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CHI HO DEVELOPMENT HOLDINGS LIMITED
溙澔發展控股有限公司

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 8423)

INTERIM RESULTS ANNOUNCEMENT FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

The board (the "**Board**") of directors (the "**Directors**") of Chi Ho Development Holdings Limited (the "**Company**") is pleased to announce the unaudited condensed consolidated results of the Company and its subsidiaries 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, 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 the preliminary announcement of interim results.

By order of the Board
Chi Ho Development Holdings Limited
Leung Ka Ho, Raymond
Chairman of the Board and Executive Director

Hong Kong, 27 November 2026

As at the date of this announcement, the executive Directors are Mr. Leung Ka Ho, Raymond and Mr. Ho Chi Kwan; and the independent non-executive Directors are Ms. Ho Wing Shan, Mr. Leung Hung Kwong, Derrick and Mr. Moy Yee Wo, Matthew.

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, (i) the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive; and (ii) 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 on the Stock Exchange's website at www.hkexnews.hk for at least seven days from the date of its publication and on the Company's website at www.chdev.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.

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*This report, for which the directors (collectively the "**Directors**" and each, the "**Director**") of Chi Ho Development Holdings Limited (the "**Company**", and together with its subsidiaries, the "**Group**", "**we**", "**our**" or "**us**") 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.*

This report will remain on the "Latest Listed Company Information" page of the Stock Exchange's website at www.hkexnews.hk for at least seven days from the date of its publication and on the Company's website at www.chdev.com.hk.

CORPORATE INFORMATION

BOARD OF DIRECTORS

Executive Directors

Mr. Leung Ka Ho, Raymond *(Chairman)*
Mr. Ho Chi Kwan

Independent non-executive Directors

Ms. Ho Wing Shan
Mr. Leung Hung Kwong, Derrick
Mr. Moy Yee Wo, Matthew
Mr. Yau Sze Yeung
(resigned on 30 September 2026)

COMPANY SECRETARY

Mr. Chung Kiu Pan

AUTHORISED REPRESENTATIVES

Mr. Leung Ka Ho, Raymond
Mr. Chung Kiu Pan

AUDIT COMMITTEE

Mr. Moy Yee Wo, Matthew *(Chairman)*
Ms. Ho Wing Shan
(appointed on 30 September 2026)
Mr. Leung Hung Kwong, Derrick
Mr. Yau Sze Yeung
(resigned on 30 September 2026)

REMUNERATION COMMITTEE

Mr. Leung Hung Kwong, Derrick
(Chairman)
Ms. Ho Wing Shan
(appointed on 30 September 2026)
Mr. Moy Yee Wo, Matthew
Mr. Yau Sze Yeung
(resigned on 30 September 2026)

NOMINATION COMMITTEE

Mr. Moy Yee Wo, Matthew
(Chairman)
Ms. Ho Wing Shan
Mr. Leung Hung Kwong, Derrick
Mr. Yau Sze Yeung
(resigned on 30 September 2026)

SAFETY COMPLIANCE COMMITTEE

Mr. Leung Hung Kwong, Derrick
(Chairman)
Mr. Leung Ka Ho, Raymond
Mr. Ho Chi Kwan

AUDITOR

McMillan Woods (Hong Kong)
CPA Limited
Certified Public Accountants
24/F., Siu On Centre
188 Lockhart Road, Wan Chai
Hong Kong

REGISTERED OFFICE

Windward 3, Regatta Office Park
P.O. Box 1350
Grand Cayman, KY1-1108
Cayman Islands

HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Units 901, 902 and 908, 9/F
Magnet Place Tower 1
77–81 Container Port Road
Kwai Chung
New Territories
Hong Kong

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Ocorian Trust (Cayman) Limited
Windward 3, Regatta Office Park
P.O. Box 1350
Grand Cayman, KY1-1108
Cayman Islands

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Tricor Investor Services Limited
17/F, Far East Finance Centre
16 Harcourt Road
Hong Kong

PRINCIPAL BANKER

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

WEBSITE ADDRESS

www.chdev.com.hk

STOCK CODE

8423



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

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 September 2026

		Six months ended 30 September	
		2026	2025
	Notes	***HK$'000***	*HK$'000*
		(Unaudited)	(Unaudited)
Revenue	*4*	**86,104**	178,166
Cost of sales		**(84,827)**	(170,813)
Gross profit		**1,277**	7,353
Other income		**501**	1,335
Allowance recognised under expected credit loss model, net of reversal		**(24,293)**	(2,445)
Allowance recognised under expected credit loss model on loan to a joint venture		**(2,027)**	(14,330)
Administrative expenses		**(7,735)**	(9,490)
Finance costs		**(3,876)**	(2,525)
Loss before taxation	*5*	**(36,153)**	(20,102)
Income tax expense	*6*	**(84)**	(37)
Loss and total comprehensive expense for the period		**(36,237)**	(20,139)
Loss per share			
— Basic (HK cents)	*8*	**(4.53)**	(2.52)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

	Notes	As at 30 September 2026 HK$'000 (Unaudited)	As at 31 March 2026 HK$'000 (Audited)
Non-current assets			
Property, plant and equipment		**511**	1,230
Right-of-use asset		**4,610**	5,441
Investment property	9	**7,200**	7,200
Interest in a joint venture	10	**–**	9,595
Financial assets at fair value through profit or loss ("**FVTPL**")	11	**16,886**	16,586
		29,207	40,052
Current assets			
Trade and other receivables	12	**78,594**	85,949
Contract assets	13	**220,583**	233,754
Tax recoverable		**53**	845
Pledged bank deposits		**11,607**	12,766
Bank balances and cash		**5,689**	13,202
		316,526	346,516
Current liabilities			
Trade and other payables	14	**172,542**	176,494
Tax payable		**2,154**	2,154
Other borrowings	15	**32,400**	32,600
Bank borrowings	16	**89,028**	88,680
Lease liabilities — current portion		**1,392**	1,562
		297,516	301,490
Net current assets		**19,010**	45,026
Total assets less current liabilities		**48,217**	85,078
Non-current liabilities			
Lease liabilities — non-current portion		**2,861**	3,485
		2,861	3,485
Share capital	17	**8,000**	8,000
Reserves		**37,356**	73,593
Total equity		**45,356**	81,593
		48,217	85,078

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 30 September 2026

	Share capital *HK$'000*	Share premium *HK$'000* *(Note 1)*	Property revaluation reserve *HK$'000* *(Note 2)*	Other reserve *HK$'000* *(Note 3)*	Retained profits *HK$'000*	Total *HK$'000*
At 1 April 2026 (audited)	**8,000**	**31,777**	**2,355**	**2,200**	**37,261**	**81,593**
Loss and total comprehensive expense for the period	**–**	**–**	**–**	**–**	**(36,237)**	**(36,237)**
At 30 September 2026 (unaudited)	**8,000**	**31,777**	**2,355**	**2,200**	**1,024**	**45,356**
At 1 April 2025 (audited)	8,000	31,777	2,355	2,200	100,596	144,928
Loss and total comprehensive expense for the period	–	–	–	–	(20,139)	(20,139)
At 30 September 2025 (unaudited)	8,000	31,777	2,355	2,200	80,457	124,789

Notes:

1. Pursuant to the Companies Act (as revised) of the Cayman Islands and the Company's Articles of Association, the share premium of the Company is distributable to the equity holders provided that immediately following the date on which the dividend is proposed to be distributed, the Company will be in a position to pay off its debts as they fall due in the ordinary course of business.

