

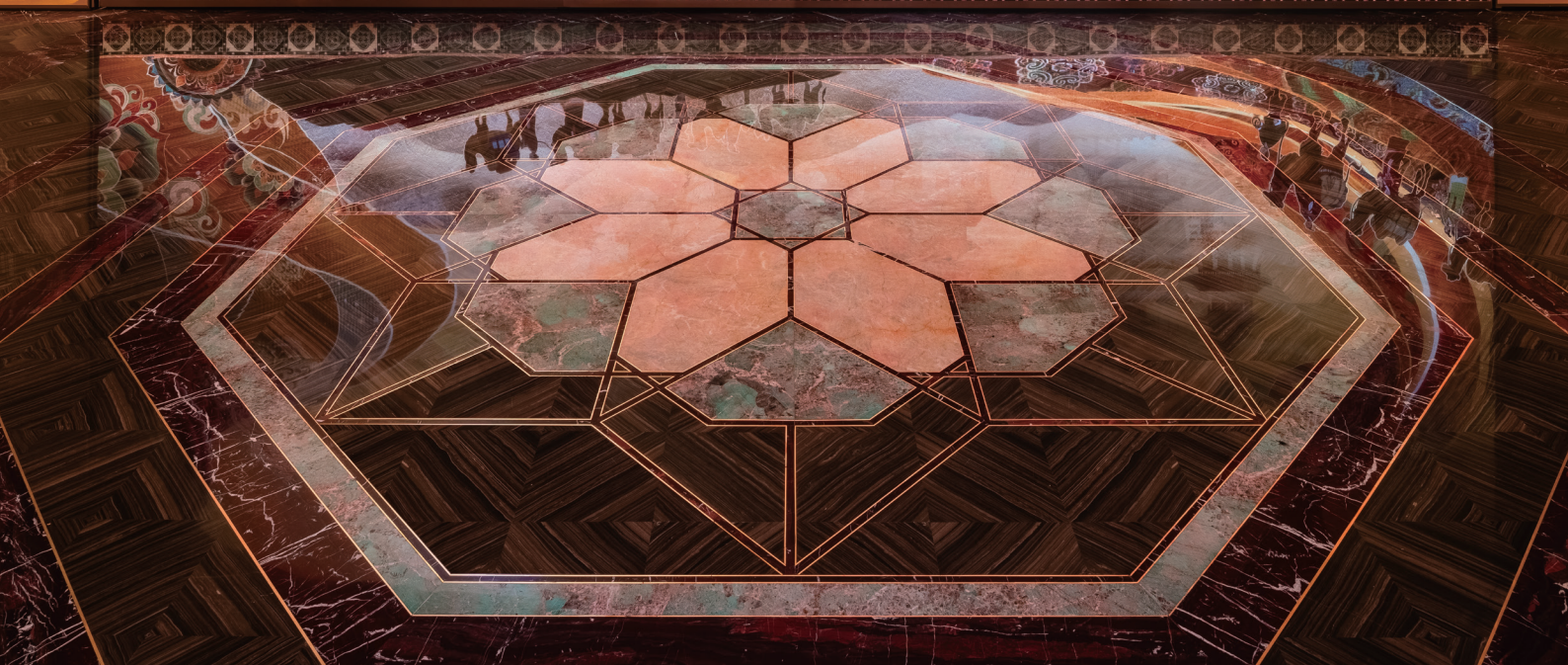


MGM CHINA HOLDINGS LIMITED
美高梅中國控股有限公司

ANNUAL REPORT 2025



MGM China Holdings Limited
Incorporated in the Cayman Islands with limited liability
Stock Code : 2282



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CORPORATE INFORMATION

BOARD OF DIRECTORS

EXECUTIVE DIRECTORS

Pansy Catilina Chiu King Ho (*Chairperson*)
 William Joseph Hornbuckle (*Co-Chairperson*)
 John M. McManus
 Jeny Lau
 Kenneth Xiaofeng Feng
 (*appointed as Chief Executive Officer on December 19, 2025*)

NON-EXECUTIVE DIRECTORS

Daniel J. Taylor
 Ayesha Khanna Molino
 Jonathan S. Halkyard

INDEPENDENT NON-EXECUTIVE DIRECTORS

Sze Wan Patricia Lam
 Russell Francis Banham
 Simon Meng
 Chee Ming Liu

AUDIT COMMITTEE

Russell Francis Banham (*Chairperson*)
 Simon Meng
 Ayesha Khanna Molino
 Chee Ming Liu
 Jonathan S. Halkyard

REMUNERATION COMMITTEE

Sze Wan Patricia Lam (*Chairperson*)
 Pansy Catilina Chiu King Ho
 Russell Francis Banham
 Simon Meng
 Daniel J. Taylor
 Chee Ming Liu

NOMINATION, ENVIRONMENTAL, SOCIAL AND GOVERNANCE COMMITTEE

Simon Meng (*Chairperson*)
 Jeny Lau
 Russell Francis Banham
 John M. McManus
 Sze Wan Patricia Lam
 Ayesha Khanna Molino
 Chee Ming Liu

COMPANY SECRETARY

Antonio Jose Menano

AUTHORIZED REPRESENTATIVES

William Joseph Hornbuckle
 Antonio Jose Menano

AUDITOR

Deloitte Touche Tohmatsu
*Certified Public Accountants and Registered Public
 Interest Entity Auditors*

LEGAL ADVISORS

As to Hong Kong law:
 Herbert Smith Freehills
 23rd Floor, Gloucester Tower
 15 Queen's Road Central
 Hong Kong

As to Macau law:
 MdME Lawyers
 Avenida da Praia Grande no. 409
 China Law Building 21st Floor
 Macau

REGISTERED OFFICE IN CAYMAN ISLANDS

P.O. Box 31119
 Grand Pavilion, Hibiscus Way
 802 West Bay Road, Grand Cayman, KY1-1205
 Cayman Islands

PRINCIPAL PLACE OF BUSINESS AND HEAD OFFICE IN MACAU

Avenida Dr. Sun Yat Sen, Edificio MGM MACAU
 NAPE, Macau

PLACE OF BUSINESS IN HONG KONG REGISTERED UNDER PART 16 OF THE COMPANIES ORDINANCE

1402 China Merchants Tower
 200 Connaught Road
 Central, Hong Kong

HONG KONG LISTED SHARE REGISTRAR

Computershare Hong Kong Investor Services Limited
 Shops 1712-1716, 17th Floor
 Hopewell Centre
 183 Queen's Road East
 Wanchai, Hong Kong

CAYMAN ISLANDS UNLISTED SHARE REGISTRAR AND TRANSFER OFFICE

Vistra (Cayman) Limited
 P.O. Box 31119
 Grand Pavilion, Hibiscus Way
 802 West Bay Road
 Grand Cayman, KY1-1205
 Cayman Islands

COMPANY WEBSITE

<https://en.mgmchinaholdings.com>

STOCK CODE

2282

FINANCIAL AND OPERATIONAL HIGHLIGHTS

FINANCIAL HIGHLIGHTS

	For the year ended	
	December 31	
	2025	2024
	HK\$'000	HK\$'000
Casino revenue	30,471,812	27,282,911
Other revenue	4,315,656	4,104,244
Operating revenue	34,787,468	31,387,155
Adjusted EBITDA (unaudited)	10,005,194	9,058,637
Operating profit	6,709,200	6,156,404
Profit for the year attributable to owners of the Company	5,074,768	4,603,408
Earnings per Share		
— Basic	HK133.5 cents	HK121.1 cents
— Diluted	HK132.9 cents	HK120.6 cents

FINANCIAL AND OPERATIONAL HIGHLIGHTS

OPERATIONAL HIGHLIGHTS

- Operating revenue reached HK\$34,787.5 million for the year ended December 31, 2025, representing a record high for the Group and an increase of 10.8% compared with the prior year.
- Adjusted EBITDA reached a record high of HK\$10.0 billion for the year ended December 31, 2025, representing an increase of 10.4% compared with the prior year.
- Overall gaming market share reached a record high of 16.1% for the year ended December 31, 2025, compared with 15.8% for the prior year.
- Main floor gross table games win increased by 10.2% to HK\$31,510.0 million for the year ended December 31, 2025 as compared to the year ended December 31, 2024. The increase was primarily due to an increase in main floor table games drop by 1.1% to HK\$56,708.2 million and 14.2% to HK\$66,765.3 million in MGM MACAU and MGM COTAI during the current year, respectively.
- VIP gross table games win increased by 19.5% to HK\$4,837.4 million for the year ended December 31, 2025 as compared to the year ended December 31, 2024. The increase was primarily due to an increase in VIP table games win percentage, partly offset by a decrease in VIP table games turnover by 24.2% and 10.1% to HK\$25,520.2 million and HK\$103,534.0 million in MGM MACAU and MGM COTAI during the current year, respectively.
- Slot machine gross win increased by 3.3% to HK\$2,296.3 million for the year ended December 31, 2025 as compared to the year ended December 31, 2024. The increase was primarily due to an increase in slot machine handle by 3.1% to HK\$30,265.9 million and 26.5% to HK\$37,851.5 million in MGM MACAU and MGM COTAI respectively, partly offset by a decrease in slot hold percentage during the current year.
- Other revenue, comprising hotel rooms, food, beverage, retail and entertainment, increased by 5.2% to HK\$4,315.7 million for the year ended December 31, 2025 as compared to the year ended December 31, 2024.
- Profit attributable to owners of the Company was HK\$5,074.8 million for the year ended December 31, 2025, representing an increase of 10.2% compared with the prior year.



CHAIRPERSON'S STATEMENT

For MGM China, 2025 was also a year of extraordinary milestones. We reached new heights in operational excellence, market share, and community contributions, underscoring the strength of our strategy and, more importantly, the dedication of our team.

CHAIRPERSON'S STATEMENT



PANSY CATILINA CHIU KING HO

Chairperson

CHAIRPERSON'S STATEMENT



Dear shareholders,

2025 was another year of growth in Macau. Visitor arrivals were up by 15% to approximately 40 million, supported by stronger regional connectivity, ongoing infrastructure enhancements, and Macau's growing reputation as a preferred travel destination. Tourism and economic activity continued their solid recovery, driving full-year gross gaming revenue up 9% to around MOP247 billion, 85% of 2019 pre-pandemic levels. It is even more encouraging to see the steady momentum throughout the year, with gaming revenue experiencing quarterly growth year-on-year.

For MGM China, 2025 was also a year of extraordinary milestones. We reached new heights in operational excellence, market share, and community contributions, underscoring the strength of our strategy and, more importantly, the dedication of our team.

Our properties welcomed 14% more visitors year-on-year, averaging over 58,000 guests per day. We were pleased to see a record-high footfall on December 31 with nearly 111,000 visits, solidifying Macau and MGM China's properties as favored holiday destinations. Our operating revenue grew 11% year-on-year to HK\$34.8 billion, supported by the strength of the premium mass market, in which both MGM MACAU and MGM COTAI are competitively positioned. Adjusted EBITDA rose 10% to an historical high of HK\$10 billion in 2025, with margins steady at 28.8%, reflecting our mass-focused business and sustained operating efficiency.

Our market share also climbed to a new high of 16.1%, up from 15.8% in 2024 and almost double our pre-pandemic level, capturing growth across various business segments. We were again recognized with seven prestigious Forbes Five-Star awards – across our hotels, restaurants, and spas – a true testament to our team's commitment to hospitality excellence.



Our properties remain dedicated to delivering exceptional guest experiences, blending world-class hospitality with innovative offerings. In 2025, MGM MACAU introduced a total of 28 beautifully crafted Alpha Villas. Together with the launch of Alpha Club also at the Macau property and the completion of other refurbishment projects, we are elevating the experience of premium customers by responding to emerging preferences and trends.

We firmly believe that culture is a powerful driver of tourism, and we continued to shape Macau's cultural landscape with an international vision. The Poly MGM Museum welcomed its one-millionth visitor in November. Spanning nearly 2,000 square meters and built to national standards for exhibiting Grade One cultural relics, the museum blends traditional craftsmanship with advanced technology to create immersive, world-class experiences. The museum was honored with the 2025 iF Design Award in the Interior Architecture and Cultural Exhibitions categories.

At MGM MACAU we also launched new immersive programs at the Fantasy Box to further guest engagement. Our debut exhibition of Brilliant Stars: The Civilization of Ancient Shu combines digital art, interactive technology, and archaeological narratives to bring ancient history into today's Macau, bridging time, space, and culture to create a pioneer experience for visitors.

Meanwhile, Macau 2049, our residency show at MGM COTAI produced with the renowned director Zhang Yimou, received the Weibo Cultural Tourism IP Award at the 2025 "Weibo Travel Night." Since premiering, the show has captivated a global audience with over 30% of visitors coming from overseas. The award reaffirms our achievements in cultural tourism and underscores our support for developing Macau as a platform for culture exchange.

Beyond our premises, we continue to support the revitalization of the Barra District into a prime destination

CHAIRPERSON'S STATEMENT



where East and West converge. Our four-weekend pop-up, Barra Mart, brought together 21 local SMEs to create a vibrant, community-driven experience. Altogether, our arts and cultural programs attracted 826,000 visitors last year, advancing our “Tourism+” strategy and strengthening Macau’s development as a World Centre of Tourism and Leisure.

Excellent results begin with excellent people. I would like to thank all our Golden Lion Team for their dedication. Over 90% of MGM China’s management team are Macau locals. Our diverse workforce of over 13,700 team members is our greatest asset, empowering us to deliver exceptional services and experiences and to reinforce our leadership in integrated resort operations.

We continued investing in talent development, with over 1,149,000 training hours in 2025 – an average of 83 hours per team member. Through MGM Academy and MGM eAcademy, we provide comprehensive training from operational management to personal development for our team members and the broader community.

We also encourage our team to enhance community well-being. In 2025, our Golden Lion Volunteer Team contributed over 31,000 community service hours across 5,800 engagements. Through community investment, youth empowerment, and senior care, we work together to create a meaningful, lasting impact.

I extend my heartfelt gratitude to our team members, our board, shareholders and partners. Your trust enables us to innovate and grow. As we look to 2026, we will further strengthen our creative capabilities and continue to invest in our assets, our people, and our community, ensuring MGM China continues to lead as Macau transforms into a global, diversified tourist destination.

Pansy Catilina Chiu King Ho

Chairperson

MGM China Holdings Limited

DIRECTORS AND SENIOR MANAGEMENT

MEMBERS OF OUR BOARD

Executive Directors

Pansy Catilina Chiu King Ho, SBS, JP, aged 63, is the Chairperson of the Company since May 2023. She is the Managing Director of MGM Grand Paradise Limited, a position which she has served since June 1, 2005; an executive Director and a member of the Remuneration Committee of the Company; and also a Director of a number of privately held companies, including Grand Paradise Macau Limited, Grand Paradise Grupo S.A., New Corporate Enterprises Limited, Bright Elite Holdings Limited and Grand Paradise Group (HK) Limited. Ms. Ho is the Group Executive Chairperson and Managing Director of Shun Tak Holdings Limited, positions she has held since 2017 and 1999 respectively, the Vice-Chairperson and non-executive Director of Phoenix Media Investment (Holdings) Limited since 2021, and an independent non-executive director of China Southern Airlines Company Limited since 2023; these three companies are listed on the Main Board of the Hong Kong Stock Exchange Limited. In addition, she is the Chairperson of the Board of Directors of Estoril-Sol, SGPS, SA, a Portuguese listed gaming company; the Vice Chairperson of the Board of Directors of Macau International Airport Company Limited and a Director of Bravolinks Integrated Marketing Company Limited, which is listed on the National Equities Exchange and Quotations. In Hong Kong, Ms. Ho is the Chairperson of Hong Kong Federation of Women, a Director of Friends of Hong Kong Association Limited, a Co-Chairman of the Association Culturelle France-Hong Kong, a General Committee Member of The Hong Kong General Chamber of Commerce, a governor of Our Hong Kong Foundation Limited and an Executive Vice-president of The Federation of Hong Kong Beijing Organisations. In Mainland, Ms. Ho is a standing committee member of the National Committee of the 14th Chinese People's Political Consultative Conference ("CPPCC"), a Vice Chairperson of the All-China Federation of Industry and Commerce, a standing committee member of the All-China Women's Federation, a Senior Advisor of the Boao Forum for Asia, a standing committee member of the Beijing Municipal CPPCC, a standing committee member of the Beijing Women's Federation, the Executive Chairman of China Chamber of Tourism, a Vice President of China Foundation for Cultural Heritage Conservation, the Chairperson of the Advisory Board of the Alliance for Cultural Heritage in Asia, a member of the Committee of Experts for the Construction of World Class Tourist Attractions and Tourist Resorts of the Ministry of Culture and Tourism of the People's Republic of China, a Co-Chairman of the Sino-International Entrepreneurs Federation and a Vice Chairman of the Culture and Tourism Working Committee of the China Chamber of International Commerce. In Macau, she is the Chairperson of Global Tourism Economy Research Centre and the Vice Chairperson and Secretary-General of Global Tourism Economy Forum, a Vice President of the Board of Directors of the Macau Chamber of Commerce, the President of General Association of Macau Beijing Organization and a Vice Chairperson of Macau Convention & Exhibition Association. Internationally, she is an Executive Committee member of the World Travel & Tourism Council, a member of Sotheby's International Council. Ms Ho was appointed as a Tourism Ambassador by the UN Tourism (formerly United Nations World Tourism Organization) in October 2018, as Honorary President of the World Low-Altitude Economy and Art Development Committee at the World Olymp'Arts Council (WOAC) in July 2025. She was also recognized as Honorary Professor at the School of Political Communication of Central China Normal University in November 2013 and at the Beijing Institute of Fashion Technology in December 2025. Ms. Ho received an Honorary Fellowship from the Hong Kong Academy for Performing Arts and the University of Hong Kong in June 2014 and September 2015 respectively. She was conferred an Honorary Doctorate in Arts by the Renmin University of China in November 2025. Ms. Ho was appointed as Justices of Peace and was awarded the Silver Bauhinia Star by the Government of the Hong Kong Special Administrative Region in July 2015 and October 2020 respectively. She was bestowed the Medal of Merit — Tourism by the Government of Macau Special Administrative Region in September 2019. Ms. Ho graduated with a Bachelor's degree in marketing and international business management from the Santa Clara University in the United States.

DIRECTORS AND SENIOR MANAGEMENT

William Joseph Hornbuckle, aged 68, is an executive Director of the Company. He is also the Co-Chairperson of the Company since May 2023 and a Director of MGM Grand Paradise since November 16, 2009. Mr. Hornbuckle is the Chief Executive Officer and President of MGM Resorts International (“MGM Resorts”) since July 29, 2020 and he also serves as Director of MGM Resorts. Mr. Hornbuckle has served as President of MGM Resorts since 2012 and became Chief Operating Officer in 2019. Mr. Hornbuckle oversees all aspects of MGM Resorts’ strategy, operations and hospitality and gaming development projects. He leads MGM Resort’s global development efforts and its digital gaming strategy. Mr. Hornbuckle led the strategy and execution of MGM Resort’s sale of MGM Growth Properties to Vici Properties and the acquisition of the remaining share of CityCenter and of The Cosmopolitan of Las Vegas. He led MGM Resorts’ domestic and international expansion efforts, including the development of resorts in National Harbor, MD, and Macau and of T-Mobile Arena in Las Vegas. More recently, Mr. Hornbuckle oversaw MGM Resorts’ expansion of entertainment and sports betting through the creation of BetMGM. Additionally, he held the roles of Chief Design and Construction Officer and Chief Customer Development Officer. Mr. Hornbuckle has been with MGM Resorts for more than two decades, including time as the Chief Marketing Officer, where he led the creation and launch of the M life Rewards customer loyalty program. Mr. Hornbuckle’s previous positions with MGM Resorts include President and Chief Operating Officer of Mandalay Bay, Chief Operating Officer of MGM Resorts International-Europe and President and Chief Operating Officer of MGM Grand Las Vegas. Mr. Hornbuckle has played a key role in expanding Las Vegas’ entertainment and attractions. Mr. Hornbuckle is a board member and President of T-Mobile Arena (a joint venture with AEG) and helped bring Las Vegas its first professional sports team through the establishment of the NHL’s Golden Knights. In 2016, he was appointed to the Clark County Stadium Authority Board, which developed the Las Vegas NFL Stadium Project as part of a successful effort to attract an NFL team, the Raiders, to Las Vegas. He served on this board through 2021, and, during that time, he also helped bring the WNBA team, the Aces, to Las Vegas in 2017. Mr. Hornbuckle was President and Chief Operating Officer for Caesars Palace, Las Vegas; President and Chief Operating Officer of the Golden Nugget in Laughlin; Executive Vice President and Chief Operating Officer of Treasure Island and Vice President of Hotel Operations for The Mirage, which he opened in 1989. He was also Chairman of the Board of Directors for CityCenter JV (a joint venture with Dubai World) and previously served as Chairman of the U.S. Travel and Tourism Advisory Board, which advised the U.S. Secretary of Commerce on policy, regulation, programs and issues that impact the travel and tourism industry in the United States. Continuing his focus on travel and tourism, he currently serves as National Chair of the U.S. Travel Association, a non-profit organization representing all components of the U.S. travel industry. Additionally, Mr. Hornbuckle serves on the Board of Trustees for Three Square Food Bank and the Board of Directors for the Fulfillment Fund. Mr. Hornbuckle is also the Founder of a local banking and financial services institution called GBank, where he remains a board member for its holding company, GBank Financial Holdings. Through the Hornbuckle Family Foundation, he and his wife Wendy have endowed a number of colleges and universities, such as the University of Nevada, Las Vegas (UNLV), with funds for both educational programming and scholarships for individuals pursuing degrees in a variety of fields, including hospitality. Mr. Hornbuckle holds a Bachelor of Science degree in Hotel Administration from UNLV.

John M. McManus, aged 59, is an executive Director and a member of the Nomination, Environmental, Social and Governance Committee of the Company. Mr. McManus serves as the Chief Legal and Administrative Officer and Secretary of MGM Resorts International since September 2022. He also serves as Director of MGM Grand Paradise Limited. Mr. McManus served as MGM Resorts International's Executive Vice President, General Counsel and Secretary from July 2010 to September 2022, Senior Vice President, Acting General Counsel and Secretary from December 2009 to July 2010, Senior Vice President, Deputy General Counsel and Assistant Secretary from September 2009 to December 2009 and Senior Vice President, Assistant General Counsel and Assistant Secretary from July 2008 to September 2009. Mr. McManus acted as counsel to various operating MGM subsidiaries from May 2001 to July 2008. Mr. McManus served as Director of MGM Growth Properties from March 2016 until April 2022. Mr. McManus holds a Bachelor of Arts degree from Vanderbilt University and a Juris Doctor degree from University of Miami.

DIRECTORS AND SENIOR MANAGEMENT

Jeny Lau, aged 67, is an executive Director and a member of the Nomination, Environmental, Social and Governance Committee of the Company and a Director of MGM Grand Paradise. She has been the Chief Operating Officer and Director of Grand Paradise Group (HK) Limited, a private family office entity, since 2015, overseeing all operations of this group. Ms. Lau serves as an independent non-executive Director, the chairperson of the Remuneration Committee and a member of the Audit Committee of Justin Allen Holdings Limited (Stock Code: 1425) since January 1, 2025. She is also an independent non-executive Director, the chairperson of the Nomination Committee of Infinity Development Holdings Company Limited (HK Stock Code: 640, Singapore Stock Code: ZBA) since January 30, 2026. She was a member of the Compliance Committee of MGM China Holdings Limited from June 2021 to May 2023. Prior to joining Grand Paradise Group, Ms. Lau was the Chief Operating Officer and Director of Phoenix Property Investors, a regional private equity real estate fund house, since 2009. She was in charge of all the finance and accounting, back-of-house operations, including fund administration and project financing. Before her role at Phoenix Property Investors, Ms. Lau was the Chief Financial Officer and Executive Director on the Board of SOCAM Development Limited (formerly known as Shui On Construction and Materials Limited) (Stock Code: 983), a construction and property development company, listed on The Stock Exchange of Hong Kong, with businesses in Hong Kong and China. Before that, Ms. Lau was the Director of Corporate Finance at Shun Tak Holdings Limited (Stock Code: 242), a conglomerate in property, hospitality and transportation, and listed on The Stock Exchange of Hong Kong. There she led and executed all corporate finance transactions including debt and equity fundraising activities. Before joining the Shun Tak Group, Ms. Lau was the Managing Director of Platinum Securities Company Limited and a Director of Platinum Holdings Company Limited, a regional investment bank. At Platinum, Ms. Lau supervised activities of the regional offices, led the execution of all capital market and advisory transactions. Prior to joining the Platinum Group, she was with Jardine Fleming Securities Limited (now merged into J.P. Morgan) where she executed regional debt and equity deals, M&A and advisory transactions. Prior to that Ms. Lau was with leading international accounting firms in both the United States and Hong Kong as well as major commercial banks in the United States. Ms. Lau holds a Bachelor of Science in Accounting degree and a Master of Science in Systems and Accountancy from University of Illinois at Chicago. She is a Certified Public Accountant (CPA) and holds professional memberships at American Institute of Certified Public Accountants, Hong Kong Institute of Certified Public Accountants and Hong Kong Securities Institute.

Kenneth Xiaofeng Feng, aged 55, serves as an executive Director of the Company and was appointed as Chief Executive Officer on December 19, 2025. He also serves as a Director of MGM Grand Paradise Limited. Mr. Feng was appointed as a non-executive Director of the Company on May 24, 2018, following which he was appointed as President, Strategic and Chief Financial Officer on June 22, 2020 and re-designated as an executive Director & President of the Company on July 20, 2023. He was a member of the Audit Committee of the Company from May 24, 2018 to November 1, 2019. Mr. Feng has been employed by MGM Resorts International since 2001 in a variety of finance, advisory, strategic, operational and development positions. Mr. Feng was appointed as Vice President — International Operations in 2007 and Senior Vice President of MGM Resorts International in 2009. In 2017, Mr. Feng was promoted to be Executive Vice President of MGM International Operations.

DIRECTORS AND SENIOR MANAGEMENT

Non-executive Directors

Daniel J. Taylor, aged 69, is a non-executive Director of the Company since March 26, 2020 and a member of the Remuneration Committee since May 28, 2020. He sits on the board of MGM Resorts International since 2007 and serves as a member of the Audit Committee, Human Capital and Compensation Committee and as Chair of the Nominating/Corporate Governance Committee. He is the non-executive Chairman of the Board of Directors of Light Efficient Design, a division of TADD LLC and a manufacturer and distributor of LED lighting products, primarily for the retrofit market, since July 2014. Mr. Taylor served as Director of MGM Growth Properties LLC from April 2016 until April 2022. Mr. Taylor was an executive of Tracinda from 2007 to 2019. Mr. Taylor served as the President of Metro-Goldwyn-Mayer Inc. (“MGM Studios”) from April 2005 to January 2006 and as the Senior Executive Vice President and Chief Financial Officer of MGM Studios from June 1998 to April 2005. He was the Vice President-Taxes at MGM/UA Communications Co., the predecessor company of MGM Studios, from 1985 to 1991. From 1978 to 1985, he worked as a Tax Manager at Arthur Andersen & Co., specializing in the entertainment and gaming practice. He was a Director of Inforte Corp. from October 2005 to 2007. Mr. Taylor acted as Chairman of the Board of Directors of Delta Petroleum Corporation from May 2009 to August 2012, and as Director from February 2008 to August 2012, and was also a member of the Audit Committee and Nominating and Corporate Governance Committee. Mr. Taylor graduated with a Bachelor of Science in Business Administration from Central Michigan University.

Ayesha Khanna Molino, aged 45, is a non-executive Director of the Company since August 6, 2020 and a member of the Audit Committee and of the Nomination, Environmental, Social and Governance Committee since November 5, 2020. Ms. Molino was appointed as Chief Operating Officer of MGM Resorts International in January 2026. Previously, Ms. Molino served as President and Chief Operating Officer of Aria and Vdara and as Senior Vice President for Public Affairs of MGM Resorts International. Ms. Molino has brought significant policy experience to MGM Resorts International. Before joining MGM Resorts International, Ms. Molino served as Chief Counsel and formerly as Policy Adviser to the retired U.S. Senator for the State of Nevada Harry Reid. Prior to her tenure with Senator Reid from October 2011 to December 2016, Ms. Molino served as international trade counsel on the U.S. Senate Finance Committee under Senator Max Baucus from 2007 to 2011 and previously worked as an attorney in the Office of General Counsel at the U.S. Department of Commerce from 2005 to 2007. Ms. Molino graduated with a Bachelor of Arts in Economics, History and Religious Studies from University of California, Riverside and holds a Juris Doctor degree from the George Washington University Law School. She is also a member (currently inactive) of the Virginia Bar Association.

Jonathan S. Halkyard, aged 61, is a non-executive Director of the Company and a member of the Audit Committee since June 29, 2021. He has been the Chief Financial Officer of MGM Resorts International since January 2021, overseeing all financial activities across MGM Resorts International's domestic and international portfolios, as well as investor relations, accounting, procurement, treasury and tax. Before joining MGM Resorts International, Mr. Halkyard served as the President and Chief Executive Officer of Extended Stay America, Inc., where he also held roles as Chief Financial Officer and Chief Operating Officer between September 2013 and December 2019. Before joining Extended Stay America, Inc., Mr. Halkyard was the Executive Vice President and Chief Financial Officer of NV Energy, Inc., Mr. Halkyard held numerous operations and corporate roles in Caesars Entertainment, Inc., including Vice President, Treasurer, Senior Vice President, Executive Vice President and Chief Financial Officer between July 2005 and May 2012. Mr. Halkyard was a Director of Dave & Buster's Entertainment, Inc., from October 2011 until June 2021 and has been a Director of Shift4 Payments, Inc. since June 2020. Mr. Halkyard holds his Master of Business Administration from Harvard University and his Bachelor of Arts in Economics from Colgate University. He is also a member of the Advisory Committee of the International Center for Responsible Gaming.

DIRECTORS AND SENIOR MANAGEMENT

Independent non-executive Directors

Sze Wan Patricia Lam, aged 59, is an independent non-executive Director, and a member of the Nomination, Environmental, Social and Governance Committee and of the Remuneration Committee of the Company since March 16, 2011. She served as the Chairperson of the Nomination, Environmental, Social and Governance Committee from March 16, 2011 until May 27, 2021 and was appointed as the Chairperson of the Remuneration Committee on May 27, 2021. Ms. Lam serves as an Independent Non-executive Director and a member of the Nomination Committee of Dickson Concepts (International) Limited since June 2023, and serves as an Independent Non-executive Director, member of the Nomination Committee and of Remuneration Committee of Hang Seng Bank since July 2022, both of which are companies listed on the Hong Kong Stock Exchange. She is currently a member of M Plus Museum Limited (M + Board). Ms. Lam is currently the co-founder and partner of Patti Wong & Associates. She was a member of the Board of Governors of the Hang Seng University of Hong Kong until June 2025. Ms. Lam retired from Sotheby's in December 2022 where she was the Senior International Chairperson. Ms. Lam previously held the post of Head of Sotheby's Private Client Services Department in London before her appointment as Chairperson of Sotheby's Asia in 2004. She was also appointed as Chairperson of Sotheby's Diamonds, a retail joint venture established in December 2005 between Sotheby's and Diacore. She received her Bachelor's degree in Monetary Economics from the London School of Economics in 1990 and a post graduate diploma in Asian Arts — Chinese, Japanese and Korean Arts at the School of Oriental and African Studies, London University in 1991.

Russell Francis Banham, aged 72, is an independent non-executive Director, the Chairperson of the Audit Committee, a member of the Nomination, Environmental, Social and Governance Committee and a member of the Remuneration Committee of the Company since November 2014. Mr. Banham is also the non-executive Chairperson of Eureka Group Holdings Limited and a member of the Audit Committee (was previously the Chairperson) and a member of the People and Culture Committee. He resigned from the Board of National Atomic Company Kazatomprom, effective from May 2023. He also served as a member of the Audit and Risk Management Committee of the Queensland Audit Office until August 2025. Mr. Banham retired from Deloitte CIS, Moscow Office in 2014, where he had been a Partner since 2011. Before that, he worked from 2007 to 2011 at Deloitte CIS in Almaty, Kazakhstan, and from 2002 to 2007 he worked for Ernst and Young in Brisbane, Australia. Mr. Banham started his professional career as an auditor in 1974 working for Andersen and stayed at the Sydney Office, Australia, until 1984, from 1984 to 1985 he worked at the Andersen Los Angeles office, United States of America, and from 1985 to 2002 he worked at the Andersen Brisbane office, Australia. In his professional career in Australia, he was the lead audit partner for several clients in the gaming and hospitality industries and acquired relevant experience in these sectors. In 2016, Mr. Banham completed the Company Directors' course at the Australian Institute of Company Directors and is a Graduate of the Australian Institute of Company Directors. He has a Bachelor of Commerce in Accounting degree from the University of New South Wales, Sydney, Australia and is a Fellow of the Institute of Chartered Accountants in Australia.

Simon Meng, aged 68, is an independent non-executive Director, a member of the Audit, of the Nomination, Environmental, Social and Governance Committee and of the Remuneration Committee of the Company since December 9, 2019. Mr. Meng was appointed as the Chairperson of the Nomination, Environmental, Social and Governance Committee on May 27, 2021.

Mr. Meng is a visiting Professor of Zhejiang Normal University, a member of the International Advisory Board of the Shanghai Symphony Orchestra and a director of Ridgeview VCC, a Singapore investment fund. He was an international partner in King & Wood Mallesons in Shanghai between April 1, 2021 and June 2023. Mr. Meng was a corporate M&A partner at Linklaters in Shanghai since May 1, 2017 to June 30, 2020, specializing in cross-border M&A, direct investments and joint ventures in China. He has significant experience in project development relating to energy, real estate and urban transportation sectors in China and has advised numerous Chinese and multinational corporations. Mr. Meng is admitted to practice law in the State of New York and in France and is registered as “foreign lawyer” in Hong Kong. He practiced in Paris, New York and Hong Kong with Cleary Gottlieb Steen & Hamilton between 1990 and 1996 before joining Freshfields in Hong Kong in August 1996. Prior to joining Linklaters, Mr. Meng was a partner of King & Wood Mallesons from October 2012 until April 2017, Herbert Smith from April 2000 to September 2012, and Sidley Austin from October 1998. Mr. Meng holds a CERT certificate in Cybersecurity Oversight by Carnegie Mellon University and National Association of Corporation Directors. Mr. Meng obtained a Bachelor of Laws from Beijing University, a Master of Public Law, a Master of Business Law and a Doctor of Law from Bordeaux University, and a Master of Comparative Jurisprudence from the New York University.

Chee Ming Liu, aged 75, is an independent non-executive Director, a member of the Audit Committee, of the Nomination, Environmental, Social and Governance Committee and of the Remuneration Committee of the Company since May 27, 2021. Mr. Liu is currently the Managing Director of Platinum Holdings Company Limited, which he established in March 1996, and oversees its stock broking, corporate finance and asset management business. He serves as a Director of GDS Holdings Limited since December 4, 2023. Mr. Liu was appointed as an independent Director of STT Communication Limited since 2020 and as an independent Director of OUE Commercial REIT Management Pte Ltd. Mr. Liu is serving as a non-executive Director at Constellar Holdings Pte. Ltd. Mr. Liu was also appointed as an independent non-executive Director of DBS Bank (Hong Kong) Limited in 2018. He has been the Chairman of Board of Governors of Singapore International School (Hong Kong) from January 1, 2020. Mr. Liu holds a Bachelor’s degree in Business Administration from the former University of Singapore.

DIRECTORS AND SENIOR MANAGEMENT

Senior Management

Kenneth Xiaofeng Feng, aged 55, serves as Chief Executive Officer and Executive Director of the Company and Director of MGM Grand Paradise. For Mr. Feng's full biography, see Members of our Board — Executive Directors.

Antonio Jose Menano, aged 63, is our Chief Legal Officer and Company Secretary. Mr. Menano originally joined MGM Grand Paradise as Company Secretary and Director, Legal & Administrative Affairs on September 1, 2005. Before joining us, he was the director of Air Law, Air Transport & International Relations for the Civil Aviation Authority of Macau for more than ten years. In this capacity, he was responsible for negotiation of air service agreements, drafting of Macau Special Administrative Region civil aviation laws and regulations and providing legal support to the Civil Aviation Authority. Simultaneously, Mr. Menano worked as a Government Delegate in Air Macau Company Limited and previously worked in Instituto de Acção Social de Macau. He graduated with a law degree from the University of Coimbra.

Han Tian, aged 46, is our Chief Operating Officer. Mr. Tian has been with the Company since 2007, serving variety of leadership roles spanning analytics, marketing, and gaming operations. In his current capacity, he oversees the day-to-day operational functions of the organization, including gaming, hospitality, and technology. Prior to joining the Company, Mr. Tian worked for MGM Resorts International in Las Vegas. He holds a Master of Business Administration degree from the University of Nevada, Las Vegas.

Yuen Ying (Wendy) Yu, aged 58, is our Executive Vice President of Human Resources. Ms. Yu is responsible for leading the Human Resources functions and Sustainability initiatives at both MGM MACAU and MGM COTAI. Ms. Yu has been with the Company since July 2009 after having spent two decades being actively involved in the transformation of Macau's hospitality and human resources industries. Ms. Yu started her hospitality career with the Hyatt Regency Macau and then was hired as Human Resources Manager of Holiday Inn Macau from its pre-opening stage. Subsequently she moved and worked for an assignment in Shanghai with the New World Group. Upon returned to Macau, she left the corporate world for a one-year stint as a lecturer for the Institute of Tourism Education in Macau. She then joined the Westin Resort Macau where she held the position of Director of Human Resources and was in charge of the organizational realignment when the Westin brand was integrated into the Starwood Family. From 2003 to 2008, Ms. Yu was the Vice President of Human Resources for Wynn Resorts (Macau) S.A. as part of the opening team. Prior to joining our Company, Ms. Yu returned to Starwood Hotels and Resorts to set up their opening teams for their Sheraton and St. Regis projects in Cotai. Ms. Yu graduated with a Bachelor's degree in business administration in Personnel Management from the University of East Asia Macau (now University of Macau).

