CENTURY LEGEND (HOLDINGS) LIMITED
世 紀 建 業（集 團）有 限 公 司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 00079)

ANNOUNCEMENT OF INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2026

INTERIM RESULTS

The board of directors (the "Board") of Century Legend (Holdings) Limited (the "Company") is hereby to present the unaudited condensed consolidated results of the Company and its subsidiaries (the "Group") for the six months ended 30 June 2026. The unaudited consolidated results have been reviewed by the Audit Committee of the Company.

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the six months ended 30 June 2026

		Six months ended 30 June	
		2026	2025
		(Unaudited)	(Unaudited)
	Notes	***HK$'000***	*HK$'000*
Revenue	*5*	**21,161**	22,151
Cost of sales		**(14,690)**	(15,310)
Gross profit		**6,471**	6,841
Other income	*5*	**370**	366
Fair value (loss)/gain on financial assets at fair value through profit or loss		**(8,660)**	16,405
Fair value loss on investment properties		**(200)**	(5,800)
Administrative expenses		**(13,081)**	(12,967)
Share of profit of an associate		**4**	–
Finance costs		**(2,299)**	(2,750)
(Loss)/Profit before income tax	*7*	**(17,395)**	2,095
Income tax expense	*8*	**(168)**	–
(Loss)/Profit for the period		**(17,563)**	2,095

* *For identification purpose only*

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (CONTINUED)

For the six months ended 30 June 2026

	Notes	Six months ended 30 June **2026** (Unaudited) *HK$'000*	2025 (Unaudited) *HK$'000*
Other comprehensive income			
Item that will not be reclassified subsequently to profit or loss			
Change in fair value of equity instruments at fair value through comprehensive income		**–**	–
Other comprehensive income for the period		**–**	–
Total comprehensive income for the period		**(17,563)**	2,095
(Loss)/Profit for the period attributable to:			
Owners of the Company		**(16,863)**	2,552
Non-controlling interests		**(700)**	(457)
		(17,563)	2,095
Total comprehensive income for the period attributable to:			
Owners of the Company		**(16,863)**	2,552
Non-controlling interests		**(700)**	(457)
		(17,563)	2,095
(Loss)/Earnings per share attributable to the owners of the Company	*10*		
– Basic		**HK (5.17) cents**	HK 0.78 cents
– Diluted		**HK (5.17) cents**	HK 0.78 cents

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

	Notes	**As at 30 June 2026 (Unaudited)** ***HK$'000***	As at 31 December 2025 (Audited) *HK$'000*
ASSETS AND LIABILITIES			
Non-current assets			
Property, plant and equipment		**208,618**	213,813
Investment properties		**79,500**	79,700
Intangible assets		**1,602**	1,602
Investment in an associate		**14**	10
Financial assets at fair value through other comprehensive income		**2**	2
Loan receivables	*11*	**2,089**	2,282
Deferred tax assets		**714**	714
		292,539	298,123
Current assets			
Inventories		**121**	72
Financial assets at fair value through profit or loss		**38,338**	52,733
Loan receivables and other receivables, deposits and prepayments	*11*	**6,227**	6,951
Amount due from non-controlling interest		**10**	10
Cash and bank balances		**3,663**	5,366
		48,359	65,132
Current liabilities			
Trade payables	*12*	**47**	65
Other payables and accruals		**12,757**	11,742
Amount due to shareholders		**16,378**	15,378
Amount due to an associate		**–**	2
Contract liabilities		**3**	36
Lease liabilities		**5,409**	9,120
Bank borrowings		**107,876**	109,923
		142,470	146,266

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 June 2026

	Notes	**As at 30 June 2026 (Unaudited)** *HK$'000*	As at 31 December 2025 (Audited) *HK$'000*
Net current liabilities		**(94,111)**	(81,134)
Total assets less current liabilities		**198,428**	216,989
Non-current liabilities			
Lease liabilities		**2,699**	3,621
Bank borrowings		**6,103**	6,347
Deferred tax liabilities		**2,120**	1,952
		10,922	11,920
Net assets		**187,506**	205,069
EQUITY			
Share capital		**65,215**	65,215
Reserves		**125,069**	141,932
Equity attributable to the owners of the Company		**190,284**	207,147
Non-controlling interests		**(2,778)**	(2,078)
Total equity		**187,506**	205,069

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

1. GENERAL INFORMATION

Century Legend (Holdings) Limited (the "Company") was incorporated as an exempted company with limited liability in Bermuda and its shares are listed on The Stock Exchange of Hong Kong Limited. The Company is principally engaged in investment holding. The principal activities of its subsidiaries are the property investments, operation of a hair salon under the brand name of "Headquarters", provision of hospitality services in Hong Kong, provision of property related project management service, provision of commercial and personal loans and securities investments.

The condensed consolidated financial statements are unaudited, but have been reviewed by the Audit Committee of the Company. The unaudited condensed consolidated financial statements were approved and authorised for issue by the directors on 27 August 2026.

