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ANNOUNCEMENT OF RESULTS FOR THE YEAR ENDED 31 DECEMBER 2025

The board of directors (the “Board”) of Chinney Alliance Group Limited (the “Company” and, together with its subsidiaries, the “Group”) announce the consolidated annual results of the Group for the year ended 31 December 2025.

Results of the year

	Year ended 31 December	
	2025	2024
	HK\$'000	HK\$'000
Revenue	<u>6,497,744</u>	<u>7,692,498</u>
Profit for the year	<u>30,957</u>	<u>82,500</u>
Profit/(loss) attributable to owners of the Company	<u>(2,991)</u>	<u>50,745</u>
Earnings/(loss) per share	<u>HK(0.5) cent</u>	<u>HK8.5 cents</u>
Dividend per share		
Proposed final	<u>HK1.0 cent</u>	<u>HK2.5 cents</u>

CHAIRMAN’S STATEMENT

2025 was a challenging year – not just for our Group, but for markets across the world. Yet tough environments do not weaken strong companies; they reveal them. We have never been a business which measures itself on a yearly basis. We measure ourselves by our ability to navigate cycles, strengthen our foundation, and position the Group to create sustainable long term value.

The Company delivered HK\$6,498 million in revenue (compared to HK\$7,692 million in FY2024) and HK\$31.0 million in net profit (compared to HK\$82.5 million) respectively. As such, there is a HK\$3.0 million loss attributable to owners of the Company mainly due to revaluation write downs for property held by the Group, alongside weaker performances in Building Services and Plastic Trading. These results reflect the reality of operating in a world that has become more volatile, more competitive, and more demanding. But volatility also creates opportunity. And the companies, like the Group, that prepare, invest, and execute are the ones that win.

I would like to provide a clear view of where the Group stands – and where the Group’s direction is.

Chinney Kin Wing Group – A High Performing Engine of Value

Again, Chinney Kin Wing delivered another strong year in the sector of foundation piling and ground investigations:

- Revenue: HK\$2,271 million, compared to HK\$2,486 million in FY2024
- Operating profit: HK\$163.1 million, higher than HK\$149.5 million in FY2024

This performance came in a market where private contracts were nearly non-existent and pricing pressure was intense. Yet, the Chinney Kin Wing improved margins through disciplined cost control, expanded depot facilities to over 200,000 sq. ft., and invested in AI enabled monitoring systems. These are the kinds of strategic moves that widen competitive moats.

DrilTech continues to scale its technical capabilities for example specialised testing services, including Koden Testing while expanding its service scope with marine ground investigation that is launching in 2026. DrilTech also included a major NEC4 Framework Contract which reinforces its credibility. This is a business that executes in any environment.

Chinney Alliance Engineering – A Growth Platform with a Long Runway

Our aviation systems business which focuses on the low-altitude economy related services, delivered HK\$274 million in revenue (versus HK\$490 million in FY2024) and HK\$19.4 million in operating profit (versus HK\$24.2 million in FY2024). With Hong Kong's airport operating at record levels and Macau's expansion underway, demand for aviation systems, weather monitoring, radar, and anti drone technologies will continue to grow.

We are the leader in this niche and we see huge potential in this business segment particularly in the new China directive for the next five years.

General Contracting and Building Construction – Back to Profitability

Our mainstay business returned to profitability with HK\$1,107 million in revenue (HK\$718 million in FY2024) and HK\$1.2 million in operating profit (loss of HK\$13.2 million in FY2024). The real estate downturn kept tender prices unsustainably low, but our team executed with discipline and controlled costs. Projects completing in 2026, including the New Airport District Police Operational Base, should sustain this positive momentum.

The Greater Bay Area including Macau remains a standout long term opportunity. Airport expansion, infrastructure upgrades, and urban renewal point toward meaningful growth from 2027 onward.

Shun Cheong – A Difficult Year, but a Strong Pipeline

Shun Cheong reported HK\$2,474 million in revenue (HK\$3,485 million in FY2024) and an operating loss of HK\$1.4 million (profit of HK\$8.8 million in FY2024). Delays in project handover, upstream bottlenecks, and financial stress among main contractors created pressure on cash flow and profitability.

To meet with the challenging conditions, the team in Shun Cheong is responding the right way with a disciplined project selection, tighter cost control, and greater operational flexibility.

The outlook for medium term pipeline is solid. Public and private housing demand remains meaningful, with over 200,000 units expected in the next 3–5 years. As an approved specialist contractor, Shun Cheong is well positioned.

More importantly, the business is leaning into robotics, EV charging infrastructure, data centres, and solar energy. By pivoting to include technology into their processes, Shun Cheong is able to be more competitive than its peers and help with the profitability through timely deliveries.

Jacobson van den Berg – Reinventing for the Future

Our plastics trading division reported an operating loss of HK\$1.2 million (profit of HK\$10.3 million in FY2024) on sharply lower revenues of HK\$371 million (HK\$513 million in FY2024). Customers continue to face geopolitical uncertainty and tariff volatility. The pivot toward disinfectant, hygiene, and wellness products is strategically sound, but consumer brand building takes time.

This is what reinvention looks like, and we are committed to seeing it through.

Our Property Portfolio – A Necessary Reset

The fall in property values across the region meant that our Group's portfolio was also subject to write downs. The Fanling development project's value declined again due to rising construction costs and a weak property market. Our properties held for own use and investment properties also faced downward revaluations. We believe that this is being prudent, so that we can better manage market expectations. We will continue to monitor opportunities to recover value.

The Outlook – Challenging, but Full of Opportunity

The global political environment is chaotic. Conflicts in Iran and Ukraine, instability in Pakistan, and the risk of sharply rising oil prices all contribute to uncertainty. Yet East Asia remains an oasis of stability. Our home, Hong Kong, in particular, stands out.

Taking everyone by surprise, Hong Kong grew 3.5% in 2025, supported by stronger exports and improving domestic demand. The property market has shown early signs of stabilisation, with home prices rising 3.3% after years of decline.

But the real story – the one that will define the next decade – is technology.

Across AI, robotics, drones, aviation systems, data centres, new energy, and advanced hygiene products, our Group is investing in the capabilities that will shape the future. These investments are not optional. They are essential.

Our ambition remains unchanged: to build a stronger, more competitive, more future ready Group for the next decade and beyond. We will continue to operate with discipline, allocate capital prudently, and adapt strategically. That is how companies endure. That is how they grow. And that is how they deliver long term value for shareholders.

Appreciation

I want to thank our directors, management team, and employees for their commitment and attentiveness. And I want to thank our shareholders, partners, and stakeholders for their continued confidence. Your support is how we build a stronger, more resilient Group.

We have a solid foundation, a clear strategy, and a long term mindset. We will continue to build tomorrow with discipline, ambition, and an unwavering commitment to excellence.