Iwan Dietschi, aged 60, is our Senior Vice President of Hospitality. He joined us in September 2021 from Ritz-Carlton and Marriott International after 26 years. Dr. Dietschi is responsible for leading and developing our Hotel, F&B, and Retail for both MGM MACAU and MGM COTAI. Prior to joining our company, Dr. Dietschi was the Multi-Property Vice President, Luxury, in Greater China. In his long tenure in luxury hospitality, he worked in 4 Continents and 14 countries, the last 18 years in Asia/Pacific, especially in China. He was involved in more than 20 hotel openings for Ritz-Carlton and Marriott International. Dr. Dietschi graduated from the prestigious Ecole Hôtelière de Lausanne, he earned his Executive MBA from California State University, Monterey Bay, in 2012, and received his Doctor of Business Administration from the College of Management and Technology at Walden University (USA), in 2018. He also authored a book titled “Mastering Hospitality” published in 2021 and is a Guest Professor in various Hospitality Institutes.

Weng Ian (Vivian) Chan, aged 46, is our Senior Vice President of Finance and Acting Chief Financial Officer. Ms. Chan has been with the Company since January 2009, leading the treasury and corporate finance functions. In August 2019, Ms. Chan has taken on expanded responsibilities to oversee strategic financial planning and analysis, cage operations, budgeting, and capital projects investment. Prior to joining the Company, Ms. Chan was Director of Business Development and Head of Corporate Banking Department at Industrial and Commercial Bank of China (Macau) Limited, covering Macau gaming concessionaires. Ms. Chan holds a Bachelor of Arts degree in Business Administration, Summa Cum Laude, with concentrations in Finance and International Business from the University of Washington, Seattle.

Weng Kei (Catarina) Lio, aged 48, is our Senior Vice President of Brand Marketing. Ms. Lio has been with the Company since July 2017 and is responsible for leading MGM’s cultural tourism brand. Leveraging the synergy between culture and technology, she has crafted innovative brand strategies to deliver high-profile international projects. These include Macau 2049 in collaboration with world-renowned director Zhang Yimou, the Lingnan Lion Dance Cultural Heritage Series, the MGM Macau Tennis Masters and more. These efforts have driven the Company’s sales and its development across cultural, entertainment, and sports sectors, further solidifying MGM’s market position. Additionally, she serves as a member of the Tourism Development Committee of the Macau Government. Prior to joining MGM, Ms. Lio gained extensive international brand experience. She was Chief Operating Officer at Ogilvy (Hong Kong) Group, where she led significant business transformations for multi-million dollar global accounts since 2009, such as Sands China, Hongkong Land, Asia Miles, Huawei and Philips. Before that, she was Executive Director of Conde Group. Ms. Lio started her career in Macau with TDM — Teledifusão de Macau, S.A. as a journalist. Her journalism background proved instrumental later in supporting her role as Public Relations & Communications officer at the Macao Water Supply Company Limited to address the salinity social issue. Ms. Lio graduated with a Bachelor’s degree in Business Administration, majoring in Marketing at University of Macau.



MGM 美高梅

MGM

美高梅

Alice in Wonderland
愛麗絲夢遊仙境
Salvador Dalí
薩爾瓦多·達利
(1904-1989)
Bronze
銅像

MANAGEMENT DISCUSSION AND ANALYSIS

To build on these competitive strengths, we remain focused on continuously enhancing the customer experience through product and service improvements, greater asset utilization, and maximization of operational efficiencies across all areas of our business, including sales and marketing, VIP and mass markets development, and entertainment. We operate with an emphasis on generating economic benefits across our properties in both the Macau Peninsula and Cotai.

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS OVERVIEW

We are a leading developer, owner and operator of two integrated casino, hotel and entertainment resorts in Macau, being MGM MACAU and MGM COTAI, where we offer high-quality gaming, hospitality and entertainment experiences to attract and retain our customers. MGM Grand Paradise, our subsidiary, holds one of the six gaming concessions permitted by the Macau Government to operate casinos or gaming areas in Macau.

The Company's Shares have been listed on the Hong Kong Stock Exchange since June 3, 2011. The Company's immediate holding company is MRIH, a company incorporated in the Isle of Man. The Company's ultimate holding company is MGM Resorts International, a company incorporated in Delaware, the United States of America, which is listed on the New York Stock Exchange. MGM Resorts International is our controlling Shareholder (with an interest in 55.95% of our issued share capital) and Ms. Pansy Ho and her controlled companies are our substantial Shareholders (with an interest in 22.49% of our issued share capital). We benefit from the complementary expertise of MGM Resorts International and Ms. Pansy Ho.

GAMING CONCESSION

Pursuant to the Concession Contract executed with the Macau Government, MGM Grand Paradise is entitled to operate a total of 750 gaming tables and 1,700 electric or mechanical gaming machines, including slot machines, under the Gaming Concession with a duration of 10 years starting from January 1, 2023 to December 31, 2032. As a Concessionaire, MGM Grand Paradise is subject to the regulatory control of the Macau Government. The Macau Government has adopted laws and administrative regulations governing the operations of casinos in Macau. The Concession Contract, together with the laws and administrative regulations enacted by the Macau Government, forms the framework for the regulation of the activities of MGM Grand Paradise.



MGM MACAU

MGM MACAU opened in December 2007. As at December 31, 2025, the casino floor offers approximately 23,283 square meters of gaming space, with 1,044 slot machines, 345 gaming tables, and multiple VIP and private gaming areas. The resort features 595 hotel rooms, suites and villas, and is supplemented by a service agreement with the Mandarin Oriental Hotel, which provides additional room availability during periods of excess customer demand. In addition, the resort offers 9 diverse restaurants, retail outlets, approximately 1,600 square meters of meeting space, and a range of other non-gaming offerings. A signature feature of MGM MACAU

is the Grande Praça, inspired by Portuguese architecture. The resort also houses the world-class Poly MGM Museum, the first museum of international standing within an integrated resort in the Greater China region. MGM MACAU is directly connected to the One Central complex, which features many of the world's leading luxury retailers and includes Mandarin Oriental Hotel. In 2025, MGM MACAU opened the Fantasy Box, a multi-functional venue featuring three-sided ultra-high-definition LED screens, and introduced the Alpha Villas, designed to further strengthen the Group's ability to attract premium customers.

MANAGEMENT DISCUSSION AND ANALYSIS



MGM COTAI

MGM COTAI opened on February 13, 2018. The resort is conveniently located with multiple access points from neighboring Cotai hotels and public amenities. As at December 31, 2025, the casino floor offers approximately 24,549 square meters of gaming space, with 1,001 slot machines and 405 gaming tables. The resort features 1,418 hotel rooms, suites and villas, 12 diverse restaurants and bars, retail outlets, approximately 2,870 square meters of meeting space and a wide range of additional non-gaming offerings. The Mansion Villas and Emerald Villas provide

luxurious accommodation dedicated to attracting ultra-high-end customers. The scale of MGM COTAI enables us to leverage our international expertise in delivering exciting and diversified entertainment offerings. Located at the heart of the property, The Spectacle integrates advanced experiential technology to enhance guest engagement. MGM COTAI also offers Asia's first dynamic theater, providing advanced and innovative entertainment to Macau. The theater featured its first residency show "Macau 2049", directed by world-renowned Chinese filmmaker Zhang Yimou.



OUR COMPETITIVE STRENGTHS AND OPERATING STRATEGIES

We possess a number of competitive strengths, including:

- One of the most recognizable resort brands in the industry, with world-class integrated resorts in Macau;
- A unique strategic position in the premium mass market gaming operation;
- A continuous focus on “Tourism +” initiatives, offering diversified resort experiences including innovative entertainment and art attractions;
- Strong leadership from Ms. Pansy Ho, Managing Director of MGM Grand Paradise;
- An experienced management team with a proven track record;
- Access to the extensive distribution network of MGM Resorts International, supporting customer sourcing from global markets;
- A demonstrated commitment to the Macau community, including support for small and medium-sized enterprises and local talent development; and
- Comprehensive corporate governance and legal compliance standards.

MANAGEMENT DISCUSSION AND ANALYSIS

To build on these competitive strengths, we remain focused on continuously enhancing the customer experience through product and service improvements, greater asset utilization, and maximization of operational efficiencies across all areas of our business, including sales and marketing, VIP and mass markets development, and entertainment. We operate with an emphasis on generating economic benefits across our properties in both the Macau Peninsula and Cotai. We continue to implement the following business strategies to strengthen our position as a leading developer and operator of two integrated casino, hotel and entertainment resorts in Macau:

- Develop and diversify our offerings to cater to different market segments;
- Continuously improve operational scale to drive optimal financial performance;
- Position our luxury resorts and gaming areas to attract ultra-high-end customers, while maintaining a strong focus on the high margin premium mass market gaming operation; and
- Identify innovative investment opportunities in both gaming and non-gaming facilities.

Our competitive strengths and operating strategies are aligned with the Macau Government's emphasis on developing international tourist markets and expanding non-gaming attractions. MGM Grand Paradise has committed to make a total investment of MOP19.7 billion (equivalent to approximately HK\$19.1 billion) over the duration of the Concession Contract. Of this amount, MOP18.0 billion (equivalent to approximately HK\$17.5 billion), or approximately 91%, is expected to be allocated to the development of international tourist markets and non-gaming projects and programming to drive visitation to Macau.

We continue to work closely with the Macau Government to support Macau's economic diversification and reinforce its positioning as a World Center of Tourism and Leisure. Since 2023, we have expanded our overseas sales networks and continue to leverage the broad sales platform of MGM Resorts International to deepen our reach into international markets. We have also enhanced our non-gaming offerings in areas such as entertainment, art, gastronomy, meetings, incentives, conferences and exhibitions ("MICE"), and wellness tourism through redesign and upgrade of facilities at MGM MACAU and MGM COTAI. In particular, the Poly MGM Museum, the residency show "Macau 2049", and the Fantasy Box have strengthened our non-gaming portfolio and have become Macau's latest world-class tourism attractions.

FACTORS AFFECTING OUR RESULTS OF OPERATIONS AND FINANCIAL POSITION

Our results of operations and the year-to-year comparability of our financial results are affected by a number of factors, including:

MACAU GAMING MARKET AND TOURISM

Macau is one of the largest casino gaming markets in the world. Additional capacity continues to be added, with several new large-scale integrated resorts opened in Cotai in recent years. Investment in infrastructure and the growth in hotel room supply have supported increases in overall visitation, including overnight visitors.

Visitors to Macau primarily originate from nearby regions in Asia, including the Chinese Mainland, Hong Kong, Taiwan, South Korea and Japan. According to the DSEC, approximately 72.4% and 70.1% of visitors to Macau were from the Chinese Mainland in 2025 and 2024, respectively.

Total visitor arrivals into Macau increased by 14.7%, and total visitation from the Chinese Mainland increased by 18.5% for the year ended December 31, 2025, compared with 2024. Macau gross gaming revenue increased by 9.1% to HK\$240.2 billion for the year ended December 31, 2025 over the prior year.

We remain optimistic about the long-term prospects of the Macau market, supported by:

- Significant financial investments made to date and committed to be made during the 10-year term of the new gaming concessions by all six concessionaires, providing more diversified gaming and non-gaming offerings and enhancing Macau's position as a world-class tourism center;

MANAGEMENT DISCUSSION AND ANALYSIS

- Ongoing infrastructure enhancements across Macau and the Greater Bay area, including the Hong Kong-Zhuhai-Macau bridge; expansion of the Macau Airport; opening of the fourth Macau-Taipa bridge (“Macau Bridge”); opening of the Qingmao border and Hengqin border 24-hour checkpoints; continued expansion of the Macau Light Rapid Transit System; extension of China High-Speed Rail routes to Zhuhai border gate from major cities in the Chinese Mainland; and additional direct flights between Macau and international destinations, all of which support more convenient travel to Macau;
 - Development of Hengqin as a tourism island, jointly designated with Macau as a key tourism hub by the Chinese Government;
 - Supportive policies introduced by the Chinese Government to encourage recovery and growth in Macau and Hong Kong, including expansion of cities under the individual visa scheme;
 - Growth in outbound tourism from the Chinese Mainland, driven by rising wealth among the expanding middle class and increasing demand for travel and leisure experiences; and
 - Efforts by the Macau Government to promote Macau as a safe, high-quality tourism destination.
- Despite these positive drivers, the Macau gaming market and tourism sector are also affected by various risks and uncertainties, including economic disruption or uncertainty in the Chinese Mainland; changes to gaming laws and regulations in Macau; global trade tensions; restrictions on exit visas from the Chinese Mainland for travel to Macau and Hong Kong; anti-smoking regulations; anti-corruption campaigns; currency transfer restrictions; unfavorable currency exchange rate movements; monetary outflow policies and regulations related to cross-border gambling. These factors may influence visitor numbers and the amount of capital outflow from the Chinese Mainland to Macau. In addition, outbreaks of highly infectious diseases and extreme weather conditions, such as typhoons, may also adversely affect visitation.

COMPETITION

There are six gaming operators and 20 casinos in Macau as at December 31, 2025. Driven by the strength of the premium mass market, which both MGM MACAU and MGM COTAI are well positioned to capture, our overall gaming market share reached a record high of 16.1% for the year ended December 31, 2025, compared with 15.8% for the prior year.

Our competition is not limited to the Macau market. We also compete with integrated resorts in other markets, including, but not limited to, Cambodia, Vietnam, South Korea, Singapore, the Philippines, Australia and Las Vegas.

GAMING PATRONS

Our results of operations are substantially dependent upon casino revenue generated from our main floor gaming, VIP gaming and slot machines gaming operations. Our gaming patrons comprise both main floor players and VIP players.

Main Floor Table Gaming Operations

Main floor table gaming operations in the Macau market are generally referred to as the “mass market gaming operation”. Main floor players, including premium mass market players, visit our properties for a variety of reasons, including our strategic dual-property presence in Macau, direct marketing efforts, brand recognition, the quality and comfort of our gaming floors, and our diverse non-gaming offerings. The mass market gaming operation continues to represent the most profitable part of our business, as well as the Macau gaming market overall. For the year ended December 31, 2025, our mass market gaming operation accounted for 87% of our GGR. Unlike VIP players, main floor players, including premium and mass market players, do not receive commissions from the Group.

We have continued to upgrade the gaming experience for premium and mass market players through renovations of dedicated exclusive gaming spaces. Subject to approval by the DICJ, we continue to reallocate tables between main floor and VIP gaming to maximize yield. We also leverage our Golden Lion Club to attract and retain high-value main floor players through exclusive customer services and promotions.

MANAGEMENT DISCUSSION AND ANALYSIS

VIP Gaming Operations

The majority of our VIP players are sourced directly through our own marketing channels. These in-house VIP players typically receive a commission and allowances for hotel rooms, food and beverage based upon a percentage of their rolling chip turnover. In addition, certain VIP players participate through our gaming promoters' programs.

We selectively extend credit to approved gaming customers whose level of play and financial standing meet our criteria. To minimize credit risk, the Group has a designated management team responsible for determining credit limits, approving credit, and monitoring receivables to ensure timely recovery. We conduct rigorous credit checks and obtain signed documentation from credit recipients; where legally permissible, such documents may assist in enforcing collections in customers' home jurisdictions. The Group has a legally enforceable right of set-off, allowing receivables to be offset against deposits, commissions and incentives liabilities that are settled simultaneously. While we generally do not charge interest on credit granted, we require a personal cheque or other acceptable form of security. Receivables are reviewed regularly to ensure adequate loss allowances are made.

NON-GAMING ATTRACTIONS AND BRANDING ACTIVITIES

We recognize the importance of brand awareness in expanding our business. Our marketing activities leverage our internationally recognized brand through promotions, events, strategic alliances and public relations initiatives. We continue to upgrade customer experience by enhancing our hotel rooms, food and beverage outlets, retail spaces, entertainment offerings and other non-gaming amenities through ongoing expansion and refurbishment projects.

Hospitality

As at December 31, 2025, MGM MACAU features 595 hotel rooms, including standard guestrooms, luxury suites and Alpha Villas. MGM COTAI offers 1,418 hotel rooms comprising standard guestrooms, luxury suites, Skylofts, Emerald Villas and The Mansion Villas. The expansive and high-end offerings at The Mansion, Emerald Villas and Alpha Villas are designed to attract high-end and ultra-high-end customers. Across our properties, MGM MACAU offers 9 diverse restaurants, retail outlets, approximately 1,600 square meters of meeting space and a range of other non-gaming offerings, while MGM COTAI offers 12 diverse restaurants and bars, retail outlets, approximately 2,870 square meters of meeting space and a wide range of additional non-gaming offerings.

Our hospitality services and premium facilities are highly recognized by international awards. In 2025, our resorts have received seven Forbes Travel Guide Five-Star Awards, two One-Diamond Awards from the Black Pearl Restaurant Guide, and two One-Star recognitions in the MICHELIN Guide Hong Kong and Macau. We remain proactive in responding to evolving customer preferences through continuous renovation and development of hotel, food and beverage and MICE facilities.

Arts and Culture

At MGM MACAU, significant artworks are displayed throughout the property, including the iconic “Fiori di Paradiso Ceiling” by Dale Chihuly and sculptures by renowned local and international artists. On November 2, 2024, MGM China, in collaboration with Poly Culture Group Corporation Limited, officially opened the world-class Poly MGM Museum. Its second exhibition “Silks Roads Beyond Borders” launched in October 2025, showcases artifacts, artworks and cultural relics. Since its opening, Poly MGM Museum surpassed 1 million visitors by November 2025.

The MGM COTAI Art Collection features over 300 works across public spaces, including 28 Qing Dynasty imperial carpets formerly housed in the Forbidden City in Beijing, and the Chairman’s Collection featuring paintings, sculptures and installations. The Chairman’s Collection highlights our commitment to world-class cultural tourism.

MGM China continues to collaborate with leading global artists, cultural organizations and luxury brands to bring exhibitions, art installations and performing arts to both properties.

MANAGEMENT DISCUSSION AND ANALYSIS

Entertainment

Powered by advanced technology and engineering, the MGM Theater, Asia's first dynamic theater, can be configured for shows, concerts, orchestral performances and other special events. MGM China's first residency show "Macau 2049", directed by world-renowned Chinese filmmaker Zhang Yimou, premiered on December 15, 2024. This unique entertainment offering supports non-gaming development and contributes to Macau's tourism diversification.

At the heart of MGM COTAI, The Spectacle houses one of the world's largest permanent indoor LED displays, showcasing digital art collected from around the world. We presented "Sea Odyssey" and "Bee Odyssey", with the latter receiving the 2025 MUSE Creative Award.

Fantasy Box, a multi-functional venue with three-sided ultra-high-definition LED screens, has hosted concerts, film screening, art exhibitions, forums and banquets since its opening, delivering immersive experiences through integrated technology.

Additionally, MGM China continues to host renowned Chinese and international performers, attracting incremental visitation to our properties.

SEGMENT INFORMATION

The Group has determined its operating segments based upon the reports reviewed by the chief operating decision-maker when allocating resources and assessing performance of the Group.

The Group's principal operating activities occur in Macau, which is the primary geographic area in which the Group is domiciled. The Group reviews the results of operations for each of its properties being MGM MACAU and MGM COTAI. Each of the properties derives its revenue primarily from casino, hotel rooms, food and beverage and retail operations. MGM MACAU and MGM COTAI have been aggregated into one reportable segment on the basis that they have similar economic characteristics, customers, services and products provided, and the regulatory environment in which they operate. Adjusted EBITDA is considered to be the primary profit measure for the reportable segment.

ADJUSTED EBITDA

Adjusted EBITDA is profit before finance costs, income tax expense, depreciation and amortization, loss on disposal/write-off of property and equipment and other assets, interest income, net foreign currency difference, share-based payments, pre-opening costs and corporate expenses which mainly include administrative expenses of the corporate office and license fee paid to a related company. Adjusted EBITDA is used by management as the primary measure of the Group's operating performance and to compare our operating performance with that of our competitors. Adjusted EBITDA should not be considered in isolation, construed as an alternative to profit or operating profit as reported under IFRS Accounting Standards or other combined operations or cash flow data, or interpreted as an alternative to cash flow as a measure of liquidity. Adjusted EBITDA presented in this report may not be comparable to other similarly titled measures of other companies operating in the gaming or other business sectors.

The following table presents the reconciliation of the Group's adjusted EBITDA to profit attributable to owners of the Company for the years ended December 31, 2025 and 2024:

	For the year ended December 31	
	2025 HK\$'000	2024 HK\$'000
Profit for the year attributable to owners of the Company	5,074,768	4,603,408
Income tax expense	66,469	60,124
Net foreign currency loss/(gain)	95,565	(88,831)
Finance costs	1,526,034	1,656,907
Interest income	(53,636)	(75,204)
Operating profit	6,709,200	6,156,404
Depreciation and amortization	2,135,977	1,854,178
Loss on disposal/write-off of property and equipment and other assets	48,857	54,793
Pre-opening costs (unaudited)	—	49,669
Corporate expenses (unaudited)	1,047,423	881,731
Share-based payments	63,737	61,862
Adjusted EBITDA (unaudited)	10,005,194	9,058,637
MGM MACAU Adjusted EBITDA (unaudited)	3,660,630	3,830,017
MGM COTAI Adjusted EBITDA (unaudited)	6,344,564	5,228,620

MANAGEMENT DISCUSSION AND ANALYSIS

DISCUSSION OF RESULTS OF OPERATIONS

Financial results for the year ended December 31, 2025 compared to financial results for the year ended December 31, 2024

OPERATING REVENUE

The following table sets forth the operating revenue for the years ended December 31, 2025 and 2024.

	For the year ended	
	December 31	
	2025	2024
	HK\$'000	HK\$'000
MGM MACAU	13,408,079	13,136,761
Casino revenue	11,679,071	11,564,041
Other revenue	1,729,008	1,572,720
MGM COTAI	21,379,389	18,250,394
Casino revenue	18,792,741	15,718,870
Other revenue	2,586,648	2,531,524
Operating revenue	34,787,468	31,387,155

Operating revenue reached HK\$34,787.5 million for the year ended December 31, 2025, representing a record high for the Group and an increase of 10.8% compared with the prior year. Supported by the strength of the premium mass market, in which both MGM MACAU and MGM COTAI are competitively positioned, the Group improved its market position despite the increasingly competitive landscape in the Macau gaming market.

MANAGEMENT DISCUSSION AND ANALYSIS

MGM COTAI (in thousands, except for number of gaming units, percentage, and REVPAR)	For the year ended December 31	
	2025	2024
	HK\$'000 (unaudited)	HK\$'000 (unaudited)
Main floor table games drop	66,765,332	58,448,058
Main floor gross table games win ⁽¹⁾	18,735,058	16,445,828
Main floor table games win percentage	28.1%	28.1%
Average daily gross win per main floor gaming table	145.0	127.2
VIP table games turnover	103,534,016	115,118,551
VIP gross table games win ⁽¹⁾	4,080,176	3,066,949
VIP table games win percentage (calculated before commissions, complimentaries and other incentives)	3.9%	2.7%
Average daily gross win per VIP gaming table	218.5	160.5
Slot machine handle	37,851,491	29,925,023
Slot machine gross win ⁽¹⁾	1,300,583	1,088,067
Slot hold percentage	3.4%	3.6%
Average daily win per slot	3.6	3.1
Commissions, complimentaries and other incentives ⁽¹⁾	(5,323,076)	(4,881,974)
Room occupancy rate	93.8%	93.8%
REVPAR	2,101	2,258

	As at December 31	
	2025	2024
	(unaudited)	(unaudited)
Gaming Units:		
Tables ⁽²⁾	405	410
Slot machines	1,001	972

⁽¹⁾ Reported casino revenue is different to the total of “main floor gross table games win”, “VIP gross table games win” and “slot machine gross win” because casino revenue is reported net of commissions, complimentaries and other incentives. The following table sets forth a reconciliation of the gaming wins to casino revenue.

⁽²⁾ Permanent table count as at December 31, 2025 and 2024.

CASINO REVENUE

	For the year ended	
	December 31	
	2025	2024
	HK\$'000	HK\$'000
Main floor gross table games win	31,509,991	28,603,955
VIP gross table games win	4,837,421	4,047,843
Slot machine gross win	2,296,322	2,223,325
Gross casino revenue	38,643,734	34,875,123
Commissions, complimentaries and other incentives	(8,171,922)	(7,592,212)
Casino revenue	30,471,812	27,282,911

Casino revenue increased by 11.7% to HK\$30,471.8 million for the year ended December 31, 2025 as compared to the year ended December 31, 2024. The increase is explained above in operating revenue. The components of our gaming operations were:

Main Floor Table Gaming Operations

Main floor gross table games win increased by 10.2% to HK\$31,510.0 million for the year ended December 31, 2025 as compared to the year ended December 31, 2024. The increase was primarily due to an increase in main floor table games drop by 1.1% to HK\$56,708.2 million and 14.2% to HK\$66,765.3 million in MGM MACAU and MGM COTAI during the current year, respectively.

VIP Gaming Operations

VIP gross table games win increased by 19.5% to HK\$4,837.4 million for the year ended December 31, 2025 as compared to the year ended December 31, 2024. The increase was primarily due to an increase in VIP table games win percentage, partly offset by a decrease in VIP table games turnover by 24.2% and 10.1% to HK\$25,520.2 million and HK\$103,534.0 million in MGM MACAU and MGM COTAI during the current year, respectively.

Slot Machine Gaming Operations

Slot machine gross win increased by 3.3% to HK\$2,296.3 million for the year ended December 31, 2025 as compared to the year ended December 31, 2024. The increase was primarily due to an increase in slot machine handle by 3.1% to HK\$30,265.9 million and 26.5% to HK\$37,851.5 million in MGM MACAU and MGM COTAI respectively, partly offset by a decrease in slot hold percentage during the current year.

MANAGEMENT DISCUSSION AND ANALYSIS

OTHER REVENUE

Other revenue, comprising hotel rooms, food, beverage, retail and entertainment, increased by 5.2% to HK\$4,315.7 million for the year ended December 31, 2025 as compared to the year ended December 31, 2024. The increase was primarily attributable to higher business volumes across the Group's food and beverage offerings, driven by the uplift in visitation at both MGM MACAU and MGM COTAI.

OPERATING COSTS AND EXPENSES

The major operating costs and expenses for the years ended December 31, 2025 and 2024 were:

	For the year ended	
	December 31	
	2025	2024
	HK\$'000	HK\$'000
Gaming taxes and levies	15,352,801	13,874,497
Inventories consumed	1,321,230	1,128,737
Staff costs	5,282,238	4,698,731
Loss allowance on trade receivables, net	184,443	50,821
Other expenses and losses	3,801,579	3,623,787
Depreciation and amortization	2,135,977	1,854,178

Gaming taxes and levies

Gaming taxes and levies increased by 10.7% to HK\$15,352.8 million for the year ended December 31, 2025 as compared to the year ended December 31, 2024. This increase was attributable to the higher gross gaming revenue generated during the current year.

Inventories consumed

Inventories consumed increased by 17.1% to HK\$1,321.2 million for the year ended December 31, 2025 as compared to the year ended December 31, 2024. The increase was primarily attributable to higher consumption of inventories and operating supplies in line with our overall increase in business activity levels.

Staff costs

Staff costs increased by 12.4% to HK\$5,282.2 million for the year ended December 31, 2025 as compared to the year ended December 31, 2024. The increase was primarily driven by general salary adjustments and higher headcount to support our business operations, as compared with the year ended December 31, 2024.

Loss allowance on trade receivables, net

Loss allowance on trade receivables, net, increased by 262.9% from HK\$50.8 million for the year ended December 31, 2024 to HK\$184.4 million for the year ended December 31, 2025. During the year, the Group recognized a loss allowance of HK\$271.4 million (2024: HK\$115.5 million) on outstanding trade receivables, with the increase mainly attributable to a higher level of markers issued during the year. This was partially offset by a reversal of loss allowance of HK\$87.0 million (2024: HK\$64.7 million), primarily due to recoveries during the current year relating to amounts previously provided for.

Other expenses and losses

Other expenses and losses increased by 4.9% to HK\$3,801.6 million for the year ended December 31, 2025 as compared to the year ended December 31, 2024, which mainly resulted from:

Advertising and promotion expense. Advertising and promotion expense increased by 4.1% from HK\$1,694.4 million for the year ended December 31, 2024 to HK\$1,763.8 million for the year ended December 31, 2025. The increase resulted from expanded marketing activities during the current year.

MANAGEMENT DISCUSSION AND ANALYSIS

License fee and marketing fees. License fee and marketing fees due to related companies increased by 10.6% from HK\$577.7 million for the year ended December 31, 2024 to HK\$638.9 million for the year ended December 31, 2025. This increase primarily resulted from higher revenue generated during the current year.

Depreciation and amortization

Depreciation and amortization increased by 15.2% to HK\$2,136.0 million for the year ended December 31, 2025 as compared to the year ended December 31, 2024. The increase was primarily attributable to the depreciation and amortization of new non-gaming facilities and renovation works that were completed and placed into service in the second half of 2024 and during the current year.

FINANCE COSTS

Total finance costs decreased from HK\$1,656.9 million for the year ended December 31, 2024 to HK\$1,526.0 million for the year ended December 31, 2025. The decrease was primarily due to:

- a decrease of HK\$113.4 million in interest expense on unsecured senior notes, resulting from the repayment of the 2025 Notes and 2024 Notes in the current and prior year;
- a decrease of HK\$26.1 million in interest expense, attributable to the reduction in the weighted average interest rate from 6.5% to 4.4%, driven by a lower HIBOR plus margin during the current year. This was partly offset by an increase in the weighted average balance of unsecured credit facilities, which rose from HK\$2,672.4 million in 2024 to HK\$3,330.2 million in 2025; and

- an increase of HK\$25.5 million in standby charges, resulting from an increase in the total credit facility available for utilization from HK\$15.6 billion to HK\$23.4 billion, following the Revolving Credit Facility and the Second Revolving Credit Facility being replaced in their entirety by the 2025 Revolving Credit Facility during the current year.

NET FOREIGN CURRENCY LOSS/GAIN

Net foreign currency loss amounted to HK\$95.6 million for the year ended December 31, 2025, compared with a gain of HK\$88.8 million for the year ended December 31, 2024. The loss in the current year was primarily attributable to US dollar denominated senior notes, as the Hong Kong dollar weakened against the US dollar during the current year.

INCOME TAX EXPENSE

MGM Grand Paradise has been granted an exemption from Macau Complementary Tax for profits generated from gaming operations and entered into a tax concession arrangement with the Macau Government to make annual payments based upon a pre-determined rate in lieu of Macau Complementary Tax otherwise payable by the shareholders of MGM Grand Paradise on dividend distributions received by them from gaming profit. Accordingly, income tax expense for the current and prior years primarily related to the provision for such payments in lieu of Macau Complementary Tax on dividends.

PROFIT ATTRIBUTABLE TO OWNERS OF THE COMPANY

As a result of the aforementioned factors, profit attributable to owners of the Company increased from HK\$4,603.4 million for the year ended December 31, 2024 to HK\$5,074.8 million for the year ended December 31, 2025.

LIQUIDITY AND CAPITAL RESOURCES

CAPITAL RESOURCES

As at December 31, 2025, our bank balances and cash and available undrawn unsecured credit facility were HK\$4.40 billion and HK\$19.60 billion, respectively. These balances are available for operations and implementation of our investment plan.

GEARING RATIO

The Group's gearing ratio is calculated as net debt divided by equity plus net debt. Net debt comprises borrowings, net of debt finance costs, less bank balances and cash and pledged bank deposits. Equity represents the total capital and reserves of the Group. The following table presents the Group's gearing ratio as at December 31, 2025 and 2024.

	As at	
	December 31 2025 HK\$'000	December 31 2024 HK\$'000
Borrowings, net of debt finance costs	18,955,647	22,919,939
Less: bank balances and cash	(4,396,610)	(5,315,440)
pledged bank deposits	(680,000)	(680,000)
Net debt	13,879,037	16,924,499
Total equity	3,247,459	527,527
Total equity plus net debt	17,126,496	17,452,026
Gearing ratio	81.0%	97.0%

MANAGEMENT DISCUSSION AND ANALYSIS

GROUP CASH FLOWS

The following table presents a summary of the Group's cash flows for the years ended December 31, 2025 and 2024.

	For the year ended	
	December 31	
	2025	2024
	HK\$'000	HK\$'000
Net cash generated from operating activities	8,737,668	8,265,575
Net cash used in investing activities	(1,641,001)	(1,522,959)
Net cash used in financing activities	(8,091,452)	(5,655,992)
Net (decrease)/increase in cash and cash equivalents	(994,785)	1,086,624
Cash and cash equivalents at the beginning of the year	5,315,440	4,231,986
Effect of foreign exchange rate changes, net	4,543	(3,170)
Cash and cash equivalents at the end of the year	4,325,198	5,315,440

Net cash generated from operating activities

Net cash generated from operating activities reflects operating profit generated and changes in working capital. Net cash generated from operating activities was HK\$8,737.7 million for the year ended December 31, 2025, compared with HK\$8,265.6 million for the year ended December 31, 2024.

Net cash used in investing activities

Net cash used in investing activities was HK\$1,641.0 million for the year ended December 31, 2025, compared with HK\$1,523.0 million for the year ended December 31, 2024.

Net cash used in investing activities for the year ended December 31, 2025 was primarily attributable to HK\$1,570.3 million of payments for development and renovation works at our properties, purchases of property and equipment, and show production costs.

Net cash used in investing activities for the year ended December 31, 2024 was primarily attributable to HK\$1,524.7 million of payments for development and renovation works at our properties, purchases of property and equipment, and show production costs.

Net cash used in financing activities

Net cash used in financing activities was HK\$8,091.5 million for the year ended December 31, 2025, compared with HK\$5,656.0 million for the year ended December 31, 2024.

Net cash used in financing activities for the year ended December 31, 2025 was primarily due to:

- HK\$3,924.4 million repayment of the 2025 Notes;
- HK\$1,431.5 million of interest payments;
- HK\$2,148.2 million of dividend payments;
- HK\$319.0 million of debt finance costs payments for the 2025 Revolving Credit Facility; partially offset by
- HK\$90.0 million of net draw down on credit facilities.

Net cash used in financing activities for the year ended December 31, 2024 was primarily due to:

- HK\$5,873.1 million repayment of the 2024 Notes;
- HK\$2,661.5 million of dividend payment;
- HK\$1,548.0 million of interest payments; partially offset by
- HK\$3,906.0 million of proceeds from the issuance of the 2031 Notes; and
- HK\$810.0 million of net draw down on the credit facilities.

MANAGEMENT DISCUSSION AND ANALYSIS

CAPITAL COMMITMENTS

As at December 31, 2025, the Group had the following capital commitments under construction contracts and other capital related agreements that are not recorded in the consolidated financial statements:

	As at	
	December 31 2025	December 31 2024
	HK\$'000	HK\$'000
Contracted but not accounted for	451,423	488,625

GUARANTEES

As at December 31, 2025, the Group has outstanding bank guarantees totaling HK\$970.9 million (2024: HK\$970.9 million) in favor of the Macau Government as required in the Concession Contract. During the years ended December 31, 2025 and 2024, pledged bank deposits were provided in relation to these bank guarantees.

As at December 31, 2025, a total of HK\$7.8 million bank guarantees were provided for the Group for other purposes (December 31, 2024: HK\$7.8 million).

LEGAL PROCEEDINGS

The Group is involved in certain litigations arising in the ordinary course of business. Management has made estimates for potential litigation costs and recognized liabilities based upon consultation with legal counsel. While actual outcomes might differ from these estimates, management considers that such litigation and claims will not have a significant impact on the results of operations, financial position and cash flows of the Group.

INDEBTEDNESS

	As at	
	December 31	December 31
	2025	2024
	HK\$'000	HK\$'000
Unsecured Senior Notes	15,565,901	19,421,376
Unsecured Credit Facilities	3,800,000	3,710,000
Less: debt finance costs	(410,254)	(211,437)
Total borrowings	18,955,647	22,919,939

Unsecured Senior Notes

On May 16, 2019, the Company issued two series of senior unsecured notes with an aggregate principal amount of US\$1.50 billion, consisting of US\$750 million of 5.375% senior notes due May 15, 2024 and US\$750 million of 5.875% senior notes due May 15, 2026. The net proceeds from the issuance were used to repay a portion of amounts outstanding under the Senior Secured Credit Facility and for general corporate purposes. Interest on the 2024 Notes and 2026 Notes is payable semi-annually in arrears on each May 15 and November 15, commencing on November 15, 2019. On May 15, 2024, the 2024 Notes and all accrued and unpaid interest were repaid in full.

MANAGEMENT DISCUSSION AND ANALYSIS

On June 18, 2020, the Company issued 5.25% senior notes with an aggregate principal amount of US\$500 million due June 18, 2025. The net proceeds from the issuance were used to repay a portion of amounts outstanding under the Revolving Credit Facility and for general corporate purposes. Interest on the 2025 Notes was payable semi-annually in arrears on each June 18 and December 18, commencing on December 18, 2020. On June 18, 2025, the 2025 Notes and all accrued and unpaid interest were repaid in full.

On March 31, 2021, the Company issued 4.75% senior notes with an aggregate principal amount of US\$750 million due February 1, 2027. The net proceeds from the issuance were used to repay a portion of amounts outstanding under the Revolving Credit Facility and for general corporate purposes. Interest on the 2027 Notes is payable semi-annually in arrears on each February 1 and August 1, commencing on February 1, 2022.

On June 26, 2024, the Company issued 7.125% senior notes with an aggregate principal amount of US\$500 million due June 26, 2031. The net proceeds from the issuance were used to repay a portion of amounts outstanding under the Amended Revolving Credit Facility. Interest on the 2031 Notes is payable semi-annually in arrears on each June 26 and December 26, commencing on December 26, 2024.

