

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



# HONG KONG FERRY (HOLDINGS) COMPANY LIMITED

## 香港小輪（集團）有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 50)

### 2025 RESULTS ANNOUNCEMENT

#### BUSINESS RESULTS

During the year under review, the Group's profit for the year ended 31 December 2025 was HK\$335 million, representing an increase of approximately 109% from the same period last year. This was mainly attributable to the recognition of a one-off construction cost adjustment after taxation of the completion of the joint venture development project "The Royale".

The Group's underlying profit for the year ended 31 December 2025 was HK\$284 million, representing an increase of approximately 80% from the same period last year. Taking into account the fair value change of the investment properties, profit attributable to shareholders for the year ended 31 December 2025 was approximately HK\$335 million, representing an increase of approximately 105% as compared with the same period of 2024.

Earnings per share for the year was HK\$0.94 (2024: HK\$0.46).

#### CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the year ended 31 December 2025

	Note	2025 HK\$'000	2024 HK\$'000
Revenue	3(a)	427,252	422,910
Direct costs		(264,176)	(258,803)
		<u>163,076</u>	<u>164,107</u>
Other revenue	3(a) & 4	63,255	69,764
Other net income	4	20,743	12,304
Valuation gains on investment properties	3(d)	50,301	2,004
Selling and marketing expenses		(5,584)	(7,589)
Administrative expenses		(114,571)	(98,174)
Other operating expenses		(11,142)	(7,479)
<b>Profit from operations</b>	3(b)	<b>166,078</b>	<b>134,937</b>
Interest on lease liabilities		(569)	(473)
Share of profits less losses of associates		520	857
Share of profits less losses of joint ventures		174,616	41,003
<b>Profit before taxation</b>	5	<b>340,645</b>	<b>176,324</b>
Taxation	6	(5,917)	(15,948)
<b>Profit for the year</b>		<b>334,728</b>	<b>160,376</b>
<b>Attributable to:</b>			
Equity shareholders of the Company		335,366	163,875
Non-controlling interests		(638)	(3,499)
<b>Profit for the year</b>		<b>334,728</b>	<b>160,376</b>
Earnings per share			
– Basic and diluted	8	<b>\$0.94</b>	<b>\$0.46</b>

Details of dividends payable to equity shareholders of the Company are set out in note 7.

## CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the year ended 31 December 2025

	2025 <i>HK\$'000</i>	2024 <i>HK\$'000</i>
<b>Profit for the year</b>	<u>334,728</u>	<u>160,376</u>
<b>Other comprehensive income for the year (after tax and reclassification adjustments):</b>		
Items that will not be reclassified to profit or loss:		
Remeasurement of employee retirement benefits assets	981	1,471
Financial assets at fair value through other comprehensive income – changes in fair value recognised in securities revaluation reserve (non-recycling)	<u>10,441</u>	<u>15,864</u>
	<u>11,422</u>	<u>17,335</u>
<b>Total comprehensive income for the year</b>	<u><u>346,150</u></u>	<u><u>177,711</u></u>
<b>Attributable to:</b>		
Equity shareholders of the Company	346,788	181,210
Non-controlling interests	<u>(638)</u>	<u>(3,499)</u>
<b>Total comprehensive income for the year</b>	<u><u>346,150</u></u>	<u><u>177,711</u></u>

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 31 December 2025

		2025		2024	
	Note	HK\$'000	HK\$'000	HK\$'000	HK\$'000
<b>Non-current assets</b>					
Investment properties			4,555,511		2,495,790
Other property, plant and equipment			70,128		60,015
Interest in leasehold land			29,448		30,817
			<u>4,655,087</u>		<u>2,586,622</u>
Interest in associates			5,094		5,430
Interest in joint ventures			388,590		691,388
Other financial assets			160,919		132,965
Other receivables and prepayments	9(a)		40,196		83,304
Net employee retirement benefits assets			4,368		3,127
Deferred tax assets			6,712		3,479
			<u>5,260,966</u>		<u>3,506,315</u>
<b>Current assets</b>					
Inventories			75,034	1,803,089	
Trade and other receivables	9(b)		200,975	186,214	
Tax recoverable			3,740	838	
Cash and bank balances			2,111,073	1,876,592	
			<u>2,390,822</u>	<u>3,866,733</u>	
<b>Current liabilities</b>					
Trade and other payables	10		(209,210)	(206,577)	
Lease liabilities			(8,384)	(4,025)	
Tax payable			(16,072)	(16,179)	
			<u>(233,666)</u>	<u>(226,781)</u>	
<b>Net current assets</b>			<u>2,157,156</u>		<u>3,639,952</u>
<b>Total assets less current liabilities</b>			<u>7,418,122</u>		<u>7,146,267</u>
<b>Non-current liabilities</b>					
Long service payment liabilities			(1,949)	(1,229)	
Lease liabilities			(13,908)	(3,999)	
Deferred tax liabilities			(91,900)	(87,756)	(92,984)
<b>NET ASSETS</b>			<u>7,310,365</u>		<u>7,053,283</u>
<b>CAPITAL AND RESERVES</b>					
Share capital			1,754,801	1,754,801	
Reserves			5,565,638	5,307,918	
<b>Total equity attributable to equity shareholders of the Company</b>			<u>7,320,439</u>	<u>7,062,719</u>	
<b>Non-controlling interests</b>			<u>(10,074)</u>	<u>(9,436)</u>	
<b>TOTAL EQUITY</b>			<u>7,310,365</u>	<u>7,053,283</u>	

