MIRAMAR GROUP

MIRAMAR HOTEL AND INVESTMENT COMPANY, LIMITED
美麗華酒店企業有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 71)

2025 INTERIM RESULTS ANNOUNCEMENT

INTERIM RESULTS

The Board of Directors of Miramar Hotel and Investment Company, Limited (the "Company") are announcing the consolidated results of the Company and its subsidiaries (the "Group") for the six months ended 30 June 2025 together with the comparative figures for the corresponding period in 2024.

Highlights

- The Group's revenue decreased by 7.6% to HK$1,295.0 million (2024: HK$1,400.8 million)
- Profit attributable to shareholders decreased by 13.7% to HK$322.1 million (2024: HK$373.1 million)
- Underlying profit attributable to shareholders* decreased by 14.1% to HK$341.8 million (2024: HK$398.1 million)
- Earnings per share and underlying earnings per share* of HK$0.47 (2024: HK$0.54) and HK$0.49 (2024: HK$0.58) respectively
- Interim dividends per share of HK23 cents (2024: HK23 cents) are payable in cash

* *Underlying profit attributable to shareholders and underlying earnings per share excluded the post-tax effects of the investment properties valuation movements*

CHAIRMAN AND CEO'S STATEMENT

Dear shareholders,

On behalf of the Board of Directors of Miramar Hotel and Investment Company, Limited (the "Company"), I would like to present the report on the financial and operational performance of the Company and its subsidiaries (the "Group") for the six months ended 30 June 2025 (the "period").

CONSOLIDATED RESULTS

The Group's revenue for the period amounted to HK$1,295.0 million (2024: HK$1,400.8 million), representing a decrease of 7.6% against the corresponding period last year. Profit attributable to shareholders decreased by 13.7% to HK$322.1 million (2024: HK$373.1 million). Excluding the net decrease in fair value of investment properties (after deducting non-controlling interests and related tax effects), the underlying profit attributable to shareholders decreased by 14.1% to HK$341.8 million (2024: HK$398.1 million). The underlying earnings per share were HK49 cents, representing a decrease of 14.1% year-on-year.

INTERIM DIVIDEND

The Directors declare the payment of an interim dividend of HK23 cents per share in respect of the six months ended 30 June 2025 to shareholders listed on the Register of Members at the close of business on 26 September 2025 (Friday). The interim dividend is expected to be distributed to shareholders on 14 October 2025 (Tuesday).

OVERVIEW

Over the past year, the hospitality industry has undergone significant challenges, driven by sluggish global economic growth, ongoing geopolitical tensions and trade wars on tariffs. These factors have contributed to supply chain restructuring, disrupted free trade and affected the willingness for business travel. Meanwhile, with the northbound spending trend among Hong Kong residents, the average daily traffic volume of Hong Kong single-licensed vehicles crossing borders under the "Northbound Travel for Hong Kong Vehicles" policy exceeded 8,600 trips on weekends and holidays in the first half of 2025. During the holiday periods in 2024, the average daily passenger throughput crossing the five land boundary control points reached a peak of 354,317 person-times, reflecting a structural shift in local weekend consumption patterns. Weekend and holiday performance of local retail and food and beverage sectors remained subdued. In response to this complex business environment, the Group adhered to the strategy of "cost-saving and innovation, steady progress", prudently addressing market challenges. In the shopping mall business, flagship stores are actively expanded and international trendsetting brands are introduced to revitalize the mall's image, while innovative shopping experiences are integrated to enhance customer appeal. In the food and beverage business, the restaurant portfolio is restructured with stringent cost control, alongside proactive exploration of new business opportunities and market expansion. Through prudent cost management and innovative business strategies, the Group steadily advanced amid the ever-changing market conditions.

In terms of business development, the Group achieved notable accomplishments. The Mira Hong Kong and Mira Moon of the Group have been awarded the certification of Level 5 Rating from "CrescentRating", an internationally recognized benchmark for Muslim tourism, in recognition of their exceptional Muslim-friendly facilities and services. Among these achievements, The Mira Hong Kong was honored with the "Muslim-friendly Hotel of the Year" recognition (only two hotels in Hong Kong have received such accolade). Additionally, the Group's refined Chinese restaurant, Chinesology, became the first fine-dining Chinese restaurant in Hong Kong to receive "Muslim-friendly" certification. These achievements have established a solid foundation for expanding into the Muslim tourism market, attracting high-end visitors from the Middle East and Southeast Asia, reducing dependence on Mainland Chinese visitors, and providing new impetus for business growth.

Regarding the hotels and serviced apartments business, Mainland China's civil aviation sector experienced a year-on-year increase of 93.4% in international passenger flights last year, accompanied by a significant growth in the number of available international destinations overseas, posing greater challenges to Hong Kong's tourism industry. Simultaneously, out of the total number of visitors to Hong Kong, the number of overnight visitors decreased by 2.1% year-on-year during the period. In response to sluggish growth in the local hotel market, the Group actively implemented various marketing strategies to enhance guestroom occupancy rates. Notably, The Mira Hong Kong, strategically located adjacent to the Kowloon Mosque and Islamic Centre, leveraged its unique geographical advantage and comprehensive Muslim-friendly facilities and certifications to successfully expand its diverse customer base, effectively addressing market challenges. During the period, The Mira Hong Kong and Mira Moon maintained strong average occupancy rates of 90.3% and 92.9%, respectively, demonstrating the Group's robust competitiveness in the high-end hotel market and reaffirming its keen market insight and agility in adapting to changes.

