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Kwong Man Kee Group Limited
鄺文記集團有限公司

(incorporated in the Cayman Islands with limited liability)
(Stock Code: 8023)

INTERIM RESULTS ANNOUNCEMENT FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

The board (the "**Board**") of directors (the "**Directors**") of Kwong Man Kee Group Limited (the "**Company**", together with its subsidiaries as the "**Group**") is pleased to announce the unaudited consolidated financial results of the Group for the six months ended 30 September 2026. This announcement, containing the full text of the interim report of the Company for the six months ended 30 September 2026 (the "**Interim Report 2026/27**"), complies with the relevant requirements of the Rules Governing the Listing of Securities on GEM of the Stock Exchange (the "**GEM Listing Rules**") in relation to information to accompany preliminary announcement of interim results. Printed version of the Company's Interim Report 2026/27 will be dispatched to the shareholders of the Company and available for viewing on the website of the Stock Exchange at www.hkexnews.hk and the Company's website at www.kmk.com.hk in due course in the manner as required by the GEM Listing Rules.

By order of the Board
Kwong Man Kee Group Limited
Kwong Chi Man
Chairman and Executive Director

Hong Kong, 27 November 2026

As at the date of this announcement, the executive Directors are Mr. Kwong Chi Man and Mr. Yip Kong Lok and the independent non-executive Directors are Ms. Yu Wan Wah Amparo, Ms. To Yee Man, Mr. Wong Ka Sing and Mr. Leong Chen Hsiung Martin.

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 7 days from the date of its posting and the Company's website at www.kmk.com.hk.

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 of the Stock Exchange 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 report, 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 report.

*This report, for which the directors (the "**Directors**") of Kwong Man Kee Group Limited (the "**Company**", together with its subsidiaries, the "**Group**") 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 report 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 report misleading.*

香港聯合交易所有限公司(「聯交所」)GEM之特色

GEM的定位，乃為中小型公司提供一個上市的市場，此等公司相比起其他在聯交所主板上市的公司帶有較高投資風險。有意投資的人士應了解投資於該等公司的潛在風險，並應經過審慎周詳的考慮後方作出投資決定。

由於GEM上市公司普遍為中小型公司，在GEM買賣的證券可能會較於聯交所主板買賣之證券承受較大的市場波動風險，同時無法保證在GEM買賣的證券會有高流通量的市場。

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*本報告乃遵照聯交所GEM證券上市規則(「**GEM上市規則**」)之規定而提供有關鄺文記集團有限公司(「**本公司**」，連同其附屬公司統稱為「**本集團**」)之資料，本公司各董事(「**董事**」)願共同及個別對此負全責。董事經作出一切合理查詢後，確認就彼等所深知及確信，本報告所載資料在一切重要方面均屬準確及完整，並無誤導或欺詐成份，且本報告並無遺漏任何其他事實致使本報告所載任何聲明或本報告產生誤導。*

HIGHLIGHTS

- The revenue of the Group decreased from approximately HK$82.0 million for the six months ended 30 September 2025 to approximately HK$79.8 million or by approximately 2.7% for the six months ended 30 September 2026.
- The Group's gross profit decreased by approximately 15.7% or from approximately HK$28.2 million for the six months ended 30 September 2025 to approximately HK$23.8 million for the six months ended 30 September 2026. The gross profit margins of the Group for the six months ended 30 September 2026 and 2025 were approximately 29.8% and 34.4%, respectively.
- The profit attributable to owners of the Company decreased from approximately HK$6.0 million for the six months ended 30 September 2025 to approximately HK$4.9 million for the same period ended 30 September 2026.
- Basic and diluted earnings per share was approximately HK0.81 cent for the six months ended 30 September 2026 (2025: approximately HK1.00 cent).
- The Board does not recommend the payment of interim dividend for the six months ended 30 September 2026 (2025: Nil).

摘要

- 本集團的收益由截至二零二五年九月三十日止六個月約82,000,000港元減少至截至二零二六年九月三十日止六個月約79,800,000港元，減少約2.7%。
- 本集團的毛利由截至二零二五年九月三十日止六個月約28,200,000港元減少至截至二零二六年九月三十日止六個月約23,800,000港元，減少約15.7%。截至二零二六年及二零二五年九月三十日止六個月，本集團的毛利率分別約為29.8%及34.4%。
- 本公司擁有人應佔溢利由截至二零二五年九月三十日止六個月約6,000,000港元減少至截至二零二六年九月三十日止同期約4,900,000港元。
- 截至二零二六年九月三十日止六個月，每股基本及攤薄盈利約為0.81港仙（二零二五年：約1.00港仙）。
- 董事會不建議派發截至二零二六年九月三十日止六個月之中期股息（二零二五年：無）。

FINANCIAL RESULTS

The board of directors (the "**Board**") of the Company is pleased to announce the unaudited condensed consolidated financial results of the Group for the six months ended 30 September 2026, together with the comparative unaudited figures for the corresponding period in 2025 as follows:

財務業績

本公司董事會(「**董事會**」)欣然宣佈本集團於截至二零二六年九月三十日止六個月之未經審核簡明綜合財務業績,連同二零二五年同期之未經審核比較數字如下:

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

簡明綜合全面收益表

截至二零二六年九月三十日止六個月

			Six months ended 30 September 截至九月三十日止六個月	
		Notes *附註*	**2026 二零二六年 *HK$ 港元 (Unaudited) (未經審核)**	2025 二零二五年 *HK$ 港元* (Unaudited) (未經審核)
Revenue	**收益**	*4*	**79,759,924**	81,959,861
Cost of sales	銷售成本		**(55,955,046)**	(53,727,701)
Gross profit	**毛利**		**23,804,878**	28,232,160
Other income and other (losses)/gains, net	其他收入及其他(虧損)/收益淨額	*5*	**(630,727)**	202,376
Reversal of/(provision for) impairment loss on trade and retention receivables and contract assets	應收貿易賬款及應收保留金以及合約資產之減值虧損撥回/(撥備)	*15, 16*	**1,189,110**	(3,629,635)
General and administrative expenses	一般及行政開支		**(16,990,379)**	(16,090,995)
Operating profit	**經營溢利**		**7,372,882**	8,713,906
Finance cost, net	財務成本淨額	*6*	**(31,551)**	(108,198)
Profit before income tax	**除所得稅前溢利**	*7*	**7,341,331**	8,605,708
Income tax expense	所得稅開支	*8*	**(1,497,272)**	(2,109,673)
Profit for the period	**期間溢利**		**5,844,059**	6,496,035

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (CONTINUED)

簡明綜合全面收益表(續)

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

截至二零二六年九月三十日止六個月

			Six months ended 30 September 截至九月三十日止六個月	
		Note 附註	**2026 二零二六年 HK$ 港元 (Unaudited) (未經審核)**	2025 二零二五年 HK$ 港元 (Unaudited) (未經審核)
Profit for the period attributable to:	**應佔期間溢利：**			
– Owners of the Company	– 本公司擁有人		**4,865,436**	5,986,396
– Non-controlling interests	– 非控股權益		**978,623**	509,639
			5,844,059	6,496,035
Other comprehensive loss for the period:	**期間其他全面虧損：**			
Items that may be reclassified to profit or loss	可能重新分類至損益之項目：			
– Exchange differences on translation of foreign operations	– 換算外國業務之匯兑差額		**(4,380)**	(74,737)
Total comprehensive income for the period	**期間全面收益總額**		**5,839,679**	6,421,298
Total comprehensive income for the period attributable to	**應佔期間全面收益總額：**			
– Owners of the Company	– 本公司擁有人		**4,861,056**	5,884,590
– Non-controlling interests	– 非控股權益		**978,623**	536,708
			5,839,679	6,421,298
Earnings per share, attributable to owners of the Company	**本公司擁有人應佔每股盈利**			
– Basic and diluted *(HK cents per share)*	– 基本及攤薄 *(每股港仙)*	10	**0.81**	1.00

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 30 SEPTEMBER 2026

簡明綜合財務狀況表

於二零二六年九月三十日

		Notes 附註	As at 30 September 2026 二零二六年九月三十日 HK$ 港元 (Unaudited) (未經審核)	As at 31 March 2026 二零二六年三月三十一日 HK$ 港元 (Audited) (經審核)
ASSETS	**資產**			
Non-current assets	**非流動資產**			
Property, plant and equipment	物業、廠房及設備	11	**18,156,568**	18,649,701
Interest in an associate	於聯營公司之權益	13	**–**	–
Investment in an insurance contract	於保險合約之投資		**1,528,623**	1,495,103
Financial assets at fair value through profit or loss	以公平值計入損益之金融資產	14	**633,981**	2,775,918
Right-of-use assets	使用權資產	11	**32,850,950**	33,712,409
Deferred tax assets	遞延稅項資產		**17,709**	12,007
			53,187,831	56,645,138
Current assets	**流動資產**			
Inventories	存貨		**18,480,511**	15,468,174
Trade and retention receivables	應收貿易賬款及應收保留金	15	**94,503,092**	82,085,937
Prepayments, deposits and other receivables	預付款項、按金及其他應收款項		**5,380,830**	6,279,080
Financial assets at fair value through profit or loss	以公平值計入損益之金融資產	14	**1,482,951**	–
Contract assets	合約資產	16	**5,747,086**	5,060,292
Current income tax recoverable	可收回即期所得稅		**122,661**	22,551
Cash and cash equivalents	現金及現金等價物		**35,224,141**	30,346,689
			160,941,272	139,262,723
Asset classified as held for sale	分類為持有待售之資產	12	**3,131,000**	–
			164,072,272	139,262,723
Total assets	**資產總值**		**217,260,103**	195,907,861
EQUITY	**權益**			
Share capital	股本	17	**5,974,440**	5,974,440
Reserves	儲備		**60,173,794**	60,178,174
Retained earnings	保留盈利		**71,346,545**	71,858,105
			137,494,779	138,010,719
Non-controlling interests	**非控股權益**		**4,693,780**	3,715,157
Total equity	**權益總額**		**142,188,559**	141,725,876

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

簡明綜合財務狀況表(續)

