SANBASE CORPORATION LIMITED
莊皇集團公司

(Incorporated in the Cayman Islands with limited liability)
(Stock code: 8501)

INTERIM RESULTS ANNOUNCEMENT
FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

CHARACTERISTICS OF GEM OF THE STOCK EXCHANGE OF HONG KONG LIMITED (THE "STOCK EXCHANGE")

GEM has been positioned as a market designed to accommodate small and mid-sized companies to which a higher investment risk may be attached than other companies listed on the Stock Exchange. Prospective investors should be aware of the potential risks of investing in such companies and should make the decision to invest only after due and careful consideration.

Given that the companies listed on GEM are generally small and mid-sized companies, there is a risk that securities traded on GEM may be more susceptible to high market volatility than securities traded on the Main Board and no assurance is given that there will be a liquid market in the securities traded on GEM.

Hong Kong Exchanges and Clearing Limited and the Stock Exchange take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

*This announcement, for which the directors (the "**Directors**") of Sanbase Corporation Limited (the "**Company**") collectively and individually accept full responsibility, includes particulars given in compliance with the Rules Governing the Listing of Securities on GEM of the Stock Exchange (the "**GEM Listing Rules**") for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this announcement misleading.*

2026 INTERIM RESULTS

The board of Directors (the "**Board**") of the Company is pleased to present the unaudited condensed consolidated results of the Company and its subsidiaries (collectively referred to as the "**Group**") for the six months ended 30 September 2026, together with the comparative figures for the corresponding period in 2025, as follows:

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

		Unaudited Six months ended 30 September	
		2026	2025
	Notes	***HK$'000***	*HK$'000*
Revenue	*5*	**193,831**	175,276
Cost of sales	*6*	**(188,193)**	(174,886)
Gross Profit		**5,638**	390
Administrative expenses	*6*	**(7,660)**	(7,208)
Gain on disposal of subsidiaries	*16*	**–**	225
Reversal of provision/(provision) for impairment losses on financial assets	*14*	**1,030**	(33)
Operating loss		**(992)**	(6,626)
Finance income		**835**	893
Finance costs		**(33)**	(41)
Finance income – net	*7*	**802**	852
Loss before income tax		**(190)**	(5,774)
Income tax credit/(expense)	*9*	**350**	(47)
Profit/(loss) for the period		**160**	(5,821)
Other comprehensive income, net of income tax			
Item that may be subsequently reclassified to profit or loss:			
– Exchange differences on translation of foreign operation		**–**	156
Item that will not be reclassified to profit or loss:			
– Remeasurements of employee benefit obligations		**207**	140
Total comprehensive income/(loss) for the period		**367**	(5,525)

	Notes	Unaudited Six months ended 30 September	
		2026	2025
		HK$'000	*HK$'000*
Profit/(loss) for the period attributable to:			
Owners of the Company		**1,171**	(6,024)
Non-controlling interests		**(1,011)**	203
		160	(5,821)
Total comprehensive income/(loss) for the period attributable to:			
Owners of the Company		**1,352**	(5,645)
Non-controlling interests		**(985)**	247
		367	(5,398)
		HK Cents	*HK Cents*
Earnings/(loss) per share attributable to owners of the Company			
Basic and diluted	*10*	**0.59**	(3.01)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2026

	Note	**Unaudited 30 September 2026** ***HK$'000***	Audited 31 March 2026 *HK$'000*
ASSETS			
Non-current assets			
Property, plant and equipment	*12*	**294**	228
Right-of-use assets		**1,233**	1,695
Intangible assets	*13*	**3,560**	3,560
Financial asset at fair value through profit or loss	*4.2*	**–**	–
Deposits and prepayments		**218**	218
Deferred income tax assets		**2,497**	2,148
		7,802	7,849
Current assets			
Trade and retention receivables	*14*	**34,066**	49,203
Contract assets		**46,391**	28,624
Deposits, other receivables and prepayments		**4,232**	7,585
Income tax recoverable		**1,284**	1,284
Pledged bank deposits		**681**	1,016
Cash and cash equivalents		**106,396**	124,937
		193,050	212,649
Total assets		**200,852**	220,498
EQUITY			
Equity attributable to the owners of the Company			
Share capital	*17*	**1,553**	1,553
Share premium		**57,632**	57,632
Retained earnings		**49,828**	48,476
		109,013	107,661
Non-controlling interests		**2,209**	3,194
Total equity		**111,222**	110,855

	Note	**Unaudited 30 September 2026** ***HK$'000***	Audited 31 March 2026 *HK$'000*
LIABILITIES			
Non-current liabilities			
Lease liabilities		**412**	830
Employee benefit obligations		**548**	554
		960	1,384
Current liabilities			
Trade payables	*15*	**77,724**	96,383
Accruals and other payables	*15*	**885**	1,329
Contract liabilities		**9,216**	9,668
Lease liabilities		**845**	879
		88,670	108,259
Total liabilities		**89,630**	109,643
Total equity and liabilities		**200,852**	220,498

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

	Unaudited Attributable to owners of the Company					Unaudited Non-controlling interests	Unaudited Total equity
	Share capital *HK$'000*	Share premium *HK$'000*	Exchange reserve *HK$'000*	Retained earnings *HK$'000*	Subtotal *HK$'000*	*HK$'000*	*HK$'000*
At 1 April 2025							
– As previously reported	1,553	57,632	(123)	73,815	132,877	7,130	140,007
– Prior year adjustment	–	–	–	(12,063)	(12,063)	–	(12,063)
At 1 April 2025 (restated)	1,553	57,632	(123)	61,752	120,814	7,130	127,944
(Loss)/profit for the period	–	–	–	(6,024)	(6,024)	203	(5,821)
Other comprehensive income for the period:							
Exchange differences on translation of foreign operation	–	–	251	–	251	32	283
Remeasurements of employee benefit obligations	–	–	–	128	128	12	140
Total comprehensive income/(loss) for the period	–	–	251	(5,896)	(5,645)	247	(5,398)
Disposal of subsidiaries	–	–	(128)	–	(128)	(1,419)	(1,547)
At 30 September 2025	1,553	57,632	–	55,856	115,041	5,958	120,999
At 1 April 2026	**1,553**	**57,632**	**–**	**48,476**	**107,661**	**3,194**	**110,855**
Profit/(loss) for the period	**–**	**–**	**–**	**1,171**	**1,171**	**(1,011)**	**160**
Other comprehensive income for the period:							
Remeasurements of employee benefit obligations	**–**	**–**	**–**	**181**	**181**	**26**	**207**
Total comprehensive income/(loss) for the period	**–**	**–**	**–**	**1,352**	**1,352**	**(985)**	**367**
At 30 September 2026	**1,553**	**57,632**	**–**	**49,828**	**109,013**	**2,209**	**111,222**

