000
Basic salaries, allowances and other benefits in kind	3,507	3,403
Contributions to pension schemes	72	70
	3,579	3,473

The emoluments fell within the following band:

	Number of individuals	
	2026	2025
Emolument band		
HK\$1,000,000 to HK\$1,500,000	3	3

No emoluments were paid to individuals as an inducement to join the Group or as compensation for loss of office.

Notes to the Financial Statements

9 Finance costs, net

	2026 HK\$'000	2025 HK\$'000
Interest expense on bank borrowings	1,396	1,655
Interest expense on lease liabilities (Note 14)	10,395	13,377
Interest income from bank deposits	(802)	(997)
Others	(1,804)	(1,552)
	9,185	12,483

10 Income tax expense

The amount of income tax expense charged to the consolidated income statement represents:

	2026 HK\$'000	2025 HK\$'000
Hong Kong profits tax		
– current tax	–	–
Overseas income tax including Chinese Mainland		
– current tax	96	156
Deferred income tax (Note 18)	831	1,726
	927	1,882

The Company is incorporated in Bermuda and is exempted from income tax in Bermuda until 2035. For the years ended 30 April 2026 and 2025, no provision for Hong Kong profits tax was made as the Group had adjusted loss in Hong Kong. Subsidiaries of the Group in Chinese Mainland are subject to Chinese Mainland enterprise income tax at the rate of 25% (2025: 25%) on their taxable income determined according to Chinese Mainland tax laws. Certain subsidiaries of the Group are subject to “small and thin-profit enterprises” under Chinese Mainland tax laws, whereby annual taxable income up to RMB3 million is subject to an effective tax rate of 5%. Other overseas income tax has been calculated on the estimated assessable profits for the year at the rates prevailing in the respective jurisdictions.

Notes to the Financial Statements

10 Income tax expense (continued)

The reconciliation between the Group's actual tax charge and the amount which is calculated based on the domestic tax rates in the respective territories is as follows:

	2026 HK\$'000	2025 HK\$'000
Loss before income tax	(38,262)	(41,949)
Tax calculated at weighted average domestic tax rates applicable to profits in the respective territories	(7,915)	(8,224)
Preferential tax rates for small and thin-profit enterprises in Chinese Mainland	(457)	(486)
Tax effect on income not subject to income tax	(808)	(992)
Tax effect on expenses not deductible for income tax purposes	1,847	2,923
Tax losses for which no deferred tax asset is recognised	8,090	8,913
Temporary differences for which no deferred tax asset is recognised	170	(252)
Income tax expense	927	1,882

Accounting policy for current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the consolidated income statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case the tax is also recognised in other comprehensive income or directly in equity, respectively.

(a) Current income tax

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period in the countries where the company and its subsidiaries and associates operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation and considers whether it is probable that a taxation authority will accept an uncertain tax treatment. The Group measures its tax balances either based on the most likely amount or the expected value, depending on which method provides a better prediction of the resolution of the uncertainty.

Notes to the Financial Statements

10 Income tax expense (continued)

Accounting policy for current and deferred taxation (continued)

(b) Deferred income tax

Inside basis differences

Deferred income tax is recognised, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill, the deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred tax assets are recognised only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Outside basis differences

Deferred income tax liabilities are provided on taxable temporary differences arising from investments in subsidiaries, except for deferred income tax liability where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future. Generally the Group is unable to control the reversal of the temporary difference for associates. Only where there is an agreement in place that gives the Group the ability to control the reversal of the temporary difference not recognised.

Deferred income tax assets are recognised on deductible temporary differences arising from investments in subsidiaries arrangements only to the extent that it is probable the temporary difference will reverse in the future and there is sufficient taxable profit available against which the temporary difference can be utilised.

(c) Offsetting

Deferred tax assets and liabilities are offset where there is a legally enforceable right to offset current tax assets and liabilities and where the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Notes to the Financial Statements

11 Loss per share

The calculation of basic loss per share is based on the consolidated loss attributable to equity holder of approximately HK\$39,189,000 (2025: HK\$43,831,000) and the weighted average number of 666,190,798 (2025: 666,190,798) shares in issue during the year.

For the years ended 30 April 2026 and 2025, diluted loss per share equals basic loss per share as there was no dilutive potential share.

12 Dividend

The board of directors does not recommend the payment of any dividend in respect of the year ended 30 April 2026 (2025: Nil).

Notes to the Financial Statements

13 Property, plant and equipment

	Buildings HK\$'000	Leasehold improvements HK\$'000	Machinery HK\$'000	Furniture and equipment HK\$'000	Motor vehicles HK\$'000	Total HK\$'000
At 1 May 2024						
Cost	440,955	92,776	157,574	140,732	18,969	851,006
Accumulated depreciation and impairment	(163,415)	(87,617)	(156,369)	(123,781)	(18,138)	(549,320)
Net book amount	277,540	5,159	1,205	16,951	831	301,686
Year ended 30 April 2025						
Opening net book amount	277,540	5,159	1,205	16,951	831	301,686
Exchange differences	(1,135)	–	(35)	(10)	(10)	(1,190)
Additions	–	3,614	–	3,219	–	6,833
Depreciation	(12,524)	(4,011)	(225)	(7,956)	(368)	(25,084)
Provision for impairment	–	(167)	–	–	–	(167)
Closing net book amount	263,881	4,595	945	12,204	453	282,078
At 30 April 2025						
Cost	439,284	92,419	155,321	141,341	18,901	847,266
Accumulated depreciation and impairment	(175,403)	(87,824)	(154,376)	(129,137)	(18,448)	(565,188)
Net book amount	263,881	4,595	945	12,204	453	282,078
Year ended 30 April 2026						
Opening net book amount	263,881	4,595	945	12,204	453	282,078
Exchange differences	2,990	–	42	18	22	3,072
Additions	–	1,868	–	1,592	128	3,588
Depreciation	(12,306)	(2,946)	(220)	(6,254)	(224)	(21,950)
Provision for impairment	–	(232)	–	–	–	(232)
Closing net book amount	254,565	3,285	767	7,560	379	266,556
At 30 April 2026						
Cost	444,448	92,018	158,681	141,514	18,425	855,086
Accumulated depreciation and impairment	(189,883)	(88,733)	(157,914)	(133,954)	(18,046)	(588,530)
Net book amount	254,565	3,285	767	7,560	379	266,556

Notes to the Financial Statements

13 Property, plant and equipment *(continued)*

During the year, depreciation expense of approximately HK\$3,156,000 (2025: HK\$3,849,000), HK\$8,035,000 (2025: HK\$10,430,000) and HK\$10,759,000 (2025: HK\$10,805,000) was charged to cost of sales, selling and distribution expenses and general and administrative expenses respectively.

Buildings with an aggregate carrying amount of approximately HK\$197,591,000 as at 30 April 2026 (2025: HK\$206,968,000) were pledged against certain of the Group's borrowings (Note 29).

The Group performed assessment on impairment of leasehold improvements and right-of-use assets of its retail stores by considering the recoverable amount of such assets at store level. Key inputs to the determination of the recoverable amount includes revenue growth, gross profit margin and discount rate. The discount rate adopted in the impairment assessments is determined based on the weighted average cost of capital of the Group. For the year ended 30 April 2026, an impairment charge of approximately HK\$232,000 and HK\$1,278,000 (2025: impairment charge of approximately HK\$167,000 and HK\$1,086,000) was recognised for leasehold improvements and right-of-use assets, respectively.