2. BASIS OF PREPARATION

This unaudited condensed consolidated interim financial statements for the six months ended 30 June 2026 including the explanatory notes (the "Interim Financial information") have been prepared in accordance with accounting principles generally accepted in Hong Kong and comply with Hong Kong Accounting Standard 34 ("HKAS 34"), Interim Financial Reporting, issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. The Interim Financial information do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual financial statements for the year ended 31 December 2025 (the "2025 Annual Financial Statements") which have been prepared in accordance with Hong Kong Financial Reporting Standards ("HKFRSs").

The Interim Financial information for the six months ended 30 June 2026 have been prepared on the historical cost basis except for investment properties and certain financial instruments that are measured at fair values.

The Interim Financial information are presented in Hong Kong dollars ("HK$"), which is the same as the functional currency of the Company.

3. ADOPTION OF NEW/REVISED HKFRSs

The HKICPA has issued a number of amendments to HKFRS Accounting Standards that are first effective for the current accounting period, (i) Amendments to HKFRS 9 and HKFRS 7 – Amendments to the Classification and Measurement of Financial Instruments; (ii) Annual Improvements to HKFRS Accounting Standards – Volume 11 – Amendments to HKFRS 1, HKFRS 7, HKFRS 9, HKFRS 10 and HKAS 7. The adoption of these amendments has had no material impact on the Group's results and financial position. The Group has not early applied any new or amended HKFRS Accounting Standards that are not yet effective.

4. USE OF JUDGEMENTS AND ESTIMATES

In preparing this condensed consolidated interim financial statements, the significant judgements made by the management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to 2025 Annual Financial Statements.

5. REVENUE AND OTHER INCOME

Revenue which is derived from the Group's principal activities, is recognized during the interim period as follows:

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
	HK$'000	*HK$'000*
Revenue from contracts with customers		
Timing of revenue recognition – Over time		
Hair styling services	**6,443**	5,989
Hospitality services	**12,233**	13,439
Timing of revenue recognition – At a point in time		
Product sales under hair styling services	**225**	185
Revenue from other sources		
Rental income	**1,407**	1,473
Interest income from money lending	**97**	38
Securities Investments	**756**	1,027
	21,161	22,151
Other income		
Bank interest income	**–**	36
Exchange gain	**16**	8
Gain on disposal of property, plant and equipment	**15**	–
Sundry income	**339**	322
	370	366

6. REVENUE AND SEGMENT INFORMATION

The Group has identified its operating segments and prepared segment information based on the regular internal financial information reported to the Group's executive directors for their decisions about resources allocation to the Group's business components and review of these components' performance. The business components in the internal reporting to the executive directors who are the chief operating decision-makers are determined following the Group's major product and service lines. The Group is currently organised into the following six operating segments.

Hair styling	–	Provision of hair styling and related services and product sales in Hong Kong
Hospitality services	–	Provision of hospitality services in Hong Kong
Property investments	–	Investing in commercial and residential properties for rental income potential and for potential capital appreciation in both Macau and Hong Kong
Securities investments	–	Investing in listed equity securities and equity-linked investments in Hong Kong and United States
Property project management	–	Provision of property related project management service
Money lending	–	Provision of commercial and personal loans in Hong Kong

6. REVENUE AND SEGMENT INFORMATION (CONTINUED)

(a) Segment revenues and results

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

	Segment revenue		Segment results	
	Six months ended 30 June			
	2026	2025	**2026**	2025
	(Unaudited)	(Unaudited)	**(Unaudited)**	(Unaudited)
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*
Hair styling	**6,668**	6,174	**(62)**	34
Hospitality services	**12,233**	13,439	**(135)**	(204)
Property investments	**1,407**	1,473	**(2,871)**	(8,512)
Securities investments	**756**	1,027	**(7,904)**	17,431
Property project management	**–**	–	**(3)**	(3)
Money lending	**97**	38	**50**	(8)
	21,161	22,151	**(10,925)**	8,738
Unallocated other income			**195**	255
Exchange gain, net			**16**	8
Corporate staff costs			**(3,485)**	(3,387)
Other corporate and unallocated expenses			**(3,196)**	(3,519)
(Loss)/profit before income tax			**(17,395)**	2,095

Revenue reported above represented revenue generated from external customers.

Segment results represents the profit/loss generated/incurred by each segment without allocation of central administration costs. Segment results exclude certain bank interest income and net exchange gain which arise from assets that are managed on a group basis. Segment results also exclude corporate staff costs and other corporate and unallocated expenses. This is the measure reported to executive directors for the purposes of resource allocation and assessment of segment performance.

6. REVENUE AND SEGMENT INFORMATION (CONTINUED)

(b) Segment assets and liabilities

	As at 30 June 2026 (Unaudited) *HK$'000*	As at 31 December 2025 (Audited) *HK$'000*
Segment assets		
Hair styling	**6,347**	6,851
Hospitality services	**206,191**	211,297
Property investments	**83,260**	83,497
Securities investments	**39,111**	53,539
Property project management	**55**	63
Money lending	**2,775**	3,057
Total segment assets	**337,739**	358,304
Deferred tax assets	**714**	714
Financial assets at FVOCI	**2**	2
Other corporate and unallocated assets	**2,443**	4,235
Consolidated total assets	**340,898**	363,255
Segment liabilities		
Hair styling	**5,678**	6,722
Hospitality services	**28,231**	32,974
Property investments	**14,286**	13,643
Property project management	**–**	5
Money lending	**5**	10
Total segment liabilities	**48,200**	53,354
Deferred tax liabilities	**2,120**	1,952
Bank borrowings	**82,910**	83,964
Other corporate and unallocated liabilities	**20,162**	18,916
Consolidated total liabilities	**153,392**	158,186

For the purposes of monitoring segment performance and allocating resources between segments:

- all assets are allocated to reportable segments other than deferred tax assets and financial assets at FVOCI and other corporate and unallocated assets; and

- all liabilities are allocated to reportable segments other than deferred tax liabilities and certain bank borrowings which are managed on group basis, and other corporate and unallocated liabilities.