## NOTES TO THE FINANCIAL INFORMATION

### 1. BASIS OF PREPARATION

The financial statements have been prepared in accordance with HKFRS Accounting Standards, which collective term includes all applicable individual Hong Kong Financial Reporting Standards (“HKFRSs”), Hong Kong Accounting Standards (“HKASs”) and Interpretations issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and the requirements of the Hong Kong Companies Ordinance. The financial statements also comply with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”).

The financial information relating to the years ended 31 December 2025 and 2024 included in this preliminary announcement of annual results does not constitute the Company’s statutory annual consolidated financial statements for those years but is derived from those financial statements. Further information relating to these statutory financial statements required to be 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 as required by section 662(3) of, and Part 3 of Schedule 6 to, the Hong Kong Companies Ordinance and will deliver the financial statements for the year ended 31 December 2025 in due course.

The Company’s auditor has reported on the financial statements of the Group for both years. The auditor’s reports were unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its reports; and did not contain a statement under sections 406(2), 407(2) or (3) of the Hong Kong Companies Ordinance.

The HKICPA has issued new or amended HKFRS Accounting Standards that are first effective or available for early adoption for the current accounting period of the Group. Note 2 provides information on any changes in accounting policies resulting from initial application of these developments to the extent that they are relevant to the Group for the current accounting period reflected in the financial statements.

### 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 the financial statements for the current accounting period.

Such amendments do not have a material effect on how the Group’s results and financial position for the current or prior periods have been prepared or presented in the financial statements. The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

### 3. SEGMENT INFORMATION

The operating segments are identified on the basis of internal reports about components of the Group that are regularly reviewed by the chief operating decision maker in order to allocate resources to the segment and to assess its performance.

In a manner consistent with the way in which information is reported internally to the Group’s most senior executive management for the purposes of resource allocation and performance assessment, the Group has presented the following five reportable segments.

- Property development: development and sale of properties.
- Property investment: rental income from leasing of properties.
- Ferry, shipyard and related operations: income from operation of dangerous goods vehicular ferry service and ship repairs and maintenance services and sales of goods on cruise vessels.

### 3. SEGMENT INFORMATION (Continued)

- Medical, healthcare and beauty services: income from provision of medical, healthcare and beauty services.
- Securities investment: dividend, interest and other income from listed securities investments.

Segment information is presented only in respect of the Group's business segments. No geographical analysis is shown as substantially all of the Group's revenue and profit from operations were derived from activities in Hong Kong.

#### Segment results

For the purposes of assessing segment performance and allocating resources between segments, the Group's most senior executive management monitors the results attributable to each reportable segment on the following bases:

Revenue and expenses are allocated to the reportable segments with reference to sales generated by those segments and the expenses incurred by those segments or which otherwise arise from the depreciation or amortisation of assets attributable to those segments.

The segment information for the years ended 31 December 2025 and 2024 about these reportable segments is presented below:

#### (a) Segment revenue

	Total revenue		Elimination of inter-segment revenue		Revenue from external customers	
	2025 HK\$'000	2024 HK\$'000	2025 HK\$'000	2024 HK\$'000	2025 HK\$'000	2024 HK\$'000
Property development	–	–	–	–	–	–
Property investment	194,142	172,523	257	189	193,885	172,334
Ferry, shipyard and related operations	167,674	179,416	1,916	1,552	165,758	177,864
Medical, healthcare and beauty services	57,090	40,209	13	106	57,077	40,103
Securities investment	9,405	11,792	–	–	9,405	11,792
Others	182,801	187,591	118,419	97,010	64,382	90,581
	<b>611,112</b>	<b>591,531</b>	<b>120,605</b>	<b>98,857</b>	<b>490,507</b>	<b>492,674</b>

#### Analysed by:

Revenue	427,252	422,910
Other revenue	63,255	69,764
	<b>490,507</b>	<b>492,674</b>

The principal activities of the Group are property development, property investment, ferry, shipyard and related operations, medical, healthcare and beauty services and securities investment.