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

	Unaudited Six months ended 30 September	
	2026	2025
	HK$'000	*HK$'000*
Cash flows from operating activities		
Cash (used in)/generated from operations	**(19,108)**	24,131
Interest received	**835**	893
Income tax paid	**–**	(3)
Net cash (used in)/generated from operating activities	**(18,273)**	25,021
Cash flows from investing activities		
Payment for purchase of property, plant and equipment	**(119)**	(58)
Release of pledged bank deposits	**335**	5,323
Net cash outflow from disposals of subsidiaries	**–**	(7,592)
Net cash generated from/(used in) investing activities	**216**	(2,327)
Cash flows from financing activities		
Lease payments	**(484)**	(1,319)
Net cash used in financing activities	**(484)**	(1,319)
Net (decrease)/increase in cash and cash equivalents	**(18,541)**	21,375
Effects of exchange rate changes on cash and cash equivalents	**–**	330
Cash and cash equivalents at 1 April	**124,937**	103,618
Cash and cash equivalents at 30 September	**106,396**	125,323

NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL INFORMATION

1. CORPORATE INFORMATION

Sanbase Corporation Limited was incorporated in the Cayman Islands on 24 March 2017 as an exempted company with limited liability under the Companies Act, Cap. 22 (Act 3 of 1961, as consolidated and revised) of the Cayman Islands. The address of the Company's registered office is 4th Floor, Harbour Place, 103 South Church Street, P.O. Box 10240, Grand Cayman KY1-1002, Cayman Islands. The principal place of business is 16/F, Loon Kee Building, 267-275 Des Voeux Road Central, Hong Kong.

The Company is an investment holding company. The Company and its subsidiaries together are principally engaged in the provision of interior fit-out solutions in Hong Kong. The ultimate holding company of the Company is Madison Square International Investment Limited. The ultimate controlling party of the Group is Mr. Wong Sai Chuen ("**Mr. Wong**" or the "**Controlling Shareholder**").

The shares of the Company (the "**Shares**") have been listed on GEM of the Stock Exchange since 4 January 2018.

The unaudited condensed consolidated financial information for the six months ended 30 September 2026 has been reviewed by the audit committee of the Board (the "**Audit Committee**") but has not been reviewed or audited by the Company's auditor.

2. BASIS OF PREPARATION

The unaudited condensed consolidated financial information for six months ended 30 September 2026 has been prepared in accordance with Hong Kong Accounting Standards ("**HKAS**") 34, "Interim Financial Reporting" issued by the Hong Kong Institute of Certified Public Accountants and the applicable disclosure requirements of the Hong Kong Companies Ordinance and the GEM Listing Rules. The unaudited condensed consolidated financial information does not include all information and disclosures as required in the annual consolidated financial statements and should be read in conjunction with the Company's annual report for the year ended 31 March 2026.

The unaudited condensed consolidated financial information for the six months ended 30 September 2026 has been prepared on the historical cost basis except for certain financial instruments that are measured at fair value, as appropriate.

All amounts are presented in Hong Kong dollar thousands ("**HK$'000**") in these unaudited condensed consolidated financial information unless otherwise stated.

Application of new and amendments to HKFRSs

The application of the new and amendments to HKFRSs in the current period has had no material impact on the Group's financial positions and performance for the current and prior periods and/or on the disclosures set out in these unaudited condensed consolidated financial statements.

The significant accounting policies that have been used in the preparation of the unaudited condensed consolidated financial information for the six months ended 30 September 2026 are consistent with those followed in the preparation of the Group's consolidated financial statements for the year ended 31 March 2026 included in the 2026 Annual Report.

The Group has not applied any new and revised HKFRSs that are not yet effective for the current period.

3. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

The preparation of interim condensed consolidated financial information requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing this interim condensed consolidated financial information, the critical judgments made by the management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those applied in the preparation of the Group's annual consolidated financial statements for the year ended 31 March 2026.

4. FINANCIAL RISK MANAGEMENT AND FINANCIAL INSTRUMENTS

4.1 Financial risk factors

The Group's activities expose it to a variety of financial risks: market risk (including foreign exchange risk, price risk, cash flow and fair value interest rate risk), credit risk and liquidity risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

The interim condensed consolidated financial information does not include all financial risk management information and disclosures required in the annual consolidated financial statements and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 March 2026.

There have been no changes in the risk management policies since 31 March 2026.

4.2 Fair value estimation

The following financial instrument carried at fair value is categorised based on the level of inputs to valuation techniques within the fair value hierarchy. The different levels have been defined as follows:

- Quoted prices (unadjusted) 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 (that is, as prices) or indirectly (that is, derived from prices) (level 2);
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3).

The investment remained classified within Level 3 of the fair value hierarchy. There were no changes in valuation techniques during the six months ended 30 September 2026.

As at 30 September 2026 and 31 March 2026, the Group's unlisted fund investment represented its investment in the Project located in Cambodia. The Project, including the Land and the associated development costs, accounted for substantially all of the Fund's assets.

Significant financial and operational uncertainties existed regarding the Project's viability as of 30 September 2026 and 31 March 2026. Accordingly, the Board considers that the Project should be valued on the basis of the fair value of the Land and incurred development costs in its current state. The valuation excluded certain costs that do not contribute to the realisable market value of the physical land or the partially completed construction, including capitalised bank loan interest, commissions and consultancy fees. After deducting the Fund's liabilities, the Fund's adjusted net asset value was negative, and accordingly, the fair value of the investment as at 30 September 2026 was determined to be negligible (31 March 2026: negligible).

5. REVENUE AND SEGMENT INFORMATION

	Unaudited Six months ended 30 September	
	2026	2025
	HK$'000	*HK$'000*
Bare shell fit-out	**142,347**	142,521
Restacking	**26,888**	13,799
Reinstatement	**2,396**	1,385
Design	**4,383**	2,720
Churn works	**17,809**	14,320
Maintenance and others	**8**	531
	193,831	175,276

The Group's revenue for the six months ended 30 September 2026 and 2025 mainly represents revenue from the provision of interior fit-out solutions.

Revenue generated from bare shell fit-out, restacking and reinstatement services were recognised over time while revenue generated from design, churn works, maintenance and other services were recognised at a point in time.

