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Pioneer

PIONEER GLOBAL GROUP LIMITED

建生國際集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 00224)

**INTERIM RESULTS ANNOUNCEMENT FOR THE SIX MONTHS
ENDED 30 SEPTEMBER 2025**

The Board of Directors of Pioneer Global Group Limited (the “Company”) hereby announces the unaudited condensed consolidated interim results of the Company and its subsidiaries (collectively the “Group”) for the six months ended 30 September 2025, together with the comparative figures for the corresponding period in 2024 as follows:

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

		For the six months ended	
		30 September	
		2025	2024
		(Unaudited)	(Unaudited)
	<i>Notes</i>	HK\$'000	HK\$'000
Revenue	3, 4	112,626	121,928
Properties operating expenses		(24,142)	(23,512)
Staff costs		(8,817)	(8,588)
Depreciation		(198)	(245)
Other expenses		(2,338)	(2,018)
		(35,495)	(34,363)

		For the six months ended	
		30 September	
		2025	2024
		(Unaudited)	(Unaudited)
	<i>Notes</i>	HK\$'000	HK\$'000
Operating profit	3	77,131	87,565
Share of results of associates		(26,640)	(86,416)
Change in fair value of investment properties		(8,841)	(7,346)
Change in fair value of investments in equity instruments at fair value through profit or loss (“FVTPL”)		(19,573)	(13,601)
Other gains and losses		2,102	(87)
Finance costs	5	(47,475)	(60,911)
Loss before taxation	6	(23,296)	(80,796)
Taxation			
Current	7	(2,163)	(1,429)
Deferred	7	(229)	(1,176)
Loss for the period		(25,688)	(83,401)
Loss attributable to:			
Shareholders of the Company		(28,970)	(85,847)
Non-controlling interests		3,282	2,446
		(25,688)	(83,401)
		HK cents	HK cents
Loss per share	9	(2.51)	(7.44)

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	For the six months ended 30 September	
	2025	2024
	(Unaudited)	(Unaudited)
	HK\$'000	HK\$'000
Loss for the period	<u>(25,688)</u>	<u>(83,401)</u>
Other comprehensive income:		
<i>Item that will not be reclassified subsequently to profit or loss:</i>		
Change in fair value of investments in equity instruments designated at fair value through other comprehensive income ("FVTOCI")	9,923	22,964
<i>Item that may be reclassified subsequently to profit or loss:</i>		
Exchange difference on translation of associates	<u>25,645</u>	<u>19,570</u>
Other comprehensive income for the period, net of tax	<u>35,568</u>	<u>42,534</u>
Total comprehensive income/(expense) for the period	<u>9,880</u>	<u>(40,867)</u>
Total comprehensive income/(expense) attributable to:		
Shareholders of the Company	4,077	(49,804)
Non-controlling interests	<u>5,803</u>	<u>8,937</u>
	<u>9,880</u>	<u>(40,867)</u>

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

		At 30 September 2025 (Unaudited) Notes HK\$'000	At 31 March 2025 (Audited) HK\$'000
ASSETS			
Non-current assets			
Investment properties		7,848,447	7,857,288
Interests in associates		2,320,177	2,329,454
Equity instruments designated at FVTOCI		191,522	179,324
Equity instruments at FVTPL		66,938	86,511
Property, plant & equipment		1,778	1,976
Other assets		300	300
		<u>10,429,162</u>	<u>10,454,853</u>
Current assets			
Debtors, advances & prepayments	10	23,082	25,333
Tax recoverable		963	1,263
Cash & bank balances		407,531	389,634
		<u>431,576</u>	<u>416,230</u>
Total assets		<u>10,860,738</u>	<u>10,871,083</u>
EQUITY			
Share capital		115,404	115,404
Reserves		7,212,179	7,208,102
Shareholders' funds		7,327,583	7,323,506
Non-controlling interests		1,118,497	1,112,694
Total equity		<u>8,446,080</u>	<u>8,436,200</u>