Revenue represents gross income from the sale of properties, sales value of goods delivered to customers, income from services rendered, rental income, interest income and dividend income.

### 3. SEGMENT INFORMATION (Continued)

#### Segment results (Continued)

##### (b) Segment result

	Reportable segment (loss)/profit	
	2025	2024
	HK\$'000	HK\$'000
Property development	(10,394)	(9,241)
Property investment (note 3(d))	119,806	76,507
Ferry, shipyard and related operations	(20,088)	(7,977)
Medical, healthcare and beauty services	(4,354)	(27,616)
Securities investment	23,944	16,372
	<u>108,914</u>	<u>48,045</u>
Others (note 3(e))	<u>57,164</u>	<u>86,892</u>
	<u><b>166,078</b></u>	<u><b>134,937</b></u>

##### (c) Reconciliation of reportable segment profit

	2025	2024
	HK\$'000	HK\$'000
Reportable segment profit derived from external customers	108,914	48,045
Other profit derived from external customers	57,164	86,892
Interest on lease liabilities	(569)	(473)
Share of profits less losses of associates and joint ventures	175,136	41,860
	<u>340,645</u>	<u>176,324</u>

(d) The segment result of the “Property investment” included valuation gains on investment properties of HK\$50,301,000 (2024: HK\$2,004,000).

(e) “Others” mainly comprises interest income, corporate expenses and exchange gains/losses.

##### (f) Other segment information

	Depreciation and amortisation		Provision for/ (reversal of) impairment losses		Capital expenditure incurred	
	2025	2024	2025	2024	2025	2024
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Property investment	–	–	1,084	(208)	281,776	5,096
Ferry, shipyard and related operations	7,539	8,297	162	–	2,398	1,987
Medical, healthcare and beauty services	11,880	10,343	–	–	4,484	3,512
Others	792	788	–	–	361	584
	<u>20,211</u>	<u>19,428</u>	<u>1,246</u>	<u>(208)</u>	<u>289,019</u>	<u>11,179</u>

#### 4. OTHER REVENUE AND NET INCOME

	2025 <i>HK\$'000</i>	2024 <i>HK\$'000</i>
<b>Other revenue</b>		
Management fee income	29,411	27,772
Other income	16,351	19,110
Air-conditioning charges income	14,660	17,768
Other interest income	2,833	5,114
	<u>63,255</u>	<u>69,764</u>
<b>Other net income</b>		
Change in fair value of other financial assets designated at fair value through profit or loss (“FVPL”)	17,513	9,912
Sundry income	2,172	1,042
Income from sale of spare parts	998	1,105
Profit on disposal of other property, plant and equipment	45	–
Net exchange gains/(losses)	15	(17)
Reversal of impairment loss on trade and other receivables	–	262
	<u>20,743</u>	<u>12,304</u>

#### 5. PROFIT BEFORE TAXATION

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

(a) **Staff costs:**

	2025 <i>HK\$'000</i>	2024 <i>HK\$'000</i>
Expense recognised in respect of defined benefit retirement plans:		
– Occupational Retirement Schemes Ordinance plans	220	388
– Long service payments	308	285
Contributions to defined contribution retirement plan	4,157	3,917
	<u>4,685</u>	<u>4,590</u>
Total retirement costs	139,000	136,088
Salaries, wages and other benefits	<u>143,685</u>	<u>140,678</u>

## 5. PROFIT BEFORE TAXATION (Continued)

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

### (b) Other items:

	2025 HK\$'000	2024 HK\$'000
Amortisation of leasehold land premium	1,369	1,369
Depreciation	18,842	18,059
Cost of inventories	7,252	8,279
Auditor's remuneration		
– audit services	1,978	1,992
– other services	366	366
Impairment losses on trade and other receivables	1,246	54
Rentals receivable from investment properties less direct outgoings of HK\$74,920,000 (2024: HK\$64,249,000) (note)	(72,112)	(61,112)
Rentals receivable from leases, other than those relating to investment properties, less direct outgoings of HK\$1,022,000 (2024: HK\$841,000)	(2,097)	(2,215)
Interest income	(64,296)	(93,522)
Dividend income from other financial assets designated at FVPL	(3,588)	(2,559)
Dividend income from other financial assets designated at fair value through other comprehensive income	(3,369)	(4,339)
	<u>                    </u>	<u>                    </u>

Note: Included contingent rental income which is determined based on turnover of certain shops and commercial arcades of HK\$2,386,000 (2024: HK\$2,989,000).