In respect of property rental business, the Group continued to optimize its asset management strategy, strategically adjusting its tenant mix to increase the proportion of semi-retail tenants in office building to nearly 60%. The Group concentrated efforts on improving the environment and facilities of shopping mall and office building, achieving satisfactory results. During the period, the average occupancy rate of the Group's office building and shopping mall remained stable at above 90%. Flagship tenants expanded their operating areas, reflecting strong market recognition of the Group's shopping mall management capabilities. Despite some rental and management fee losses in the first half of the year due to tenant turnover and renovation during transition periods, the Group expects to gradually recover the rental income in the second half of the year through precise leasing strategies, ensuring a return to steady revenue growth.

In the realm of sustainable development, the Group actively advanced its environmental and social responsibility initiatives. During the period, the Group received various accolades, including the "Best ESG (Corporate Governance) (Small Cap)" award at the 11th Hong Kong Investor Relations Awards, underscoring the Group's commitment to sustainable development.

OUTLOOK

Looking ahead, despite ongoing global economic uncertainties, the Group remains confident in Hong Kong's long-term development prospects. With the continued deepening of Greater Bay Area integration policies, tourism convenience measures such as "multiple-entry" Individual Visit Endorsements, "Southbound Travel for Guangdong Vehicles" and the gradual expansion of mainland cities under the "Individual Visit Scheme" (IVS) are being progressively promoted. These measures align with the government's strong promotion of the mega event economy and the release of the "Development Blueprint for Hong Kong's Tourism Industry 2.0" at the end of last year, which outlines strategic directions for the sector from 2025 to 2030. These developments are expected to inject new momentum into Hong Kong's tourism and related industries. The Group will continue to adopt "empowering business development with innovation and technology" as its strategic core, focusing on digital transformation, the advancement of artificial intelligence applications, enhancement of customer service experiences, and the development of a membership-based ecosystem. At the same time, the Group will exercise stringent cost control to improve resource efficiency, ensuring steady business progress amid a volatile environment and driving innovation-led growth within the industry.

Last but not least, I, on behalf of the Board of Directors, would like to express my sincere gratitude to all shareholders, customers, partners and all employees for their continued support and trust. Under the current market conditions, we will adhere to prudent financial management principles, maintain financial stability, embrace market changes with an open mindset, and capitalize on every emerging opportunity. Through stringent cost control, flexible operational strategies and continuous innovation and transformation, the Group will navigate changes and advance steadily, creating long-term sustainable value for stakeholders while working together towards a brighter future.

ACKNOWLEDGEMENT

Mr. Eddie Lau Yum Chuen retired as an Executive Director of the Company on 5 June 2025. The Board of Directors would like to express its sincere gratitude to Mr. Lau for his valuable contributions to the Company over the past 29 years.

Lee Ka Shing
Chairman and CEO

Hong Kong, 19 August 2025

MANAGEMENT DISCUSSION AND ANALYSIS

Hotels and Serviced Apartments Business

During the review period, the overall revenue from the Group's hotel and serviced apartment business amounted to HK$280.0 million, representing a decrease of 5.7% compared with HK$296.9 million for the same period last year. Earnings before interest, taxes, depreciation and amortization (EBITDA) amounted to HK$53.5 million, representing a decrease of 29.0% compared with the EBITDA of HK$75.4 million for the same period last year.

In the first half of 2025, Hong Kong's tourism industry continued to rely heavily on mainland visitors, who accounted for 75.0% of the total visitors, exceeding 17 million, according to the Hong Kong Tourism Board. However, driven by the outbound travel policies of Mainland China, international passenger flights of Mainland China's civil aviation sector increased by 28.4% year-on-year, reflecting rising interest in overseas long-haul travels among mainland visitors. This led to the diversion of a portion of visitors to other international destinations, reducing their dwell time in Hong Kong and resulting in a decline in the average daily room rate (ADR) in the local hotel market. The re-imposition of a 3% Hotel Accommodation Tax (HAT) by the government, effective 1 January 2025, further elevated accommodation costs in Hong Kong. Coupled with the impact of the U.S. tariff war, which has hindered global trade and significantly reduced business travel demand to Mainland China via Hong Kong, and rising consumer expectations for personalized, high-end experiences, market competition has intensified. During the period, the Group proactively adopted various marketing strategies, including deepening the cooperation with domestic and international travel agencies, conducting localized promotions through visits to Central China, Taiwan, Southeast Asia and the Middle East, and launching a wide range of tour packages, to effectively expand its customer base. The Group also capitalized on government initiatives promoting the mega event economy by aligning promotional campaigns with major events, leveraging its prime locations near the West Kowloon High-Speed Rail Station and Kai Tak Sports Park, which significantly enhanced the exposure and occupancy rates of its hotels. To meet guests' growing demand for unique experiences, The Mira Hong Kong hosted an immersive music party, "Canton Disco Vibes", at its outdoor bar Vibes, and received overwhelming responses. In addition, the Group continued to enhance its ancillary Muslim-friendly tourism facilities. Both The Mira Hong Kong and Mira Moon of the Group have been awarded the certification of Level 5 Rating from "CrescentRating", an internationally recognized benchmark for Muslim tourism. Notably, The Mira Hong Kong was named "Muslim-Friendly Hotel of the Year" at the Halal in Travel Awards 2025 and received the "International Golden Diamond Award" for China Best & Famous Hotel at the 25th China Cultural Tourism Golden Horse Awards. Additionally, Cuisine Cuisine The Mira also received the "Annual Golden Diamond Award", recognized as China's Famous Restaurant, successfully diversifying the Group's international customer base and strengthening its competitiveness in the high-end market.