		At 30 September 2025 (Unaudited) HK\$'000	At 31 March 2025 (Audited) HK\$'000
	<i>Notes</i>		
LIABILITIES			
Non-current liabilities			
Creditors & other payables	11	24,198	30,315
Secured bank loans		2,199,117	2,223,117
Deferred tax liabilities		64,071	63,842
		<u>2,287,386</u>	<u>2,317,274</u>
Current liabilities			
Creditors & other payables	11	66,487	58,776
Secured bank loans		57,883	57,883
Tax liabilities		2,902	950
		<u>127,272</u>	<u>117,609</u>
Total liabilities		<u>2,414,658</u>	<u>2,434,883</u>
Total equity and liabilities		<u>10,860,738</u>	<u>10,871,083</u>
Net current assets		<u>304,304</u>	<u>298,621</u>
Total assets less current liabilities		<u>10,733,466</u>	<u>10,753,474</u>

Notes:

1. BASIS OF PREPARATION

The unaudited condensed consolidated financial statements of the Group for the six months ended 30 September 2025 have been prepared in accordance with applicable disclosure requirements of Appendix D2 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”) and with Hong Kong Accounting Standard (“HKAS”) 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (the “HKICPA”).

2. APPLICATION OF HKFRS ACCOUNTING STANDARDS AND PRINCIPAL ACCOUNTING POLICIES

The unaudited condensed consolidated financial statements have been prepared on the historical cost basis except for certain properties and financial instruments, which are measured at fair values, as appropriate.

Other than changes in accounting policies resulting from application of 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 2025 are the same as those presented in the Group’s consolidated annual financial statements for the year ended 31 March 2025. Details of the changes in accounting policies are set out below.

Application of amendments to HKFRS Accounting Standards

In the current interim period, the Group has applied the following amendments to HKFRS Accounting Standards issued by the HKICPA, for the first time, which are mandatorily effective for the annual periods beginning on 1 April 2025 for the preparation of the Group’s unaudited condensed consolidated financial statements:

Amendments to HKAS 21

Lack of Exchangeability

The application of the amendments to HKFRS Accounting Standards in the current interim period has had no material impact on the Group’s financial performance and positions for the current and prior periods and on the disclosures set out in these unaudited condensed consolidated financial statements.

3. SEGMENT INFORMATION

Segment information is presented in respect of the Group's primary business segments. In accordance with the internal financial reporting of the Group provided to the chief operating decision maker (i.e. Board of Directors) for the purposes of allocating resources to segments, assessing their performance and making strategic decisions, the reportable and operating segments are (i) properties and hotels and (ii) investments and others.

The following are the analyses of the Group's revenue and results; assets and liabilities by reportable and operating segments for the period under review:

Segment Revenue and Results

For the six months ended 30 September 2025 (30 September 2024)

	Properties and hotels		Investments and others		Consolidated	
	2025	2024	2025	2024	2025	2024
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Segment revenue	100,636	107,640	11,990	14,288	112,626	121,928
Segment results	65,934	73,766	11,291	13,894	77,225	87,660
Unallocated corporate expenses					(94)	(95)
Operating profit					77,131	87,565
Share of results of associates	(26,640)	(86,416)	–	–	(26,640)	(86,416)
Change in fair value of investment properties	(8,841)	(7,346)	–	–	(8,841)	(7,346)
Change in fair value of investments in equity instruments at FVTPL	(19,573)	(13,601)	–	–	(19,573)	(13,601)
Other gains and losses	–	–	2,102	(87)	2,102	(87)
Finance costs					(47,475)	(60,911)
Loss before taxation					(23,296)	(80,796)

Segment results represent the profit earned by each segment without allocation of general administrative expenses incurred by corporate office, share of results of associates, change in fair value of investment properties, change in fair value of investments in equity instruments at FVTPL, other gains and losses and finance costs. This is the measure reported to the chief operating decision maker for the purposes of resources allocation and performance assessment.

Segment Assets and Liabilities

As at 30 September 2025 (31 March 2025)

	Properties and hotels		Investments and others		Consolidated	
	30 September	31 March	30 September	31 March	30 September	31 March
	2025	2025	2025	2025	2025	2025
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Segment assets	8,153,939	8,164,645	386,622	376,984	8,540,561	8,541,629
Interests in associates	2,320,177	2,329,454	–	–	2,320,177	2,329,454
Consolidated total assets					<u>10,860,738</u>	<u>10,871,083</u>
Segment liabilities	(2,412,624)	(2,433,394)	(29)	(22)	(2,412,653)	(2,433,416)
Unallocated corporate liabilities					<u>(2,005)</u>	<u>(1,467)</u>
Consolidated total liabilities					<u>(2,414,658)</u>	<u>(2,434,883)</u>

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

- all assets are allocated to reportable and operating segments other than interests in associates.
- all liabilities are allocated to reportable and operating segments other than creditors and other payables of investment holding companies.