6. REVENUE AND SEGMENT INFORMATION (CONTINUED)

(c) Other segment information

	Interest income		Fair value loss on investment properties		Finance costs		Additions to specified non-current assets		Depreciation	
	Six months ended 30 June									
	2026	2025	**2026**	2025	**2026**	2025	**2026**	2025	**2026**	2025
	(Unaudited)	(Unaudited)	**(Unaudited)**	(Unaudited)	**(Unaudited)**	(Unaudited)	**(Unaudited)**	(Unaudited)	**(Unaudited)**	(Unaudited)
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*	***HK$'000***	*HK$'000*	***HK$'000***	*HK$'000*	***HK$'000***	*HK$'000*
Hair styling	**–**	1	**–**	–	**106**	21	**6**	7	**804**	760
Hospitality services	**–**	–	**–**	–	**575**	859	**–**	–	**3,824**	4,265
Property investments	**–**	1	**200**	5,800	**102**	124	**–**	2	**84**	84
	–	2	**200**	5,800	**783**	1,004	**6**	9	**4,712**	5,109
Unallocated	**–**	34	**–**	–	**1,516**	1,746	**–**	–	**470**	473
Total	**–**	36	**200**	5,800	**2,299**	2,750	**6**	9	**5,182**	5,582

(d) Geographical information

The geographical location of the specified non-current assets (i.e. non-current assets excluding financial assets and deferred tax assets) is based on the physical location of the assets. The geographical location of customers is based on the location at which the services were provided or the goods were delivered.

The following is an analysis of the carrying amount of the specified non-current assets and revenue from external customers, analysed by the geographical location.

	Specified non-current assets		Revenue from external customers	
	As at 30 June 2026	As at 31 December 2025	**Six months ended 30 June 2026**	2025
	(Unaudited)	(Audited)	**(Unaudited)**	(Unaudited)
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*
Hong Kong (place of domicile)	**218,181**	223,288	**20,009**	20,933
Macau	**71,553**	71,837	**1,152**	1,218
	289,734	295,125	**21,161**	22,151

7. (LOSS)/PROFIT BEFORE INCOME TAX

(Loss)/Profit before income tax is arrived at after charging/(crediting) the following:

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
	HK$'000	*HK$'000*
(a) Finance costs		
Interest charges on bank loans	**2,075**	2,447
Interest charges on lease liabilities	**224**	303
Total finance costs recognised in profit or loss	**2,299**	2,750
(b) Other items		
Fair value loss/(gain) on financial assets at fair value through profit or loss	**8,660**	(16,405)
Depreciation	**5,182**	5,582

8. INCOME TAX EXPENSE

No provision for Hong Kong profits tax has been made as the Group did not derive any assessable profit for the six months ended 30 June 2026 and 2025.

The Group has available tax losses as at 31 December 2025 for offsetting against future profits. No deferred tax assets have been recognised as the directors consider that it is uncertain that they will crystallize in the foreseeable future.

9. DIVIDENDS

The directors do not recommend the payment of any interim dividend for the six months ended 30 June 2026 (six months ended 30 June 2025: Nil).

10. (LOSS)/EARNINGS PER SHARE ATTRIBUTABLE TO THE OWNERS OF THE COMPANY

The calculation of basic loss/earnings per share attributable to the owners of the Company for the period is based on the loss attributable to the Company's owner of HK$16,863,000 (six months ended 30 June 2025: profit of HK$2,552,000) and the weighted average of 326,077,423 (six months ended 30 June 2025: 326,077,423) shares in issue during the six-month period.

No adjustment has been made to basic loss/earnings per share as the outstanding share options had anti-dilutive effect on the basic loss/earnings per share for the period ended 30 June 2026 and 30 June 2025.

11. LOAN RECEIVABLES AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

	30 June 2026 (Unaudited)	31 December 2025 (Audited)
	HK$'000	*HK$'000*
Loan receivables *(note)*	**2,191**	2,984
Other receivables	**1,328**	1,223
Prepayments	**485**	715
Deposits paid	**4,312**	4,311
	8,316	9,233
Analysed into:		
Current assets	**6,227**	6,951
Non-current assets	**2,089**	2,282
	8,316	9,233

Note:

	30 June 2026 (Unaudited)	31 December 2025 (Audited)
	HK$'000	*HK$'000*
Loan receivables	**2,191**	2,984
Less: Amount due within one year classified as current assets	**(102)**	(702)
Amount due after one year classified as non-current assets	**2,089**	2,282

The loan receivables are unsecured, interest bearing at fixed annual rates 3% (2025: 3% to 5%) and repayable in accordance with the agreed repayment schedule.