Leveraging strategic initiatives and robust market expansion efforts, the Group's hotels demonstrated commendable resilience. During the review period, the Group actively advanced the digital transformation of its hotel operations and the application of smart Internet of Things (IoT) technologies to enhance service and operational efficiency. Despite a large-scale IoT facility upgrade project launched in June, which impacted approximately 10% of rooms available for rental purpose each month (with completion expected by June next year), The Mira Hong Kong achieved an average occupancy rate of 90.3% during the period, a marginal decline of 1.3% against the corresponding period last year; while Mira Moon recorded an average occupancy rate of 92.9%, down by 1.7% as compared with the corresponding period last year. Amidst a complex market environment, this performance underscores the Group's adaptability and strong market appeal.

Property Rental Business

The revenue from the Group's property rental business amounted to HK$385.5 million during the period, while EBITDA amounted to HK$322.8 million, compared with revenue of HK$401.2 million and EBITDA of HK$340.4 million in the corresponding period last year, reflecting declines of 3.9% and 5.2%, respectively.

During the review period, the Hong Kong retail consumption market remained subdued, with leasing demand under pressure as affected by factors such as macroeconomic uncertainties, interest rate fluctuations and uneven industry recovery. In response, the Group adopted proactive shopping mall management strategies, including expanding flagship stores and introducing innovative shopping experiences to enhance customer appeal. Concurrently, Nathan Road stores were restructured, with international trendsetting brands introduced to revitalize the mall's image and broaden customer choice. To align with market trends, Mira Place introduced innovative promotional activities, including a collaboration with local ceramic artist during the Chinese New Year to create the "Blessing of Ceramic Flowers", Hong Kong's first-ever mall ceramic flower art installation, integrating art with traditional festive elements and interactive electronic devices to effectively attract footfall and enhance customer engagement. In addition, the mall hosted the "Mira Brew Fest" campaign during the period to present exclusive offers, workshops and a lifestyle market in collaboration with in-mall food and beverage tenants, which not only provided support to local brands but also created synergies among tenants. The Group plans to integrate artificial intelligence into mall management to enhance store-visit rates and dwell time, while focusing on deepening the application of big data analysis and expanding customer relationship management (CRM) systems and customer data platforms (CDP) to build a robust membership economy ecosystem, further strengthening consumption appeal and customer loyalty. With the effective implementation of the above strategies, the average occupancy rate for the Group's office building and shopping mall properties remained above 90% during the period.

Change in Fair Value of Investment Properties

The Group's investment properties are stated at fair value and are reviewed on a semi-annual basis. The fair value of investment properties is determined with reference to the opinions obtained by the Group of an external professional surveyor firm (Cushman & Wakefield Limited). The fair value of the Group's total investment properties decreased by HK$14.7 million (2024: a decrease of HK$17.8 million) during the period. The book value of the overall investment properties as at 30 June 2025 was HK$15 billion. The investment properties of the Group are held for the long term with the purpose of earning recurring income. The revaluation loss was non-cash in nature and had no substantive impact on the cash flow of the Group.

Food and Beverage Business

During the period, the overall revenue from the Group's food and beverage business was HK$139.4 million, a decrease of approximately 2.4% compared with revenue of HK$142.8 million in the same period last year. The EBITDA loss was HK$2.8 million, including a one-off impairment loss, reinstatement and other costs of HK$6.6 million related to the closure of two restaurants. Excluding the one-off impairment loss and other expenses related to the closure of the restaurants, EBITDA loss turned to a profit of HK$3.8 million; EBITDA was HK$0.03 million in the same period last year.

In the first half of the year, Hong Kong's food and beverage market was under intense competition, the continued trend of northbound spending among Hong Kong residents, high rental costs, rising operating expenses, and cautious consumer behavior amid economic uncertainties, resulted in a challenging overall market environment. In response, the Group flexibly adjusted its restaurant portfolio, enhancing operating efficiency and optimizing cost structures. Additionally, the Group actively promoted a range of special events and collaborated with various renowned brands for joint promotions, including hosting collaborative wine-tasting dinners, to strengthen market competitiveness and elevate customer experiences. During the period, Chinesology, the Group's restaurant, has been awarded "One Diamond" from the Black Pearl Restaurant Guide 2025. Meanwhile, the Group continued to strengthen its sales promotions through digital channels and its online platform, Mira eShop, achieving satisfactory growth in online sales. Through stringent cost control and adaptive strategic adjustments, the Group has actively addressed market challenges, and the food and beverage business is expected to restore profitability and revenue growth in the second half of the year.

Travel Business

During the period, travel business of the Group recorded revenue of HK$490.5 million, representing a decrease of 12.4% compared with HK$560.0 million in the same period last year; EBITDA was HK$15.4 million, representing a decrease of 61.6% compared with HK$40.1 million in the same period last year.

In the first half of 2025, the sluggish economy in Hong Kong, coupled with factors of exchange rate fluctuations and geopolitical concerns, further dampened travel sentiment, particularly for long-haul and high-end travel products. During the period, a series of occasional events exacerbated the challenges: the Southeast Asian market was impacted by telecommunications fraud incidents and natural disasters that eroded traveler confidence; the Japanese market also faced safety concerns stemming from rumors of earthquakes and tsunamis; the Middle East region was clouded by airspace safety issues and geopolitical tensions arising from the Israel-Iran conflicts, all of which undermined the appeal of related travel routes. As a result, some travelers shifted to high-speed rail tours under the Individual Visit Scheme (IVS), decreasing demand for overseas luxury group tours. Nonetheless, the Group leveraged its extensive industry expertise and broad partnership network to implement diversified collaboration and marketing strategies, adjusting its product mix and launching distinctive travel packages to address these challenges. During the period, the Group collaborated with consulates of various countries, including co-hosting Hong Kong's first Ramadan Iftar dinner with the Turkish Consulate General in Hong Kong and its hotel, The Mira Hong Kong. Video of the event garnered over 5 million online views, significantly enhancing the Group's position in the Muslim tourism market. This event successfully promoted Middle Eastern culture and in-depth travel experiences, attracting customers interested in cultural exploration and demonstrating the Group's agility and market acumen. Looking ahead to the second half of 2025, despite ongoing global uncertainties, the Group's professional team remains confident in addressing challenges with expertise and adaptive strategies.