Accounting policy for property, plant and equipment

Buildings comprise mainly factories, retail outlets and offices. All property, plant and equipment is stated at historical cost less depreciation and impairment loss, if any. Historical cost includes expenditure that is directly attributable to the acquisition of the items. Cost may also include transfers from equity of any gains/losses on qualifying cash flow hedges of foreign currency purchases of property, plant and equipment.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of the replaced part is derecognised. All other repairs and maintenance are charged to the consolidated income statement during the financial period in which they are incurred.

If an item of property, plant and equipment becomes an investment property because its use has changed as evidenced by end of owner-occupation, any difference between the carrying amount and the fair value of that item at the date of transfer is recognised in property revaluation reserve. On the subsequent sale or retirement of the asset, the relevant revaluation reserve will be transferred directly to retained profits.

Notes to the Financial Statements

13 Property, plant and equipment *(continued)*

Accounting policy for property, plant and equipment *(continued)*

The principal annual rates are as follows:

– Buildings	1.8% to 4.1%
– Machinery	10%
– Furniture and equipment	20% to 25%
– Motor vehicles	20% to 30%
– Leasehold improvements	33% or over the lease period, whichever is shorter

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount (Note 34.4).

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised within "other gains, net" in the consolidated income statement.

14 Leases

(i) Amounts recognised in the consolidated statement of financial position

The consolidated statement of financial position shows the following amounts relating to leases:

	2026 HK\$'000	2025 HK\$'000
Right-of-use assets		
Properties leases	124,344	178,428
Land use rights	13,314	13,560
	137,658	191,988
Lease liabilities		
Current	101,451	117,103
Non-current	27,052	65,735
	128,503	182,838

Addition to the right-of-use assets during the year was approximately HK\$94,853,000 (2025: HK\$123,810,000).

Notes to the Financial Statements

14 Leases (continued)

(ii) Amounts recognised in the consolidated income statement

The consolidated income statement shows the following amounts relating to leases:

	2026 HK\$'000	2025 HK\$'000
Depreciation of right-of-use assets		
– Properties leases	147,661	160,673
– Land use rights	490	483
Provision for impairment of right-of-use assets (Note 7)	1,278	1,086
Interest on lease liabilities (Note 9)	10,395	13,377
Expenses relating to short-term leases and variable lease payments (Note 7)	20,448	15,085

The total cash outflow for leases in 2026 was HK\$178,800,000 (2025: HK\$193,266,000).

(iii) The Group's leasing activities and how these are accounted for

The Group leases various lands, offices, warehouses and retail stores. Lease of lands are generally made for 50 years while the rental contracts for properties leases are typically made for fixed periods of 1 to 3 years. Lease terms for properties leases are negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants other than the security interests in the leased assets that are held by the lessor. Leased assets in relation to properties leases may not be used as security for borrowing purposes.

(iv) Variable lease payments

Some property leases contain variable payment terms that are linked to sales generated from a store. Variable lease payments that depend on sales are recognised in profit or loss in the period in which the condition that triggers those payments occur.

(v) Extension options

Extension options are included in a number of property leases across the Group. These are used to maximise operational flexibility in terms of managing the assets used in the Group's operations. The majority of extension held are exercisable by both the Group and the respective lessor.

Notes to the Financial Statements

14 Leases (continued)

Accounting policy for lease

Leases are recognised as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the Group.

Contracts may contain both lease and non-lease components. The Group allocates the consideration in the contract to the lease and non-lease components based on their relative stand-alone prices.

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the following lease payments:

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

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be determined, the lessee's incremental borrowing rate is used, being the rate that the lessee would have to pay to borrow the funds necessary to obtain an asset of similar value in a similar economic environment with similar terms and conditions.

To determine the incremental borrowing rate, the Group, where possible, uses recent third-party financing received by the individual lessee as a starting point, adjusted to reflect changes in financing conditions since third party financing was received, and makes adjustments specific to the lease.

Each lease payment is allocated between the liability and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Notes to the Financial Statements

14 Leases (continued)

Accounting policy for lease (continued)

Right-of-use assets are measured at cost comprising the following:

- the amount of the initial measurement of lease liability;
- any lease payments made at or before the commencement date less any lease incentives received;
- any initial direct costs; and
- any restoration cost.

The right-of-use asset is depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis.

Payments associated with short-term leases are recognised on a straight-line basis as an expense in profit or loss. Short-term leases are leases with a lease term of 12 months or less.

Leasehold land commences amortisation from the time when the land interest becomes available for its intended use. Amortisation on leasehold land and depreciation on other assets is calculated using the straight-line method to allocate their cost to their residual values over their estimated useful lives.

See Note 34.4 for the impairment policy of other non-financial assets.

15 Investment properties

	2026 HK\$'000	2025 HK\$'000
At the beginning of the year	15,630	17,115
Net fair value loss (Note 6)	(403)	(1,336)
Exchange difference	378	(149)
At the end of the year	15,605	15,630

Notes to the Financial Statements

15 Investment properties (continued)

The period of leases whereby the Group leases out its investment properties under operating leases ranges from 1 to 2 years.

Investment properties with an aggregate carrying amount of approximately HK\$8,960,000 as at 30 April 2026 (2025: HK\$9,230,000) were pledged against certain of the Group's borrowings (Note 29).

The consolidated income statement includes rental income from investment property of HK\$855,000 (2025: HK\$843,000) and related direct operating expenses of approximately HK\$118,000 (2025: HK\$118,000).

The Group's investment properties were valued at 30 April 2026 by Castores Magi (Hong Kong) Limited, independent professionally qualified valuer who holds recognised relevant professional qualifications and have relevant experience in respect of the investment properties valued. The revaluation gains or losses are included in 'other gains, net' in the consolidated income statement (Note 6).

The Group reviews the valuation performed by independent valuers for financial reporting purposes. Discussion of valuation process and results are held between management and independent qualified valuers once a year for financial reporting purposes.

The following table analyses the fair value hierarchy of the investment properties.

Description	Fair value measurements at 30 April 2026 using		
	Quoted prices in active markets for identical assets	Significant other observable inputs	Significant unobservable inputs
	(Level 1)	(Level 2)	(Level 3)
	HK\$'000	HK\$'000	HK\$'000
Recurring fair value measurements:			
Investment properties	–	–	15,605

Description	Fair value measurements at 30 April 2025 using		
	Quoted prices in active markets for identical assets	Significant other observable inputs	Significant unobservable inputs
	(Level 1)	(Level 2)	(Level 3)
	HK\$'000	HK\$'000	HK\$'000
Recurring fair value measurements:			
Investment properties	–	–	15,630

Notes to the Financial Statements

15 Investment properties (continued)

The Group's policy is to recognise transfers into and transfers out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer. There were no transfers between Levels 1, 2 and 3 during the year.

Fair value is defined as "the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion".

The investment properties were revalued on an open market basis. Fair value of the investment properties is derived from comparing the properties to be valued directly with other comparable properties in close proximity, which have recently transacted or offered. However, given the heterogeneous nature of the properties, appropriate adjustments are usually required to allow for any qualitative differences that may affect the price likely to be achieved by the property under consideration. The most significant impact into this valuation approach is price per square feet.

There was no change to the valuation technique with that of prior year.