The executive directors have been identified as the chief operating decision makers ("**CODM**") who review the Group's internal reporting in order to assess performance and allocate resources. The Group focuses on provision of interior fit-out solutions in Hong Kong and the People's Republic of China (the "**PRC**") for the six months ended 30 September 2026 and 2025. Information reported to the CODM, for the purpose of resources allocation and performance assessment, focuses on the operating results of the Group as a whole as the executive directors regard the Group's business as a single operating segment and review consolidated financial information accordingly. The Group primarily operates in Hong Kong and the PRC. Revenue generated from customers in the PRC is also related to the provision of interior fit-out solutions and the reported geographical segment information is presented as below:

Geographical information

The geographical location of customers is based on the location at which the services were provided. The Group's operations and workforce are mainly located in Hong Kong and the PRC. The following table provides an analysis of the Group's revenue from external customers.

	Unaudited Six months ended 30 September	
	2026	2025
	HK$'000	*HK$'000*
Hong Kong	**193,831**	169,174
The PRC	**–**	6,102
	193,831	175,276

Information about major customers

Revenue from customers contributing over 10% of the Group's total revenue are set out below:

	Unaudited Six months ended 30 September	
	2026	2025
	HK$'000	*HK$'000*
Customer A	**30,539**	17,912
Customer B	**27,274**	N/A *(Note)*
Customer C	**N/A *(Note)***	26,931
Customer D	**N/A *(Note)***	23,905
Customer E	**N/A *(Note)***	18,291

Note: The corresponding revenue did not contribute over 10% of the Group's total revenue.

6. EXPENSES BY NATURE

The Group's profit/(loss) for the six months ended 30 September 2026 and 2025 are stated after charging the following cost of sales and administrative expenses:

	Unaudited Six months ended 30 September	
	2026	2025
	HK$'000	*HK$'000*
Subcontracting charges	**172,259**	159,001
Staff costs *(Note 8)*	**16,326**	17,980
Cleaning expenses	**664**	277
Insurance expenses	**2,265**	1,014
Short-term lease payments	**540**	35
Auditor's remuneration		
– Audit service	**350**	380
Depreciation on right-of-use assets	**462**	1,259
Depreciation on property, plant and equipment *(Note 12)*	**53**	44
Legal and professional fees	**1,311**	878
Other expenses	**1,623**	1,226
Total cost of sales and administrative expenses	**195,853**	182,094

7. FINANCE INCOME – NET

	Unaudited Six months ended 30 September	
	2026	2025
	HK$'000	*HK$'000*
Interest income from bank deposits	**835**	893
Interest expense on lease liabilities	**(33)**	(41)
	802	852

8. STAFF COSTS, INCLUDING DIRECTORS' EMOLUMENTS

	Unaudited Six months ended 30 September	
	2026	2025
	HK$'000	*HK$'000*
Salaries and allowances	**15,698**	17,077
Retirement benefits contributions	**628**	903
	16,326	17,980

Note: As at 30 September and 31 March 2026, there were no forfeited contributions available to reduce the Group's contributions in future years.

9. INCOME TAX (CREDIT)/EXPENSE

	Unaudited Six months ended 30 September	
	2026	2025
	HK$'000	*HK$'000*
Current income tax		
– Hong Kong profits tax	**–**	36
– PRC enterprise income tax	**–**	3
– Under-provision for prior years	**–**	4
Deferred tax	**(350)**	4
	(350)	47

On 21 March 2018, the Hong Kong Legislative Council passed The Inland Revenue (Amendment) (No. 7) Bill 2017 (the "**Bill**") which introduced the two-tiered profits tax rates regime. The Bill was signed into law on 28 March 2018 and was gazetted on the following day. Pursuant to the two-tiered profits tax rates regime, the first HK$2 million of assessable profits of the qualifying group entity will be taxed at 8.25%, and assessable profits above HK$2 million will be taxed at 16.5%. The assessable profits of group entities not qualifying for the two-tiered profits tax rates regime will continue to be taxed at a flat rate of 16.5%.

Accordingly, the Hong Kong profits tax of one of group entities is calculated at 8.25% on the first HK$2 million of the estimated assessable profits and at the rate of 16.5% on the estimated assessable profits above HK$2 million for the six months ended 30 September 2025.

No provision for Hong Kong profits tax has been made as the Group had no assessable profit derived from Hong Kong for the six months ended 30 September 2026.

Under the Law of the PRC on enterprise income tax (the "**EIT**") and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiary is 25% (30 September 2025: 25%).

No provision for income tax in other jurisdictions has been made as the Group had no assessable profit in other jurisdictions during the period (30 September 2025: same).

10. EARNING/(LOSS) PER SHARE

(a) Basic

Basic earning/(loss) per share is calculated by dividing the profit/(loss) attributable to owners of the Company by the weighted average number of Shares in issue during the six months ended 30 September 2026 and 2025.

	Unaudited Six months ended 30 September	
	2026	2025
Profit/(loss) attributable to owners of the Company *(HK$'000)*	**1,171**	(6,024)
Weighted average number of Shares in issue *('000)*	**200,000**	200,000
Basic earnings/(loss) per share *(HK cents)*	**0.59**	(3.01)

(b) Diluted

There were no outstanding share options or no potential dilutive equity instruments in issue as at 30 September 2026 and 2025. Accordingly, diluted earnings/(loss) per share is equal to basic earnings/(loss) per share.

11. DIVIDEND

The Board do not recommend the payment of an interim dividend for the six months ended 30 September 2026 (Six months ended 30 September 2025: same).

12. PROPERTY, PLANT AND EQUIPMENT

	Furniture and equipment *HK$'000*	Leasehold improvements *HK$'000*	Motor vehicle *HK$'000*	Total *HK$'000*
At 31 March 2026 (audited)				
Cost	3,302	2,697	475	6,474
Accumulated depreciation	(3,074)	(2,697)	(475)	(6,246)
Net book amount	228	–	–	228
Six months ended 30 September 2026 (unaudited)				
Net book amount at 1 April 2026	**228**	**–**	**–**	**228**
Additions	**119**	**–**	**–**	**119**
Depreciation charge *(Note 6)*	**(53)**	**–**	**–**	**(53)**
Net book amount at 30 September 2026	**294**	**–**	**–**	**294**
At 30 September 2026 (unaudited)				
Cost	**3,421**	**2,697**	**475**	**6,593**
Accumulated depreciation	**(3,127)**	**(2,697)**	**(475)**	**(6,299)**
Net book amount	**294**	**–**	**–**	**294**

13. INTANGIBLE ASSETS

	Goodwill *HK$'000*	Customer relationship and contracts *HK$'000*	Total *HK$'000*
At 31 March 2026 (audited)			
Cost	6,470	2,642	9,112
Accumulated amortisation and impairment	(2,910)	(2,642)	(5,552)
Net book amount	3,560	–	3,560
Six months ended 30 September 2026 (unaudited)			
Net book amount at 1 April 2026	**3,560**	**–**	**3,560**
Amortisation charge	**–**	**–**	**–**
Net book amount at 30 September 2026	**3,560**	**–**	**3,560**
At 30 September 2026 (unaudited)			
Cost	**6,470**	**2,642**	**9,112**
Accumulated amortisation and impairment	**(2,910)**	**(2,642)**	**(5,552)**
Net book amount	**3,560**	**–**	**3,560**

14. TRADE AND RETENTION RECEIVABLES

	Unaudited As at 30 September 2026 *HK$'000*	Audited As at 31 March 2026 *HK$'000*
Trade receivables	**29,855**	50,025
Less: provision for impairment of trade receivables	**(1,856)**	(2,866)
Trade receivables – net	**27,999**	47,159
Retention receivables	**7,499**	3,575
Less: provision for impairment of retention receivables	**(1,432)**	(1,531)
Retention receivables – net	**6,067**	2,044
Trade and retention receivables – net	**34,066**	49,203

Trade and retention receivables balances are categorised as "financial assets measured at amortised cost". The carrying amounts of trade and retention receivables approximate their fair values.