Geographical Segments

In geographical segments, segment revenue is based on the geographical location of customers. Information about the Group's non-current assets (excluding financial instruments) is presented based on the geographical location of the assets. Overseas segments mainly include China, Thailand and Malaysia.

Segment revenue

For the six months ended 30 September 2025 (30 September 2024)

	2025	2024
	HK\$'000	HK\$'000
Hong Kong	102,891	110,044
Overseas	<u>9,735</u>	<u>11,884</u>
	<u>112,626</u>	<u>121,928</u>

Information about the Group's non-current assets

As at 30 September 2025 (31 March 2025)

	30 September	31 March
	2025	2025
	HK\$'000	HK\$'000
Hong Kong	9,519,527	9,556,646
Overseas	<u>651,175</u>	<u>632,372</u>
	<u>10,170,702</u>	<u>10,189,018</u>

4. REVENUE

Disaggregation of revenue from contracts with customers by major service lines is as follows:

	For the six months ended 30 September	
	2025	2024
	HK\$'000	HK\$'000
Revenue from contracts with customers within the scope of HKFRS 15		
Property management service income	19,506	19,331
Revenue from other sources		
Rental income from property leasing	81,130	88,309
Dividend income from equity instruments designated at FVTOCI	4,968	6,767
Interest income from financial assets at amortised cost	7,022	7,521
	<u>112,626</u>	<u>121,928</u>

5. FINANCE COSTS

	For the six months ended 30 September	
	2025	2024
	HK\$'000	HK\$'000
Interest on bank loans	46,531	60,293
Other finance costs	944	618
	<u>47,475</u>	<u>60,911</u>

6. LOSS BEFORE TAXATION

	For the six months ended 30 September	
	2025	2024
	HK\$'000	HK\$'000
Loss before taxation has been arrived at after charging:		
Staff costs (including directors' remuneration)		
Salaries, wages and other benefits	7,134	6,900
Short-term lease payment for directors' quarters	1,560	1,560
Pension scheme contributions	123	128
Auditor's remuneration	350	330
Depreciation	198	245
Net exchange loss	–	81
and after crediting:		
Rental income from property leasing	81,130	88,309
Less: direct outgoings	(3,783)	(3,861)
Listed investment dividend income	1,631	1,703
Unlisted investment dividend income	3,337	5,064
Interest income	7,022	7,521
Net exchange gain	2,102	–

7. TAXATION

	For the six months ended 30 September	
	2025	2024
	HK\$'000	HK\$'000
Current tax		
Hong Kong profits tax	2,163	1,429
Deferred tax	229	1,176
	<u>2,392</u>	<u>2,605</u>

Hong Kong profits tax is calculated at 16.5% of the estimated assessable profits for the period, except for one subsidiary of the Group which is a qualifying corporation under the two-tiered profits tax rates regime. For this subsidiary, the first HK\$2 million of assessable profits are taxed at 8.25% and the remaining assessable profits are taxed at 16.5%.

Overseas tax has been provided at the applicable rates in the countries in which the tax is levied.

8. INTERIM DIVIDEND

The Board of Directors does not recommend payment of any interim dividend for the period ended 30 September 2025 (2024: Nil).

9. LOSS PER SHARE

Loss per share is calculated on loss attributable to ordinary shareholders of the Company amounting to HK\$28,970,000 (2024: HK\$85,847,000) and on 1,154,038,656 shares (2024: 1,154,038,656 shares) in issue during the period.

No diluted loss per share have been presented for the periods ended 30 September 2025 and 30 September 2024 as the Company had no dilutive potential ordinary shares during both periods.

10. DEBTORS, ADVANCES & PREPAYMENTS

	30 September 2025 HK\$'000	31 March 2025 HK\$'000
Debtors	2,649	3,230
Other deposits and prepayments	12,397	10,681
Deferred rental receivables	8,036	11,422
	<u>23,082</u>	<u>25,333</u>

Debtors mainly comprise rental receivables. Rent from leasing of investment properties are normally received in advance.