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

Description	Fair value at 30 April 2026 (HK\$'000)	Valuation technique	Unobservable inputs	Range of unobservable inputs	Relationship of unobservable inputs to fair value
Shop – HK	4,100	Market comparable	Price per square feet	HK\$6,058 – HK\$10,650 per square feet	The higher the price per square feet, the higher the fair value
Residential building – HK	4,860	Market comparable	Price per square feet	HK\$6,825 – HK\$7,267 per square feet	The higher the price per square feet, the higher the fair value
Commercial building – PRC	6,645	Market comparable	Price per square meter	RMB19,000 – RMB21,484 per square meter	The higher the price per square meter, the higher the fair value
	15,605				

Notes to the Financial Statements

15 Investment properties (continued)

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

Description	Fair value at 30 April 2025 (HK\$'000)	Valuation technique	Unobservable inputs	Range of unobservable inputs	Relationship of unobservable inputs to fair value
Shop – HK	4,500	Market comparable	Price per square feet	HK\$8,522 – HK\$12,208 per square feet	The higher the price per square feet, the higher the fair value
Residential building – HK	4,730	Market comparable	Price per square feet	HK\$6,619 – HK\$7,087 per square feet	The higher the price per square feet, the higher the fair value
Commercial building – PRC	6,400	Market comparable	Price per square meter	RMB18,800 – RMB21,850 per square meter	The higher the price per square meter, the higher the fair value
	15,630				

Accounting policy for investment properties

Investment properties, comprising residential and office buildings, and a retail outlet are held for long-term rental yields and are not occupied by the Group. Investment property is initially measured at cost, including related transaction costs. Subsequently, it is carried at fair value, representing open market value determined annually by external valuers. Fair value is based on active market prices, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset. If the information is not available, the Group uses alternative valuation methods such as offer prices, recent prices on less active markets or discounted cash flow projections. Changes in fair values are recorded in the consolidated income statement as part of “other gains, net”.

16 Financial assets at fair value through other comprehensive income

	2026 HK\$'000	2025 HK\$'000
Equity securities listed in Hong Kong – Financial asset at fair value through other comprehensive income	57	48

Notes to the Financial Statements

17 Deposits, prepayments and other receivables

	2026 HK\$'000	2025 HK\$'000
Prepayments and deposits for purchase of inventories	5,835	5,913
Rental deposits and prepaid rent	59,990	60,709
Other deposits and other receivables	3,220	3,277
	69,045	69,899
Less: Non-current portion		
Rental deposits	(20,738)	(29,659)
	48,307	40,240

The carrying amounts of the Group's deposits, prepayments and other receivables are denominated in the following currencies:

	2026 HK\$'000	2025 HK\$'000
Hong Kong dollars	62,542	63,514
EUR	712	331
RMB	1,063	713
JPY	2,934	3,271
United States dollars	1,364	1,706
Other currencies	430	364
	69,045	69,899

As at 30 April 2026 and 2025, the carrying amounts of deposits and other receivables approximated to their fair values.

As at 30 April 2026, financial assets at amortised cost of HK\$64,644,000 (2025: HK\$65,460,000) was included in deposits and other receivables.

Notes to the Financial Statements

18 Deferred income tax

Deferred tax is calculated on temporary differences under the liability method using tax rates enacted or substantively enacted by the end of the reporting period in the respective jurisdictions.

The movements of the net deferred tax liabilities are as follows:

	2026 HK\$'000	2025 HK\$'000
At the beginning of the year	(2,836)	(1,110)
Debited to consolidated income statement (Note 10)	(831)	(1,726)
At the end of the year	(3,667)	(2,836)

Movements of the deferred tax assets and liabilities (prior to offsetting of balances within the same taxation jurisdiction) during the year are as follows:

Deferred tax assets	Decelerated depreciation allowance		Provisions		Tax losses		Total	
	2026	2025	2026	2025	2026	2025	2026	2025
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
At the beginning of the year	4,468	4,501	598	584	–	1,707	5,066	6,792
(Charged)/credited to consolidated income statement	(81)	(33)	(319)	14	–	(1,707)	(400)	(1,726)
At the end of the year	4,387	4,468	279	598	–	–	4,666	5,066

Deferred tax liabilities	Accelerated depreciation allowance	
	2026	2025
	HK\$'000	HK\$'000
At the beginning of the year	7,902	7,902
Charged to consolidated income statement	431	–
At the end of the year	8,333	7,902

Notes to the Financial Statements

18 Deferred income tax (continued)

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when the deferred taxes relate to the same fiscal authority. The following amounts, determined after appropriate offsetting, are shown in the consolidated statement of financial position:

	2026 HK\$'000	2025 HK\$'000
Deferred income tax assets		
– to be recovered within 12 months	244	–
– to be recovered after more than 12 months	4,422	5,066
	4,666	5,066
Deferred income tax liabilities		
– to be settled within 12 months	–	–
– to be settled after more than 12 months	(8,333)	(7,902)
	(8,333)	(7,902)
Deferred tax liabilities, net	(3,667)	(2,836)

Deferred tax assets are recognised for tax losses carried forward to the extent that realisation of the related tax benefit through the future taxable profits is probable. As at 30 April 2026, the Group has tax losses and deductible temporary differences of approximately HK\$139,404,000 (2025: HK\$103,551,000) for which no deferred tax asset is recognised. These tax losses and deductible temporary differences are subject to approval by the tax authorities of places of operation of the Company and the subsidiaries. Unrecognised tax losses of HK\$43,419,000 (2025: HK\$27,055,000) have no expiry date, the remaining losses will expire at variable dates up to and including 2030 (2025: 2029).

Pursuant to the Corporate Income Tax Law and its implementation rules, effective from 1 January 2008, certain non-resident enterprises (for instance, those without an establishment or place of business in the PRC or which have an establishment or place of business in the PRC whose relevant income is not effectively connected with the establishment or a places of business in PRC) are subject to withholding tax at the rate of 5% or 10% on various types of passive income such as dividend derived from sources within the PRC.

The Group is subject to withholding tax on distributions of profits generated after 31 December 2007 from the Group's foreign-invested enterprises in the PRC. As all of the Group's foreign-invested enterprises are directly and wholly owned by a Hong Kong incorporated subsidiary, a rate of 5% is applicable to the calculation of this withholding tax. Deferred tax liabilities of HK\$584,000 (2025: HK\$495,000) have not been provided for as there are no expected dividends to be distributed from the Group's foreign-invested enterprises in the foreseeable future in respect of the profits generated after 31 December 2007.

Notes to the Financial Statements

19 Inventories

	2026 HK\$'000	2025 HK\$'000
Retail business		
– Merchandise	157,153	147,105
Electronic components manufacturing		
– Raw materials	6,115	5,746
– Work-in-progress	1,488	1,758
– Finished goods	5,660	4,604
	170,416	159,213

The cost of inventories recognised as expense and included in “cost of sales” amounted to approximately HK\$840,217,000 (2025: HK\$869,071,000) (Note 7). During the year, the Group has recorded reversal of inventory obsolescence of approximately HK\$1,362,000 (2025: provision for inventory obsolescence HK\$4,392,000), which was included in cost of sales and as at 30 April 2026, the amount of provision was approximately HK\$20,981,000 (2025: HK\$21,184,000).

As at 30 April 2026, inventories amounted to HK\$47,835,000 (2025: HK\$29,298,000) were pledged as collateral for the Group’s import and trust receipt loans (Note 29).

Accounting policy for inventories

Inventories are stated at the lower of cost and net realisable value. Cost is determined using the first-in, first-out (FIFO) method and excludes borrowing costs. For the manufacturing operations, the cost of finished goods and work in progress comprises design costs, raw materials, direct labour, other direct costs and related production overheads (based on normal operating capacity). For retail business, the cost includes all expenditures including material cost and shipping cost in bringing the inventory to its present location. Net realisable value is the estimated selling price in the ordinary course of business, less applicable variable selling expenses.