AS AT 30 SEPTEMBER 2026

於二零二六年九月三十日

		Notes 附註	As at 30 September 2026 二零二六年九月三十日 HK$ 港元 (Unaudited) (未經審核)	As at 31 March 2026 二零二六年三月三十一日 HK$ 港元 (Audited) (經審核)
LIABILITIES	**負債**			
Non-current liabilities	**非流動負債**			
Deferred tax liabilities	遞延稅項負債		**454,309**	432,439
Lease liabilities	租賃負債		**330,537**	301,060
			784,846	733,499
Current liabilities	**流動負債**			
Trade payables	應付貿易賬款	*18*	**37,440,374**	26,380,757
Other payables and accruals	其他應付款項及應計費用		**4,327,512**	3,275,786
Contract liabilities	合約負債	*16*	**11,218,131**	7,435,254
Bank borrowings	銀行借貸	*19*	**18,900,955**	14,689,497
Lease liabilities	租賃負債		**384,191**	547,386
Current income tax liabilities	即期所得稅負債		**2,015,535**	1,119,806
			74,286,698	53,448,486
Total liabilities	**負債總額**		**75,071,544**	54,181,985
Total equity and liabilities	**權益及負債總額**		**217,260,103**	195,907,861

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

簡明綜合權益變動表

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

截至二零二六年九月三十日止六個月

		Unaudited 未經審核								
		Attributable to owners of the Company 本公司擁有人所佔								
		Share capital 股本 HK$ 港元	Share premium 股份溢價 HK$ 港元	Capital reserve 資本儲備 HK$ 港元	Shareholder contribution 股東出資 HK$ 港元	Translation reserve 換算儲備 HK$ 港元	Retained earnings 保留盈利 HK$ 港元	Sub-total 總計 HK$ 港元	Non-controlling interests 非控股權益 HK$ 港元	Total equity 總計 HK$ 港元
Balance at 1 April 2026	於二零二六年四月一日之結餘	**5,974,440**	**51,511,675**	**108**	**8,800,000**	**(133,609)**	**71,858,105**	**138,010,719**	**3,715,157**	**141,725,876**
Profit for the period	期間溢利	-	-	-	-	-	**4,865,436**	**4,865,436**	**978,623**	**5,844,059**
Other comprehensive loss for the period	**期間其他全面虧損**									
Exchange differences on translation of foreign operations	換算外國業務之匯兑差額	-	-	-	-	**(4,380)**	-	**(4,380)**	-	**(4,380)**
Total comprehensive (loss)/ income for the period	**期間全面(虧損)/收益總額**	-	-	-	-	**(4,380)**	**4,865,436**	**4,861,056**	**978,623**	**5,839,679**
Dividends	股息	-	-	-	-	-	**(5,376,996)**	**(5,376,996)**	-	**(5,376,996)**
Balance at 30 September 2026	於二零二六年九月三十日之結餘	**5,974,440**	**51,511,675**	**108**	**8,800,000**	**(137,989)**	**71,346,545**	**137,494,779**	**4,693,780**	**142,188,559**
Balance at 1 April 2025	於二零二五年四月一日之結餘	5,974,440	51,511,675	108	8,800,000	37,359	61,025,165	127,348,747	2,468,309	129,817,056
Profit for the period	期間溢利	-	-	-	-	-	5,986,396	5,986,396	509,639	6,496,035
Other comprehensive (loss)/ income for the period	**期間其他全面(虧損)/收益**									
Exchange differences on translation of foreign operations	換算外國業務之匯兑差額	-	-	-	-	(101,806)	-	(101,806)	27,069	(74,737)
Total comprehensive (loss)/ income for the period	**期間全面(虧損)/收益總額**	-	-	-	-	(101,806)	5,986,396	5,884,590	536,708	6,421,298
Balance at 30 September 2025	於二零二五年九月三十日之結餘	5,974,440	51,511,675	108	8,800,000	(64,447)	67,011,561	133,233,337	3,005,017	136,238,354

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

簡明綜合現金流量表

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

截至二零二六年九月三十日止六個月

		Six months ended 30 September 截至九月三十日止六個月	
		2026 二零二六年 *HK$ 港元* (Unaudited) (未經審核)	2025 二零二五年 *HK$ 港元* (Unaudited) (未經審核)
Cash flows from operating activities	**經營活動所得現金流量**		
Net cash generated from/(used in) operation	經營所得／(所用)淨現金	**5,219,678**	(5,655,336)
Income taxes paid	已付所得稅	**(685,485)**	(45,088)
Net cash from/(used in) operating activities	**經營活動所得／(所用)淨現金**	**4,534,193**	(5,700,424)
Cash flows from investing activities	**投資活動所得現金流量**		
Purchases of property, plant and equipment	購買物業、廠房及設備	**(439,719)**	(3,449,719)
Purchases of asset classified as held for sale	購買分類為持有待售之資產	**(2,821,000)**	–
Payments for right-of-use assets	使用權資產的支付	**–**	(4,882,134)
Proceed from sales of property, plant and equipment	出售物業、廠房及設備所得款項	**–**	13,000
Interest income received	利息收入	**11,923**	9,941
Net cash used in investing activities	**投資活動所用淨現金**	**(3,248,796)**	(8,308,912)
Cash flows from financing activities	**融資活動所得現金流量**		
Proceed from bank borrowings	自銀行借貸所得款項	**5,000,000**	10,000,000
Repayments of bank borrowings	償還銀行借貸	**(788,542)**	(654,455)
Repayments of lease liabilities	償還租賃負債	**(323,849)**	(615,288)
Interest paid	已付利息	**(286,748)**	(304,603)
Net cash from financing activities	**融資活動所得淨現金**	**3,600,861**	8,425,654
Net increase/(decrease) in cash and cash equivalents	**現金及現金等價物淨增加／(減少)**	**4,886,258**	(5,583,682)
Cash and cash equivalents at beginning of period	期初的現金及現金等價物	**30,346,689**	33,449,188
Effect of foreign exchange rate changes	外幣匯率變動之影響	**(8,806)**	(82,401)
Cash and cash equivalents at end of period	**期終的現金及現金等價物**	**35,224,141**	27,783,105

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

簡明綜合中期財務報表附註

1 GENERAL INFORMATION

The Company was incorporated in the Cayman Islands on 30 May 2016 as an exempted company with limited liability under the Companies Law, Cap. 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands. The address of its registered office is P.O. Box 309, Ugland House, Grand Cayman, KY1-1104, Cayman Islands and its principal place of business is 21/F, The Bedford, 91-93 Bedford Road, Kowloon, Hong Kong.

The Company is an investment holding company. The Company's subsidiaries are principally engaged in the provision of engineering services in flooring, screeding, anti-skid surfacing, specialized texture painting and waterproofing works. The controlling shareholder of the Company is Mr. Kwong Chi Man ("**Mr. Kwong**") and the parent company of the Company is Sage City Investments Limited (the "**Sage City**").

This condensed consolidated interim financial statements is presented in Hong Kong dollars ("**HK$**"), unless otherwise stated.

The Company listed its shares on GEM of the Stock Exchange of Hong Kong Limited on 13 October 2016.

The condensed consolidated interim financial statements have been reviewed by the audit committee of the Company.

1 一般資料

本公司於二零一六年五月三十日根據開曼群島法律第22章公司法(一九六一年法例三，經綜合及修訂)在開曼群島註冊成立為獲豁免有限公司。其註冊辦事處地址為P.O. Box 309, Ugland House, Grand Cayman, KY1-1104, Cayman Islands，而其主要營業地點為香港九龍必發道91-93號The Bedford 21樓。

本公司為投資控股公司。本公司之附屬公司主要從事提供地坪鋪設、地台批盪、鋪設防滑、專業紋理塗裝及防水工程方面的工程服務。本公司之控股股東為鄺志文先生(「**鄺先生**」)，而本公司之母公司為Sage City Investments Limited(「**Sage City**」)。

除文義另有所指者外，簡明綜合中期財務報表乃以港元(「**港元**」)呈列。

本公司之股份於二零一六年十月十三日在聯交所GEM上市。

簡明綜合中期財務報表已由本公司審核委員會審閱。

2 BASIS OF PREPARATION

This condensed consolidated interim financial statements for the six months ended 30 September 2026 have been prepared in accordance with HKAS 34, "Interim Financial Reporting" issued by the Hong Kong Institute of Certified Public Accountants ("**HKICPA**") and the applicable disclosure provisions of the GEM Listing Rules. The condensed consolidated interim financial statements should be read in conjunction with the Company's consolidated financial statements for the year ended 31 March 2026, which have been prepared in accordance with HKFRS Accounting Standards issued by the HKICPA.

2 編製基準

截至二零二六年九月三十日止六個月之簡明綜合中期財務報表乃根據香港會計師公會(「**香港會計師公會**」)頒佈的香港會計準則第34號「中期財務報告」及GEM上市規則適用之披露條文而編製。簡明綜合中期財務報表應與本公司根據香港會計師公會頒佈的香港財務報告準則會計準則編製的截至二零二六年三月三十一日止年度之綜合財務報表一併閱讀。

3 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

Except as described below, the accounting policies adopted are consistent with those of the annual financial statements of the Group for the year ended 31 March 2026.

3 會計政策變動及披露

除下文所述者外，所採納的會計政策與本集團截至二零二六年三月三十一日止年度的年度財務報表所採用者一致。

Application of amendments to HKFRS Accounting Standards

In the current interim period, the Group has applied the following amendments to HKFRS Accounting Standards issued by the HKICPA, for the first time, which are mandatorily effective for the Group's annual period beginning on 1 April 2026 for the preparation of the Group's condensed consolidated financial statements:

Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments
Amendments to HKFRS 9 and HKFRS 7	Contracts Referencing Nature-dependent Electricity
Amendments to HKFRS Accounting Standards	Annual Improvements to HKFRS Accounting Standards – Volume 11

The application of the amendments to HKFRS Accounting Standards in the current interim 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 condensed consolidated financial statements.