James Sing-Wai Wong
Chairman

Hong Kong, 26 March 2026

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

	<i>Notes</i>	Year ended 31 December	
		2025	2024
		HK\$'000	HK\$'000
REVENUE	3	6,497,744	7,692,498
Cost of sales/services provided		<u>(5,751,367)</u>	<u>(6,935,487)</u>
Gross profit		746,377	757,011
Other income	3	34,935	37,088
Selling and distribution costs		(16,341)	(18,568)
Administrative expenses		(641,183)	(585,797)
Other operating income/(expenses), net	4	7,684	(13,833)
Changes in fair value of investment properties, net		(7,509)	(5,370)
Deficit from revaluation of property, plant and equipment		(3,511)	(2,059)
Finance costs	5	(45,648)	(54,409)
Share of losses of associates		<u>(6,753)</u>	<u>(927)</u>
PROFIT BEFORE TAX	6	68,051	113,136
Income tax expense	7	<u>(37,094)</u>	<u>(30,636)</u>
PROFIT FOR THE YEAR		<u>30,957</u>	<u>82,500</u>
Attributable to:			
Owners of the Company		(2,991)	50,745
Non-controlling interests		<u>33,948</u>	<u>31,755</u>
		<u>30,957</u>	<u>82,500</u>
EARNINGS/(LOSS) PER SHARE			
ATTRIBUTABLE TO ORDINARY EQUITY			
HOLDERS OF THE COMPANY	8		
Basic and diluted		<u>HK(0.5) cent</u>	<u>HK8.5 cents</u>

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Year ended 31 December	
	2025	2024
	HK\$'000	HK\$'000
PROFIT FOR THE YEAR	30,957	82,500
OTHER COMPREHENSIVE INCOME/(LOSS)		
Other comprehensive income/(loss) that may be reclassified to profit or loss in subsequent periods:		
Exchange differences on translation of foreign operations and net other comprehensive income/(loss) that may be reclassified to profit or loss in subsequent periods	5,407	(5,330)
Other comprehensive income/(loss) that will not be reclassified to profit or loss in subsequent periods:		
Deficit on revaluation of leasehold land and owned buildings	(23,627)	(61,079)
Income tax effect	3,998	10,086
	(19,629)	(50,993)
Change in fair value of an equity investment at fair value through other comprehensive income	1,131	687
Net other comprehensive loss that will not be reclassified to profit or loss in subsequent periods	(18,498)	(50,306)
OTHER COMPREHENSIVE LOSS FOR THE YEAR, NET OF TAX	(13,091)	(55,636)
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	17,866	26,864
Attributable to:		
Owners of the Company	(17,379)	(6,379)
Non-controlling interests	35,245	33,243
	17,866	26,864

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	31 December	31 December
	2025	2024
<i>Notes</i>	<i>HK\$'000</i>	<i>HK\$'000</i>
NON-CURRENT ASSETS		
Property, plant and equipment	906,274	949,011
Investment properties	92,521	96,443
Investments in associates	13,280	8,596
Investment in a joint venture	–	–
Equity investment at fair value through other comprehensive income	9,544	8,413
Goodwill	12,528	12,528
Financial assets at fair value through profit or loss	34,471	30,270
Deposits	9,327	11,701
Deferred tax assets	9,907	10,745
	1,087,852	1,127,707
TOTAL non-current assets		
CURRENT ASSETS		
Inventories	54,585	76,237
Property held for sale under development	52,407	104,888
Contract assets	1,943,134	2,089,912
Trade receivables	<i>10</i> 703,675	799,025
Loan to a related company	<i>11</i> 250,000	250,000
Amount due from a related company	<i>12</i> 36,287	43,773
Prepayments, deposits and other receivables	685,222	530,859
Tax recoverable	2,611	15,616
Cash and cash equivalents	973,926	1,042,997
	4,701,847	4,953,307
TOTAL current assets		
CURRENT LIABILITIES		
Trade, bills and retention monies payables	<i>13</i> 826,043	1,119,327
Trust receipt loans	297,615	488,100
Other payables and accruals	1,645,773	1,570,479
Derivative financial instruments	–	537
Tax payable	34,058	11,892
Interest-bearing bank borrowings	625,450	514,216
Lease liabilities	5,677	5,820
	3,434,616	3,710,371
TOTAL current liabilities		
NET CURRENT ASSETS		
	1,267,231	1,242,936
TOTAL ASSETS LESS CURRENT LIABILITIES		
	2,355,083	2,370,643

CONSOLIDATED STATEMENT OF FINANCIAL POSITION *(continued)*

	31 December	31 December
	2025	2024
	<i>Notes</i>	
	HK\$'000	HK\$'000
NON-CURRENT LIABILITIES		
Lease liabilities	18,611	1,600
Deferred tax liabilities	59,235	79,500
	<hr/>	<hr/>
Total non-current liabilities	77,846	81,100
	<hr/>	<hr/>
Net assets	2,277,237	2,289,543
	<hr/> <hr/>	<hr/> <hr/>
EQUITY		
Equity attributable to owners of the Company		
Issued capital	59,490	59,490
Reserves	1,992,838	2,025,089
	<hr/>	<hr/>
Non-controlling interests	2,052,328	2,084,579
	224,909	204,964
	<hr/>	<hr/>
Total equity	2,277,237	2,289,543
	<hr/> <hr/>	<hr/> <hr/>

NOTES:

1. BASIS OF PREPARATION AND CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

These financial statements have been prepared in accordance with HKFRS Accounting Standards (which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards (“HKASs”) and Interpretations) as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and the disclosure requirements of the Hong Kong Companies Ordinance. They have been prepared under the historical cost convention, except for leasehold land and buildings included in property, plant and equipment, investment properties, equity investment at fair value through other comprehensive income, financial assets at fair value through profit or loss and derivative financial instruments which have been measured at fair value. These financial statements are presented in Hong Kong dollars and all values are rounded to the nearest thousand except when otherwise indicated.

Changes in accounting policies and disclosures

The Group has adopted amendments to HKAS 21 *Lack of Exchangeability* for the first time for the current year’s financial statements. The Group has not early adopted any other standard or amendment that has been issued but is not yet effective.

Amendments to HKAS 21 specify how an entity shall assess whether a currency is exchangeable into another currency and how it shall estimate a spot exchange rate at a measurement date when exchangeability is lacking. The amendments require disclosures of information that enable users of financial statements to understand the impact of a currency not being exchangeable. As the currencies that the Group had transacted in and the functional currencies of overseas subsidiaries, joint ventures and associates for translation into the Group’s presentation currency were exchangeable, the amendments did not have any impact on the Group’s financial statements.