20 Accounts receivable

	2026 HK\$'000	2025 HK\$'000
Accounts receivable	12,578	14,382
Less: loss allowance	(2,463)	(2,936)
Accounts receivable, net	10,115	11,446

Notes to the Financial Statements

20 Accounts receivable (continued)

The ageing analysis of accounts receivable, based on invoice date, is as follows:

	2026 HK\$'000	2025 HK\$'000
0-30 days	6,392	6,743
31-60 days	1,987	2,674
61-90 days	1,117	1,036
91-120 days	496	403
Over 120 days	2,586	3,526
	12,578	14,382
Less: loss allowance	(2,463)	(2,936)
	10,115	11,446

As at 30 April 2026 and 2025, the carrying amount of accounts receivable approximated to its fair value.

The Group's turnover comprises mainly cash sales and credit card sales for retail business customers. The Group primarily offers an average credit period ranging from 30 to 120 days to its non-retail business customers (2025: 30 to 120 days).

The Group's credit risk control and the analysis of concentration of credit risk are disclosed in Note 3.1(b).

Movements on the loss allowance are as follows:

	2026 HK\$'000	2025 HK\$'000
At the beginning of the year	2,936	2,457
(Decrease)/increase in loss allowance recognised in the profit or loss during the year	(473)	479
At the end of the year	2,463	2,936

The creation and release of loss allowance have been included in general and administrative expenses in the consolidated income statement (Note 7).

Notes to the Financial Statements

20 Accounts receivable (continued)

The carrying amounts of the Group's accounts receivable are denominated in the following currencies:

	2026 HK\$'000	2025 HK\$'000
Hong Kong dollars	3,214	3,133
RMB	2,429	2,729
United States dollars	4,339	5,415
Other currencies	133	169
	10,115	11,446

21 Pledged bank balances and cash and cash equivalents

	2026 HK\$'000	2025 HK\$'000
Pledged bank balances (Note a)	21,440	21,440
Cash and cash equivalents (Note b)	53,057	56,734
	74,497	78,174
Maximum exposure to credit risk	67,528	71,085

The pledged bank balances and cash and cash equivalents are denominated in the following currencies:

	2026 HK\$'000	2025 HK\$'000
Hong Kong dollars	66,166	68,766
RMB	5,188	4,687
United States dollars	1,857	2,977
Other currencies	1,286	1,744
	74,497	78,174

Notes to the Financial Statements

21 Pledged bank balances and cash and cash equivalents (continued)

Notes:

- (a) As at 30 April 2026, the Group's bank balances of approximately HK\$21,440,000 (2025: HK\$21,440,000) were pledged as collateral for the Group's borrowings (Note 29). As at 30 April 2026, the pledged bank balances had maturities ranging from three months to one year and carried a weighted average interest rate of 1.83% (2025: 3.72%) per annum.
- (b) The conversion of RMB denominated balances into foreign currencies and repatriation of RMB out of China is subject to the rules and regulations of foreign exchange promulgated by the government of the Chinese Mainland. As at 30 April 2026, the Group's cash and cash equivalents amounting to HK\$4,880,000 (2025: HK\$4,017,000) were denominated in RMB and deposited with banks in the PRC.

22 Share capital

	2026		2025	
	Number of Shares	Share capital HK\$'000	Number of shares	Share capital HK\$'000
Authorised:				
Shares of HK\$0.10 each	1,000,000,000	100,000	1,000,000,000	100,000
Issued and fully paid:				
Shares of HK\$0.10 each				
At the beginning and the end of the year	666,190,798	66,619	666,190,798	66,619

23 Reserves

	Share premium	Capital redemption reserve	Capital reserve (note a)	Investment revaluation reserve	Property revaluation reserve (note b)	Statutory reserves (note c)	Exchange reserve	Retained earnings	Total
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
At 1 May 2024	25,075	5,042	13,934	(76)	7,450	19,632	72,299	281,016	424,372
Currency translation differences	-	-	-	-	-	-	(3,035)	-	(3,035)
Change in fair value of financial assets at fair value through other comprehensive income	-	-	-	(14)	-	-	-	-	(14)
Loss for the year	-	-	-	-	-	-	-	(43,831)	(43,831)
Release of exchange reserve upon deregistration of a subsidiary	-	-	-	-	-	-	(3,862)	-	(3,862)
At 30 April 2025	25,075	5,042	13,934	(90)	7,450	19,632	65,402	237,185	373,630

Notes to the Financial Statements

23 Reserves (continued)

	Share premium	Capital redemption reserve	Capital reserve (note a)	Investment revaluation reserve	Property revaluation reserve (note b)	Statutory reserves (note c)	Exchange reserve	Retained earnings	Total
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
At 1 May 2025	25,075	5,042	13,934	(90)	7,450	19,632	65,402	237,185	373,630
Currency translation differences	-	-	-	-	-	-	9,852	-	9,852
Change in fair value of financial assets at fair value through other comprehensive income	-	-	-	9	-	-	-	-	9
Loss for the year	-	-	-	-	-	-	-	(39,189)	(39,189)
Release of exchange reserve upon disposal of a subsidiary	-	-	-	-	-	-	(1,280)	-	(1,280)
At 30 April 2026	25,075	5,042	13,934	(81)	7,450	19,632	73,974	197,996	343,022

Notes:

- (a) Capital reserve represents the difference between the nominal value of the Company's shares issued and the combined share capital of the subsidiaries acquired through an exchange of shares pursuant to the reorganisation in 1999.
- (b) Property revaluation reserve represents revaluation surplus arising from the fair value change of land and buildings at the time of transfer from properties, plant and equipment to investment properties.
- (c) In accordance with the laws and regulations of Chinese Mainland, the Group's subsidiaries in Chinese Mainland are required to set aside certain portion of their retained earnings to a statutory reserve account and a corporate development reserve account. The statutory reserve account can only be used to make up losses incurred or increase registered capital while the corporate development reserve account can be used for expansion of the production and operation or increase registered capital of respective subsidiaries in Chinese Mainland. The percentage of appropriation is determined by the board of directors of respective subsidiaries in Chinese Mainland.

Notes to the Financial Statements

24 Borrowings

	2026 HK\$'000	2025 HK\$'000
Import and trust receipt loans	47,835	29,298
Term loans	469	1,558
Total borrowings	48,304	30,856
Less: Non-current portion	–	(472)
	48,304	30,384

As at 30 April 2026, the Group has no bank borrowings contractually due for repayment after one year contain a repayable on demand clause and is classified as current liabilities (2025: same). The maturity of borrowings based on scheduled repayment dates is analysed as follows:

	2026 HK\$'000	2025 HK\$'000
Within one year	48,304	30,384
Between one and two years	–	472
Between two and five years	–	–
	48,304	30,856

As at 30 April 2026 and 2025, the ranges of effective interest rates of loans of major currencies were as follows:

	2026			2025		
	HK\$ %	JPY %	EUR %	HK\$ %	JPY %	EUR %
Borrowings	2.87-4.84	1.84	2.71-2.76	3.11-5.88	3.11-3.17	4.45-4.74

Notes to the Financial Statements

24 Borrowings (continued)

The carrying amounts of borrowings approximate to their fair values and are denominated in the following currencies:

	2026 HK\$'000	2025 HK\$'000
Hong Kong dollars	40,106	14,666
JPY	2,799	12,291
EUR	3,434	3,899
GBP	1,965	—
	48,304	30,856

The Group is required to comply with certain restrictive financial covenants imposed by the banks. During the year ended 30 April 2026, the Group has been in compliance with those financial covenants (2025: same). Details of the Group's bank facilities and pledges of assets are set out in Note 29.