應用經修訂香港財務報告準則會計準則

於本中期期間內，本集團已就編製簡明綜合財務報表首次應用下列由香港會計師公會頒佈的經修訂香港財務報告準則會計準則，有關修訂於二零二六年四月一日開始的本集團年度期間強制生效：

香港財務報告準則第9號及香港財務報告準則第7號的修訂	金融工具分類及計量的修訂
香港財務報告準則第9號及香港財務報告準則第7號的修訂	涉及依賴自然能源生產電力的合約
香港財務報告準則會計準則的修訂	香港財務報告準則會計準則的年度改進－第11冊

於本中期期間內應用經修訂香港財務報告準則會計準則對本集團當期及前期的財務狀況及表現及／或該等簡明綜合財務報表所載的披露概無重大影響。

4 REVENUE AND SEGMENT INFORMATION

4 收益及分部資料

		Six months ended 30 September 截至九月三十日止六個月	
		2026	2025
		二零二六年	二零二五年
		HK$	*HK$*
		港元	*港元*
		(Unaudited)	(Unaudited)
		（未經審核）	（未經審核）
Flooring	地坪鋪設	**39,715,439**	52,240,543
Ancillary services	配套服務	**37,422,022**	28,776,896
Sales of materials	銷售材料	**2,622,463**	942,422
		79,759,924	81,959,861
Timing of revenue recognition:	收益確認的時間性：		
At a point of time	於某時點	**2,622,463**	942,422
Over time	隨時間	**77,137,461**	81,017,439
		79,759,924	81,959,861

The executive Directors have been identified as the chief operating decision-makers of the Group who review the Group's internal reporting in order to assess performance and allocate resources. The Directors regard the Group's business as a single operating segment and review consolidated financial statements accordingly.

執行董事已確定為本集團的主要經營決策者，彼檢討本集團的內部申報以評估表現及分配資源。董事將本集團的業務視為一個經營分部並相應審閱綜合財務報表。

The Group operates primarily in Hong Kong with substantially all of its non-current assets located and capital expenditure incurred in Hong Kong.

本集團主要於香港經營業務，其幾乎所有非流動資產位於香港及資本開支於香港產生。

During the six months ended 30 September 2026, revenue was earned from customers located in Hong Kong and other Asian regions of HK$77,074,287 (2025: HK$78,910,902) and HK$2,685,637 (2025: HK$3,048,959), respectively.

截至二零二六年九月三十日止六個月，從位於香港及其他亞洲地區的客戶所賺取的收益分別為77,074,287港元（二零二五年：78,910,902港元）及2,685,637港元（二零二五年：3,048,959港元）。

5 OTHER INCOME AND OTHER (LOSSES)/GAINS, NET

5 其他收入及其他(虧損)／收益淨額

		Six months ended 30 September 截至九月三十日止六個月	
		2026 二零二六年	2025 二零二五年
		HK$ *港元*	*HK$* *港元*
		(Unaudited) **(未經審核)**	(Unaudited) (未經審核)
Net fair value (losses)/gains on financial assets at fair value through profit or loss ("**FVPL**") – unrealised	以公平值計入損益之金融資產(虧損)／收益淨額－未變現	**(662,225)**	81,617
Change in cash surrender value of investment in an insurance contract	於保險合約之投資的現金退保價值變化	**31,498**	31,675
Gain on disposal of property, plant and equipment	出售物業、廠房及設備時產生之收益	**–**	13,000
Others	其他	**–**	76,084
		(630,727)	202,376

6 FINANCE COST, NET

6 財務成本淨額

		Six months ended 30 September 截至九月三十日止六個月	
		2026 二零二六年 HK$ 港元 (Unaudited) (未經審核)	2025 二零二五年 HK$ 港元 (Unaudited) (未經審核)
Finance income	財務收入		
– Interest income on bank deposits	– 銀行存款利息收入	**11,923**	9,942
– Interest income on convertible promissory note	– 可轉換承兌票據利息收入	**117,932**	117,525
– Interest income on other receivables	– 其他應收款項利息收入	**125,342**	68,938
		255,197	196,405
Finance costs	財務成本		
– Interest on bank borrowings	– 銀行借貸利息	**(271,733)**	(269,033)
– Finance charges on lease liabilities	– 租賃負債財務費用	**(15,015)**	(35,570)
		(286,748)	(304,603)
Finance cost, net	財務成本淨額	**(31,551)**	(108,198)

7 PROFIT BEFORE INCOME TAX

7 除所得稅前溢利

		Six months ended 30 September 截至九月三十日止六個月	
		2026 二零二六年 HK$ 港元 (Unaudited) (未經審核)	2025 二零二五年 HK$ 港元 (Unaudited) (未經審核)
Profit before income tax is arrived at after charging:	除所得稅前溢利乃扣除以下項目後得出：		
Cost of materials used	已用材料成本	**21,088,564**	25,579,948
Subcontractor costs	分包商成本	**26,594,051**	20,277,566
Employee benefit expenses	僱員福利開支	**17,202,053**	17,209,404
Auditor's remuneration	核數師酬金	**345,000**	325,000

8 INCOME TAX EXPENSE

Income tax expense is recognised based on management's estimate of the weighted average annual income tax rate expected for the full financial year. The effective tax rate is approximately 20.4% for the six months ended 30 September 2026 (2025: approximately 24.5%).

In accordance with the two-tiered profits tax regime in Hong Kong, for the subsidiary entitled to this benefit, Hong Kong Profits Tax was calculated at 8.25% on the first HK$2 million and 16.5% on the remaining balance of the estimated assessable profits for the six months ended 30 September 2026 and 2025. For other Hong Kong incorporated subsidiaries, Hong Kong profits tax was calculated at 16.5%.

Macau corporate income tax has been provided at the applicable rate of 12% on the estimated assessable profits in excess of MOP600,000 (approximately HK$583,000) of the Group's operations in Macau.

Tax outside Hong Kong and Macau is calculated at the rates applicable in the relevant jurisdictions.

8 所得稅開支

所得稅開支乃根據管理層對整個財政年度預期加權平均年度所得稅率的估計確認。於截至二零二六年九月三十日止六個月，實際稅率約為20.4%（二零二五年：約24.5%）。

根據香港利得稅兩級制，就享有該優惠的附屬公司而言，截至二零二六年及二零二五年九月三十日止六個月，香港利得稅按估計應課稅溢利首2,000,000港元以8.25%稅率計算，而其餘估計應課稅溢利則按16.5%稅率計算。其他在香港註冊成立之附屬公司的香港利得稅則按16.5%稅率計算。

澳門企業所得稅按本集團澳門業務之估計應課稅溢利中超過600,000澳門元（約583,000港元）的部分以適用稅率12%計提撥備。

香港及澳門境外稅項按相關司法權區之適用稅率計算。

9 DIVIDEND

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

9 股息

董事會不建議派發截至二零二六年九月三十日止六個月之中期股息（二零二五年：無）。

10 EARNINGS PER SHARE

Basic earnings per share is calculated by dividing the profit attributable to owners of the Company by the weighted average number of ordinary shares in issue during the periods.

10 每股盈利

每股基本盈利按有關期間之本公司擁有人應佔溢利除以已發行普通股的加權平均數計算。

		Six months ended 30 September 截至九月三十日止六個月	
		2026 二零二六年	2025 二零二五年
		HK$ *港元*	*HK$* *港元*
		(Unaudited) （未經審核）	(Unaudited) （未經審核）
Profit attributable to owners of the Company	本公司擁有人應佔溢利	**4,865,436**	5,986,396
Weighted average number of ordinary shares in issue	已發行普通股的加權平均數	**597,444,000**	597,444,000
Basic earnings per share *(HK cents)*	每股基本盈利 *（港仙）*	**0.81**	1.00

No adjustment has been made to the basic earnings per share presented for the six months ended 30 September 2026 and 2025 as the Group has no potentially diluted ordinary shares in issue during those periods.

並無對截至二零二六年及二零二五年九月三十日止六個月所呈列之每股基本盈利作出調整，原因為本集團於該等期間並無具攤薄潛力之已發行普通股。

11 PROPERTY, PLANT AND EQUIPMENT AND RIGHT-OF-USE ASSETS

11 物業、廠房及設備以及使用權資產

		Property, plant and equipment 物業、廠房及設備					
		Land and buildings 土地及樓宇	Furniture and equipment 傢具及設備	Leasehold improvements 租賃物業裝修	Motor vehicles 汽車	Total 總計	Right-of-use assets 使用權資產
		HK$ 港元	*HK$ 港元*	*HK$ 港元*	*HK$ 港元*	*HK$ 港元*	*HK$ 港元*
		(Unaudited) (未經審核)	(Unaudited) (未經審核)	(Unaudited) (未經審核)	(Unaudited) (未經審核)	(Unaudited) (未經審核)	(Unaudited) (未經審核)
Six months ended 30 September 2026	**截至二零二六年九月三十日止六個月**						
Net book value	賬面淨值						
Opening amount as at 1 April 2026	於二零二六年四月一日之期初金額	**16,500,859**	**769,202**	**743,715**	**635,925**	**18,649,701**	**33,712,409**
Additions	添置	**–**	**439,719**	**–**	**–**	**439,719**	**190,131**
Depreciation	折舊	**(337,653)**	**(286,548)**	**(141,819)**	**(166,733)**	**(932,753)**	**(1,051,590)**
Exchange differences	匯兑差額	**–**	**(80)**	**(19)**	**–**	**(99)**	**–**
Closing amount as at 30 September 2026	於二零二六年九月三十日之期末金額	**16,163,206**	**922,293**	**601,877**	**469,192**	**18,156,568**	**32,850,950**
Six months ended 30 September 2025	**截至二零二五年九月三十日止六個月**						
Net book value	賬面淨值						
Opening amount as at 1 April 2025	於二零二五年四月一日之期初金額	10,442,867	1,081,557	71,050	140,500	11,735,974	23,946,951
Additions	添置	6,456,278	270,163	159,500	399,190	7,285,131	12,130,347
Depreciation	折舊	(297,789)	(341,859)	(43,708)	(96,139)	(779,495)	(1,297,314)
Exchange differences	匯兑差額	–	710	2,005	–	2,715	–
Closing amount as at 30 September 2025	於二零二五年九月三十日之期末金額	16,601,356	1,010,571	188,847	443,551	18,244,325	34,779,984

12 ASSET CLASSIFIED AS HELD FOR SALE

On 14 April 2026, the Group acquired a property for a purchase price of HK$3,131,000 for investment purpose.