12. TRADE PAYABLES

As at 30 June 2026, the ageing analysis (based on invoice date) of the Group's trade payables is as follows:

	30 June 2026 (Unaudited)	31 December 2025 (Audited)
	HK$'000	*HK$'000*
0-30 days	**36**	61
31-60 days	**11**	4
61-90 days	**–**	–
	47	65

BUSINESS REVIEW

Overall Performance

Global environment in 1H of 2026 was exceptionally turbulent and uncertain. Businesses worldwide were confronted with persistent inflationary pressures and evolving geopolitical uncertainties. Geopolitical tensions, notably the US-Iran war and repeated disruptions to shipping in Strait of Hormuz, triggered significant volatility in commodity prices, renewed inflationary pressures and weakened growth forecasts globally. The International Monetary Fund and the World Bank assessed global GDP in 1H 2026 expanded at roughly 2.5% – 3% which is a noticeable deceleration compared to recent years. Meanwhile surging capital investment into artificial intelligence and digital infrastructure acts as a primary buffer preventing a steeper global slowdown.

In 1H 2026 Hong Kong economy demonstrated resilience and sustained growth with GDP expanding by 5.1% year on year. This marked the strongest half yearly performance for the city in nearly five years supported by steady activity across key sectors, recovery in tourism and more buoyant asset markets. Overall market sentiment showed improvements despite the challenging global macroeconomic backdrop and shifts in consumer behavior. Macau's economy also grew by 3.7% year on year driven primarily by continuous increase in visitor arrivals and service exports. Nonetheless the Macau property investment market in which the Group operates remained sluggish.

For the six months ended 30 June 2026, the Group recorded a turnover of HK$21,161,000, representing a decrease of 4% from the corresponding period of last year (1H2025: HK$22,151,000). The decrease was mainly attributable to a decline in income from hospitality services and securities investments, which were partially offset by growth from hair styling business. Gross profit for the reporting period was HK$6,471,000 representing a decrease of 5% from the corresponding period of last year (1H2025: HK$6,841,000). The decrease was mainly due to decrease in gross profit from hospitality service business and securities investments as a result of reduced income.

The Group recorded a net loss of HK$17,563,000, instead of net profit of HK$2,095,000 from the corresponding period of last year. The reversal from net profit to net loss stems from non-operating market fluctuations rather than severe poor core business operations. The final net loss reflects the combined impact of (i) reversal from fair value profit on financial assets at fair value through profit or loss of HK$16,405,000 for the last interim period to fair value loss on financial assets at fair value through profit or loss of HK$8,660,000 this interim period; (ii) decrease in fair value loss on investment properties of HK$5,600,000; and (iii) decrease in finance costs of 451,000. Before fair value loss on financial assets at fair value through profit or loss and fair value loss on investment properties, the Group incurred net loss of HK$8,703,000 for the interim period (1H2025: net loss of HK$8,510,000).

During the 1H 2026 US Federal Reserve held interest rates steady at 3.5% – 3.75% for five consecutive meetings compared to the corresponding period in 2025 when rates sat at 4.25% – 4.5%. Benefitting from the relatively lower interest rate environment, the Group's finance cost was reduced by about 16%. While interest rates were overall lower in 2026, global interest rate trajectories shifted dramatically. Central banks of major economies pivoted from anticipated rate cuts to holding rates steady or implementing unexpected hikes to deal with the stubborn energy-driven inflation prompted by the Middle East conflicts. If interest rates rise in the coming months, increased finance cost would indeed weigh negatively on the Group's net income.

Property Investment Business

Data from Census and Statistics Department shows Hong Kong's total retail sales increased by 9.6% in the first six months of 2026 year on year, bolstered by a strong influx of over 26.7 million visitors and steady private consumption expenditure. Mainland visitor numbers reached 20.56 million representing 16% increase year on year. Per capita spending by Mainland overnight visitors also increased by about 3.8% in 1st quarter of 2026 against 1st quarter of 2025 according to Hong Kong Tourism Board, providing a boost to the city's luxury sectors like jewelry, watches and valuable gifts that reported double digit gains. Amid the retail market recovery, leasing activity in the prime street shop is gaining momentum with landlords in selected locations beginning to achieve rental growth. Nevertheless the Group's retail shop lease had not benefitted from the improving leasing market sentiment because (i) positive rental reversion was not reflected in the neighboring non-core retail district where our retailed property is located and (ii) our retail lease was already renewed last year for three years at the same rental terms as the previous lease. The increasing local penetration of e-commerce and cross border spending will continue to drag the mass retail and impact the non-prime shop tenancy with negative rental reversion. Against this backdrop, the Group is happy to see that our retail asset price has stabilized as at the interim period ended whereas it recorded about 26% decrease in fair value and accounted for about 70% of our total fair value loss on investment properties as at interim period ended 2025.

During the first half of 2026, our properties portfolio in Macau and Hong Kong contributed rental income of HK$1,407,000 to the Group decreased 4% compared to the same period last year. This was mainly attributed to early termination of a Macau retail tenancy before expiry in April 2026. Offsetting the fair value gain in office investment properties from the fair value loss in the residential investment properties, there was net valuation loss of HK$200,000 on investment properties in Macau during the period under review. All investment properties are anticipated to serve as a stable income base to the Group.