The 2024 Notes and the 2026 Notes were issued pursuant to an indenture, dated May 16, 2019, between the Company and U.S. Bank National Association, as trustee. The 2025 Notes, the 2027 Notes and the 2031 Notes were issued pursuant to an indenture, dated June 18, 2020, March 31, 2021 and June 26, 2024, respectively, between the Company and Wilmington Savings Fund Society, FSB, as trustee.

The Unsecured Senior Notes are general unsecured obligations of the Company. The Unsecured Senior Notes rank equally in right of payment with all of the Company's existing and future unsecured senior indebtedness. The Unsecured Senior Notes are subordinated to all of the Company's future secured indebtedness, if any, to the extent of the value of the collateral securing any such debt and rank senior to all of the Company's future subordinated indebtedness, if any. None of the Company's subsidiaries have guaranteed the Unsecured Senior Notes.

The Unsecured Senior Notes contain covenants that limit the ability of the Company to, among other things, whether directly or indirectly, (1) consolidate or merge with or into another entity; or (2) sell, assign, transfer, convey or otherwise dispose of all or substantially all of the properties or assets of the Company and its subsidiaries.

The Unsecured Senior Notes provide for certain events of default, including certain insolvency related proceedings relating to the Group. If the Company experiences a change of control and a ratings event, each holder of the Unsecured Senior Notes will have the right to require the Company to repurchase all or any part of that holder's Unsecured Senior Notes at 101% of their principal amount plus accrued and unpaid interest, if any, but not including the date of such repurchase in accordance with the terms of the Indentures. The circumstances that will constitute a change of control include the occurrence of any of the following: (1) the direct or indirect sale, transfer, conveyance or other disposition (other than by way of merger or consolidation), in one or a series of related transactions, of all or substantially all of the properties or assets of the Company and its subsidiaries, taken as a whole, to any "person" (as that term is used in Section 13(d)(3) of the United States Securities Exchange Act of 1934, as amended), other than to MGM Resorts International or a related party thereof as described in the Indentures; (2) the adoption of a plan relating to the liquidation or dissolution of the Company or any successor thereto; (3) the consummation of any transaction (including, without limitation, any merger or consolidation) the result of which is that any "person" (as that term is used in Section 13(d)(3) of the United States Securities Exchange Act of 1934, as amended), other than MGM Resorts International and any of its related parties (as described in the Indentures) becomes the beneficial owner, directly or indirectly, of more than 50% of the outstanding voting stock of the Company, measured by voting power rather than number of equity interests; or (4) the first day on which the Company ceases to own, directly or indirectly, at least 60% of the outstanding equity interests of (and at least a 60% economic interest in) MGM Grand Paradise.

Under the Indentures, certain events relating to the loss, termination, rescission, revocation or modification of the Group's gaming license in Macau, where such events have a material adverse effect on the financial condition, business, properties, or results of operations of the Group, taken as a whole, may result in a special put option triggering event. If the special put option triggering event occurs, each holder of the Unsecured Senior Notes will have the right to require the Group to repurchase all or any part of such holder's Unsecured Senior Notes at a purchase price in cash equal to 100% of the principal amount thereof, plus accrued and unpaid interest, if any, and Additional Amounts (as defined in the Indentures), if any, calculated up to, but not including, the date of repurchase. Within ten days following the occurrence of a special put option triggering event, the Company shall mail a notice to each holder of the Unsecured Senior Notes stating the repurchase date which shall be no earlier than ten days nor later than sixty days from the date such notice is mailed.

As at the date of this report, the Company has no secured indebtedness and no subordinated indebtedness.

MANAGEMENT DISCUSSION AND ANALYSIS

Unsecured Credit Facilities

2025 Revolving Credit Facility

Overview

On April 15, 2025, the Company entered into agreements with certain lenders pursuant to which the lenders agreed to make available to the Company a revolving credit facility in an aggregate amount of up to HK\$23.40 billion with a final maturity date of April 15, 2030. The proceeds of the 2025 Revolving Credit Facility were used to refinance the Revolving Credit Facility and Second Revolving Credit Facility, for ongoing working capital needs and general corporate purposes of the Group. With effect from April 22, 2025, the date of the first utilization of the 2025 Revolving Credit Facility, the amounts due under the Revolving Credit Facility and Second Revolving Credit Facility have been replaced in full and the total commitments thereof cancelled.

Principal and Interest

The 2025 Revolving Credit Facility bears interest at a floating rate per annum based on HIBOR plus a margin (in the range of 1.625% to 2.75%), which will be determined based upon the Company's leverage ratio.

As at December 31, 2025, HK\$19.6 billion of the 2025 Revolving Credit Facility was undrawn and available for utilization up to and including the date falling one month prior to the final maturity date of April 15, 2030. Each drawdown is to be repaid in full no later than April 15, 2030. As at December 31, 2025, the Group paid interest at HIBOR plus 2.00% per annum.

General Covenants

The 2025 Revolving Credit Facility contains general covenants restricting the ability of the obligor group (the Company and certain of its subsidiaries, namely the "Restricted Group") from incurring liens or engaging in certain asset dispositions. With the approval of the lenders there are certain permitted exceptions to these restrictions.

Financial Covenants

The leverage ratio under the 2025 Revolving Credit Facility is required to be no greater than 4.5 to 1.0 at each quarter end. In addition, the Group is required to maintain an interest coverage ratio of no less than 2.5 to 1.0 at each quarter end.

Compliance with Covenants

The Group has complied with the general and financial covenants under the 2025 Revolving Credit Facility for the year ended December 31, 2025.

Cancellation

Pursuant to the 2025 Revolving Credit Facility, the total commitments shall be cancelled immediately and all outstanding loans, together with accrued interest and all other amounts accrued under the finance documents shall become immediately due and payable if a Change of Control occurs or there is a sale of all or substantially all of the assets or business of the Group. Change of Control is defined as: MGM Resorts International ceases to be the legal and beneficial owner directly or indirectly of more than 50% of the issued ordinary share capital of the Company; or the Company ceases to be the beneficial owner directly or indirectly of all of the entire issued share capital of MGM Grand Paradise (other than any portion of the share capital of MGM Grand Paradise with only nominal economic interests created for the purposes of complying with Macanese ownership requirements).

Events of Default

The 2025 Revolving Credit Facility contains certain events of default and certain insolvency related proceedings relating to the Group. If the Group does not own or manage casino or gaming areas or operate casino games of fortune and chance for a period of ten consecutive days or more and such event has a material adverse effect on the financial condition, business,

properties, or results of operations of the Group, taken as a whole, or in case of termination, rescission, revocation or modification of any gaming concession which has a material adverse effect on the financial condition, business, properties, or results of operations of the Group, taken as a whole, excluding any termination or rescission resulting from or in connection with any renewal, tender or other process conducted by the Macau Government in connection with the granting or renewal of any gaming concession; provided that such renewal, tender or other process results in the granting or renewal of the relevant gaming concession, an event of default will be triggered. Under the applicable acceleration provisions, if an event of default is outstanding, the facility agent may, and must if so instructed by the majority lenders, by notice to the Company, cancel all or any part of the total commitments; or declare that all or part of any amounts outstanding under the finance documents are immediately due and payable; or payable on demand by the facility agent acting on the instructions of the majority lenders.

Security and Guarantees

No security or guarantees were provided in relation to the 2025 Revolving Credit Facility.

MANAGEMENT DISCUSSION AND ANALYSIS

Revolving Credit Facility and Second Revolving Credit Facility

The Company entered into credit agreements with certain lenders which, pursuant to various amendments, provided for a HK\$9.75 billion and a HK\$5.85 billion revolving credit facility under the Revolving Credit Facility and the Second Revolving Credit Facility, respectively. The final maturity date of the Revolving Credit Facility and the Second Revolving Credit Facility was May 15, 2026 and no revolving credit loans shall remain outstanding after, and no revolving credit commitments shall be available after, in each case, May 15, 2026.

On April 22, 2025, the Revolving Credit Facility and the Second Revolving Credit Facility were replaced in their entirety by the 2025 Revolving Credit Facility as described above.

MGM Resorts International Revolving Credit Facility

On November 10, 2022, the Company entered into an agreement with MGM Resorts International as lender, which was amended on June 29, 2023, pursuant to which that entity agreed to make available to the Company an unsecured revolving credit facility of US\$750 million (equivalent to approximately HK\$5.84 billion) with a final maturity date on November 10, 2024.

On March 20, 2024, the Company cancelled the whole US\$750 million (equivalent to approximately HK\$5.84 billion) unutilized commitment under the MGM Resorts International Revolving Credit Facility. The outstanding standby charges due of US\$5.5 million (equivalent to approximately HK\$42.7 million) as at December 31, 2024 were paid in full on March 18, 2025.

OFF BALANCE SHEET ARRANGEMENTS

The Group has not entered into any transactions with special purpose entities nor do we engage in any transactions involving derivatives that would be considered speculative positions. The Group does not have any retained or contingent interest in assets transferred to an unconsolidated entity.

OTHER LIQUIDITY MATTERS

In the ordinary course of business, in response to market demands, we continue to incur capital expenditures on enhancements and refinements to our resorts.

Taking into consideration our financial resources, including the Group's bank balances and cash, available undrawn unsecured credit facility and internally generated funds, the Group believes it is able to meet its financial obligations as they fall due for the following twelve months from the end of the reporting period.

EMPLOYEES AND REMUNERATION POLICY

As at December 31, 2025, the Group employed 13,793 (2024: 13,327) full-time and part-time employees in Macau, Hong Kong and Zhuhai which includes MGM MACAU, MGM COTAI and shared services team members.

The Group's remuneration philosophy is a market-based job compensation grading approach, which we believe is the best strategy to fulfill the Company's fundamental goal of attracting and retaining a diverse and highly skilled workforce. To accomplish this, the Company intends our remuneration system to be:

- Competitive — in the local labor market, considering both MGM China's market niche and the larger industries in which we compete for talent.
- Comprehensive — to be viewed through the lens of total rewards, including, among others, base pay, health benefits, incentive pay, bonus, equity and retirement plans.
- Objective — to be consistent with local market rates.
- Developmental — to encourage career and professional development within the workforce and retain quality talents.

A group-wide performance based incentive program has been implemented since 2011 for all managerial level employees.

The objective of developing such an incentive bonus program is to focus all members of the team in creating and sustaining the enterprise value of the Group. The program consists of several components, including share options and restricted stock units, designed to encourage targeted individuals and groups based upon clear and measurable objectives designed to support the Group's strategy.

In addition to the above performance incentives, it is customary in Macau to provide additional months of salary to line staff during the Chinese New Year period as a gratuity for their hard work during the year. Such additional bonus is subject to the Board's discretion.

MATERIAL RISK FACTORS

We are exposed to the following material risks pertaining to our business, operations and indebtedness. There may be additional risks and uncertainties not currently known to us or which may be not material now, which may also have a material adverse impact on our business, financial condition, result of operations and cash flows.

Risks Related to our Business and Operations

Our casinos, hotels, convention space and other facilities face intense competition in Macau, elsewhere in Asia and in the world, as well as from online-based competitors, which may increase in the future.

The casino, hotel and convention businesses in Macau are highly competitive, and we expect to encounter increasing competition as developers and operators complete and open new projects in the future. Through our subsidiary Concessionaire, MGM Grand Paradise, we currently compete with five other Concessionaires authorized by the Macau Government to conduct gaming operations in Macau. We expect competition for the mass market gaming operation amongst Macau casino operators will grow and if we are unable to maintain and further develop our mass market business and replace revenue previously generated through our arrangements with gaming promoters, our business, financial condition, results of operations and cash flows could be adversely affected. In addition, although our operating revenue and our overall market share increased during the year ended December 31, 2025, we cannot guarantee that our operating revenue will continue to grow at the same pace as, or that it will remain at the same level experienced.

Our operations also compete to some extent with casinos located elsewhere in Asia and elsewhere in the world, including Singapore, the Philippines, Cambodia, Vietnam, South Korea, Australia and Las Vegas, as well as online gaming and cruise ships that offer gaming. The expansion of online gaming and other types of gaming in these and other jurisdictions may further compete with our operations by reducing customer visitation and spend in our casino resorts. Our operations also face increased competition from property developments in Japan, Malaysia, Australia and South Korea. In addition, certain areas have legalized, and others may in the future legalize, casino gaming (or online gaming).

The proliferation of gaming venues, especially in Southeast Asia and North Asia, could have a significant and adverse effect on our business, financial condition, results of operations and cash flows.

Our business is particularly sensitive to downturns in the economy, economic uncertainty and other factors affecting consumer preferences and discretionary consumer spending.

Our business is particularly sensitive to reductions in discretionary consumer spending and corporate spending on business travel and corporate meetings. There have been increasing additional geopolitical tensions and economic uncertainties, which may further impact the global movement of human resources, capital, goods and services. Economic contraction and uncertainty or the perception by our customers of weak or weakening economic conditions may cause a decline in demand for hotels, casino resorts, and for the type of luxury amenities we offer. Further, current macroeconomic conditions, including historic levels of inflation and relatively low levels of unemployment in certain major economies in the world, have led to rising interest rates, disruption and volatility within the capital markets, and fiscal and monetary policy uncertainty. Our gaming revenues, financial condition, results of operations and cash flows could be adversely affected by a deterioration of the current macroeconomic environment or the perception or expectation that any of these events may occur.

In addition, changes in discretionary consumer spending or consumer preferences could be driven by factors such as the increased cost of travel, an unstable job market, perceived or actual disposable consumer income and wealth, fears of recession, high energy, fuel and other commodity costs, outbreaks of contagious diseases or fears of war and acts of terrorism or other acts of violence may negatively impact our business. An extended period of reduced discretionary spending or declines in travel could materially adversely affect our business, results of operations and financial condition.

Consumer preferences also evolve over time due to a variety of factors, including demographic changes, such as increasing consumer demand for non-gaming offerings by tourists, especially those of younger generations. Our success depends in part on our ability to anticipate the preferences of consumers and timely react to these trends, and any failure to do so may negatively impact our results of operations. A recession, economic slowdown or any other significant economic condition affecting consumers or corporations generally is likely to cause a reduction in visitation to our resorts, which would adversely affect our results of operations.

MATERIAL RISK FACTORS

We are currently dependent upon our properties in Macau for all of our cash flows, which subjects us to greater risks than a gaming company with more operating properties.

We are entirely dependent upon our two resorts in Macau for all of our operating cash flow. As a result, we are subject to a greater degree of risk than a gaming company with operating properties in multiple markets. These risks include, among others:

- changes in local economic and competitive conditions;
- changes in laws and regulations in Macau, the Chinese Mainland, Hong Kong and other nations or territories, or interpretations thereof, including gaming laws and regulations; anti-smoking regulations; travel and visa policies; and in response to outbreaks of contagious diseases;
- extensive regulation of our business (including the Chinese Government's ongoing anti-corruption campaign increasing regulation of its citizens' participation in offshore gambling activities) and the cost of compliance or failure to comply with applicable laws and regulations;
- increased government oversight with respect to international financial transactions;
- failure to maintain or secure an increase in the number of gaming tables that we are permitted to operate by the Macau Government, or a relative increase in the number of gaming tables that our competitors are permitted to operate in Macau;
- shortages of skilled and unskilled labor affecting construction, development and/or operations;
- greater impact of any failure to win regulatory approvals for any future developments;
- liberalization in gaming laws and regulations in other regional economies that would compete with the Macau market;
- willingness of our customers to travel to Macau;
- natural and other disasters, including the risk of typhoons in the South China region;
- the outbreak of highly infectious diseases; and
- a significant decline in the number of visitors to Macau for any other reason.

Any of the above events could have a material adverse effect on our business, financial condition, results of operations and cash flows.

Our business is affected by economic and market conditions in the locations in which our customers reside and restrictions on their ability to travel to Macau.

As most of our patrons travel to reach our property, the strength and profitability of our business depends upon the ability and willingness of our patrons to travel. Only a small percentage of our business is generated by local residents. Our VIP players, premium players and mass market players typically come from nearby destinations in Asia, including the Chinese Mainland, Hong Kong, Taiwan, Singapore, the Philippines, South Korea and Japan. Since we expect a significant number of customers to come to MGM MACAU and MGM COTAI from the Chinese Mainland, general economic, social and market conditions in China could impact our financial prospects.

Any slowdown in economic growth or changes to China's policies on travel and currency conversion or movements could disrupt the number of visitors from the Chinese Mainland and/or the amounts they are willing to spend at our properties. These measures could adversely impact tourism and the gaming industry in Macau. The Macau illegal gaming law, effective from October 29, 2024, which criminalized activities such as unlicensed currency exchange for gaming purposes and unauthorized grant of credit for gaming purposes, may also have an adverse impact on the spending of visitors from the Chinese Mainland at our properties.

Other events which could have a negative impact on international travel and leisure expenditure may include natural disasters, inclement weather, acts of terrorism or geopolitical events. We cannot predict the extent to which travel disruptions as a result of any such events would adversely affect our business, financial condition, results of operations and cash flows.

We are exposed to credit risk on credit extended to our patrons.

We selectively extend credit to approved gaming customers whose level of play and financial standing meet our criteria. To minimize credit risk, the Group has a designated management team responsible for determining credit limits, approving credit, and monitoring receivables to ensure timely recovery. We conduct rigorous credit checks and obtain signed documentation from credit recipients; where legally permissible, such documents may assist in enforcing collections in customers' home jurisdictions. The Group has a legally enforceable right of set-off, allowing receivables to be offset against deposits, commissions and incentives liabilities that are settled simultaneously. While we generally do not charge interest on credit granted, we require a personal cheque or other acceptable form of security.

MATERIAL RISK FACTORS

Despite these measures, our ability to enforce credit-related obligations depends on the legal frameworks of the jurisdictions in which patrons reside. We expect that we will be able to enforce credit-related obligations only in a limited number of jurisdictions, including Macau. To the extent that we extend credit to patrons from other jurisdictions, we may not have access to a forum in which we will be able to collect all of our gaming receivables because, among other reasons, courts of many jurisdictions do not enforce gaming debts and we may encounter forums that will refuse to enforce such debts. We may also have to determine whether aggressive enforcement actions against a patron will unduly alienate the patron and cause the patron to cease playing at our casinos. We could suffer a material adverse impact on our operating results if receivables from our credit customers are deemed uncollectible. In addition, the gaming tax in Macau is calculated as a percentage of gross gaming revenue without deduction for bad debts. As a result, if we extend credit to patrons and are unable to collect on the related receivables from them, we must pay taxes on the gross gaming revenue generated by these patrons even though we are unable to collect on the related receivables.

We may lose our right to use certain MGM trademarks which are sublicensed through MGM Branding.

Our intellectual property rights, especially our sublicensed rights to use the logo versions of “MGM” in respect of gaming, hotel and resort operations, are among our most valuable assets. We have sublicensed the right to use these logos and certain other “MGM”-related trademarks and service marks from MGM Branding, which is the beneficiary of head licenses from MGM Resorts International Operations, Inc (“MGM Head Licensor”) and MGM US IP, LLC (“MGM Sublicensor”). Pursuant to the sublicensing arrangement, MGM Branding has licensed to us the right to use the “MGM” trademarks in connection with our operation of hotel casinos within the Chinese Mainland, Macau, Hong Kong and Taiwan, but excluding internet gaming, in return for a license fee of 3.5% of the Company’s consolidated net monthly revenues (determined in accordance with IFRS Accounting Standards) adjusted for discounts and commissions, loyalty program adjustments, and provisions. The license fee is subject to an annual license fee cap. We may also, by mutual agreement, obtain the use of other marks owned by MGM Resorts International without any additional fees. The licensing arrangement has a term that shall not exceed 20 years from January 1, 2026 and is terminable on the occurrence of certain events, such as our failure to comply with applicable Macau regulatory requirements or if MGM Resorts International is directed by any regulator to curtail or sever its relationship with us or if we fail to maintain our resorts and casinos in a manner which is consistent with MGM Resorts International’s required quality standards.

If the existing licensing arrangement were to be terminated for these or any other reasons and we were unable to enter into new arrangements with MGM Branding, MRIH or MGM Resorts International, as the case may be, in respect of the “MGM” trademarks, we would lose our rights to use the “MGM” brand name and “MGM” trademarks and domain names. This would cause severe disruption to our business and have a material and adverse effect on our business, financial condition and results of operations. In addition, we also are exposed to the risk that third parties may use “MGM”-related trademarks without authorization, which may also harm our reputation as well as our business.

A failure to establish and protect our intellectual property rights could have a material adverse effect on our business, financial condition and results of operations.

We endeavor to establish, protect and enforce our intellectual property, including our trademarks, copyrights, patents, domain names, trade secrets and other confidential and proprietary information. There can be no assurance, however, that the steps we take to protect our intellectual property will be sufficient. If a third party successfully challenges our trademarks, we could have difficulty maintaining exclusive rights. If a third party claims that we have infringed, currently infringe, or could in the future infringe upon its intellectual property rights, we may need to cease use of such intellectual property, defend our rights or take other steps. In addition, if third parties violate their obligations to us to maintain the confidentiality of our proprietary information or there is a security breach or lapse, or if third parties misappropriate or infringe upon our intellectual property, our business may be affected. Our inability to adequately obtain, maintain or defend our intellectual property rights for any reason could have a material adverse effect on our business, financial condition and results of operations. The defense of any allegations and/or claims may result in substantial expenses, and, if such claims are successfully prosecuted, may have a material adverse impact on our business, financial condition and results of operations.

Our business may be adversely affected by fraudulent websites.

There has been a substantial increase in the international operation of fraudulent online gambling and investment websites attempting to scam and defraud members of the public. These fraudulent websites mainly target Chinese citizens and often falsely represent affiliates of one or more Macau casinos and even the Macau Government. These fraudulent websites can appear highly professional and will often feature false statements in an attempt to pass off as a legitimate business or purport to be in association with, or be accredited by, a legitimate business or governmental authority. Such websites may also wrongfully display logos and trademarks owned by legitimate businesses or governmental authorities, or use deceptively similar logos and imagery, to appear legitimate. We do not offer online gambling or investment accounts of any kind. Websites offering these or similar activities and opportunities that use our names or similar names or images in likeness to ours, are without our authorization and possibly unlawfully and with criminal intent. We are not responsible for the contents of such websites. We report the fraudulent websites that use our names and trademarks to the appropriate authorities and may bring lawsuits against such websites when we become aware of their existence. However, the operation or shutdown of these websites are beyond our control. If our efforts to cause these sites to be shut down are unsuccessful or not completed on a timely basis, these unauthorized activities may continue to harm our reputation and negatively affect our business. Efforts we take to acquire and protect our intellectual property rights against unauthorized use throughout the world, which may include retaining counsel and commencing litigation in various jurisdictions, may be costly and may not be successful in protecting and preserving the status and value of our intellectual property assets.

MATERIAL RISK FACTORS

Our gaming business is subject to cheating and counterfeiting.

Players in our casinos or gaming areas may attempt to commit fraud or cheat in order to increase winnings. Acts of fraud or cheating could involve the use of counterfeit currency, chips or other tactics, possibly in collusion with our employees. Internal acts of cheating could also be conducted by employees through collusion with dealers, surveillance staff, floor managers or other casino or gaming area staff. In order to prevent and detect potential fraud, cheating and counterfeiting activities, we employ advanced technology and techniques in our gaming facilities, such as the use of cards and chips with embedded authentication features such as holograms and RFID in cash chips and barcodes on cards, RFID antenna readers, infrared readers, money note scanners, electronic card readers and a 24-hour CCTV system. However, failure to discover such acts or schemes in a timely manner could result in losses in our gaming operations. In addition, negative publicity related to such schemes could have an adverse effect on our reputation, thereby materially and adversely affecting our business, financial condition, results of operations and cash flows.

We conduct regular reviews of our operations to prevent cheating. Each game has a statistical theoretically expected win rate and we also examine our win statistics for any evidence of cheating when our gaming win consistently varies from the theoretical normal win inherent in the games. However, there can be no assurance that our efforts to prevent cheating will be effective and, although we maintain relevant insurance cover, any failure to prevent cheating may adversely affect our business, financial condition, results of operations and cash flows.

Our business depends on our ability to attract and retain a sufficient number of qualified employees to run our operations. A limited supply of qualified managers or labor could cause labor costs to increase.

Our ability to maintain our competitive position is dependent to a large degree on the efforts, skills and continued service of our key management and operating personnel. The loss of our key management and operating personnel would likely have a material adverse effect on our business.

Our business is also labor intensive and, therefore, our success also depends in large part on our ability to attract, train, motivate and retain a sufficient number of qualified and skilled employees to run our operations. Macau has a relatively limited labor market for the supply of employees for the gaming and gaming-related operations at MGM MACAU and MGM COTAL.

Given the limited pool of qualified operating, marketing, financial and technical personnel and experienced gaming and other personnel currently available in Macau as well as the large and growing number and scale of casino resort developments and non-casino businesses currently operating in Macau, we face and will continue to face significant competition in the recruitment of appropriately qualified employees.

While we seek employees from other countries to adequately staff our resorts, certain Macau Government policies limit our ability to import labor in certain job positions and any government policies that freeze, reduce or cancel our ability to import labor could cause labor costs to increase. This could require us to raise the salaries of current employees or to pay higher wages to attract new employees, which could cause our labor costs to increase. If we are unable to attract and retain a sufficient number of qualified employees, or if we encounter a significant increase in labor costs due to salary increases or for any other reason, our ability to compete effectively with the other Concessionaires in Macau and our business, financial condition and results of operations could be materially and adversely affected.

In addition, we may be unable to retain the services of our key management personnel and may not easily be able to replace such personnel if they choose to leave us for any reason. In turn, this could have an adverse effect on our business, financial condition and results of operations.

Our failure to maintain the integrity of our customer, personal or company data, including as a result of breaches of our cybersecurity systems and measures, could degrade our ability to conduct our business operations, delay our ability to recognize revenue, compromise the integrity of our business and services, result in significant data losses and the theft of our intellectual property, damage our reputation, expose us to liability to third parties, regulatory fines and penalties, and require us to incur significant costs to maintain the security of our network and data.

We face global cybersecurity threats, which may range from uncoordinated individual attempts to sophisticated and targeted measures directed at us. Cyber-attacks and security breaches may include, but are not limited to, attempts to access information, including customer and company information, computer malware such as viruses, denial of service, ransomware attacks that encrypt, exfiltrate, or otherwise render data unusable or unavailable in an effort to extort money or other consideration as a condition to purportedly returning the data to a usable form, operator errors or misuse, or inadvertent releases of data, and other forms of electronic security breaches.

MATERIAL RISK FACTORS

Our business requires the collection and retention of large volumes of customer and personal data, including credit card numbers and other personally identifiable information in various information systems we maintain and in those maintained by third parties with whom we contract to provide data services. We also maintain important internal company data such as personally identifiable information about our employees and information relating to our operations. The integrity and protection of customer and company data are important to us. Our collection of such customer and company data is subject to extensive regulation by private groups such as the payment card industry as well as domestic and foreign governmental authorities, including gaming authorities. Despite the security measures we currently have in place, our facilities and systems of those of our third party service providers may be vulnerable to security breaches, acts of vandalism, phishing attacks, computer viruses, misplaced or lost data, programming or human errors, other cybercrimes and other events. Cyber-attacks are becoming increasingly more difficult to anticipate and prevent due to their rapidly evolving nature and, as a result, the technology we use to protect our systems could become outdated. If a sophisticated cyber event occurs, our systems may be unable to satisfy applicable regulations or employee and customer expectations. The occurrence of any cyber incidents described above could cause reputational harm to us, expose us to legal proceedings and have a material adverse effect on our business, results of operations and cash flows.

Our third-party information system service providers and other third parties that share data with us pursuant to contractual agreements face risks relating to cybersecurity that may be similar to those that we face, and we do not directly control any of such parties' information security and cybersecurity operations. A perceived or actual significant theft, loss or fraudulent use of customer or company data maintained by us or by a third-party service provider or other third party that shares data with us pursuant to contractual agreement could have an adverse effect on our reputation, cause a material disruption to our operations and management team and result in remediation expenses (including liability for stolen assets or information, repairing system damage and offering incentives to customers or business partners to maintain their relationships after an attack) and regulatory fines, penalties and corrective actions, or lawsuits by regulators, third-party service providers, third parties that share data with us pursuant to contractual agreement and/or consumers whose data is or may be impacted. Such theft, loss or fraudulent use could also result in litigation by stakeholders alleging our protections against cyber-attacks were insufficient, our response to an attack was faulty or insufficient care was taken in ensuring we were able to comply with cybersecurity, privacy or data protection regulations, protect data, identify risks and attacks, or respond to and recover from a cyber-attack, or by customers and other parties whose information was subject to such attacks. In addition, we may incur increased cybersecurity protection costs that may include organizational changes, deploying additional personnel and protection technologies, training employees and engaging third-party experts and consultants. There can be no assurance the insurance the Company has in place relating to cybersecurity risks will be sufficient in the event of a major cybersecurity event. Any of these events could have a material adverse effect on our business, financial condition, results of operations and cash flows.

We are subject to risks related to corporate social responsibility and reputation.

Many factors influence our reputation and the value of our brands, including the perception held by our customers, business partners, other key stakeholders and the communities in which we do business. Our business faces increasing scrutiny related to environmental, social and governance (“ESG”) activities and risk of damage to our reputation and the value of our brands if we, MGM Resorts International, or any of our respective subsidiaries fail to act responsibly in a number of areas, such as environmental stewardship, supply chain management, climate change, diversity and inclusion, workplace conduct, human rights, philanthropy and support for local communities. Moreover, stakeholders (including those in support of or in opposition to ESG principles) may have a negative view of us to the extent we are perceived to not have responded appropriately to their ESG concerns or take positions that are contrary to their views or expectations. Any harm to our reputation could impact employee engagement and retention and the willingness of customers and our partners to do business with us, which could have a material adverse effect on our business, results of operations and cash flows.

Our insurance coverage may not be adequate to cover all potential losses that we could suffer, and our insurance costs could increase.

Although we have all-risk property insurance for our property covering damage caused by a casualty loss (such as fire, natural disasters or certain acts of terrorism), the policy has certain exclusions. In addition, our property insurance coverage is in an amount that may be less than the expected full replacement cost of rebuilding our property if there was a total loss. Our level of insurance coverage may be inadequate to cover all possible losses in the event of a major casualty. In addition, certain casualty events, such as labor strikes, terrorist attacks, loss of income due to cancellation of room reservations or conventions due to fear of pandemics or terrorism, or damage resulting from deterioration or corrosion, insects or animals and pollution, might not be covered under our insurance policies. Therefore, certain acts and events could expose us to substantial uninsured losses. In addition to the damage caused to our property by a casualty loss, we may suffer business disruption as a result of these events or be subject to claims by third parties who were injured or harmed. While we carry general liability insurance and limited business interruption insurance, this insurance may not continue to be available on commercially reasonable terms and, in any event, may not be adequate to cover all losses.

In addition, although we currently have insurance coverage for occurrences of terrorist acts with respect to our property and for certain losses that could result from these acts, our terrorism coverage is subject to the same risks and deficiencies as those described above for our all-risk property coverage. The lack of sufficient insurance coverage for these types of acts could expose us to substantial losses in the event that any damages occur, directly or indirectly, as a result of terrorist attacks or otherwise, which could have a significant negative impact on our operations. We may be unsuccessful in our attempts to claim such insurance, and therefore we may be required to bear the full weight of such closures without insurance proceeds.

MATERIAL RISK FACTORS

We renew our insurance policies on an annual basis. There is no assurance that we will be able to renew our insurance policies on equivalent premium costs, terms, conditions and limits upon their expiration and certain events, such as typhoons and fires, may increase our premium costs. For example, our premiums have increased significantly in recent years due to the occurrence of severe typhoons. The cost of coverage may become so high that we may need to further reduce our policy limits or increase deductibles to the minimum levels permitted under our loan agreements or agree to additional exclusions from our coverage. There is also limited available insurance in Macau and our Macau insurance companies may need to secure reinsurance in order to adequately insure our property and development projects.

The 2025 Revolving Credit Facility, the Concession Contract and other material agreements require us to maintain a certain minimum level of insurance, a portion of which we must procure from insurance companies based in Macau. Failure to satisfy these requirements could result in an event of default under the 2025 Revolving Credit Facility, the Concession Contract or other material agreements and have a material adverse effect on our business, financial condition, results of operations and cash flows.

We cannot guarantee that our anti-money laundering and anti-corruption policies will be effective in preventing the occurrence of money laundering or other illegal activities at MGM MACAU and MGM COTAI.

Macau governmental authorities focus heavily on the gaming industry's compliance with anti-money laundering laws and regulations. We have implemented anti-money laundering policies in compliance with all applicable laws and regulations in Macau. We also provide periodic training to our employees with respect to anti-money laundering matters. However, we cannot guarantee that these policies will be effective to prevent our casino operations from being exploited for money laundering purposes. From time to time, the Company may receive governmental and regulatory inquiries about compliance with such laws and regulations. The Company intends to cooperate with all such inquiries. Any violation of anti-money laundering laws or regulations, accusations of money laundering or regulatory investigations into possible money laundering activities involving us, our employees, gaming promoters or our patrons could have a material adverse impact on our reputation, relationship with our regulators, business, cash flows, financial condition, prospects and results of operations. Any serious incident of money laundering or regulatory investigation into money laundering activities may cause a revocation or suspension of the Concession.

As an affiliate of MGM Resorts International, we are also subject to the U.S. Foreign Corrupt Practices Act (the "FCPA") and other anti-corruption laws, which generally prohibit U.S. companies and their affiliates and intermediaries from offering, promising, authorizing or making improper payments to foreign government officials for the purpose of obtaining or retaining business. We have specifically agreed with MGM Resorts International that we will conduct our business in a manner that is in compliance with the FCPA. Any determination that we have violated the FCPA would have a material adverse effect on us.

From time to time, we may be involved in legal and other proceedings arising out of our operations.

We may be involved in disputes with various parties involved in the operation of our properties, including contractual disputes with suppliers or property damage or personal liability claims. Regardless of the outcome, these disputes may lead to legal or other proceedings and may result in substantial costs and the diversion of resources and management's attention. In addition, litigation is often necessary to enforce intellectual property rights, which can be expensive and difficult in Macau due to the early stage of the development of intellectual property laws. We may also have disagreements with regulatory bodies in the course of our operations, which may subject us to administrative proceedings and unfavorable decisions that result in penalties being imposed on us. In such cases, our business, financial condition, results of operations and cash flows could be materially and adversely affected.

Regulatory risk in the effect of change in laws and regulations may potentially cause losses or additional expenses.

Change in laws and regulations imposes uncertainty for gaming industries. There may be different interpretations resulting from lack of specificity, guidance and past legal cases when the new or revised laws and regulations are first implemented as their application in practice may evolve or change over time, resulting in higher compliance costs and difficulty in compliance. Although we believe our operations are in compliance in all material respects with all applicable laws and regulations in Macau, a court or an administrative or regulatory body may in the future render an interpretation of these laws and regulations, or issue new or revised regulations, which differs from our interpretation and could have a material adverse effect on our financial condition, results of operations and cash flows.

MATERIAL RISK FACTORS

The tax exemption with respect to payment of corporate income taxes on our casino gaming operations will expire on December 31, 2027 and the tax arrangement providing an annual payment in lieu of Macau complementary tax otherwise payable by the shareholders of MGM Grand Paradise on dividend distributions received by them from gaming profit expired on December 31, 2025.

We have the benefit of a corporate tax exemption in Macau, which exempts us from paying the Macau complementary tax calculated at progressive rates up to a maximum of 12% of the estimated assessable profit for the relevant year, on profits generated by the operation of gaming operations. This exemption does not apply to our non-gaming activities. Additionally, MGM Grand Paradise entered into an arrangement with the Macau Government that provided for an annual payment in lieu of Macau complementary tax otherwise payable by the shareholders of MGM Grand Paradise on dividend distributions received by them from gaming profit. The exemption from corporate income taxes on our casino gaming operations will expire on December 31, 2027 and the tax arrangement providing an annual payment in lieu of Macau complementary tax on dividends expired on December 31, 2025. On January 30, 2026, MGM Grand Paradise applied for a two-year extension of the tax arrangement providing an annual payment in lieu of Macau complementary tax on dividends. There is no certainty that such arrangements will be extended on the same terms as the previous arrangements, or at all. If the arrangements are not extended, a Macau complementary tax of 12% would be due on profits generated by the operation of gaming operations and distributions to MGM Grand Paradise's shareholders should such distribution be made, which could have a material adverse effect on our financial condition, results of operations and cash flows.

Corporate income taxes may significantly increase due to the Pillar Two legislation initiated by the Organization for Economic Co-operation and Development ("OECD") and its inclusive framework.

Over 140 members of the OECD and its inclusive framework have agreed to enact a two-pillar solution to reform international tax rules to address the tax challenges arising from the digitalization of the economy as part of the Base Erosion and Profit Shifting ("BEPS") project. In particular, the Pillar Two initiatives consist of interrelated rules which operate to impose a minimum tax rate of 15% calculated on a jurisdictional basis on multinational enterprises with a global turnover of at least €750.0 million.

The Group is subject to the global minimum top-up tax Pillar Two rules published by the OECD which has become effective in Hong Kong from January 1, 2025. For the year ended December 31, 2025, the Group has assessed the potential top-up tax implications under the Pillar Two rules. Based on this assessment, the Group believes that there are no tax exposures under the Pillar Two rules, however, we cannot guarantee that the interpretation or application of these rules by relevant authority will align with the Group's assessment. Accordingly, there is a risk that the relevant authority may reach a different conclusion, which may have a material adverse effect on our financial condition, results of operations and cash flows. There are no expected timelines for the application of Pillar Two from other jurisdictions where the Group's subsidiaries are applicable. Depending on the exact rules and interpretation when it is subsequently enacted, there is a risk that such legislation may have a material adverse effect on our financial condition, results of operations and cash flows.