Operating and other expenses

The Group continued to uphold stringent cost control principles while enhancing operating efficiency. During the period, total operational costs amounted to HK$117.2 million (2024: HK$126.5 million). Excluding the effect of net foreign exchange gains or (losses), operational costs for the period were HK$134.3 million, representing an increase of 10.9% compared with the same period last year (2024: HK$121.0 million). The increase in costs was primarily driven by higher basic operating expenses in an inflationary environment and increase in professional fee and investment expenses. With strategic investments in digital transformation and system upgrades, the Group plans to leverage these initiatives to optimize the operational framework and establish a solid foundation for future growth. Following the completion of the system upgrade transitional period, these systems are expected to replace labor-intensive and repetitive roles, significantly reducing long-term labor costs while enhancing value creation efficiency, thereby injecting new momentum into the Group's sustainable development.

Treasury Management and Financial Condition

In the first half of 2025, interest rate reductions in the United States and Hong Kong lowered the effective annual interest rate on the Group's time deposits to 3.7%, representing a decrease of 1.2% compared with the same period last year, resulting in a reduction of approximately HK$30.4 million in interest income. Despite this, the Group's financial position remains stable. As of 30 June 2025, the Group had a consolidated cash position of HK$6.2 billion (31 December 2024: HK$6.0 billion) and no loans (31 December 2024: nil). In terms of financing risk, as of 30 June 2025, the total amount of credit facilities available to the Group was HK$0.9 billion (31 December 2024: HK$0.9 billion), none of them have been utilized (31 December 2024: nil). Accordingly, the gearing ratio (calculated by dividing the total consolidated borrowings by the total consolidated shareholders' equity) of the Group was nil (31 December 2024: nil). The Group maintains a prudent and stable financial policy, supported by ample funds and credit facilities. Furthermore, the Group periodically reviews the expansion needs of its core businesses and actively pursues high-growth opportunities in new businesses and markets, ensuring the ability to undertake cost-effective expansions and capitalize on investments in securities, bonds, and other opportunities to enhance shareholder returns.

CONSOLIDATED STATEMENT OF PROFIT OR LOSS — UNAUDITED

For the six months ended 30 June 2025

	Note	For the six months ended 30 June 2025 HK$'000	2024 HK$'000
Revenue	*3*	**1,294,971**	1,400,837
Cost of food and beverage		**(78,201)**	(81,049)
Staff costs	*4(a)*	**(284,986)**	(284,933)
Utilities, repairs and maintenance and rent		**(67,604)**	(64,803)
Tour and ticketing costs		**(433,884)**	(479,905)
Gross profit		**430,296**	490,147
Other revenue and other non-operating net gain		**128,943**	157,395
Operating and other expenses		**(117,155)**	(126,508)
Depreciation		**(39,928)**	(37,195)
		402,156	483,839
Finance costs	*4(b)*	**(1,409)**	(992)
Share of profits less losses of associates		**47**	19
		400,794	482,866
Net decrease in fair value of investment properties	*8*	**(14,686)**	(17,843)
Profit before taxation	*4*	**386,108**	465,023
Taxation	*5*		
Current		**(44,705)**	(55,320)
Deferred		**(9,138)**	(9,225)
Profit for the period carried forward		**332,265**	400,478

CONSOLIDATED STATEMENT OF PROFIT OR LOSS — UNAUDITED (continued)

For the six months ended 30 June 2025

		For the six months ended 30 June	
		2025	2024
	Note	***HK$'000***	*HK$'000*
Profit for the period brought forward		**332,265**	400,478
Attributable to:			
Shareholders of the Company		**322,118**	373,111
Non-controlling interests		**10,147**	27,367
		332,265	400,478
Earnings per share			
Basic and diluted	*7(a)*	**HK$0.47**	HK$0.54

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

For the six months ended 30 June 2025

	For the six months ended 30 June	
	2025	2024
	HK$'000	*HK$'000*
Profit for the period	**332,265**	400,478
Other comprehensive income for the period (after tax and reclassification adjustments):		
Items that will not be reclassified to profit or loss:		
Equity securities designated at fair value through other comprehensive income ("FVOCI"):		
— changes in fair value	**8,148**	30,504
Items that may be reclassified subsequently to profit or loss:		
Exchange differences on translation of the financial statements of subsidiaries outside Hong Kong	**25,435**	(16,883)
	33,583	13,621
Total comprehensive income for the period	**365,848**	414,099
Attributable to:		
Shareholders of the Company	**350,621**	391,027
Non-controlling interests	**15,227**	23,072
Total comprehensive income for the period	**365,848**	414,099

There is no tax effect relating to the above component of other comprehensive income.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 30 June 2025