At the reporting date, the aging analysis of the debtors based on the date of invoices and which are past due was as follows:

	30 September 2025 HK\$'000	31 March 2025 HK\$'000
0–30 days	1,828	1,966
31–60 days	338	528
61–90 days	159	172
> 90 days	324	564
	2,649	3,230

11. CREDITORS & OTHER PAYABLES

	30 September 2025 HK\$'000	31 March 2025 HK\$'000
Creditors & other payables (due within one year)		
Creditors	3,929	3,068
Accruals and other payables	32,343	30,573
Rental deposit received	30,215	25,135
	66,487	58,776
Creditors & other payables (due more than one year)		
Rental deposits received	24,198	30,315
	90,685	89,091

At the reporting date, the aging analysis of the creditors based on the date of the invoices was as follows:

	30 September 2025 HK\$'000	31 March 2025 HK\$'000
0–30 days	2,987	2,564
31–60 days	674	427
61–90 days	117	42
> 90 days	151	35
	3,929	3,068

BUSINESS REVIEW

As we reflect on the first half of fiscal year 2025/2026, the Hong Kong market has displayed green shoots of recovery across various sectors, presenting a more optimistic outlook compared to the previous fiscal year. The residential market, in particular, has shown definitive signs of stabilizing after having bottomed out in early 2025. The removal of property cooling measures by the Hong Kong government continues to facilitate healthy transaction volumes, driven by both local buyers and an influx of new residents. This resurgence has provided a much-needed boost to overall market confidence and economic sentiment.

In addition to the residential sector, the stock markets in Hong Kong and mainland China have experienced robust performances. The emergence of DeepSeek and other Chinese AI leaders has garnered significant investor interest, contributing to a bullish sentiment across the financial landscape. Moreover, we are witnessing a notable resurgence in the IPO market in Hong Kong. Already the leading IPO fundraising center in the world during the first three quarters, there is now reportedly close to 300 active IPO applications in the pipeline in Hong Kong. These active fundraising activities may evolve to become a critical catalyst for the recovery of the commercial office sector, as banks and professional firms resume hiring and boosting demand for office space. Although the commercial office sector continues to be challenging at present and our Group's investment properties in Hong Kong have faced valuation pressures, early signs of leasing activity stabilization, especially in the Central district, have started to manifest.

Hong Kong's hotel and tourism sector maintained its gradual upward trajectory, with arrivals in the first nine months of 2025 reported to be approximately 12% higher than the same period last year, with non-mainland visitors showing a particularly strong jump of 16%. The performance of the fully re-opened Regent Hong Kong has continued to ramp up, although the luxury end of the hotel market in Hong Kong has generally recovered at a slower pace than the overall market. The hotel's strong recognition by both customers and industry players, as demonstrated by its multiple industry awards in 2024 and 2025 (e.g. the hotel won the award as Best Hong Kong Hotel from Travel + Leisure Awards Asia Pacific 2024 & 2025, the 3rd of the Top 10 Hotels in Hong Kong and Macau from Condé Nast Traveler Readers' Choice Award 2024, Top 5 best hotels in Hong Kong from Condé Nast Traveler 2025 US & UK Readers' Choice Award, the Best Design Hotel from the Bund Design Hotel Awards 2024, the Best New Hotel from Tatler Best Hong Kong 2025 Awards and the Best Brand Hotel from Virtuoso Travel Week 2025), positions it well to continue to regain market share in the luxury segment.

After the great performance in 2024 up to the first quarter of 2025, Thailand's hotel industry suffered unexpected set-backs due to a sharp drop in Chinese arrivals after a high profile kidnapping case of an actor from China. Furthermore, the industry experienced cancelled bookings after the 28th March 2025 earthquake in Myanmar, which affected many high-rise hotels in Bangkok. This resulted in a 7.5% decrease in arrivals in the first nine months of 2025 as compared with 2024. The tremors unfortunately also caused non-structural damages to our Pullman Bangkok Hotel G. While most of the damages will be covered by insurance, the necessary repairs took a substantial number of rooms out of service for close to two quarters, severely impacting the property's performance during the period.