The Macau Government can exercise its redemption right with respect to the Concession Contract or MGM Grand Paradise may be unsuccessful in obtaining a gaming concession when a new public tender is held by the Macau Government, any of which would have a material adverse effect on our business, financial condition, results of operations and cash flows.

The Concession Contract is due to expire on December 31, 2032. Unless the Concession Contract is extended, or legislation with regard to reversion of casino premises is amended, all the casino area premises and gaming-related equipment which have been temporarily transferred to MGM Grand Paradise by the Macau government for use in accordance with the concession contract and all of MGM Grand Paradise's own casino area premises and gaming-related equipment, would be transferred automatically to the Macau Government without compensation to MGM Grand Paradise, and we will cease to generate any revenue from such gaming operations.

Beginning on January 1, 2030, the Macau Government may redeem the Concession by providing us at least one year's prior notice and by paying fair compensation or indemnity. In the event the Macau Government exercises this redemption right, MGM Grand Paradise is entitled to reasonable and fair damages or indemnity. Pursuant to the concession contract, the amount of such compensation or indemnity shall correspond to the benefits that MGM Grand Paradise no longer receives as a result of the redemption from the projects included in the investment plan under the concession contract. With regards to construction investments, the compensation shall correspond to the income generated by such construction investments in the previous year before deduction of interest, depreciation and amortization, and multiplied by the number of remaining years until the end of the term of the Concession Contract.

MATERIAL RISK FACTORS

The Macau Government also has the right to unilaterally terminate, without compensation to MGM Grand Paradise, the concession at any time upon the occurrence of fundamental non-compliance by MGM Grand Paradise with applicable Macau laws or MGM Grand Paradise's basic obligations under the concession contract. If the default is curable, the Macau Government is required to give MGM Grand Paradise prior notice to cure the default within a period to be stipulated by the Macau Government.

We cannot guarantee that MGM Grand Paradise will be awarded a new gaming concession on terms favorable to MGM Grand Paradise or at all. We cannot provide any assurances on terms associated with any potential future extension or renewal, which could include additional fees or other financial commitments that may have an adverse impact on the financial position of MGM Grand Paradise or the Group as a whole. There is also a risk that if the Concession Contract is redeemed, the compensation paid to MGM Grand Paradise will not be adequate to compensate for the loss of future revenue.

The Macau Government can terminate the Concession Contract under certain circumstances without compensating us, which would have a material adverse effect on our business, financial condition, results of operations and cash flows.

The Concession Contract contains various general covenants, obligations (including a requirement to implement the investment commitments included in the Concession Contract and in the award proposal submitted by MGM Grand Paradise as a bidder in the public tender for the award of the Gaming Concession), and other provisions as to which determination of compliance is subjective. In many of these instances, the Concession Contract does not provide a specific cure period within which a breach of any provision of the Concession Contract may be cured and, instead, we would need to rely on consultations and negotiations with the Macau Government to give us an opportunity to remedy any such default. Accordingly, we will be dependent on our continuing communications and good faith negotiations with the Macau Government to ensure that we are performing our obligations in compliance with the Concession Contract. Pursuant to the Concession Contract, the Macau Government has the right to unilaterally terminate the concession in the event of fundamental non-compliance by MGM Grand Paradise with applicable Macau laws or MGM Grand Paradise's basic obligations under the Concession Contract, including non-compliance with the investment amounts and the respective criteria foreseen in the Concession Contract within the deadline set by the Macau Government. MGM Grand Paradise has the opportunity to remedy any such noncompliance with its fundamental obligations under the Concession Contract within a period to be stipulated by the Macau Government. Upon such termination, all the casino area premises and gaming-related equipment which have been temporarily transferred to MGM Grand Paradise by the Macau Government for use in accordance with the concession contract and all of MGM Grand Paradise's own casino area premises and gaming-related equipment, would be transferred automatically to the Macau Government without compensation to MGM Grand Paradise, and we would cease to generate any revenue from these operations. There is a risk that MGM Grand Paradise will not perform all of its obligations under the Concession Contract in a way that satisfies the requirements of the Macau Government.

Under the Concession Contract, MGM Grand Paradise is required to implement certain investments in gaming and non-gaming projects during the 10-year term of the Concession Contract, with an initial committed investment amount of MOP16.7 billion (equivalent to approximately HK\$16.2 billion), of which the committed investment amount related to non-gaming projects was subject to increases of up to 20% in future years in the event that market-wide Macau annual gross gaming revenue reached MOP180 billion (equivalent to approximately HK\$174.8 billion). During the year ended December 31, 2023, the non-gaming investment commitment increased in accordance with the Concession Contract as the market-wide Macau gross gaming revenue reached MOP180 billion (equivalent to approximately HK\$174.8 billion) and, accordingly, the investment commitments of MGM Grand Paradise in gaming and non-gaming projects has increased to MOP19.7 billion (equivalent to approximately HK\$19.1 billion), of which MOP18 billion (equivalent to approximately HK\$17.5 billion) is in non-gaming projects. There can be no assurance, however, that MGM Grand Paradise will have sufficient cash on hand to fund these obligations, or that it will be able to obtain financing to fund these obligations on satisfactory terms or at all. If MGM Grand Paradise is unable to satisfy its investment commitments, the Concession Contract may be subject to termination by the Macau Government.

Furthermore, MGM Grand Paradise is obligated to comply with any laws and regulations that are existing, or the Macau Government might promulgate in the future. We cannot guarantee that MGM Grand Paradise will be able to comply with these laws and regulations or other requirements of the Concession Contract, or that these laws and regulations or other requirements would not adversely affect our ability to construct or operate our businesses in Macau. If any disagreement arises between MGM Grand Paradise and the Macau Government regarding the interpretation of, or MGM Grand Paradise's compliance with, a provision of the Concession Contract, MGM Grand Paradise will rely on a consultation and negotiation process with the Macau Government. During any consultation or negotiation, MGM Grand Paradise will be obligated to comply with the terms of the Concession Contract as interpreted by the Macau Government. Currently, there is no precedent concerning how the Macau Government will treat the termination of a concession upon the occurrence of any of the circumstances mentioned above. The loss of the Concession would require us to cease conducting gaming operations in Macau, which would have a material adverse effect on our business, financial condition, results of operations and cash flows.

MATERIAL RISK FACTORS

Gaming is a highly regulated industry in Macau, and the gaming and licensing authorities exercise significant control over our operations.

Gaming is a highly regulated industry in Macau. The continuation of our operations is contingent upon our maintaining all necessary regulatory licenses, permits, approvals, registrations, findings of suitability, orders and authorizations pursuant to Macau law. The laws, regulations and ordinances requiring these licenses, permits and other approvals generally relate to the responsibility, financial stability and character of the owners, their shareholders, directors and key employees of the gaming operations, as well as gaming promoters involved in gaming operations. For example, the Macau Government regulates the number of gaming tables that each casino is permitted to operate in Macau, as well as the overall number of gaming tables that may be in operation across the jurisdiction. Any failure on our part to secure an increase in the number of gaming tables that we are permitted to operate, or a relative increase in the number of gaming tables that our competitors are permitted to operate in Macau, could have a significant impact on our ability to compete.

Failure to adapt to the regulatory and gaming environment in Macau could result in the termination of the MGM Grand Paradise concession or otherwise negatively affect our operations in Macau.

Currency export restrictions and unfavorable fluctuations in currency exchange rates could negatively impact us.

Currency exchange controls and restrictions on the export of currency by certain countries or regions may negatively impact us. Such controls and restrictions may impede the flow of gaming customers to Macau, inhibit the growth of gaming in Macau and negatively impact the success of our business and our results of operations could be adversely affected.

In addition, the value of Renminbi (“RMB”) against the US\$ and other currencies may fluctuate and may be affected by, among other things, changes in political and economic conditions and the foreign exchange policy adopted by the Chinese Government. Given a significant number of our customers come from, and are expected to continue to come from, the Chinese Mainland, any further devaluation of the RMB against the US\$ and other currencies may affect the visitation and level of spending of gaming customers and could in turn have a material adverse effect on our revenue and financial condition.

The cash received from gaming activities is primarily in HK\$. Our operating expenses and capital expenditures are primarily denominated in MOP and HK\$. MOP is pegged to the HK\$ at a constant rate and accordingly we do not expect fluctuations in the values of these currencies to have a material impact on our operations. The Group holds bank balances, cash, deposits and borrowings denominated in foreign currencies, and consequently exposure to exchange rate fluctuations arise. The majority of our foreign currency exposure comprises issued senior notes liabilities denominated in U.S. dollars. The Hong Kong dollar is pegged to the U.S. dollar and remains relatively stable. We manage foreign currency exchange risk attributable to these liabilities by closely monitoring the movement of the foreign exchange rates and by utilizing hedging agreements when we consider it necessary. There were no foreign currency hedging transactions undertaken by the Group in the year ended December 31, 2024. During the year ended December 31, 2025, the Company entered into foreign currency interest rate swap agreements, which were designated as hedges of the cash flows including principal and interest related to the 2026 Notes. The objective of these agreements is to manage the risk of changes in cash flows resulting from foreign currency gains/losses realized upon remeasurement of US\$ denominated 2026 Notes by swapping a specified amount of HK\$ for US\$ at the contractual spot rate. The effects of this agreement on the Group's financial position and performance are set out in Note 22 to the consolidated financial statements.

We cannot assure you that the Hong Kong dollar will continue to be pegged to the U.S. dollar, which may result in severe fluctuations in the exchange rate for this currency. Any such difficulties with respect to currency conversion or certainty in calculation of such conversion rates could have an impact on our operations and cash flows, and therefore our revenue and financial condition.

Any of our future construction, development or expansion projects will be subject to significant development and construction risks, which could have a material adverse impact on related timetables, costs and our ability to complete the projects.

Any of our future construction, development or expansion projects will be subject to a number of risks, including:

- lack of sufficient, or delays in the availability of, financing;
- changes to plans and specifications, and delays in capital expenditures due to unexpected events;
- engineering problems, including defective plans and specifications;
- shortages of, and price increases in, energy, materials and skilled and unskilled labor, and inflation in key supply markets;
- delays in obtaining or inability to obtain necessary permits, licenses and approvals;

MATERIAL RISK FACTORS

- changes in laws and regulations, or in the interpretation and enforcement of laws and regulations, applicable to gaming, leisure, residential, real estate development or construction projects;
- labor disputes or work stoppages;
- availability of qualified contractors and subcontractors;
- disputes with and defaults by contractors and subcontractors;
- personal injuries to workers and other persons;
- environmental, health and safety issues, including site accidents and the spread of diseases/viruses;
- weather interferences or delays;
- fires, typhoons and other natural disasters;
- geological, construction, excavation, regulatory and equipment problems; and
- other unanticipated circumstances or cost increases.

The occurrence of any of these development and construction risks could increase the total costs, delay or prevent the construction, development, expansion or opening or otherwise affect the design and features of any future projects which we might undertake.

We also make significant capital expenditures to maintain and upgrade our resorts, which may disrupt operations and displace revenue at the properties, including revenue lost while rooms, restaurants, casino areas and meeting spaces are under renovation and out of service.

Extreme weather conditions may have an adverse impact on our Macau operations.

Macau's subtropical climate and location on the South China Sea mean that our operations are subject to extreme weather conditions including typhoons and heavy rainstorms. Unfavorable weather conditions could negatively affect the profitability of our resorts and prevent or discourage guests from traveling to Macau. In the event of a major typhoon, or any other natural disaster that impacts Macau, our business may be severely disrupted and adversely affected and regulatory authorities may require our casinos to take certain actions such as a temporary cessation of operations. Any flooding, unscheduled cessation of operations, interruption in our technology or transportation services or interruption in the supply of public utilities is likely to result in an immediate, and potentially substantial, loss of revenue. The occurrence and timing of such events cannot be predicted or controlled by us and may have a material adverse effect on our business, financial condition, results of operations and cash flows.

Risk related to our indebtedness**Our 2025 Revolving Credit Facility contains covenants that restrict our ability to engage in certain transactions and may impair our ability to respond to changing business and economic conditions.**

The 2025 Revolving Credit Facility contains covenants that restrict our, and certain of our subsidiaries', ability to engage in certain transactions and may impair our ability to respond to changing business and economic conditions. In particular, the existing revolving credit facility requires that we and certain of our subsidiaries satisfy various financial covenant, and imposes certain operating and financial restrictions on us and our subsidiaries. We anticipate that other credit facilities (if any) incurred by us in the future may contain similar restrictions, which may also be binding upon us and our other subsidiaries.

Our ability to comply with these covenants in the future may be affected by events beyond our control, including prevailing economic, financial and industry conditions. As a result, we may not be able to comply with these covenants, including with respect to making our required payments due to insufficient cash flow.

Our failure to comply with any of the covenants under the existing revolving credit facility could result in an event of default under such instruments, and potentially trigger an event of default under the outstanding notes which could materially and adversely affect our business, operating results and our financial condition. In addition, if MGM MACAU and/or MGM COTAI were to cease to produce cash flows sufficient to service our indebtedness, we may be required to sell our assets, refinance all or a portion of our existing debt or obtain additional financing, and any future indebtedness or other contracts could contain financial or other covenants more restrictive than those applicable to our existing credit facility.

MATERIAL RISK FACTORS

Current and future economic, capital and credit market conditions could adversely affect our ability to service or refinance our indebtedness and to make planned expenditures.

Our ability to make payments on, and to refinance, our indebtedness and to fund planned or committed capital expenditures and investments, including the investments required under the terms of our Concession, depends on our ability to generate cash flow in the future, receive distributions from our subsidiaries, borrow under the existing revolving credit facility or incur new indebtedness. Current macroeconomic conditions, including historic levels of inflation and relatively low levels of unemployment, have led to rising interest rates, disruption and volatility within the capital markets, and fiscal and monetary policy uncertainty. If economic conditions in the nearby regions more generally deteriorate we could experience decreased revenues from our operations attributable to decreases in consumer spending levels and could fail to generate sufficient cash to fund our liquidity needs or investment requirements or fail to satisfy the financial and other restrictive covenants in our debt instruments. We cannot guarantee that our business will generate sufficient cash flow from operations or continue to receive distributions from our subsidiaries. We also cannot guarantee that future borrowings will be available to us under the existing revolving credit facility in an amount sufficient to enable us to pay our indebtedness or to fund our other liquidity needs. There is a risk that we will not be able to access the capital markets in the future to borrow additional indebtedness on terms that are favorable to us or at all.

Our ability to timely refinance and replace our indebtedness in the future will depend upon the economic and credit market conditions discussed above. If we are unable to refinance our indebtedness on a timely basis, we might be forced to seek alternate forms of financing, dispose of certain assets or minimize capital expenditures and other investments. There is no assurance that any of these alternatives would be available to us, if at all, on satisfactory terms, on terms that would not be disadvantageous to us, or on terms that would not require us to breach the terms and conditions of our existing or future debt agreements.

We have a substantial amount of indebtedness, which could have significant effects on our business and future operations.

Our substantial indebtedness may make it more difficult for us to satisfy our obligations with respect to the unsecured notes, increase our vulnerability to general adverse economic and industry conditions, impair our ability to obtain additional financing in the future for working capital needs, capital expenditure, acquisitions or general corporate purposes, require us to dedicate a significant portion of our cash flow from operations to the payment of principal and interest on our debt, which would reduce the funds available to us for our operations or expansion of our existing operations, limit our flexibility in planning for, or reacting to, changes in our business and the industry in which we operate, place us at a competitive disadvantage as compared to our competitors; and in the event we or one of our subsidiaries were to default, result in the loss of all or a substantial portion of our and our subsidiaries' assets, over which our lenders have taken or will take security. Any of these or other consequences or events could have a material adverse effect on our ability to satisfy our other debt obligations.

In addition, under the terms of the indentures governing the unsecured senior notes and the existing revolving credit facility, we will be permitted to incur additional indebtedness, some of which may be senior secured indebtedness. If we incur additional indebtedness, the risks described above will be exacerbated.

Our substantial amount of indebtedness exposes us to market risk of changes in interest rates.

The Company manages market interest rate risk through a mix of long-term fixed rate borrowings under its unsecured senior notes and variable rate borrowings under the 2025 Revolving Credit Facility, and by utilizing interest rate swap agreements when considered necessary. Market interest rate fluctuation may lead to higher interest expense for variable rate borrowings or cause us to incur additional expenses by hedging interest rate exposures of our debt or exposure to hedging counterparties' failure to pay under any such hedging arrangements. A change in market interest rates generally does not have an impact upon the Company's future earnings and cash flow for fixed rate debt instruments. As fixed rate borrowings mature, and if additional debt is acquired to fund the debt repayment, future earnings and cash flow may be affected by changes in market interest rates. This effect would be realized in the periods subsequent to periods when the debt matures. There were no interest rate swap agreements entered into by the Group during the years ended December 31, 2025 and 2024.

CORPORATE GOVERNANCE REPORT

The Company is committed to the establishment of sound corporate governance practices and procedures to attain high ethical standards as well as to ensure accountability, transparency and equity in all areas of its operations and in all interactions with its stakeholders. We believe that effective corporate governance is fundamental to enhancing shareholder value and safeguarding the interests of employees, business partners, and the communities in which the Company operates.

MGM CHINA'S CULTURE

MGM China is built on a customer-centric culture that supports innovation in the gaming space and respects its deep connection to the Macau community as the Macau Government continues to shape the city into a world-class tourism and leisure destination. The Board plays an active role in fostering a culture of inclusion and respect for colleagues, ensuring our business supports sustainable development and delivering long-term value for our shareholders, the community and Macau.

Our Purpose	Our Values	Our Strategy
<ul style="list-style-type: none"> To offer guests world class gaming and hospitality experiences inspired by art and infused with luxury, creativity and style 	<ul style="list-style-type: none"> Commitment to outstanding service Create a better tomorrow today Support the local community Invest in the well-being and development of our people 	<ul style="list-style-type: none"> Reinvent the entertainment experience Promote responsible gaming Inspire team members to achieve their aspirations and unleash their greatness Champion local art and heritage

During the year ended December 31, 2025, the Company complied with all provisions of the Corporate Governance Code contained in Appendix C1 to the Listing Rules.

The key corporate governance principles and practices of the Company are as follows:

ROLE OF THE BOARD

The Board is collectively responsible for promoting the success of the Group and its businesses by directing and supervising the Group's affairs. It focuses on the overall leadership and control of the Group. The principal functions of the Board are to determine the strategic direction and performance objectives of the Group, set management targets and monitor management performance, approve financial budgets, funding and investment proposals as well as to perform corporate governance duties.

BOARD COMPOSITION

Under article 102(1) of the Articles of Association, the minimum number of Directors shall not be less than eleven and the maximum number shall not be more than fifteen.

The Board is currently comprised of twelve Directors, of whom five are executive Directors, three are non-executive Directors and four are independent non-executive Directors. Details of the membership of the Board (including the independent non-executive Directors) have been posted on the Company's website and such information will be updated following any changes. There is no relationship (including financial, business, family or other material relationship) among members of the Board. Biographical details of the Directors are set out on pages 11 to 21 of this annual report and on the Company's website.

The number of independent non-executive directors complies with the requirements of the Listing Rules which states that every board of directors of a listed issuer must include at least three independent non-executive directors (Rule 3.10(1) of the Listing Rules) and an issuer must appoint independent non-executive directors representing at least one-third of the Board (Rule 3.10A of the Listing Rules).

The Company has in place a corporate governance policy that includes mechanisms to ensure independent views and inputs are available to the Board. That policy requires periodic assessment of the independence of the Directors, including a requirement that the Board states its reasons if it determines that a proposed director is independent notwithstanding that the individual holds cross-directorships (i.e. where two or more directors sit on each other's board) or has significant links with other directors through involvement in other companies or bodies, and, in the case an independent non-executive Director serves more than nine years, his/her further appointment is subject to a separate resolution to be approved by shareholders. The papers to shareholders accompanying any such resolution include the reasons why the Board believes he/she is still independent and should be re-elected. The Board has formal procedures for the selection and appointment of new directors.

CORPORATE GOVERNANCE REPORT

All the four independent non-executive Directors as at the date of this report, namely, Ms. Sze Wan Patricia Lam, Mr. Russell Francis Banham, Mr. Simon Meng and Mr. Chee Ming Liu have confirmed to the Company that there is no change of circumstances which may affect their independence under Rule 3.13 of the Listing Rules. The Company considers that all the four independent non-executive Directors remain independent in accordance with the terms of the independence guidelines set out in Rule 3.13 of the Listing Rules. They are expressly identified as such in all corporate communications that disclose the names of the Directors of the Company. To ensure independent views and inputs are available to the Board, the Nomination, Environmental, Social and Governance Committee shall determine whether or not an independent non-executive Director fulfils the tests of independence annually, by referring to the guidelines described in Rule 3.13 of the Listing Rules and other salient factors. To aid the determination by the Committee, every independent non-executive Director shall, on appointment, submit to the Committee a return in the form as provided as by the Committee on his/her independence and shall inform the Company and the Exchange as soon as practicable if there is any subsequent change of circumstances which may affect his/her independence. The Board and Board committees are provided with sufficient resources to obtain independent professional advisers under agreed procedures to properly discharge the above duties.

CHAIRPERSONS

The Chairperson, Ms. Pansy Catilina Chiu King Ho, jointly with the Co-Chairperson, Mr. William Joseph Hornbuckle lead the Board and oversee the Board's overall direction and functions. The role of the Chief Executive Officer is held by Mr. Kenneth Xiaofeng Feng. While the Chairperson and Co-Chairperson oversee the Board's overall direction and function, the Chief Executive Officer, supported by his management team, is responsible for the day-to-day management of the business of the Group.

During the year ended December 31, 2025, the Chairperson, Ms. Pansy Catilina Chiu King Ho met with the independent non-executive Directors without the presence of the other Directors pursuant to Corporate Governance Code C.2.7 of the Listing Rules.

NON-EXECUTIVE DIRECTORS

Non-executive Directors (including independent non-executive Directors) are subject to retirement by rotation and re-election by Shareholders at the annual general meeting in accordance with article 105 of the Articles of Association.

APPOINTMENT AND RE-ELECTION OF DIRECTORS

Every Director is subject to retirement by rotation at least once every three years in accordance with article 105 of the Articles of Association. Any new Director appointed to fill a casual vacancy or as an addition to the existing Board shall hold office only until the next following annual general meeting and shall then be eligible for re-election, in accordance with article 102 of the Articles of Association.

DIRECTORS' TRAINING AND DEVELOPMENT

Directors are regularly updated on the Group's businesses, the regulatory and industry-specific environments in which the Group operates as well as changes on their legal duties and obligations as Directors, where appropriate. These updates are in the form of written memoranda or reports to the Board, presentations and briefings by senior executives or external advisers, or site visits. During the year, materials on topics including anti-corruption regulations applicable to the Group and the latest amendments to the Listing Rules were provided to the Directors. Publications, periodicals, presentations, summaries of the latest developments in the relevant laws, regulations, governance standards and practices are uploaded on the Company's board portal for online access and reference for each of the Directors.

The training and updates provided to the Directors for the year ended December 31, 2025 is summarized below:

Directors	Corporate Governance	Connected and Notifiable Transactions	Legal and Regulatory	Business
Executive Directors				
Ms. Pansy Catilina Chiu King Ho	√	√	√	√
Mr. William Joseph Hornbuckle	√	√	√	√
Mr. John M. McManus	√	√	√	√
Ms. Jeny Lau	√	√	√	√
Mr. Kenneth Xiaofeng Feng	√	√	√	√
Non-executive Directors				
Mr. Daniel J. Taylor	√	√	√	√
Ms. Ayesha Khanna Molino	√	√	√	√
Mr. Jonathan S. Halkyard	√	√	√	√
Independent Non-executive Directors				
Ms. Sze Wan Patricia Lam	√	√	√	√
Mr. Russell Francis Banham	√	√	√	√
Mr. Simon Meng	√	√	√	√
Mr. Chee Ming Liu	√	√	√	√

CORPORATE GOVERNANCE REPORT

BOARD MEETINGS

The Board held four meetings during the year ended December 31, 2025. Board decisions are made by voting at the Board meetings and supplemented by circulation of written resolutions between Board meetings.

The attendance of each Director at the Board, Board Committees and general meetings during the year ended December 31, 2025 is summarized in the following table:

Name of Directors	Board Meeting	Number of meetings attended/held [#]				General Meeting	Continuous Professional Development ^{##}
		Audit Committee Meeting	Remuneration Committee Meeting	Nomination, Environmental, Social and Governance Committee Meeting			
EXECUTIVE DIRECTORS							
Ms. Pansy Catilina Chiu King Ho	4/4	N/A	3/3	N/A	1/1	√	
Mr. William Joseph Hornbuckle	4/4	N/A	N/A	N/A	1/1	√	
Mr. John M. McManus	4/4	N/A	N/A	2/2	1/1	√	
Ms. Jeny Lau	4/4	N/A	N/A	2/2	1/1	√	
Mr. Kenneth Xiaofeng Feng	4/4	N/A	N/A	N/A	1/1	√	
NON-EXECUTIVE DIRECTORS							
Mr. Daniel J. Taylor	4/4	N/A	3/3	N/A	1/1	√	
Ms. Ayesha Khanna Molino	4/4	4/4	N/A	2/2	1/1	√	
Mr. Jonathan S. Halkyard	4/4	4/4	N/A	N/A	1/1	√	
INDEPENDENT NON-EXECUTIVE DIRECTORS							
Ms. Sze Wan Patricia Lam	4/4	N/A	3/3	2/2	1/1	√	
Mr. Russell Francis Banham	4/4	4/4	3/3	2/2	1/1	√	
Mr. Simon Meng	4/4	4/4	3/3	2/2	1/1	√	
Mr. Chee Ming Liu	4/4	3/4	3/3	2/2	1/1	√	

[#] the number of meetings held during the year ended December 31, 2025 where each Director was a member of the Board and/or the relevant Board Committees

^{##} keeping abreast of matters relevant to their role as Directors by means of written memoranda or reports to the Board, presentations and briefings by senior executives or external advisers concerning relevant laws, regulations, governance standards and practices about the industry

DELEGATION BY THE BOARD

The Board has delegated responsibility for day-to-day operations of the Group to the executive Directors and senior management but has reserved certain matters for its own approval. These matters include, but are not limited to, strategic policies, funding and capital investment decisions. The Board has also delegated certain functions and matters to the Board Committees pursuant to their respective terms of reference.

BOARD COMMITTEES

The Board has established the following committees with specific and clear written terms of reference:

AUDIT COMMITTEE

The Audit Committee is comprised of five members: Mr. Russell Francis Banham (Chairperson), Mr. Simon Meng and Mr. Chee Ming Liu who are independent non-executive Directors, Ms. Ayesha Khanna Molino and Mr. Jonathan S. Halkyard, both of whom are non-executive Directors. The Audit Committee held four meetings during the year ended December 31, 2025.

The major duties of the Audit Committee under its terms of reference adopted by a resolution of the Board passed on February 16, 2012 and amended by resolutions of the Board passed on November 5, 2015 and March 19, 2026 (which are available on the websites of the Hong Kong Stock Exchange and the Company) include overseeing the relationship between the Company and its external auditor, monitoring the integrity of the financial statements, annual and interim reports and reviewing significant financial reporting judgments contained therein, monitoring compliance with statutory and the Listing Rules requirements in relation to financial reporting, and reviewing the Group's financial controls, internal controls and risk management systems. The Management Risk Committee, appointed by and subject to the oversight of the Audit Committee assists the Audit Committee, the Board and senior management as appropriate to oversee the overall risk management framework of the Group and to identify and effectively manage risks considered by the Management Risk Committee to be significant to the Group, including strategic, financial, business, operational, credit, market, liquidity, security, property, IT, legal, regulatory, reputational and other risks on an ongoing basis.

CORPORATE GOVERNANCE REPORT

Matters reviewed, discussed, considered and recommended to the Board for approval during the year ended December 31, 2025 by the Audit Committee included the following:

- the announcements relating to the Group's final results for the year ended December 31, 2024 and interim results for the six months ended June 30, 2025;
- 2024 annual and 2025 interim reports;
- significant accounting and key audit matters arising in respect of the audit of the financial statements for the year ended December 31, 2024, the review of the financial statements for the six months ended June 30, 2025;
- declaration of the 2024 final dividend;
- declaration of the 2025 interim dividend;
- adequacy of resources, staff qualifications and experience, training programs and budget for the Group's accounting and financial reporting functions;
- review of financial forecasts, refinancing initiatives and financial covenant compliance under the Group's borrowing arrangements;
- approval of the internal audit plan for 2025, draft internal audit plan for 2026 and the Internal Audit Department Charter;
- independence and objectivity of the external auditor and re-appointment of the external auditor;
- external audit plan and audit timetable for the financial year ended December 31, 2025 presented by the independent auditor;
- approval of audit and non-audit fees;
- compliance with obligations in relation to continuing connected transactions under the Listing Rules;
- policy on audit and non-audit services;
- annual audit status update from independent auditor;
- periodic reports from the Internal Audit Department and progress in resolving any matters identified therein and the progress of the 2025 internal Audit plan;
- matters arising from the meetings of the Compliance Committee of MGM Grand Paradise;
- matters reported on the Company's integrity hotline and whistleblowing initiatives;
- matters reported on the anti-corruption program as part of the report on the Compliance Committee activities;
- assessment of internal controls over financial reporting of the Company relevant to compliance by MGM Resorts International with the Sarbanes-Oxley Act;
- review of internal controls and risk management systems; and
- matters separately raised by the independent auditor and head of internal audit in sessions without the presence of management.

REMUNERATION COMMITTEE

The Remuneration Committee is comprised of six members: Ms. Sze Wan Patricia Lam (Chairperson), Mr. Russell Francis Banham, Mr. Simon Meng and Mr. Chee Ming Liu, all of whom are independent non-executive Directors, Ms. Pansy Catilina Chiu King Ho, who is an executive Director and Mr. Daniel J. Taylor, who is a non-executive Director. The Remuneration Committee held three meetings during the year ended December 31, 2025 supplemented by circulation of written resolutions of all committee members where appropriate.

The principal functions of the Remuneration Committee under its terms of reference adopted by a resolution of the Board passed on February 16, 2012, which are available on the websites of the Hong Kong Stock Exchange and the Company, include determining (with delegated responsibilities) the remuneration packages of executive Directors and recommending to the Board the remuneration packages for the non-executive Directors and members of the senior management of the Group, approving the terms of the executive Directors' service contracts and compensation-related issues.

Matters reviewed, discussed, considered and recommended to the Board for approval during the year ended December 31, 2025 by the Remuneration Committee included the following:

- cost of living adjustment for general staff;
- update of independent non-executive directors' fees;
- medical insurance renewal;
- granting of restricted stock units to senior management;
- salary adjustment for Chief Executive Officer and senior management; and
- bonus payout for senior management and general staff.

Details of the remuneration of the Directors for the year ended December 31, 2025 are set out in Note 12 to the consolidated financial statements.

CORPORATE GOVERNANCE REPORT

The remuneration of the members of senior management by band for the year ended December 31, 2025 is set out below:

	Number of members of senior management
HK\$4,000,001 to HK\$4,500,000	1
HK\$4,500,001 to HK\$5,000,000	1
HK\$6,000,001 to HK\$6,500,000	1
HK\$13,500,001 to HK\$14,000,000	1
HK\$19,500,001 to HK\$20,000,000	1
HK\$21,000,001 to HK\$21,500,000	1
HK\$34,000,001 to HK\$34,500,000	1
	7

NOMINATION, ENVIRONMENTAL, SOCIAL AND GOVERNANCE COMMITTEE

To meet new business and regulatory requirements and to strengthen the role of the committee in assisting the Board in fulfilling its oversight responsibilities with respect to Environmental, Social and Governance (“ESG”) issues, strategy and reporting, the name of the committee was changed to Nomination, Environmental, Social and Governance Committee in 2023. The Nomination, Environmental, Social and Governance Committee is comprised of seven members: Mr. Simon Meng (Chairperson), Ms. Sze Wan Patricia Lam, Mr. Russell Francis Banham and Mr. Chee Ming Liu, all of whom are independent non-executive Directors, Mr. John M. McManus and Ms. Jeny Lau, both of whom are executive Directors, and Ms. Ayesha Khanna Molino, who is a non-executive Director. The Nomination, Environmental, Social and Governance Committee held two meetings during the year ended December 31, 2025, supplemented by circulation of written resolutions of all committee members where appropriate.

The duties of the Nomination, Environmental, Social and Governance Committee under its terms of reference adopted by a resolution of the Board passed on February 16, 2012, amended by a resolution of the Board passed on November 9, 2018 and further amended by resolutions of the Board passed on May 25, 2023 and March 19, 2026 which are available on the websites of the Hong Kong Stock Exchange and the Company, include making recommendations to the Board on nominations and appointments of Directors and Company's ESG policies and procedures, reviewing and monitor the progress made against ESG-related goals and targets, reviewing the disclosure in the ESG report, reviewing the size, diversity and composition of the Board, assessing the independence of independent non-executive Directors and performing corporate governance functions as set out in the Corporate Governance Code contained in Appendix C1 to the Listing Rules.

BOARD DIVERSITY

The Board has a balance of skills, experience and diversity of perspectives appropriate for the requirements of the Group's gaming and hospitality businesses. The representation on the Board by the non-executive and independent non-executive Directors ensures that objective and independent judgment is exercised by the Board and enables their views to carry weight.

The Board's composition ensures there is experience in commercial, professional, financial, legal and gaming industry matters. There is proper balance of various attributes, including but not limited to, gender, age, cultural and education background, race, family status and skills in order to discharge its functions effectively and to enhance the quality of its deliberations and decisions. No single individual or group of individuals is able to dominate the decision-making process.

The Company's Corporate Governance Policy relating to Board diversity sets out the Company's approach to achieve diversity on the Board.

The Company is committed to achieving equality of opportunity in all respects of its business and seeks continuously to enhance the effectiveness of the Board and recognizes and embraces the benefits of having a diverse Board to enhance the quality of its performance. With a view to achieving sustainable and balanced development, the Company sees increasing diversity at the Board level as an essential element in supporting the attainment of its strategic objectives and its sustainable development.

CORPORATE GOVERNANCE REPORT

The Board should have a diversity of perspectives appropriate for the requirements of the Group's business model and specific needs. When considering appointments to the Board and assessing the composition of the Board, a range of diversity factors will be considered, including but not limited to gender, age, cultural and education background, race, family status, skills or professional experience. Board appointments will continue to be made based upon merit and candidates will be considered against objective criteria.

The Nomination, Environmental, Social and Governance Committee is primarily responsible for identifying and nominating suitably qualified candidates to become members of the Board and reviewing and assessing the Board's structure, size and composition. In carrying out this responsibility, it will give adequate consideration to the Board's diversity policy in the Company's Corporate Governance Policy.

Our Chairperson is a woman and our Board currently has four female Directors out of twelve Directors and is committed to improving gender diversity as and when suitable candidates are identified. As at December 31, 2025, we maintained a women to men ratio of 50%:50% in the workplace.

The Nomination, Environmental, Social and Governance Committee is responsible for reviewing the Board's diversity policy, and will recommend any revisions to the Board for consideration and approval. The Nomination, Environmental, Social and Governance Committee is also responsible for monitoring and reporting on the implementation of the Board's diversity policy regularly to ensure its continued effectiveness.

WORKFORCE DIVERSITY

The Company is also committed to promoting diversity and equal opportunities across its workforce and believes that a diverse blend of skills, backgrounds, cultures and experiences fosters innovation, creates impact and promotes an inclusive workplace culture. From initial hiring to opportunities for career advancement, the Company ensures that every person's rights and unique attributes are respected, regardless of gender, age, ethnicity, family status, sexual orientation, race, religion or any disability or any other aspect of identity. The overall composition of the Group's workforce (including senior management) reflects our commitment to maintaining a diverse talent pool, and we regularly review our practices to enhance representation and inclusion at all levels of the organisation. The Board considers that such approach to workforce diversity aligns with its long term business strategy and supports sustainable growth.

SELECTION AND APPOINTMENT OF DIRECTORS

The Company has in place a formal and transparent procedure for the selection and appointment of new Directors to the Board, adopted by a resolution of the Board passed on November 30, 2012 and amended by a resolution of the Board passed on November 9, 2018. In the circumstances where the Nomination, Environmental, Social and Governance Committee or the Board believes there is a need to appoint another Director, whether due to retirement of a Director or the growth or complexity of the Company's business, certain procedures are followed by the Nomination, Environmental, Social and Governance Committee, including:

- determining the skills and experience required from the candidate considering those of the existing Directors and any other likely changes made to the Board;
- agreeing the process and timetable for seeking such a person; and
- preparing a short list of candidates and, following interviews, making a recommendation to the Board on the appointment of the preferred candidate to the Board.

The Nomination, Environmental, Social and Governance Committee shall evaluate each candidate based upon whether they will be able to make meaningful contributions to the Board's oversight of the business and affairs of the Company and pursuant to the following criteria:

- skills, competencies and qualifications;
- status under applicable independence requirements (i.e. serving more than nine years could be relevant to the determination of an independent non-executive Director's independence and his further appointment should be subject to a separate resolution to be approved by the Company's shareholders);
- personal and professional ethics and integrity;
- business and professional experience in fields relevant to the Company's business (including whether that experience complements the expertise and experience of the other Directors);
- other directorships held in other listed companies (Hong Kong or overseas) (previously and currently) (for example, independent non-executive Directors sitting on multiple boards will need to ensure that they devote sufficient time to each Board and Board committees);
- ability to devote sufficient time to perform their duties as a Director;
- contribution to the overall balance of the composition of the Board;
- commitment to represent the interests of all shareholders of the Company; and
- contribution to the diversity of the Board, including gender, age, cultural and educational background or professional experience.

The Board will appoint any new Director during the year and that person will hold office only until the next following annual general meeting of the Company where that person will then stand for re-election by Shareholders.