## 6. INCOME TAX IN THE CONSOLIDATED STATEMENT OF PROFIT OR LOSS

Taxation in the consolidated statement of profit or loss represents:

	2025 HK\$'000	2024 HK\$'000
<b>Current tax – Hong Kong Profits Tax</b>		
Provision for the year	4,911	9,027
Provision for the claims (note)	97	107
(Over)/under-provision in respect of prior years	(2)	50
	<u>                    </u>	<u>                    </u>
	5,006	9,184
<b>Deferred tax</b>		
Origination and reversal of temporary differences	911	6,764
	<u>                    </u>	<u>                    </u>
	5,917	15,948
	<u>                    </u>	<u>                    </u>

The provision for Hong Kong Profits Tax for 2025 is calculated at 16.5% (2024: 16.5%) of the estimated assessable profits for the year, except for one subsidiary of the Group which is a qualifying corporation under the two-tiered Profits Tax rate 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%. The provision for Hong Kong Profits Tax for this subsidiary was calculated at the same basis in 2024.

The provision for Hong Kong Profits Tax for 2025 takes into account a reduction granted by the Government of 100% of the tax payable for the year of assessment 2024/25 subject to a maximum reduction of HK\$1,500 for each business (2024: a maximum reduction of HK\$3,000 was granted for the year of assessment 2023/24 and was taken into account in calculating the provision for 2024).

## 6. INCOME TAX IN THE CONSOLIDATED STATEMENT OF PROFIT OR LOSS (Continued)

*Note:* In prior years, the Inland Revenue Department (“IRD”) raised additional profits tax assessments on a subsidiary of the Group covering the years of assessment from 2001/02 to 2009/10 as the IRD disallowed the deduction of certain capital expenditure incurred by the subsidiary (the “claims”). Notices of objection were filed with the IRD by the subsidiary. In February 2017 and March 2022, the IRD further raised additional profits tax assessments covering the years of assessment from 2010/11 to 2014/15 and 2015/16 in respect of such disallowance. Management has sought advice from the Group’s tax adviser and has filed a notice of objection against such additional tax assessments. In August 2022, IRD issued a determination regarding previous objections and continued to disallow the claims. The subsidiary filed a notice of appeal to the Board of Review in September 2022 and the appeal was heard in July and August 2024. As at the date of this results announcement, the Board of Review has yet to hand down its decision. During the year ended 31 December 2025, the Group made an additional provision of HK\$97,000 for the claims.

## 7. DIVIDENDS

### (a) Dividends payable to equity shareholders of the Company attributable to the year

	2025 <i>HK\$’000</i>	2024 <i>HK\$’000</i>
Interim dividend declared and paid of HK10 cents (2024: HK10 cents) per ordinary share	35,627	35,627
Final dividend proposed after the end of the reporting period of HK15 cents (2024: HK15 cents) per ordinary share	<u>53,441</u>	<u>53,441</u>
	<u><b>89,068</b></u>	<u><b>89,068</b></u>

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

### (b) Dividends payable to equity shareholders of the Company attributable to the previous financial year, approved and paid during the year

	2025 <i>HK\$’000</i>	2024 <i>HK\$’000</i>
Final dividend in respect of the previous financial year, approved and paid during the year, of HK15 cents (2024: HK15 cents) per ordinary share	<u>53,441</u>	<u>53,441</u>

## 8. EARNINGS PER SHARE

The calculation of basic earnings per share is based on the profit attributable to ordinary equity shareholders of the Company of HK\$335,366,000 (2024: HK\$163,875,000) and 356,273,883 (2024: 356,273,883) ordinary shares in issue during the year.

There were no dilutive potential ordinary shares in existence during the years ended 31 December 2025 and 2024, therefore diluted earnings per share are the same as basic earnings per share for both years.

## 9. TRADE AND OTHER RECEIVABLES

### (a) Non-current

	2025 <i>HK\$'000</i>	2024 <i>HK\$'000</i>
Instalment receivables	37,327	83,304
Other receivables and prepayments	<u>2,869</u>	<u>–</u>
	<u><b>40,196</b></u>	<u><b>83,304</b></u>

Instalment receivables represent the proceeds receivable from the sale of properties due after more than one year from the end of the reporting period. The balance included under non-current assets is not past due. Instalment receivables due within one year from the end of the reporting period are included in “Trade and other receivables” under current assets.