	Note	**At 30 June 2025** *HK$'000* **(Unaudited)**	At 31 December 2024 *HK$'000* (Audited)
Non-current assets			
Investment properties	*8*	**15,052,621**	15,042,111
Other property, plant and equipment		**245,499**	259,950
		15,298,120	15,302,061
Interests in associates		**1,414**	1,289
Equity securities designated at FVOCI		**63,993**	263,416
Deferred tax assets		**16,403**	16,662
		15,379,930	15,583,428
Current assets			
Inventories		**113,299**	114,597
Trade and other receivables	*9*	**282,769**	291,387
Financial assets measured at fair value through profit or loss ("FVPL")		**652,731**	460,427
Cash and bank balances		**6,249,876**	5,994,477
Tax recoverable		**459**	1,155
		7,299,134	6,862,043
Current liabilities			
Trade and other payables	*10*	**(585,806)**	(450,306)
Rental deposits received		**(84,273)**	(72,228)
Contract liabilities		**(140,958)**	(153,338)
Lease liabilities		**(45,108)**	(46,349)
Tax payable		**(51,067)**	(45,875)
		(907,212)	(768,096)
Net current assets		**6,391,922**	6,093,947
Total assets less current liabilities carried forward		**21,771,852**	21,677,375

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
At 30 June 2025

	Note	At 30 June 2025 HK$'000 (Unaudited)	At 31 December 2024 HK$'000 (Audited)
Total assets less current liabilities brought forward		**21,771,852**	21,677,375
Non-current liabilities			
Deferred liabilities		**(179,737)**	(190,217)
Lease liabilities		**(30,401)**	(48,350)
Deferred tax liabilities		**(352,668)**	(338,882)
		(562,806)	(577,449)
NET ASSETS		**21,209,046**	21,099,926
CAPITAL AND RESERVES			
Share capital	*11*	**2,227,024**	2,227,024
Reserves		**18,799,613**	18,656,280
Total equity attributable to shareholders of the Company		**21,026,637**	20,883,304
Non-controlling interests		**182,409**	216,622
TOTAL EQUITY		**21,209,046**	21,099,926

NOTES:

1. BASIS OF PREPARATION

The interim results set out in the announcement do not constitute the Group's interim report for the six months ended 30 June 2025 but are extracted from that report.

The interim financial report has been prepared in accordance with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited ("Listing Rules"), including compliance with Hong Kong Accounting Standard ("HKAS") 34, *Interim financial reporting*, as issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"). It was authorised for issue on 19 August 2025.

The interim financial report has been prepared in accordance with the same accounting policies adopted in the 2024 annual financial statements, except for the accounting policy changes that are expected to be reflected in the 2025 annual financial statements. Details of any changes in accounting policies are set out in note 2.

The preparation of an interim financial report in conformity with HKAS 34 requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses on a year to date basis. Actual results may differ from these estimates.

The interim financial report contains condensed consolidated financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Group since the 2024 annual financial statements. The condensed consolidated interim financial statements and notes thereon do not include all of the information required for full set of financial statements prepared in accordance with HKFRS Accounting Standards.

The interim financial report is unaudited, but has been reviewed by KPMG in accordance with Hong Kong Standard on Review Engagements 2410, *Review of interim financial information performed by the independent auditor of the entity*, issued by the HKICPA. KPMG's independent review report to the Board of Directors is included in the interim financial report to be sent to the shareholders. In addition, the interim financial report has been reviewed by the Company's Audit Committee.

The financial information relating to the financial year ended 31 December 2024 that is included in the interim financial report as comparative information does not constitute the Company's statutory annual consolidated financial statements for that financial year but is derived from those financial statements. Further information relating to these statutory financial statements disclosed in accordance with section 436 of the Hong Kong Companies Ordinance (Cap. 622) is as follows:

The Company has delivered the financial statements for the year ended 31 December 2024 to the Registrar of Companies in accordance with section 662(3) of, and Part 3 of Schedule 6 to, the Companies Ordinance.

The Company's auditor has reported on those financial statements. The auditor's report was unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its report; and did not contain a statement under sections 406(2), 407(2) or (3) of the Companies Ordinance.

2. CHANGES IN ACCOUNTING POLICIES

The Group has applied the amendments to HKAS 21, *The effects of changes in foreign exchange rates — Lack of exchangeability* issued by the HKICPA to this interim financial report for the current accounting period. The amendments do not have a material impact on this interim report as the Group has not entered into any foreign currency transactions in which the foreign currency is not exchangeable into another currency.

The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

3. REVENUE AND SEGMENT REPORTING

The Group manages its businesses by segments which are organised by business lines. In a manner consistent with the way in which information is reported internally to the Group's board and senior executive management for the purposes of resource allocation and performance assessment, the Group has identified the following five reportable segments.

Property rental	:	The leasing of office and retail premises to generate rental income and to gain from the appreciation in properties' values in the long term
Hotels and serviced apartments	:	The operation of hotels and serviced apartments and provision of hotel management services
Food and beverage operation	:	The operation of restaurants
Travel operation	:	The operation of travel agency services
Others	:	Other businesses

The principal activities of the Group are property rental, hotels and serviced apartments, food and beverage operation and travel operation. Revenue represents income from property rental, hotels and serviced apartments, food and beverage, travel and other operations.

Revenue and expense are allocated to the reportable segments with reference to sales generated by those segments and the expenses incurred by those segments. The measure used for reporting segment results is "adjusted EBITDA", i.e. "adjusted earnings before interest, taxes, depreciation and amortisation". To arrive at adjusted EBITDA, the Group's earnings are further adjusted for items not specifically attributed to individual segments, such as share of profits less losses of associates, other non-operating items and other net corporate income/expenses.

3. **REVENUE AND SEGMENT REPORTING (continued)**

Information regarding the Group's reportable segments as provided to the Group's board and senior executive management for the purposes of resource allocation and assessment of segment performance for the period is set out below.