2. The property revaluation reserve represents cumulative gains and losses arising from revaluation of the leasehold land and building in Hong Kong upon transfer to investment property. Such item will not be reclassified to profit or loss in subsequent periods.

3. Other reserve represents the aggregate of the share capital of Fulam Engineering Hong Kong Limited and Fulam Construction Engineering Company Limited ("**Fulam Construction**"), which were acquired by Idea Lion Limited and Diamond Step Ventures Limited, respectively, by issuing their respective new shares to the then controlling shareholders pursuant to the corporate reorganisation in 2016.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For the six months ended 30 September 2026

	Six months ended 30 September	
	2026	2025
	HK$'000	*HK$'000*
	(Unaudited)	(Unaudited)
Net cash used in operating activities	**(11,919)**	(16,666)
Net cash from (used in) investing activities	**8,928**	(3,275)
Net cash used in financing activities	**(4,522)**	(340)
Net decrease in cash and cash equivalents	**(7,513)**	(20,281)
Cash and cash equivalents at the beginning of the period	**13,202**	25,655
Cash and cash equivalents at the end of the period	**5,689**	5,374

NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 September 2026

1. CORPORATE INFORMATION

The Company was incorporated in the Cayman Islands as an exempted company with limited liability on 18 October 2016 under the Companies Act (as revised) of the Cayman Islands and its shares have been listed on GEM of the Stock Exchange since 13 March 2017 (the "**Listing**"). The ultimate and immediate holding companies are two companies namely, Sharp Talent Holdings Limited ("**Sharp Talent**") and Diamondfield Holdings Limited ("**Diamondfield**"), which are owned by Mr. Leung Ka Ho, Raymond and Mr. Ho Chi Kwan who are parties acting in concert, respectively.

The address of the registered office and principal place of business of the Company are at Windward 3, Regatta Office Park, P.O. Box 1350, Grand Cayman, KY1-1108, Cayman Islands and Units 901, 902 and 908, 9/F, Magnet Place Tower 1, 77–81 Container Port Road, Kwai Chung, New Territories, Hong Kong, respectively.

The Company is an investment holding company. The Group provides integrated service of (i) new capital works; (ii) site formation and geotechnical works; (iii) renovation and maintenance works; (iv) alteration and addition works; and (v) fitting-out works to its customers. The Group also engages in property development and property investment in Hong Kong.

The unaudited condensed consolidated financial statements are presented in Hong Kong dollar ("**HK$**") which is the same as the functional currency of the Company.

2. BASIS OF PREPARATION

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

Other than changes in accounting policies resulting from application of new and amendments to HKFRS Accounting Standards, the accounting policies and methods of computation used in the unaudited condensed consolidated financial statements for the six months ended 30 September 2026 are consistent with those applied in the audited consolidated financial statements for the year ended 31 March 2026.

The unaudited condensed consolidated financial statements have been prepared under the historical cost convention, except for certain financial assets at FVTPL and investment property.

The preparation of the unaudited condensed consolidated financial statements in conformity with the HKFRS Accounting Standards requires the use of certain critical accounting estimates. It also requires the management to exercise their judgements in the process of applying the Group's accounting policies.

The unaudited condensed consolidated financial statements have not been reviewed by the Company's auditor, but have been reviewed by the Company's audit committee.

3. APPLICATION OF NEW AND AMENDMENTS TO HKFRSs

In the current interim period, the Group has applied, for the first time, the following new and amendments to HKFRS Accounting Standards issued by the HKICPA which are mandatory effective for the annual period beginning on or after 1 April 2026 for the preparation of the Group's unaudited 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
Annual Improvements to HKFRS Accounting Standards — Volume 11	Amendments to HKFRS 1, HKFRS 7, HKFRS 9, HKFRS 10 and HKAS 7

The Group has adopted these new standards, amendments of standards and annual improvements and the adoption of these new standards, amendments of standards and annual improvements do not have significant impacts on the Group's unaudited condensed consolidated financial statements.

4. REVENUE

Revenue represents the fair value of amounts received and receivable by the Group in respect of (i) provision of the building renovation and construction services (which included new capital works, site formation and geotechnical works, and renovation and maintenance works, alteration and addition works and fitting-out works) to external customers and (ii) rental income from property leasing.

For the purposes of resources allocation and performance assessment, the chief operating decision maker, being the executive directors of the Company, reviews the overall results and financial position of the Group as a whole prepared based on the same set of accounting policies. The Group's reportable and operating segments under HKFRS 8 "Operating Segments" are as follows:

1. Building renovation and construction service — new capital works, site formation and geotechnical works, renovation and maintenance works, alteration and addition works and fitting-out works in Hong Kong

2. Property — property investment in Hong Kong

An analysis of the Group's reportable segment revenue by reportable and operating segment is as follows:

For the six months ended 30 September 2026

	Building renovation and construction service ***HK$'000*** **(Unaudited)**	**Property** ***HK$'000*** **(Unaudited)**	**Total** ***HK$'000*** **(Unaudited)**
Revenue			
Renovation and maintenance works	**51,597**	**–**	**51,597**
Alteration and addition works, and fitting-out works	**18,480**	**–**	**18,480**
Mixed projects *(note)*	**10,776**	**–**	**10,776**
Site formation and geotechnical works	**–**	**–**	**–**
New capital works	**5,054**	**–**	**5,054**
Revenue from contracts with customers	**85,907**	**–**	**85,907**
Revenue from property leasing	**–**	**197**	**197**
Total segment revenue	**85,907**	**197**	**86,104**

For the six months ended 30 September 2025

	Building renovation and construction service *HK$'000* (Unaudited)	Property *HK$'000* (Unaudited)	Total *HK$'000* (Unaudited)
Revenue			
Renovation and maintenance works	121,990	–	121,990
Alteration and addition works, and fitting-out works	32,200	–	32,200
Mixed projects *(note)*	12,651	–	12,651
Site formation and geotechnical works	–	–	–
New capital works	11,128	–	11,128
Revenue from contracts with customers	177,969	–	177,969
Revenue from property leasing	–	197	197
Total segment revenue	177,969	197	178,166

Note: Mixed projects represent the mixture of both renovation and maintenance works and alteration and addition works, and fitting-out works provided in a project.