On 7 September 2026, the Group entered into a sale and purchase agreement with an independent third party to dispose of that property for a consideration of HK$3,300,000 (the "**Disposal**"). The Disposal was completed on 12 October 2026.

The property was classified as held for sale as at 30 September 2026 and was measured at lower of its carrying amount and its fair value less costs to sell.

12 分類為持有待售之資產

於二零二六年四月十四日，本集團以3,131,000港元購買價購入一項物業以作投資用途。

於二零二六年九月七日，本集團與一名獨立第三方訂立買賣協議，以3,300,000港元的代價出售該物業(「**該項出售**」)。該項出售已於二零二六年十月十二日完成。

該物業於二零二六年九月三十日分類為持作出售之資產及按其賬面金額與其公平值減去出售成本兩者中的較低者計量。

13 INTEREST IN AN ASSOCIATE

The Group's interest in an associate had been fully impaired due to its recurring net liabilities position. Accordingly, the carrying amount was nil as at both 30 September 2026 and 31 March 2026.

13 於聯營公司之權益

於二零二六年九月三十日及二零二六年三月三十一日，由於該聯營公司持續處於淨負債狀態，本集團於聯營公司的權益已全數減值。據此，其賬面值已減至零。

14 FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

The Group's financial assets measured at FVPL include the following:

14 以公平值計入損益之金融資產

本集團以公平值計入損益之金融資產包括如下：

		As at 30 September 2026 二零二六年九月三十日 HK$ 港元 (Unaudited) (未經審核)	As at 31 March 2026 二零二六年三月三十一日 HK$ 港元 (Audited) (經審核)
Non-current assets	**非流動資產**		
Unlisted preference shares	非上市優先股	**633,981**	746,446
Convertible promissory note *(Note)*	可轉換承兌票據 *(附註)*	**–**	2,029,472
		633,981	2,775,918
Current asset	**流動資產**		
Convertible promissory note *(Note)*	可轉換承兌票據 *(附註)*	**1,482,951**	–
		2,116,932	2,775,918

The unlisted preference shares and convertible promissory note are classified within Level 3 of the fair value hierarchy as their valuations use significant unobservable inputs.

非上市優先股及可轉換承兌票據因其估值採用重大不可觀察輸入值，故歸類於公平值層級的第3級。

Note: The Group subscribed to a USD500,000 convertible promissory note on 28 June 2022, bearing an interest rate of 6% per annum. The original maturity date of the promissory note was 1 July 2023. Pursuant to supplementary agreements, the maturity date has been extended to 31 July 2027 and accordingly, the balance has been reclassified to current asset during the six months ended 30 September 2026. The convertible promissory note will automatically convert to equity securities in the event the investee raises funds in a qualified equity financing as stipulated under the convertible promissory note agreement.

附註： 本集團於二零二二年六月二十八日認購500,000美元的可轉換承兌票據，按年利率6%計息。承兌票據原到期日為二零二三年七月一日。根據補充協議，到期日已延長至二零二七年七月三十一日，因此，結餘已於截至二零二六年九月三十日止六個月期間重新分類至流動資產。倘投資對象按照可轉換承兌票據協議所訂明透過合資格股本融資而集資，可轉換承兌票據將自動轉換為股本證券。

Movement of the Group's financial assets at FVPL for the period ended 30 September 2026 is as follows:

本集團截至二零二六年九月三十日止期間以公平值計入損益之金融資產的變動如下：

		Unlisted preference shares 非上市優先股 HK$ 港元 (Unaudited) (未經審核)	Convertible promissory note 可轉換承兑票據 HK$ 港元 (Unaudited) (未經審核)	Total 總計 HK$ 港元 (Unaudited) (未經審核)
At 1 April 2026	於二零二六年四月一日	746,446	2,029,472	2,775,918
Net fair value losses – unrealised	公平值虧損淨額－未變現	(113,383)	(548,842)	(662,225)
Exchange differences	匯兑差額	918	2,321	3,239
At 30 September 2026	於二零二六年九月三十日	**633,981**	**1,482,951**	**2,116,932**

15 TRADE AND RETENTION RECEIVABLES

15 應收貿易賬款及應收保留金

		As at 30 September 2026 二零二六年九月三十日 HK$ 港元 (Unaudited) (未經審核)	As at 31 March 2026 二零二六年三月三十一日 HK$ 港元 (Audited) (經審核)
Trade receivables	應收貿易賬款	**76,581,848**	64,854,777
Retention receivables	應收保留金	**26,891,337**	27,381,184
		103,473,185	92,235,961
Less: provision for impairment loss	減：減值虧損撥備	**(8,970,093)**	(10,150,024)
Trade and retention receivables, net	應收貿易賬款及應收保留金淨額	**94,503,092**	82,085,937

The credit period granted to trade customers other than for retention receivables is within 30 days. The terms and conditions in relation to the release of retentions varies from contract to contract, which may be subject to practical completion, the expiry of the defect liability period or a pre-agreed time period. The Group does not hold any collateral as security.

授予貿易客戶（應收保留金除外）的信貸期為30日內。有關解除保留金的條款及條件因各合約而異，可能須視乎實際完工、保養期屆滿或先前協定的期間而定。本集團並無持有任何抵押品作為擔保。

The ageing analysis of trade receivables based on invoice date is as follows:

應收貿易賬款基於發票日期的賬齡分析如下：

		As at 30 September 2026 二零二六年九月三十日 HK$ 港元 (Unaudited) (未經審核)	As at 31 March 2026 二零二六年三月三十一日 HK$ 港元 (Audited) (經審核)
1-30 days	1至30日	**28,873,030**	16,967,978
31-60 days	31至60日	**9,736,187**	10,602,834
61-90 days	61至90日	**3,207,294**	6,944,989
Over 90 days	超過90日	**34,765,337**	30,338,976
		76,581,848	64,854,777

In the condensed consolidated statement of financial position, retention receivables were classified as current assets based on operating cycle. The ageing of the retention receivables based on invoice date is as follows:

在簡明綜合財務狀況表中，應收保留金基於經營週期獲分類為流動資產。應收保留金基於發票日期的賬齡如下：

		As at 30 September 2026 二零二六年九月三十日 HK$ 港元 (Unaudited) (未經審核)	As at 31 March 2026 二零二六年三月三十一日 HK$ 港元 (Audited) (經審核)
Within 1 year	1年內	**8,104,378**	8,567,477
Between 1 to 5 years	1至5年	**18,786,959**	18,813,707
		26,891,337	27,381,184

Movements on the provision for impairment loss of trade and retention receivables are as follows:

應收貿易賬款及應收保留金之減值虧損撥備變動如下：

		Six months ended 30 September 截至九月三十日止六個月	
		2026 二零二六年 *HK$ 港元 (Unaudited) (未經審核)	2025 二零二五年 *HK$ 港元* (Unaudited) (未經審核)
Opening amount	期初金額	**10,150,024**	11,455,780
(Reversal of)/provision for impairment loss on trade and retention receivables	應收貿易賬款及應收保留金之減值虧損(撥回)／撥備	**(1,179,931)**	3,624,908
At the end of the period	於期末	**8,970,093**	15,080,688

16 CONTRACT ASSETS AND CONTRACT LIABILITIES

16 合約資產及合約負債

		As at 30 September 2026 二零二六年九月三十日 *HK$ 港元 (Unaudited) (未經審核)**	As at 31 March 2026 二零二六年三月三十一日 *HK$ 港元* (Audited) (經審核)
Contract assets	合約資產	**5,763,635**	5,086,020
Less: provision for impairment loss	減：減值虧損撥備	**(16,549)**	(25,728)
Contract assets, net	**合約資產淨值**	**5,747,086**	5,060,292
Contract liabilities	**合約負債**	**(11,218,131)**	(7,435,254)

The contract assets relate to unbilled work in progress and have substantially the same risk characteristics as the trade and retention receivables.

合約資產與未結算在建工程有關，並且與應收貿易賬款及應收保留金的風險特徵基本相同。

Movements on the provision for impairment loss of contract assets is as follows:

合約資產減值虧損撥備之變動如下：

		Six months ended 30 September 截至九月三十日止六個月	
		2026	2025
		二零二六年	二零二五年
		HK$	*HK$*
		港元	*港元*
		(Unaudited)	(Unaudited)
		（未經審核）	（未經審核）
Opening amount	期初金額	**25,728**	50,780
(Reversal of)/provision for impairment loss on contract assets	合約資產之減值虧損（撥回）／撥備	**(9,179)**	4,727
At the end of the period	於期末	**16,549**	55,507

17 SHARE CAPITAL 17 股本

		As at 30 September 2026 二零二六年九月三十日	As at 31 March 2026 二零二六年三月三十一日
		HK$	*HK$*
		港元	*港元*
		(Unaudited)	(Audited)
		（未經審核）	（經審核）
Authorised:	法定：		
2,000,000,000 shares at HK$0.01 each	2,000,000,000股每股0.01港元的股份	**20,000,000**	20,000,000
Issued and fully paid:	已發行及繳足：		
597,444,000 shares at HK$0.01 each	597,444,000股每股0.01港元的股份	**5,974,440**	5,974,440

18 TRADE PAYABLES

The ageing analysis of trade payables based on invoice date is as follows:

18 應付貿易賬款

應付貿易賬款基於發票日期的賬齡分析如下：

		As at 30 September 2026 二零二六年九月三十日 HK$ 港元 (Unaudited) (未經審核)	As at 31 March 2026 二零二六年三月三十一日 HK$ 港元 (Audited) (經審核)
1-30 days	1至30日	**14,331,720**	10,250,693
31-60 days	31至60日	**3,918,140**	2,612,544
61-90 days	61至90日	**5,748,190**	2,130,643
Over 90 days	超過90日	**13,442,324**	11,386,877
		37,440,374	26,380,757

19 BANK BORROWINGS

19 銀行借貸

		As at 30 September 2026 二零二六年九月三十日 HK$ 港元 (Unaudited) (未經審核)	As at 31 March 2026 二零二六年三月三十一日 HK$ 港元 (Audited) (經審核)
Secured	有抵押		
– Bank borrowings which contain a repayable on demand clause	– 包含須應要求償還條款的銀行借貸	**18,900,955**	14,689,497

The fair values of bank borrowings approximate their carrying amounts as the impact of discounting is not significant. As at 30 September 2026, the Group's effective interest rate for bank borrowings was at a floating rate of 4.0% per annum (31 March 2026: 3.7% per annum).