2. OPERATING SEGMENT INFORMATION

The Group is principally engaged in the trading of plastic and chemical products, provision of building related contracting services, provision of foundation piling works and sub-structure works, building construction works for both public and private sectors, distribution and installation of aviation system and other hi-tech products and others, which include property holding and development. Operating segments are reported in a manner consistent with the internal reporting provided to key management personnel.

Year ended 31 December 2025

	Foundation piling and ground investigation HK\$'000	Building related contracting services HK\$'000	Building construction HK\$'000	Aviation HK\$'000	Plastic and chemical products HK\$'000	Others HK\$'000	Total HK\$'000
Segment revenue:							
Sales to external customers	2,271,477	2,474,381	1,107,336	273,521	371,029	-	6,497,744
Intersegment sales	1,460	1,159	2,885	-	-	-	5,504
Other revenue	27,582	452	2,664	1,108	1,584	-	33,390
Total segment revenue	2,300,519	2,475,992	1,112,885	274,629	372,613	-	6,536,638
<i>Reconciliation:</i>							
Elimination of intersegment sales							(5,504)
							<u>6,531,134</u>
Segment results	163,117	(1,358)	1,184	19,373	(1,198)	(77,378)	103,740
<i>Reconciliation:</i>							
Fair value changes in financial assets at fair value through profit or loss							2,578
Interest income and unallocated gains							1,545
Unallocated expenses							(22,039)
Changes in fair value of investment properties, net							(7,509)
Deficit from revaluation of property, plant and equipment							(3,511)
Share of losses of associates							(6,753)
Profit before tax							<u>68,051</u>

2. OPERATING SEGMENT INFORMATION *(continued)*

Year ended 31 December 2025 *(continued)*

	Foundation piling and ground investigation <i>HK\$'000</i>	Building related contracting services <i>HK\$'000</i>	Building construction <i>HK\$'000</i>	Aviation <i>HK\$'000</i>	Plastic and chemical products <i>HK\$'000</i>	Others <i>HK\$'000</i>	Total <i>HK\$'000</i>
Segment assets	2,036,058	2,193,600	811,872	286,223	286,674	202,948	5,817,375
<i>Reconciliation:</i>							
Elimination of intersegment receivables							(89,994)
Equity investment at fair value through other comprehensive income							9,544
Financial assets at fair value through profit or loss							28,084
Corporate and other unallocated assets							24,690
Total assets							<u>5,789,699</u>
Segment liabilities	1,096,008	1,542,958	488,958	224,779	53,544	62,689	3,468,936
<i>Reconciliation:</i>							
Elimination of intersegment payables							(89,994)
Corporate and other unallocated liabilities							133,520
Total liabilities							<u>3,512,462</u>
Other segment information:							
Investment in associates	121	9,263	-	3,896	-	-	13,280
Impairment of trade receivables	4,467	205	-	-	-	-	4,672
Write-back of provision for inventories included in cost of inventories sold	-	-	-	-	(154)	-	(154)
Write-down of a property held for sale under development to net realisable value included in cost of inventories sold	-	-	-	-	-	64,287	64,287
Depreciation	72,980	7,026	7,062	3,186	7,295	7,675	105,224
Capital expenditure*	93,238	1,255	1	508	120	68	95,190

* *Capital expenditure represents additions to property, plant and equipment and investment properties, excluding right-of-use assets arising from leased buildings.*

2. OPERATING SEGMENT INFORMATION *(continued)*

Year ended 31 December 2024

	Foundation piling and ground investigation <i>HK\$'000</i>	Building related contracting services <i>HK\$'000</i>	Building construction <i>HK\$'000</i>	Aviation <i>HK\$'000</i>	Plastic and chemical products <i>HK\$'000</i>	Others <i>HK\$'000</i>	Total <i>HK\$'000</i>
Segment revenue:							
Sales to external customers	2,485,662	3,485,183	718,079	490,459	513,115	–	7,692,498
Intersegment sales	–	390	1,880	–	46	–	2,316
Other revenue	26,475	757	6,955	904	1,299	–	36,390
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total segment revenue	2,512,137	3,486,330	726,914	491,363	514,460	–	7,731,204
<i>Reconciliation:</i>							
Elimination of intersegment sales							<hr/> (2,316)
							<hr/> <u>7,728,888</u>
Segment results	149,492	8,821	(13,247)	24,171	10,272	(25,805)	153,704
<i>Reconciliation:</i>							
Fair value changes in financial assets at fair value through profit or loss							773
Interest income and unallocated gains							698
Unallocated expenses							(33,683)
Changes in fair value of investment properties, net							(5,370)
Deficit from revaluation of property, plant and equipment							(2,059)
Share of losses of associates							<hr/> (927)
Profit before tax							<hr/> <u>113,136</u>

2. OPERATING SEGMENT INFORMATION *(continued)*

Year ended 31 December 2024 *(continued)*

	Foundation piling and ground investigation <i>HK\$'000</i>	Building related contracting services <i>HK\$'000</i>	Building construction <i>HK\$'000</i>	Aviation <i>HK\$'000</i>	Plastic and chemical products <i>HK\$'000</i>	Others <i>HK\$'000</i>	Total <i>HK\$'000</i>
Segment assets	1,993,574	2,370,867	704,575	340,931	363,060	274,627	6,047,634
<i>Reconciliation:</i>							
Elimination of intersegment receivables							(50,879)
Equity investment at fair value through other comprehensive income							8,413
Financial assets at fair value through profit or loss							23,945
Corporate and other unallocated assets							51,901
Total assets							<u>6,081,014</u>
Segment liabilities	1,153,765	1,838,253	366,661	241,605	76,741	47,816	3,724,841
<i>Reconciliation:</i>							
Elimination of intersegment payables							(50,879)
Corporate and other unallocated liabilities							117,509
Total liabilities							<u>3,791,471</u>
Other segment information:							
Investment in associates	121	8,475	-	-	-	-	8,596
Impairment of trade receivables	3,313	355	-	-	42	-	3,710
Impairment of contract assets	115	-	50	-	-	-	165
Write-back of provision for inventories included in cost of inventories sold	-	-	-	-	(2,428)	-	(2,428)
Write-down of a property held for sale under development to net realisable value included in cost of inventories sold	-	-	-	-	-	20,000	20,000
Depreciation	78,988	14,627	8,361	3,840	8,435	10,281	124,532
Capital expenditure*	90,590	653	435	230	258	41	92,207

* *Capital expenditure represents additions to property, plant and equipment and investment properties, excluding right-of-use assets arising from leased buildings.*

2. OPERATING SEGMENT INFORMATION *(continued)*

Geographical information

(a) Revenue from external customers

	2025	2024
	<i>HK\$'000</i>	<i>HK\$'000</i>
Hong Kong	6,242,618	7,321,429
Mainland China and Macau	255,126	371,069
	<hr/>	<hr/>
Total revenue	6,497,744	7,692,498
	<hr/> <hr/>	<hr/> <hr/>

The revenue information above is based on the locations of the customers.