CORPORATE GOVERNANCE REPORT

Matters reviewed, discussed, considered and recommended to the Board for approval during the year ended December 31, 2025 by the Nomination, Environmental, Social and Governance Committee included the following:

- review of the Corporate Governance Report in the draft 2024 annual report;
- review of the 2024 standalone Sustainability Report;
- review of the structure, size and composition of the Board, in particular relating to Board diversity, and monitoring the implementation of the board diversity policy;
- independence of independent non-executive Directors;
- review of compliance with deed of non-compete undertakings by substantial Shareholders;
- retirement of Directors by rotation at the 2025 annual general meeting and re-election of retiring Directors;
- Hong Kong Stock Exchange regulatory update; and
- appointment of Chief Executive Officer.

DISCLOSURE COMMITTEE

The Disclosure Committee which was established by written resolution of the Board on August 8, 2011 comprises all the executive Directors.

The Disclosure Committee is delegated by the Board to assess the likely impact of any unexpected and significant event that may impact the Company's share price and/or share trading volume and to decide whether the relevant information is considered inside information and needs to be disclosed as soon as reasonably practicable pursuant to Rules 13.09 and 13.10 of the Listing Rules and the Inside Information Provisions under Part XIVA of the SFO. The Disclosure Committee may also be responsible for approving certain announcements and/or circulars to be issued by the Company under powers delegated by the Board from time to time. The form and contents of the announcements and/or circulars submitted to the approval of the Disclosure Committee are communicated and circulated to all Directors and the feedback and comments received are properly addressed prior to publication.

DIRECTORS' AND OFFICERS' INSURANCE

The Group has arranged appropriate insurance cover in respect of potential legal actions against its Directors and officers.

CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS AND SENIOR MANAGEMENT

The Company has adopted its own code of conduct regarding securities transactions by Directors and senior management of the Group (the “Code for Securities Transactions by Officers”), the terms of which are no less exacting than the Model Code for Securities Transactions by Directors of Listed Issuers contained in Appendix C3 to the Listing Rules.

The Company has made specific inquiries and has received written confirmations from all Directors that they have complied with the required standard as set out in the Code for Securities Transactions by Officers during the period covered by this annual report.

FINANCIAL REPORTING

DIRECTORS’ RESPONSIBILITY

The Board acknowledges its responsibility for preparing financial statements which give a true and fair view of the state of affairs and financial performance of the Company and of the Group. In presenting the interim and annual financial statements of the Company and the Group, the Directors have considered whether suitable accounting policies were applied consistently, that judgments and estimates are prudent and reasonable and whether those financial statements have been prepared on a going concern basis.

The management team recognizes the importance of providing the Board with sufficient explanations as well as appropriate and relevant information on an accurate and timely basis. Management presents to the Board annual and interim business reviews and financial reports comparing the Group’s actual performance with the budget and highlights relevant matters to enable the Board to make an informed assessment on the Group’s performance, position and prospects.

CORPORATE GOVERNANCE REPORT

AUDITOR'S RESPONSIBILITY AND AUDITOR'S REMUNERATION

A statement by the external auditor of the Company, Deloitte Touche Tohmatsu, about their reporting responsibilities for the financial statements is included in the Independent Auditor's Report on pages 149 to 154 of this annual report.

During the year ended December 31, 2025, the remuneration paid and payable to the Company's external auditor, is set out below:

Type of Services	HK\$'000
Audit services	10,421
Non-audit services	
Taxation and advisory services	680

COMMUNICATION WITH SHAREHOLDERS

The Board recognizes the importance of maintaining clear, timely and effective communications with the Company's shareholders and potential investors. The Group is committed to ensuring the Shareholders and potential investors receive timely information through the publication of annual and interim reports, announcements, circulars and press releases. All Shareholders' communications are available on the Company's website. The Company regards the annual general meeting as an opportunity for the Board to communicate directly with the Shareholders. Questions from the Shareholders at the annual general meeting are encouraged and welcomed. The Company has adopted a Shareholders' Communication Policy to ensure effective communication with the Shareholders, which has been reviewed on a regular basis to ensure its effectiveness. The Company has reviewed the implementation and effectiveness of the shareholder communication policy during the year and concludes that it is effective based on the feedback received by the Company's investor's relation team. A copy of the policy is available on the websites of the Hong Kong Stock Exchange and the Company.

INVESTOR RELATIONS

The Board recognizes that effective communications with the Shareholders is the key to establish Shareholders' confidence and to attract new investors. The Company maintains regular dialogues with institutional investors, financial analysts and financial media to keep them informed of the Group's latest strategy, operations, management and plans.

The Articles of Association were amended at the annual general meeting held on May 17, 2012, at the extraordinary general meeting held on November 30, 2012, at the annual general meeting held on May 24, 2019 and at the annual general meeting held on May 25, 2023. Details of the amendments to the Articles of Association were set out in the circulars to the Shareholders dated April 16, 2012, November 6, 2012, April 17, 2019 and April 25, 2023.

RISK MANAGEMENT AND INTERNAL CONTROLS

Our risk management and internal control systems are designed to provide reasonable, but not absolute, assurance against misstatement or loss, and to manage rather than eliminate significant risks of failure in operational systems and achievement of the Group's objectives.

RISK MANAGEMENT

Key principles

Risk management is a core discipline of our business. We are exposed to a range of different risk types, including: strategic, operational, financial, compliance, cross-border, reputational and cyber threats.

We recognize the importance of having in place an effective and robust risk management system.

We are committed to continually monitoring and improving our group-wide risk management system in order to ensure that significant risks are appropriately managed such that the Group's strategic and operational plans are met.

The Board is responsible for setting risk tolerance and the Board and the Audit Committee are responsible for monitoring and reviewing the effectiveness of the risk management system.

CORPORATE GOVERNANCE REPORT

Management Risk Committee

A decision was made in 2015 by the Board to establish the Management Risk Committee which had the responsibility to create and implement the risk management system of the Group.

The Management Risk Committee is appointed by and is subject to the oversight of the Audit Committee and is composed of representatives of the operational, human resources, finance, legal, accounting, compliance and internal audit functions and such other functions as are deemed appropriate by the Audit Committee from time to time.

The Management Risk Committee's mission is to develop and oversee the overall risk management system of the Group by, on an ongoing and enterprise-wide basis, identifying and measuring the risks which could have a material impact on our business including the development, monitoring and reporting of risk mitigation and management strategies in order to avoid or reduce these risks to a level as low as reasonably practicable and, thus, protect our assets and enhance Shareholder value.

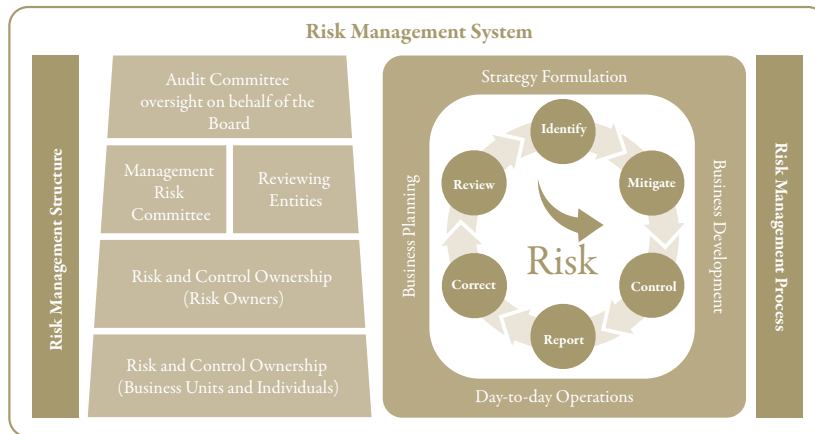
By doing this, the Management Risk Committee gives management a clear view of the significant risks facing the Company, which is used to support the decision-making process including strategy formulation, business development and planning, internal control and day-to-day operations.

Risk Management System

Under our risk management system, we have a list of material risks which are reviewed every quarter and analyzed based upon an Impact/Likelihood matrix which assigns to the risks one of the following ratings: Low, Medium Low, Medium, Medium High and High.

In addition to rating the risks, our risk management system identifies the parties responsible for managing such risks as well as the relevant reviewing parties and any plans to mitigate such risks.

The list of risks, their risk rating and the mitigation plans in place are analyzed regularly, at least on an annual basis, by the Audit Committee on behalf of the Board, to ensure that our risk management system is effective, as the business and external environment in which the Group is operating are constantly changing.



Periodic reports on the activities of the Management Risk Committee are presented to the Audit Committee and by the Audit Committee to the Board.

Initiatives in 2025

The major risk management initiatives in 2025 were the following:

- implementation of an enterprise, governance, risk and compliance (“eGRC”) solution to operate our risk management system in an automated way, creating a holistic view of enterprise risks and challenges, with real-time reporting. This solution allows us to continuously detect, evaluate and monitor risks at an early stage, while spotting risk patterns and predicting threats, thus enhancing the robustness of our risk management system.
- the Company, in collaboration with a third-party consultant, is in the process of developing a comprehensive Business Continuity Management System. This initiative encompasses the establishment of a Business Continuity Framework and the formulation of departmental Business Continuity Plans (“BCPs”), aimed at strengthening the Company’s resilience and ability to respond effectively to potential business disruptions. The Business Continuity Framework defines the governance structure, response protocols and the roles and responsibilities of the Business Continuity Teams. It also specifies the knowledge and skills necessary to sustain business continuity capabilities. The departmental BCPs provide detailed guidance to ensure the continuity of critical activities in the event of a major incident impacting normal business operations.

CORPORATE GOVERNANCE REPORT

INTERNAL CONTROLS

The Board has overall responsibility for maintaining sound and effective internal control systems to safeguard the Shareholders' investment and the Group's assets. The Group conducts regular reviews of the internal control systems. The management team is primarily responsible for the design, implementation and maintenance of the internal controls. The Board is responsible for overseeing the performance of the management team and the Board and the Audit Committee are responsible for monitoring and reviewing the effectiveness of the internal controls that have been put in place.

The Group's internal control systems encompass policies and procedures aiming to:

- respond appropriately to significant business, operational, financial, compliance and other risks in a timely manner with a view to achieving the Group's business objectives. This includes safeguarding assets from inappropriate use or from loss and fraud and ensuring that potential liabilities are identified and managed;
- ensure maintenance of proper accounting records for the provision of reliable financial information for internal or external reporting; and
- ensure compliance with the relevant legislation, rules and regulations and also with our internal policies with respect to the conduct of our business.

The Company's Internal Audit Department ("IA") is responsible for conducting independent reviews of the adequacy and effectiveness of the internal controls and reporting the review results to the Board through the Audit Committee. IA plans its internal audit projects annually based upon applicable regulatory requirements and risk assessments. In accordance with the annual audit plan approved by the Audit Committee, IA conducts statutory required gaming compliance audits, as well as risk-based audits on the business operations. IA communicates with the management about the audit findings and recommendations for remedial actions, and performs follow up to confirm that the implementation of remedial actions by the management team has occurred. Status of follow up and the management team's remedial actions are reported to the Audit Committee. To preserve IA's independence, the Vice President of IA reports directly to the Audit Committee on audit matters and to the Chief Executive Officer on administrative matters. During 2025, no material internal control weakness that might have an adverse impact on the financial position or operations of the Group were identified.

In respect of the year ended December 31, 2025, the Board reviewed on an ongoing basis the scope and quality of management's monitoring of risks and of the internal control systems, the work of the internal audit function and risk management, and through the review and findings of the Audit Committee, considered that (i) the Group's risk management and internal control systems, including the financial, operational and compliance controls, were effective and adequate and that the Group had complied satisfactorily with the provisions on risk management and internal controls as set forth in the Corporate Governance Code; (ii) the resources, staff qualifications and experience, training programs and budget of the Group's accounting, internal audit and financial reporting functions were adequate; and (iii) the Company's processes for financial reporting and Exchange Listing Rule compliance were effective and adequate.

The risk management and internal control systems are designed to provide reasonable but not absolute assurance against misstatement or loss and to manage rather than to eliminate risks of failure in operational systems and achievement of the Group's objectives.

SHAREHOLDERS' RIGHTS

PROCEDURES FOR SHAREHOLDERS TO CONVENE AN EXTRAORDINARY GENERAL MEETING

For the purpose of conforming to the Hong Kong Stock Exchange's requirements, the directors of the Company have undertaken by letter to the Hong Kong Stock Exchange dated January 15, 2019, to convene an extraordinary general meeting on the requisition of one or more shareholders of the Company holding, at the date of deposit of the requisition, not less than one tenth of the paid up capital of the Company having the right of voting at general meetings and to put forward a resolution to approve an amendment to the Articles at the next annual general meeting of the Company. The Articles of Association of the Company were amended from time to time and was last amended at the annual general meeting of the Company held on May 25, 2023.

Under the Articles of Association, the Board shall, on the written requisition of any one or more Shareholders holding at the date of deposit of the requisition not less than one-tenth of the paid-up capital of the Company, or any one Shareholder being a recognized clearing house (or its nominee(s)) holding at the date of deposit of the requisition not less than one-tenth of the paid-up capital of the Company which carries the right of voting at general meetings of the Company, proceed duly to convene an extraordinary general meeting of the Company. The requisition must specify the objects of the meeting and must be signed by the requisitionist(s) and deposited at the principal place of business of the Company in Hong Kong at 1402 China Merchants Tower, 200 Connaught Road, Central, Hong Kong. Once the Company verifies that the request is proper and in order, the Company Secretary will as soon as practicable inform the Board of such request. If the Board does not within twenty-one days from the date of deposit of the requisition proceed duly to convene the meeting to be held with a further twenty-one days, the requisitionist(s) themselves or any of them representing more than one-half of the total voting rights of all of them, may themselves convene the extraordinary general meeting in the same manner, as nearly as possible, as that in which meetings may

CORPORATE GOVERNANCE REPORT

be convened by the Board provided that any meeting so convened shall not be held after the expiration of three months from the date of deposit of the requisition.

PROCEDURES FOR SENDING ENQUIRIES TO THE BOARD

Enquiries can be made by the public in writing with their contact information and deposited at the Company's principal place of business and head office in Macau at Avenida Dr. Sun Yat Sen, Edificio MGM MACAU, NAPE, Macau or the Company's principal place of business in Hong Kong at 1402 China Merchants Tower, 200 Connaught Road, Central, Hong Kong. The Company has a dedicated investor relations team which supports the Board in dealing with enquiries raised by the Shareholders and potential investors. The Company's corporate website also includes the contact details of the Company for the Shareholders and potential investors to post their queries.

PROCEDURES FOR PUTTING FORWARD PROPOSALS AT SHAREHOLDERS' MEETINGS

To put forward a proposal at a general meeting, the Shareholder(s) should submit a written notice of the proposal specifying the intention to move it as an ordinary or a special resolution, the particulars of the resolution together with the detailed contact information to the Company Secretary at the Company's principal place of business in Hong Kong as detailed above not less than six weeks (42 days) before the meeting at which it is moved. Once the Company verifies that the request is proper and in order, the Company Secretary will request the Board to include the said resolution in the agenda for the general meeting.

To put forward a proposal to elect a person (other than a retiring Director and other than the Shareholder himself/herself) as a Director (the "Candidate") at a general meeting of the Company, the Shareholder shall deposit a written notice of such proposal (signed by the Shareholder who is duly qualified to attend and vote at the general meeting) providing the biographical details of the Candidate as set out in Rule 13.51(2)(a) to (x) of the Listing Rules at the Company's principal place of business and head office in Macau as detailed above or the Company's registered office at P.O. Box 31119, Grand Pavilion, Hibiscus Way, 802 West Bay Road, Grand Cayman, KY1-1205, Cayman Islands for the attention of the Company Secretary, and a written consent signed by the Candidate indicating his/her willingness to be elected. Unless otherwise determined by the Directors and notified by the Company to the Shareholders, the period for lodgement of such a written notice will commence on the day after the dispatch of the notice of the relevant general meeting and end no later than seven days prior to the date of such general meetings.

CODE OF BUSINESS CONDUCT AND ETHICS AND CONFLICT OF INTEREST POLICY

The Board and senior staff are committed to conducting the Group's business with integrity and the highest standard of business ethics, and in compliance with all the applicable laws and regulatory requirements. The Company has adopted an internal Code of Business Conduct and Ethics and Conflict of Interest Policy which sets out the Company's ethical value and business principles and applies to employees, Directors, contractors or other agents of the Company or its subsidiaries and affiliates. Periodically, the Company may adopt additional guidelines to assist in complying with this policy.

WHISTLEBLOWING POLICY

The Group has in place an integrity hotline, available by telephone or internet, where employees, customers, contractors and vendors can raise in confidence (where they can choose to be anonymous or otherwise), their concerns on possible improprieties or relating to any alleged breach of the Code of Business Conduct and Ethics and Conflict of Interest Policy, without fear of reprisals. Under the policy, there are arrangements in place for independent investigations of such matters of concern and for appropriate follow up actions to be taken. A summary of the reports received through the integrity hotline is reported to Compliance Committee, Audit Committee and Board of Directors.

ANTI-CORRUPTION GUIDELINES

MGM China has zero tolerance towards any forms of bribery and corruption. Anti-Corruption Guidelines have been formulated to educate all employees about the associated risks and ensure compliance with all anti-corruption measures.

REPORT OF THE DIRECTORS

The Directors present their annual report together with the audited consolidated financial statements of the Group for the year ended December 31, 2025.

PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

The principal activity of the Company is investment holding. The principal activities of the subsidiaries are the development and operation of casino games of chance and related hotel and resort facilities, and the development of integrated resorts in Macau. The Group owns and operates MGM MACAU and MGM COTAI which opened on December 18, 2007 and February 13, 2018 respectively. A list of the Company's subsidiaries, together with their places of incorporation, principal activities and other particulars, is set out in Note 33 to the consolidated financial statements.

Further discussion and analysis of these activities as required by Schedule 5 to the Hong Kong Companies Ordinance, including a description of the principal risks and uncertainties facing the Group and an indication of likely future development in the Group's business, can be found in the Management Discussion and Analysis and Chairperson's Statement set out on pages 22 to 53 and pages 6 to 10 of this annual report respectively. An account of the Company's relations with its key stakeholders are included in the Management Discussion and Analysis on pages 22 to 53, and as described on pages 104 to 106 of this annual report.

OUR COMMITMENT TO SUSTAINABILITY

MGM China is committed to operate as a sustainable and responsible company. Our overall sustainability approach, achievements and commitments of the Company in addressing the sustainability issues that are material to our key stakeholders, will be reflected in a separate Sustainability Report for the year ended December 31, 2025 that the Company will publish. Discussions on the Group's policies and performance on environmental, social and governance initiatives are included in the Sustainability Report.

COMPLIANCE WITH THE APPLICABLE LAWS AND REGULATIONS WHICH HAVE A SIGNIFICANT IMPACT ON THE GROUP

The Group's activities are subject to extensive regulations in several jurisdictions and is required to obtain and maintain licenses in order to operate certain aspects of its business.

As a public company listed on the Hong Kong Stock Exchange, the Company is subject to the regulations imposed by the Securities and Futures Ordinance, the Listing Rules, and the Hong Kong Companies Ordinance.

Gaming is a highly regulated industry in Macau. The continuation of operations is contingent upon maintaining all necessary regulatory licenses, permits, approvals, registrations, findings of suitability, orders and authorizations pursuant to the Macau laws. The laws, regulations and ordinances requiring these licenses, permits and approvals generally impose on the Group specific requirements related to responsibility, financial stability and character of the owners, their shareholders, directors and key employees of the gaming operations, as well as gaming promoters involved in gaming operations.

The activities of the Group in Macau are subject to administrative review and approval by various agencies of the Macau Government, including the Gaming Inspection and Coordination Bureau, the Health Bureau, the Labor Affairs Bureau, the Land and Urban Construction Bureau, the Fire Services Bureau, the Financial Services Bureau (including the Tax Department), the Municipal Affairs Bureau, the Monetary Authority of Macau, the Financial Intelligence Office and the Macau Government Tourism Office.

As a subsidiary of MGM Resorts International, the Company is subject to regulations imposed by the Foreign Corrupt Practices Act. MGM Resorts International, the controlling Shareholder of the Company, is subject to the laws, rules and regulations of the State of Nevada, U.S.A., and the laws of other jurisdictions in which MGM Resorts International operates pertaining to gaming activities.

The Group is subject to various reporting and anti-money laundering regulations as it deals with significant amounts of cash in its operations. The Group recognizes the importance of complying with applicable legal and regulatory requirements and seeks to ensure compliance with these requirements through various measures such as internal controls and approval procedures, training and oversight of business units with designated resources at different levels of the Group.

REPORT OF THE DIRECTORS

MGM Grand Paradise has established a Compliance Committee to oversee procedures to enhance the likelihood that no activities of the Company Group would impugn the reputation and integrity of the Company or that of Macau. The Company believes that the Compliance Committee is an important tool to assist the Company in implementing its strict policy to conduct its business with honesty and integrity, and in accordance with high moral, legal and ethical standards. The Compliance Committee is composed of three persons reporting directly to the board of directors of the Company, consisting of persons knowledgeable in the area of sanctions laws and gaming laws, at least two of whom (unless MGM Resorts International otherwise consents) shall be former United States gaming regulators who, by virtue of their familiarity with law enforcement, regulated businesses, ethics, or gaming compliance, are sensitive to the concerns of the Macau gaming authorities and capable of determining the existence or likelihood of an unsuitable situation. The Compliance Committee will exercise its best efforts to identify and evaluate situations arising in the course of the business of the Group that may have a negative effect upon the objectives of gaming control. Generally speaking, a situation adversely affects the objectives of gaming control if it has an adverse effect on the public faith in the ability of any appropriate gaming regulatory system to ensure that licensed gaming is conducted honestly and competitively and that gaming is free from criminal and corruptive elements. The Compliance Officer shall be the recording secretary of the Compliance Committee and shall be responsible for supervising and coordinating all activities on behalf of the Compliance Committee in preparing all minutes and exhibits. The responsibility for day-to-day administration of the compliance plan rests with the Compliance Officer. The Compliance Officer shall report to the Compliance Committee any relevant information coming to the attention of the Compliance Officer concerning any matters subject to review or that are required to be reported under the compliance plan that occurred during the prior quarter.

FINANCIAL RESULTS AND APPROPRIATIONS

The results of the Group for the year ended December 31, 2025 are set out in the consolidated statement of profit or loss and other comprehensive income on page 155 of this annual report. The financial highlights of the Group for the most recent five years are set out on page 269 of this annual report.

DIVIDEND POLICY

In accordance with the dividend policy announced by the Company on February 28, 2013, as updated on March 20, 2025, the Company may make semi-annual distributions in an aggregate amount per year that will not exceed 50% of the anticipated consolidated annual profits of the Company, taking into consideration the criteria described below and the Directors' fiduciary duties. The Company may also declare special distributions from time to time in addition to the semi-annual distributions. It is anticipated that these distributions will be declared semi-annually following the announcement of the half-year results and following the announcement of the full year results. Dividends will be declared and paid in Hong Kong dollars.

The Company will evaluate its distribution policy and distributions made in any particular year in light of its financial position, the prevailing economic climate and expectations about the future macroeconomic environment and business performance. The determination to make distributions will be made at the discretion of the Board and will be based upon the Company's operations and earnings, development pipeline, cash flow, financial condition, capital and other reserve requirements and surplus, general financial conditions, contractual restrictions and any other conditions or factors which the Board deems relevant and having regard to the Directors' fiduciary duties. The payment of distributions may also be limited by legal restrictions and by the Company's financing agreements (including any financing agreements that the Company may enter into in the future).

The Company's ability to make distributions is also subject to the requirements of Cayman Islands law and the Company's Memorandum and Articles of Association. Other limitations on the Company's ability to declare and pay dividends include the fact that, as a holding company, the Company is dependent upon the receipt of cash contributions from MGM Grand Paradise, and its other subsidiaries to fund any dividend payments that the Company makes. As substantially all of the Company's operations are conducted through MGM Grand Paradise and the Company's other operating subsidiaries, the ability of these subsidiaries to make dividend and other payments to the Company will be restricted by their constitutional documents and to the laws of and regulations of Macau or other relevant laws and regulations to which those subsidiaries are subject.

DIVIDENDS

On May 22, 2025, a final dividend of HK\$0.251 per Share for the year ended December 31, 2024, was approved by the Shareholders of the Company. The final dividend amounting to HK\$953.4 million in aggregate was paid to Shareholders on June 12, 2025.

On August 7, 2025, an interim dividend of HK\$0.313 per Share was declared by the Directors of the Company. The interim dividend amounting to HK\$1,194.8 million in aggregate was paid to Shareholders on September 3, 2025.

On March 19, 2026, the Board recommended a final dividend of HK\$0.353 per Share (the "Final Dividend"), amounting to approximately HK\$1,341.4 million in aggregate for the year ended December 31, 2025, representing approximately 26.4% of the Group's profit attributable to owners of the Company for the year ended December 31, 2025. This Final Dividend is expected to be paid on or about June 3, 2026 to the Shareholders whose names would appear on the register of members on May 22, 2026.

REPORT OF THE DIRECTORS

The Board has resolved to recommend the payment of the Final Dividend after consideration of the Group's latest general financial position, existing cash flow, capital requirements going forward and other factors that the Board considered relevant, and determined that the Group has sufficient resources, after the payment of the Final Dividend, subject to the Shareholders' approval, to finance its operations, development of its business, and investment commitments made by MGM Grand Paradise S.A. to the Macau Government under its Macau gaming concession.

The Directors consider that the recommendation and proposed payment of Final Dividend is in the interests of the Company and the Stakeholders as a whole. The Final Dividend should not be taken as an indication of the level of profit or dividend going forward.

SHARE CAPITAL AND WARRANTS

Details of movements in the share capital of the Company during the year are set out in Note 24 to the consolidated financial statements.

Except as disclosed in Note 25 to the consolidated financial statements and the subsection headed "Share Option Scheme" in this report of the Directors, there have been no convertible securities, warrants or similar rights issued or granted by the Company, or any of its subsidiaries during the year ended December 31, 2025.

PRE-EMPTIVE RIGHTS

There are no provisions for pre-emptive rights under the laws of the Cayman Islands or under the Articles of Association which would oblige the Company to offer new Shares on a pro-rata basis to the existing Shareholders.

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

During the year ended December 31, 2025, the Company repurchased a total of 30,304,700 Shares at an aggregate purchase price of HK\$476.5 million on the Hong Kong Stock Exchange. Particulars of the repurchases are as follows:

Month of repurchase	Total number of Shares repurchased	Highest price paid per Share HK\$	Lowest price paid per Share HK\$	Aggregate consideration paid HK\$'000
March 2025	374,700	11.28	11.12	4,209
June 2025	1,627,450	11.30	10.66	18,055
August 2025	9,000,000	16.58	15.79	145,352
September 2025	16,214,400	16.65	15.39	258,684
November 2025	2,208,800	16.63	15.30	35,482
December 2025	879,350	16.99	16.44	14,729
	30,304,700			476,511

New shares were issued pursuant to the exercise of share options by qualifying grantees under the 2011 Share Option Scheme and the 2020 Share Option Scheme adopted by the Company. During the year ended December 31, 2025, the Company repurchased the aggregate number of shares equivalent to the aggregate number of all such new shares being issued previously in accordance with Rule 10.06 of the Listing Rules, and all repurchased shares were subsequently cancelled. The total issued share capital of the Company remains the same. The Board considered that such repurchases were made for the benefit of the Company and its Shareholders as a whole with the view of maintaining the same total issued share capital and enhancing stability of the Company's share capital and hence the net value of the Company and its assets and/or earnings per Share.

REPORT OF THE DIRECTORS

Except as disclosed above, there was no repurchase, sale or redemption by the Company, or any of its subsidiaries, of any listed securities of the Company for the 2011 Share Option Scheme and the 2020 Share Option Scheme during the year ended December 31, 2025. As at December 31, 2025, the Company did not hold any treasury shares.

DISTRIBUTABLE RESERVES OF THE COMPANY

As at December 31, 2025, the Company's reserves available for distribution to Shareholders were as follows:

	2025 HK\$'000	2024 HK\$'000
Share premium	10,280,616	10,361,490
Retained earnings	2,747,794	2,621,148
	13,028,410	12,982,638

Under the Companies Law of the Cayman Islands, the share premium account is distributable to the Shareholders of the Company subject to the provisions of its Articles of Association and provided that immediately following the date on which any dividend is proposed to be distributed, the Company will be able to pay its debts as they fall due in the ordinary course of business.

CHARITABLE CONTRIBUTIONS

During the year ended December 31, 2025, the Group made charitable contributions totaling HK\$15.6 million (2024: HK\$14.8 million).

EMPLOYEES

The Group recognizes the significant contribution made by its employees by providing a healthy and safe workplace, comprehensive benefit packages, career development opportunities and training. The Group is committed to maintaining a work environment free from all forms of harassment and discrimination based upon race, color, religion, gender, national origin, ancestry, age, sexual orientation, mental or physical disability, or any other basis protected by law. This applies to all aspects of employment including, but not limited to, recruitment, hiring, training, promotion, compensation and benefits.

CUSTOMERS

The Group's business is built upon a customer-oriented culture. To maintain our market competitiveness within the industry, the Group has continued to execute our strategies on improving customer experience by providing high quality gaming and non-gaming offerings. We have also invested in the diversification of Macau by bringing world class art to both entertain our local community and drive international visitation. Our properties allow us to capitalize on our international expertise in providing exciting, and diversified entertainment offerings that local residents and visitors to Macau have not previously experienced. It represents what we are known for by our clients under our mojo "Make Great Moments". Customers travelling to Macau are typically from nearby regions in Asia including the Chinese Mainland, Hong Kong, Taiwan, South Korea and Japan.

Our results of operations are substantially dependent upon casino revenue from high value individuals in the VIP gaming, main floor gaming and slot machines gaming operations. There is volatility in such revenue sources including the risk of loss of a substantial amount of revenue if we should lose the business of these individuals. To address this risk, mitigation plans have been put in place, including adjusting the Company's business mix between operations according to the economic context, and monitoring and assuring a volume of business from these individuals which is sufficient to ensure that the volatility is in an acceptable range in the long term by means of a marketing plan and budget to support the acquisition and retention of these high value individuals.

For the year ended December 31, 2025, the aggregate amount of operating revenues attributable to the Group's five largest customers represented less than 30% of the Group's total operating revenues.

None of our Directors, their associates or any Shareholders, who to the knowledge of the Directors, own more than 5% of the Company's issued share capital, had any interest in any of our top five customers in 2025.

SUPPLIERS

The Group is committed to upholding the highest ethical and professional standards when dealing with suppliers and contractors. The departments work closely to make sure the procurement process is conducted in an open and fair manner. The Group's requirements and standards are also well-communicated to suppliers, which are required to adhere to our Code of Conduct as well as our Sustainability Policy.

REPORT OF THE DIRECTORS

The Vendor Code of Conduct as well as the Sustainable Procurement Policy adopted by the Company provides guidance in the procurement of goods and services that contribute to achieving the sustainability goals of our Company. The policy applies to all employees authorized to initiate, contribute to, and/or participate in, the purchasing process. By incorporating sustainable considerations in procurement decisions, the Company is able to reduce its burden on the local and global environment, remove unnecessary hazards from operations, help to protect public health, contribute to reducing costs and liabilities, and potentially improve the environmental quality of the areas in which we operate.

The Company has also in place a Purchasing Standard Operating Procedure, applicable to all parties involved in the purchasing process, which details the procedures to be followed to obtain quality goods and services at the best available prices from reputable vendors, and to ensure that robust internal controls are maintained and adhered to.

Risks related to reliance on major suppliers are considered by the Management Risk Committee and mitigation plans are in place.

For the year ended December 31, 2025, the aggregate amount of purchases (not including the purchases of items that are of a capital nature) attributable to the Group's five largest suppliers represented less than 30% of the Group's total purchases.

DIRECTORS

The Directors of the Company during the year and up to the date of this report were:

EXECUTIVE DIRECTORS:

Pansy Catilina Chiu King Ho (*Chairperson*)

William Joseph Hornbuckle (*Co-Chairperson*)

John M. McManus

Jeny Lau

Kenneth Xiaofeng Feng (*Chief Executive Officer*)⁽¹⁾

NON-EXECUTIVE DIRECTORS:

Daniel J. Taylor

Ayesha Khanna Molino

Jonathan S. Halkyard

INDEPENDENT NON-EXECUTIVE DIRECTORS:

Sze Wan Patricia Lam

Russell Francis Banham

Simon Meng

Chee Ming Liu

⁽¹⁾ Appointed as Chief Executive Officer on December 19, 2025.

REPORT OF THE DIRECTORS

In accordance with article 105 of the Articles of Association, at least 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 less than one-third) shall retire from office by rotation. Every Director shall be subject to retirement at least once every three years. The Directors to retire by rotation shall include any Director who wishes to retire and not to offer himself for re-election. Any other Directors to retire shall be determined on the basis that (a) at least one executive Director shall retire each year, (b) at least one non-executive Director (who is not an independent non-executive Director) shall retire each year, and (c) at least one independent non-executive Director shall retire each year, provided that no Director shall be required by the Board to retire by rotation if the last re-election or appointment of that Director is more recent than the last re-election or appointment of any other Director who is not being required to retire by rotation. Any Director appointed pursuant to article 102(2) or 102(3) shall not be taken into account in determining which particular Directors or the number of Directors who are to retire by rotation. Details of the Directors who shall retire from office of the Company and, being eligible, offer themselves for re-election at the forthcoming annual general meeting will be set out in the circular and notice of the annual general meeting to be sent to the Shareholders.

The Company considers each of the independent non-executive Directors to be independent pursuant to Rule 3.13 of the Listing Rules.

DIRECTORS' AND SENIOR MANAGEMENT'S BIOGRAPHIES

Biographical details of the directors of the Company and the senior management of the Group are set out on pages 11 to 21 of this annual report.

UPDATE ON DIRECTORS' INFORMATION

Changes in the information of the Directors since disclosure made in the Company's 2025 interim report that are required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules, are set out below:

1. Ms. Pansy Ho was appointed as a Senior Advisor of the Boao Forum for Asia in March 2025 and she was conferred an Honorary Doctorate in Arts by Renmin University of China in November 2025.
2. Ms. Jeny Lau serves as an independent non-executive Director, the chairperson of the Nomination Committee of Infinity Development Holdings Company Limited (HK Stock Code: 640, Singapore Stock Code: ZBA) since January 30, 2026.

3. Mr. Kenneth Feng was appointed as Chief Executive Officer of the Company on December 19, 2025.
4. Ms. Ayesha Molino was appointed as Chief Operating Officer of MGM Resorts International in January 2026.

DIRECTORS' SERVICE CONTRACTS

None of the Directors proposed for re-election at the forthcoming annual general meeting has a service contract with the Group which is not determinable by the Group within one year without payment of compensation, other than statutory compensation.

DIRECTORS' REMUNERATION

Details of the remuneration of the Directors are set out in Note 12 to the consolidated financial statements. There has been no arrangement under which any Director has waived or agreed to waive any emoluments. The Directors' emoluments are determined by the Board with reference to their duties and responsibilities.

DIRECTORS' INTEREST IN CONTRACTS

Except as disclosed in Note 32 to the consolidated financial statements on pages 258 to 262 of this annual report, there is no contract of significance in relation to the Group's business at the end of the year or at any time during the year ended December 31, 2025 in which the Group was a party and in which a Director was materially interested.

PERMITTED INDEMNITY

Pursuant to the Company's article 178 of the Articles of Association, every Director shall be indemnified and held harmless out of the assets of the Company, to the fullest extent permitted by applicable laws, against all liability and loss suffered and expenses (including attorneys' fees) reasonably incurred.

REPORT OF THE DIRECTORS

DEED OF NON-COMPETE UNDERTAKINGS WITH MS. PANSY HO AND MGM RESORTS INTERNATIONAL

The Company entered into a Deed of Non-compete Undertakings with Ms. Pansy Ho and MGM Resorts International on May 17, 2011 so as to maintain a clear delineation of the respective businesses of each party as set out in pages 134 to 137 of the Company's IPO Prospectus. On September 30, 2019 and December 8, 2022, the Deed of Non-Compete Undertakings was renewed and replaced by the parties, effective from April 1, 2020 and January 1, 2023. On November 26, 2022, MGM Grand Paradise was provisionally awarded the Gaming Concession, commencing on January 1, 2023 and expiring on December 31, 2032. On December 16, 2022, MGM Grand Paradise received the final award of the Gaming Concession by order of the Chief Executive and the Concession Contract was executed between the Macau Government and MGM Grand Paradise. As such, on December 8, 2022, the parties entered into the Third Renewed Deed of Non-Compete Undertakings effective from January 1, 2023. The renewal of the Deed of Non-Compete Undertakings pursuant to the Third Renewed Deed of Non-Compete Undertakings aligns the term of such undertakings with the term of the Gaming Concession. The terms of the Third Renewed Deed of Non-Compete Undertakings were arrived at after arm's length negotiations between the relevant parties, and are substantially the same as the Deed of Non-Compete Undertakings. The Directors (including the independent non-executive Directors) consider that the entry into the Third Renewed Deed of Non-Compete Undertakings is in the ordinary and usual course of business of the Group and on normal commercial terms, and that the terms are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

The Company has received annual written declarations of their compliance with the undertakings under the Deed of Non-compete Undertakings during the year ended December 31, 2025 from Ms. Pansy Ho and MGM Resorts International. Based upon the confirmations received from Ms. Pansy Ho and MGM Resorts International and after review, our independent non-executive Directors considered that Ms. Pansy Ho and MGM Resorts International have complied with the terms set out in the Deed of Non-compete Undertakings during the year ended December 31, 2025.

Except as disclosed above, none of our Directors had any interest in any business which competes with our Group's business during the year ended December 31, 2025.

MANAGEMENT CONTRACTS

No contracts concerning the management and administration of the whole or any substantial part of the business of the Company were entered into or existed for the year ended December 31, 2025.