25 Accounts payable

The ageing analysis of accounts payable, based on invoice date, is as follows:

	2026 HK\$'000	2025 HK\$'000
0-30 days	73,904	76,516
31-60 days	16,418	18,462
61-90 days	5,817	1,089
91-120 days	1,126	—
Over 120 days	22	—
	97,287	96,067

The carrying amounts of the Group's accounts payable are denominated in the following currencies:

	2026 HK\$'000	2025 HK\$'000
Hong Kong dollars	21,182	20,496
United States dollars	26,542	23,001
JPY	30,813	34,359
RMB	4,607	2,868
Other currencies	14,143	15,343
	97,287	96,067

Notes to the Financial Statements

26 Accruals and other payables

	2026 HK\$'000	2025 HK\$'000
Contract liabilities	2,144	1,817
Salaries and other staff welfare payable	25,425	25,346
Rental and store utilities payable	1,409	1,052
Provision for long service payments	455	200
Provision for reinstatement cost	16,666	16,856
Other taxes payable	125	125
Interest payable	174	90
Accrual for auditor's remuneration	2,200	2,200
Other accrued expenses	7,949	7,944
	56,547	55,630
Less: Non-current portion		
Provision for reinstatement cost	(8,771)	(8,971)
Provision for long service payments	(455)	(200)
	47,321	46,459

Financial liabilities at amortised cost of approximately HK\$11,732,000 (2025: HK\$11,286,000) was included in accruals and other payables as at 30 April 2026.

Movements on the provision for reinstatement cost are as follows:

	2026 HK\$'000	2025 HK\$'000
At the beginning of the year	16,856	16,796
Provision for reinstatement cost	395	970
Utilisation of provision for reinstatement cost	(585)	(910)
At the end of the year	16,666	16,856

Notes to the Financial Statements

27 Notes to the consolidated statement of cash flows

(a) Cash generated from operations

	2026 HK\$'000	2025 HK\$'000
Loss for the year	(39,189)	(43,831)
Adjustments for:		
– Income tax expense	927	1,882
– Interest income	(802)	(997)
– Interest expense	11,791	15,032
– Depreciation of right-of-use assets	148,151	161,156
– Depreciation of property, plant and equipment	21,950	25,084
– (Reversal of)/provision for impairment loss on financial assets	(473)	479
– Provision for impairment of right-of-use assets	1,278	1,086
– Fair value losses on investment properties	403	1,336
– Net provision for impairment loss on property, plant and equipment	232	167
– (Reversal of)/provision for impairment of inventories	(1,362)	4,392
– Provision for long service payments	255	200
– Gain on disposal/deregistration of a subsidiary	(1,501)	(3,862)
– Exchange difference	5,833	(1,465)
	147,493	160,659
Changes in working capital:		
– Increase in inventories	(9,841)	(12,302)
– Decrease/(increase) in accounts receivable	1,804	(749)
– Decrease in prepayments, deposits and other receivables	18	2,512
– Increase in accounts payable	1,220	18,131
– Decrease/(increase) in accruals and other payables	295	(1,527)
Cash generated from operations	140,989	166,724

Notes to the Financial Statements

27 Notes to the consolidated statement of cash flows (continued)

(b) Net debt reconciliation

This section sets out an analysis of net debt and the movements in net debt for each of the years presented.

Net debt	2026 HK\$'000	2025 HK\$'000
Cash and cash equivalents	53,057	56,734
Pledged bank balances	21,440	21,440
Borrowings	(48,304)	(30,856)
Interest payables	(174)	(90)
Lease liabilities	(128,503)	(182,838)
Net debt	(102,484)	(135,610)

	Borrowings HK\$'000	Interest payables HK\$'000	Lease liabilities HK\$'000	Cash and cash equivalents HK\$'000	Pledged bank balance HK\$'000	Total HK\$'000
Net debt as at 1 May 2024	(26,213)	(186)	(226,270)	71,422	21,440	(159,807)
Additions	-	-	(121,372)	-	-	(121,372)
Cash flows	(4,643)	1,751	178,181	(14,557)	-	160,732
Interest expense	-	(1,655)	(13,377)	-	-	(15,032)
Other changes	-	-	-	(131)	-	(131)
Net debt as at 30 April 2025	(30,856)	(90)	(182,838)	56,734	21,440	(135,610)
Additions	-	-	(93,622)	-	-	(93,622)
Cash flows	(17,448)	1,312	158,352	(4,000)	-	138,216
Interest expense	-	(1,396)	(10,395)	-	-	(11,791)
Other changes	-	-	-	323	-	323
Net debt as at 30 April 2026	(48,304)	(174)	(128,503)	53,057	21,440	(102,484)

28 Commitments

Operating leases – where the Group is the lessor

At 30 April 2026, the Group had future minimum lease payments receivable under non-cancellable operating leases as follows:

	2026 HK\$'000	2025 HK\$'000
Not later than one year	644	863
Later than one year and not later than five years	174	789
	818	1,652

Notes to the Financial Statements

29 Bank facilities and pledge of assets

As at 30 April 2026, the Group had aggregate bank facilities of approximately HK\$360,769,000 (2025: HK\$381,858,000) for term loans, import and trust receipt loans etc. Unutilised facilities as at the same date amounted to approximately HK\$312,000,000 (2025: HK\$350,537,000), of which approximately HK\$311,700,000 (2025: HK\$350,537,000) is relating to import and trust receipt loans. As at 30 April 2026, these facilities were secured by corporate guarantees executed by the Company and certain of its subsidiaries and the following:

- (a) pledges of the Group's buildings of approximately HK\$197,591,000 (2025: HK\$206,968,000) (Note 13).
- (b) pledges of the Group's investment properties of approximately HK\$8,960,000 (2025: HK\$9,230,000) (Note 15).
- (c) pledges of the Group's bank balances of approximately HK\$21,440,000 (2025: HK\$21,440,000) (Note 21).
- (d) charges over HK\$47,835,000 of the Group's inventories held under import and trust receipts loans arrangements (2025: HK\$29,298,000) (Note 19).

30 Financial guarantees

The Group's bankers have given guarantee in lieu of deposits amounting to approximately HK\$465,000 to the landlords of a subsidiary of the Group as at 30 April 2026 (2025: HK\$465,000).

31 Related party transactions

Related party is a party that is related to the Group if directly, or indirectly through one or more intermediaries, the party controls, is controlled by, or is under common control with the Group (including the Company or its wholly or non-wholly owned subsidiaries); or the party has an interest in the Group that gives it significant influence over the Group; or the party is an entity that is controlled, jointly controlled or significantly influenced by, or for which significant voting power in such entity resides with, directly or indirectly, any individual who is a member of the key management personnel of the Group or its parent.