5. LOSS BEFORE TAXATION

	Six months ended 30 September	
	2026	2025
	HK$'000	*HK$'000*
	(Unaudited)	(Unaudited)
Loss for the period has been arrived at after charging (crediting):		
Directors' remuneration	**2,226**	2,410
Other staff costs:		
Salaries and other allowances	**9,629**	12,795
Retirement benefit scheme contributions	**371**	536
	10,000	13,331
Total staff costs	**12,226**	15,741
Bank interest income	**(201)**	(214)
Change in fair value on financial assets at FVTPL	**(300)**	(294)
Depreciation of property, plant and equipment	**719**	724
Depreciation of right-of-use asset	**831**	856
Direct operating expenses of investment property	**34**	183

6. INCOME TAX EXPENSE

	Six months ended 30 September	
	2026	2025
	HK$'000	*HK$'000*
	(Unaudited)	(Unaudited)
Hong Kong Profits Tax		
— Current period	**–**	37
— Underprovision in prior years	**84**	–
	84	37

On 21 March 2018, the Hong Kong Legislative Council passed The Inland Revenue (Amendment) (No. 7) Bill 2017 (the "**Bill**") which introduces the two-tiered profits tax rates regime. The Bill was signed into law on 28 March 2018 and was gazetted on the following day. Under the two-tiered profits tax rates regime, the first HK$2 million of profits of the qualifying group entity will be taxed at 8.25%, and profits above HK$2 million will be taxed at 16.5%. The 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, Hong Kong Profits Tax of a subsidiary, namely Fulam Construction, for both periods is calculated at 8.25% on the first HK$2 million of the estimated assessable profits and at 16.5% on the estimated assessable profits above HK$2 million. For other entities of the Group, they are taxed at a flat rate of 16.5% for both periods.

7. DIVIDEND

The Board has resolved not to recommend the payment of an interim dividend for the six months ended 30 September 2026 (six months ended 30 September 2025: nil).

8. LOSS PER SHARE

The calculations of basic loss per share attributable to the owners of the Company for the six months ended 30 September 2026 are based on the followings:

	Six months ended 30 September	
	2026	2025
	HK$'000	*HK$'000*
	(Unaudited)	(Unaudited)
Loss:		
Loss for the purpose of basic loss per share (loss for the period)	**(36,237)**	(20,139)
Number of shares:		
Weighted average number of ordinary shares for the purpose of basic loss per share ('000)	**800,000**	800,000

No diluted loss per share for both periods were presented as there were no potential ordinary shares outstanding.

9. INVESTMENT PROPERTY

The Group leases out office under operating lease with rental receivables monthly. The lease runs for a period of 2 years. The Group is not exposed to foreign currency risk as a result of the lease arrangements, as the lease is denominated in the respective functional currencies of the group entities. The lease contract does not contain residual value guarantee and/or lessee's option to purchase the property at the end of lease term.

	Investment property
	HK$'000
FAIR VALUE	
At 1 April 2026 (audited)	7,200
Change in fair value recognised in profit or loss	–
At 30 September 2026 (unaudited)	7,200

As at 30 September 2026, the carrying amount of investment property pledged as security for the Group's bank borrowing amounted to HK$7,200,000 (31 March 2026: HK$7,200,000).

10. INTEREST IN A JOINT VENTURE

	30 September 2026 ***HK$'000*** **(Unaudited)**	31 March 2026 *HK$'000* (Audited)
Cost of investment in a joint venture *(note 1)*	**–**	–*
Share of post-acquisition profits and other comprehensive income	**–**	–
Loan to a joint venture *(note 2)*	**–**	66,037
Less: allowance for credit loss	**–**	(56,442)
	–	9,595

* The amount is below HK$1,000.

Note 1:

On 8 August 2022, the Group acquired 25% of the issued share capital of Acasa Property Limited ("**Acasa**") at a consideration of HK$1, which wholly owned 100% of the issued share capital of K18 Property Limited ("**K18**"). Acasa and K18 became the associates to the Company upon acquisition. Furthermore, on 19 January 2023, the Group completed the acquisition of an additional 25% of the issued share capital of Acasa at a consideration of HK$1, and Acasa and K18 became the joint ventures owned as to 50% by the Company. In October 2026, the Company has disposed of the investment in Acasa to the director of the Company at a consideration of HK$1.

Note 2:

The amount was unsecured, interest bearing at 1-month HIBOR + 2.85% per annum and has no fixed terms of repayment.

Details of each of the Group's joint ventures at the end of the reporting period are as follows:

Name of entity	**Place of incorporation/ registration**	**Issued and paid up capital**	**Proportion of ownership interest held by the Group**		**Proportion of voting rights held by the Group**		**Principal activity**
			30 September 2026	31 March 2026	**30 September 2026**	31 March 2026	
Acasa	Hong Kong	8,000 ordinary shares with paid up capital of HK$107,000	**50%**	50%	**50%**	50%	Investment holding
K18	Hong Kong	1 ordinary share with paid up capital of HK$1	**50%**	50%	**50%**	50%	Property development and sales of properties

In August 2026, the disposal of the land located in Kimberley Street in Hong Kong was completed. The proceeds from the disposal were used by the joint venture to repay the loan due to the Group. As a result of the remaining unsettled balance of the loan, the Group recognised a write-off under the expected credit loss model of approximately HK$2,027,000 in respect of its interest in the joint venture.

11. FINANCIAL ASSETS AT FVTPL

Fulam Construction has entered into (i) a life insurance policy to insure the chief financial officer of the Company in 2022; and (ii) a life insurance policy to insure an executive Director of the Company in 2023.

Under the insurance policies, the beneficiary and policy holder is Fulam Construction. Fulam Construction is required to pay an upfront payment for the insurance policies. Fulam Construction may request a partial surrender or full surrender of the insurance policies at any time and receive cash back based on the value of the policy at the date of withdrawal, which is determined by the gross premium paid at inception plus accumulated interest earned and minus policy expense and insurance premium charged (the "**Cash Value**"). If such withdrawal is made at any time during the 1st to the 18th policy year, as appropriate, a pre-determined specified surrender charge would be imposed. The financial asset at FVTPL carries guaranteed interests at interest rates ranging from 2% to 5.25% plus a premium determined by the insurance company during the tenures of the insurance policies.

Particulars of the insurance policies are as follows:

		Guaranteed interest rates	
Insured sum	**Upfront payment**	**First year**	**Second year and onwards**
US$6,100,000 (equivalent to approximately HK$47,580,000)	Approximately US$1,276,000 (equivalent to approximately HK$10,027,000)	4.25% per annum	2% per annum
US$3,100,000 (equivalent to approximately HK$24,180,000)	Approximately US$1,085,000 (equivalent to approximately HK$8,500,000)	5.25% per annum	2% per annum

The financial assets at FVTPL are categorised in Level 2 of the fair value hierarchy.