While Macau's broader economy has seen strong recoveries in tourism and service exports, the city's property market showed clear signs of strain in 1H 2026 with declining transaction volumes, softer prices and tighter credit weighing on both residential and commercial sectors according to Centaline Macau. Macau's business property rents continue to slide unabated with 2nd quarter of 2026 average rent dropping about 15% from the pre-pandemic level, the lowest quarterly commercial rent level logged since COVID. The retail leasing sector showed uneven performance with tourist areas outperforming the neighboring district where our retail shop is located. Our retail tenant who renewed the lease at 10% incremental rent at end of 2025 early terminated the lease in 2nd quarter of 2026. We were able to sign a new tenant in 3rd quarter of 2026 but had to accept 2024 rental pricing. At the same time, Macau's office leasing market experienced continued structural correction and consolidation when corporate demand remained heavily focused on cost optimization and downsizing rather than expansion. The closure of multiple satellite casinos under the city's updated gaming regulatory framework has permanently reduced administrative and support office needs in older peripheral districts resulting in more vacant offices. Our office tenancy expired in July 2026 and contrary to our expectations, the tenant exercised the option to renew the tenancy for two years at the same rental terms. Meanwhile residential property prices continued their long term decline across the first half of the year. As of interim period ended, our residential investment property decreased fair value by about 16% from the year ended 2025 valuation. Despite the brief surge in transaction volume early in the year fuelled by government stimulus of (i) raised loan to value ratio to 80% for residential mortgages and (ii) increasing stamp duty threshold to MOP 6 million, it failed to stop the overall slide in home prices. The abundant supply pipe line, tighter regional credit, weak investor demand and potential interest hike if energy-driven inflation persists from the Middle East conflict altogether further exert downward pressure on home prices. On the other hand, rental for home leasing in 1H 2026 was largely stable and the new tenancy which was enacted last year at an incremental rental rate stays in effect until 2027.

Hair Styling Business

For the first half of 2026, the hair styling business segment reported a turnover of HK$6,668,000 representing an increase of 8% when compared to the corresponding period last year of which turnover on service income increased 8% and product sales increased 22%. While top line revenue expanded, net margin was squeezed from profit of HK$34,000 in the interim period 2025 to loss of HK$62,000 this interim period as the segment incurred higher rental overheads and administrative set up cost in respect of the newly leased secondary salon. Such a secondary salon was opened targeting the younger demographics by offering hair services at accessible pricing, a differentiated market niche from our flagship salon.

The growth in segment income was primarily driven by the strategic onboarding of new hair stylists in Q4 2025. Even though the product sales only made up a minimal 3% of the segment income, the double-digit growth is encouraging. Other than the imported premium hair care product line introduced and launched at end of 2025, various newly reformulated hair care products were rolled out by our suppliers and lifted sales.

To sustain the sales momentum, the Group shall strive to retain and recruit high-caliber hair stylists offering market competitive commission rate to boost sales, expand our market reach and bring in fresh ideas. The professional hair beauty/hair care market is strongly evolving and a trend in the market is the rising focus on scalp health leading to a rise in services and products addressing scalp concerns. Such an increasing awareness of scalp health presents an opportunity to diversify and enhance the segment's income stream. The Group shall step up in effort in promoting scalp care treatment services and launching related hair care products that are applied to manage different hair problems. With the growing awareness of the harmful effects of chemicals on scalp, consumers nowadays are ready to spend more on quality and eco-friendly hair products which will be the main focus of our product line.

On expenditure, the Group will make cost controls a priority without compromising essential repair and maintenance, equipment upgrades and staff quality. Core costs like rental of our flagship store will remain stable throughout the lease term until it expires in 2028. Through spending on some aesthetically functional gadgets, great thought is always put into the details and ways to maximize salon space, improve operation efficiency and customer appeal. On human resources, the management uses a partial part time workforce model for juniors and reception staffs not only to address the high turnover rate and absenteeism issues of full time staffs but allow flexibility to manage busy hours and peak seasons. It also helps to control labour costs by aligning part-time compensation strictly with hours worked while ensuring adequate coverage when customer demand is high.

Hong Kong hair salon industry is a dynamic and competitive market. On top of sustained northbound spending by local residents, fresh competitive pressures come from influx of international talents and Asian franchise brands seeing Hong Kong as Asia's trendsetting hub with advantages in talent and capital markets. Early in January 2026, Korean premium hair brand LEEKAJA made its official Hong Kong debut by opening a flagship store in Central. In response to market rivalry, the Group will elevate its service standards, craft more distinctive in-store and experiential offerings and preserve its service quality as a key attribute that sets us apart from other market choices.

Hospitality Service Business

Hong Kong welcomed 26.71 million visitors in 1H2026, marking a 13% year on year increase driven by a strong rebound in Mainland and the long-haul markets according to Hong Kong Tourism Board. Mainland visitors remain the dominant source market growing by 16% in 1H 2026, while non Mainland visitors recorded a 5% increase. Hong Kong Tourism Board highlighted long haul markets maintained stable overall performance with some of the markets recording year on year growth of 20% or more. For short haul markets, fuel costs prompted certain airlines to reduce flight capacity, while the depreciation of currencies in some of these markets, for instances, Japanese Yen and South Korean won, against Hong Kong dollar dampened travel intention putting pressure on visitors arrivals from these markets concerned. Given our primary customer base comes from short haul travelers, segment revenue decreased despite rising visitor traffic.