### (b) Current

	2025 <i>HK\$'000</i>	2024 <i>HK\$'000</i>
Trade receivables	87,934	70,356
Instalment receivables	1,631	2,605
Less: loss allowance	<u>(630)</u>	<u>(5)</u>
	<b>88,935</b>	72,956
Other receivables and prepayments	<b>76,161</b>	79,285
Amounts due from joint ventures	<u><b>35,879</b></u>	<u>33,973</u>
	<u><b>200,975</b></u>	<u><b>186,214</b></u>

All of the current trade and other receivables are expected to be recovered or recognised as expense within one year. Included in the trade and other receivables are amounts due from related companies of HK\$60,776,000 (2024: HK\$62,140,000) which are unsecured, interest-free and recoverable on demand. Related companies are companies under control of a company/person which has significant influence on the Group.

The amounts due from joint venture are unsecured, interest-free and recoverable on demand.

## 9. TRADE AND OTHER RECEIVABLES (Continued)

### (b) Current (Continued)

#### Ageing analysis

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

	2025 <i>HK\$'000</i>	2024 <i>HK\$'000</i>
Current	65,452	32,465
1 to 3 months overdue	19,432	30,805
More than 3 months but less than 12 months overdue	1,749	9,503
More than 12 months overdue	<u>2,302</u>	<u>183</u>
	<u><b>88,935</b></u>	<u><b>72,956</b></u>

Trade debtors are due ranging from 7 to 45 days from the date of billing. Debtors with balances that are more than 60 days overdue are generally required to settle all outstanding balances before any further credit is granted.

## 10. TRADE AND OTHER PAYABLES

All of the trade and other payables except for an amount of HK\$14,513,000 (2024: HK\$19,607,000) are expected to be settled within one year. Included in the trade and other payables are amounts due to related companies of HK\$38,266,000 (2024: HK\$29,110,000) which are unsecured, interest-free and repayable within 30–45 days or repayable on demand. Related companies are companies under control of a company which has significant influence on the Group.

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

	2025 <i>HK\$'000</i>	2024 <i>HK\$'000</i>
Due within 1 month or on demand	115,577	118,912
Due after 1 month but within 3 months	997	1,256
Due after 3 months but within 12 months	–	–
More than 12 months	<u>2</u>	<u>2</u>
	<u><b>116,576</b></u>	<u><b>120,170</b></u>

The amount of revenue recognised for the years ended 31 December 2025 and 2024 that was included in contract liabilities as at 1 January 2025 and 2024 were HK\$21,211,000 and HK\$13,491,000 respectively.

## **DIVIDENDS**

The Board of Directors (the “Board”) has recommended the payment of a final dividend for the year ended 31 December 2025 of HK15 cents per share (2024: final dividend of HK15 cents per share). Subject to shareholders’ approval at the annual general meeting to be held on Friday, 29 May 2026, the final dividend will be paid on Tuesday, 23 June 2026 to shareholders whose names appear on the Register of Members of the Company on Monday, 8 June 2026. The final dividend, together with the interim dividend of HK10 cents per share already paid, will make a total distribution of HK25 cents for the full year.

## **CLOSURE OF REGISTER OF MEMBERS**

For the purpose of determining shareholders’ eligibility to attend, speak and vote at the annual general meeting to be held on Friday, 29 May 2026 or any adjournment or postponement thereof (the “AGM”), the Register of Members of the Company will be closed from Tuesday, 26 May 2026 to Friday, 29 May 2026, both days inclusive, during which period no requests for transfer of shares will be accepted. In order to determine shareholders who are entitled to attend, speak and vote at the AGM, all transfer documents, accompanied by the relevant share certificates, must be lodged with the Company’s Share Registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration no later than 4:30 p.m. on Friday, 22 May 2026.

For the purpose of determining shareholders’ entitlement to the proposed final dividend for the year, the Register of Members of the Company will be closed from Friday, 5 June 2026 to Monday, 8 June 2026, both days inclusive, during which period no requests for transfer of shares will be accepted. In order to qualify for the proposed final dividend for the year, all transfer documents, accompanied by the relevant share certificates, must be lodged with the Company’s Share Registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration no later than 4:30 p.m. on Thursday, 4 June 2026.

## **BUSINESS REVIEW**

The Group’s operations are primarily divided into three major segments: (1) property development and investment operations, (2) ferry, shipyard and related operations, and (3) medical, healthcare and beauty services. During the year under review, the Group’s profit was mainly derived from the rental income from shops and commercial arcades, interest income from banks, as well as fair value gains on investment properties and a construction cost adjustment of the development project. The Group had no borrowings.

### **Property Development and Investment Operations**

In 2025, the gross rental income arising from the Group’s shops, commercial arcades and the youth hostel amounted to approximately HK\$147 million, representing an increase of approximately 17% from the same period last year. As at 31 December 2025, the commercial arcades of Metro6 were fully let. The occupancy rates of the commercial arcade of The Spectacle and Shining Heights were 91% and 81% respectively. The occupancy rates of commercial arcades of Metro Harbour Plaza and Green Code Plaza were 94% and 98% respectively.