	For the six months ended 30 June 2025					
	Property rental *HK$'000*	**Hotels and serviced apartments** *HK$'000*	**Food and beverage operation** *HK$'000*	**Travel operation** *HK$'000*	**Others** *HK$'000*	**Total** *HK$'000*
Reportable segment revenue (revenue from external customers) ***(Note)***	**385,468**	**279,572**	**139,429**	**490,502**	**—**	**1,294,971**
Reportable segment results (adjusted EBITDA)	**322,810**	**53,466**	**(2,806)**	**15,377**	**(99)**	**388,748**
Unallocated net corporate income						**13,408**
						402,156
Finance costs						**(1,409)**
Share of profits less losses of associates						**47**
Net decrease in fair value of investment properties	**(14,686)**	**—**	**—**	**—**	**—**	**(14,686)**
Consolidated profit before taxation						**386,108**

3. REVENUE AND SEGMENT REPORTING (continued)

	For the six months ended 30 June 2024					
	Property rental *HK$'000*	Hotels and serviced apartments *HK$'000*	Food and beverage operation *HK$'000*	Travel operation *HK$'000*	Others *HK$'000*	Total *HK$'000*
Reportable segment revenue (revenue from external customers) *(Note)*	401,156	296,913	142,787	559,981	—	1,400,837
Reportable segment results (adjusted EBITDA)	340,418	75,392	28	40,102	(49)	455,891
Unallocated net corporate income						27,948
						483,839
Finance costs						(992)
Share of profits less losses of associates						19
Net decrease in fair value of investment properties	(17,843)	—	—	—	—	(17,843)
Consolidated profit before taxation						465,023

Note: Revenue for the property rental segment comprised rental income of HK$312,322,000 (six months ended 30 June 2024: HK$326,048,000) and rental-related income of HK$73,146,000 (six months ended 30 June 2024: HK$75,108,000), which in aggregate amounted to HK$385,468,000 (six months ended 30 June 2024: HK$401,156,000). Except for property rental income which falls within the scope of HKFRS 16, *Leases*, all of the remaining revenue falls within the scope of HKFRS 15, *Revenue from contracts with customers*. Rental-related income in property rental segment is recognised at the point in time when relevant services are provided. Hotel revenue from room rental in hotels and serviced apartments segment of HK$155,947,000 (six months ended 30 June 2024: HK$164,809,000) is recognised over time during the period of stay for the hotel guests. Food and beverage sales and other ancillary services in hotels and serviced apartments segment and food and beverage operation segment are recognised at the point in time when services are rendered. Revenue from travel operation is recognised at a point in time of tour departure or when ticket sold out.

The Group has applied the practical expedient in paragraph 121 of HKFRS 15 such that it does not disclose the (i) aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied (or partially unsatisfied) as of the end of the reporting period, and (ii) information about when the Group expects to recognise as revenue, as the Group's contracts with customers generally have an original expected duration of one year or less.

4. PROFIT BEFORE TAXATION

Profit before taxation is arrived at after charging/(crediting):

	For the six months ended 30 June	
	2025	2024
	HK$'000	*HK$'000*
(a) Staff costs		
Contributions to defined contribution retirement plan	**11,736**	11,535
Salaries, wages and other benefits	**273,250**	273,398
	284,986	284,933
(b) Finance costs		
Interest on lease liabilities	**1,409**	992
(c) Other items		
Dividend and interest income	**(111,736)**	(143,479)
Impairment losses on other property, plant and equipment	**4,645**	—
Net fair value (gain)/loss on investment measured as financial assets at FVPL	**(3,585)**	4,182
Reversal of provision for properties held for resale	**(38)**	(59)
Gain on disposal of an investment property	**—**	(50)

5. TAXATION

Taxation in the consolidated statement of profit or loss represents:

	For the six months ended 30 June	
	2025	2024
	HK$'000	*HK$'000*
Current tax — Hong Kong Profits Tax		
Provision for the period	**42,848**	55,021
Current tax — Taxation outside Hong Kong		
Provision for the period	**1,857**	299
	44,705	55,320
Deferred tax		
Change in fair value of investment properties	**7,293**	4,179
Origination and reversal of temporary differences	**1,845**	5,046
	9,138	9,225
	53,843	64,545

Provision for Hong Kong Profits Tax is calculated at 16.5% (six months ended 30 June 2024: 16.5%) of the estimated assessable profits for the period.

Taxation outside Hong Kong is calculated at rates of tax applicable in the jurisdictions in which the Group is assessed for tax.

Share of associates' taxation for the period of HK$9,000 (six months ended 30 June 2024: HK$10,000) is included in the share of profits less losses of associates.

6. DIVIDENDS

(a) Dividends attributable to the interim period

	For the six months ended 30 June	
	2025	2024
	HK$'000	*HK$'000*
Interim dividends declared after the interim period of HK23 cents per share (six months ended 30 June 2024: HK23 cents per share)	**158,921**	158,921

The interim dividend declared after the interim period has not been recognised as a liability at the end of the reporting period.

(b) Dividends attributable to the previous financial year, approved during the interim period

	For the six months ended 30 June	
	2025	2024
	HK$'000	*HK$'000*
Final dividends in respect of the previous financial year, approved during the following interim period, of HK30 cents per share (six months ended 30 June 2024: HK30 cents per share) *(Note)*	**207,288**	207,288

Note: 2024 final dividends and 2023 final dividends were paid on 10 July 2025 and 11 July 2024 respectively.

7. EARNINGS PER SHARE

(a) Basic and diluted earning per share

The calculation of earnings per share is based on the profit attributable to shareholders of the Company of HK$322,118,000 (six months ended 30 June 2024: HK$373,111,000) and 690,959,695 shares (six months ended 30 June 2024: 690,959,695 shares) in issue during the interim period.