The credit terms granted to its customers were generally 30 days to 90 days from the invoice date except for the amount relating to retention money which is payable 1 year from the date of completion of the works. As at 30 September 2026 and 31 March 2026, the ageing analysis of the trade receivables based on the invoice date is as follows:

	Unaudited	Audited
	As at 30 September 2026	As at 31 March 2026
	HK$'000	*HK$'000*
Within 30 days	**14,693**	17,984
31 to 60 days	**6,876**	7,706
61 to 90 days	**1,593**	17,221
91 to 180 days	**3,852**	1,844
Over 180 days	**2,841**	5,270
	29,855	50,025

Impairment assessment on financial assets subject to expected credit loss model

	Unaudited Six months ended 30 September	
	2026	2025
	HK$'000	*HK$'000*
Impairment losses (reversed)/recognised in respect of:		
– Trade and retention receivables	**(1,109)**	54
– Contract assets	**79**	(21)
	(1,030)	33

The basis of determining the inputs and assumptions and the estimation techniques used in this unaudited condensed consolidated financial statements for the six months ended 30 September 2026 are the same as those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 March 2026.

During the current interim period, the Group recognised a net reversal of impairment loss of HK$1,030,000.

15. TRADE PAYABLES, ACCRUALS AND OTHER PAYABLES

	Unaudited	Audited
	As at 30 September 2026	As at 31 March 2026
	HK$'000	*HK$'000*
Trade payables	**77,724**	96,383
Accruals and other payables	**885**	1,329
	78,609	97,712

An ageing analysis of the trade payables, based on the invoice date is as follows:

	Unaudited	Audited
	As at 30 September 2026	As at 31 March 2026
	HK$'000	*HK$'000*
Within 30 days	**62,546**	74,502
31 to 60 days	**1,835**	5,957
61 to 90 days	**1,148**	3,969
91 to 180 days	**5,055**	3,504
Over 180 days	**7,140**	8,451
	77,724	96,383

16. DISPOSAL OF SUBSIDIARIES

On 29 August 2025, 1017 Company Limited, a subsidiary of the Company, entered into an share purchase agreement with a connected person of the Company at the subsidiary level to dispose of 100% equity interest in a subsidiary, Sanbase China Holding Limited, a company incorporated in Hong Kong with limited liability, for an aggregate cash consideration of HK$1,800,000. Sanbase China Holding Limited and its subsidiary, GZ Siwu, are principally engaged the design and interior fit-out solutions provision in the PRC. The disposal was completed on 2 September 2025. For further details, please refer to the announcement of the Company dated 29 August 2025 and 2 September 2025.

At the date of disposal, the major classes of assets and liabilities of Sanbase China Holding Limited and its subsidiary are as follows:

	HK$'000
Assets	
Property, plant and equipment	8
Right-of-use assets	575
Intangible assets	3,074
Deferred income tax assets	499
Trade and retention receivables	73
Deposits, other receivables and prepayments	229
Contract assets	877
Cash and cash equivalents	9,392
Liabilities	
Trade payables	(5,070)
Accruals and other payables	(12)
Contract liabilities	(605)
Lease liabilities	(631)
Income tax payable	(8)
Amount due to a former intermediate holding company	(64)
Amount due to a former immediate holding company	(3,995)
Amount due to a former fellow subsidiary	(1,220)
Net assets disposed of	3,122
Gain on disposal of subsidiaries	
Cash consideration	1,800
Net assets disposed of	(3,122)
Exchange fluctuation reserve released upon disposal	128
Non-controlling interest	1,419
Gain on disposal of subsidiaries	225
Net cash outflow arising on disposal of subsidiaries:	
Cash consideration received	1,800
Less: cash and cash equivalents disposed of	(9,392)
Net cash outflow	(7,592)

On 16 September 2026, 1017 Company Limited (a wholly-owned subsidiary of the Company), as vendor, Aeola Investment Limited (a connected person of the Company at subsidiary level) (the "**Purchaser**"), as purchaser, and Mr. Ngai Kenny Man Kam (a connected person of the Company at subsidiary level), as the purchaser's guarantor, entered into a share purchase agreement in relation to, among others, the disposal of 60% of the issued share capital of Core Group Holding Limited (the "**Target Company**", together with its subsidiary, the "**Target Group**"), at the consideration of HK$27,000,000 (the "**Disposal**"). The Target Group is principally engaged in the provision of interior design and fit-out solutions.

As at the date of this announcement, the closing of the Disposal has not taken place. Upon closing, the Target Company will cease to be an indirect non-wholly owned subsidiary of the Company and the financial results of the Target Group will no longer be consolidated into the accounts of the Company.

For further details, please refer to the announcement dated 16 September 2026 in relation to the Disposal.

17. SHARE CAPITAL

	Unaudited	
	Number of shares	**Share Capital**
	('000)	*HK$'000*
Ordinary shares, issued and fully paid:		
At 1 April 2025, 30 September 2025, 1 April 2026 and 30 September 2026	200,000	1,553

18. RELATED PARTY TRANSACTIONS

The following is a summary of the significant transactions carried out between the Group and its related parties in the ordinary course of business during the six months ended 30 September 2026 and 2025.

Compensation of key management

Key management includes executives of the Group. The compensation paid or payable to key management for employee services is shown below:

	Unaudited Six months ended 30 September	
	2026	2025
	HK$'000	*HK$'000*
Salaries and allowances	**1,920**	1,920
Retirement benefits contributions	**18**	18
	1,938	1,938

19. CONTINGENT LIABILITIES

The Group had the following contingent liabilities not provided for:

	Unaudited	Audited
	As at 30 September 2026	As at 31 March 2026
	HK$'000	*HK$'000*
Surety bonds	**3,860**	3,797
Performance guarantees	**681**	442
	4,541	4,239

As at 30 September 2026, the Group provided guarantees of surety bonds of HK$3,860,000 (31 March 2026: HK$3,797,000) in respect of 1 (31 March 2026: 1) interior fit-out solution service contracts of the Group in its ordinary course of business.