(b) Non-current assets

	2025	2024
	<i>HK\$'000</i>	<i>HK\$'000</i>
Hong Kong	891,457	919,389
Mainland China and Macau	133,146	147,189
	<hr/>	<hr/>
Total non-current assets	1,024,603	1,066,578
	<hr/> <hr/>	<hr/> <hr/>

The non-current asset information above is based on the locations of assets and excludes an equity investment at fair value through other comprehensive income, financial assets at fair value through profit or loss, the non-current portion of deposits and deferred tax assets.

Information about a major customer

Revenue derived from each of the major customers, which amounted to 10 percent or more of the Group's revenue, is set out below.

	2025	2024
	<i>HK\$'000</i>	<i>HK\$'000</i>
Customer A	769,860	*
Customer B	663,242	*
Customer C	*	929,043
	<hr/>	<hr/>

* *Less than 10%*

3. REVENUE AND OTHER INCOME

Revenue from contracts with customers

Segments	Foundation piling and ground investigation <i>HK\$'000</i>	Building related contracting services <i>HK\$'000</i>	Building construction <i>HK\$'000</i>	Aviation <i>HK\$'000</i>	Plastic and chemical products <i>HK\$'000</i>	Total <i>HK\$'000</i>
For the year ended 31 December 2025						
Type of goods or services						
Sales of goods	-	95,276	-	-	371,029	466,305
Construction services	<u>2,271,477</u>	<u>2,379,105</u>	<u>1,107,336</u>	<u>273,521</u>	<u>-</u>	<u>6,031,439</u>
Total revenue from contracts with customers	<u><u>2,271,477</u></u>	<u><u>2,474,381</u></u>	<u><u>1,107,336</u></u>	<u><u>273,521</u></u>	<u><u>371,029</u></u>	<u><u>6,497,744</u></u>
Geographical markets						
Hong Kong	2,271,477	2,343,231	1,061,447	272,741	293,722	6,242,618
Mainland China and Macau	<u>-</u>	<u>131,150</u>	<u>45,889</u>	<u>780</u>	<u>77,307</u>	<u>255,126</u>
Total revenue from contracts with customers	<u><u>2,271,477</u></u>	<u><u>2,474,381</u></u>	<u><u>1,107,336</u></u>	<u><u>273,521</u></u>	<u><u>371,029</u></u>	<u><u>6,497,744</u></u>
Timing of revenue recognition						
Goods transferred at a point in time	-	95,276	-	-	371,029	466,305
Services transferred over time	<u>2,271,477</u>	<u>2,379,105</u>	<u>1,107,336</u>	<u>273,521</u>	<u>-</u>	<u>6,031,439</u>
Total revenue from contracts with customers	<u><u>2,271,477</u></u>	<u><u>2,474,381</u></u>	<u><u>1,107,336</u></u>	<u><u>273,521</u></u>	<u><u>371,029</u></u>	<u><u>6,497,744</u></u>

3. REVENUE AND OTHER INCOME (continued)

Segments	Foundation piling and ground investigation <i>HK\$'000</i>	Building related contracting services <i>HK\$'000</i>	Building construction <i>HK\$'000</i>	Aviation <i>HK\$'000</i>	Plastic and chemical products <i>HK\$'000</i>	Total <i>HK\$'000</i>
For the year ended 31 December 2024						
Type of goods or services						
Sales of goods	–	133,764	–	–	513,115	646,879
Construction services	<u>2,485,662</u>	<u>3,351,419</u>	<u>718,079</u>	<u>490,459</u>	<u>–</u>	<u>7,045,619</u>
Total revenue from contracts with customers	<u><u>2,485,662</u></u>	<u><u>3,485,183</u></u>	<u><u>718,079</u></u>	<u><u>490,459</u></u>	<u><u>513,115</u></u>	<u><u>7,692,498</u></u>
Geographical markets						
Hong Kong	2,485,662	3,364,314	588,970	490,459	392,024	7,321,429
Mainland China and Macau	<u>–</u>	<u>120,869</u>	<u>129,109</u>	<u>–</u>	<u>121,091</u>	<u>371,069</u>
Total revenue from contracts with customers	<u><u>2,485,662</u></u>	<u><u>3,485,183</u></u>	<u><u>718,079</u></u>	<u><u>490,459</u></u>	<u><u>513,115</u></u>	<u><u>7,692,498</u></u>
Timing of revenue recognition						
Goods transferred at a point in time	–	133,764	–	–	513,115	646,879
Services transferred over time	<u>2,485,662</u>	<u>3,351,419</u>	<u>718,079</u>	<u>490,459</u>	<u>–</u>	<u>7,045,619</u>
Total revenue from contracts with customers	<u><u>2,485,662</u></u>	<u><u>3,485,183</u></u>	<u><u>718,079</u></u>	<u><u>490,459</u></u>	<u><u>513,115</u></u>	<u><u>7,692,498</u></u>

3. REVENUE AND OTHER INCOME *(continued)*

	2025 <i>HK\$'000</i>	2024 <i>HK\$'000</i>
Other income		
Bank and other interest income	16,951	27,883
Interest income from a related company	15,000	3,534
Investment income from financial assets at fair value through profit or loss	–	12
Others	2,984	5,659
	<hr/>	<hr/>
Total other income	34,935	37,088
	<hr/> <hr/>	<hr/> <hr/>

4. OTHER OPERATING INCOME/(EXPENSES), NET

	2025 <i>HK\$'000</i>	2024 <i>HK\$'000</i>
Fair value changes in financial assets at fair value through profit or loss	2,578	773
Fair value gain/(loss) on derivative financial instruments – transactions not qualifying as hedges	11	(449)
Foreign exchange differences, net	(433)	(2,887)
Government subsidies	2,887	2,710
Loss on disposal of items of property, plant and equipment, net	(480)	(23,348)
Impairment of goodwill	–	(1,841)
Impairment of trade receivables	(4,672)	(3,710)
Impairment of contract assets	–	(165)
Loss on disposal of subsidiaries	–	(4,281)
Gain on deemed disposal of an associate	7,692	6,845
Gain on early termination of lease	–	12,474
Gain on lease modification	101	46
	<hr/>	<hr/>
Total other operating income/(expenses), net	7,684	(13,833)
	<hr/> <hr/>	<hr/> <hr/>