The segment is engaged in three guesthouse/hotel operations in Sheung Wan, North Point and Yau Ma Tei respectively. For the period under review, turnover of the hospitality service business segment was HK$12,233,000 decreased 9% compared to the corresponding period last year. The decrease in turnover was mainly attributed to decrease of 17% in North Point hostel revenue, representing about 68% of decrease in total revenue, compared to the corresponding period last year. Located in the non-tourist residential neighborhood, North Point operation had not been benefitting from the growing visitor arrivals in the recent year. In fact, it experienced contraction in its historical customer base, driven by structural shift in market demand toward accommodation located within prime tourist corridors. From our observation, travelers now prefer hotel stays in busy tourist areas of Kowloon over quieter residential neighborhood on Hong Kong Island. On the other hand, Sheung Wan guesthouse revenue and Yau Ma Tei hotel revenue dropped 5% and 4% respectively while attaining overall occupancy rate of about 87% on par with citywide occupancy averaging around 87%-89%. Average room rate for Sheung Wan guesthouse climbed up 3% while that of Yau Ma Tei hotel stayed flat during the reviewing period.

The segment recorded net loss of HK$135,000 narrowing down the loss position by 34% compared to the corresponding period last year. Decrease in segment loss was mainly attributed to the decrease in depreciation on right-of-use assets of North Point hostel which was low in the period under review because the underlying lease was approaching expiration by the end of June 2026. Considering all factors including, inter alia, likely incremental rental for a renewed lease as indicated by the landlord and the anticipated high repair and maintenance costs due to the premises' age, the Group did not renew North Point lease upon its expiry in June 2026. The Group has been actively searching for a new location to replace North Point operation. However available hotel properties for lease are scarce in the market. In the recent year, Hong Kong's education sector has been evolving into a key demand driver for commercial real estate, supported by sustained growth in non-local student enrolment and policy initiatives to strengthen the city's position as an international education hub. A notable share of underperforming or aging hotel premises was targeted by investors for conversion into student housing to capture surging non-local student enrolment demand. Currently the Group is facing keen competition from operators of student accommodation in our pursuit of a new guesthouse location. This situation may not be improved in the near term.

Looking forward with the continuing trend of converting hotels and commercial buildings into student housing, supply of mid-tariff hotels like ours is actively shrinking which gives the remaining operators more pricing power during peak event seasons. While high profile events serve as primary catalysts drawing large volumes of mass travelers to Hong Kong, their on the ground behavior reflects a distinct shift toward experience-driven itineraries. Some hotel operators are introducing targeted experiential packages tied to major city events and collaborating on local tour curation. In the remaining year, the Group will focus on enhancing user experience and personalized service, optimizing cost structure and improving operation efficiency to drive business performance.

Securities Investments Business

As at 30 June 2026, the Group had financial assets at fair value through profit or loss of approximately HK$38,340,000 comprising mainly stocks of a reputable Hong Kong based property investment company and US securities. Dividend income derived from the segment amounted to HK$756,000, about 26% drop year on year, was recorded in the period under review. Dividend income decreased due to the combined impact of a reduced asset base following disposal of shares and a downward adjustment in the dividend payout rate by the issuer. Due to the short-term market volatility, the market value of US listed securities investments the Group held on hand decreased significantly, resulting in fair value loss on financial assets at fair value through profit or loss of HK$8,660,000, compared to fair value gain on financial assets at fair value through profit or loss of HK$16,405,000 in the corresponding period last year.

PLTR is a publicly traded US soft company specializing in big data analytics. Driven by rapid AI adoption and strong financial performances, the company's share value had surged in 2025 but not without volatility especially in 1st half of 2026. PLTR's underlying business continued to perform well with robust revenue growth both in 1st quarter and 2nd quarter of 2026.

So far in 2026, global equity markets have proven resilient for recovering quickly from the initial shock of the US-Iran war. Based on the views from major financial institutions, the outlook for the global equity markets in 2nd half of 2026 is cautiously optimistic. Equities remain supported by strong corporate earnings, particularly from the AI sector, however elevated valuations, market concentration on large-cap technology stocks and energy-driven inflation risks will increase vulnerability to corrections. While resilience is the foundation of the 2026 outlook, volatility is expected to continue that requires active monitoring and management of our securities investment portfolio.