For the six months interim period ended 30 September 2025, the Group had revenues of HK\$112.6 million, a drop of 7.6% from last year's revenues of HK\$121.9 million during the same period. The decline was due to lower rental revenues from our investment properties. During the period, operating profit was HK\$77.1 million, a decrease of 12.0% from HK\$87.6 million the year before. The share of associates results was a loss of HK\$26.6 million, compared to loss of HK\$86.4 million during the previous interim period. Fair value of investment properties decreased by HK\$8.8 million, compared to a decrease of HK\$7.3 million during the same period in 2024, and our equity investments faced a further fair value decline of HK\$19.6 million compared to the previous HK\$13.6 million. While much of these drops in fair values were non-cash in nature and the losses had been narrowing, they reflected the challenging operating environment we faced. The finance costs dropped to HK\$47.5 million compared to the previous HK\$60.9 million. As a result, the Group suffered a net loss of HK\$25.7 million for the interim period ended 30 September 2025 (2024: loss of HK\$83.4 million), of which net loss attributable to shareholders was HK\$29.0 million (2024: loss of HK\$85.8 million).

Property Investments (Hong Kong and Asia)

By Subsidiaries

As of 30 September 2025, the occupancy rate of Pioneer Place (245,678 sq. ft.) in Kwun Tong, Hong Kong was 76%, same as the occupancy rate reported at the end of fiscal year March 2025. Due to a demand shortage as well as substantial supply of stock in the area, the East Kowloon district had been the most challenging district in Hong Kong for office leasing, with high vacancies and falling rental rates. For the six months reporting period, Pioneer Place contributed rental and related revenues of HK\$21.6 million (2024: HK\$22.1 million) and a fair value decrease of HK\$2.0 million (2024: a fair value decrease of HK\$2.0 million).

At the end of September 2025, the Group's 60% owned 68 Yee Wo Street Building (227,118 sq. ft.) in Causeway Bay, Hong Kong had an occupancy rate of 83% (March 2025 occupancy rate: 81%). However, despite the slight increase in occupancy rate, overall rental and related revenues declined to HK\$45.2 million (2024: HK\$48.7 million) due to a drop in average rental rates. The fair value of the property also decreased by HK\$2.0 million (2024: fair value decrease of HK\$3.0 million).

For the six months period ended 30 September 2025, the Club Lusitano Building (80,140 sq. ft.) in Central, Hong Kong had an occupancy rate of 90% (March 2025: 92%). During the interim period, the property contributed HK\$22.9 million (2024: HK\$25.2 million) in rental and related revenues and its fair value decreased by HK\$4.0 million (2024: fair value decrease of HK\$3.0 million).

At the end of September 2025, the 56,740 sq. ft. commercial podium of Kiu Fat Building (115–119 Queen's Road West) in Sai Ying Pun, Hong Kong maintained an occupancy rate of 100% (March 2025: 100%), benefiting from long-term leases. For the reporting period, the property contributed HK\$10.1 million (2024: HK\$10.6 million) in rental and related revenues and a decline in fair value of HK\$1.0 million (2024: no fair value change).

By Associates

The Group has an investment in Shanghai K. Wah Centre (7.7%) in China through an associate company. As of 30 September 2025, the property had an occupancy rate of 81% (compared to 80% in March 2025) and recorded a fair value decline of RMB118.0 million (2024: a fair value decline of RMB45.0 million). As a result, the share of associate's results recorded a profit of HK\$0.3 million (2024: profit of HK\$4.0 million).

By Equity Instruments

The Group is part of an investment consortium that owns the Cityplaza Three (half block) and Cityplaza Four Buildings in Tai Koo Shing, Hong Kong. The two adjacent buildings have a total GFA of 792,780 sq. ft. and the Group's investment constitutes a 0.9% effective stake in the properties. As of 30 September 2025, the properties had an occupancy rate of 78% (March 2025: 74%). This investment recorded an equity value loss of HK\$19.6 million during the period (2024: loss of HK\$11.1 million) due mainly to lower valuation reflecting the deteriorating Hong Kong office sector.

The Group has an investment in Ciro's Plaza (4.0%) in Shanghai, China through an equity instrument. The property has an occupancy rate of 85% as at end of September 2025 (March 2025: 83%) while the value was maintained to be same as prior period. However, there could be further pain in store for this investment due to the uncertainties surrounding the refinancing of the property's debts and the very poor commercial property market in Shanghai.

Hotel Investments (Hong Kong and Thailand)

The Group's investments in the hotel industry have all been made through associate companies.