5. FINANCE COSTS

	2025 <i>HK\$'000</i>	2024 <i>HK\$'000</i>
Interest on bank loans and overdrafts	46,522	49,813
Interest on lease liabilities	494	3,745
Interest on other payables	573	3,483
Less: Interest capitalised under a property held for sale under development	<u>(1,941)</u>	<u>(2,632)</u>
Total	<u><u>45,648</u></u>	<u><u>54,409</u></u>

6. PROFIT BEFORE TAX

The Group's profit before tax is arrived at after charging/(crediting):

	2025 <i>HK\$'000</i>	2024 <i>HK\$'000</i>
Cost of inventories sold	456,540	569,903
Cost of services provided	5,294,827	6,365,584
Depreciation of property, plant and equipment (excluding right-of-use assets)	72,565	85,660
Depreciation of right-of-use assets	32,659	38,872
Lease payments not included in the measurement of lease liabilities	5,972	8,151
Auditor's remuneration	4,477	4,533
Employee benefits expense (including directors' remuneration)	1,236,917	1,061,227
Direct operating expenses (including repairs and maintenance) arising on rental-earning investment properties	167	167
Write-back of provision for inventories included in cost of inventories sold	(154)	(2,428)
Impairment of goodwill	–	1,841
Impairment of trade receivables	4,672	3,710
Impairment of contract assets	–	165
Write-down of a property held for sale under development to net realisable value included in cost of inventories sold	64,287	20,000
Loss on disposal of items of property, plant and equipment, net	480	23,348
Loss on disposal of subsidiaries	–	4,281
Gain on deemed disposal of an associate	(7,692)	(6,845)
Gain on early termination of lease	–	(12,474)
Gain on lease modification	(101)	(46)
Government subsidies	(2,887)	(2,710)
Fair value changes in financial assets at fair value through profit or loss	(2,578)	(773)
Fair value loss/(gain) on derivative financial instruments – transactions not qualifying as hedge	(11)	449
Foreign exchange differences, net	<u><u>433</u></u>	<u><u>2,887</u></u>

7. INCOME TAX

	2025 <i>HK\$'000</i>	2024 <i>HK\$'000</i>
Current – Hong Kong		
Charge for the year	52,935	26,381
Overprovision in prior years	(468)	(104)
Current – Elsewhere		
Charge for the year	131	114
Overprovision in prior years	(75)	–
Deferred	(15,429)	4,245
	<hr/>	<hr/>
Total tax charge for the year	37,094	30,636
	<hr/> <hr/>	<hr/> <hr/>

Hong Kong profits tax has been provided at the rate of 16.5% (2024: 16.5%) on the estimated assessable profits arising in Hong Kong during the year. Taxes on profits assessable elsewhere have been calculated at the rates of tax prevailing in the jurisdictions in which the Group operates.

8. EARNINGS/(LOSS) PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY

The calculation of the basic earnings/(loss) per share amounts is based on the loss for the year attributable to ordinary equity holders of the Company of HK\$2,991,000 (2024: profit of HK\$50,745,000), and the number of 594,899,245 ordinary shares outstanding during both years.

The Group had no potentially dilutive ordinary shares in issue during the years ended 31 December 2025 and 2024.

9. DIVIDEND

	2025 <i>HK\$'000</i>	2024 <i>HK\$'000</i>
Proposed final dividend – HK1.0 cent (2024: HK2.50 cents) per ordinary share	5,949	14,872
	<hr/> <hr/>	<hr/> <hr/>

10. TRADE RECEIVABLES

	2025 <i>HK\$'000</i>	2024 <i>HK\$'000</i>
Trade receivables	722,031	812,911
Impairment	(18,356)	(13,886)
	<hr/>	<hr/>
Net carrying amount	703,675	799,025
	<hr/> <hr/>	<hr/> <hr/>

The Group's trading terms with its customers are mainly on credit. The credit periods range from cash on delivery to 60 days. A longer credit period may be allowed for customers with good business relationships with the Group. Each customer has a maximum credit limit. The Group seeks to maintain strict control over its outstanding receivables. Overdue balances are reviewed regularly by senior management. In view of the aforementioned and the fact that the Group's trade receivables relate to a large number of diversified customers, there is no significant concentration of credit risk. The Group does not hold any collateral or other credit enhancements over its trade receivable balances. Trade receivables are non-interest-bearing.

An ageing analysis of the trade receivables as at the end of the reporting period, based on the invoice date and net of loss allowances, is as follows:

	2025 <i>HK\$'000</i>	2024 <i>HK\$'000</i>
Current to 30 days	408,962	431,741
31 to 60 days	106,618	158,473
61 to 90 days	36,980	62,304
Over 90 days	151,115	146,507
	<hr/>	<hr/>
Total	703,675	799,025
	<hr/> <hr/>	<hr/> <hr/>

11. LOAN TO A RELATED COMPANY

The loan to a related company represented advance to Chinney Investments, Limited (“Chinney Investments”) from Chinney Kin Wing Holdings Limited (“Chinney Kin Wing”), a subsidiary of the Company, pursuant to a loan agreement dated 25 July 2024. Chinney Investments is a substantial shareholder of the Company and a controlling shareholder of the Company has a beneficial interest in Chinney Investments. The loan is unsecured, interest-bearing at 6.0% per annum and repayable within 12 months from the date of drawdown with an option for extension for further 12 months subject to the approval of Chinney Kin Wing. Details of the transaction are set out in the section headed “CONNECTED TRANSACTIONS” of this announcement.

12. AMOUNT DUE FROM A RELATED COMPANY

The amount due from a related company represented construction contracting income certified from Honour Well Development Limited (“Honour Well”) as at 31 December 2025 and 2024. Honour Well is an indirect wholly-owned subsidiary of Hon Kwok Land Investment Company, Limited (“Hon Kwok”) of which a controlling shareholder of the Company has a beneficial interest in. Mr. James Sing-Wai Wong and Mr. Philip Bing-Lun Lam are common directors of the Company and Hon Kwok. Details of the transaction are set out in the section headed “CONNECTED TRANSACTIONS” of this announcement.

The amount due from a related company was unsecured, interest-free and repayable within 30 days.

13. TRADE, BILLS AND RETENTION MONIES PAYABLES

	2025	2024
	<i>HK\$'000</i>	<i>HK\$'000</i>
Trade payables	438,299	750,111
Bills payable	18,736	22,022
Retention monies payable	369,008	347,194
	<hr/>	<hr/>
Total	826,043	1,119,327
	<hr/> <hr/>	<hr/> <hr/>

An ageing analysis of the trade payables as at the end of the reporting period, based on the invoice date, is as follows:

	2025	2024
	<i>HK\$'000</i>	<i>HK\$'000</i>
Current to 30 days	320,419	512,677
31 to 60 days	68,692	149,481
61 to 90 days	14,694	34,213
Over 90 days	34,494	53,740
	<hr/>	<hr/>
Total	438,299	750,111
	<hr/> <hr/>	<hr/> <hr/>

The trade payables are non-interest-bearing and are normally settled within terms of 60 to 120 days.