由於貼現影響並不重大，銀行借貸之公平值與其賬面值相若。於二零二六年九月三十日，本集團的銀行借貸實際利率為浮息每年4.0%（二零二六年三月三十一日：每年3.7%）。

As at 30 September 2026, total term and revolving banking facilities of HK$36,400,955 (31 March 2026: HK$37,189,497) of which approximately HK$17,500,000 was unutilised (31 March 2026: HK$22,500,000). These facilities were secured by:

(i) certain assets included in property, plant and equipment and right-of-use assets with carrying amounts of HK$14,760,266 and HK$32,576,568 (31 March 2026: HK$15,064,516 and HK$33,280,231), respectively;

(ii) investment in an insurance contract with a carrying amount of HK$1,528,623 (31 March 2026: HK$1,495,103); and

(iii) corporate guarantee provided by the Company.

As at 30 September 2026 and 31 March 2026, the Group has not breached any of the covenants of the banking facilities. The bank borrowings are denominated in HK$.

於二零二六年九月三十日，定期及循環銀行信貸總額為36,400,955港元（二零二六年三月三十一日：37,189,497港元），其中約17,500,000港元（二零二六年三月三十一日：22,500,000港元）未動用。該等信貸乃由以下作抵押：

(i) 計入物業、廠房及設備以及使用權資產的若干資產，其賬面值分別為14,760,266港元及32,576,568港元（二零二六年三月三十一日：15,064,516港元及33,280,231港元）；

(ii) 於保險合約之投資，其賬面值為1,528,623港元（二零二六年三月三十一日：1,495,103港元）；及

(iii) 本公司提供的公司擔保。

於二零二六年九月三十日及二零二六年三月三十一日，本集團並未違反任何銀行融資契約。銀行借貸以港元計值。

20 RELATED PARTY TRANSACTIONS

The Directors are of the view that the following individuals were related parties that had transactions or balances with the Group.

Related parties	Relationship with the Group
Mr. Kwong	Controlling shareholder of the Group and executive Director
Mr. Yip Kong Lok ("**Mr. Yip**")	The executive Director and the chief executive officer of the Group
Ms. Li Chuen Chun ("**Mrs. Kwong**")	Spouse of Mr. Kwong
Ms. Kwong Wing Yan ("**Ms. Kwong**")	Daughter of Mr. Kwong
Gypso ESG Technologies Limited ("**Gypso**")	A company controlled by Mr. Kwong and Mr. Yip

20 關聯方交易

董事認為以下人士為與本集團有交易或結餘之關聯方。

關聯方	與本集團的關係
鄺先生	本集團控股股東及執行董事
葉港樂先生（「**葉先生**」）	本集團執行董事及行政總裁
李存珍女士（「**鄺太**」）	鄺先生的配偶
鄺詠欣女士（「**鄺女士**」）	鄺先生的女兒
Gypso ESG Technologies Limited（「**Gypso**」）	鄺先生及葉先生控制的公司

(a) During the six months ended 30 September 2026 and 2025, the Group had the following significant transactions with its related parties:

(a) 於截至二零二六年及二零二五年九月三十日止六個月，本集團與其關聯方有以下的重大交易：

		Six months ended 30 September 截至九月三十日止六個月	
		2026	2025
		二零二六年	二零二五年
		HK$	*HK$*
		港元	*港元*
		(Unaudited)	(Unaudited)
		（未經審核）	（未經審核）
Rental expenses paid in relation to rental contract entered into with:	與下列各方訂立的租賃合約之已付租金：		
– Mr. Kwong *(Note b)*	– 鄺先生*（附註b）*	**120,000**	120,000
– Mrs. Kwong *(Note b)*	– 鄺太*（附註b）*	**–**	21,600
– Mrs. Kwong and Ms. Kwong *(Note b)*	– 鄺太及鄺女士*（附註b）*	**24,000**	24,000
Purchases of materials from entity controlled by key management personnel *(Note c)*	向主要管理人員控制之實體購買材料*（附註c）*	**1,298,600**	82,080

(b) As at 30 September 2026, the Group recognised lease liabilities to related parties of approximately HK$72,000 (31 March 2026: HK$214,000) over the relevant properties leases.

(b) 於二零二六年九月三十日，本集團就相關物業租賃確認對關聯方的租賃負債約72,000港元（二零二六年三月三十一日：214,000港元）。

(c) The purchases of materials from Gypso were charged at mutually agreed prices and terms.

(c) 向Gypso購買材料的費用乃按雙方協定的價格及條款收取。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

BUSINESS AND FINANCIAL REVIEW

業務及財務回顧

The Group is principally engaged in Hong Kong car park flooring industry. We provide (i) flooring services, which involve the application of proprietary floor coating products for the purpose of providing a colorful, slip-resistant, hard wearing surface that is resistant against water and petrochemicals; (ii) ancillary services, which include specialised texture painting and waterproofing works; and (iii) sales of flooring and waterproofing materials. Our target segment ranges from mid to high end projects in the relevant markets.

本集團主要從事香港停車場地坪鋪設行業。我們提供：(i)地坪鋪設服務，涉及塗裝專利地坪鋪設塗層產品，以提供色彩豐富、防滑以及具防水及不易受石油化工產品破壞特性的耐磨表面；(ii)配套服務，包括專業紋理塗裝及防水工程；及(iii)銷售地坪鋪設及防水材料。我們的目標業務分部為相關市場之中高端項目。

During the six months ended 30 September 2026, the revenues from Hong Kong and other Asian regions were approximately HK$77.1 million (2025: approximately HK$78.9 million) and approximately HK$2.7 million (2025: approximately HK$3.0 million), respectively. The other Asian regions includes Macau and Malaysia.

截至二零二六年九月三十日止六個月，來自香港及其他亞洲地區市場的收益分別約為77,100,000港元（二零二五年：約78,900,000港元）及約2,700,000港元（二零二五年：約3,000,000港元）。其他亞洲地區包括澳門及馬來西亞。

For the six months ended 30 September 2026, the Group recorded total revenue of approximately HK$79.8 million, or a decrease by approximately 2.7%, as compared with approximately HK$82.0 million for the same period of last year, and the Group's profit attributable to owners of the Company decreased from approximately HK$6.0 million for the six months ended 30 September 2025 to approximately HK$4.9 million for the same period ended 30 September 2026.

截至二零二六年九月三十日止六個月，本集團錄得總收益約79,800,000港元，較去年同期約82,000,000港元減少約2.7%，而本公司擁有人應佔本集團溢利由截至二零二五年九月三十日止六個月約6,000,000港元減少至截至二零二六年九月三十日止同期約4,900,000港元。

Revenue

The flooring services segment involves the application of proprietary floor coating products for the purpose of providing a colorful, slip-resistant, hard-wearing surface that is resistant against water and petrochemicals. During the six months ended 30 September 2026, the revenue from the flooring services decreased by approximately HK$12.5 million to approximately HK$39.7 million (2025: approximately HK$52.2 million). The decrease in revenue of flooring services was principally caused by (i) the delay in the commencement of certain projects by main contractors and (ii) decrease in number of projects with higher contract sum as compared with the six months ended 30 September 2025.

The ancillary services segment includes specialised texture painting and waterproofing works. During the six months ended 30 September 2026, the revenue from ancillary services increased by approximately HK$8.6 million to approximately HK$37.4 million (2025: approximately HK$28.8 million). The increase in revenue of ancillary services was mainly due to securing projects with larger contract sums compared with the six months ended 30 September 2025.

收益

地坪鋪設服務分部涉及塗裝專利地坪鋪設塗層產品，以提供色彩豐富、防滑以及具防水及不易受石油化工產品破壞特性的耐磨表面。截至二零二六年九月三十日止六個月，地坪鋪設服務收益減少約12,500,000港元至約39,700,000港元（二零二五年：約52,200,000港元）。地坪鋪設服務的收益減少主要由於(i)總承建商推遲了部分項目的開工時間及(ii)與截至二零二五年九月三十日止六個月相比，合同金額較高的項目數量有所減少。

配套服務分部包括專業紋理塗裝及防水工程。截至二零二六年九月三十日止六個月，配套服務收益增加約8,600,000港元至約37,400,000港元（二零二五年：約28,800,000港元）。配套服務收益的增加主要歸因於所獲項目的合同金額較截至二零二五年九月三十日止六個月期間的項目更大。

The sales of materials segment include the sales of flooring and waterproofing materials. During the six months ended 30 September 2026, the revenue from the sales of materials increased by approximately HK$1.7 million to approximately HK$2.6 million (2025: approximately HK$942,000). The increase in revenue of sales of materials was primarily driven by higher sales volumes in Malaysia.

銷售材料分部包括銷售地坪鋪設及防水材料。截至二零二六年九月三十日止六個月，銷售材料收益增加約1,700,000港元至約2,600,000港元（二零二五年：約942,000港元）。銷售材料收益的增加主要得益於馬來西亞地區銷售量的提升。

In total, the revenue decreased by approximately HK$2.2 million from approximately HK$82.0 million for the six months ended 30 September 2025 to approximately HK$79.8 million for the six months ended 30 September 2026. The drop in revenue was mainly due to the decline in income from flooring services of approximately HK$12.5 million, which was largely offset by growth in ancillary services and material sales of approximately HK$10.3 million.