The Group owns 30% in The Regent Hong Kong, a 497 rooms luxury hotel which has been fully refurbished and reopened since February 2024. During the six months ended 30 September 2025, the hotel had revenues of HK\$431.6 million (2024: HK\$354.8 million) and operating profit of HK\$80.7 million (2024: HK\$27.2 million). With the hotel and tourism industry in Hong Kong slowly recovering, the average occupancy rate of the hotel improved to 59% (2024: 49%) during the interim period, albeit still far below satisfactory. In spite of the improved performance, the operating profit was still not sufficient to cover interest cost of HK\$143.6 million during the period (2024: HK\$149.6 million). In addition, the fair value of the property decreased by HK\$32.7 million (2024: a fair value decrease of HK\$258.2 million). As a result, the share of results from this associate recorded a loss of HK\$27.5 million (2024: loss of HK\$115.3 million).

As mentioned earlier in this Business Review, the Thai hotel industry suffered unexpected set-backs due to a sharp drop in Chinese arrivals and booking cancellations in the aftermath of the 28th March 2025 earthquake in Myanmar. These events also affected our two hotels in Thailand. In particular, the tremors unfortunately caused non-structural damages to our Pullman Bangkok Hotel G. While most of the damages will be covered by insurance, the necessary repairs took a substantial number of rooms out of service for close to two quarters, which severely impacted the property's performance during the interim period. At the end of September 2025, all damaged rooms have been repaired and put back in service. For the six months ended 30 September 2025, the Pullman Bangkok Hotel G (owned by the Group's 49.5% owned associate company) had revenues of Baht 184.6 million (HK\$44.0 million equivalent), down from Baht 266.9 million (HK\$63.2 million equivalent) in 2024. Operating profit was Baht 36.3 million (HK\$8.7 million equivalent), compared to Baht 88.9 million (HK\$21.1 million equivalent) the year before. Average occupancy dropped to 51%, compared to 80% during the same period in 2024. During the interim reporting period, the Pullman Pattaya Hotel G (held by the Group through the same 49.5% owned associate that holds the Pullman Bangkok Hotel G) had revenues of Baht 183.5 million (HK\$43.7 million equivalent), down from Baht 198.2 million (HK\$46.9 million equivalent) in 2024. Operating profit dropped from Baht 67.5 million (HK\$16.0 million equivalent) in 2024 to Baht 53.1 million (HK\$12.7 million equivalent), with an average occupancy rate of 71% (2024: 79%). The share of results of the Thai associate recorded a small profit of HK\$0.6 million (2024: profit of HK\$21.9 million).

PROSPECTS

Looking ahead, the external environment remains fluid. The on again, off again tariff stance from the United States has introduced notable volatility to global trade and capital markets. While a measure of stability has returned as many countries reached tariff arrangements, and the US and China agreed to a truce, we note this is a truce rather than a final settlement.

In Hong Kong, market signals are incrementally positive. The residential sector appears to have found a floor, with transaction volumes supported by easing of cooling measures and lower interest rates. The hotel sector continues to recover gradually, helped by steady growth in both Mainland and non Mainland visitations and events. Importantly, the commercial office market, after a prolonged downturn, is beginning to show early signs of stabilization. We are seeing renewed activities from large Mainland Chinese and Southeast Asian corporates pursuing en bloc acquisitions for self use, alongside several landmark large block leasing transactions by global financial firms. While overall vacancy remains elevated and valuations are still adjusting, these developments suggest a firmer base for leasing activities, particularly in core districts, and may feed through to improved sentiment over the coming quarters.

In Thailand, after a weak first nine months for tourism, fourth quarter trends point to stabilization, with improving forward bookings into the traditional peak season. With repairs completed at our Bangkok property, the availability of full room inventory will bring back normalized operating performance. Additionally, the recent deterioration in China Japan relations will likely curtail Chinese travel to Japan, with Hong Kong and Thailand potentially benefiting as alternative destinations within Asia. We expect this diversion effect to be supportive for occupancy and rate in both markets, though its duration and magnitude remain uncertain.

Against this backdrop, our priorities are clear: protect and grow recurring income through active leasing and asset management, preserve balance sheet flexibility, and evaluate selective, value accretive investment opportunities that align with our risk appetite. While visibility is not yet fully restored, the combination of improving micro indicators in Hong Kong, stabilizing trends in Thailand, and constructive travel flows positions the Group to navigate the next six months with cautious optimism.

FINANCIAL REVIEW

Liquidity and Financial Resources

The Group continued to maintain a healthy financial position with cash and bank balances increased to HK\$407.5 million (31 March 2025: HK\$389.6 million) which were mainly denominated in Hong Kong dollars and United States dollars. An undrawn standby banking facility of HK\$50.0 million (31 March 2025: HK\$50.0 million) was maintained by the Group.