The Group's significant investments (i.e. investments with carrying amount exceeding 5% of the total assets of the Group) held as at 30 June 2026 are as follows:

Company name/(stock code)	No. of shares held	Approximate percentage held to the total issued share capital of the company/ investment	Investment cost/cost of acquisition	Dividend income for the period ended 30 June 2026	Fair value gain/(loss) for the period ended 30 June 2026	Fair value at 30 June 2026	Approximate percentage of total assets of the Group at 30 June 2026
		%	*HK$000*	*HK$000*	*HK$000*	*HK$000*	%
Link Real Estate Investment Trust (823) *(Note 1 & 2)*	601,117	0.023%	21,851	756	1,058	21,941	6%
Palantir Technologies Inc. (PLTR) *(Note 3 & 4)*	17,850	0.00074%	4,884	0	(8,504)	16,244	5%

Note 1: Link Real Estate Investment Trust is a Hong Kong-based real estate investment trust (Link REIT). The investment objectives of Link REIT are to deliver sustainable growth and to create long-term value for its unit holders. It invests and manages a diversified portfolio of properties, including retail facilities, car parks, offices and logistics centres spanning from China's tier one cities (Beijing, Shanghai), Greater Bay Area (Hong Kong, Guangzhou and Shenzhen) to Singapore, United Kingdom's London and Australia's Sydney and Melbourne.

Note 2: The Group will hold the investment for dividend income and to reduce the investment when the unit price increases to a reasonable level.

Note 3: Palantir Technologies Inc., headquartered in Denver, Colorado USA, builds software that empowers organizations to effectively integrate their data, decisions, and operations at scale. Incorporated in 2003, it started building software for the intelligence community to assist in counterterrorism investigations and operations in the United States, the United Kingdom, and internationally. Its newest Artificial Intelligence Platform is designed for customers across the commercial and government sectors, enabling them to drive value from recent breakthroughs in artificial intelligence via the combination of its existing software platforms with large language models, hence uniquely allowing users to connect large language models and other artificial intelligence with their data and operations to facilitate decision-making within the legal, ethical, and security constraints that they require. Beyond its products, PLTR is recognized for its collaborations with government agencies and private enterprises, providing tools that address complex challenges in sectors such as national security, healthcare and finance.

Note 4: The investment was made to diversify the Group's securities investments portfolio into high growth sectors like technology and innovation which is an important engine for future economic development.

Property Project Management Business

During the period under review, no income was recorded as there was no project completed or in progress. Segment incurred a loss of HK$3,000 after the business administrative expenses.

As the economy further improves, we strive to revive the business segment by collaborating with local renowned architect/interior designer to explore into new projects.

Other Business Segments

The Group engaged in the money lending business through Century Legend Finance Limited ("CLF"), an indirect wholly-owned subsidiary of the Company, which holds a money lenders license under the Money Lenders Ordinance (Chapter 163 of the Laws of Hong Kong) to carry out money lending business in Hong Kong. During the six months ended 30 June 2026, the interest income and operating profit generated in this segment were HK$97,000 (2025: HK$38,000) and HK$50,000 (2025: net loss of HK$8,000), respectively.

The money lending business recorded three unsecured personal loans and one corporate loan. There was one new short term loan renewed during the period under review. As of current period end and year ended 31 December 2025, the Group had not incurred any impairment on the outstanding loans receivable.

Management had formulated a fundamental policy to establish its internal control systems. The Group would adopt a prudent approach and conduct regular reviews of the composition of the loans portfolio and lending rates charged to each customer to maximize the return of the money lending business as well as diversify the credit risk.

Corporate Social Responsibility

The Group is always firmly committed to operating as a socially-responsible company across all of its business operations. It has made strenuous effort to perform its obligations as a corporate citizen. It has received various commendations including Good MPF Employer, Manpower Developer, Hong Kong Green Organisation and Partner Employer Award.

FINANCIAL REVIEW

Liquidity and Financial Resources

As at 30 June 2026, the Group had a cash and bank balance of HK$3,663,000 and net current liabilities of HK$94,111,000. The current ratio (calculated as the current assets to the current liabilities) of the Group as at 30 June 2026 was approximately 0.34 (31 December 2025: 0.45).

Financial management, treasury policy and foreign currency exposure

The Group's financial management, treasure policy and foreign currency exposure had not been materially changed since the information disclosed in our 2025 Annual Report.

Pledge of assets

During the period under review, the Group's certain investment properties were pledged to banks to secure the bank borrowing of approximately HK$113,979,000, which is denominated in Hong Kong dollars and bearing interest at floating rate.

Contingent liabilities and capital commitments

The Group did not have any significant contingent liabilities as at 30 June 2026 (31 December 2025: Nil). The Group had no significant capital commitments as at 30 June 2026 (31 December 2025: Nil).

Significant investments

Save as disclosed in this announcement, as at 30 June 2026, there were no other material investments or future plans for material investments or capital assets.

Capital Structure of the Group

During the period under review, the Group had total equity of HK$187,506,000, fixed rate liability of HK$8,108,000, floating rate liability of HK$113,979,000 and interest-free liabilities of HK$31,305,000, representing 4%, 61% and 17% of the Group's total equity respectively. The gearing ratio (calculated as the total long term loan to the total shareholders' equity) of the Group as at 30 June 2025 was approximately 5% (31 December 2025: 5%).

Employee and Remuneration Policy

For the period ended, the Group employed approximately a total of 41 employees (30 June 2025: 46) with staff costs excluding directors' emoluments amounted to HK$6,792,000 (30 June 2025: HK$6,580,000).

The Group's emoluments policies are formulated on the performance of individuals and are competitive to the market. Employee remuneration is reviewed and determined by management annually based on both employees' individual and Group's overall performance. Under the share option scheme of the Company, options may be granted to the directors and employees of the Group to subscribe for the shares of the Company.