As at 30 September 2026, performance guarantees of HK$681,000 (31 March 2026: HK$442,000) were given by a bank in favour of the Group's customers in respect of 1 (31 March 2026: 1) interior fit-out solution service contracts of the Group as security for the due performance and observance of the Group's obligations under the contracts entered into between the Group and their customers.

If the Group fails to provide satisfactory performance to their customers to whom surety bonds and performance guarantees have been given, such customers may demand the bank to pay to them the sum or sum stipulated in such demand. The Group will become liable to compensate such bank accordingly. The relevant surety bonds and performance guarantees will be released.

The surety bonds and performance guarantees were secured by the pledged bank deposits.

At the end of each reporting period, the Directors of the Company do not consider it is probable that a claim will be made against the Group.

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

The Group is an interior fit-out solutions provider focusing on providing services to clients whose offices are predominately situated in Grade A offices in Hong Kong. Our role in these fit-out projects entails the overall project management, coordination and implementation of fit-out projects by engaging subcontractors from different trades for their services and labour, providing expertise such as controlling the quality aspects of the projects and carrying out the corresponding project management.

Our projects can be broadly categorised into (i) bare shell fit-out which is undertaken in the interior space of a vacant premise having basic flooring and plastered walls; (ii) restacking which involves upgrading and re-planning and providing modification works to the existing interior structures of a premise; (iii) reinstatement which involves demolishing any additional moveable structure that the existing tenant installed; (iv) design; (v) churn works; and (vi) maintenance and others which involve providing minor repairs and general builder's maintenance work to the tenant's office facilities, pest control and emergency call services, project management services and mechanical, electrical and plumbing consultancy services.

During the six months ended 30 September 2026 (the "**Current Period**"), the Group recorded a revenue of approximately HK$193.8 million, as compared with approximately HK$175.3 million for the six months ended 30 September 2025 (the "**Previous Period**"), representing an increase of approximately 10.6%. The increase in revenue was mainly attributed to the increase in projects undertaken under the restacking business segment. The Group's gross profit was approximately HK$5.6 million for the Current Period, as compared with approximately HK$0.4 million for the Previous Period, representing a increase of approximately 1,345.6%.

The Group recorded a profit attributable to owners of the Company in the amount of approximately HK$1.2 million for the Current Period while the loss attributable to owners of the Company was approximately HK$6.0 million for the Previous Period.

OUTLOOK

Entering the latter half of 2026, the Hong Kong office property market is demonstrating tentative yet encouraging signs of recovery. Driven by active leasing demand from financial institutions, prime office vacancy rates have begun to trend downward, with Central and Tsimshatsui acting as firm submarkets. As noted by Knight Frank, occupiers are increasingly adopting forward-looking leasing strategies, securing additional space earlier to accommodate future growth. These positive shifts indicate a gradual easing of the challenging conditions that previously weighed heavily on the sector.

Notwithstanding these welcoming macroeconomic tailwinds, the fit-out industry remains competitive and dynamic. In response, the Group is fully committed to leveraging its competitive edge in delivering high-quality fit-out solutions. Backed by a 16-project increase in total undertaken compared to last year, we will continue to diversify our project portfolio. We balance traditional corporate spaces with growing opportunities in the retail, non-governmental, residential and education sectors to capture a broader market share.

Looking forward, the Group will maintain its disciplined approach to financial and operational management. We will build upon our success in enhancing gross profit margins by continuously refining our subcontractor network, tightening cost control measures, and optimising project efficiency. By aligning our business strengths with evolving market demands, the Group is well positioned to meet future industry challenges, drive sustainable growth, and deliver long-term value to our shareholders.

FINANCIAL REVIEW

Revenue

The Group's revenue is generated from the provision of services which include (i) bare shell fit-out; (ii) restacking; (iii) reinstatement; (iv) design; (v) churn works; and (vi) maintenance and others. For the Current Period, the revenue of the Group was approximately HK$193.8 million, representing an increase of approximately 10.6% as compared with approximately HK$175.3 million recorded in the Previous Period. The increase in revenue was mainly attributable to the increase in projects undertaken under the restacking business segment.

The following table sets forth a breakdown of the Group's revenue by project types for the six months ended 30 September 2026 and 2025:

	Unaudited Six months ended 30 September			
	2026		2025	
	HK$'000	***%***	*HK$'000*	*%*
Project type				
Bare shell fit-out	**142,347**	**73.4**	142,521	81.3
Restacking	**26,888**	**13.9**	13,799	7.9
Reinstatement	**2,396**	**1.2**	1,385	0.8
Design	**4,383**	**2.3**	2,720	1.5
Churn works	**17,809**	**9.2**	14,320	8.2
Maintenance and others	**8**	**0.0**	531	0.3
Total	**193,831**	**100.0**	175,276	100.0

As shown in above table, our bare shell fit-out contributed to approximately 73.4% and 81.3% of the Group's total revenue for the six months ended 30 September 2026 and 2025 respectively. Revenue from bare shell fit-out was approximately HK$142.3 million for the Current Period as compared with approximately HK$142.5 million for the Previous Period, representing a decrease of approximately 0.1%.

From 1 April 2026 and up to the date of this announcement, we were newly awarded a total of 15 bare shell fit-out projects with a total project sum of approximately HK$131.9 million.

Cost of sales

The Group's cost of sales mainly comprised of subcontracting charges and staff costs. Cost of sales for the Current Period was HK$188.2 million, representing an increase of 7.6% as compared with HK$174.9 million for the Previous Period. The increase was in line with the increase in revenue and a relatively stable fixed cost base within cost of sales.

Gross profit and gross profit margin

The Group's overall gross profit was HK$5.6 million for the Current Period, representing an increase of 1,345.6% as compared with HK$0.4 million for the Previous Period. The gross profit margin for the Current Period was 2.9%, representing an increase of 2.7 percentage points as compared with 0.2% for the Previous Period. Such increase in the gross profit was primarily due to the higher revenue during the Current Period and a relatively stable fixed cost base within cost of sales.

Administrative expenses

Administrative expenses were approximately HK$7.7 million for the Current Period, representing an increase of approximately 6.3% as compared with approximately HK$7.2 million for the Previous Period. Such increase was primarily attributable to an increase in professional services and short-term lease payments during the Current Period.

Gain on disposal of subsidiaries

The Group recorded a gain on disposal of subsidiaries of approximately HK$0.2 million as a result of the disposal of 100% equity interest in Sanbase China Holding Limited in the Previous Period.