Except as otherwise stated, during the year, the Group had the following related party transactions, which were carried out in the normal course of the Group's business at mutually agreed prices:

	2026 HK\$'000	2025 HK\$'000
(a) Rental expense paid to a related company which is owned by certain directors of the Company	703	663
Rental expense paid to a director of the Company	294	294

Notes to the Financial Statements

31 Related party transactions *(continued)*

(b) Key management compensation is as below:

	2026 HK\$'000	2025 HK\$'000
Director's fee, wages and salaries	11,980	11,977
Pension costs – defined contribution plans	490	490
	12,470	12,467

32 Statement of financial position and reserve of the Company

	Note	2026 HK\$'000	2025 HK\$'000
ASSETS			
Non-current assets			
Investments in subsidiaries	(a)	238,501	238,973
Current assets			
Amounts due from subsidiaries		2,500	2,000
Cash and cash equivalents		162	191
		2,662	2,191
Total assets		241,163	241,164
EQUITY			
Share capital		66,619	66,619
Reserves	(b)	172,286	172,417
Total equity		238,905	239,036
Current liabilities			
Accruals and other payables		2,258	2,128
Total liabilities		2,258	2,128
Total equity and liabilities		241,163	241,164

Notes to the Financial Statements

32 Statement of financial position and reserve of the Company (continued)

Note (a) Subsidiaries

The following is a list of the subsidiaries as at 30 April 2026 and 2025:

Name	Place of incorporation operation	Principal activities	Particulars of issued share capital/registered capital	Interest held (i)	
				2026	2025
北京高雅恒健科技有限公司 (CEC-Technology Beijing Limited) (iii)	Chinese Mainland	Property investment holding	Registered capital US\$750,000	100%	100%
CEC-Technology Limited	Hong Kong	Inactive	Ordinary HK\$10,000	100%	100%
重慶高雅科技有限公司 (Chongqing CEC-Technology Limited) (iii)	Chinese Mainland	Provision of information technology services	Registered capital HK\$2,900,000	100%	100%
Coils Electronic Co., Limited	Hong Kong	Investment holding; manufacture and sale of coils and other electronic components; retail business	Ordinary HK\$2; Non-voting deferred HK\$14,000,000 (ii)	100%	100%
Coils Electronic (Zhong Shan) Co., Ltd. (iii)	Chinese Mainland	Manufacture and sale of coils and other electronic components	Registered capital US\$31,366,980	100%	100%
Coils International Holdings Limited	The British Virgin Islands	Investment holding	Ordinary US\$10,000	100%	100%
Coils Investment (BVI) Limited	The British Virgin Islands	Investment holding	Ordinary US\$1	100%	100%
Coils Property Management Limited	Hong Kong	Property investment holding	Ordinary HK\$200,000	100%	100%
Coils Venture Co. Ltd	Hong Kong	Investment holding	Ordinary HK\$10,000	100%	100%
Gaozhou Coils Electronic Co. Ltd. (iii)	Chinese Mainland	Manufacture and sale of coils and other electronic components	Registered capital US\$500,000	100%	100%
南京國仲磁性材料製品有限公司 (Nanjing Guo Zhong Magnetic Material Co., Ltd.) (iii)	Chinese Mainland	Inactive	Registered capital HK\$23,000,000	100%	100%

Notes to the Financial Statements

32 Statement of financial position and reserve of the Company (continued)

Note (a) Subsidiaries (continued)

The following is a list of the subsidiaries as at 30 April 2026 and 2025: (continued)

Name	Place of incorporation operation	Principal activities	Particulars of issued share capital/registered capital	Interest held (i)	
				2026	2025
Fujian FTA Test Area Xiamen Area 759 Store Trading Co., Ltd (iii)	Chinese Mainland	Manufacture and sale of coils and other electronic components; trading and wholesale of food and household products	Registered capital HK\$9,567,620	100%	100%
Zhongshan CEC-Coils Food Co, Limited (iii)	Chinese Mainland	Manufacture of bottled water	Registered capital US\$1,000,000	100%	100%
Xiamen Guo Zhong Food Co Ltd (iii)	Chinese Mainland	Packaging food	Registered capital US\$500,000	100%	100%
Coils Retail Limited	Hong Kong	Inactive	Ordinary HK\$10,000	100%	100%
中山高雅商貿有限公司 (Zhongshan Coils Trading Co., Ltd.) (iii)	Chinese Mainland	Retail business	Registered capital US\$200,000	100%	100%
Zhongshan Coils Metalwork Co., Ltd. (iv)	Chinese Mainland	Inactive	Registered capital US\$755,000	–	100%

The underlying value of the investments in subsidiaries is, in the opinion of Directors, not less than the carrying value as at 30 April 2026.

As at 30 April 2026, the Company had given guarantees to banks and financial institutions to secure the utilised bank facilities of a subsidiary amounting to approximately HK\$48,304,000 (2025: HK\$30,856,000).

None of the subsidiaries had any loan capital in issue at any time during the year ended 30 April 2026 (2025: Nil).

Notes to the Financial Statements

32 Statement of financial position and reserve of the Company *(continued)*

Note (a) Subsidiaries *(continued)*

The following is a list of the subsidiaries as at 30 April 2026 and 2025: *(continued)*

Notes:

- (i) The shares in Coils International Holdings Limited are held directly by the Company. The shares in other subsidiaries are held indirectly by the Company.
- (ii) The non-voting deferred shares of Coils Electronic Co., Limited are owned by Mr. Lam Wai Chun, Ms. Law Ching Yee and Ka Yan China Development (Holding) Company Limited, the intermediate holding company of the Company. Holders of the non-voting deferred shares have no voting rights, are not entitled to dividends unless the net profit of Coils Electronic Co., Limited exceeds HK\$100,000,000,000,000, and are not entitled to any distributions upon winding up unless a sum of HK\$100,000,000,000,000 has been distributed to the holders of the ordinary shares.
- (iii) 重慶高雅科技有限公司 (Chongqing CEC-Technology Limited) is wholly foreign owned enterprise established in Chinese Mainland to be operated for 45 years up to August 2047.

Fujian FTA Test Area Xiamen Area 759 Store Trading Co., Ltd is a wholly foreign owned enterprise established in Chinese Mainland to be operated for 25 years up to December 2037.

南京國仲磁性材料製品有限公司 (Nanjing Guo Zhong Magnetic Material Co., Ltd.) is a wholly foreign owned enterprise established in Chinese Mainland to be operated for 30 years up to April 2033.

北京高雅恒健科技有限公司 (CEC-Technology Beijing Limited) is a wholly foreign owned enterprise established in Chinese Mainland to be operated for 20 years up to October 2026.

Coils Electronic (Zhong Shan) Co. Ltd., and Zhongshan CEC-Coils Food Co., Limited are wholly foreign owned enterprises established in Chinese Mainland to be operated for an indefinite period.

Xiamen Guo Zhong Food Co Ltd is a wholly foreign owned enterprise established in Chinese Mainland to be operated for 20 years up to April 2032.

Gaozhou Coils Electronic Co. Ltd. and 中山高雅商貿有限公司 (Zhongshan Coils Trading Co., Ltd.) are wholly foreign owned enterprise established in Chinese Mainland to be operated for an indefinite period.

- (iv) Zhongshan Coils Metalwork Co., Ltd. was disposed of during the year ended 30 April 2026.

Notes to the Financial Statements

32 Statement of financial position and reserve of the Company *(continued)*

Note (b) Reserve movement of the Company

	Share premium HK\$'000	Capital redemption reserve HK\$'000	Contributed surplus HK\$'000	Retained earnings HK\$'000	Total HK\$'000
At 1 May 2024, 30 April 2025 and 1 May 2025	25,075	5,042	131,338	10,962	172,417
Loss for the year	–	–	–	(131)	(131)
At 30 April 2026	25,075	5,042	131,338	10,831	172,286

Contributed surplus of the Company represents the difference between the nominal value of the Company's shares issued and the aggregate net asset value of the subsidiaries acquired through an exchange of shares pursuant to the reorganisation in 1999. Under the Companies Act 1981 of Bermuda (as amended), contributed surplus is distributable to shareholders subject to the condition that subsequent to the payment of dividend or any distribution, (i) the Company will be able to pay its liabilities as they become due, and (ii) the realisable value of the Company's assets would not be less than the aggregate of its liabilities and its issued share capital and share premium.