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY AND ITS ASSOCIATED CORPORATIONS

As at December 31, 2025, the interests and short positions of the Directors and chief executive of the Company in the Shares, underlying Shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO), which were required to be notified to the Company and the Hong Kong Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which the Directors and chief executive had taken or deemed to have under such provisions of the SFO), or which were required, pursuant to section 352 of the SFO, to be recorded in the register maintained by the Company referred to therein, or were required to be notified to the Company and the Hong Kong Stock Exchange pursuant to the Model Code or as the Company was aware, were as follows:

(A) LONG POSITION IN THE SHARES AND UNDERLYING SHARES OF THE COMPANY

Name of Director	Personal Interests	Family Interests	Corporate Interests	Number of Shares and Underlying Shares held	Percentage of issued share capital
Pansy Ho	380,000,000 ⁽¹⁾	—	474,561,200 ⁽²⁾	854,561,200	22.49%
Kenneth Xiaofeng Feng	2,861,100 ⁽³⁾	—	—	2,861,100	0.08%

(B) LONG POSITION IN DEBENTURES OF THE COMPANY

Name of Director	Personal Interests	Family Interests	Corporate Interests	Number of Debentures held	Percentage of Debentures in issue of relevant company
Pansy Ho	US\$15,000,000 ⁽⁴⁾ (Beneficial)	—	—	US\$15,000,000	0.75%

REPORT OF THE DIRECTORS

(C) LONG POSITION IN THE SHARES OF ASSOCIATED CORPORATIONS — MGM GRAND PARADISE

Name of Director	Personal Interests	Family Interests	Corporate Interests	Number of Shares held	Percentage of issued share capital
Pansy Ho	750,000 ⁽⁵⁾	—	—	750,000	15.00%

(D) LONG POSITION IN THE COMMON STOCKS AND UNDERLYING SHARES OF ASSOCIATED CORPORATIONS — MGM RESORTS INTERNATIONAL ⁽⁶⁾

Name of Director	Personal Interests	Family Interests	Corporate Interests	Other Interests	Number of Common Stocks and Underlying Shares held	Percentage of issued common stocks
Pansy Ho	—	—	3,066,157 ⁽⁷⁾	—	3,066,157	1.1869%
William Joseph Hornbuckle	19,022 ⁽⁸⁾	—	—	—	19,022	0.0074%
	299,322 ⁽⁹⁾	—	—	—	299,322	0.1159%
	3 ⁽¹⁰⁾	—	—	—	3	0.000001%
	711,307 ⁽¹¹⁾	—	—	—	711,307	0.2754%
	—	—	—	172,781 ⁽¹²⁾	172,781	0.0669%
	596,298 ⁽¹³⁾	—	—	—	596,298	0.2308%
John M. McManus	67,349 ⁽¹⁴⁾	—	—	—	67,349	0.0261%
	160,046 ⁽¹⁵⁾	—	—	—	160,046	0.062%
	65,685 ⁽¹⁶⁾	—	—	—	65,685	0.0254%
Daniel J. Taylor	57,337 ⁽¹⁷⁾	—	—	—	57,337	0.0222%
	18,706 ⁽¹⁸⁾	—	—	—	18,706	0.0072%
	6,675 ⁽¹⁹⁾	—	—	—	6,675	0.0026%
	3,442 ⁽²⁰⁾	—	—	—	3,442	0.0013%
Ayesha Khanna Molino	24,592 ⁽²¹⁾	—	—	—	24,592	0.0095%
	45,307 ⁽²²⁾	—	—	—	45,307	0.0175%
	21,359 ⁽²³⁾	—	—	—	21,359	0.0083%
	—	200 ⁽²⁴⁾	—	—	200	0.0001%

Name of Director	Personal Interests	Family Interests	Corporate Interests	Other Interests	Number of Common Stocks and Underlying Shares held	Percentage of issued common stocks
Jonathan S. Halkyard	9,256 ⁽²⁵⁾	—	—	—	9,256	0.0036%
	87,842 ⁽²⁶⁾	—	—	—	87,842	0.034%
	203,931 ⁽²⁷⁾	—	—	—	203,931	0.0789%
	114,490 ⁽²⁸⁾	—	—	—	114,490	0.0443%

Notes:

- (1) These represent the Shares beneficially held by Ms. Pansy Ho in her personal capacity.
- (2) These represent the Shares held by Grand Paradise Macau Limited, a company which Ms. Pansy Ho has control.
- (3) These represent 2,861,100 share options of the Company granted to Kenneth Xiaofeng Feng pursuant to the share option scheme of the Company, details of which are set out in Note 25 to the consolidated financial statements.
- (4) This represents US\$15,000,000 of the senior notes of the Company purchased by Ms. Pansy Ho.
- (5) These represent 97.4% of total issued class B shares of MGM Grand Paradise which carry 15% of the total voting power at any meetings of shareholders of MGM Grand Paradise. On each occasion upon which dividends are paid by MGM Grand Paradise, each holder of class B shares will be entitled to receive dividends of up to MOP1 only.
- (6) MGM Resorts International adopted an omnibus incentive plan in 2005 which, as amended, allows it to grant stock options, stock appreciation rights (“SARs”), restricted stock, restricted stock units (“RSUs”), performance stock units (“PSUs”) and other stock-based awards to eligible directors, officers and employees of MGM Resorts International and its subsidiaries. Stock options and SARs granted under all plans generally have terms of either seven or ten years, and in most cases vest in either four or five equal annual installments. RSUs and PSUs granted vest ratably over four and three years respectively. MGM Resorts International’s practice is to issue new shares upon exercise or vesting of awards.
- (7) These represent the common stock of MGM Resorts International held by Emerging Corporate Limited, a company which Ms. Pansy Ho has control.

REPORT OF THE DIRECTORS

- (8) This represents 19,022 vested RSUs in the common stock of MGM Resorts International held by William Joseph Hornbuckle.
- (9) This represents 299,322 unvested RSUs in the common stock of MGM Resorts International granted to William Joseph Hornbuckle.
- (10) This represents 3 dividend equivalent rights for the outstanding RSUs equity awards of MGM Resorts International held by William Joseph Hornbuckle.
- (11) This represents 444,567 unvested PSUs in the common stock of MGM Resorts International granted to William Joseph Hornbuckle. Each PSU can be converted into a maximum of 1.6 common stock of MGM Resorts International.
- (12) These represent the common stock of MGM Resorts International indirectly held through trust.
- (13) These represent the common stock of MGM Resorts International held by William Joseph Hornbuckle.
- (14) This represents 67,349 unvested RSUs in the common stock of MGM Resorts International granted to John M. McManus.
- (15) This represents 100,029 unvested PSUs in the common stock of MGM Resorts International granted to John M. McManus. Each PSU can be converted into a maximum of 1.6 common stock of MGM Resorts International.
- (16) These represent the common stock of MGM Resorts International held by John M. McManus.
- (17) This represents 57,337 vested deferred stock units in the common stock of MGM Resorts International granted to Daniel J. Taylor.
- (18) This represents 18,706 vested deferred board fees in the common stock of MGM Resorts International held by Daniel J. Taylor.
- (19) This represents 6,675 unvested RSUs in the common stock of MGM Resorts International granted to Daniel J. Taylor.
- (20) This represents 3,442 dividend equivalent rights for the outstanding RSUs equity awards of MGM Resorts International held by Daniel J. Taylor.
- (21) This represents 24,592 unvested RSUs in the common stock of MGM Resorts International granted to Ayesha Khanna Molino.
- (22) This represents 28,317 unvested PSUs in the common stock of MGM Resorts International granted to Ayesha Khanna Molino. Each PSU can be converted into a maximum of 1.6 common stock of MGM Resorts International.

- (23) These represent the common stock of MGM Resorts International held by Ayesha Khanna Molino.
- (24) These represent the common stock of MGM Resorts International held by Ayesha Khanna Molino's spouse.
- (25) This represents 9,256 vested RSUs in the common stock of MGM Resorts International held by Jonathan S. Halkyard.
- (26) This represents 87,842 unvested RSUs in the common stock of MGM Resorts International granted to Jonathan S. Halkyard.
- (27) This represents 127,457 unvested PSUs in the common stock of MGM Resorts International granted to Jonathan S. Halkyard. Each PSU can be converted into a maximum of 1.6 common stock of MGM Resorts International.
- (28) These represent the common stock of MGM Resorts International held by Jonathan S. Halkyard.

Except as disclosed above, as at December 31, 2025, none of the Directors or chief executive of the Company was interested, or was deemed to be interested in the long and short positions in the Shares, underlying Shares and/or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which were required to be (i) notified to the Company and the Hong Kong Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO or (ii) recorded in the register maintained by the Company as required pursuant to Section 352 of the SFO as aforesaid or (iii) notified to the Company and the Hong Kong Stock Exchange pursuant to the Model Code.

REPORT OF THE DIRECTORS

SUBSTANTIAL SHAREHOLDERS' INTERESTS AND SHORT POSITIONS IN THE SHARES AND UNDERLYING SHARES OF THE COMPANY

As at December 31, 2025 so far as is known to any Director of the Company, the persons who had interests or short positions in the Shares or underlying Shares of the Company as recorded in the register required to be kept by the Company pursuant to section 336 of the SFO or as otherwise notified to the Company were as follows:

(A) LONG POSITION IN THE SHARES OF THE COMPANY

Name	Capacity/nature of interest	Number of Shares held	Percentage of shareholding
MGM Resorts International ⁽¹⁾	Interest in a controlled corporation	2,126,100,001	55.95%
MGM International, LLC ⁽¹⁾	Interest in a controlled corporation	2,126,100,001	55.95%
MRIH ⁽¹⁾	Direct interest	2,126,100,001	55.95%
Pansy Ho ⁽²⁾	Direct interest	380,000,000	10.00%
	Interest in a controlled corporation	474,561,200	12.49%
Grand Paradise Macau Limited ⁽²⁾	Direct interest	474,561,200	12.49%

Notes:

(1) MRIH is a wholly-owned subsidiary of MGM International, LLC, which in turn is wholly-owned by MGM Resorts International. Therefore, MGM International, LLC and MGM Resorts International are deemed or taken to be interested in 2,126,100,001 Shares which are directly held by MRIH.

(2) Grand Paradise Macau Limited is a company controlled by Ms. Pansy Ho and therefore Ms. Pansy Ho is deemed or taken to be interested in 474,561,200 Shares which are directly held by Grand Paradise Macau Limited.

Except as disclosed above, the Company had not been notified of any other corporation or person, who, as at December 31, 2025, had interests or short positions in the Shares or underlying Shares of the Company which would be required to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO and which were recorded in the register required to be kept by the Company under section 336 of the SFO.

SHARE-BASED PAYMENTS

SHARE OPTION SCHEME

The Company maintains the 2011 Share Option Scheme and the 2020 Share Option Scheme for the purpose of providing incentives and/or rewards to persons for their contributions to, and continuing efforts to promote the interests of the Group. Under the Share Option Scheme, options will be granted to subscribers for ordinary shares in the Company.

Persons who are eligible to participate in the schemes (the “Eligible Participants”) include:

- (i) any Employee of the Group;
- (ii) any Director of the Group;
- (iii) any other person (including a consultant or adviser) who provides services to the Group on a continuing or recurring basis in its ordinary and usual course of business which, in the sole discretion of the Board, are in the interests of the long-term growth of the Group and who has contributed or will contribute to the Group.

2011 Share Option Scheme

The Company adopted a share option scheme on May 11, 2011, which was amended by the Board on July 28, 2016 to approve certain administrative matters and further amended by the Shareholders at the annual general meeting of the Company held on May 24, 2017 (the “2011 Share Option Scheme”) to approve certain changes to paragraphs 1.1, 6, 7 and 11 of the terms of the 2011 Share Option Scheme. Details of the amendments are set out in the circular of the Company dated April 20, 2017. The 2011 Share Option Scheme expired on May 10, 2021, and no further options have been nor will be granted under the 2011 Share Option Scheme. All outstanding options granted under the 2011 Share Option Scheme shall remain valid and exercisable in accordance with the terms of the 2011 Share Option Scheme, which shall be in force and effect despite the expiry of the 2011 Share Option Scheme.

As at December 31, 2025, the total number of Shares that would be available for issue based on the outstanding options granted under the 2011 Share Option Scheme is 12,562,800.

REPORT OF THE DIRECTORS

2020 Share Option Scheme

At the annual general meeting of the Company held on May 28, 2020, the Shareholders approved the adoption of the share option scheme (the “2020 Share Option Scheme”). There is no material difference between the terms of the 2011 Share Option Scheme and the terms of the 2020 Share Option Scheme. All options outstanding on the expiration of the ten-year period granted under the 2020 Share Option Scheme will remain valid and exercisable in accordance with the terms of the 2020 Share Option Scheme, which shall remain in full force and effect following the expiry of the 2020 Share Option Scheme. There are no performance targets attached to the options to be granted under the 2020 Share Option Scheme.

As at December 31, 2025, the total number of Shares available for issue based on the outstanding options granted under the 2020 Share Option Scheme is 13,452,000.

As at December 31, 2025, the number of Shares in respect of which options had been granted under the 2011 Share Option Scheme and the 2020 Share Option Scheme and remained outstanding was 26,014,800 in aggregate, representing approximately 0.7% of the issued share capital of the Company.

Total number of Shares available for issue

The total number of Shares issued and which may be issued in respect of all options granted under all share option schemes of the Company must not in aggregate exceed 380,000,000 Shares, representing 10% of the total number of Shares in issue as at May 28, 2020, being the date of approval of the 2020 Share Option Scheme, excluding options lapsed in accordance with the terms of the 2020 Share Option Scheme (the “Scheme Mandate Limit”). As at the date of this report, the total number of Shares available for issue under the 2020 Share Option Scheme and the 2011 Share Option Scheme prior to its expiry is 299,619,388, represented approximately 7.9% of the issued share capital of the Company.

As at January 1, 2025, the number of options available for grant under the Scheme Mandate Limit was 269,333,800. As at December 31, 2025, the number of options available for grant under the Scheme Mandate Limit was 273,643,788.

Maximum entitlement of each participant

The maximum number of Shares issued and to be issued in respect of all options or awards granted (excluding any options or awards lapsed in accordance with the terms of the 2020 Share Option Scheme or Restricted Stock Unit Plan) in the twelve-month period up to and including the date of such grant is limited to 1% of the total number of Shares in issue. Any further grant of share options and awards in excess of this limit is subject to Shareholders’ approval in a general meeting in accordance with Chapter 17 of the Listing Rules.

Exercise period

The period during which an option may be exercised, to be determined and notified by the Board to a grantee, shall not in any event be more than ten years commencing on the date on which the offer in relation to such option is deemed to have been accepted by the grantee, subject to the provisions for early termination contained in the scheme.

The Board may in its absolute discretion specify such conditions as it thinks fit when making an offer to an Eligible Participant (including, without limitation, as to any performance criteria which must be satisfied by the Eligible Participant and/or the Company and/or its Subsidiaries, and any minimum period for which an option must be held, before an option may be exercised, if any), provided that such conditions shall not be inconsistent with any other terms of the 2020 Share Option Scheme.

Payment on acceptance of the option

HK\$1.00 is payable by the grantee to the Company on acceptance of the option offer.

Determination of exercise price

The exercise price shall be a price determined by the Board and notified to the grantee and shall be at least the higher of: (i) the closing price of the Shares as stated in the Hong Kong Stock Exchange's daily quotation sheets on the offer date, which must be a business day; (ii) the average of the closing price of the Shares as stated in the Hong Kong Stock Exchange's daily quotation sheets for the five business days immediately preceding the offer date; and (iii) the nominal value of a Share.

Life of the share option schemes

The 2011 Share Option Scheme expired on May 10, 2021, and no further options have been nor will be granted under the 2011 Share Option Scheme. The 2020 Share Option Scheme is effective for a period of 10 years from May 28, 2020.

REPORT OF THE DIRECTORS

A summary of the movements of the outstanding options under the 2011 Share Option Scheme and the 2020 Share Option Scheme during the year ended December 31, 2025 is as follows:

Directors, eligible employees and consultant	Date of grant	Exercisable period	Exercise price per Share HK\$	Outstanding at January 1, 2025	Number of share options				Outstanding at December 31, 2025
					Granted during the year	Exercised during the year	Lapsed during the year	Cancelled during the year	
Kenneth Feng	November 15, 2019	November 15, 2020 — November 14, 2029	12.176	1,000,000	—	—	—	—	1,000,000
	June 3, 2020	June 3, 2021 — June 2, 2030	9.470	225,000	—	—	—	—	225,000
	May 3, 2021	December 31, 2021 — May 2, 2031	12.672	282,400	—	—	—	—	282,400
	June 3, 2021	June 3, 2022 — June 2, 2031	12.480	859,600	—	—	—	—	859,600
	June 10, 2022	June 10, 2023 — June 9, 2032	4.330	988,200	—	(494,100)	—	—	494,100
Sub-total (Directors)				3,355,200	—	(494,100)	—	—	2,861,100
Employees	February 25, 2015	February 25, 2016 — February 24, 2025	19.240	100,000	—	—	(100,000)	—	—
	May 15, 2015	May 15, 2016 — May 14, 2025	15.100	120,000	—	—	(120,000)	—	—
	June 3, 2015	June 3, 2016 — June 2, 2025	14.090	2,521,888	—	—	(2,521,888)	—	—
	August 17, 2015	August 17, 2016 — August 16, 2025	16.470	25,000	—	(25,000)	—	—	—
	February 23, 2016	February 23, 2017 — February 22, 2026	9.130	45,000	—	—	—	—	45,000
	May 16, 2016	May 16, 2017 — May 15, 2026	10.480	50,000	—	(50,000)	—	—	—
	June 3, 2016	June 3, 2017 — June 2, 2026	10.900	878,000	—	(878,000)	—	—	—
	August 23, 2016	August 23, 2017 — August 22, 2026	11.740	1,370,200	—	(1,203,000)	(42,400)	—	124,800
	November 15, 2016	November 15, 2017 — November 14, 2026	14.650	200,000	—	(200,000)	—	—	—
	February 21, 2017	February 21, 2018 — February 20, 2027	14.500	825,000	—	(775,000)	—	—	50,000
	May 15, 2017	May 15, 2018 — May 14, 2027	16.990	260,000	—	—	—	—	260,000
	June 5, 2017	June 5, 2018 — June 4, 2027	17.132	3,744,800	—	(301,600)	(104,800)	—	3,338,400
	August 15, 2017	August 15, 2018 — August 14, 2027	15.910	250,000	—	(20,000)	—	—	230,000
November 15, 2017	November 15, 2018 — November 14, 2027	19.240	300,000	—	—	—	—	300,000	

Directors, eligible employees and consultant	Date of grant	Exercisable period	Exercise price per Share HK\$	Outstanding at January 1, 2025	Number of share options				Outstanding at December 31, 2025
					Granted during the year	Exercised during the year	Lapsed during the year	Cancelled during the year	
Employees	February 23, 2018	February 23, 2019 — February 22, 2028	23.200	780,000	—	—	(50,000)	—	730,000
	June 4, 2018	June 4, 2019 — June 3, 2028	22.510	3,193,600	—	—	(76,400)	—	3,117,200
	August 15, 2018	August 15, 2019 — August 14, 2028	15.932	100,000	—	—	—	—	100,000
	November 15, 2018	November 15, 2019 — November 14, 2028	11.940	50,000	—	(50,000)	—	—	—
	April 4, 2019	April 4, 2020 — April 3, 2029	17.500	50,000	—	—	—	—	50,000
	May 15, 2019	May 15, 2020 — May 14, 2029	14.292	290,000	—	(225,000)	—	—	65,000
	June 6, 2019	June 6, 2020 — June 5, 2029	11.744	4,528,300	—	(3,643,500)	(46,400)	—	838,400
	August 15, 2019	August 15, 2020 — August 14, 2029	11.564	150,000	—	(150,000)	—	—	—
	November 15, 2019	November 15, 2020 — November 14, 2029	12.176	100,000	—	(50,000)	—	—	50,000
	April 1, 2020	April 1, 2021 — March 31, 2030	7.976	20,000	—	—	—	—	20,000
	May 15, 2020	May 15, 2021 — May 14, 2030	9.316	77,500	—	(27,500)	—	—	50,000
	June 3, 2020	June 3, 2021 — June 2, 2030	9.470	5,319,000	—	(4,271,700)	—	—	1,047,300
	August 17, 2020	August 17, 2021 — August 16, 2030	10.380	15,000	—	(15,000)	—	—	—
	November 16, 2020	November 16, 2020 — November 15, 2030	15.620	1,624,000	—	(330,000)	—	—	1,294,000
	November 16, 2020	November 16, 2020 — November 15, 2030	15.120	625,000	—	(625,000)	—	—	—
	May 3, 2021	December 31, 2021 — May 2, 2031	12.672	797,200	—	(548,000)	—	—	249,200
	May 17, 2021	May 17, 2022 — May 16, 2031	11.312	122,500	—	(60,000)	(12,500)	—	50,000
	June 3, 2021	June 3, 2022 — June 2, 2031	12.480	8,281,600	—	(5,985,400)	(192,600)	—	2,103,600
	August 16, 2021	August 16, 2022 — August 15, 2031	8.256	187,500	—	(150,000)	—	—	37,500
	March 11, 2022	March 11, 2023 — March 10, 2032	4.626	600,000	—	(100,000)	—	—	500,000
	May 16, 2022	May 16, 2023 — May 15, 2032	4.146	285,000	—	(180,000)	—	—	105,000
	June 10, 2022	June 10, 2023 — June 9, 2032	4.330	17,352,200	—	(8,808,100)	(539,200)	—	8,004,900
	May 15, 2023	May 15, 2024 — May 14, 2033	9.090	100,000	—	(50,000)	(25,000)	—	25,000
Sub-total (Employees)				55,338,288	—	(28,721,800)	(3,831,188)	—	22,785,300

REPORT OF THE DIRECTORS

Directors, eligible employees and consultant	Date of grant	Exercisable period	Exercise price per Share HK\$	Outstanding at January 1, 2025	Number of share options				Outstanding at December 31, 2025
					Granted during the year	Exercised during the year	Lapsed during the year	Cancelled during the year	
Consultant	June 3, 2015	June 3, 2016 — June 2, 2025	14,090	478,800	—	—	(478,800)	—	—
	June 3, 2016	June 3, 2017 — June 2, 2026	10,900	350,000	—	(350,000)	—	—	—
	August 23, 2016	August 23, 2017 — August 22, 2026	11,740	263,600	—	(263,600)	—	—	—
	June 5, 2017	June 5, 2018 — June 4, 2027	17,132	214,800	—	—	—	—	214,800
	June 4, 2018	June 4, 2019 — June 3, 2028	22,510	153,600	—	—	—	—	153,600
	June 6, 2019	June 6, 2020 — June 5, 2029	11,744	275,200	—	(275,200)	—	—	—
	November 16, 2020	November 16, 2021 — November 15, 2030	11,240	200,000	—	(200,000)	—	—	—
Sub-total (Consultant)				1,936,000	—	(1,088,800)	(478,800)	—	368,400
Total				60,629,488	—	(30,304,700)	(4,309,988)	—	26,014,800
Weighted average exercise price per Share				HK\$10.80	—	HK\$9.46 ⁽²⁾	HK\$13.19	—	HK\$11.96
Exercisable at end of the reporting period									19,903,600

Notes:

- (1) No share options were granted during the year ended December 31, 2025.
- (2) The weighted average closing price of the Shares immediately before the dates on which the options were exercised during the year ended December 31, 2025 was HK\$15.01.

The number of Shares that may be issued in respect of all options granted under the 2020 Share Option Scheme and the 2011 Share Option Scheme prior to its expiry during the year ended December 31, 2025 divided by the weighted average number of Shares in issue for the year ended December 31, 2025 was 0.7%.

The vesting periods of the above options are 25% per year vesting on each of the anniversary dates of the date of grant, with the exception of the options granted on May 3, 2021, which were 100% vested on December 31, 2021.

RESTRICTED STOCK UNIT PLAN

On August 4, 2023, the Board approved and adopted the Restricted Stock Unit Plan, which is intended to serve as a key component of the Company's total compensation program, and is designed with the purpose to attract, retain and motivate key employees and to align their interests with those of the Company's shareholders by providing equity-based incentives in the form of Shares of the Company. On March 19, 2026, the Board approved an amendment to the Restricted Stock Unit Plan to specify that an award granted to a director of the Company may only be satisfied in accordance with Rule 7 (*Cash Alternative*) unless and until such time that the grant of awards satisfied by Shares under the Plan to directors of the Company is approved by the independent non-executive directors of the Company (excluding any independent non-executive director who is the grantee of such awards). A restricted stock unit award may be granted to any director or employee of the Group and any other person (including a consultant or adviser) who in the sole discretion of the Board has contributed or will contribute to the Group, approved by the Board following a recommendation from the Remuneration Committee. There are no performance targets attached to the awards to be granted under the Restricted Stock Unit Plan. Under the Restricted Stock Unit Plan, each restricted stock unit award represents a right to receive a transfer of Shares following vesting. By Trust Deed executed on January 25, 2024, a Trust was established for the purposes of the Restricted Stock Unit Plan and a Trustee was appointed. Restricted stock unit awards shall be satisfied by the transfer of Shares acquired on the Hong Kong Stock Exchange by the Trust (or a cash alternative determined by the Board) only and shall not be capable of being satisfied by the issue of Shares by the Company.

The Company shall ensure that adequate funds are paid to the Trustee from time to time (in each case to the extent not prohibited by the Listing Rules and applicable laws and regulations) to enable the Trustee to perform its duties and exercise its powers under this Trust Deed, including to acquire the appropriate number of Shares to settle vested restricted stock unit awards with the relevant Participants and to cover all costs and expenses related thereto. The effect of the vesting of a restricted stock unit is that the Shares in respect of which a restricted stock unit vests shall be transferred to the Participant as soon as is reasonably practicable. 25% of restricted stock units awarded vest on each anniversary of the date on which an award is granted.

Maximum entitlement of each participant

The maximum number of Shares issued and to be issued in respect of all options or awards granted (excluding any options or awards lapsed in accordance with the terms of the 2011 Share Option Scheme, the 2020 Share Option Scheme or the Restricted Stock Unit Plan) in the twelve-month period up to and including the date of such grant is limited to 1% of the total number of Shares in issue. Any further grant of share options and awards in excess of this limit is subject to Shareholders' approval in a general meeting in accordance with Chapter 17 of the Listing Rules.

Life of the Restricted Stock Unit Plan

An award may only be granted within the period of 10 years commencing on the date of adoption of the Plan.

REPORT OF THE DIRECTORS

Equity-settled restricted stock units

With respect to the awards that shall be satisfied by the transfer of Shares, the fair value of the awarded non-vested Shares was calculated based upon the market prices of the Company's Shares at the respective award dates reduced by the present value of dividends expected to be paid during the vesting period.

A summary of the movements of the outstanding equity-settled restricted stock units under the Restricted Stock Unit Plan during the year ended December 31, 2025 is as follows:

Directors, eligible employees and consultant	Date of grant	Number of restricted stock units					Unvested units at December 31, 2025
		Unvested units at January 1, 2025	Granted during the year ⁽¹⁾	Vested during the year ⁽³⁾	Lapsed during the year	Cancelled during the year	
Five highest paid individuals in aggregate ⁽²⁾	August 7, 2023	846,941	—	(282,312)	—	—	564,629
Other grantees in aggregate	August 7, 2023	3,776,877	—	(1,254,988)	(319,847)	—	2,202,042
Five highest paid individuals in aggregate ⁽²⁾	June 3, 2024	842,588	—	(210,646)	—	—	631,942
Other grantees in aggregate	June 3, 2024	3,798,838	—	(946,731)	(380,846)	—	2,471,261
Other grantees in aggregate	November 20, 2024	323,250	—	(80,804)	—	—	242,446
Five highest paid individuals in aggregate ⁽²⁾	June 3, 2025	—	1,088,000	—	—	—	1,088,000
Other grantees in aggregate	June 3, 2025	—	5,546,731	—	(660,049)	—	4,886,682
Other grantees in aggregate	November 17, 2025	—	68,271	—	—	—	68,271
Total		9,588,494	6,703,002	(2,775,481)	(1,360,742)	—	12,155,273

Notes:

- (1) For restricted stock units granted during the year ended December 31, 2025, the closing price of the Shares immediately before the date of June 3, 2025 grant was HK\$11.20 and November 17, 2025 was HK\$16.13. The weighted average fair value of restricted stock units granted during the year ended December 31, 2025 was HKD\$9.88 per share.

- (2) Of the five individuals with the highest emoluments in the Group, two were directors of the Company with no equity-settled restricted stock units granted during the year.
- (3) The weighted average closing price of the shares immediately before the date on which the restricted stock units vested was HK\$14.46.

Cash-settled restricted stock units

With respect to the awards that shall be satisfied by payment of a cash equivalent amount in lieu of Shares following vesting, the fair value of each restricted stock unit was calculated based upon the market prices of the Company's Shares at the respective award dates reduced by the present value of dividends expected to be paid during the vesting period. The fair value of each restricted stock unit is re-measured at the end of each reporting period until its vesting date. Upon vesting of each restricted stock unit, the Group will pay the grantees an amount in cash calculated based upon the closing price of a Share on the dealing day immediately preceding the vesting date.

A summary of the movements of the outstanding cash-settled restricted stock units under the Restricted Stock Unit Plan during the year ended December 31, 2025 is as follows:

Directors, eligible employees and consultant	Date of grant	Number of restricted stock units					Unvested units at December 31, 2025
		Unvested units at January 1, 2025	Granted during the year ⁽¹⁾	Vested during the year	Lapsed during the year	Cancelled during the year	
Kenneth Feng	August 7, 2023	460,735	—	(153,578)	—	—	307,157
	June 3, 2024	458,368	—	(114,592)	—	—	343,776
	June 3, 2025	—	591,872	—	—	—	591,872
Total		919,103	591,872	(268,170)	—	—	1,242,805

Note:

- (1) For restricted stock units granted during the year ended December 31, 2025, the closing price of the Shares immediately before the date of this grant was HK\$11.20 and the weighted average fair value of restricted stock units granted on that date was HK\$9.83 per share.

REPORT OF THE DIRECTORS

INDIVIDUAL LIMITS

No share option and restricted stock unit award shall be granted to any eligible person if, at the time of grant, the number of relevant Shares would exceed in aggregate 1 per cent of the relevant class of Shares in issue, unless:

- (i) such grant has been duly approved, in the manner prescribed by the relevant provisions of Chapter 17 of the Listing Rules, by resolution of the shareholders of the Company in general meeting, at which the relevant Eligible Person and his close associates (or associates if the relevant eligible person is a connected person) abstained from voting;
- (ii) a circular regarding the grant has been dispatched to the shareholders of the Company in a manner complying with, and containing the information specified in, the relevant provisions of Chapter 17 of the Listing Rules; and
- (iii) the number of Shares granted under and the terms of such share option or restricted stock unit award are fixed before the general meeting of the Company at which the same are approved.

Where a share option or restricted stock unit award is to be granted to a Company Connected Person (or any of its respective Associate), the grant shall not be valid unless it has been approved by the independent non-executive directors, excluding any independent non-executive director who is a prospective recipient of the share option or restricted stock unit award.

Where a share option or restricted stock unit award is to be granted to a director, a chief executive or a Substantial Shareholder (or any of their respective Associates), and the grant will result in the number and value of all the relevant Shares exceeding:

- (i) 0.1 per cent of the relevant class of Shares in issue at the date on which the share option or restricted stock unit award is granted; and
- (ii) an aggregate value (based on the closing price of the Shares on the Stock Exchange on the date on which the share option or restricted stock unit award is granted) of HK\$5 million or HK\$15 million (as applicable for the relevant scheme),

Such grant shall not be valid unless:

- (i) a circular containing the details of the grant has been dispatched to the shareholders of the Company in a manner complying with, and containing the matters specified in, the relevant provisions of Chapter 17 of the Listing Rules (including, in particular, a recommendation from the independent non-executive directors (excluding the independent non-executive director who is the prospective recipient of the Award) to the independent shareholders of the Company as to voting); and
- (ii) the grant has been approved by the shareholders of the Company in general meeting (taken on a poll), at which all the Core Connected Persons must abstain from voting in favor of the relevant resolution granting the approval.

Save as disclosed above, none of the grantees for share options and restricted stock units are the directors, chief executive or substantial shareholders of the Company, or their respective associates. None of the grantees are awarded with options and restricted stock units granted and to be granted in excess of the 1% individual limit and are related entity participant or service provider with options and awards granted and to be granted in any 12-month period exceeding 0.1% of the relevant class of shares in issue. The description of the option pricing model and details of the significant assumptions and inputs used in that pricing model such as the expected volatility, expected dividends and the risk-free interest rate are not disclosed as there is no grant of share options during the year ended December 31, 2025.

REPORT OF THE DIRECTORS

CONNECTED TRANSACTIONS

During the year ended December 31, 2025, the Group engaged in transactions with MGM Resorts International, Ms. Pansy Ho and their respective affiliates described below which constitute continuing connected transactions under the Listing Rules.

CONTINUING CONNECTED TRANSACTIONS

Continuing Connected Transactions exempt from circular and independent Shareholders' approval requirements under Rule 14A.76(2) of the Listing Rules

1. Fourth and Fifth Renewed Development Agreements

As disclosed in the IPO Prospectus, MGM Branding, MGM Grand Paradise, MGM Resorts International, MRIH, NCE and the Company entered into the Development Agreement on May 17, 2011. The Development Agreement was replaced and renewed by the First Renewed Development Agreement on December 24, 2013, for a term of three years commencing from January 1, 2014. The First Renewed Development Agreement was replaced and renewed by the Second Renewed Development Agreement on December 12, 2016, for a term of three years commencing from January 1, 2017. The Second Renewed Development Agreement was replaced and renewed by the Third Renewed Development Agreement on December 27, 2019, for a term of three years, commencing on January 1, 2020. The Third Renewed Development Agreement was replaced and renewed by the Fourth Development Agreement on December 8, 2022, for a term of three years, commencing on January 1, 2023.

MGM Resorts International, through its wholly-owned subsidiaries, holds approximately 55.95% of the entire issued share capital of the Company and is the controlling shareholder of the Company. MRIH is an indirect wholly-owned subsidiary of MGM Resorts International. Ms. Pansy Ho holds directly and indirectly approximately 22.49% of the entire issued share capital of the Company and is a substantial shareholder of the Company. She is also the Chairperson and an Executive Director of the Company. NCE is wholly owned by Ms. Pansy Ho. MGM Branding is held 50% by MRIH and 50% by NCE. According to the Listing Rules, MGM Resorts International, MRIH, Ms. Pansy Ho, NCE and MGM Branding are connected persons of the Company. As such, the transactions contemplated under the Development Agreement, and the subsequent renewed Development Agreements as set out below, constitute continuing connected transactions of the Company pursuant to Rule 14A.31 of the Listing Rules.

The major purpose of the Development Agreement, and the subsequent renewed Development Agreements as set out below, is that, through the development services provided, the Company will have access to the expertise of MGM Resorts International and NCE in the design, construction, management and operation of high quality casino projects.

As the term of the Fourth Renewed Development Agreement expired on December 31, 2025, the parties entered into the Fifth Renewed Development Agreement on December 23, 2025 to replace and renew the Fourth Renewed Development Agreement. The Fifth Renewed Development Agreement is effective from January 1, 2026 and will expire on December 31, 2028. The details of the terms of the Fourth and Fifth Renewed Development Agreements were set out in the Company's announcement dated December 8, 2022 and December 25, 2025, respectively.

The terms of the Fourth and Fifth Renewed Development Agreements were arrived at after arm's length negotiations between the relevant parties. The Directors (including the independent non-executive Directors) consider that the entry into the Fourth and Fifth Renewed Development Agreements is in the ordinary and usual course of business of the Group and on normal commercial terms, and that the terms are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

Pursuant to the Fourth and Fifth Renewed Development Agreements, the Company has agreed to appoint MGM Branding, and MGM Branding has agreed to provide certain development services to the Group in connection with future expansion of the existing project and development of future resort gaming projects.

MGM Branding may provide the development services directly or through any of its affiliates. Each of MGM Resorts International and NCE has severally agreed that it shall use reasonable efforts to cooperate with, facilitate and support the provision of development services by MGM Branding to the Group in accordance with the Fourth Renewed Development Agreement.

The Group has agreed to pay development fees to MGM Branding in consideration for the development services provided. The development fee payable is equal to 2.625% of the project costs for each project commenced or continuing in the Chinese Mainland, Macau, Hong Kong and Taiwan during the term of the Fourth Renewed Development Agreement (whether or not completed during the term).

The development fees payable under the Fourth and Fifth Renewed Development Agreements were determined based on, amongst others, the potential projects that the Company may undertake and the assumption that there will be no significant increase in the aggregate costs and expenses.

The Group is entitled to terminate the appointment of MGM Branding as provider of development services if it fails to comply with its obligations to provide the services. MGM Branding is entitled to terminate the provision of development services if the Group fails to comply with its obligations under the Fourth and Fifth Renewed Development Agreements, including the payment of the development fee.

REPORT OF THE DIRECTORS

The annual caps for each project contemplated under the Fourth Renewed Development Agreement are US\$15,000,000 for each of the years ended December 31, 2023, December 31, 2024 and December 31, 2025. The annual caps for each project contemplated under the Fifth Renewed Development Agreement are US\$15,000,000 for each of the years ending December 31, 2026, December 31, 2027 and December 31, 2028.

The annual caps under the Fourth and Fifth Renewed Development Agreements were determined based on the Group's expected future developments under the Fourth and Fifth Renewed Development Agreements.

No consideration was paid pursuant to the Fourth Renewed Development Agreement during the year ended December 31, 2025.

Under Chapter 14A of the Listing Rules, the transactions contemplated under the Fourth and Fifth Renewed Development Agreements are only subject to reporting, announcement and annual review requirements but are exempt from the independent shareholders' approval requirements under Chapter 14A of the Listing Rules.