MANAGEMENT DISCUSSION AND ANALYSIS

RESULTS

The Group recorded revenues of HK\$6,498 million (2024: HK\$7,692 million), and a net profit of HK\$31.0 million (2024: HK\$82.5 million). The loss attributable to the owners of the Company was HK\$3.0 million (2024: profit of HK\$50.7 million).

PROPOSED FINAL DIVIDEND

The Board recommends the payment of a final dividend of HK1.0 cent per share for the year ended 31 December 2025 (2024: HK2.50 cents) to the shareholders of the Company whose names appear on the Company's register of members on 15 June 2026. It is expected that the final dividend cheques will be despatched to the shareholders of the Company on or before 7 July 2026.

CLOSURE OF REGISTER OF MEMBERS FOR ANNUAL GENERAL MEETING

The annual general meeting of the Company is scheduled to be held on 3 June 2026. For determining the entitlement to attend and vote at the annual general meeting, the register of members of the Company will be closed from 29 May 2026 to 3 June 2026 (both days inclusive), during which period no share transfers will be registered. In order to be eligible to attend and vote at the annual general meeting, all transfer forms accompanied by relevant share certificates must be lodged with Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong by no later than 4:30 p.m. on 28 May 2026.

CLOSURE OF REGISTER OF MEMBERS FOR DIVIDEND

The proposed final dividend for the year ended 31 December 2025 is subject to the approval by the shareholders of the Company at the annual general meeting. For determining the entitlement to the proposed final dividend, the register of members of the Company will be closed from 10 June 2026 to 15 June 2026 (both days inclusive), during which period no share transfers will be registered. The last day for dealing in the Company's share cum entitlements to the proposed final dividend will be 5 June 2026. In order to qualify for the proposed final dividend, all transfer forms accompanied by relevant share certificates must be lodged with Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong by no later than 4:30 p.m. on 9 June 2026.

BUSINESS REVIEW AND PROSPECTS

Turning to the results and prospects of our businesses:

Foundation piling and ground investigation

Chinney Kin Wing and its subsidiaries (“Chinney Kin Wing Group”) contributed revenues of HK\$2,271 million (2024: HK\$2,486 million) and operating profits of HK\$163.1 million (2024: HK\$149.5 million).

While revenues reduced, the profit improved from last year with a higher gross profit margin from the decrease in material costs. On the other hand, higher staff costs for recruiting and retaining competitive personnel as well as performance bonus to Chinney Kin Wing Group’s directors in reward for their contribution partially set-off the improvement in gross profit.

Chinney Kin Wing Group significantly strengthened its operational capacity in 2025 through the acquisition of a substantial fleet of bored pile equipment. Together with an enlarged depot facilities exceeding 200,000 sq. ft., these strategic investments enhance here capacities and establish Chinney Kin Wing as one of the most robust and well-equipped machinery fleets in Hong Kong and positioning itself for anticipated future requirements. DrilTech, Chinney Kin Wing’s HOKLAS-accredited subsidiary, continues to strengthen its market presence through new ground investigation contract. DrilTech will further expand its service offerings in 2026 with the introduction of marine ground investigation services via a purpose-built exploration vessel. Having developed a comprehensive portfolio spanning site investigation, instrumentation, marine ground investigation and field testing, DrilTech has secured placement on a significant NEC4 Framework Contract, validating the Chinney Kin Wing Group’s technical leadership and specialised capabilities.

With tremendous contribution by the CKW Academy, Chinney Kin Wing Group’s priorities include workflow optimisation, enhanced cost management and strengthened cross-functional collaboration. Chinney Kin Wing is bolstering operational resilience through advanced AI-enabled monitoring systems and IT infrastructure upgrades, while its Method Statement ensures consistent delivery excellence and uncompromising safety standards.

Chinney Kin Wing Group continues to maintain a disciplined approach amid intensified competition, limited project opportunities and rising labour costs and fuel costs. The fire incident at Wang Fuk Court was a profound tragedy and Chinney Kin Wing extends its sincere condolences to the affected families and the community. It is anticipated that heightened regulatory oversight across the industry, resulting in more stringent site management protocols and increased compliance requirements. Along with subdued market conditions and raised expectations, Chinney Kin Wing will endeavor to foster its culture with central idea of rejecting mediocrity and embracing excellence in 2026.

Looking ahead, Chinney Kin Wing remains cautiously optimistic about the outlook for Hong Kong's foundation and construction sectors and strategically focuses on strengthening core capabilities, pursuing measured operational growth and selectively capturing opportunities, while remaining open to partnerships that align with its long-term vision. The industry's transition toward sustainable practices represents both a responsibility and an opportunity. Chinney Kin Wing Group has implemented comprehensive Environmental, Social and Governance frameworks throughout its operations, incorporating advanced ecological construction methodologies and sophisticated waste management systems. This strategic commitment aligns with regulatory priorities while enhancing its competitive positioning for future development opportunities.

The broader construction landscape continues to transform, presenting diversified opportunities alongside operational challenges. Public housing initiatives and Northern Metropolis infrastructure developments are accelerating, while private developers recalibrate strategies in response to evolving market dynamics. These conditions favour contractors with technical versatility and proven project management expertise. Chinney Kin Wing Group's extensive industry experience, operational capabilities, and financial stability position it well to navigate market complexities while delivering consistent value to stakeholder. Its demonstrated adaptability, together with a continued commitment to operational excellence, further distinguishes Chinney Kin Wing within Hong Kong's evolving construction landscape.

As at 31 December 2025, Chinney Kin Wing Group had 12 and 50 projects in progress with contract sum of HK\$2,321 million and HK\$1,063 million in the Foundation Division and Drilling Division, respectively.

Aviation

Our Aviation segment, Chinney Alliance Engineering Limited ("CAE"), focuses on the low-altitude economy related services delivered revenues of HK\$274 million (2024: HK\$490 million) and an operating profit of HK\$19.4 million (2024: HK\$24.2 million).

With Hong Kong's airport operating at record levels and Macau's expansion underway, the demand for aviation systems, weather radar and anti-drone technologies will continue to grow.

Building construction

The Group's building construction segment, consisting of Chinney Construction Company, Limited ("Chinney Construction") and Chinney Builders Company Limited, which operate in Hong Kong, and Chinney Timwill Construction (Macau) Company Limited ("Chinney Timwill"), contributed improved revenues of HK\$1,107 million (2024: HK\$718 million) and recorded an operating profit of HK\$1.2 million (2024: loss of HK\$13.2 million) with our team executed with discipline and controlled costs.