There were no potential ordinary shares in existence during the six months ended 30 June 2025 and 2024, and hence diluted earnings per share is the same as the basic earnings per share.

7. EARNINGS PER SHARE (continued)

(b) Underlying earnings per share

For the purpose of assessing the underlying performance of the Group, underlying earnings per share is additionally calculated based on the profit attributable to shareholders of the Company after excluding the post-tax effects of changes in fair value of investment properties. A reconciliation of profit is as follows:

	For the six months ended	
	30 June 2025	30 June 2024
	HK$'000	*HK$'000*
Profit attributable to shareholders of the Company	**322,118**	373,111
Fair value loss of investment properties during the period (after deducting non-controlling interests' attributable share and deferred tax)	**19,713**	25,029
Underlying profit attributable to shareholders of the Company	**341,831**	398,140
Underlying earnings per share	**HK$0.49**	HK$0.58

8. INVESTMENT PROPERTIES

Investment properties of the Group were revalued at 30 June 2025 and 31 December 2024. The valuations were carried out by an external firm of surveyors, Cushman & Wakefield Limited, who have among its staff members of the Hong Kong Institute of Surveyors with recent experience in the location and category of properties being valued. The fair value of investment properties is based on income capitalisation approach which capitalised the net income of the properties under the existing tenancies and upon reversion after expiry of current leases. During the period, the net decrease in fair value of investment properties was HK$14,686,000 (six months ended 30 June 2024: HK$17,843,000).

9. TRADE AND OTHER RECEIVABLES

Included in trade and other receivables are trade debtors (net of loss allowance) with the following ageing analysis, based on the invoice date, as at the end of the reporting period:

	At 30 June 2025 *HK$'000*	At 31 December 2024 *HK$'000*
Within 1 month	**44,054**	39,127
1 to 2 months	**7,219**	13,542
Over 2 months	**11,150**	33,360
Trade receivables (net of loss allowance)	**62,423**	86,029
Other receivables, deposits and prepayments	**220,346**	205,358
	282,769	291,387

At 30 June 2025, all of the trade and other receivables are expected to be recovered within one year, except for the amount of HK$12,041,000 (31 December 2024: HK$13,580,000) which is expected to be recovered after one year.

The Group has a defined credit policy. The general credit terms allowed a range from 7 to 60 days from the date of billing. Debtors with balances that have been more than 60 days overdue are generally required to settle all outstanding balances before any further credit would be granted.

10. TRADE AND OTHER PAYABLES

Included in trade and other payables are trade payables with the following ageing analysis, based on the invoice date, as at the end of the reporting period:

	At 30 June 2025 *HK$'000*	At 31 December 2024 *HK$'000*
Within 3 months or on demand	**49,170**	59,751
Over 3 months but within 6 months	**25,486**	36,115
Trade payables	**74,656**	95,866
Other payables and accrued charges	**228,979**	279,784
Amounts due to holders of non-controlling interests of subsidiaries *(note (a))*	**70,656**	70,420
Amounts due to associates *(note (b))*	**4,227**	4,236
Dividend payable	**207,288**	—
	585,806	450,306

10. TRADE AND OTHER PAYABLES (continued)

Notes:

(a) Amounts due to holders of non-controlling interests of subsidiaries are unsecured, interest-free and have no fixed terms of repayment.

(b) Amounts due to associates are unsecured, interest-free and repayable on demand.

All of the trade and other payables are expected to be settled within one year or are repayable on demand.

11. SHARE CAPITAL

Issued share capital

	2025		2024	
	No. of shares	***Amount HK$'000***	*No. of shares*	*Amount HK$'000*
Ordinary shares, issued and fully paid:				
At 1 January and 30 June/31 December	**690,959,695**	**2,227,024**	690,959,695	2,227,024

12. EMPLOYEE RETIREMENT SCHEME

The Group's Hong Kong employees participate in a defined contribution provident fund scheme as defined in the Occupational Retirement Schemes Ordinance (Cap. 426) (the "ORSO Scheme") or in another defined contribution scheme registered under the Mandatory Provident Fund Scheme Ordinance (Cap. 485) ("MPFO") (the "MPF Scheme").

Contributions to the ORSO Scheme are made by the participating employers ranging from 5%–11% of, and by the employees at 5%–11% of the employees' basic monthly salaries. The portion of employers' contributions to which the employees are not entitled and which has been forfeited shall not be used to reduce the future contributions of the participating employers.

No employees of the Group were eligible to join the ORSO Scheme on or after 1 December 2000.

The MPF Scheme is a defined contribution retirement plan administered by independent trustees. Under the MPF Scheme, the employer and its employees are each required to make contributions to the plan at 5% of the employees' relevant income, subject to a cap of monthly relevant income of HK$30,000. Contributions to the plan vest immediately. In addition to the minimum benefits set out in the MPFO, the Group provides certain voluntary top-up benefits to employees participating in the MPF Scheme. The portion of voluntary employer's contributions which the employees are not entitled during leaving which will be forfeited and can be used by the Group to reduce the future contributions. The total amount utilised during the six months ended 30 June 2025 was HK$47,000 (six months ended 30 June 2024: HK$138,000) and the balance available to be utilised as at 30 June 2025 was nil (31 December 2024: HK$Nil).

Employees of subsidiaries in the People's Republic of China (the "PRC") are required to participate in defined contribution retirement schemes which are administered and operated by the local municipal government. Those subsidiaries contribute funds which are calculated on certain percentage of the average employee salary as agreed by the local municipal government to the scheme to fund the retirement benefits of the employees. The only obligation of the Group with respect to these retirement schemes is to make the required contributions under the defined contribution retirement schemes. No forfeited contributions was used by the employers to reduce the existing level of contributions for the six months ended 30 June 2025 (six month ended 30 June 2024: HK$Nil). The balance available to be utilised as at 30 June 2025 was nil (31 December 2024: HK$Nil).