Finance income

Finance income represents interest income from bank deposits. Finance income were approximately HK$0.8 million for the Current Period as compared with approximately HK$0.9 million for the Previous Period, representing a decrease of approximately 6.5%. Such decrease was primarily attributable to the decrease in the fixed deposit interest rate.

Finance costs

Finance costs comprised mainly the interest on the lease liabilities. Finance costs were approximately HK$33,000 for the Current Period as compared with approximately HK$41,000 for the Previous Period, representing a decrease of approximately 19.5%.

Income tax credit/(expense)

Income tax credit for the Current Period was approximately HK$350,000 while income tax expense for Previous Period was approximately HK$47,000.

Profit/loss for the period

The Group recorded a profit of approximately HK$0.2 million for the Current Period due to the reasons mentioned above, while the Group recorded a loss of approximately HK$5.8 million for the Previous Period.

Profit/(loss) attributable to owners of the Company

The Group recorded a profit attributable to owners of the Company of approximately HK$1.2 million for the Current Period while the loss attributable to owners of the Company was approximately HK$6.0 million for the Previous Period.

LIQUIDITY, FINANCIAL RESOURCES, GEARING RATIO AND CAPITAL STRUCTURE

During the Current Period, the Group financed its operation by its internal resources. As at 30 September 2026, the Group had net current assets of approximately HK$104.4 million (31 March 2026: HK$104.4 million), including cash and cash equivalents balances of approximately HK$106.4 million (31 March 2026: HK$124.9 million) mainly denominated in Hong Kong dollars ("**HK$**") and Renminbi ("**RMB**").

The current ratio, being the ratio of current assets to current liabilities, was approximately 2.2 times as at 30 September 2026 (31 March 2026: 2.0 times). The gearing ratio of the Group as at 30 September 2026 was 1.1% (31 March 2026: 1.5%). The gearing ratio is calculated as total debt (including lease liabilities) divided by total equity as at the respective period end.

There was no change in capital structure of the Company as at 30 September 2026 since the date of publication of the annual report of the Company for the year ended 31 March 2026 ("**2026 Annual Report**"). The equity attributable to owners of the Company amounted to approximately HK$109.0 million as at 30 September 2026 (31 March 2026: HK$107.7 million).

The Directors will continue to adopt a prudent financial management approach towards its treasury and funding policy in managing the Group's cash and maintain a strong and healthy liquidity to ensure that the Group is well placed to take advantage of future growth opportunities.

The Group was not exposed to material fluctuations in exchange rates and did not make any foreign exchange related hedges for the Current Period and the Previous Period.

There has been no material change to the capital management policy of the Company since the date of publication of 2026 Annual Report.

PLEDGE OF ASSETS

The pledge bank deposits amounted to HK$0.7 million as at 30 September 2026 (31 March 2026: HK$1.0 million).

TRADE RECEIVABLES

Trade Receivables was HKD29.9 million for the Current Period, representing a decrease of 40.3% as compared with HKD50.0 million recorded Previous Period. Such decrease was primarily attributable to effective payment collection.

The following table sets forth the ageing analysis of trade receivables as at the dates indicated and the subsequent settlement of trade receivables as at 30 September 2026 up to mid-November 2026.

	Unaudited As at 30 September 2026 ***HKD'000***	Audited As at 31 March 2026 *HKD'000*	**Subsequent Settlement** ***HKD'000***
Within 30 days	**14,693**	17,984	**13,525**
31 to 60 days	**6,876**	7,706	**1,645**
61 to 90 days	**1,593**	17,221	**110**
91 to 180 days	**3,852**	1,844	**1,440**
Over 180 days	**2,841**	5,270	**494**
	29,855	50,025	**17,214**

To recover trade receivables, the project team actively follows up with clients on outstanding balances through phone calls and emails. For long-aged receivables, the Group plans to conduct face-to-face negotiations to agree on settlement schedules. If a customer fails to settle the outstanding amount by the specified deadline, a formal demand letter will be issued. For receivables that remain unrecovered after these actions, the Group may initiate legal proceedings as appropriate.

CAPITAL COMMITMENTS

As at 30 September 2026 and 31 March 2026, the Group did not have any material capital commitment.

SIGNIFICANT INVESTMENTS, MATERIAL ACQUISITIONS AND DISPOSAL OF SUBSIDIARIES, ASSOCIATES, JOINT VENTURES AND AFFILIATED COMPANIES

Disposal of a subsidiary

On 16 September 2026, 1017 Company Limited (a wholly-owned subsidiary of the Company), as vendor, Aeola Investment Limited (a connected person of the Company at subsidiary level)(the "**Purchaser**"), as purchaser, and Mr. Ngai Kenny Man Kam (a connected person of the Company at subsidiary level), as the purchaser's guarantor, entered into a share purchase agreement in relation to, among others, the disposal of 60% of the issued share capital of Core Group Holding Limited (the "**Target Company**", together with its subsidiary, the "**Target Group**"), at the consideration of HK$27,000,000 (the "**Disposal**"). The Target Group is principally engaged in the provision of interior design and fit-out solutions.

As at the date of this announcement, the closing of the Disposal has not taken place. Upon closing, the Target Company will cease to be an indirect non-wholly owned subsidiary of the Company and the financial results of the Target Group will no longer be consolidated into the accounts of the Company.

For further details, please refer to the announcement dated 16 September 2026 in relation to the Disposal.

Aside from the disclosures above, during the Current Period, the Group did not engage in any other significant investments or material acquisitions or disposals of subsidiaries, associates, joint ventures or affiliated companies.

FUTURE PLANS FOR MATERIAL INVESTMENTS AND CAPITAL ASSETS

As at 30 September 2026, the Group did not have any future plans for material investments or capital assets.

CONTINGENT LIABILITIES

As at 30 September 2026, the Group provided guarantees of surety bonds of HK$3.9 million (31 March 2026: HK$3.8 million) in respect of 1 (31 March 2026: 1) interior fit-out solution service contracts of the Group in its ordinary course of business.

As at 30 September 2026, performance guarantees of HK$0.7 million (31 March 2026: HK$0.4 million) were given by a bank in favour of the Group's customers in respect of 1 (31 March 2026: 1) interior fit-out solution service contracts of the Group as security for the due performance and observance of the Group's obligations under the contracts entered into between the Group and their customers.

If the Group fails to provide satisfactory performance to their customers to whom surety bonds and performance guarantees have been given, such customers may demand the bank to pay to them the sum or sum stipulated in such demand. The Group will become liable to compensate such bank accordingly. The relevant surety bonds and performance guarantees will be released.