The Group's building construction segment operated in a challenging environment during the year, reflecting conditions across Hong Kong's wider construction sector. Higher interest rates, geopolitical uncertainty, a soft property market and tighter public finances continued to weigh on sentiment. Although land sales resumed, activity remained cautious and scaled back, with no commercial sites included in the land sale programme due to high vacancy rates. Construction activity also softened, with the gross value of building works declining by 0.6%, 2.7% and 5.5% year on year in real terms across the first three quarters.

Tender opportunities became more limited during the year, while intensified competition drove tender prices down to unsustainably low levels and placed margins under severe pressure. In response, the segment remained focused on tighter cost control, stronger site execution and higher productivity across ongoing projects. Several projects scheduled for completion in the coming year are expected to support a return to profitability. At the same time, new construction technologies and strategic partnerships are being pursued to lower costs, improve efficiency and enhance project delivery.

The Group also sees encouraging longer-term prospects in the Greater Bay Area, with Macau standing out in particular. Although Macau's construction industry is expected to contract by 12.2% in real terms in 2025 and by 1.4% in 2026, reflecting a high base effect, fewer building permits and domestic political uncertainty, conditions are expected to improve thereafter. From 2027 to 2029, the market is forecast to grow at an average annual rate of 4.4%, supported by investment in airport expansion, transport infrastructure, urban renewal and housing projects.

As at 31 December 2025, the outstanding contract sum for Chinney Construction stood at HK\$788 million and additional HK\$217 million worth contracts were awarded subsequent to the year-end.

Building related contracting services

Shun Cheong Engineering Group ("Shun Cheong") reported a revenue of HK\$2,474 million (2024: HK\$3,485 million) and an operating loss of HK\$1.4 million (2024: profit of HK\$8.8 million) from its electrical, HVAC, fire services and pump and drainage businesses. While the segment's major contracts were substantially completed in the second half of 2025, newly awarded contracts were still in preliminary stage and contributed insignificant profit in the year under review.

Shun Cheong, as a subcontractor, is not immune to the pressures of a subdued construction market. Delays in project handover, upstream execution bottlenecks and the financial position of main contractors can all have a direct bearing on project progress, cash flow and profitability. In a slower market environment, these structural constraints become more acute. To address them, Shun Cheong is maintaining discipline in project selection, cost control and execution, while continuing to strengthen operational flexibility.

Notwithstanding these near-term challenges, the medium-term outlook remains cautiously encouraging. Public and private housing demand remains meaningful, with over 200,000 units expected in the next three to five years. The 2026–27 Hong Kong Budget projects total public housing supply of about 196,000 units over the next five years, including Light Public Housing, while private housing completions are expected to average about 17,000 units a year, with potential first-hand supply of around 104,000 units over the next three to four years. These figures should continue to support tender opportunities. Shun Cheong’s established status as an approved specialist contractor across multiple trades provides a strong platform from which to compete for relevant works.

More importantly, Shun Cheong is leading the Group’s push into higher-technology segments of the construction market. Robotics are being deployed in repetitive drilling and welding work to improve efficiency and release skilled labour for higher-value activities, while expansion into EV charging networks, data centre infrastructure and solar energy projects continues to gather pace.

As at 31 December 2025, Shun Cheong had outstanding contract sum of approximately HK\$2,644 million, with additional HK\$211 million worth contracts awarded subsequent to the year-end.

Trading of plastics and chemical products

Our Plastic Trading segment, Jacobson van den Berg (Hong Kong) Limited and its fellow subsidiaries (“Jacobson”) generated revenues of HK\$371 million (2024: HK\$513 million) and reported an operating loss of HK\$1.2 million (2024: profit of HK\$10.3 million).

Trade uncertainty, including shifting U.S. tariff policies, together with geopolitical tensions and energy price volatility, is expected to continue weighing on Hong Kong’s manufacturing and export sectors. The outlook is particularly challenging for the Group’s plastics segment. To strengthen resilience, Jacobson is stepping up its focus on higher-growth categories, particularly disinfectant and hygiene products. The fundamentals of this market remain encouraging. The global disinfectants market is projected to reach US\$10.81 billion by 2030, representing a compound annual growth rate of 11.8%, while Asia Pacific was the largest regional market in 2025.

Building on the success of its patented JcoNAT disinfectant and hygiene products, including patent for the use of hypochlorous acid in treating Onychomycosis, Jacobson is placing greater emphasis on proprietary products with clearer differentiation and stronger long-term value. The Group is also pursuing opportunities in eco-friendly plastics, wellness-related products and mainland China, with e-commerce providing an additional route to market.

Other businesses

This segment includes property held for sale under development which is located in Fanling near the railway station, which is now in the construction stage; offices and warehouses held for the Group's own use; and certain investment properties. The fall in property values across the region meant that our Group's portfolio was also subject to write-downs. The value of Fanling residential development project declined again due to the rising constructions costs and a weak property market. Our properties held for own use and investment properties also faced downward revaluations. We believe that this is being prudent, so that we can better manage market expectations. We will continue to monitor opportunities to recover value.

FINANCIAL REVIEW

Liquidity and financial resources

Total interest-bearing debts for the Group at the end of the reporting period amounted to HK\$947.4 million (31 December 2024: HK\$1,009.7 million). These include trust receipt loans, bank loans and lease liabilities, with over 98% were current liabilities (31 December 2024: 99.9%) of all these interest-bearing debts. The current ratio stood at 1.4 (31 December 2024: 1.3). Total cash and cash equivalents, represented by unpledged cash and bank balances were HK\$973.9 million as at 31 December 2025 (31 December 2024: HK\$1,043.0 million).

The Group had a total of HK\$2,464 million undrawn facilities extended from banks and financial institutions at year-end available for its working capital, trade finance and issue of performance/surety bonds. The gearing ratio of the Group, measured by total interest-bearing borrowings of HK\$947.4 million over the equity attributable to the owners of the Company of HK\$2,052.3 million, was 46.2% as at 31 December 2025 (31 December 2024: 48.4%).

The Group prudently manages its financial positions and has sufficient liquidity to sustain projects and operations for the foreseeable future.

Funding and treasury policy

The Group maintains a prudent funding and treasury policy. Surplus funds are maintained in the form of cash deposits with leading banks. Borrowings are mainly denominated in Hong Kong dollars and bear interest at floating rates. Forward contracts of a non-speculative nature are entered to hedge the foreign currency trade purchase commitments of the Group when desirable.

Pledge of assets

As of 31 December 2025, certain properties having an aggregate book value of HK\$105.3 million and property held for sale under development of HK\$52.4 million were pledged to banks to secure bank loans and general banking facilities extended to the Group.