## **BUSINESS REVIEW** (Continued)

### **The Royale (8 Castle Peak Road – Castle Peak Bay, Tuen Mun) Joint Venture Development Project**

The Group has already delivered to buyers the 1,748 residential units sold. 34 units remain unsold in the entire project, with 5 residential units, 103 private car parking spaces and 18 motorcycle parking spaces already leased for short-term period.

### **The Symphonie (280 Tung Chau Street, Cheung Sha Wan) Redevelopment Project**

The private residential rental market in Hong Kong continues to improve with increasing rental yields. The Group converted the two-tower residential units of “The Symphonie” into a youth hostel, which is operated by Tung Wah Group of Hospitals and named as “TN Residence”. This project was approved by the Home and Youth Affairs Bureau under the Subsidy Scheme for Using Hostels and Guesthouses as Youth Hostels. Commencing from June 2025 the Group began collecting rental which has been subject to adjustments based on the occupancy rates of the hostel.

### **Portion A of Ground Floor of Tai Hung Fai (Tsuen Wan) Centre (No. 55 Chung On Street, Tsuen Wan)**

On 30 September 2025, the Group completed the acquisition of various shops at Portion A of Ground Floor (with a total gross floor area of approximately 12,700 sq. ft.) and signage areas of Tai Hung Fai (Tsuen Wan) Centre, located at 55 Chung On Street, Tsuen Wan, for rental investment purposes. Leases were renewed with certain existing tenants and new tenancy agreements were entered into with new tenants. As of the end of 2025, all shops were leased. The Group enhanced the property’s rental by increasing leasable spaces through shop layout reconfiguration, upgrading the property’s image through shopfront renovations, optimising the signage area, installing the new LED screen and expanding advertising space.

### **Ferry, Shipyard and Related Operations**

The Group’s ferry, shipyard, and related operations including the dangerous goods vehicular ferry services recorded a loss of approximately HK\$8 million during the year under review. The company successfully applied for a fare increase upon license renewal in January 2024, but recorded a loss due to increased operating expenses and reduced traffic volume. In September 2025, the company applied to the Transport Department for a fare increase again for its dangerous goods vehicular ferry services.

During the year, the revenue of Hong Kong Shipyard decreased by 12% compared to 2024. The decline in revenue was attributed to Hong Kong’s recent economic environment. There was a reduction in the number of ships registered in Hong Kong. Shipowners opted for more basic maintenance services and also used the maintenance services in the Mainland. Hong Kong Shipyard is actively exploring diversification strategies to enhance overall revenue, including partial land use conversion.

## **BUSINESS REVIEW** (Continued)

### **Medical, Healthcare and Beauty Services**

The Group's medical, healthcare and beauty services business, which includes pain treatment and medical aesthetics, recorded a loss of approximately HK\$4 million during the year under review, representing a significant reduction of 84% compared the same period last year. It is believed to become profitable in the future.

The Group has established spine and pain centres at Mira Place, Tsim Sha Tsui, and Metro Harbour Plaza, Tai Kok Tsui, under the brand "Total HealthCare". The third branch started trial operations in January 2026 at Tai Hung Fai (Tsuen Wan) Centre. The Group has introduced advanced medical equipment in conjunction with professional registered chiropractors and sports trainers, to provide personalised treatment plans for pain-suffering patients. In addition, it addresses the rehabilitation needs of various patients in orthopedics, post-surgery and various types of injuries.

AMOUR medical aesthetic centre expanded the leased area at Mira Place, Tsim Sha Tsui, to deliver an elevated experience for its clientele. After multiple rounds of rigorous selection by the Hong Kong Brand Development Council, AMOUR medical aesthetic centre was awarded the "Hong Kong Emerging Service Brand" in February 2026. This honor not only highly recognises the brand but also acknowledges the team's efforts to "professionally fulfilling promises". AMOUR medical aesthetic centre is actively strengthening its professional team by recruiting clinically experienced doctors, dermatologists and senior beauty consultants to master the latest medical aesthetics techniques and equipment operation standards to meet market demand for high-end medical aesthetic services.

The Group established a specialist centre at H Zentre, Tsim Sha Tsui through a joint venture, providing specialised services in cardiology, surgery, orthopedics, plastic surgery and urology. Its performance has been steadily on the rise and recorded a profit. In November 2025, the specialist centre was renamed "Alliance Medical Centre" as part of a brand revitalization initiative to strengthen the collaboration among various specialties and to provide patients with efficient and high-quality medical services.