整體而言，收益由截至二零二五年九月三十日止六個月約82,000,000港元減少約2,200,000港元至截至二零二六年九月三十日止六個月約79,800,000港元。收益下降主要歸因於地坪鋪設服務收入減少約12,500,000港元，而該降幅在很大程度上被配套服務及材料銷售約10,300,000港元的增長所抵消。

A breakdown of the revenue is listed below:

收益明細載列如下：

		Six months ended 30 September 截至九月三十日止六個月	
		2026	2025
		二零二六年	二零二五年
		HK$	*HK$*
		港元	*港元*
Flooring services	地坪鋪設服務	**39,715,439**	52,240,543
Ancillary services	配套服務	**37,422,022**	28,776,896
Sales of materials	銷售材料	**2,622,463**	942,422
		79,759,924	81,959,861

Gross profit and gross profit margin

The Group's gross profit decreased by approximately HK$4.4 million, or approximately 15.7% from approximately HK$28.2 million for the six months ended 30 September 2025 to approximately HK$23.8 million for the six months ended 30 September 2026. The gross profit margin of the Group decreased from approximately 34.4% for the six months ended 30 September 2025 to approximately 29.8% for the six months ended 30 September 2026. Such decrease was primarily driven by certain lower margin projects secured to maintain competitiveness in the flooring and waterproofing markets.

毛利及毛利率

本集團的毛利由截至二零二五年九月三十日止六個月約28,200,000港元減少約4,400,000港元或約15.7%至截至二零二六年九月三十日止六個月約23,800,000港元。本集團的毛利率由截至二零二五年九月三十日止六個月約34.4%下降至截至二零二六年九月三十日止六個月約29.8%。此降幅主要源自於本集團為維持在地坪鋪設及防水市場中的競爭力，而承接了若干利潤率較低的項目。

Other income and other (losses)/gains, net

Other income and other losses, net of the Group was approximately HK$631,000 for the six months ended 30 September 2026 as compared with other income and other gains, net of approximately HK$202,000 for the same period of last year. The turnaround from other gains to other losses was mainly attributable to net fair value losses on financial assets at fair value through profit or loss of approximately HK$662,000 (2025: net fair value gains of approximately HK$82,000) with reference to the valuation performed by an independent valuer.

其他收入及其他(虧損)／收益淨額

截至二零二六年九月三十日止六個月，本集團的其他收入及其他虧損淨額約為631,000港元，而去年同期的其他收入及其他收益淨額約為202,000港元。由其他收益轉為其他虧損主要是由於經參考獨立估值師所進行的估值，以公平值計入損益之金融資產的公平值虧損淨額約662,000港元(二零二五年：公平值收益淨額約82,000港元)所致。

Reversal of/(provision for) impairment loss on trade and retention receivables and contract assets

For the six months ended 30 September 2026, the impairment loss on trade and retention receivables and contract assets of approximately HK$1.2 million was reversed (2025: provision for impairment loss of approximately HK$3.6 million).

應收貿易賬款及應收保留金以及合約資產之減值虧損撥回／(撥備)

截至二零二六年九月三十日止六個月，應收貿易賬款及應收保留金以及合約資產的減值虧損撥回約1,200,000港元(二零二五年：減值虧損撥備約3,600,000港元)。

Impairment loss is calculated under expected credit loss model with reference to the expected credit loss rates, which were determined based on the Group's internal and historical credit loss data, the days past due (as is applicable) and the probability of default of customers, and also taking into account the forward-looking information.

減值虧損乃根據預期信貸虧損模型及參照預期信貸虧損率計算，預期信貸虧損率則根據本集團內部及過往信貸虧損記錄、逾期日數(如適用)及客戶違約概率釐定，當中亦考慮前瞻性資料。

General and administrative expenses

General and administrative expenses of the Group increased by approximately HK$899,000 or approximately 5.6% from approximately HK$16.1 million for the six months ended 30 September 2025 to approximately HK$17.0 million for the same period ended 30 September 2026. The increase was primarily driven by increase in foreign exchange losses (2025: foreign exchange gains) and professional fees. General and administrative expenses consist primarily of staff cost, depreciation, professional fees and other general administrative expenses.

一般及行政開支

本集團的一般及行政開支由截至二零二五年九月三十日止六個月約16,100,000港元增加約899,000港元或約5.6%至截至二零二六年九月三十日止六個月約17,000,000港元。此增加主要由於匯兑虧損(二零二五年：匯兑收益)及專業費用的增加。一般及行政開支主要包括員工成本、折舊、專業費用及其他一般行政開支。

Income tax expense

Income tax expense for the Group decreased by approximately HK$612,000 from approximately HK$2.1 million for the six months ended 30 September 2025 to approximately HK$1.5 million for the six months ended 30 September 2026. Such decrease was mainly due to the decrease in taxable profit for the six months ended 30 September 2026 as compared with the same period of last year.

所得稅開支

本集團的所得稅開支由截至二零二五年九月三十日止六個月約2,100,000港元減少約612,000港元至截至二零二六年九月三十日止六個月約1,500,000港元。有關減少主要是由於截至二零二六年九月三十日止六個月的應課稅溢利較去年同期減少所致。

Profit for the period attributable to owners of the Company

As a result of the foregoing, the profits attributable to owners of the Company were approximately HK$4.9 million and approximately HK$6.0 million for the six months ended 30 September 2026 and 2025, respectively.

本公司擁有人應佔期間溢利

基於以上所述，本公司擁有人應佔溢利由截至二零二六年及二零二五年九月三十日止六個月分別約4,900,000港元及約6,000,000港元。

OUTLOOK

The Hong Kong property market is experiencing a steady recovery in 2026, driven by lower mortgage rates, a surge in mainland Chinese buyers, and strong rental demand. However, developers remain prudent in their development strategies in view of high unsold housing inventory, liquidity constraints, and continued volatility in property prices. Macroeconomic uncertainty and geopolitical tensions continue to weigh on near-term sentiment, contributing to a cautious outlook for the sector. Concurrently, the Company continues to face rising operating costs, including direct labour and material expenses, alongside keen competition in the market.

前景

在按揭利率下降、中國內地買家激增以及租賃需求強勁的帶動下，香港房地產市場在二零二六年正穩步復甦。然而，鑒於未售出房源庫存高企、流動性受限，以及物業價格持續波動，發展商在發展策略上仍保持審慎態度。宏觀經濟的不確定性及地緣政治緊張局勢，持續對短期市場情緒構成壓力，導致業界對前景持謹慎態度。與此同時，本公司持續面臨營運成本上升的壓力，包括直接勞工及材料開支，同時市場競爭亦日趨激烈。

Looking ahead, the Group remains cautiously optimistic of the medium to long-term prospects of the property markets in Hong Kong. Structural demand for quality housing and infrastructure, coupled with ongoing urban development initiatives, is expected to underpin market resilience over time. Against this backdrop, the Group will continue to sharpen its competitive edge through (i) pursuing diversification strategies to reduce business risks and exploring potential investment opportunities that broaden the Group's market presence; (ii) strengthening our foothold in ancillary services such as specialist texture painting and waterproofing works, where demand remains steady and offers avenues for growth; and (iii) implementing measures to manage operating costs and streamline administrative expenses, ensuring efficiency and agility in a competitive flooring and waterproofing markets.

展望未來，本集團對香港物業市場的中長期前景仍持審慎樂觀態度。對優質住宅及基建的結構性需求，加上持續進行的都市發展計劃，預期將長期支撐市場的韌性。在此背景下，本集團將繼續透過以下措施鞏固競爭優勢(i)推行多元化策略以降低業務風險，並探索能擴大本集團市場影響力的潛在投資機會；(ii)鞏固在專業紋理塗裝及防水工程等配套服務領域的立足點，該等領域需求持續穩定且具備增長空間；及(iii)實施措施以管控營運成本並精簡行政開支，確保在競爭激烈的地坪鋪設及防水市場中保持效率與靈活性。

These initiatives are designed to reinforce the Group's market positioning, safeguard shareholder value, and ensure sustainable returns as the property sector gradually stabilizes and new opportunities emerge.

此等舉措旨在鞏固本集團的市場定位、維護股東價值，並在房地產行業逐步趨穩及新機遇湧現之際，確保可持續的回報。

LIQUIDITY AND FINANCIAL RESOURCES

As at 30 September 2026, the Group's current ratio was approximately 2.2 times (31 March 2026: approximately 2.6 times) and the Group had cash and cash equivalents of approximately HK$35.2 million (31 March 2026: approximately HK$30.3 million). The total interest-bearing borrowings (include bank borrowings and lease liabilities) of the Group as at 30 September 2026 were approximately HK$19.6 million (31 March 2026: approximately HK$15.5 million). The borrowings were secured by the Group's certain assets with carrying amount of approximately HK$48.9 million as at 30 September 2026 (31 March 2026: approximately HK$49.8 million).

As at 30 September 2026, the Group had total assets of approximately HK$217.3 million (31 March 2026: approximately HK$195.9 million) which are financed by total liabilities and total equity of approximately HK$75.1 million (31 March 2026: approximately HK$54.2 million) and approximately HK$142.2 million (31 March 2026: approximately HK$141.7 million), respectively. The Board considers that the Group has sufficient financial resources to meet its funding requirement at all times.

流動資金及財務資源

於二零二六年九月三十日，本集團的流動比率約為2.2倍（二零二六年三月三十一日：約2.6倍），本集團持有現金及現金等價物約為35,200,000港元（二零二六年三月三十一日：約30,300,000港元）。於二零二六年九月三十日，本集團的計息借貸總額（包括銀行借貸及租賃負債）約為19,600,000港元（二零二六年三月三十一日：約15,500,000港元）。該等借貸以本集團於二零二六年九月三十日賬面值約48,900,000港元（二零二六年三月三十一日：約49,800,000港元）之若干資產作抵押。

於二零二六年九月三十日，本集團的總資產約為217,300,000港元（二零二六年三月三十一日：約195,900,000港元），而總負債及總權益分別約為75,100,000港元（二零二六年三月三十一日：約54,200,000港元）及約142,200,000港元（二零二六年三月三十一日：約141,700,000港元）。董事會認為本集團擁有足夠財務資源，可隨時滿足其資金需求。

GEARING RATIO

The gearing ratio of the Group as at 30 September 2026 was approximately 12.1% (31 March 2026: approximately 9.9%).

The gearing ratio is calculated based on the total interest-bearing borrowings divided by the total capital of approximately HK$161.8 million as at 30 September 2026 (31 March 2026: approximately HK$157.3 million). The total capital of the Group is calculated as total equity plus total borrowings.