These financial assets were mandatorily classified as financial assets at FVTPL under HKFRS 9 as its contractual cash flows is not solely payments of principal and interest. The carrying amount of the financial assets at FVTPL as at 30 September 2026 approximate the Cash Value of the insurance policies and the expected life of the policies remained unchanged from the initial recognition. The entire balances of the life insurance policies are denominated in United States dollar ("**US$**").

12. TRADE AND OTHER RECEIVABLES

	30 September 2026 HK$'000 (Unaudited)	31 March 2026 HK$'000 (Audited)
Trade receivables	**26,869**	39,666
Less: allowance for credit loss	**(6,331)**	(6,216)
	20,538	33,450
Other receivables	**48,526**	39,861
Deposits for surety bonds *(note i)*	**5,597**	8,029
Prepaid subcontractor fee	**3,705**	2,049
Rental, utility, other deposits and prepaid expenses	**1,493**	3,673
	59,321	53,612
Less: allowance for credit loss	**(1,265)**	(1,113)
	58,056	52,499
Total trade and other receivables	**78,594**	85,949

Note:

(i) The amount represents the deposits as collateral security for surety bonds in respect of construction contracts issued by insurance companies in favour of the Group's customers. The deposits will be refunded to the Group upon the practical completion or at the end of the defect liability period of the relevant construction contracts. The Group classified these deposits as current because the Group expects to realise them in the normal operating cycle.

The Group allows a credit period of 7 to 60 days to its customers for its trade receivables.

The following is an ageing analysis of trade receivables presented based on invoice dates at the end of the reporting period:

	30 September 2026 HK$'000 (Unaudited)	31 March 2026 HK$'000 (Audited)
0–30 days	**13,170**	11,711
31–60 days	**1,778**	1,194
61–90 days	**469**	13,130
Over 90 days	**5,121**	7,415
	20,538	33,450

13. CONTRACT ASSETS

	30 September 2026	31 March 2026
	HK$'000	*HK$'000*
	(Unaudited)	(Audited)
Contract assets	**239,566**	248,406
Less: allowance for credit loss	**(18,983)**	(14,652)
	220,583	233,754
Analysed as current:		
Unbilled revenue of construction services	**150,541**	168,714
Unbilled retention receivables of construction services	**70,042**	65,040
	220,583	233,754

The contract assets primarily relate to the Group's right to consideration for work completed and not billed because the rights are conditioned on the Group's future performance. The contract assets are transferred to trade receivables when the rights become unconditional where the Group issued the invoices to bill the customers. The Group classified the contract assets as current because the Group expects to realise them in the normal operating cycles.

Typical payment terms which impact the amount of contract assets recognised are as follows:

- The Group's construction contracts include payment schedules which require stage payments over the construction services period once certain specified milestones are reached.

- The Group also typically agrees to a retention period for 5% to 10% of the contract value. This amount is included in contract assets until the end of the defect liability period as the Group's entitlement to this final payment is conditional on customer acceptance usually being 1 to 2 years from the date of completion of construction projects.

14. TRADE AND OTHER PAYABLES

	30 September 2026	31 March 2026
	HK$'000	*HK$'000*
	(Unaudited)	(Audited)
Trade payables	**99,057**	102,015
Retention payables to subcontractors *(note i)*	**62,950**	62,927
Accrued subcontracting charges	**7,033**	5,198
Other accruals	**3,105**	5,957
Provision for long service payment	**397**	397
Total trade and other payables	**172,542**	176,494

Note:

(i) Retention payables to subcontractors are interest-free and payable at the end of the defect liability period of individual contracts, normally one to two years from the completion date of the respective project.

The credit period on trade payables ranges from 0 to 30 days.

The following is an ageing analysis of trade payables presented based on the invoice dates at the end of the reporting period:

	30 September 2026	31 March 2026
	HK$'000	*HK$'000*
	(Unaudited)	(Audited)
0–30 days	**10.455**	11,264
31–60 days	**8,505**	9,945
61–90 days	**6,014**	14,523
Over 90 days	**74,083**	66,283
	99,057	102,015

15. OTHER BORROWINGS

	30 September 2026	31 March 2026
	HK$'000	*HK$'000*
	(Unaudited)	(Audited)
The ultimate holding company *(Note i)*	**25,100**	25,100
A substantial shareholder *(Note ii)*	**2,500**	–
Loan from Construction Industry Council *(Note iii)*	**4,800**	–
A company controlled by a joint venturer	**–**	4,500
A joint venturer	**–**	3,000
	32,400	32,600

Notes:

(i) As at 30 September 2026 and 31 March 2026, the amounts are unsecured, interest-bearing at 10% per annum and repayable within one year.

(ii) As at 30 September 2026, the amount is unsecured, interest-bearing at 13% per annum and repayable within 3 months.

(iii) As at 30 September 2026, the amount is secured by the corporate guarantee of the Company, interest-free and repayable within one year.

16. BANK BORROWINGS

	30 September 2026	31 March 2026
	HK$'000	*HK$'000*
	(Unaudited)	(Audited)
Secured bank borrowings:		
Bank loans	**73,881**	74,388
Factoring loans	**15,147**	14,292
	89,028	88,680
Carrying amounts repayable *(note)*:		
Within one year	**87,054**	86,110
More than one year, but not exceeding two years	**1,234**	1,234
More than two years, but not exceeding five years	**740**	1,336
Amount shown under current liabilities	**89,028**	88,680

Note: All bank borrowings contain a repayment on demand clause and are shown under current liabilities. The amounts due are presented based on scheduled repayment dates set out in the loan agreements.

Bank loans carry interest at Hong Kong Prime Rate ("**HKPR**") of the relevant bank minus 2.25% per annum, or at one-month Hong Kong Interbank Offered Rate ("**HIBOR**") plus 1.9% per annum. Factoring loans carry interest at Hong Kong Dollar Best Lending Rate ("**HKD BLR**") per annum.

The range of effective interest rates on bank borrowings as at 30 September 2026 (which are also equal to contracted interest rates) is 2.75% to 5.00% per annum.

As at 30 September 2026, banking facilities are secured by the personal guarantees provided by the executive directors of the Company, the corporate guarantee provided by the Company and a legal charge over the property held by Fulam Construction, a subsidiary of the Group, certain trade receivables and contract assets, pledged bank deposits and financial assets at FVTPL.