CLOSURE OF REGISTER OF MEMBERS AND RECORD DATE FOR INTERIM DIVIDEND

For the purpose of ascertaining Shareholders' entitlement to the interim dividend, the Register of Members of the Company will be closed on Friday, 26 September 2025 during which no transfer of shares will be registered. The record date for determining the entitlement of shareholders to the interim dividend is at the close of business on Friday, 26 September 2025. In order to qualify for the interim dividend payable on Tuesday, 14 October 2024, all transfers, accompanied by the relevant share certificates, must be lodged with the Company's Share Registrar, Computershare Hong Kong Investor Services Limited at Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration no later than 4:30 pm on Thursday, 25 September 2025.

EMPLOYEES

As at 30 June 2025 the Group had a total of 1,307 full-time employees, including 1,276 employed in Hong Kong, 19 employed in The People's Republic of China and 12 employed in Overseas. The Group is the "Equal Opportunity Employer"; we value dedication and respect, and work hard to instill a sense of unity, ownership and professionalism for all of our employees that supports the achievement of the Group's Mission, Vision and Business Strategies. It is the policy of the Group to remunerate employees in a fair and equitable manner. The Group develops a performance-driven culture and adopts Total Rewards Management for talent attraction, employee recognition and retention. The Group reviews its Remuneration and Benefits Program on a regular basis to ensure the programme is in compliance with the latest laws, in line with market practice and keeps up with market conditions and levels of remuneration.

TRAINING AND DEVELOPMENT

The Group regards Employees as our most precious asset. We commit ourselves to providing a continuous learning environment and opportunities to our Employees at all levels to help them grow and excel in productivity.

The Group strives to continuously develop a comprehensive Learning and Development Road Map including the provision of in-house and external training programmes such as Management/Supervisory Skills, Business Knowledge, Technical Skills, Customer Services Skills, Language Ability, People Management and Personal Effectiveness, etc. for Employees at all levels to advance their career achievements within the Group.

Subsequent to continued deployment of resources towards employee training and development, the Group has been awarded "Manpower Developer" by the Employees Retraining Board every year since 2011, in recognition of the Group's outstanding achievements in fostering an organisational culture conducive to manpower training and development as well as life-long learning.

CORPORATE GOVERNANCE

The Company has complied with the code provisions set out in the Corporate Governance Code (the "CG Code") contained in Appendix C1 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") during the six months ended 30 June 2025 with the exception that roles of the chairman and the chief executive officer of the Company have not been segregated as required by the CG Code. Dr. Lee Ka Shing was re-designated as Chairman and Chief Executive Officer as from 12 June 2014. Dr. Lee has been the Chief Executive Officer since 1 August 2006 with in-depth experience and knowledge of the Group and its businesses. The Board is of the view that his appointment into the dual roles as Chairman and Chief Executive Officer is in the best interest of the Group ensuring continuity of leadership and efficiency in formulation and execution of corporate strategies, and that there is adequate balance of power and authority in place.

AUDIT COMMITTEE

The Audit Committee has reviewed the financial results of the Group for the six months ended 30 June 2025 and discussed with the Director of Audit, Risk & Corporate Services and independent external auditors regarding matters on internal control, risk management and financial reports of the Group.

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

During the period, neither the Company nor its subsidiaries has purchased, sold or redeemed any of the Company's listed securities.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the "Model Code for Securities Transactions by Directors of Listed Issuers" (the "Model Code") as set out in Appendix C3 to the Listing Rules as the code for dealing in securities of the Company by the directors. Having made specific enquiries, the Company confirmed that all directors had complied with the required standards set out in the Model Code throughout the accounting period covered by the interim report.

REVIEW OF INTERIM RESULTS

The unaudited interim results for the six months ended 30 June 2025 have been reviewed by the auditor of the Company, KPMG in accordance with Hong Kong Standard on Review Engagements 2410 "Review of interim financial information performed by the independent auditor of the entity" issued by the Hong Kong Institute of Certified Public Accountants.

FORWARD-LOOKING STATEMENTS

This announcement contains certain statements that are forward-looking or which use certain forward-looking terminologies. These forward-looking statements are based on the current beliefs, assumptions and expectations of the Board of Directors of the Company regarding the industry and markets in which it operates. These forward-looking statements are subject to risks, uncertainties and other factors beyond the Company's control which may cause actual results or performance to differ materially from those expressed or implied in such forward-looking statements.

PUBLICATION OF INTERIM RESULTS ANNOUNCEMENT AND INTERIM REPORT

This interim results announcement is published on the Company's website (www.miramar-group.com) and HKEXnews website (www.hkexnews.hk). The 2025 Interim Report of the Company will be despatched to the shareholders of the Company and available on the same websites in due course.

By Order of the Board
LEE KA SHING
Chairman and CEO

Hong Kong, 19 August 2025

As at the date of this announcement, (i) the executive directors are Dr. Lee Ka Shing, Dr. Colin Lam Ko Yin, Mr. Richard Tang Yat Sun and Mr. Norman Ho Hau Chong; (ii) the non-executive directors are Dr. Patrick Fung Yuk Bun and Mr. Dominic Cheng Ka On; (iii) the independent non-executive directors are Dr. Timpson Chung Shui Ming, Mr. Howard Yeung Ping Leung, Mr. Thomas Liang Cheung Biu, Mr. Wu King Cheong, Mr. Alexander Au Siu Kee, Mr. Benedict Sin Nga Yan and Ms. Wong Yeung Fong.