The surety bonds and performance guarantees were secured by the pledged bank deposits.

At the end of each reporting period, the Directors of the Company do not consider it is probable that a claim will be made against the Group.

HUMAN RESOURCES MANAGEMENT

As at 30 September 2026, the Group had a total of 51 (31 March 2026: 51) employees. To ensure that the Group is able to attract and retain staff capable of attaining the best performance levels, remuneration packages are reviewed on a regular basis. In addition, discretionary bonuses are offered to eligible employees by reference to the Group's results and individual performance. The total staff costs for the six months ended 30 September 2026 amounted to approximately HK$16.3 million (30 September 2025: HK$18.0 million).

The terms of employment of employees conform to normal commercial practice. The remuneration of the employees, Directors and senior management of the Group is set and paid on the basis of the relevant employees', Director's and senior management's qualifications, competence, work performance, industry experience, relevant market trend and the Group's operating results, etc. Other benefits including share options, retirement benefits, subsidised medical care, pension funds and training programmes are offered to eligible employees.

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY OR ANY ASSOCIATED CORPORATIONS

As at 30 September 2026, the interests and short positions 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 (Chapter 571 of the Laws of Hong Kong) (the "**SFO**")), which would have to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interest or short positions which they are taken or deemed to have under such provisions of the SFO) or which were required to be recorded in the register maintained by the Company pursuant to section 352 of the SFO or otherwise notified to the Company and the Stock Exchange pursuant to Rules 5.46 to 5.67 of the GEM Listing Rules relating to the securities transactions by the Directors were as follows:

(A) Long Position in the Ordinary Shares and Underlying Shares of the Company

Name of Director/ chief executive	Capacity/ Nature of interest	Number of issued ordinary Shares held/ interested in	Percentage of the issued share capital
Mr. Wong Sai Chuen	Interest in a controlled corporation	112,500,000 *(Note 1)*	56.25%
Ms. Hui Man Yee, Maggie	Interest of spouse	112,500,000 *(Note 2)*	56.25%

Notes:

1. Shares in which Mr. Wong Sai Chuen is interested in consist of 112,500,000 Shares held by Madison Square International Investment Limited, a company wholly-owned by him, in which Mr. Wong Sai Chuen is deemed to be interested in under Part XV of the SFO.

2. Ms. Hui Man Yee, Maggie, is the spouse of Mr. Wong Sai Chuen and she was also deemed to be interested in the 112,500,000 Shares, pursuant to Part XV of the SFO.

(B) Long Position in the Shares of associated corporations

Name of Director/ chief executive	Name of associated corporation	Capacity/ nature of interest	Number of issued ordinary shares held/ interested in	Percentage of shareholding
Mr. Wong Sai Chuen	Madison Square International Investment Limited *(Note 2)*	Beneficial owner	37,500	100%
Ms. Hui Man Yee, Maggie *(Note 1)*	Madison Square International Investment Limited *(Note 2)*	Interest of spouse	37,500	100%

Notes:

1. Ms. Hui Man Yee, Maggie, the spouse of Mr. Wong Sai Chuen, is deemed to be interested in Mr. Wong Sai Chuen's interest in Madison Square International Investment Limited, pursuant to Part XV of the SFO.

2. Under Part XV of the SFO, a holding company of listed corporation is regarded as an "associated corporation". Madison Square International Investment Limited held 56.25% of the Company's issued share capital and thus was an associated corporation of the Company.

Save as disclosed above, as at 30 September 2026, none of the Directors and chief executive of the Company nor their close associates had any interests or short positions in any shares, underlying shares and debentures of the Company or any of its associated corporations as defined in the SFO.

INTERESTS AND SHORT POSITIONS OF SUBSTANTIAL SHAREHOLDERS AND OTHER PERSONS IN THE SHARES AND UNDERLYING SHARES OF THE COMPANY

As at 30 September 2026, so far as known to the Directors, the particulars of the corporate or persons (other than a Director or the chief executive of the Company) which had 5% or more interests and short positions in the Shares and the underlying Shares of the Company as recorded in the register kept pursuant to section 336 of the SFO were as follows:

Long Position in the Ordinary Shares and Underlying Shares of the Company

Name of Shareholders	Capacity/ nature of interest	Number of issued ordinary Shares held/ interested in	Percentage of shareholding
Madison Square International Investment Limited *(Note 1)*	Beneficial owner	112,500,000	56.25%
J&J Partner Investment Group Limited *(Note 2)*	Beneficial owner	37,500,000	18.75%
Mr. Wong Kin Kei *(Note 2)*	Interest in a controlled corporation	37,500,000	18.75%
Ms. Ho Sin Ying *(Note 3)*	Interest of spouse	37,500,000	18.75%

Notes:

1. Shares in which Mr. Wong Sai Chuen is interested in consist of 112,500,000 Shares held by Madison Square International Investment Limited, a company wholly-owned by him, in which Mr. Wong Sai Chuen is deemed to be interested in under Part XV of the SFO. Ms. Hui Man Yee, Maggie is the spouse of Mr. Wong Sai Chuen and she was also deemed to be interested in the 112,500,000 Shares pursuant to Part XV of the SFO.

2. Shares in which Mr. Wong Kin Kei is interested in consist of 37,500,000 Shares held by J&J Partner Investment Group Limited, a company wholly-owned by him, in which Mr. Wong Kin Kei is deemed to be interested in under Part XV of the SFO.

3. Ms. Ho Sin Ying is the spouse of Mr. Wong Kin Kei and she was also deemed to be interested in the 37,500,000 Shares pursuant to Part XV of the SFO.

Save as disclosed above, as at 30 September 2026, the Company had not been notified by any person (other than Directors or chief executive of the Company) who has interests or short positions in the Shares or underlying Shares of the Company which were recorded in the register required to be kept by the Company under section 336 of the SFO.

DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES

Save as disclosed in this announcement, at no time during the six months ended 30 September 2026 was the Company, its holding company or any of its subsidiaries or fellow subsidiaries a party to an arrangement that would enable the Directors or their close associates to acquire benefits by means of the acquisition of shares or debentures of the Company or any other body corporate.

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

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed securities during the Current Period (including sale of treasury shares). As at 30 September 2026, the Company did not hold any treasury shares.

INTEREST IN COMPETING BUSINESS

None of the Directors and Controlling Shareholder or any of their respective close associates (as defined in the GEM Listing Rules) are engaged in any business that competes or may compete, directly or indirectly, with the business of the Group or have any other conflicts of interest with the Group nor are they aware of any other conflicts of interest with the Group which any such person has or may have with the Group during the Current Period.