17. SHARE CAPITAL

	Number of ordinary shares	Amount *HK$'000*
Ordinary shares of HK$0.01 each		
Authorised:		
At 31 March 2026 and 30 September 2026	2,000,000,000	20,000
Issued and fully paid:		
At 31 March 2026 and 30 September 2026	800,000,000	8,000

18. RELATED PARTY DISCLOSURES

(i) Transactions and balances

During the period, the Group entered into the following transactions with its related parties:

Related parties	Nature of transactions/balances	As at/for the six months ended 30 September	
		2026 ***HK$'000*** **(Unaudited)**	2025 *HK$'000* (Unaudited)
Mr. Leung Ka Ho, Raymond	Short-term lease expense of a car parking space	**33**	30
K18	Revenue — New capital works	**584**	–
	Unbilled retention receivables	**–**	1,750

(ii) Compensation of key management personnel

	Six months ended 30 September	
	2026	2025
	HK$'000	*HK$'000*
	(Unaudited)	(Unaudited)
Directors' fees	**288**	288
Salaries and other allowances	**1,920**	2,104
Retirement benefits scheme contributions	**18**	18
	2,226	2,410

The remuneration of key management personnel is determined with regard to the performance of the individuals and market trends.

19. SURETY BONDS

Certain customers of construction contracts undertaken by the Group require the Group to issue guarantees for the performance of contract works in the form of surety bonds and secured by deposits. The surety bonds will be released when the construction contracts are practically completed.

At the end of the reporting period, the Group had outstanding surety bonds as follows:

	30 September 2026	31 March 2026
	HK$'000	*HK$'000*
	(Unaudited)	(Audited)
Issued by insurance companies	**66,364**	72,981

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW AND OUTLOOK

The Group is an established main contractor for the provision of (i) new capital works; (ii) site formation and geotechnical works; (iii) renovation and maintenance works; (iv) alteration and addition works; and (v) fitting-out works in Hong Kong. As a main contractor, the Group is responsible for the overall management, implementation and supervision of projects. The Group focuses on the management of projects, development of work programmes, procurement of works materials, operation of site works, co-ordination with the customers or their consultants and the environmental, safety and quality control of the works carried by the employees and the subcontractors. In addition, the Group also engages in property investment in Hong Kong and earns rental income.

New capital works refers to the development of new infrastructure or assets, encompassing projects such as roads, bridges, gardens, residential housing, commercial structures and industrial facilities. In respect of renovation and maintenance works, the Group encompasses the general upkeep, restoration and improvement of existing facilities and components of the buildings and their surroundings. As for alteration and addition works and fitting-out works, the Group revolves around the alteration and addition of building layout and structural works and decoration works to the interior spaces to the existing premises.

During the Relevant Period, there were 26 projects (six months ended 30 September 2025: 30 projects) with revenue contribution undertaken by the Group. During the Relevant Period, the Group was awarded 4 (six months ended 30 September 2025: 8) new projects, with total original contract sum of approximately HK$60.0 million (six months ended 30 September 2025: HK$127.3 million). As at 30 September 2026, the Group's project backlog amounted to approximately HK$275.9 million (31 March 2026: approximately HK$300.5 million).

The Directors consider that future opportunities and challenges facing the Group will continue to be affected by the progress of recovery of Hong Kong economy, which in turn affects the development of the construction industry in Hong Kong as well as labour costs and material costs. The Directors are of the view that the number of properties to be built and maintained in Hong Kong remains to be the key driver for the growth of the Hong Kong renovation and maintenance, alteration and addition works ("**RMAA**") and fitting-out sector. With the Group's experienced management team and reputation in the market, the Directors consider that the Group is well-positioned to compete against its competitors under such future challenges that are commonly faced by all competitors, and the Group will continue to strengthen the market position in the industry and expand the market share.

During the Relevant Period, the disposal of our commercial redevelopment project in Tsim Sha Tsui which owns a piece of land located in Kimberley Street (the "**Property**") was completed in August 2026. Going forward, the Group will continue to explore business and investment opportunities to further strengthen the Group's income stream and to enhance the Group in obtaining more sizeable projects. In this regard, the Group may consider whether any acquisitions, business rationalisation, fund raising and/or business diversification will be appropriate in order to enhance the long-term growth potential of the Group.

FINANCIAL REVIEW

Revenue

The Group's revenue decreased from approximately HK$178.2 million for the six months ended 30 September 2025 to approximately HK$86.1 million for the Relevant Period, representing a decrease of approximately HK$92.1 million or 51.7%. Such decrease was mainly driven by the decrease in revenue from RMAA and fitting-out works. The decline was largely driven by the prevailing weakness in the Hong Kong economy and specific challenges within the renovation industry arisen from the Tai Po Fire incident.

Cost of sales

The Group's cost of sales decreased from approximately HK$170.8 million for the six months ended 30 September 2025 to approximately HK$84.8 million for the Relevant Period, representing a decrease of approximately HK$86.0 million or 50.4%. Such decrease was mainly attributable to the decrease in the subcontracting charges in respect of RMAA works and fitting-out works undertaken by the Group during the Relevant Period.

Gross profit

The Group's gross profit decreased by approximately HK$6.1 million or 82.4% from approximately HK$7.4 million for the six months ended 30 September 2025 to approximately HK$1.3 million for the Relevant Period. Such decrease was mainly driven by the decrease in total revenue for the Relevant Period as discussed above. The Group's overall gross profit margin decreased from approximately 4.2% for the six months ended 30 September 2025 to approximately 1.5% for the Relevant Period, which was mainly attributable to the lower gross margin of certain projects undertaken during the Relevant Period. The significant decrease in revenue also meant that certain fixed operating costs, particularly staff costs, could not be as effectively absorbed, thereby compressing the overall gross profit margin.

Other income

The Group's other income decreased from approximately HK$1.3 million for the six months ended 30 September 2025 to approximately HK$0.5 million for the Relevant Period. Other income for the Relevant Period primarily comprised the fair value gain on financial assets at FVTPL and the bank interest income.

Allowance recognised under expected credit loss model, net of reversal

An amount of approximately HK$24.3 million was recognised as an allowance recognised under expected credit loss model for the Relevant Period, as compared to approximately HK$2.4 million for the six months ended 30 September 2025. Such significant increase was mainly driven by (i) credit impairment upon finalisation of final accounts for certain completed construction projects, and (ii) higher ECL provisions on trade receivables and contract assets amid the sluggish Hong Kong construction and property market and lingering market challenges in the renovation sector following the Tai Po Fire incident.

Allowance recognised under expected credit loss model on loan to a joint venture

For the Relevant Period, the Group recognised an allowance under expected credit loss model of approximately HK$2.0 million in respect of the Group's interest in a joint venture, as compared to approximately HK$14.3 million for the six months ended 30 September 2025. This impairment loss arose primarily from the shortfall in settling the loan to the joint venture following the proceeds received from the completion of the disposal of the Property in August 2026.