Notes to the Financial Statements

33 Benefits and interests of directors (disclosures required by section 383 of the Hong Kong Companies Ordinance (Cap. 622), Companies (Disclosure of Information about Benefits of Directors) Regulation (Cap. 622G) and HK Listing Rules)

(a) Directors' and chief executive's emoluments

The remuneration of every director and the chief executive is set out below:

For the year ended 30 April 2026:

Emoluments paid or receivable in respect of a person's service as a director, whether of the company or its subsidiary undertaking

Name	Fees HK\$'000	Salary HK\$'000	Employer's contribution to a retirement benefit scheme HK\$'000	Total HK\$'000
Executive directors:				
Ms. Tang Fung Kwan (Chief Executive)	–	5,307	442	5,749
Mr. Lam Kwok Chung	–	4,200	24	4,224
Mr. Ho Man Lee	–	949	24	973
Independent non-executive directors:				
Mr. Chan Chiu Ying	540	–	–	540
Mr. Goh Gen Cheung	522	–	–	522
Ms. Tsui Mei Ling May	462	–	–	462
Total	1,524	10,456	490	12,470

Notes to the Financial Statements

33 Benefits and interests of directors (disclosures required by section 383 of the Hong Kong Companies Ordinance (Cap. 622), Companies (Disclosure of Information about Benefits of Directors) Regulation (Cap. 622G) and HK Listing Rules) (continued)

(a) Directors' and chief executive's emoluments (continued)

For the year ended 30 April 2025:

Emoluments paid or receivable in respect of a person's service as a director, whether of the company or its subsidiary undertaking

Name	Fees HK\$'000	Salary HK\$'000	Employer's contribution to a retirement benefit scheme HK\$'000	Total HK\$'000
Executive directors:				
Ms. Tang Fung Kwan (Chief Executive)	–	5,304	442	5,746
Mr. Lam Kwok Chung	–	4,200	24	4,224
Mr. Ho Man Lee	–	949	24	973
Independent non-executive directors:				
Mr. Chan Chiu Ying	540	–	–	540
Mr. Goh Gen Cheung	522	–	–	522
Ms. Tsui Mei Ling May	462	–	–	462
Total	1,524	10,453	490	12,467

Note:

- (i) Salary received by the executive directors include all emoluments paid or receivable in respect of directors' services in connection with the management of the Company and its subsidiary undertaking.

(b) Directors' retirement benefits

Save as disclosed in Note 33(a), no other retirement benefits were paid to or receivable by any directors in respect of their other services in connection with the management of the affairs of the Company or its subsidiaries undertaking (2025: Nil).

Notes to the Financial Statements

33 Benefits and interests of directors (disclosures required by section 383 of the Hong Kong Companies Ordinance (Cap. 622), Companies (Disclosure of Information about Benefits of Directors) Regulation (Cap. 622G) and HK Listing Rules) (continued)

(c) Directors' termination benefits

Save as disclosed in Note 33(a), no payment was made to directors as compensation for the early termination of the appointment during the year (2025: Nil).

(d) Consideration provided to third parties for making available directors' services

No payment was made to the former employer of directors for making available the services of them as a director of the Company (2025: Nil).

(e) Information about loans, quasi-loans and other dealings in favour of directors, controlled bodies corporate by and connected entities with such directors

There were no loans, quasi-loans and other dealings in favour of directors, controlled bodies corporate by and connected entities with such directors during the year (2025: Nil).

(f) Directors' material interests in transactions, arrangements or contracts

Save as disclosed in Note 31, no other significant transactions, arrangements and contracts in relation to the Group's business to which the Company was a party and in which a director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

Notes to the Financial Statements

34 Summary of other potentially material accounting policies

34.1 Consolidation

The consolidated financial statements include the financial statements of the Company and its subsidiaries made up to 30 April. All subsidiaries incorporated in Chinese Mainland adopt 31 December as their financial year end for statutory purpose. For the purpose of preparing the Group's consolidated financial statements, management accounts of these subsidiaries as at and for the twelve months ended 30 April 2025 and 2026 were used, after making adjustments which are considered necessary by the directors of the Company for compliance with HKFRS.

A subsidiary is an entity (including a structured entity) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity.

Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

The Group uses the acquisition method of accounting to account for business combinations other than common control combination. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement.

Acquisition-related costs are expensed as incurred. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. On an acquisition-by-acquisition basis, the Group recognises any non-controlling interest in the acquiree either at fair value or at the non-controlling interest's proportionate share of the acquiree's net assets.

Intra-group transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the identifiable net assets acquired is recorded as goodwill. If this is less than the fair value of the net assets of the subsidiary acquired in the case of a bargain purchase, the difference is recognised directly in the consolidated income statement.

In the Company's statement of financial position, investments in subsidiaries are stated at cost less provision for impairment losses. The results of subsidiaries are accounted for by the Company on the basis of dividends received and receivable.

Notes to the Financial Statements

34 Summary of other potentially material accounting policies *(continued)*

34.2 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the Executive Directors that make strategic decisions.

34.3 Foreign currency translation

(a) Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The consolidated financial statements are presented in Hong Kong dollars, which is the Company's functional and presentation currency.

(b) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions or valuation where items are re-measured. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies are recognised in the consolidated income statement, except when deferred in equity as qualifying cash flow hedges and qualifying net investment hedges.

Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. Translation differences on assets and liabilities carried at fair value are reported as part of the fair value gain or loss. For example, translation differences on non-monetary assets and liabilities such as equities held at fair value through profit or loss are recognised in the consolidated income statement as part of the fair value gain or loss and translation differences on non-monetary assets such as equities classified as fair value through other comprehensive income are recognised in other comprehensive income.

Notes to the Financial Statements

34 Summary of other potentially material accounting policies *(continued)*

34.3 Foreign currency translation *(continued)*

(c) Group companies

The results and financial position of all the group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- (i) assets and liabilities for each statement of financial position presented are translated at the closing rate at the date of that statement of financial position;
- (ii) income and expenses for each income statement are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the dates of the transactions); and
- (iii) all resulting exchange differences are recognised as a separate component of equity.

On consolidation, exchange differences arising from the translation of the net investment in foreign operations, and of borrowings and other currency instruments designated as hedges of such investments, are taken to shareholders' equity. When a foreign operation is partially disposed of or sold, exchange differences that were recorded in equity are recognised in the consolidated income statement as part of the gain or loss on sale.

Goodwill and fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and translated at the closing rate.

Notes to the Financial Statements

34 Summary of other potentially material accounting policies *(continued)*

34.4 Impairment of investments in subsidiaries and other non-financial assets

Assets that have an indefinite useful life are not subject to amortisation, but are at least tested annually for impairment. Other assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

Impairment testing of the investments in subsidiaries is required upon receiving dividends from these investments if the dividend exceeds the total comprehensive income of the subsidiary in the period the dividend is declared or if the carrying amount of the investment in the separate financial statements exceeds the carrying amount in the consolidated financial statements of the investee's net assets including goodwill.

34.5 Financial assets

(a) *Classification*

The Group classifies its financial assets in the following measurements categories: those to be measured subsequently at fair value either through other comprehensive income or through profit or loss and those to be measured at amortised cost. The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flow.

For assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income. For investments in equity instruments that are not held for trading, this will depend on whether the Group has made an irrecoverable election at the time of initial recognition to account for the equity investment at FVOCI. The Group reclassifies debt investments when and only when its business model for managing those assets changes.

(b) *Recognition and derecognition*

Regular way purchases and sales of financial assets are recognised on the trade-date – the date on which the Group commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership.

Notes to the Financial Statements

34 Summary of other potentially material accounting policies *(continued)*

34.5 Financial assets *(continued)*

(c) Measurement

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss (“FVPL”), transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVPL are expensed in profit or loss.

Debt instruments

Subsequent measurement of debt instruments depends on the Group’s business model for managing the asset and the cash flow characteristics of the asset. The Group classified its debt instruments as financial assets at amortised cost.

Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Interest income from these financial assets is included in finance income using the effective interest rate method. Any gain or loss arising on derecognition is recognised directly in profit or loss.

Equity investments

The Group subsequently measures all equity investments at fair value. Where the Group’s management has elected to present fair value gains and losses on equity investments in other comprehensive income, there is no subsequent reclassification of fair value gains and losses to profit or loss following the derecognition of the investment. Dividends from such investments continue to be recognised in profit or loss as other income when the Group’s right to receive payments is established.

Changes in the fair value of financial assets at FVPL are recognised in “other gains, net” in the consolidated income statement as applicable. Impairment losses (and reversal of impairment losses) on equity investments measured at FVOCI are not reported separately from other changes in fair value.

(d) Impairment

The Group assesses on a forward-looking basis the expected credit losses associated with its debt instruments carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade receivables and contract assets, the Group applies the simplified approach permitted by HKFRS 9, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

Notes to the Financial Statements

34 Summary of other potentially material accounting policies *(continued)*

34.6 Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the company or the counterparty.

34.7 Accounts and other receivables

Trade receivables are amounts due from customers for merchandise sold or services performed in the ordinary course of business. If collection of trade and other receivables is expected in one year or less (or in the normal operating cycle of the business if longer), they are classified as current assets. If not, they are presented as non-current assets.

Accounts and other receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. See Note 34.5 for further information about the Group's accounting for accounts and other receivables for a description of the Group's impairment policies.

34.8 Cash and cash equivalents

In the consolidated statement of cash flows, cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities in the consolidated statement of financial position.

34.9 Share capital

Ordinary shares are classified as equity.

Incremental costs directly attributable to the issue of new shares are shown in equity as a deduction, net of tax, from the proceeds.

34.10 Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the consolidated income statement over the period of the borrowings using the effective interest method.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the end of the reporting period.

Notes to the Financial Statements

34 Summary of other potentially material accounting policies *(continued)*

34.11 Borrowings costs

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

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

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

34.12 Accounts and other payables

Accounts and other payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

34.13 Employee benefits

(a) *Employee leave entitlements*

Employee entitlements to annual leave and long service leave are recognised when they accrue to employees. A provision is made for the estimated liability for annual leave and long service leave as a result of services rendered by employees up to the end of the reporting period.

Employee entitlements to sick leave and maternity or paternity leave are not recognised until the time of leave.

Notes to the Financial Statements

34 Summary of other potentially material accounting policies *(continued)*

34.13 Employee benefits *(continued)*

(b) Pension obligations

The Group participated in a number of defined contribution plans, the assets of which are generally held in separate trustee-administered funds.

For defined contribution plans, the Group pays contributions to publicly or privately administered pension insurance plans on a mandatory, contractual or voluntary basis. The Group has no further payment obligations once the contributions have been paid. The contributions are recognised as employee benefit expenses in the consolidated income statement when they are due and are reduced by contributions forfeited by those employees who leave the scheme prior to vesting fully in the contributions. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

(c) Termination benefits

Termination benefits are payable when employment is terminated by the Group before the normal retirement date, or whenever an employee accepts voluntary redundancy in exchange for these benefits. The Group recognises termination benefits at the earlier of the following dates: (a) when the Group can no longer withdraw the offer of those benefits, and (b) when the entity recognises costs for a restructuring that is within the scope of HKAS 37 and involves the payment of termination benefits. In the case of an offer made to encourage voluntary redundancy, the termination benefits are measured based on the number of employees expected to accept the offer. Benefits falling due more than 12 months after the end of the reporting period are discounted to their present value.

Notes to the Financial Statements

34 Summary of other potentially material accounting policies *(continued)*

34.14 Provisions

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax interest rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as interest expense in the consolidated income statement.

34.15 Rental income

Rental income from operating leases where the Group is a lessor is recognised on a straight-line basis over the lease term.

34.16 Dividend income

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

34.17 Interest income

Interest income is recognised on a time proportion basis using the effective interest method. When a receivable is impaired, the Group reduces the carrying amount to its recoverable amount, being the estimated future cash flows discounted at original effective interest rate of the instrument, and continues unwinding the discount as interest income. Interest income on impaired loans is recognised using the original effective interest rate.

Notes to the Financial Statements

34 Summary of other potentially material accounting policies *(continued)*

34.18 Dividend distribution

Dividend distribution to the Company's shareholders is recognised as a liability in the Company's financial statements in the period in which the dividends are approved by the Company's shareholders for final dividend and the board of directors for interim dividend.

34.19 Provision for reinstatement cost

Provision for reinstatement cost represents the present value of the estimated cost for the restoration work of the Group's leased retail shops agreed to be carried out upon the expiry of the relevant leases using a risk-free pre-tax interest rate. The provision has been determined by the directors based on their best estimates. The related reinstatement costs have been included as right-of-use asset in the consolidated statement of financial position (see Note 14).

34.20 Earnings per share

Basic earnings per share is calculated by dividing the profit attributable to owners of the Company, excluding any costs of servicing equity other than ordinary shares by the weighted average number of ordinary shares outstanding during the financial year.

Diluted earnings per share adjusts the figures used in the determination of basic earnings per share to take into account the after-income tax effect of interest and other financing costs associated with dilutive potential ordinary shares, and the weighted average number of additional ordinary shares that would have been outstanding assuming the conversion of all dilutive potential ordinary shares.

34.21 Government subsidies

Subsidies from the government are recognised at their fair value where there is a reasonable assurance that the grant will be received and the Group will comply with all attached conditions.

Government grants relating to costs are deferred and recognised in the profit or loss over the period necessary to match them with the costs that they are intended to compensate.

Government grants relating to the purchase of property, plant and equipment are included in non-current liabilities as deferred income and are credited to profit or loss on a straight-line basis over the expected lives of the related assets.

Schedule of Principal Investment Properties

All properties held for investment are under medium-term leases. Major investment properties of the Group are set out below:

Address	Lot No.	Existing use
1. Unit 1012A and 1012B on level 10, No. 8 Caihetang Road, Haidian District, Beijing, The PRC	IV-1-4-82(1)	Office Premises
2. Shop No.33 on Ground Floor, Richland Garden, No. 138 Wu Chui Road, Tuen Mun, New Territories, Hong Kong	Tuen Mun Town Lot No. 333	Shop
3. Flat H on 23rd Floor of Tower 5 of Aegean Coast No.2 Kwun Tsing Road, Tuen Mun, New Territories, Hong Kong	Tuen Mun Town Lot No. 374	Residential



香港九龍觀塘巧明街110號興運工業大廈2樓
2nd Floor, Hing Win Factory Building, 110 How Ming Street, Kwun Tong, Kowloon, Hong Kong