Contingent liability

As of 31 December 2025, the Group provided corporate guarantees and indemnities to certain banks and financial institutions to secure performance/surety bonds in the aggregate amount of HK\$651.8 million issued in favour of the Group's customers in its ordinary course of business. This amount included performance/surety bonds issued in favour of the clients of the Chinney Kin Wing Group of HK\$237.4 million to which corporate guarantees and indemnities were provided by Chinney Kin Wing Group.

Except as disclosed above, the Group had no other material contingent liabilities as of 31 December 2025.

Employees and remuneration policies

The Group employed approximately 1,840 staff in Hong Kong and other parts of the People's Republic of China ("PRC") as of 31 December 2025. Remuneration packages are reviewed annually and determined by reference to market pay and individual performance. In addition to salary payments and year-end discretionary bonuses, the Group also provides other employment benefits including medical insurance cover, provident fund and educational subsidies to eligible staff.

CONNECTED TRANSACTIONS

The Company has the followings connected transactions during the year:

- (a) On 26 September 2022, Chinney Construction and Shun Cheong Building Services Limited ("SC Building Services"), both being indirect wholly-owned subsidiaries of the Company, entered into a framework agreement (the "Revamp Framework Agreement") with Honour Well, an indirect wholly-owned subsidiary of Hon Kwok and an indirect non wholly-owned subsidiary of Chinney Investments, pursuant to which, Chinney Construction was appointed by Honour Well as the contractor for the builder's works at the contract sum of not exceeding HK\$96,300,000 and SC Building Services was appointed by Honour Well as the contractor for the mechanical and electrical engineering works and façade works at the contract sum of not exceeding HK\$141,000,000 relating to the revamp project of the building located at 119-121 Connaught Road Central, Sheung Wan, Hong Kong. The entering into the Revamp Framework Agreement constituted a connected transaction of each of Chinney Investments, Hon Kwok and the Company under Chapter 14A of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"). The transaction was approved by independent shareholders of Chinney Investments, Hon Kwok and the Company at their respective general meetings held on 28 November 2022.

Details of the transactions were set out in the joint announcement of Chinney Investments, Hon Kwok and the Company dated 26 September 2022 and the Company's circular dated 8 November 2022. Revenues of HK\$22,830,000 were recognised by Chinney Construction and SC Building Services in respect of the transactions during the year ended 31 December 2025.

- (b) On 25 July 2024, Chinney Kin Wing, a non wholly-owned subsidiary of the Company, entered into a loan agreement (the "Loan Agreement") with Chinney Investments where Chinney Kin Wing (as a lender) agreed to provide a loan in the principal amount of up to HK\$250,000,000 to Chinney Investments (as a borrower), at the interest rate of 6.0% per annum for 12 months from the date of drawdown, with an option for extension of further 12 months subject to the approval of Chinney Kin Wing. The entering into of the Loan Agreement and the transactions contemplated thereunder constituted a connected transaction of each of the Company and Chinney Kin Wing under Chapter 14A of the Listing Rules. The transaction was approved by the independent shareholders of each of the Company and Chinney Kin Wing at their respective general meetings held on 25 September 2024. On 7 October 2024, Chinney Kin Wing advanced HK\$250 million to Chinney Investments upon receipt of its drawdown notice. On 5 September 2025, Chinney Investments served a written request to Chinney Kin Wing for the extension of the term of the loan for further 12 months. The request for extension was approved by Chinney Kin Wing.

For details of the Loan Agreement and the transaction contemplated thereunder, please refer to the joint announcement of the Company and Chinney Kin Wing dated 25 July 2024 and the Company's circular dated 4 September 2024. Interest income recognised on the loan was HK\$15,000,000 during the year ended 31 December 2025.

CORPORATE GOVERNANCE

Model Code for Securities Transactions by Directors

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuer (the “Model Code”) set out in Appendix C3 of the Listing Rules. On specific enquiries made, all directors of the Company have confirmed that they have complied with the required standard set out in the Model Code throughout the year ended 31 December 2025.

Compliance with the Corporate Governance Code

In the opinion of the directors, the Company has complied with all relevant code provisions of the Corporate Governance Code (the “CG Code”) as set out in Appendix C1 to the Listing Rules during the year, except B.2.2 and C.5.1, which are explained below.

1. Code provision B.2.2 of the CG Code stipulates that every director, including those appointed for a specific term, should be subject to retirement by rotation at least once every three years.

According to the provisions of the Company’s Bye-laws, at each annual general meeting one-third of the directors for the time being (or, if their number is not a multiple of three, the number nearest to but not greater than one-third) shall retire from office by rotation save that the Chairman and/or the Managing Director of the Company shall not be subject to retirement by rotation or be taken into account in determining the number of directors to retire in each year.

The Board considers that the continuity of the office of the Chairman and Managing Director provide the Group with a strong and consistent leadership for the smooth operation of the businesses of the Group. As a result, the Board concurred that the Chairman and the Managing Director need not be subject to retirement by rotation.

2. Board meetings of the Company were held twice during the year on a regular basis, which deviated from code provision C.5.1 of the CG Code which stipulates that the Board should meet regularly and board meetings should be held at least four times a year at approximately quarterly intervals. In view of the simplicity of the Group’s businesses, regular board meetings have not been held quarterly during the year. The interim and annual results together with all corporate transactions happened during the year have been reviewed and discussed amongst the directors at the full board meetings held in the year.

Details of the Company’s corporate governance policies and practices (including the above deviations from the code provisions) will be discussed in the Company’s 2025 annual report.

Audit Committee

Regular meetings have been held by the Audit Committee since establishment and it meets at least twice each year to review and supervise the Group's financial reporting process and internal control. The Audit Committee has reviewed the accounting principles and policies adopted by the Company and discussed with management and the external auditor the financial reporting matters of the Group for the year ended 31 December 2025.

SCOPE OF WORK OF THE COMPANY'S AUDITOR

The figures in respect of the Group's consolidated statement of financial position, consolidated statement of profit or loss, consolidated statement of 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 Company's auditor, Ernst & Young, to the amounts set out in the Group's draft consolidated financial statements for the year. The work performed by the Company's auditor in this respect did not constitute an assurance engagement and consequently no opinion or assurance conclusion has been expressed by the Company's auditor on the preliminary announcement.

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

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed shares during the year.

By Order of the Board
Yuen-Keung Chan
Vice Chairman and Managing Director

Hong Kong, 26 March 2026

As at the date of this announcement, the Board comprises of eight directors, of which three are executive directors, namely Mr. James Sing-Wai Wong, Mr. Yuen-Keung Chan and Mr. Philip Bing-Lun Lam; and two are non-executive directors, namely Dr. Emily Yen Wong and Mr. Chi-Chiu Wu; and three are independent non-executive directors, namely Mr. Ronald James Blake, Mr. Anthony King-Yan Tong and Ms. Dee-Dee Chan.

* *For identification purpose only*