Administrative expenses

The Group's administrative expenses primarily comprised staff costs, audit fee and other professional costs in relation to the compliance with the GEM Listing Rules. The Group's administrative expenses decreased by approximately HK$1.8 million or 18.9% from approximately HK$9.5 million for the six months ended 30 September 2025 to approximately HK$7.7 million for the Relevant Period. The decrease was mainly due to the cost saving measures implemented by the Group during the Relevant Period in response to the challenging economic environment, resulting in lower staff costs and other operating expenses.

Finance costs

The Group's finance costs increased by approximately HK$1.4 million or 56.0% from approximately HK$2.5 million for the six months ended 30 September 2025 to approximately HK$3.9 million for the Relevant Period due to the increase in the other borrowings.

Income tax expense

The Group's income tax expense remained stable at approximately HK$84,000 for the Relevant Period, as compared to approximately HK$37,000 for the six months ended 30 September 2025.

Loss and total comprehensive expense for the period attributable to the owners of the Company

The Company's loss and total comprehensive expense for the period attributable to the owners of the Company increased by HK$16.1 million or 80.1% from approximately HK$20.1 million for the six months ended 30 September 2025 to approximately HK$36.2 million for the Relevant Period.

It was primarily attributable to the net effect of (i) the decrease in total revenue and gross profit for the Relevant Period; and (ii) allowance recognised under expected credit loss model on trade and other receivables and contract assets.

LIQUIDITY AND FINANCIAL RESOURCES

The Group's current ratio remained stable at approximately 1.1 times as at 31 March 2026 and 30 September 2026, respectively.

As at 30 September 2026, the Group had bank borrowings of approximately HK$89.0 million (31 March 2026: approximately HK$88.7 million). The gearing ratio, calculated based on the total loan from substantial shareholders, borrowings and lease liabilities divided by total equity at the end of the year/period and multiplied by 100%, increased from approximately 154.8% as at 31 March 2026 to approximately 277.1% as at 30 September 2026, which was mainly due to decrease in total equity. With available bank balances and cash and bank credit facilities, the Directors expect the Group has sufficient liquidity to satisfy its funding requirements.

However, attention is drawn to the fact that the Group recorded a net loss of approximately HK$36.2 million for the six months ended 30 September 2026, and as of that date, certain financial indicators suggest the existence of a material uncertainty that may cast significant doubt on the Group's ability to continue as a going concern.

In response to these conditions, management has formulated and actively implemented a comprehensive liquidity management plan, which includes but is not limited to:

(a) Financial Support: Seeking continuous financial commitments from the ultimate holding company and major shareholders of the Company, where necessary, to support the working capital demands of the Group.

(b) Operational plans: Implementing cost control measures and generating sufficient operating cash flows to meet its current and future obligations.

Taking into account the above remedial measures, the Directors are satisfied that the Group will have sufficient working capital to meet its financial obligations as and when they fall due in the next twelve months. Consequently, the consolidated financial statements have been prepared on a going concern basis.

The Group's borrowings and bank balances are denominated in HK$ and there was no significant exposure to foreign exchange rate fluctuations during the Relevant Period.

For further details regarding the borrowings, please refer to notes 15 and 16 to the unaudited condensed consolidated financial statements.

TREASURY POLICY

The Group has adopted a prudent financial management approach towards its treasury policies and thus maintained a healthy liquidity position throughout the Relevant Period. The Group strives to reduce exposure to credit risk by performing ongoing credit assessments and evaluations of the financial status of its customers. 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 other commitments can meet its funding requirements from time to time.

CAPITAL STRUCTURE

There has been no change in the capital structure of the Group since the Listing. The share capital of the Company only comprises ordinary shares.

As at 30 September 2026, the Company's issued share capital was HK$8,000,000 and the number of its issued ordinary shares was 800,000,000 of HK$0.01 each.

COMMITMENTS

The Group has entered into a joint venture agreement, pursuant to which the Group has committed to provide shareholders' loans to the joint venture (i.e. Acasa) amounting to HK$40 million during the course of the redevelopment project of the outstanding Property. As at 30 September 2026 and 31 March 2026, the Group had nil commitment to provide shareholder's loan to Acasa.

SEGMENTAL INFORMATION

Segmental information is presented for the Group as disclosed in note 4 to the unaudited condensed financial statements.

FUTURE PLANS FOR MATERIAL INVESTMENTS AND CAPITAL ASSETS

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

SIGNIFICANT INVESTMENTS HELD, MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES AND AFFILIATED COMPANIES

The Group's significant investments comprised investment property, interest in a joint venture and financial assets at fair value through profit or loss.

Investment property

The following table sets forth the cost, fair value and size relative to the Group's total assets as at the dates indicated:

	As at 30 September 2026			As at 31 March 2026		
Investment property	**Cost** ***HK$'000***	**Fair value** ***HK$'000***	**Percentage to the Group's total assets**	Cost *HK$'000*	Fair value *HK$'000*	Percentage to the Group's total assets
Office unit in Hong Kong *(Note 1)*	**8,100**	**7,200**	**2.0%**	8,100	7,200	1.9%

Note 1: As disclosed in the Company's announcement dated 19 November 2021, the Company moved to the current head office and principal place of business with effect from 19 November 2021. Following this move, the Group reclassified its former head office from property, plant and equipment to investment property during the year ended 31 March 2022.

The Group measures the investment property at fair value.

The Group's investment strategy is to utilise its former head office by earning rental income and capital appreciation from the investment property.

Interest in a joint venture

The following table sets forth the investment cost, share of post-acquisition profits and other comprehensive income, dividend received during the period, carrying amount and size relative to the Group's total assets as at the dates indicated:

	As at 30 September 2026					
Joint venture	**Investment cost** ***HK$'000***	**Share of post-acquisition profits and other comprehensive income during the period** ***HK$'000***	**Dividend received during the period** ***HK$'000***	**Loan to the joint venture** ***HK$'000***	**Carrying amount** ***HK$'000***	**Percentage to the Group's total assets**
Acasa *(Note 2)*	**–**	**–**	**–**	**– *(Note 3)***	**–**	**0%**

	As at 31 March 2026					
Joint venture	Investment cost *HK$'000*	Share of post-acquisition profits and other comprehensive income during the year *HK$'000*	Dividend received during the year *HK$'000*	Loan to the joint venture *HK$'000*	Carrying amount *HK$'000*	Percentage to the Group's total assets
Acasa *(Note 2)*	–*	–	–	9,595 *(Note 3)*	9,595	2.5%

* The amount is below HK$1,000.

Note 2: As disclosed in the Company's announcement dated 8 August 2022, on 8 August 2022 the Group acquired 25% of the issued share capital of Acasa. Furthermore, as disclosed in the Company's announcement dated 19 January 2023, on 19 January 2023 the Group has completed the acquisition of an additional 25% of the issued share capital of Acasa and Acasa became a joint venture company owned as to 50% by the Group. K18 Property Limited, being a wholly owned subsidiary of Acasa, wholly owns the Property. Acasa is an investment holding company and K18 Property Limited is a property holding company.