2. **Fourth and Fifth Renewed Master Service Agreements and Related Arrangements**

As disclosed in the IPO Prospectus and the announcement of the Company dated June 3, 2011, Shun Tak and MGM Grand Paradise entered into the Master Service Agreement on October 8, 2011. The Master Service Agreement was replaced and renewed by the First Renewed Master Service Agreement on December 24, 2013, for a term of three years commencing from January 1, 2014. The First Renewed Master Service Agreement was replaced and renewed by the Second Renewed Master Service Agreement on December 12, 2016, for a term of three years commencing from January 1, 2017. The Second Renewed Master Service Agreement was replaced and renewed by the Third Renewed Master Service Agreement on December 27, 2019, for a term of three years commencing from January 1, 2020. The Third Renewed Master Service Agreement was replaced and renewed by the Fourth Master Service Agreement on December 8, 2022, for a term of three years, commencing on January 1, 2023. On September 11, 2025, as the aggregate amount paid in the financial year of 2025 and payable by the MGM Group under the Fourth Renewed Master Service Agreement to Shun Tak Group for the remaining part of the financial year ending December 31, 2025 was expected to be higher than the levels envisaged at the time of entering into the Fourth Renewed Master Service Agreement, due to the expected increase in demand for offsite gaming accommodation and the amount of room purchases by MGM Grand Paradise, the Board of Directors of the Company revised the original annual caps for the continuing connected transactions contemplated under the Fourth Renewed Master Service Agreement for the year ended December 31, 2025, from the original amount of HK\$180 million to HK\$200 million. The annual caps in respect of the payment from the Shun Tak Group to the MGM Group for the continuing connected transactions under the Fourth Renewed Master Service Agreement remain unchanged.

Ms. Pansy Ho is the managing director and a substantial shareholder of Shun Tak. By virtue of a number of direct and indirect interests in Shun Tak, the Hong Kong Stock Exchange has determined that Shun Tak is an associate of Ms. Pansy Ho and therefore Shun Tak is deemed to be a connected person of the Company under the Listing Rules. Accordingly, the transactions contemplated under the Master Service Agreement, and the subsequent renewed Master Service Agreements as set out below, constitute continuing connected transactions of the Company pursuant to Rule 14A.31 of the Listing Rules.

The purpose of the Master Service Agreement, and the subsequent renewed Master Service Agreements as set out below, is to provide a framework for the provision of products and services between the Group and the Shun Tak Group. The Master Service Agreements and the existing transactions shall continue to enable the Group to foster its hospitality-related business in Macau and enhance its overall revenue.

As the term of the Fourth Renewed Master Service Agreement expired on December 31, 2025, the parties entered into the Fifth Renewed Master Service Agreement on December 23, 2025 to replace and renew the Fourth Renewed Master Service Agreement. The Fifth Renewed Master Service Agreement is effective from January 1, 2026 and will expire on December 31, 2028. The details of the terms of the Fourth Renewed Master Service Agreement and the amendment agreement were set out in the Company's announcement dated December 8, 2022 and September 11, 2025, respectively. The details of the terms of the Fifth Renewed Master Service Agreement were set out in the Company's announcement dated December 23, 2025.

The terms of the Fourth and Fifth Renewed Master Service Agreements and the existing transactions were arrived at after arm's length negotiations between the relevant parties. The Directors (including the independent non-executive Directors) consider that the entry into the Fourth and Fifth Renewed Master Service Agreements is in the ordinary and usual course of business of the Group and on normal commercial terms, and that the terms are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

The products and services provided or to be provided by the Group and/or Shun Tak Group, including but not limited to, the provision of dry cleaning and laundry services, the provision of property cleaning services, sale of Macau 2049 show tickets, sale of cash vouchers and the rental of hotel rooms.

Terms of each specific service are or will be further detailed separately in an agreement or a service contract which may be constituted by the acceptance of a price quotation, sales order or other written documents and have been or will be negotiated on arm's length negotiations between the parties and by reference to prevailing market price. Existing agreements entered into under the Master Service Agreement, the First Renewed Master Service Agreement, the Second

REPORT OF THE DIRECTORS

Renewed Master Service Agreement, the Third Renewed Master Service Agreement and the Fourth Renewed Master Service Agreement shall, unless stated otherwise, remain in full force and effect and subject to the terms of the Fifth Renewed Master Service Agreement. Further details of the terms of the existing transactions under the Fifth Renewed Master Service Agreement were set out in the Company's announcement dated December 23, 2025. Agreements or service contracts entered into under the Fifth Renewed Master Service Agreement are in writing for a fixed term of not more than three years.

Our Company's continuing connected transactions with Shun Tak fall under Rule 14A.76(2) of the Listing Rules which are exempt from circular and independent Shareholders' approval requirements. Our Company has complied with the reporting and announcement requirements set out in Rules 14A.49, 14A.35 and 14A.68, the annual review requirements set out in Rules 14A.55 to 14A.59, 14A.71 and 14A.72 and the requirements set out in Rules 14A.34, 14A.50 to 14A.54 and 14A.68(4) of the Listing Rules.

The Group and the Shun Tak Group have entered into and may continue to enter into agreements or service contracts with details of the service scope and fees determined/to be determined at arm's length negotiations between the relevant member(s) of the Group and the relevant member(s) of the Shun Tak Group by reference to prevailing market prices and on normal commercial terms.

The annual caps on net amounts payable under the Fourth Renewed Master Service Agreement and the amendment agreement by our Group to the Shun Tak Group and the amounts payable by the Shun Tak Group to our Group in respect of the transactions contemplated under the Fourth Renewed Master Service Agreement for the three years ending December 31, 2023, 2024 and 2025 were as follows:

Period (for the year ended)	Annual cap on payments to Shun Tak Group (HK\$)	Annual cap on payments from Shun Tak Group (HK\$)
December 31, 2023	180,000,000	2,500,000
December 31, 2024	180,000,000	2,500,000
December 31, 2025	200,000,000	2,500,000

The annual caps on amounts payable by the Group to the Shun Tak Group under the Fourth Renewed Master Service Agreement were determined by reference to (i) historical amounts paid for services contemplated by the Third Renewed Master Service Agreement for the two years ended December 31, 2020 and 2021 and the nine months ended September 30, 2022 (unaudited); (ii) the estimated quantity of laundry services, property cleaning services, and provision of rental of hotel rooms at agreed rates which may be required by the Group during each of the years ended December 31, 2023, 2024 and 2025; and (iii) the anticipated increase in demand for services from the Shun Tak Group due to the Group's expected increase in business volume and revenue over the next few years. The revised annual caps on amounts payable by the MGM Group to Shun Tak Group under the amendment agreement to the Fourth Renewed Master Service Agreement were determined by reference to, amongst others, (i) historical amounts paid for services contemplated by the Fourth Renewed Master Service Agreement for the two years ended December 31, 2023 and 2024 and the six months ended June 30, 2025 (unaudited); (ii) the estimated quantity of laundry services, property cleaning services, and provision of rental of hotel rooms at agreed rates which may be required by the MGM Group during the remaining period of the year ended December 31, 2025; and (iii) the anticipated increase in demand for services from the Shun Tak Group due to the MGM Group's expected increase in demand for offsite gaming accommodation and increased room purchases by MGM Grand Paradise in the four months ended December 31, 2025.

The annual caps on amounts payable by the Shun Tak Group to the Group under the Fourth Renewed Master Service Agreement were determined by reference to (i) historical amounts of revenues received for services contemplated by the Third Renewed Master Service Agreement for the two years ended December 31, 2020 and 2021 and the nine months ended September 30, 2022 (unaudited); (ii) the anticipated demand for the relevant products and services; (iii) the increase of the Group's capacity to provide services to the Shun Tak Group; and (iv) the anticipated room rates for hotel rooms during each of the years ending December 31, 2023, 2024 and 2025.

REPORT OF THE DIRECTORS

The annual caps on net amounts payable under the Fifth Renewed Master Service Agreement by our Group to the Shun Tak Group and the amounts payable by the Shun Tak Group to our Group in respect of the transactions contemplated under the Fifth Renewed Master Service Agreement for the three years ending December 31, 2026, 2027 and 2028 are as follows:

Period (for the year ended)	Annual cap on payments to Shun Tak Group (HK\$)	Annual cap on payments from Shun Tak Group (HK\$)
December 31, 2026	240,000,000	2,500,000
December 31, 2027	280,000,000	2,500,000
December 31, 2028	320,000,000	2,500,000

The annual caps on amounts payable by the Group to the Shun Tak Group under the Fifth Renewed Master Service Agreement were determined by reference to (i) the historical amounts paid for services under the Fourth Renewed Master Service Agreement for the two years ended December 31, 2023 and 2024 and the nine months ended September 30, 2025 (unaudited); (ii) the estimated volume of the Shun Tak Group's Products and Services which may be required by the Group during each of the years ending December 31, 2026, 2027 and 2028; and (iii) the anticipated increase in demand for the Shun Tak Group's Products and Services due to the Group's expected increase in business volume and revenue over the next few years.

The annual caps on amounts payable by the Shun Tak Group to the Group under the Fifth Renewed Master Service Agreement were determined by reference to (i) historical amounts of revenues received for services under the Fourth Renewed Master Service Agreement for the two years ended December 31, 2023 and 2024 and the nine months ended September 30, 2025 (unaudited); (ii) the anticipated demand for the Group's Products and Services; (iii) the increase of the Group's capacity to provide the Group's Products and Services to the Shun Tak Group, including the sale of Macau 2049 show tickets; and (iv) the anticipated room rates for hotel rooms during each of the years ending December 31, 2026, 2027 and 2028.

For the year ended December 31, 2025, the aggregate total consideration payable by the Group to the Shun Tak Group was HK\$180.2 million, which fell within the annual cap of HK\$200,000,000 for the year ended December 31, 2025; and the aggregate total consideration received by the Group from the Shun Tak Group was HK\$154 thousand which fell within the annual cap of HK\$2,500,000 for the year ended December 31, 2025.

Under Chapter 14A of the Listing Rules, the transactions contemplated under the Fourth Renewed Master Service Agreement and the Fifth Renewed Master Service Agreement are only subject to reporting, announcement and annual review requirements but are exempt from the independent shareholders' approval requirements under Chapter 14A of the Listing Rules.

3. **Third Renewed and Long Term Branding Agreements**

As disclosed in the IPO Prospectus, the Company, MGM Grand Paradise, MGM Branding, MGM Resorts International, MRIH, and NCE entered into the Branding Agreement on May 17, 2011, pursuant to which the Company has been granted the use of certain MGM trademarks owned by MGM Resorts International and its subsidiaries (the "Subject Marks") for a term co-extensive with that of the Sub-Concession, ending on March 31, 2020, the expiry date of the Sub-Concession under the Sub-Concession Contract.

On March 15, 2019, the Sub-Concession of MGM Grand Paradise was extended from March 31, 2020 to June 26, 2022 pursuant to the Sub-Concession Extension Contract. On September 30, 2019, in order to align the expiry date of the Branding Agreement with that of the Sub-Concession, the Company, MGM Grand Paradise, MGM Branding, MGM Resorts International, MRIH and NCE entered into the First Renewed Branding Agreement to replace and renew the Branding Agreement, effective from March 31, 2020 to June 26, 2022. On June 23, 2022 the Sub-Concession was further extended from June 26, 2022 to December 31, 2022 pursuant to the Sub-Concession Further Extension Contract, and the Company, MGM Grand Paradise, MGM Branding, MGM Resorts International, MRIH and NCE entered into the Second Renewed Branding Agreement to extend the Branding Agreement concomitantly to December 31, 2022. On December 8, 2022, the Company, MGM Grand Paradise, MGM Branding, MGM Resorts International, MRIH and NCE entered into the Third Renewed Branding Agreement to replace and renew the Second Branding Agreement, for a term of three years, commencing on January 1, 2023. The details of the terms of the Third Renewed Branding Agreement were set out in the Company's announcement dated December 8, 2022.

The Branding Agreement and the subsequent renewed Branding Agreements enables MGM MACAU, MGM COTAI and any future resort and casino projects or sites which we may develop in the Chinese Mainland, Macau, Hong Kong and Taiwan to use the MGM brand, and grants a license to the Company to use the Subject Marks, which is critical to the success of the business of the Group, given that the Subject Marks are integral to the Group's corporate identity.

REPORT OF THE DIRECTORS

On December 8, 2022, MGM Resorts International licensed the Subject Marks to MRIH under the second renewed trademark license agreement (the “Second Renewed License”), which in turn, sub-licensed the Subject Marks to MGM Branding under the second renewed sublicense agreement (the “Second Renewed Sublicense”). On December 8, 2022, the Company, MGM Grand Paradise, MGM Branding, MGM Resorts International, MRIH, and NCE have entered into the Third Renewed Branding Agreement, pursuant to which MGM Branding sublicensed the Subject Marks to the Company for a term of three years, commencing on January 1, 2023 and ending on December 31, 2025.

The Company has a right to enter into a direct license in respect of the Subject Marks with MGM Resorts International, and MGM Resorts International is obliged to enter into such direct license with our Company, in the event that the Second Renewed License or the Second Renewed Sublicense are terminated for any reason other than in circumstances involving a default by the Company under the Third Renewed Branding Agreement.

The terms of the Third Renewed Branding Agreement were arrived at after arm’s length negotiations between the relevant parties. The Directors (including the independent non-executive Directors) consider that the entry into the Third Renewed Branding Agreement is in the ordinary and usual course of business of the Group and on normal commercial terms, and that the terms are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

Pursuant to the Third Renewed Branding Agreement, the Company agreed to pay MGM Branding monthly license fees calculated on a basis equal to 1.75% of our consolidated reported monthly revenues (determined in accordance with IFRS). The license fees payable under the Third Renewed Branding Agreement were determined based on, amongst others, the intellectual property licensing fees charged by comparable market peers and the historical fee arrangements under the Second Renewed Branding Agreement.

The annual caps of the aggregate license fees payable for MGM Macau and MGM Cotai and additional properties the Group may develop under the Third Renewed Branding Agreement for the years ending December 31, 2023, 2024 and 2025 were set at US\$55,600,000, US\$57,600,000 and US\$60,000,000 respectively (the “Original Annual Caps”).

The annual caps under the Third Renewed Branding Agreement were determined by reference to, amongst others, (i) the historical license fees paid by the Group to MGM Branding; (ii) the anticipated revenues of the Company; (iii) an increase of US\$10 million in the annual caps during the calendar year in which an additional property is opened for business and an increase in the respective annual caps by 20% for each calendar year during the term of the Third Renewed Branding Agreement; and (iv) the Group’s expected future developments of resort and casino projects.

On August 16, 2024, the Board approved the revision of the original annual caps for the continuing connected transactions contemplated under the Third Renewed Branding Agreement for the two years ending December 31, 2024 and December 31, 2025, from US\$57,600,000 and US\$60,000,000 respectively, to US\$90,000,000 and US\$110,000,000 respectively (the “Revised Annual Caps”), by way of entering into the Amendment Agreement.

The license fees for MGM MACAU and MGM COTAI paid by the Group for the year ended December 31, 2025 amounted to HK\$608.8 million (equivalent to approximately US\$78.1 million) which was within the Revised Annual Caps of US\$110,000,000 for the year ended December 31, 2025.

MGM Resorts International is a connected person of the Company as it holds, through its wholly-owned subsidiaries, approximately 55.95% of the issued share capital of the Company and is the controlling shareholder of the Company. MRIH is an indirect wholly-owned subsidiary of MGM Resorts International. Ms. Pansy Ho holds directly and indirectly approximately 22.49% of the entire issued share capital of the Company and is a substantial shareholder of the Company. She is also the Chairperson and an Executive Director of the Company. NCE is wholly owned by Ms. Pansy Ho. MGM Branding is held 50% by MRIH and 50% by NCE. As MGM Branding, MGM Resorts International, MRIH and NCE are connected persons, the transactions contemplated under the Third Renewed Branding Agreement constitute continuing connected transactions of the Company pursuant to Rule 14A.31 of the Listing Rules.

Under Chapter 14A of the Listing Rules, the transactions under the Third Renewed Branding Agreement are subject to reporting, announcement and annual review requirements but are exempt from the independent shareholders’ approval requirements under Chapter 14A of the Listing Rules.

On or before December 23, 2025, MGM Resorts International Operations, Inc (“MGM Head Licensor”) acquired all rights, title and interest in and to the Subject Marks and, accordingly, on December 23, 2025, it entered into the Long Term License Agreement with MGM US IP, LLC (“MGM Sublicensor”), by which the MGM Head Licensor granted to MGM Sublicensor the right to sublicense the Subject Marks to MGM Branding with effect from the January 1, 2026 and subject to the terms and conditions of the Long Term License Agreement. The MGM Sublicensor and MGM Branding entered into the Long Term Royalty Agreement in respect of the Subject Marks, on December 23, 2025, by which MGM Sublicensor granted to MGM Branding the right to sublicense the Subject Marks to the Company with effect from the January 1, 2026 and subject to the terms and conditions of the Long Term Royalty Agreement.

On December 23, 2025 the Company and the respective counterparties, MGM Grand Paradise, MGM Branding, MGM Resorts International Operations, Inc (MGM Head Licensor), MGM US IP, LLC (MGM Sublicensor) and NCE entered into the Long Term Branding Agreement to replace the Third Renewed Branding Agreement.

REPORT OF THE DIRECTORS

The Long Term Branding Agreement is effective from January 1, 2026 and shall continue until the term of the 2023 Concession (including any extension of the same under the Macau Gaming Law) expires, unless otherwise terminated in accordance with the Long Term Branding Agreement (the “2023 Concession Term”). If a 2030+ Concession is awarded or granted, the term of the Long Term Branding Agreement shall be automatically extended and shall continue until the earlier of (i) the expiration of the term of the 2030+ Concession; and (ii) December 31, 2045, unless otherwise terminated in accordance with the Long Term Branding Agreement. In any event, the 2030+ Concession Term, collectively with the 2023 Concession Term shall not exceed 20 years from the January 1, 2026. Pursuant to the Long Term Branding Agreement, the Company has agreed to pay MGM Branding monthly license fees calculated on a basis equal to 3.5% of the Company’s consolidated net monthly revenues (determined in accordance with IFRS) adjusted for discounts and commissions, loyalty program adjustments, and provisions (the “Formula”), provided that the obligation to pay license fees shall be terminated upon any termination of the sublicense and shall be suspended for the duration of any suspension of the sublicense.

As the term of the Long Term Branding Agreement exceeds three years, the Company appointed an Independent Board Committee composed of all the Independent Non-Executive Directors of the Company, who had no material interest in the Long Term Branding Agreement, and retained an independent financial adviser to assess and opine on the terms of the Long Term Branding Agreement. Taking into account the opinion and recommendation issued by the independent financial adviser, the Independent Board Committee concluded that (i) the terms of the Long Term Branding Agreement are on normal commercial terms, fair and reasonable and in the interest of the Company and the Shareholders as a whole; and (ii) a term of longer than three years is justifiable for the Long Term Branding Agreement and it is a normal business practice for this type of agreement.

Under the Long Term Branding Agreement, the MGM China Group has been granted a revocable, non-assignable and non transferable sublicense to use the Subject Marks owned by MGM Head Licensor in connection with the marketing and operation of the MGM China Group’s casino, resort, and hospitality businesses at any legally permissible location within the Chinese Mainland, Macau, Hong Kong and Taiwan (the “Territory”), excluding any exclusive areas now or hereafter established by the MGM Group provided that the MGM Group has either granted the MGM China Group the right to use MGM Resorts International’s alternative proprietary branding or has permitted the MGM China Group to use any other branding including any branding or intellectual property it has itself developed.

The grant of the sublicense for the MGM China Group’s casino gaming business is exclusive within the Territory. The grant of the sublicense for the MGM China Group’s resort business is exclusive within Macau and the grant of the sublicense in respect of the resort business in portions of the Territory other than Macau is non-exclusive. The grant of the sublicense for the MGM China Group’s hospitality business is non-exclusive.

The Long Term Branding Agreement requires the Company to utilize only the Subject Marks for the branding of the MGM China Group's property. In addition to any expansion of MGM Macau and MGM Cotai, any future resort, casino, and hospitality projects or sites that the MGM China Group may develop in the Territory will use the Subject Marks.

The Company has the right to terminate the Long Term Branding Agreement upon the occurrence of any of the following: (i) The 2023 Concession is terminated and no 2030+ Concession is awarded or granted; (ii) If a 2030+ Concession has been awarded or granted, the 2030+ Concession is terminated and is not renewed, or not replaced, for whatever reason; or (iii) Upon a change of control of the Company.

The Board has resolved to set the annual cap for the year ending December 31, 2026 at US\$188.3 million. The annual cap was determined by reference to (i) the Formula; (ii) the historical amounts paid for the two years ended December 31, 2023 and 2024 and the nine months ended September 30, 2025 (unaudited) under the Third Renewed Branding Agreement; and (iii) the anticipated increase of the business volume of the Company. Thereafter, the Board will set annual caps on an annual basis for the remainder of the term. The Company will comply with the applicable requirements under the Listing Rules in the event that independent shareholders' approval is required.

MGM Resorts International Operations, Inc is wholly owned by MGM Resorts International and MGM US IP, LLC is indirectly wholly-owned by MGM Resorts International. Ms. Pansy Ho holds directly and indirectly approximately 22.49% of the entire issued share capital of the Company and is a substantial shareholder of the Company. She is also the Chairperson and an Executive Director of the Company. NCE is wholly-owned by Ms. Pansy Ho. MGM Branding is held 50% by MRIH and 50% by NCE.

As MGM Branding, MGM Resorts International Operations, Inc, MGM US IP, LLC and NCE are connected persons, the transactions contemplated under the Long Term Branding Agreement constitute continuing connected transactions of the Company pursuant to Rule 14A.31 of the Listing Rules.

As each of the applicable percentage ratios under Rule 14.07 of the Listing Rules in respect of the annual cap are more than 0.1% but less than 5%, such continuing connected transactions under the Long Term Branding Agreement are subject to the reporting, announcement and annual review requirements but are exempt from the independent shareholders' approval requirements under Chapter 14A of the Listing Rules. Appropriate disclosure will be made in the annual reports and accounts of the Company in accordance with the Listing Rule.

REPORT OF THE DIRECTORS

4. International Marketing Agreement and First Renewed International Marketing Agreement

MGM Resorts International, MGM Resorts International Marketing, Ltd., MGM Grand International Pte, Ltd., MGM Grand Paradise and the Company entered into the MGM Marketing Agreement on May 17, 2011. The parties entered into the First Renewed MGM Marketing Agreement, effective January 1, 2014, and the Second Renewed MGM Marketing Agreement, effective January 1, 2017. Upon the expiry of the term of the Second Renewed MGM Marketing Agreement on December 31, 2019, the parties entered into the Third Renewed MGM Marketing Agreement on December 27, 2019 to replace and renew the Second Renewed MGM Marketing Agreement for a term of one year, commencing from January 1, 2020. On January 7, 2021, the parties entered into the Fourth Renewed MGM Marketing Agreement to replace and renew the Third Renewed MGM Marketing Agreement for a term from January 7, 2021 to June 26, 2022. Upon the expiry of the term of the Fourth Renewed MGM Marketing Agreement on June 26, 2022, the parties entered into the Fifth Renewed MGM Marketing Agreement on June 26, 2022 to replace and renew the Fourth Renewed MGM Marketing Agreement. As the term of the Fifth Renewed MGM Marketing Agreement expired on December 31, 2022, the parties entered into the Sixth Renewed MGM Marketing Agreement on December 8, 2022 to replace and renew the Fifth Renewed MGM Marketing Agreement for a term of three years, commencing January 1, 2023.

Subsequently, on March 29, 2023, the Board of Directors approved the International Marketing Agreement which was entered into by MGM Resorts International, MGM Resorts International Marketing, Ltd., MGM Grand International Pte, Ltd., MGM Grand Paradise and the Company on March 31, 2023, and became effective from April 1, 2023 (the “International Marketing Agreement”), to replace the Sixth Renewed MGM Marketing Agreement, which was terminated effective from April 1, 2023. The details of the terms of the International Marketing Agreement were set out in the Company’s announcement dated March 31, 2023. As the terms of the International Marketing Agreement expired on December 31, 2025, the parties entered into the First Renewed International Marketing Agreement to replace and renew the International Marketing Agreement on December 23, 2025. The First Renewed International Marketing Agreement is effective from January 1, 2026 and will expire on December 31, 2028. The details of the terms of the First Renewed International Marketing Agreement were set out in the Company’s announcement dated December 23, 2025.

The purpose of the International Marketing Agreement and the First Renewed International Marketing Agreement is to invest in growing revenue from overseas markets and expand the overseas sales network and resources by leveraging the existing MGM Marketing Offices cluster operated by MGM Resorts International. In doing so, the Macau Group is able to more efficiently grow its resources to reach its key performance indicators (“KPIs”) within the set timeframe.

Furthermore, pursuant to its commitment to the Macau Government, the Macau Group envisages to further open additional MGM Marketing Offices in order to fully utilize the international marketing offices network.

The International Marketing Agreement and the First Renewed International Marketing Agreement provide for a shared expenses model, whereby the parties should pay their respective fair shares of the MGM Group Expenses (subject to reimbursement mechanism in relation to revenue generated for the MGM Properties).

The changes brought by the International Marketing Agreement and the First Renewed International Marketing Agreement include putting in place Macau leadership, a Macau based sales and service support team, as well as new sales incentive plans and more aggressive targets. In summary, the benefits of entering into the International Marketing Agreement and the First Renewed International Marketing Agreement include (i) the ability to quickly bring on new hires in overseas markets to grow sales resources by making use of existing marketing offices, processes and set up; (ii) a more cost-effective way to establish an international sales network than building marketing network independently; (iii) the ability to drive a greater volume of business overall to both the Macau Group and MGM Group; and (iv) ultimately, the resources to reach its KPIs arising from the Concession Contract.

Under the International Marketing Agreement and the First Renewed International Marketing Agreement, the parties will utilize the established international marketing network of MGM Resorts International to direct additional gaming customers to our existing and future properties. The terms of the International Marketing Agreement and the First Renewed International Marketing Agreement were arrived at after arm's length negotiations between the relevant parties.

International Marketing Budget, Expenses and Reimbursement

Under the International Marketing Agreement and the First Renewed International Marketing Agreement, the MGM Group and the Macau Group are required to, on or before January 1 of each calendar year, agree a budget (the "International Marketing Budget") taking into account the sales and marketing plan, as well as the expansion plans of all the Marketing Offices. The International Marketing Budget shall include the projected MGM Group Expenses and the Macau Group Expenses and shall be reviewed and approved on an annual basis by a member of the senior management team from each of the Macau Group and the MGM Group appointed as designated representative by each group, respectively, prior to the discussion of the International Marketing Budget.

The Macau Group shall be initially responsible for the MGM Group Expenses in accordance with the International Marketing Budget in consideration for the provision of referral services by the MGM Group to the Macau Group. The Macau Group shall also be responsible for the Macau Group Expenses in accordance with the International Marketing Budget and upon the relevant establishment of the Macau Marketing Offices; provided that the relevant costs shall be reimbursed by the MGM Group proportionately in accordance with the International Marketing Agreement and First Renewed International Marketing Agreement.

REPORT OF THE DIRECTORS

The MGM Group and Macau Group agree to share the costs of the Marketing Offices by reference to the provision of referrals to the MGM Properties by the Marketing Offices. The Macau Group shall be entitled to receive a reimbursement from the MGM Group for (i) a portion of the MGM Group Expenses (“the MGM Group Reimbursable Amount”) and (ii) a portion of the Macau Group Expenses (the “Macau Group Reimbursable Expenses”) for each Marketing Office. Such MGM Group Reimbursable Amount and Macau Group Reimbursable Amount shall be calculated by reference to the proportion of the total revenue generated by each group’s Marketing Offices which is attributable to referrals to the MGM Properties by way of marketing activities undertaken by such group’s Marketing Offices.

Pursuant to the International Marketing Agreement, the total amount of the MGM Group Expenses payable by the Macau Group in respect of the MGM Marketing Offices for the years ending December 31, 2023, 2024 and 2025 are subject to an annual cap of HK\$64 million, HK\$82 million and HK\$113 million, respectively.

The annual cap was determined by reference to, amongst others, (i) the holistic assessment of operational costs to support the running of the MGM Marketing Offices as an essential part of the international marketing offices network to support the Macau Group’s expansion plan; (ii) the amount to be paid to properly compensate for the services of the employees of the MGM Marketing Offices who can contribute to the referrals to Macau Properties; (iii) sufficient additional hiring capacity to address the expected growth of the Macau Group’s business through referrals by the MGM Marketing Offices and (iv) the post-pandemic re-opening of Macau whereby infrastructure developments are facilitating more convenient travel to Macau, leading to an anticipated increase in marketing expenses to attract more potential customers.

The total aggregate amount of the MGM Group Reimbursable Amount and the Macau Group Reimbursable Amount (the “Total Reimbursable Amount”) under the International Marketing Agreement, payable by the MGM Group to the Macau Group, for the years ending December 31, 2023, 2024 and 2025 are subject to an annual cap of HK\$24 million, HK\$29 million and HK\$38 million, respectively.

The annual cap was determined by reference to, amongst others, (i) the estimation of the Total Reimbursable Amount based on the expected total revenue generated to the Macau Properties by the Marketing Offices; (ii) the fair proportion of cost-sharing under the new structure of international Marketing Offices network; and (iii) the expected revenue generated by referrals to the MGM Properties.

Pursuant to the First Renewed International Marketing Agreement, the total amount of the MGM Group Expenses payable by the Macau Group in respect of the MGM Marketing Offices for the years ending December 31, 2026, 2027 and 2028 are subject to an annual cap of HK\$70 million, HK\$80 million and HK\$90 million, respectively.

The total amount of the MGM Group Expenses payable under the First Renewed International Marketing Agreement were determined based on, amongst others, the assessment of the greater involvement of the MGM Marketing Offices and costs that would be incurred according to expansion plans for sales network to attract gaming and non-gaming customers in contemplation of the expansion plan of the Macau Group, as well as the historical fee arrangement under the International Marketing Agreement. The annual cap was determined by reference to, amongst others, (i) the holistic assessment of operational costs to support the running of the MGM Marketing Offices as an essential part of the international marketing offices network to support the Macau Group's expansion plan; (ii) the amount to be paid to properly compensate for the services of the employees of MGM Marketing Offices who can contribute to the Referrals to Macau Properties; (iii) sufficient additional hiring capacity to address the expected growth of the Macau Group's business through Referrals by the MGM Marketing Offices; (iv) the conclusion of infrastructure developments facilitating more convenient travel to Macau, leading to an anticipated increase in marketing expenses to attract more potential customers; (v) the undertakings of international market expansion made by the Macau Group to the Macau Government under the Gaming Concession; and (vi) the historical fees paid by the Macau Group to the MGM Group for the two years ended December 31, 2023, 2024 and the nine months ended September 30, 2025 under the International Marketing Agreement.

The total aggregate amount of the MGM Group Reimbursable Amount and the Macau Group Reimbursable Amount (the "Total Reimbursable Amount") under the First Renewed International Marketing Agreement, payable by the MGM Group to the Macau Group, for the years ending December 31, 2026, 2027 and 2028 are subject to an annual cap of HK\$49 million, HK\$56 million and HK\$63 million, respectively.

The annual cap was determined by reference to, amongst others, (i) the expected revenue generated by Referrals to the MGM Properties and considering the potential fluctuations in the same due to the volatility of the market; (ii) the fair proportion of cost-sharing under the new structure of international Marketing Offices network; and (iii) the historical reimbursement payments by the MGM Group to the Macau Group for the two years ended December 31, 2023, 2024 and the nine months ended September 30, 2025 under the International Marketing Agreement.

For the year ended December 31, 2025, the aggregate total consideration paid to the MGM Group by our Group and the aggregate total consideration paid to our Group by the MGM Group pursuant to the International Marketing Agreement were HK\$55.3 million and HK\$25.1 million, respectively, which fell within the annual caps of HK\$113.0 million and HK\$38.0 million, respectively, for the year ended December 31, 2025.

Under Chapter 14A of the Listing Rules, the transactions contemplated under the International Marketing Agreement and the First Renewed International Marketing Agreement are only subject to the reporting, announcement and annual review requirements but are exempt from the independent shareholders' approval requirements under Chapter 14A of the Listing Rules.

REPORT OF THE DIRECTORS

5. Renewed Consultancy Services Agreement

On January 13, 2021, MGM Grand Paradise and Occasions entered into the Consultancy Services Agreement which sets out the principal framework upon which any member of the Occasions Group may provide Services (as defined under the Consultancy Services Agreement) to any member of the Group from time to time, for a term commencing from January 13, 2021 and ended on December 31, 2023. As the Consultancy Services Agreement expired on December 31, 2023, MGM Grand Paradise and Occasions entered into the Renewed Consultancy Services Agreement on November 24, 2023 to renew the Consultancy Services Agreement for a term of three years. The Renewed Consultancy Services Agreement sets out the principal framework upon which any member of the Occasions Group may provide Services to any member of the Group from time to time, for a term commencing from January 1, 2024 and ending on December 31, 2026.

Ms. Pansy Ho is a connected person of the Company as she is a substantial shareholder of the Company. She is also the Chairperson and an executive Director of the Company. As Ms. Pansy Ho indirectly holds 50% of the entire issued share capital of Occasions, Occasions is an associate of Ms. Pansy Ho and a connected person of the Company. The transactions contemplated under the Consultancy Services Agreement constitutes continuing connected transactions of the Company pursuant to Chapter 14A of the Listing Rules.

Occasions is a comprehensive integrated communications group, with offices in Macau, Hong Kong, Beijing and Shanghai. It has been providing services to the Group since the opening of the first property in Macau and has an in-depth understanding of MGM's brand positioning, operation, business model, culture, management and team to devise appropriate brand strategies.

The terms of the Renewed Consultancy Services Agreement were determined after arm's length negotiations between the relevant parties. The Directors (including the independent non-executive Directors) consider that the entering into the Renewed Consultancy Services Agreement is in the ordinary and usual course of business of the Group and on normal commercial terms, and that the terms are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

The services being provided and to be provided by any member of Occasions Group to any member of the Group from time to time pursuant to the Renewed Consultancy Services Agreement, include project management and client servicing and reporting; brand consultancy and marketing; public relations and media relations; KOL, celebrities and VIP customer relationship building; social media campaign creative and execution; new and current partnership, co-brand opportunities identification and collaboration (brands, tenants, art, retail space, restaurants, spectacle or theatre); campaign activations; retail marketing; and casino marketing.

In respect of each category of services being provided by the Occasions Group to the Group, the services shall be provided in accordance with the terms of the Renewed Consultancy Services Agreement and also be subject to the subsequent agreement of the terms and conditions determined after arm's length negotiations in relation to the provision of each particular product or service and by reference to the prevailing market prices. The agreements shall be recorded in writing for a fixed term of not more than 3 years (unless justified by special circumstances and subject to compliance with the Listing Rules), set out the basis of the calculation of payments to be made and on normal commercial terms, and the provision of any product or service by the Occasions Group to the Group shall, unless otherwise specifically agreed by the parties in writing, be on a mutually non-exclusive basis.

The annual caps for the continuing connected transactions contemplated under the Renewed Consultancy Services Agreement are HK\$250 million for each of the three years ending December 31, 2024, 2025 and 2026.

For the year ended December 31, 2025, the aggregate total consideration payable by the Group to the Occasions Group was HK\$90.6 million, which fell within the annual cap of HK\$250,000,000 for the year ended December 31, 2025.

The Group and the Occasions Group have entered into, and may continue to enter into, agreements with details of the service scope and fees determined/to be determined after arm's length negotiations between the relevant member(s) of the Group and the relevant member(s) of the Occasions Group by reference to prevailing market prices and on normal commercial terms.

The annual caps under the Renewed Consultancy Services Agreement were determined with reference to, amongst others, (i) the historical fees paid by the Group to the Occasions Group in respect of the Services for the two years ended December 31, 2021, 2022 and the nine months ended September 30, 2023; (ii) the increase in demand for the Services due to the increase in visitation numbers following the easing of travel restrictions in Macau in January 2023 and worldwide, as well as, the positive macroeconomic improvements; (iii) the forecasts on the continued increase in visitation numbers in the upcoming years; and (iv) the undertakings made by MGM Grand Paradise to the Macau Government to implement the investment projects, including in gaming and non-gaming aspects, pursuant to the Concession Contract.

REPORT OF THE DIRECTORS

Pricing mechanism and internal control procedures

The Group has in place a purchasing policy that outlines the requirements for procurement of goods and services rendered to the Group through the purchasing/supply chain services, with the aim of ensuring the procurement of quality goods and services at the best overall value from reputable suppliers and that purchasing decisions are made in compliance with different internal controls in place. The Group shall conduct review and evaluation of the fees payable for the transactions contemplated under the Renewed Consultancy Services Agreement with reference to the rates quoted by other independent third party providers of comparable services, in order to ensure that the fees under such agreements are conducted on normal commercial terms. Deviations from the purchasing policy will require an explanation from the user department for approval as an exception to the purchasing policy. Where it is impracticable to make reference to the rate of the service fees offered by independent third party service providers for comparable services, the Group will take into consideration the service specifications, cost structure, profit margin, transaction amount, market condition, past performance of historical transactions between the Group and the Occasions Group and the Group's development strategy in determining the rate for the fees payable by the Group for the Services contemplated under the Renewed Consultancy Services Agreement. The Internal Audit team of the Group will monitor and review the price for the Services periodically in order to ensure that the transactions under the Renewed Consultancy Services Agreement are conducted on normal commercial terms.

Under Chapter 14A of the Listing Rules, the transactions contemplated under the Renewed Consultancy Services Agreement are subject to reporting, announcement and annual review requirements but are exempt from the independent shareholders' approval requirement under Chapter 14A of the Listing Rules.

Except as disclosed above, significant related party transactions that did not constitute connected transactions or continuing connected transactions of the Group made during the year are disclosed in Note 32 to the consolidated financial statements.