As at 30 September 2025, the total bank borrowings of the Group were HK\$2,257.0 million (31 March 2025: HK\$2,281.0 million) among which HK\$57.9 million (31 March 2025: HK\$57.9 million) was classified as current liabilities and HK\$2,199.1 million (31 March 2025: HK\$2,223.1 million) was non-current liabilities. The effective interest rate was 4.12% p.a. for the interim period (2024: 5.29% p.a.). The Group's total debts to total assets ratio was 20.8% (31 March 2025: 21.0%) and net debt to total assets ratio was 17.0% (31 March 2025: 17.4%).

There is no foreign currency risk to the Group's financial liabilities as they are all denominated in Hong Kong dollars. However, the Group has investments in associates operating in Thailand and China with carrying amounts of HK\$429.1 million and HK\$193.0 million equivalents respectively as at 30 September 2025 (31 March 2025: HK\$406.2 million and HK\$197.7 million equivalents respectively). The Group also has equity instrument investments in Malaysia and China denominated in Malaysian ringgit and Renminbi with fair value of HK\$136.7 million and HK\$29.0 million equivalents respectively as at 30 September 2025 (31 March 2025: HK\$129.5 million and HK\$29.0 million equivalents respectively). The management will closely monitor the currency market and take any necessary measures to reduce the exposure.

Pledge of Assets

As at 30 September 2025, investment properties with a carrying value of HK\$7,771.0 million (31 March 2025: HK\$7,780.0 million) were pledged to secure bank loan facilities to the extent of HK\$2,257.0 million (31 March 2025: HK\$2,281.0 million) of which all facilities have been fully utilized.

Contingent Liabilities

As at 30 September 2025, the Group had guarantees of HK\$1,879.8 million (31 March 2025: HK\$1,879.8 million) given to banks in respect of banking facilities utilised by subsidiaries.

EMPLOYEES

As at 30 September 2025, the number of salaried staff at the holding company level was 18 (31 March 2025: 18). The Group ensures that its employees' remuneration packages are competitive. Employees are rewarded on a performance related basis within the general framework of the Group's salary and bonus system.

INTERIM DIVIDEND

The Board of Directors does not recommend the payment of any interim dividend for the six months ended 30 September 2025 (2024: Nil).

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

During the six months ended 30 September 2025, neither the Company nor any of its subsidiaries have purchased, sold or redeemed any of the shares of the Company.

CORPORATE GOVERNANCE

The Company is committed to maintain high standards of corporate governance to protect the interests of its shareholders and to enhance corporate value and accountability.

The Company has adopted the principles and the corporate governance code (the "CG Code") set out in Part 2 of Appendix C1 of the Listing Rules. During the six months ended 30 September 2025, the Company has complied with all the code provisions set out in the CG Code.

REVIEW OF INTERIM RESULTS

The Audit Committee comprises four independent non-executive directors, including Dr. Charles Wai Bun Cheung, JP, Mr. Stephen Tan, Mr. Arnold Tin Chee Ip and Mr. Kin Chan. The Committee has reviewed and recommended for board approval of the unaudited consolidated interim financial statements of the Group for the six months ended 30 September 2025.

PUBLICATION OF INTERIM RESULTS ANNOUNCEMENT AND INTERIM REPORT

This results announcement is published on the websites of the Company (www.pioneerglobalgroup.com) and The Stock Exchange of Hong Kong Limited (www.hkexnews.hk). The interim report of the Company for the six months ended 30 September 2025 will be despatched to the Shareholders (if a printed copy is requested) and published on the abovementioned websites in due course on or before 31 December 2025.

By Order of the Board
Pioneer Global Group Limited
Kenneth Gaw
Managing Director

Hong Kong, 28 November 2025

As at the date of this announcement, the executive directors of the Company are Mrs. Rossana Wang Gaw, Mr. Goodwin Gaw, Mr. Kenneth Gaw, Ms. Christina Gaw and Mr. Alan Kam Hung Lee and the independent non-executive directors of the Company are Dr. Charles Wai Bun Cheung, JP, Mr. Stephen Tan, Mr. Arnold Tin Chee Ip and Mr. Kin Chan.

* *For identification purpose only*