OUTLOOK

The first half of 2026 presented a global economic landscape characterized by both uncertainties and volatilities. The changing global landscape has been marked by increasingly unpredictable geopolitical developments. As regional conflicts and inflationary pressures continue to affect international commerce, global economic growth is expected to moderate in 2026. Meanwhile robust technological advancements and acceleration of AI adoption are transforming industries and business models, creating profound opportunities and new risks while redefining competition and shifting the balance of power and influence. Going forward, the Group will responsibly consider potential opportunities that meet our investment criteria with caution and prudence after assessing the underlying risks.

As operator in the hospitality service, the Group is confident in Hong Kong's position as a leading tourism and event hub in the region. HKSAR government has allocated HK$1.66 billion to the Tourism Board for 2026-2027 to scale up flagship events and promotions. The strategy includes promoting the integrated development of culture, sports and tourism, as well as enhancing Hong Kong's status as a hub for mega-events. On the logistical side, Hong Kong's long-term inbound capacity is receiving substantial structural support. The full operation of the Third-Runway System since 2024 has increased flight capacities and Terminal 2 recently opened for departures operation helps to ease overall airport congestion. In the near term, the city's expanding international connectivity and long haul travel, continued government investment in tourism promotion and a robust event calendar should support visitor growth and hotel performance. Therefore while hospitality operators continue to mitigate the dual impact of elevated operational costs and wider geopolitical uncertainty, the sector's underlying fundamentals remain positive, underpinned by a sustained structural recovery in global tourism demand. Midscale hotel properties like ours usually achieve more easily higher occupancy rates than luxury brands, yet operators face an intensely competitive market made up of price-sensitive consumers.

AI is profoundly reshaping of how people work and live. Looking ahead, the Group shall evaluate and explore a dual strategy built on operational efficiency and advanced technology. Efforts need to be dedicated to initiatives to integrate AI across our core business functions, in particular, on client-services front. In our hair styling business, there is a popular trend in the market incorporating technology into hair care services. There is increasing use of digital booking platforms, hair analysis tools and AI hair consultations. Looking over to the hospitality service sector, the broader direction of the latest trends points toward a future where technology and the human touch will coexist. Technology handles the transactional and analytical work of hospitality, freeing human staff to focus on what technology cannot replicate like empathy and the kind of genuine warmth that creates a loyal patron. We shall aim to transform the Group into a future ready, AI and tech-empowered enterprises with the agility, capabilities and culture to sustain long-term business success.

INTERIM DIVIDEND

The Directors do not recommend the payment of an interim dividend for the six months ended 30 June 2026.

PURCHASE, SALES OR REDEMPTION OF LISTED SECURITIES

The Company has not redeemed any of its shares during the period. Neither the Company nor any of its subsidiaries has purchased or sold any of the Company's shares during the period.

CORPORATE GOVERNANCE

Compliance with the Code of Best Practice of the Listing rules

The Company has complied with the Corporate Governance Code (the "CG Code") as set out in Part 2 of Appendix C1 of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (the "Listing Rules") during the period under review, save for the deviations set out below.

Under code provision C.2.1, the roles of chairman and chief executive should be separate and should not be performed by the same individual. As at 30 June 2026, Mr. TSANG Chiu Mo Samuel is the Executive Chairman of the Company and no Chief Executive Officer has been appointed. The responsibilities of Chief Executive Officer have been carried out by Mr. TSANG Chiu Mo Samuel. The Board believes that it is in the best interest of the Company and the shareholders as a whole for Mr. TSANG Chiu Mo Samuel, who is knowledgeable in the business of the Group and possesses the essential leadership skills to guide discussions of the Board in an effective manner, to continue to carry out the responsibilities of Chief Executive Officer, which ensures on the effectiveness and efficiency of the decision making process of the Board.

AUDIT COMMITTEE AND REVIEW OF INTERIM FINANCIAL STATEMENTS

The Audit Committee comprises all independent non-executive Directors. The Audit Committee has discussed with the management of the Group and reviewed the unaudited condensed consolidated interim financial statements of the Group for the six months ended 30 June 2026.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code set out in Appendix C3 of the Listing Rules. Upon enquiry by the Company, all Directors have confirmed that they have complied with the required standards set out in the Model Code throughout the six months ended 30 June 2026.

PUBLICATION OF THE UNAUDITED INTERIM RESULTS AND INTERIM REPORT

This interim results announcement is published on the website of the Stock Exchange (https://www.hkexnews.hk) and the Company (http://www.clh.com.hk). The interim report of the Company for the period ended 30 June 2026 will be dispatched to the shareholders of the Company and will be available on the aforesaid websites in due course.

By Order of the Board
Century Legend (Holdings) Limited
CHU MING TAK EVANS TANIA
Executive Director

Hong Kong, 27 August 2026

As at the date of this announcement, the Board comprises seven Directors, of which three are executive Directors, namely, Mr. Tsang Chiu Mo Samuel, Ms. Tsang Chiu Yuen Sylvia and Ms. Chu Ming Tak Evans Tania and four are independent non-executive Directors, namely Mr. Hui Yan Kit, Mr. Lau Pui Wing, Ms. Ho Ting Mei and Mr. Wu BinQuan.