資本負債比率

本集團於二零二六年九月三十日的資本負債比率約為12.1%(二零二六年三月三十一日:約9.9%)。

於二零二六年九月三十日,資本負債比率乃根據計息借貸總額除以總資本約161,800,000港元(二零二六年三月三十一日:約157,300,000港元)計算。本集團的總資本按總權益加總借貸計算。

CAPITAL STRUCTURE

The shares of the Company were listed on GEM of the Stock Exchange on 13 October 2016. The share capital of the Company only comprises ordinary shares.

As at 30 September 2026 and 31 March 2026, the Company's issued share capital was HK$5,974,440 and the number of its issued ordinary shares was 597,444,000 of HK$0.01 each.

資本架構

本公司股份於二零一六年十月十三日在聯交所GEM上市。本公司的股本僅包括普通股。

於二零二六年九月三十日及二零二六年三月三十一日,本公司的已發行股本為5,974,440港元,而其已發行普通股數目為597,444,000股,每股面值0.01港元。

SIGNIFICANT INVESTMENTS, MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

Save as disclosed in this report, there was no significant investment held by the Group nor any material acquisition or disposal of subsidiary, associate and joint venture for the six months ended 30 September 2026.

重大投資、重大收購及出售附屬公司、聯營公司和合營企業

除本報告所披露者外,於截至二零二六年九月三十日止六個月,本集團並無持有任何重大投資,亦無進行有關附屬公司、聯營公司和合營企業的任何重大收購或出售。

FUTURE PLANS FOR MATERIAL INVESTMENTS OR CAPITAL ASSETS

Save as disclosed in this report, the Group did not have other plans for material investments or capital assets as of 30 September 2026.

重大投資或資本資產之未來計劃

除本報告披露者外，於二零二六年九月三十日，本集團並無其他有關重大投資或資本資產的計劃。

RISK OF FOREIGN EXCHANGE FLUCTUATIONS

The Group's assets, liabilities, revenues and expenses are mainly denominated in Hong Kong dollars ("**HK$**"), Macau Pataca ("**MOP**") and Malaysian Ringgit ("**MYR**"). The exchange rates fluctuations of MOP and MYR against HK$ are primarily arising from the operations of the Group's subsidiaries in Macau and Malaysia. Considering their size of the operations, the Group is of the view that the risk of foreign exchange fluctuations of MOP and MYR against HK$ are insignificant to the Group.

The Group does not have foreign currency hedging arrangement but will closely monitor the exposure and take measures when necessary.

外匯波動風險

本集團的資產、負債、收益和開支主要以港元(「**港元**」)、澳門元(「**澳門元**」)和馬來西亞令吉(「**令吉**」)計值。澳門元和令吉對港元的匯率波動主要來自本集團於澳門和馬來西亞的附屬公司的業務。考慮到其業務規模，本集團認為澳門元和令吉兑港元的匯率波動風險對本集團而言並不重大。

本集團並無外幣對沖安排，但將密切監察有關風險並於必要時採取措施。

TREASURY POLICY

The Group adopted a prudent financial management approach towards its treasury policies and maintained a healthy liquidity position throughout the reporting period. To manage liquidity risk, the Board closely monitors the Group's liquidity position to ensure that the liquidity structure of the Group's assets, liabilities and commitments can meet its funding requirements from time to time.

庫務政策

本集團在庫務政策上採納審慎的財務管理方針，於報告期內一直維持穩健的流動資金狀況。為管理流動資金風險，董事會密切監察本集團的流動資金狀況，以確保本集團的資產、負債及承擔的流動資金結構能夠符合其不時的資金需求。

EMPLOYEES AND REMUNERATION POLICIES

As at 30 September 2026, the Group had 70 employees in total (31 March 2026: 70 employees). The employee costs of the Group (including directors' emoluments and management, administrative and operational staff costs) for the six months ended 30 September 2026 were approximately HK$17.2 million (2025: approximately HK$17.2 million).

The Group remunerates its employees based on their performance, working experience and with reference to the prevailing market conditions. On top of basic remuneration, discretionary bonus may be granted to senior management and staff members by reference to the Group's performance as well as individual's performance. Other staff benefits include medical benefits, mandatory provident fund and sponsorship of training courses.

僱員及薪酬政策

於二零二六年九月三十日，本集團共有70名僱員（二零二六年三月三十一日：70名僱員）。本集團截至二零二六年九月三十日止六個月之員工成本（包括董事酬金以及管理層、行政及營運員工成本）約為17,200,000港元（二零二五年：約17,200,000港元）。

本集團根據員工的表現、工作經驗及參考當時的市況制定員工薪酬。除基本薪酬外，亦可能參考本集團業績表現以及員工個人表現，向高級管理人員及職員發放酌情花紅。其他員工福利包括醫療福利、強制性公積金及培訓課程資助。

CONTINGENT LIABILITY

As at 30 September 2026 and 2025, the Group did not have any significant contingent liabilities.

或然負債

於二零二六年及二零二五年九月三十日，本集團並無任何重大或然負債。

CHANGES IN DIRECTORS

On 30 September 2026, Mr. Wat Danny Hiu Yan resigned as an independent non-executive Director, and Mr. Wong Ka Sing and Mr. Leong Chen Hsiung Martin were appointed as independent non-executive Directors. For the details in relation to the changes in Directors, please refer to the announcement of the Company dated 30 September 2026.

Save as disclosed in this report, there was no change in Directors during the six months ended 30 September 2026.

董事變動

於二零二六年九月三十日，屈曉昕先生辭去獨立非執行董事；同時，黃家昇先生及梁振雄先生獲委任為獨立非執行董事。有關董事變動的詳情，請參閱本公司日期為二零二六年九月三十日的公告。

除本報告所披露者外，截至二零二六年九月三十日止六個月內，董事會成員並無變動。

CHANGES IN DIRECTORS' AND CHIEF EXECUTIVES' INFORMATION UNDER RULE 17.50A(1) OF THE GEM LISTING RULES

Pursuant to the disclosure requirement under Rule 17.50A(1) of the GEM Listing Rules, the change in information of the Directors since the date of the annual report for the year ended 31 March 2026 of the Company is set out as below:

Mr. Wong Ka Sing was appointed as an executive director and a member of the nomination committee of ETHK Labs Inc. (stock code: 1931.HK) with effect from 10 November 2026.

根據GEM上市規則第17.50A(1)條的董事及最高行政人員資料變更

根據GEM上市規則第17.50A(1)條的披露規定，自本公司截至二零二六年三月三十一日止年度年報日期起，董事資料的變更載列如下：

自二零二六年十一月十日起，黃家昇先生獲委任為華檢醫療控股有限公司(股份代號：1931.HK)之執行董事及提名委員會成員。

DISCLOSURE OF INTERESTS

A. Directors' and chief executives' interests and short positions in the shares, underlying shares and debenture of the Company or any associated corporation

As at 30 September 2026, the interests or short positions of the Directors or the chief executive of the Company in the shares, underlying shares and debentures of the Company or any of the associated corporations (within the meaning of Part XV of the Securities & Futures Ordinance (Chapter 571 of the Laws of Hong Kong (the "**SFO**")) which were notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including any interests or short positions which they were taken or deemed to have under such provisions of the SFO) or which were required, pursuant to section 352 of the SFO, to be entered in the register referred to therein, or which were required, pursuant to the Rules 5.46 to 5.67 of the GEM Listing Rules relating to securities transactions by the Directors, to be notified to the Company and the Stock Exchange, were as follows:

權益披露

A. 董事及最高行政人員於本公司或任何相聯法團的股份、相關股份及債權證中擁有的權益及淡倉

於二零二六年九月三十日，本公司董事或最高行政人員於本公司或任何相聯法團（定義見香港法例第571章證券及期貨條例（「**證券及期貨條例**」）第XV部）的股份、相關股份及債權證中，擁有須根據證券及期貨條例第XV部第7及8分部知會本公司及聯交所的權益或淡倉（包括根據證券及期貨條例有關條文彼等被當作或被視為擁有的任何權益或淡倉），或根據證券及期貨條例第352條須登記於該條所指的登記冊內的權益或淡倉，或根據GEM上市規則第5.46至5.67條有關董事進行證券交易而須知會本公司及聯交所的權益或淡倉如下：

Long Position in the shares of the Company

於本公司股份的好倉

Name of Director **董事姓名**	**Nature of interest** **權益性質**	**Number of shares held or interested** **持有或擁有權益的股份數目**	**Approximate percentage of shareholding** **概約股權百分比**
Mr. Kwong Chi Man ("**Mr. Kwong**") 鄺志文先生(「**鄺先生**」)	Interest in controlled corporation *(Note 1)* 於受控制法團之權益*(附註1)*	392,886,000	65.76%

Note 1: Mr. Kwong beneficially owns 70% of the issued share capital of Sage City Investments Limited ("**Sage City**"), the beneficial owner holding 65.76% shareholding in the Company. Therefore, Mr. Kwong is deemed to be interested in all the shares of the Company which are beneficially owned by Sage City for the purpose of the SFO. Mr. Kwong is the chairman of the Company and an executive Director and also a director of Sage City.

附註1: 鄺先生實益擁有Sage City Investments Limited(「**Sage City**」)已發行股本的70%,而Sage City為持有本公司65.76%股權的實益擁有人。因此,就證券及期貨條例而言,鄺先生被視為於Sage City實益擁有之所有本公司股份中擁有權益。鄺先生為本公司主席兼執行董事以及Sage City的董事。

Long position in the shares of associated corporation

於相聯法團股份的好倉

Name of Director **董事姓名**	**Nature of interest** **權益性質**	**Number of shares held or interested in associated corporation** **持有或擁有權益的相聯法團股份數目**	**Percentage of shareholding** **股權百分比**
Mr. Yip Kong Lok ("**Mr. Yip**") 葉港樂先生（「**葉先生**」）	Beneficial owner *(Note 2)* 實益擁有人 *（附註2）*	3,000 shares in Sage City 於Sage City的3,000股股份	30% in Sage City 於Sage City的30%權益

Note 2: Mr. Yip is an executive Director and chief executive officer of the Company.