The Group has also partnered with a professional fitness centre with over 20 years of experience in Hong Kong to establish a physiotherapy centre at H Zentre in August 2025. The Group has launched a medical equipment leasing business since the second half of 2024, jointly purchasing medical equipment with specialists for rental to hospitals and doctors to generate stable income.

## FINANCIAL REVIEW

### Development Strategy and Principal Risks

The Group has been operating ferry services in Hong Kong for over a century and is currently the only ferry company in Hong Kong offering “vehicular ferry services” and “dangerous goods vehicular ferry services”. Alongside the urban development of Hong Kong, the Group ventured into residential property development in the early 2000’s and further diversified its investments by launching the medical specialist and beauty business in 2022. These three core business segments complement each other, effectively diversifying investment risks and enhancing the Group’s overall competitiveness and long-term value.

The two rental properties held by the Group, Metro Harbour Plaza and Green Code Plaza, are large-scale residential podium malls, providing convenient daily shopping and dining options for local residents and thus less affected by the retail downturn. Tai Hung Fai (Tsuen Wan) Centre, acquired in September last year, is located in a high-traffic hub in the Tsuen Wan district, where the shopping demand residents within and outside the district provides a certain level of support for rents, rendering it less susceptible to shifts in tourist consumption patterns compared with shops in areas more dependent on tourists. When considering potential investments, the Group closely monitors the impact of retail market conditions and changes in tourism patterns on shop rentals, and will proceed with investments only when returns are attractive and risks are manageable.

The Group has consistently and unwaveringly upheld its sustainable development goal of “Putting People First”. In addition to transporting oil products for residents on Hong Kong Island, its ferry business also delivers flammable gases to hospitals and other institutions. The Group will continue to engage with the Government to recover costs at a reasonable rate in order to sustain the ferry operations and continue serving the public. The Group collaborated with a local bicycle company to provide bicycle parking spaces at the North Point East Pier for public use last year, and will continue to discuss with the Government regarding the upgrading of facilities at the North Point East Pier, aiming to enrich the public’s enjoyment of the East Coast Boardwalk.

Hong Kong is not only one of the longest-living cities globally, but also has one of the most rapidly aging populations in the world. Coupled with the heightened public awareness of health following the COVID-19 pandemic and the increasing burden on the public healthcare system, this has created potential opportunities for the private medical and health-related industries. Under the backdrop of Hong Kong’s active integration into the Greater Bay Area (GBA), the trend of Hong Kong residents travelling north for consumption continues, and the public’s acceptance of using Mainland medical services has significantly increased. Due to the generally lower prices of medical services in the Mainland, some Hong Kong residents have shifted to the GBA for non-emergency services such as medical check-ups, dental care, and aesthetic treatments. However, the Group’s medical specialist and beauty businesses primarily focus on serving high-end and non-hospital clients, emphasising the assurance of high-quality service rather than competing on price, thus being less affected. In response to market demand for auxiliary health services, the Group has been actively developing complementary services, gradually forming an ecosystem that provides convenient and timely services to the public locally. The Group will continue to explore the introduction of suitable medical equipment, attract medical professionals, and collaborate with relevant specialist doctors to expand the footprint of its medical and health business.

## **FINANCIAL REVIEW** (Continued)

### **Review of Results**

The Group's revenue for the year amounted to approximately HK\$427 million, representing a slight increase of 1% when compared with the previous year. This was mainly attributable to the increase of revenue from medical aesthetic services and investment properties, offset by a decline in revenue from shipyard and the related operations.

### **Liquidity, Financial Resources and Capital Structure**

As of 31 December 2025, shareholders' funds of the Group showed an increase of around 3.6% as compared to the previous year and amounted to HK\$7,320 million. The increase was mainly the increase in the profit.

There was no change to the capital structure of the Group during the year. Funding for the Group's activities during the year under review was mainly generated from the property leasing and other operations. Current assets of the Group were recorded at HK\$2,391 million and the current liabilities were HK\$234 million as of 31 December 2025. Current ratio of the Group had been decreased to 10.2 as at 31 December 2025, mainly attributed to "The Symphonie" redevelopment project being reclassified from "Completed properties held for sale" to "Investment properties".

### **Gearing Ratio and Financial Management**

As the Group had no borrowings as at 31 December 2025, no gearing ratio, which is calculated on the basis of bank borrowing as a ratio of the Group's shareholders' fund, was shown.

The Group's financing and treasury activities were managed centrally at the corporate level. Financing facilities extended to the Group were denominated in Hong Kong dollar.