SHARE OPTION SCHEME

On 8 December 2017, the Company adopted the share option scheme (the "**Share Option Scheme**"), which falls within the ambit of, and is subject to, the regulations under Chapter 23 of the GEM Listing Rules. The purpose of the Share Option Scheme is to attract, retain and motivate employees, Directors and other participants, and to provide a means of compensating them through the grant of options for their contribution to the growth and profits of the Group, and to allow such employees, Directors and other persons to participate in the growth and profitability of the Group.

Qualified participants of the Share Option Scheme include directors (including executive, non-executive and independent non-executive Directors) and employees (whether full-time or part-time) of the Company or any of its subsidiaries or any other person who in the absolute discretion of the Board has contributed or will contribute to the Group.

The total number of Shares which may be issued upon exercise of all options to be granted under the Share Option Scheme is 20,000,000 Shares, representing 10% of the total issued share capital of the Company as at the beginning and the end of the Current Period and the date of this announcement.

The total number of Shares issued and to be issued upon the exercise of the options granted to or to be granted to each eligible person under the Share Option Scheme (including exercised, cancelled and outstanding options) in any 12-month period shall not exceed 1% of the Shares in issue.

The offer of a grant of share options under the Share Option Scheme may be accepted upon payment of a consideration of HK$1 by the grantee.

The Share Option Scheme will remain in force for a period of 10 years commencing on 8 December 2017 and the options granted have a 10-year exercise period. Options may be vested over such period(s) as determined by the Board in its absolute discretion subject to compliance with the requirements under any applicable laws, regulations or rules.

The exercise price of share options under the Share Option Scheme is determined by the Board, but shall not be less than the higher of (i) the closing price of the Shares as stated in the daily quotation sheet of the Stock Exchange on the date of grant, which must be a business day; (ii) the average closing price of the Shares as stated in the daily quotation sheets of the Stock Exchange for the five business days immediately preceding the date of grant; and (iii) the nominal value of a Share.

A summary of the terms of the Share Option Scheme has been set out in the section headed "E. Share Option Scheme" in Appendix IV to the Prospectus of the Company dated 18 December 2017.

No share options have lapsed, or have been granted, exercised or cancelled under the Share Option Scheme since its adoption and up to the date of this announcement.

ISSUE FOR CASH OF EQUITY SECURITIES

During the six months ended 30 September 2026, the Company did not issue for cash any equity securities (including shares, debentures, and securities convertible into equity securities) or sell treasury shares for cash.

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted the code of conduct for securities transactions by Directors on terms no less exacting than the required standard of dealings set out in Rules 5.48 to 5.67 of the GEM Listing Rules (the "**Required Standard of Dealings**"). Having made specific enquiry to all Directors, all Directors have confirmed that they have fully complied with the required standards set out in the Required Standard of Dealings and the code of conduct throughout the six months ended 30 September 2026.

COMPLIANCE WITH CORPORATE GOVERNANCE CODE

The Company is committed to adopting a high standard of corporate governance practices and procedures throughout the Group. The Directors firmly believe that sound and reasonable corporate governance practices are essential for the steady growth of the Group and for safeguarding the interests of the shareholders of the Company.

The Company has complied throughout the six months ended 30 September 2026 with all the code provisions in the Corporate Governance Code (the "**CG Code**") as set out in Appendix C1 to the GEM Listing Rules, except the following deviation:

Under code provision C.2.1 of the CG Code, the roles of chairman and chief executive should be separate and should not be performed by the same individual. Mr. Wong, being the chairman and chief executive officer of the Company, has been primarily responsible for scrutinizing the performance of management in achieving agreed corporate goals and objectives, monitoring the Group's performance reporting, management and business development, ensuring corporate governance practices and procedures of the Group and formulating business strategies and policies of the Group since 2009. As the Board meets regularly to consider matters relating to business operations of the Group, all major decisions are made in consultation with members of the Board and relevant Board committees, and there are three independent non-executive Directors on the Board offering independent perspectives, the Board is of the view that there are adequate safeguards in place to ensure sufficient balance of powers and authorities between the Board and the management of the Company, and the above arrangement will not impair the balance of power and authority of the Board and the executive management. The effectiveness of corporate planning and implementation of corporate strategies and decisions will generally not be undermined.

To maintain a high standard of corporate governance practice for the Company, the nomination committee of the Board and the Board shall nevertheless review the effectiveness of the structure and composition of the Board from time to time in light of the prevailing circumstances. The Company will continue to review and monitor its corporate governance practices to ensure its compliance with the CG Code.

UPDATE ON DIRECTORS' INFORMATION

As at the date of this announcement, there is no change in the Directors' biographical details which is required to be disclosed pursuant to Rule 17.50A(1) of the GEM Listing Rules since the date of publication of the 2026 Annual Report of the Company.

DIVIDEND

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

EVENTS AFTER THE REPORTING PERIOD

There was no significant event relevant to the business or financial performance of the Group that has come to the attention of the Directors after the six months ended 30 September 2026 and up to the date of this announcement.

AUDIT COMMITTEE

The Company has established an Audit Committee with written terms of reference which are no less exacting than those set out in the CG Code contained in Appendix C1 to the GEM Listing Rules. Currently, the Audit Committee comprises three independent non-executive Directors, Mr. Cheung Chi Man, Dennis, Mr. Law Chun Yat and Mr. Siu Chi Wai, and chaired by Mr. Cheung Chi Man, Dennis, who has appropriate professional qualifications and experience as required by Rules 5.05 and 5.28 of the GEM Listing Rules.

The Audit Committee has reviewed the unaudited condensed consolidated financial information for the six months ended 30 September 2026 and is of the opinion that such information has been prepared in accordance with all applicable accounting standards and the requirements under the Hong Kong Companies Ordinance and the GEM Listing Rules.

PUBLICATION OF 2026 INTERIM REPORT

The 2026 interim report of the Company containing all the information required by the GEM Listing Rules will be dispatched to the shareholders of the Company and will also be published on the websites of HKEXnews (***www.hkexnews.hk***) as well as the website of the Company (***www.sclhk.com***).

By order of the Board
Sanbase Corporation Limited
Wong Sai Chuen
Chairman, Chief Executive Officer and Executive Director

Hong Kong, 20 November 2026

As at the date of this announcement, the Board comprises Mr. Wong Sai Chuen (Chairman and Chief Executive Officer) and Ms. Hui Man Yee, Maggie being the executive Directors; and Mr. Cheung Chi Man, Dennis, Mr. Law Chun Yat and Mr. Siu Chi Wai being the independent non-executive Directors.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief, the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this announcement misleading.

This announcement will remain on the "Latest Listed Company Information" page of the website of the Stock Exchange at www.hkexnews.hk for at least seven days from the date of its publication. This announcement will also be published on the Company's website at www.sclhk.com.