As at 30 September 2025, Acasa had 8,000 ordinary shares in issue. Of which, 4,000 ordinary shares were held by the Group.

The Group accounts for interest in a joint venture using equity method of accounting.

Note 3: The amount is after an impairment loss of approximately HK$2,027,000 recognised during the Relevant Period.

In August 2026, the disposal of the Property held by the joint venture was completed. In October 2026, the Company has disposed of the interest in a joint venture to the director of the Company.

Financial assets at FVTPL

The following table sets forth the original cost, change in fair value during the period, carrying amount and size relative to the Group's total assets as at the dates indicated:

	As at 30 September 2026			
Financial assets at FVTPL	**Original cost brought forward** ***HK$'000***	**Change in fair value during the period** ***HK$'000***	**Carrying amount** ***HK$'000***	**Percentage to the Group's total assets**
Financial assets at FVTPL *(Note 4)*	**18,527**	**300**	**16,886**	**4.9%**

	As at 31 March 2026			
Financial assets at FVTPL	Original cost brought forward *HK$'000*	Change in fair value during the year *HK$'000*	Carrying amount *HK$'000*	Percentage to the Group's total assets
Financial assets at FVTPL *(Note 4)*	18,527	550	16,586	4.3%

Note 4: As disclosed in the Company's announcements dated 20 May 2022 and 2 June 2023, the Company entered into life insurance policies with HSBC Life (International) Limited in respect of (i) Mr. Chung Kiu Pan (the chief financial officer of the Group) and (ii) Mr. Ho Chi Kwan (an executive Director of the Company), respectively. An initial single premium of approximately US$1,276,000 (equivalent to approximately HK$10,027,000) and US$1,085,000 (equivalent to approximately HK$8,500,000) was placed thereunder. The death benefit is US$6,100,000 (equivalent to approximately HK$47,580,000) and US$3,100,000 (equivalent to approximately HK$24,180,000), and the beneficiary and policy holder of the life insurance policies is the Company's subsidiary, namely Fulam Construction Engineering Company Limited.

The Group measures deposit paid for life insurance policy at FVTPL.

The Group's investment strategy is to insure against the risk of death of Mr. Chung and Mr. Ho which pursuant to their positions in the Group as chief financial officer and the executive director, which may have substantial impact to the management of the Group. In addition, the Company also considered that the amount of death benefit receivable in the event of the insured person's death under the life insurance policies is substantially higher than the premium paid.

Save as disclosed in this report, the Group did not hold other significant investments and did not have other material acquisitions and disposals of subsidiaries and affiliated companies during the Relevant Period.

CONTINGENT LIABILITIES

Save as disclosed in note 19 to the unaudited condensed consolidated financial statements in respect of surety bonds, as at 30 September 2026, the Group did not have other material contingent liabilities.

EXPOSURE TO EXCHANGE RATE FLUCTUATION

The Group's revenue generating operations are mainly transacted in HK$. Our financial assets at FVTPL are denominated in US$. Since HK$ is pegged to US$, the Group does not expect any significant movement in the US$/HK$ exchange rate. The Directors consider the impact of foreign exchange exposure to the Group is minimal.

CHARGE OF GROUP'S ASSETS

As at 30 September 2026, the Group's pledged certain assets to banks in order to secure bank loans and general banking facilities granted by these banks as disclosed in note 16 to the unaudited condensed financial statements.

EVENT AFTER THE REPORTING PERIOD

In October 2026, the Company disposed of its interest in a joint venture to Mr. Leung Ka Ho Raymond, a director of the Company at a consideration of HK$1. The transaction constitutes an exempted connected transaction under the GEM Listing Rules.

Save as disclosed above, there is no significant event requiring disclosure that has taken place subsequent to 30 September 2026 and up to the date of this report.

EMPLOYEES AND REMUNERATION POLICIES

As at 30 September 2026, the Group employed a total of 48 employees (31 March 2026: 58 employees). The staff costs, including Directors' emoluments, of the Group were approximately HK$12.2 million for the Relevant Period (six months ended 30 September 2025: approximately HK$15.7 million). Remuneration is determined with reference to market terms and the performance, qualification and experience of individual employee. In addition to a basic salary, year-end discretionary bonuses were offered to those staff with outstanding performance to attract and retain eligible employees to contribute to the Group. Apart from basic remuneration, share options may be granted to eligible employees by reference to the Group's performance as well as individual contribution.

DISCLOSURE OF INTERESTS

A. Directors' and Chief Executives' Interests and Short Positions in Shares, Underlying Shares and Debentures

As at 30 September 2026, interests or short positions of the Directors, chief executives of the Company in the Shares, underlying Shares and debentures of the Company or any of its associated corporation (within the meaning of Part XV of the Securities and Futures Ordinance (the "**SFO**")) which were required (i) to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO), or (ii) pursuant to Section 352 of the SFO, to be entered in the register referred to therein, or (iii) pursuant to Rules 5.46 to 5.67 of the GEM Listing Rules, to be notified to the Company and the Stock Exchange, were as follows:

(i) Long Position in the Company's Shares

Name of Directors	Capacity	Number and class of securities	Approximate percentage of shareholding
Mr. Leung Ka Ho, Raymond *(Notes 1 & 2)*	Interest in a controlled corporation; interest held jointly with another person	574,540,000 ordinary Shares	71.8%
Mr. Ho Chi Kwan *(Notes 1 & 3)*	Interest in a controlled corporation; beneficial owner; interest held jointly with another person	574,540,000 ordinary Shares	71.8%

Notes:

1. On 11 November 2016, Mr. Leung and Mr. Ho entered into the Concert Parties Confirmatory Deed to acknowledge and confirm, among other things, that they are parties acting in concert with each of the members of the Group and continue as at and after the date of the Concert Parties Confirmatory Deed, details of which are set out in the paragraphs headed "History, reorganisation and corporate structure — Parties acting in concert" in the prospectus of the Company dated 28 February 2017 ("**Prospectus**").

2. 574,540,000 Shares in which Mr. Leung is interested consist of (i) 343,540,000 Shares held by Sharp Talent, a company wholly owned by Mr. Leung, in which Mr. Leung is deemed to be interested under the SFO; and (ii) 231,000,000 Shares in which Mr. Leung is deemed to be interested as a result of being a party acting-in-concert with Mr. Ho.

3. 574,540,000 Shares in which Mr. Ho is interested consist of (i) 199,590,000 Shares held by Diamondfield, a company wholly owned by Mr. Ho, in which Mr. Ho is deemed to be interested under the SFO; (ii) 31,410,000 Shares held by Mr. Ho as beneficial owner; and (iii) 343,540,000 Shares in which Mr. Ho is deemed to be interested as a result of being a party acting-in-concert with Mr. Leung.