*附註2：*葉先生為本公司的執行董事兼行政總裁。

Save as disclosed above, as at 30 September 2026, none of the Directors or the chief executive of the Company had any interests and short positions in the shares, underlying shares or debentures of the Company or any of the associated corporations (within the meaning of Part XV of 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 any interests or short positions which they were taken or deemed to have under such provisions of the SFO) or which were required, pursuant to section 352 of the SFO, to be entered in the register referred to therein, or which were required, pursuant to the Rules 5.46 to 5.67 of the GEM Listing Rules relating to securities transactions by the Directors, to be notified to the Company and the Stock Exchange.

除上文披露者外，於二零二六年九月三十日，概無本公司董事或最高行政人員於本公司或任何相聯法團（定義見證券及期貨條例第XV部）的股份、相關股份或債權證中擁有須根據證券及期貨條例第XV部第7及8分部知會本公司及聯交所的任何權益及淡倉（包括根據證券及期貨條例有關條文彼等被當作或被視為擁有的任何權益或淡倉），或根據證券及期貨條例第352條須登記於該條所指的登記冊內，或根據GEM上市規則第5.46至5.67條有關董事進行證券交易而須知會本公司及聯交所的權益及淡倉。

B. Substantial Shareholders' and other persons' interests and short positions in the shares, underlying shares and debenture of the Company

So far as the Directors or the chief executive of the Company were aware, as at 30 September 2026, the following persons (other than the Directors or the chief executive of the Company) had interests or short positions in the shares or underlying shares of the Company which would fall to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register of interests required to be kept under section 336 of the SFO:

B. 主要股東及其他人士在本公司股份、相關股份及債權證中擁有的權益及淡倉

就董事所知，於二零二六年九月三十日，以下人士（並非本公司董事或最高行政人員）於本公司股份或相關股份中擁有根據證券及期貨條例第XV部第2及3分部條文須向本公司及聯交所披露的權益或淡倉，或已登記於根據證券及期貨條例第336條須存置的權益登記冊內的權益或淡倉：

Long Position in the shares of the Company

於本公司股份的好倉

Name 名稱／姓名	**Nature of interest** 權益性質	**Number of shares held or interested** 持有或擁有權益的股份數目	**Approximate percentage of shareholding** 概約股權百分比
Sage City	Beneficial interest *(Note 1)* 實益權益*（附註1）*	392,886,000	65.76%
Ms. Li Chuen Chun 李存珍女士	Interest of spouse *(Note 2)* 配偶權益*（附註2）*	392,886,000	65.76%

Notes:

1. Sage City is a company incorporated in the British Virgin Islands and is owned by Mr. Kwong and Mr. Yip as to 70% and 30%, respectively. Mr. Kwong is the chairman of the Company, an executive Director and also a director of Sage City. Mr. Yip is an executive Director and chief executive officer of the Company.

2. Ms. Li Chuen Chun, the spouse of Mr. Kwong, is deemed to be interested in all the shares in which Mr. Kwong is interested for the purposes of the SFO.

Save as disclosed above, as at 30 September 2026, the Company has not been notified by any persons (other than the Directors or the chief executive of the Company) who had interests or short positions in the shares or underlying shares of the Company which would fall to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were required to be recorded in the register of interests required to be kept under section 336 of the SFO.

附註：

1. Sage City乃於英屬處女群島註冊成立之公司，並由鄺先生及葉先生分別擁有70%及30%權益。鄺先生為本公司主席兼執行董事以及Sage City之董事。葉先生為本公司之執行董事兼行政總裁。

2. 李存珍女士是鄺先生的配偶，就證券及期貨條例而言，被視為於鄺先生所擁有之所有股份中擁有權益。

除上文披露者外，於二零二六年九月三十日，本公司並無接獲任何人士（並非本公司董事或最高行政人員）通知，表示其於本公司股份或相關股份中擁有權益或淡倉為根據證券及期貨條例第XV部第2及3分部條文須向本公司及聯交所披露，或須登記於根據證券及期貨條例第336條須存置的權益登記冊。

COMPETING INTERESTS

Other than members of the Group, none of the Directors or the controlling shareholders of the Company, neither themselves nor their respective close associates (as defined in the GEM Listing Rules) had interest in any business which competed or was likely to compete, directly or indirectly, with the business of the Group during the six months ended 30 September 2026.

競爭權益

除本集團成員公司外，概無董事或本公司控股股東本身或彼等各自之緊密聯繫人（定義見GEM上市規則）於截至二零二六年九月三十日止六個月內直接或間接與本集團業務構成競爭或相當可能構成競爭之任何業務中擁有權益。

CORPORATE GOVERNANCE PRACTICE AND COMPLIANCE

The Company has complied with the principles and applicable code provisions of the Corporate Governance Code (the "**CG Code**") as set out in Appendix C1 of the GEM Listing Rules for the six months ended 30 September 2026.

企業管治常規及遵例

本公司於截至二零二六年九月三十日止六個月已遵守GEM上市規則附錄C1所載的企業管治守則（「**企業管治守則**」）的原則及適用守則條文。

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted Rules 5.48 to 5.67 of the GEM Listing Rules as the code of conduct for securities transactions by the Directors in respect of the shares of the Company (the "**Code of Conduct**"). Having made specific enquiries to all Directors, each of them has confirmed that he/she has fully complied with the required standard of dealings set out in the Code of Conduct during the six months ended 30 September 2026.

董事的證券交易

本公司已採納GEM上市規則第5.48至5.67條作為董事就本公司股份進行證券交易的操守守則（「**操守守則**」）。對全體董事作出具體查詢後，各董事已確認本身於截至二零二六年九月三十日止六個月已全面遵守操守守則所載的必守交易準則。

PURCHASE, SALE OR REDEMPTION OF THE SHARES

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the shares of the Company for the six months ended 30 September 2026.

購買、出售或贖回股份

本公司或其任何附屬公司於截至二零二六年九月三十日止六個月均並無購買、出售或贖回本公司任何股份。

DIVIDEND

The Board does not recommend the payment of a dividend for the six months ended 30 September 2026 (2025: Nil).

A final dividend in respect of the year ended 31 March 2026 of HK0.9 cent per share, in an aggregate amount of HK$5,376,996, had been declared and approved by the shareholders of the Company in August 2026.

股息

董事會不建議派發截至二零二六年九月三十日止六個月之股息(二零二五年：無)。

截至二零二六年三月三十一日止年度的末期股息為每股0.9港仙，總額為5,376,996港元，已於二零二六年八月宣派及獲得本公司股東批准。

EVENTS AFTER THE REPORTING PERIOD

Save as disclosed in note 12 of the condensed consolidated interim financial statements, the Board is not aware of any events after the reporting period that requires disclosure.

報告期後事項

除簡明綜合中期財務報表附註12所披露者外，董事會並不知悉有任何報告期後事項須予披露。

SHARE OPTION SCHEME

The Company adopted a share option scheme (the "**Scheme**") on 24 September 2016 (the "**Adoption Date**") in compliance with Chapter 23 of the GEM Listing Rules. The Scheme had a term of ten years commencing from the Adoption Date. Since the adoption of the Scheme up to the date of this report, no share options were granted, exercised, cancelled, or lapsed under the Scheme. There were no outstanding share options during the six months ended 30 September 2026.

The number of options available for grant under the Scheme was 60,000,000 shares as at 1 April 2026.

As the Scheme expired on 23 September 2026, no share option was available for grant under the Scheme as at 30 September 2026 and the date of this report. The Company has not adopted any new share option scheme thereafter.

The total number of shares that may be issued in respect of share options granted under the Scheme during the six months ended 30 September 2026 divided by the weighted average number of shares in issue for the period was nil.

購股權計劃

於二零一六年九月二十四日(「**採納日期**」),本公司根據GEM上市規則第二十三章的規定採納了一項購股權計劃(「**該計劃**」)。由採納日期起計,該計劃的有效期為十年。自該計劃採納之日起至本報告日期止,並無根據該計劃授出、行使、註銷或失效的購股權。截至二零二六年九月三十日止六個月期間,並無任何尚未行使的購股權。

截至二零二六年四月一日,根據該計劃可供授出的購股權數目為60,000,000股份。

由於該計劃已於二零二六年九月二十三日屆滿,故截至二零二六年九月三十日及本報告日期,該計劃下已無任何可授出的購股權。本公司其後並未採納任何新的購股權計劃。

截至二零二六年九月三十日止六個月內,根據該計劃授予的購股權可能發行的股份總數除以期內已發行股份的加權平均數為零。

AUDIT COMMITTEE

The Company established an audit committee (the "**Audit Committee**") on 24 September 2016 with its written terms of reference in accordance with the GEM Listing Rules and the CG Code. The primary duties of the Audit Committee are to review and supervise the Group's financial reporting process and internal control system, nominate and monitor external auditors and to provide advice and comments to the Board on matters related to corporate governance.

The Audit Committee has reviewed this report and the Group's unaudited condensed consolidated financial statements for the six months ended 30 September 2026.

By order of the Board
Kwong Man Kee Group Limited
Kwong Chi Man
Chairman and Executive Director

Hong Kong, 27 November 2026

As at the date of this report, the executive Directors are Mr. Kwong Chi Man and Mr. Yip Kong Lok and the independent non-executive Directors are Ms. Yu Wan Wah Amparo, Ms. To Yee Man, Mr. Wong Ka Sing and Mr. Leong Chen Hsiung Martin.

審核委員會

本公司已於二零一六年九月二十四日根據GEM上市規則及企業管治守則之規定，成立審核委員會(「**審核委員會**」)，並以書面方式訂明其職權範圍。審核委員會之主要職責為審查及監察本集團的財務報告程序與內部監控系統、提名及監管外部核數師，並就企業管治相關事宜向董事會提供建議及意見。

審核委員會已審閱本報告及本集團截至二零二六年九月三十日止六個月的未經審核簡明綜合財務報表。

承董事會命
鄺文記集團有限公司
主席兼執行董事
鄺志文

香港，二零二六年十一月二十七日

於本報告日期，執行董事為鄺志文先生及葉港樂先生，獨立非執行董事為余韻華女士、杜依雯女士、黃家昇先生及梁振雄先生。