### **Employees and Remuneration Policy**

As at 31 December 2025, the number of employees of the Group stood at about 310 (2024: about 300). Total employees' costs for the year amounted to approximately HK\$144 million. The remuneration packages to employees were commensurable to the market trend and levels of pay in similar industries. A discretionary year-end bonus was paid to employees based on individual performance. Other benefits to employees included medical insurance, retirement scheme, training programmes and educational subsidies.

## **PROSPECTS**

Benefiting from the Central Government's implementation of proactive fiscal and accommodative monetary policies, Hong Kong's overall economic development has built up a good momentum, with the financial sector performing particularly well. The Hang Seng Index rose by 27.8% in 2025, and the average daily turnover reached HK\$249.8 billion, a substantial increase of 89.5% compared to HK\$131.8 billion in 2024. Moreover, Hong Kong regained its position as the world's top market for initial public offering (IPO) fundraising, reflecting the return of global capital to Hong Kong and the increased confidence among local investors.

The price index of private residential properties in Hong Kong showed an upward trend, rising by approximately 3.3% year-on-year and ending three consecutive years of decline. The number of transactions reached 62,832 for the year, representing an 18.3% increase compared with 2024. Benefiting from the Hong Kong Government's various talent schemes and its policy to actively propel Hong Kong to become an international hub for post-secondary education. The number of professionals, students and their families coming to Hong Kong continued to grow, driving rental demand and sustaining the upward trend in private residential rents. The rental index of private residential property recorded an increase of over 4.3% year-on-year in 2025. Assuming no further deterioration in the Iran war nor global inflation, the market outlook is expected to remain positive. However, geopolitical risk remains an unpredictable factor.

In the 2026–27 Budget, the Hong Kong Government introduced a range of policy initiatives relating to the tourism and healthcare sectors. As the Events Capital of Asia, the Hong Kong Tourism Board will scale up its flagship events and promotion, organising more signature festive events. In the healthcare sector, the policy directions cover research and development of biomedicine and cross-boundary medical collaboration. The Group will actively seek new opportunities arising from the Government's policy and expand its business footprint through collaborating with onboarding specialist doctors to strengthen the foundation for growth.

Looking ahead to 2026, Hong Kong's economy is expected to maintain a steady momentum. It is anticipated that the income from rental properties, together with bank interest income, will continue to be the major sources of revenue of the Group. The Group holds ample cash with no borrowing, maintaining a solid financial position and will proactively seek investment opportunities that offer reasonable returns.

## **CORPORATE GOVERNANCE**

The Company is committed to maintaining high standard of corporate governance. In the opinion of the Board, the Company had complied with the code provisions of the Corporate Governance Code as set out in Appendix C1 to the Listing Rules throughout the year ended 31 December 2025.

## **AUDIT COMMITTEE**

The Audit Committee has reviewed the financial results of the Group for the year ended 31 December 2025 and discussed with internal audit department and independent external auditor in respect of matters on auditing, internal control and financial reports of the Group.

The financial results for the year ended 31 December 2025 have been reviewed with no disagreement by the Audit Committee of the Company.

## **SCOPE OF WORK OF KPMG**

The figures in respect of the Group's consolidated statement of financial position, consolidated statement of profit or loss, consolidated statement of profit or loss and other comprehensive income and the related notes thereto for the year ended 31 December 2025 as set out in the preliminary announcement have been agreed by the Group's auditor, KPMG, Certified Public Accountants, to the amounts set out in the Group's consolidated financial statements for the year. The work performed by KPMG in this respect did not constitute an assurance engagement and consequently no opinion or assurance conclusion has been expressed by KPMG on this announcement.

## **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 of the Company. Having made specific enquiries, the Company confirmed that all Directors of the Company had complied with the required standard as set out in the Model Code throughout the year ended 31 December 2025.

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

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

## **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 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 RESULTS ANNOUNCEMENT AND ANNUAL REPORT**

This results announcement is published on the Company's website (www.hkf.com) and HKEXnews website (www.hkexnews.hk). The annual report of the Company for the year ended 31 December 2025 containing all the information required by the Listing Rules will be despatched to the shareholders of the Company and available on the same websites in due course.

On behalf of the Board  
**Dr. Lam Ko Yin, Colin**  
*Chairman*

On behalf of the Board  
**Li Ning**  
*Director*

Hong Kong, 19 March 2026

*As at the date of this announcement, the executive directors of the Company are Dr. Lam Ko Yin, Colin (Chairman), Mr. Li Ning and Mr. Lee Gabriel (Group General Manager); the non-executive director is Mr. Au Siu Kee, Alexander; and the independent non-executive directors are Mr. Ho Hau Chong, Norman, Ms. Wong Yu Pok, Marina, Mr. Wu King Cheong and Mr. Chan Wai Yan, Ronald.*