(ii) Long position in the ordinary shares of associated corporations

Name of Directors	Name of associated corporations	Capacity	Number and class of securities	Approximate percentage of shareholding
Mr. Leung Ka Ho, Raymond	Sharp Talent	Beneficial owner	1 ordinary Share	100%
Mr. Ho Chi Kwan	Diamondfield	Beneficial owner	1 ordinary Share	100%

Save as disclosed above, as at 30 September 2026, none of the Directors nor chief executive of the Company has registered an interest or short positions in the Shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) (i) which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which were taken or deemed to have under such provisions of the SFO); or (ii) which were required, pursuant to Section 352 of the SFO, to be entered in the register referred to therein; or (iii) which were required to be notified to the Company and the Stock Exchange pursuant to GEM Listing Rules.

B. Substantial Shareholders' and Other Persons' Interests and Short Positions in Shares, Underlying Shares and Debentures

As at 30 September 2026, the interest and short positions of the person (other than the Directors or chief executive of the Company) or company which was required to be recorded in the register required to be kept under Section 336 of the SFO were as follows:

Name	Capacity	Number and class of securities	Long/ short position	Approximate percentage of shareholding
Sharp Talent *(Note)*	Beneficial owner; interest held jointly with another person	574,540,000 ordinary Shares	Long	71.8%
Diamondfield *(Note)*	Beneficial owner; interest held jointly with another person	574,540,000 ordinary Shares	Long	71.8%

Note:

On 11 November 2016, Mr. Leung Ka Ho, Raymond and Mr. Ho Chi Kwan entered into the Concert Parties Confirmatory Deed to acknowledge and confirm, among other things, that they are parties acting in concert with each of the members of the Group and continue as at and after the date of the Concert Parties Confirmatory Deed, details of which are set out in the paragraphs headed "History, reorganisation and corporate structure — Parties acting in concert" in the Prospectus. As such, pursuant to the parties acting in concert arrangement, each of the Controlling Shareholders, i.e. Sharp Talent (being wholly owned by Mr. Leung), Mr. Leung, Diamondfield (being wholly owned by Mr. Ho) and Mr. Ho is deemed to be interested in 71.8% of the issued share capital of the Company.

Save as disclosed above, as at 30 September 2026 and so far as is known to the Directors, no person, other than the Directors and chief executive of the Company whose interests are set out in the section "Directors' and Chief Executives' Interests and Short Positions in Shares, Underlying Shares and Debentures" above, had notified the Company of an interest or short position in the shares or underlying shares of the Company that was required to be recorded in the register required to be kept by the Company pursuant to Section 336 of the SFO.

DIRECTORS' SECURITIES TRANSACTIONS

The Group has adopted a code of conduct regarding securities transactions by the Directors on terms no less exacting than the required standards of dealings set out in Rules 5.48 to 5.67 of the GEM Listing Rules. The Company had also made specific enquiries of all the Directors and the Company was not aware of any non-compliance with the required standard of dealings regarding securities transactions by the Directors throughout the Relevant Period.

DIVIDEND

The Board has resolved not to recommend the payment of interim dividend for the Relevant Period (six months ended 30 September 2025: nil).

SHARE OPTION SCHEME

The Company has conditionally adopted a share option scheme on 22 February 2017 (the "**Share Option Scheme**").

There was no share option or awards granted or agreed to be granted, exercised, cancelled, forfeited or lapsed under the Share Option Scheme during the Relevant Period, and there was no outstanding share option under the Share Option Scheme as at 30 September 2026.

COMPETING AND CONFLICTS OF INTERESTS

The Directors are not aware of any business or interest of the Directors nor the controlling shareholder of the Company nor any of their respective associates (as defined in the GEM Listing Rules) that compete or may compete with the business of the Group and any other conflicts of interest which any such person has or may have with the Group during the Relevant Period.

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

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's listed securities (including sale of treasury shares) during the Relevant Period. During the Relevant Period, the Company did not hold any treasury shares.

CORPORATE GOVERNANCE CODE

Pursuant to the code provision C.2.1 of Part 2 of the Corporate Governance Code (the "**CG Code**") as set out in Appendix C1 to the GEM Listing Rules, the roles of chairman and chief executive should be separate and should not be performed by the same individual. The division of responsibilities between the chairman and chief executive should be clearly established.

Mr. Leung Ka Ho, Raymond currently assumes the role of both chairman of the Company and chief executive of the Company. Considering that Mr. Leung Ka Ho, Raymond has been operating and managing the Group since 2002, the Board believes that it is in the best interest of the Group to have Mr. Leung Ka Ho, Raymond taking up both roles for effective management and business development. It provides a strong and consistent leadership to the Group and that the current management has been effective in the development of the Group and the implementation of business strategies under the leadership of Mr. Leung Ka Ho, Raymond. In allowing the two roles to be vested in the same person, the Group believes both positions require in-depth knowledge and considerable experience of the Group's business and Mr. Leung Ka Ho, Raymond is the most suitable person to occupy both positions for effective management of the Group. Therefore, the Board considers that the deviation from code provision C.2.1 of Part 2 of the CG Code is appropriate in such circumstance.

For the Relevant Period, save as disclosed above, the Company has complied with the applicable code provisions of the CG Code in all material respects.

AUDIT COMMITTEE

The Company established an audit committee (the "**Audit Committee**") with its written terms of reference in compliance with the GEM Listing Rules, in accordance with provisions set out in the CG Code which are available on the websites of the Stock Exchange and the Company. The primary duties of the Audit Committee are to make recommendations to the Board on the appointment, reappointment and removal of the external auditor, to review and monitor the external auditor's independence and objectivity and the effectiveness of the audit process in accordance with applicable standards, and to monitor the integrity of the Company's annual report and interim financial reports before submission to the Board. The Audit Committee consists of three members, namely Mr. Moy Yee Wo, Matthew, Ms. Ho Wing Shan and Mr. Leung Hung Kwong, Derrick, all being independent non-executive Directors of the Company. Mr. Moy Yee Wo, Matthew currently serves as the chairman of the Audit Committee.

The Audit Committee has reviewed the unaudited condensed consolidated financial statements of the Group for the Relevant Period.

By order of the Board
Chi Ho Development Holdings Limited
Leung Ka Ho, Raymond
Chairman and Executive Director

Hong Kong, 27 November 2026

As at the date of this report, the executive Directors are Mr. Leung Ka Ho, Raymond and Mr. Ho Chi Kwan; and the independent non-executive Directors are Ms. Ho Wing Shan, Mr. Leung Hung Kwong, Derrick and Mr. Moy Yee Wo, Matthew.