Pursuant to Rule 14A.56 of the Listing Rules, the Company engaged Deloitte Touche Tohmatsu, the Company's auditor, to report on the Group's continuing connected transactions in accordance with Hong Kong Standard on Assurance Engagements 3000 (Revised) "Assurance Engagements Other Than Audits or Reviews of Historical Financial Information" and with reference to Practice Note 740 "Auditor's Letter on Continuing Connected Transactions under the Hong Kong Listing Rules" issued by the Hong Kong Institute of Certified Public Accountants.

The auditor has issued an unqualified letter containing their factual findings and conclusions in respect of the continuing connected transactions disclosed above by the Group in accordance with Rule 14A.56 of the Listing Rules, and reported to the Board and confirmed that for the year ended December 31, 2025:

- (i) nothing has come to their attention that causes them to believe that the disclosed continuing connected transactions have not been approved by the Company's Board of Directors;
- (ii) for transactions involving the provision of goods or services by the Group, nothing has come to their attention that causes them to believe that the transactions were not, in all material respects, in accordance with the pricing policies of the Company;
- (iii) nothing has come to their attention that causes them to believe that the transactions were not entered into, in all material respects, in accordance with the relevant agreements governing such transactions; and
- (iv) with respect to the aggregate amount of each of the continuing connected transactions set out on pages 128 to 147 of this annual report, nothing has come to their attention that causes them to believe that the disclosed continuing connected transactions have exceeded the annual cap as set out by the Company.

All of the non-exempt continuing connected transactions of the Company disclosed herein constitute related party transactions set out in Note 32 to the consolidated financial statements.

The independent non-executive Directors of the Company have reviewed these transactions, considered the internal control procedures that are in place to monitor these transactions and the report of the auditor and confirmed that the continuing connected transactions for the year ended December 31, 2025 have been entered into:

- (a) in the ordinary and usual course of business of the Company;
- (b) either on normal commercial terms or on terms no less favorable to the Company than the terms available to and from (as appropriate) independent third parties; and
- (c) in accordance with the relevant agreements on terms that are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

The Directors confirm that the Company has complied with the disclosure requirements in accordance with Chapter 14A of the Listing Rules.

REPORT OF THE DIRECTORS

SUFFICIENCY OF PUBLIC FLOAT

The Hong Kong Stock Exchange granted to the Company a waiver from strict compliance with Rule 8.08(1) of the Listing Rules (the “Public Float Waiver”). Pursuant to the Public Float Waiver, the Company’s prescribed minimum percentage of Shares which must be in public hands must not be less than 21.6% of the total issued share capital of the Company. Based upon the information that is publicly available to the Company and within the knowledge of the Directors, as at the date of this report, the Company maintained the prescribed public float under the Listing Rules and as required by the Public Float Waiver.

AUDITOR

Deloitte Touche Tohmatsu will retire and a resolution for their reappointment as auditor of the Company will be proposed at the forthcoming annual general meeting of the Company.

On behalf of the Board

Pansy Catilina Chiu King Ho

Chairperson and Executive Director

William Joseph Hornbuckle

Co-chairperson and Executive Director

Hong Kong, March 19, 2026

INDEPENDENT AUDITOR'S REPORT

Deloitte.

德勤

INDEPENDENT AUDITOR'S REPORT

To the Members of MGM China Holdings Limited
(incorporated in the Cayman Islands with limited liability)

OPINION

We have audited the consolidated financial statements of MGM China Holdings Limited (the “Company”) and its subsidiaries (collectively referred to as the “Group”) set out on pages 155 to 268, which comprise the consolidated statement of financial position as at December 31, 2025, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information and other explanatory information.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at December 31, 2025, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (“IASB”) and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing (“HKSA”) as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”). Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the HKICPA’s Code of Ethics for Professional Accountants (the “Code”), as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

INDEPENDENT AUDITOR'S REPORT

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matter	How our audit addressed the key audit matter
<p>Loss allowance of trade receivables</p> <p>We have identified the loss allowance of trade receivables, of approximately HK\$317.2 million as at December 31, 2025 as a key audit matter due to the inherent level of uncertainty in the estimation of expected credit loss that requires significant accounting estimates and judgment by the Group's management.</p> <p>As disclosed in note 19 to the consolidated financial statements, trade receivables mainly consist of casino receivables. As further disclosed in note 27 to the consolidated financial statements, for credit-impaired debtors, the Group performed an impairment assessment under the expected credit loss model on trade receivables with analysis of individual's collectability by taking into account the age of the receivables, the counterparty's financial condition, collection history and any other known information about the customers. For non-credit-impaired debtors, the Group used debtors' aging to assess the impairment for trade receivables based upon provision matrix. The loss rates are determined based upon historical observed default rates over the expected life of the receivables and adjusted for general economic conditions, forecasts and forward-looking information that is available without undue cost or effort.</p> <p>The Group has recognized impairment losses on trade receivables of approximately HK\$184.4 million for the year ended December 31, 2025.</p>	<p>Our procedures in relation to the loss allowance of trade receivables included:</p> <ul style="list-style-type: none"> • Obtaining an understanding of the process and internal controls over the granting of credit to customers, collection processes and the Group management's review controls over the assessment of the collectability of trade receivables and the appropriateness of the expected credit loss policy and estimated loss allowance; • Evaluating the appropriateness of the management's identification of credit-impaired debtors and their assessment on loss allowances for these debtors, on a sample basis, with reference to available information relating to the financial standing of the individual debtors; • Assessing the appropriateness of the management's basis and judgment in determining the estimated loss rates applied in each category of non-credit-impaired debtors in the provision matrix under the expected credit loss model; and • Testing the accuracy of the aging analysis of non-credit-impaired debtors used by the management to develop the provision matrix, by testing the age of the trade receivables as at December 31, 2025, on a sample basis, against the relevant marker issuance dates.

OTHER INFORMATION

The directors of the Company are responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

RESPONSIBILITIES OF DIRECTORS AND THOSE CHARGED WITH GOVERNANCE FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The directors of the Company are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with IFRS Accounting Standards as issued by the IASB and the disclosure requirements of the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

INDEPENDENT AUDITOR'S REPORT

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSA's will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with HKSA's, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

INDEPENDENT AUDITOR'S REPORT

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Lau Kai Hung (practising certificate number: P03789).

Deloitte Touche Tohmatsu
Certified Public Accountants
Hong Kong

March 19, 2026

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the year ended December 31, 2025

	NOTES	2025 HK\$'000	2024 HK\$'000
Operating revenue	6	34,787,468	31,387,155
OPERATING COSTS AND EXPENSES			
Gaming taxes and levies	17	(15,352,801)	(13,874,497)
Inventories consumed		(1,321,230)	(1,128,737)
Staff costs	7	(5,282,238)	(4,698,731)
Loss allowance on trade receivables, net		(184,443)	(50,821)
Other expenses and losses	8	(3,801,579)	(3,623,787)
Depreciation and amortization	9	(2,135,977)	(1,854,178)
		(28,078,268)	(25,230,751)
Operating profit		6,709,200	6,156,404
Interest income		53,636	75,204
Finance costs	10	(1,526,034)	(1,656,907)
Net foreign currency (loss)/gain		(95,565)	88,831
Profit before tax		5,141,237	4,663,532
Income tax expense	11	(66,469)	(60,124)
Profit for the year attributable to owners of the Company		5,074,768	4,603,408
Other comprehensive income/(loss):			
Items that may be subsequently reclassified to profit or loss:			
Exchange differences on translation of foreign operations		4,482	(3,112)
Foreign currency hedge adjustment		4,556	—
Total comprehensive income for the year attributable to owners of the Company		5,083,806	4,600,296
Earnings per Share — Basic	14	HK133.5 cents	HK121.1 cents
Earnings per Share — Diluted	14	HK132.9 cents	HK120.6 cents

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At December 31, 2025

	NOTES	2025 HK\$'000	2024 HK\$'000
ASSETS			
Non-current assets			
Property and equipment	15	19,869,727	20,233,310
Right-of-use assets	16	1,125,139	1,189,338
Gaming concession right	17	1,237,624	1,414,428
Show production costs	18	392,575	442,398
Other assets		25,076	18,629
Prepayments, deposits and other receivables		103,901	67,274
Pledged bank deposits	20	680,000	680,000
Total non-current assets		23,434,042	24,045,377
Current assets			
Inventories		240,230	216,694
Trade receivables	19	1,414,926	825,165
Prepayments, deposits and other receivables		178,167	191,672
Amounts due from related companies	32	9,650	9,300
Bank balances and cash	20	4,396,610	5,315,440
Total current assets		6,239,583	6,558,271
TOTAL ASSETS		29,673,625	30,603,648

	NOTES	2025 HK\$'000	2024 HK\$'000
EQUITY			
Capital and reserves			
Share capital	24	3,800,000	3,800,000
Reserves	24	(552,541)	(3,272,473)
TOTAL EQUITY		3,247,459	527,527
LIABILITIES			
Non-current liabilities			
Borrowings	21	13,124,094	19,041,640
Lease liabilities		183,370	173,941
Payables and accrued charges	23	24,573	130,611
Gaming concession right payable	17	1,440,219	1,609,907
Total non-current liabilities		14,772,256	20,956,099
Current liabilities			
Borrowings	21	5,831,553	3,878,299
Lease liabilities		29,694	56,098
Payables and accrued charges	23	5,500,776	4,959,021
Gaming concession right payable	17	170,300	61,488
Amounts due to related companies	32	55,518	105,441
Income tax payable		66,069	59,675
Total current liabilities		11,653,910	9,120,022
TOTAL LIABILITIES		26,426,166	30,076,121
TOTAL EQUITY AND LIABILITIES		29,673,625	30,603,648

The consolidated financial statements on pages 155 to 268 were approved and authorized for issue by the Board of Directors on March 19, 2026 and are signed on its behalf by:

Pansy Catilina Chiu King Ho
Chairperson and Executive Director

William Joseph Hornbuckle
Co-chairperson and Executive Director

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended December 31, 2025

	NOTES	Share capital HK\$'000	Shares held for Restricted Stock Unit Plan HK\$'000	Share premium HK\$'000	Capital redemption reserve HK\$'000	Share-based payment reserve HK\$'000	Equity reserve HK\$'000	Other reserves HK\$'000	Currency translation reserve HK\$'000	Foreign currency hedge reserve HK\$'000	Accumulated (losses)/profits HK\$'000	Reserves total HK\$'000	Shareholders' funds total HK\$'000
At January 1, 2024		3,800,000	–	10,398,723	26,655	372,182	293,725	(13,130,421)	(4,617)	–	(3,083,467)	(5,127,220)	(1,327,220)
Profit for the year		–	–	–	–	–	–	–	–	–	4,603,408	4,603,408	4,603,408
Exchange differences on translation of foreign operations		–	–	–	–	–	–	–	(3,112)	–	–	(3,112)	(3,112)
Total comprehensive (loss)/income		–	–	–	–	–	–	–	(3,112)	–	4,603,408	4,600,296	4,600,296
Transfer to legal reserve	24	–	–	–	–	–	–	357,759	–	–	(357,759)	–	–
Exercise of share options	24 & 25	23,382	–	265,881	–	(72,858)	–	–	–	–	–	193,023	216,405
Share repurchases and cancellation													
– repurchases and cancellation of Shares	24	(23,382)	–	(297,119)	–	–	–	–	–	–	–	(297,119)	(320,501)
– transfer	24	–	–	–	23,382	–	–	–	–	–	(23,382)	–	–
Forfeiture or expiry of share options	25	–	–	–	–	(69,914)	–	–	–	–	69,914	–	–
Share repurchase for Restricted Stock Unit Plan	24	–	(37,752)	–	–	–	–	–	–	–	–	(37,752)	(37,752)
Recognition of share-based payments	25	–	–	–	–	57,834	–	–	–	–	–	57,834	57,834
Transfer to share premium upon vesting of restricted stock units		–	22,737	(5,995)	–	(16,742)	–	–	–	–	–	–	–
Dividend paid	13	–	–	–	–	–	–	–	–	–	(2,661,535)	(2,661,535)	(2,661,535)
At December 31, 2024 and January 1, 2025		3,800,000	(15,015)	10,361,490	50,037	270,502	293,725	(12,772,662)	(7,729)	–	(1,452,821)	(3,272,473)	527,527
Profit for the year		–	–	–	–	–	–	–	–	–	5,074,768	5,074,768	5,074,768
Exchange differences on translation of foreign operations		–	–	–	–	–	–	–	4,482	–	–	4,482	4,482
Foreign currency hedge adjustment	22	–	–	–	–	–	–	–	–	4,556	–	4,556	4,556
Total comprehensive income		–	–	–	–	–	–	–	4,482	4,556	5,074,768	5,083,806	5,083,806
Transfer to legal reserve	24	–	–	–	–	–	–	549,706	–	–	(549,706)	–	–
Exercise of share options	24 & 25	30,305	–	360,798	–	(104,515)	–	–	–	–	–	256,283	286,588
Share repurchase and cancellation													
– repurchases and cancellation of Shares	24	(30,305)	–	(446,206)	–	–	–	–	–	–	–	(446,206)	(476,511)
– transfer	24	–	–	–	30,305	–	–	–	–	–	(30,305)	–	–
Forfeiture or expiry of share options	25	–	–	–	–	(16,571)	–	–	–	–	16,571	–	–
Share repurchase for Restricted Stock Unit Plan	24	–	(81,707)	–	–	–	–	–	–	–	–	(81,707)	(81,707)
Recognition of share-based payments	25	–	–	–	–	55,914	–	–	–	–	–	55,914	55,914
Transfer to share premium upon vesting of restricted stock units		–	27,868	4,534	–	(32,402)	–	–	–	–	–	–	–
Dividend paid	13	–	–	–	–	–	–	–	–	–	(2,148,158)	(2,148,158)	(2,148,158)
At December 31, 2025		3,800,000	(68,854)	10,280,616	80,342	172,928	293,725	(12,222,956)	(3,247)	4,556	910,349	(552,541)	3,247,459

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended December 31, 2025

	NOTES	2025 HK\$'000	2024 HK\$'000
OPERATING ACTIVITIES			
Profit before tax		5,141,237	4,663,532
Adjustments for:			
Depreciation and amortization		2,135,977	1,854,178
Interest expense and standby charges		1,516,739	1,648,197
Loss on disposal or write-off of property and equipment and other assets		48,857	54,793
Interest income		(53,636)	(75,204)
Loss allowance on trade receivables, net		184,443	50,821
Equity-settled share-based payments		55,914	57,834
Net foreign currency loss/(gain)		89,927	(90,982)
Operating cash flows before movements in working capital		9,119,458	8,163,169
Increase in inventories		(23,536)	(28,541)
Increase in trade receivables		(774,204)	(281,513)
Increase in prepayments, deposits and other receivables		(10,925)	(70,952)
Increase in amounts due from related companies		(350)	(1,914)
Increase in payables and accrued charges		439,515	446,876
(Decrease)/increase in amounts due to related companies		(7,196)	9,517
Cash generated from operations		8,742,762	8,236,642
Income tax paid, net		(60,022)	(46,693)
Interest received		54,928	75,626
NET CASH GENERATED FROM OPERATING ACTIVITIES		8,737,668	8,265,575
INVESTING ACTIVITIES			
Purchase of property and equipment		(1,566,447)	(1,199,168)
Payment of show production costs		(3,826)	(325,492)
Placement of short-term bank deposits with maturity over three months		(71,412)	—
Proceeds from disposal of property and equipment		684	1,701
NET CASH USED IN INVESTING ACTIVITIES		(1,641,001)	(1,522,959)

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended December 31, 2025

	NOTES	2025 HK\$'000	2024 HK\$'000
FINANCING ACTIVITIES			
Proceeds from drawdown on credit facilities	21	13,400,000	21,650,000
Proceeds from issuance of unsecured senior notes	21	—	3,905,950
Repayments of credit facilities	21	(13,310,000)	(20,840,000)
Repayments of unsecured senior notes	21	(3,924,350)	(5,873,100)
Payments of debt finance costs		(319,018)	(57,294)
Payments of lease liabilities	16	(40,009)	(42,831)
Interest paid		(1,431,468)	(1,547,980)
Dividends paid	13	(2,148,158)	(2,661,535)
Payment of gaming concession right payable	17	(57,043)	(53,873)
Proceeds from exercise of share options		296,812	222,924
Payments for repurchase of Shares	24	(558,218)	(358,253)
NET CASH USED IN FINANCING ACTIVITIES		(8,091,452)	(5,655,992)
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS		(994,785)	1,086,624
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR		5,315,440	4,231,986
Effect of foreign exchange rate changes, net		4,543	(3,170)
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR, represented by cash and cash equivalents	20	4,325,198	5,315,440

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

1. GENERAL

MGM China Holdings Limited (the “Company”) was incorporated in the Cayman Islands as an exempted company with limited liability on July 2, 2010. The principal activities of the Company and its subsidiaries (collectively referred to as the “Group”) are the operation of casino games of chance and the related hotel and resort facilities, and the development of integrated resorts in Macau. The Group owns and operates MGM MACAU and MGM COTAI which opened on December 18, 2007 and February 13, 2018, respectively. The Company’s Shares were listed on the Hong Kong Stock Exchange on June 3, 2011. The Company’s immediate holding company is MGM Resorts International Holdings, Ltd., a company incorporated in the Isle of Man. The Company’s ultimate holding company is MGM Resorts International, a company incorporated in Delaware, the United States of America, which is listed on the New York Stock Exchange. The address of the registered office of the Company is P.O. Box 31119, Grand Pavilion, Hibiscus Way, 802 West Bay Road, Grand Cayman, KY1-1205, Cayman Islands and its principal place of business is Avenida Dr. Sun Yat Sen, Edificio MGM MACAU, NAPE, Macau.

The consolidated financial statements are presented in HK\$, which is the functional currency of the Company.

2. APPLICATION OF AMENDMENTS TO IFRS ACCOUNTING STANDARDS

In the current year, the Group has applied the following amendment to IFRS Accounting Standards which are effective for the Group’s annual period beginning on January 1, 2025:

Amendments to IAS 21	Lack of Exchangeability
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The application of the above amendment to IFRS Accounting Standards in the current year has had no material effect on the amounts reported and/or disclosures set out in these consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

2. APPLICATION OF AMENDMENTS TO IFRS ACCOUNTING STANDARDS

(Continued)

NEW AND AMENDMENTS TO IFRS ACCOUNTING STANDARDS IN ISSUE BUT NOT YET EFFECTIVE

Up to the date of this report, certain new standard and amendments to IFRS Accounting Standards have been issued but are not yet effective and have not been early adopted by the Group in the preparation of these consolidated financial statements:

Amendments to IFRS 9 and IFRS 7	Amendments to the Classification and Measurement of Financial Instruments ¹
Amendments to IFRS 9 and IFRS 7	Contracts Referencing Nature-dependent Electricity ¹
Amendments to IFRS Accounting Standards	Annual Improvements to IFRS Accounting Standards — Volume 11 ¹
Amendments to IFRS 10 and IAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ²
Amendments to IAS 21	Translation to a Hyperinflationary Presentation Currency ³
IFRS 18	Presentation and Disclosure in Financial Statements ³

¹ Effective for annual periods beginning on or after January 1, 2026

² Effective for annual periods beginning on or after a date to be determined

³ Effective for annual periods beginning on or after January 1, 2027

IFRS 18 Presentation and Disclosure in Financial Statements, which sets out requirements on presentation and disclosures in financial statements, will replace IAS 1 Presentation of Financial Statements. This new IFRS Accounting Standard, while carrying forward many of the requirements in IAS 1, introduces new requirements to present specified categories and defined subtotals in the statement of profit or loss; provide disclosures on management-defined performance measures (MPMs) in the notes to the financial statements and improve aggregation and disaggregation of information to be disclosed in the financial statements.

IFRS 18, and amendments to other standards, will be effective for annual periods beginning on or after January 1, 2027, with early application permitted. IFRS 18 requires retrospective application with specific transition provisions. The application of the new standard is not expected to have a significant impact on the financial performance and positions of the Group in terms of recognition and measurement. However, it is expected to affect the structure and presentation of the consolidated statement of profit or loss.

2. APPLICATION OF AMENDMENTS TO IFRS ACCOUNTING STANDARDS

(Continued)

NEW AND AMENDMENTS TO IFRS ACCOUNTING STANDARDS IN ISSUE BUT NOT YET EFFECTIVE *(Continued)*

For the other amendments effective for annual periods after the year 2025, the Group has commenced the assessment of the impact of the new or amendments to IFRS Accounting Standards on the Group, but is not yet in a position to state whether their adoption would have a significant impact on the results of operations and financial position of the Group.

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION

BASIS OF PREPARATION

The consolidated financial statements have been prepared in accordance with IFRS Accounting Standards on the historical cost basis of accounting except for financial liabilities for cash-settled share-based payments and derivative financial instruments that are measured at fair value. Historical cost is generally based upon fair value of the consideration given in exchange for goods and services. In addition, the consolidated financial statements include applicable disclosures required by the Listing Rules and the Hong Kong Companies Ordinance.

As at December 31, 2025, the Group had net current liabilities of HK\$5,414.3 million (December 31, 2024: net current liabilities of HK\$2,561.8 million) as the final maturity date of one tranche of the unsecured senior note indebtedness is May 15, 2026 (refer Note 21) which falls due within twelve months from the end of the reporting period. The Group had bank balances and cash of HK\$4,396.6 million as at December 31, 2025 (December 31, 2024: HK\$5,315.4 million), and access to approximately HK\$19,600 million of available undrawn credit facilities under the 2025 Revolving Credit Facility. Given the Group's liquidity position as at December 31, 2025 and estimated operating cash flows for the twelve months ending December 31, 2026, the Group believes it is able to meet its financial obligations as they fall due for the twelve months from the end of the reporting period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

MATERIAL ACCOUNTING POLICIES

The material accounting policies applied in the preparation of the consolidated financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company and its subsidiaries. Control is achieved when the Company:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

Revenue recognition

The Group's revenue contracts with customers consist of casino wager transactions, hotel rooms, food and beverage, retail and other transactions.

The transaction price for a casino wager is the difference between gaming wins and losses. Commissions paid to gaming promoters and in-house VIP players are recorded as a reduction to casino revenue. The Group accounts for casino revenue on a portfolio basis given the similar characteristics of wagers by recognizing net win per gaming day.

For casino wager transactions that include complimentary goods and services provided by the Group to gaming customers on a discretionary basis to incentivize gaming, the Group allocates revenue to the goods or services delivered based upon relative standalone selling prices. Discretionary complimentary services provided by the Group and supplied by third parties are recognized as other expenses and losses. The Group accounts for complimentary services on a portfolio basis given the similar characteristics of the incentives by recognizing redemption per gaming day.

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

MATERIAL ACCOUNTING POLICIES *(Continued)*

Revenue recognition *(Continued)*

The Group has established promotional clubs to encourage repeat business from frequent and active table games patrons and slot machine customers. Members earn points primarily based upon gaming activity and such points can be redeemed for free play and other free goods and services. For casino wager transactions that include award points earned by customers under this loyalty program, the Group allocates a portion of the net win based upon the relative standalone selling price of such award points (less estimated breakage). Such allocated amount is deferred and recognized in loyalty programs liability until customers redeem the award points for free goods and services. Upon redemption, the deferred consideration of each good and service is allocated to the respective type of revenue. Redemption of award points at third party outlets are deducted from the loyalty programs liability and amounts owed are paid to the third party, with any discount received recorded as other revenue.

The transaction price of hotel rooms, food and beverage, retail and other transactions is the amount collected from the customer for such goods and services net of discounts. The transaction price for such transactions is recorded as revenue when the good or service is transferred or rendered to the customer during their stay at the hotel or when the delivery is made for food and beverage, retail and other services.

The Group has other contracts that include multiple goods and services, such as packages that bundle food and beverage and other services with hotel stays and convention services. For such arrangements, the Group allocates revenue to each good or service based upon its relative standalone selling price. The Group primarily determines the standalone selling price of hotel rooms, food and beverage, retail and other services based upon the amount that the Group charges when each is sold separately in similar circumstances to similar customers.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

MATERIAL ACCOUNTING POLICIES *(Continued)*

Inventories

Inventories consist of food and beverage, retail merchandise and operating supplies and are stated at the lower of cost and net realizable value. Cost is calculated using the weighted average cost method.

Property and equipment

Property and equipment are stated at historical cost less subsequent accumulated depreciation and accumulated impairment losses, if any.

Depreciation is recognized so as to write off the cost of items of property and equipment less their estimated residual values over their estimated useful lives, using the straight-line method. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

Construction in progress includes property and equipment in the course of construction for production, supply or administrative purposes and is carried at cost, less recognized impairment losses, if any. Cost includes professional fees and, for qualifying assets, borrowing costs capitalized in accordance with the Group's accounting policy. Assets in construction in progress are classified to the appropriate categories of property and equipment when completed and ready for their intended use. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

MATERIAL ACCOUNTING POLICIES *(Continued)*

Property and equipment *(Continued)*

Property and equipment are depreciated on a straight-line basis as follows:

Buildings and improvements	3 to 40 years
Leasehold improvements	Shorter of lease terms or 3 to 10 years
Furniture, fixtures and equipment	2 to 7 years
Vehicles	5 years

The Group continues to recognize the assets subject to the Property Transfer Agreements as property and equipment and continues to depreciate them over their estimated useful lives.

In determining the estimated useful lives of property and equipment beyond the expiration of the Concession Contract, the Group considers the probability of the successful award of a new concession at the end of the Concession Contract.

Art works and paintings are not depreciated as their current residual value is expected to be greater than their carrying amount.

An item of property and equipment is derecognized upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property and equipment determined as the difference between the sales proceeds and the carrying amount of the asset is recognized in profit or loss in the period in which the item is derecognized.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

MATERIAL ACCOUNTING POLICIES *(Continued)*

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based upon taxable profit for the year. Taxable profit differs from profit before tax as reported in the consolidated statement of profit or loss and other comprehensive income because it excludes items of income or expense that are taxable or deductible in other periods and items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized. Such deferred tax assets and liabilities are not recognized if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit and does not give rise to equal taxable and deductible temporary differences at the time of the transaction.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset is realized, based upon tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The measurement of deferred tax assets and liabilities reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

MATERIAL ACCOUNTING POLICIES *(Continued)*

Taxation *(Continued)*

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied to the same taxable entity by the same taxation authority.

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case the tax is also recognized in other comprehensive income or directly in equity, respectively.

In assessing any uncertainty over income tax treatments, the Group considers whether it is probable that the relevant tax authority will accept the uncertain tax treatment used, or proposed to be used by individual group entities in their income tax filings. If it is probable, the current and deferred taxes are determined consistently with the tax treatment in the income tax filings. If it is not probable that the relevant taxation authority will accept an uncertain tax treatment, the effect of each uncertainty is reflected by using either the most likely amount or the expected value.

Show production costs

Show production costs, includes costs of creation, design and initial production of the show, which are carried at cost less accumulated amortization and impairment loss are amortized over the shorter of the contractual run of the show (including any guaranteed renewals), or the estimated useful life of the show.

An item of show production costs is derecognized upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of show production costs, determined as the difference between the sales proceeds and the carrying amount of the asset, is recognized in profit or loss in the period in which the item is derecognized.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

MATERIAL ACCOUNTING POLICIES *(Continued)*

Financial instruments

Financial assets and financial liabilities are recognized in the consolidated statement of financial position when a group entity becomes a party to the contractual provisions of the instrument.

Financial assets

The Group's financial assets are trade receivables, deposits, other receivables, amounts due from related companies, derivative financial instruments, pledged bank deposits and bank balances and cash.

Effective interest method

The effective interest method is a method of calculating the amortized cost of a financial asset and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset, or, where appropriate, a shorter period to the net carrying amount on initial recognition. Income is recognized on an effective interest basis for the Group's financial assets.

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

MATERIAL ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Initial recognition and subsequent measurement of financial assets

The classification of financial assets at initial recognition depends upon the financial asset's contractual cash flow characteristics and the Group's business model for managing them. The Group initially measures a financial asset at its fair value except for trade receivables which are initially measured in accordance with IFRS 15. Transaction costs that are directly attributable to the acquisition of financial assets, except for derivative financial instruments, are added to the fair value of the financial assets, as appropriate, on initial recognition.

The Group measures financial assets at amortized cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortized cost are subsequently measured using the effective interest method and are subject to impairment. Gains and losses are recognized in profit or loss when the asset is derecognized or modified. All other financial assets are subsequently measured at fair value.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

MATERIAL ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Impairment of financial assets

The Group recognizes a loss allowance for expected credit loss on financial assets which are subject to impairment under IFRS 9 (including trade receivables, deposits, other receivables, amounts due from related companies, pledged bank deposits and bank balances). The amount of expected credit loss is updated at each reporting date to reflect changes in credit risk since initial recognition.

Lifetime expected credit loss represents the expected credit loss that will result from all possible default events over the expected life of the relevant instrument. In contrast, 12-month expected credit loss represents the portion of lifetime expected credit loss that is expected to result from default events that are possible within 12 months after the reporting date.

The Group recognizes lifetime expected credit loss for trade receivables. An assessment is performed including analysis of individual's collectability by taking into account the age of the receivables, the counterparty's financial condition, collection history and any other known information about the customers for credit-impaired debtors. For non-credit-impaired debtors, the Group uses debtors' aging to assess the impairment for trade receivables based upon provision matrix. The loss rates are adjusted for general economic conditions, forecasts and forward-looking information that is available without undue cost or effort.

For other instruments, the Group measures the loss allowance equal to 12-month expected credit loss, unless there has been a significant increase in credit risk since initial recognition, in which case the Group recognizes the lifetime expected credit loss. The assessment of whether lifetime expected credit loss should be recognized is based upon significant increases in the likelihood or risk of default occurring since initial recognition.

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

MATERIAL ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Significant increase in credit risk

In assessing whether the credit risk has increased significantly since initial recognition, the Group compares the risk of default occurring on the financial instrument assessed at the reporting date with that assessed at the date of initial recognition. In making this reassessment, the Group considers that a default event occurs when (i) the debtor is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realizing security (if any is held); or (ii) the financial asset is more than 90 days past due. The Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort.

In particular, the following information is taken into account when assessing whether credit risk has increased significantly since initial recognition:

- failure to make payments of principal on their contractually due dates;
- existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor's ability to meet its obligations;
- an actual or expected significant deterioration in the operating results of the debtor; and
- an actual or forecast significant adverse change in the regulatory, economic or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its obligation.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

MATERIAL ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Significant increase in credit risk *(Continued)*

The Group assumes that the credit risk on financial instruments has not increased significantly since initial recognition if such instruments are determined to have low credit risk at the reporting date. An instrument is determined to have low credit risk if:

- it has a low risk of default;
- the debtor has a strong capacity to meet its contractual cash flow obligations in the near term; and
- adverse changes in economic and business conditions in the longer term may, but will not necessarily, reduce the ability of the debtor to fulfil its contractual cash flow obligations.

Credit-impaired financial assets

A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable data about the following events:

- significant financial difficulty of the debtor;
- a breach of contract, such as a default or past due event;
- the Group, for economic or contractual reasons relating to the debtor's financial difficulty, having granted to the debtor a concession that the Group would not otherwise consider; or
- it is becoming probable that the debtor will enter bankruptcy or other financial reorganization.

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

MATERIAL ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Write-off policy

The Group writes off its financial assets when there is information indicating that the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, for example, when the counterparty has been placed under liquidation or has entered into bankruptcy proceedings. The Group's financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. Where recoveries are made, these are credited to other expenses and losses.

Measurement and recognition of expected credit loss

The measurement of expected credit loss is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based upon historical data and forward-looking information.

Generally, the expected credit loss is estimated as the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the Group expects to receive, discounted at the effective interest rate determined at initial recognition.

The Group recognizes in profit or loss, as an impairment gain or loss, the amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognized.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

MATERIAL ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Measurement and recognition of expected credit loss (Continued)

Interest income is calculated based upon the gross carrying amount of the financial asset unless the financial asset is credit-impaired, in which case interest income is calculated based upon amortized cost of the financial asset from the next reporting period. If the credit risk on the credit-impaired financial instrument improves so that the financial asset is no longer credit-impaired, interest income is recognized by applying the effective interest rate to the gross carrying amount of the financial asset from the beginning of the reporting period following the determination that the asset is no longer credit-impaired.

The carrying amount of the financial asset is reduced by the impairment loss directly for all Group's financial assets with the exception of trade receivables, where the carrying amount is reduced through the use of the allowance account. Changes in the carrying amount of the allowance account are recognized in profit or loss.

Derecognition of financial assets

The Group derecognizes a financial asset only when the contractual rights to the cash flows from the asset expire.

On derecognition of financial asset measured at amortized cost, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognized in profit or loss.

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

MATERIAL ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Financial liabilities and equity

Debt and equity instruments issued by a group entity are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

Equity instruments

An equity instrument is a contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities. Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs.

Effective interest method

The effective interest method is a method of calculating the amortized cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or, where appropriate, a shorter period to the net carrying amount of initial recognition. Interest expense is recognized on an effective interest basis.

Financial liabilities

Financial liabilities (including trade payables, other payables, construction payables, customer advances and other, outstanding chips liability, other casino liabilities, construction retention payable, amounts due to related companies, gaming concession right payable and borrowings) are initially measured at fair value and subsequently measured at amortized cost using the effective interest method. The Group's financial liabilities also include derivative financial instruments (if any) which are measured at fair value. Transaction costs that are directly attributable to the issue of financial liabilities, except for derivative financial instruments, are deducted from the fair value of the financial liabilities, as appropriate, on initial recognition.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

MATERIAL ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Financial liabilities (Continued)

Borrowings are recognized initially at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortized cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognized in the consolidated statement of profit or loss and other comprehensive income over the period of the borrowings using the effective interest method.

Borrowings are classified as current liabilities unless the Group has the right to defer settlement of the liability for at least twelve months after the end of the reporting period.

Derecognition of financial liabilities

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in profit or loss.

Offsetting of financial instruments

Financial assets and liabilities are offset and the net amount reported in the consolidated statement of financial position when there is a legally enforceable right to offset the recognized amounts and there is an intention to settle on a net basis or realize the asset and settle the liability simultaneously.

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

MATERIAL ACCOUNTING POLICIES *(Continued)*

Gaming taxes and levies

The special gaming tax and additional levies are expensed as incurred.

Gaming concession right

The minimum future payments in relation to the Concession Contract including fixed annual premium, variable premium and the fee for the use of gaming assets represent in-substance consideration for the Concession Contract for the right to conduct gaming activities and are not tied to casino revenue generated by future operations. An intangible asset was initially recognized at the beginning of the Concession Contract on January 1, 2023 equivalent to the net present value of the minimum future payments, with a corresponding amount recognized as a financial liability. This intangible asset will be amortized on a straight-line basis over its estimated useful life, which is the concession period ending on December 31, 2032. The financial liability will be adjusted by interest accretion using the effective interest method and payments. The minimum future payments of the variable premium associated with the intangible asset was determined using the approved number of gaming tables at the minimum rate per gaming table and the approved number of electric or mechanical gaming machines. Any difference between future actual payments made and the minimum payments initially recognized will be expensed as incurred.

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Any specific borrowing that remain outstanding after the related asset is ready for its intended use or sale is included in the general borrowing pool for calculation of capitalization rate on general borrowings.

All other borrowing costs are recognized in profit or loss in the period in which they are incurred.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

MATERIAL ACCOUNTING POLICIES *(Continued)*

Short-term employee benefits

Short-term employee benefits are recognized at the undiscounted amount of the benefits expected to be paid as and when employees rendered the services. All short-term employee benefits are recognized as an expense unless another IFRS Accounting Standard requires or permits the inclusion of the benefit in the cost of an asset.

A liability is recognized for benefits accruing to employees (such as wages and salaries, annual leave and sick leave) after deducting any amount already paid.

Retirement benefit costs

Contributions to defined contribution retirement benefit plans are recognized as an expense when employees have rendered service entitling them to the contributions. Forfeitures of unvested contributions are used to reduce the Group's liability for its contributions payable under the plans.

Leases

Definition of a lease

The Group assesses whether a contract is or contains a lease based on the definition under IFRS 16 at inception, modification date or acquisition date, as appropriate. Such contract will not be reassessed unless the terms and conditions of the contract are subsequently changed.

As a practical expedient, leases with similar characteristics are accounted on a portfolio basis when the Group reasonably expects that the effects on the consolidated financial statements would not differ materially from individual leases within the portfolio.

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

MATERIAL ACCOUNTING POLICIES *(Continued)*

Leases (Continued)

The Group as a lessee

Allocation of consideration to components of a contract

For a contract that contains a lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components. Non-lease components are separated from lease component and are accounted for by applying other applicable standards.

Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option. It also applies the recognition exemption for the lease of low-value assets. Lease payments on short-term leases and leases of low-value assets are recognized as expense on a straight-line basis or another systematic basis over the term.

Right-of-use assets

The cost of right-of-use assets includes the amount of the initial measurement of the lease liability and any lease payments made at or before the commencement date, less any lease incentives received.

Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. Right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated life and the lease term.

The Group presents right-of-use assets as a separate line item on the consolidated statement of financial position.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

MATERIAL ACCOUNTING POLICIES *(Continued)*

Leases *(Continued)*

The Group as a lessee (Continued)

Lease liabilities

At the commencement date of a lease, the Group recognizes and measures the lease liability at the present value of the lease payments that are unpaid at that date. In calculating the present value of lease payments, the Group uses the incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable.

Lease payments included in the measurement of the lease liability comprise:

- fixed lease payments (including in-substance fixed payments), less any lease incentives receivable;
- variable lease payments that depend on an index or rate, initially measured using the index or rate at the commencement date;
- the exercise price of a purchase option if the Group is reasonably certain to exercise the option; and
- payments of penalties for terminating a lease, if the lease term reflects the Group exercising an option to terminate the lease.

Variable lease payments that reflect changes in market rental rates are initially measured using the market rental rates as at the commencement date. Variable lease payments that do not depend on an index or a rate are not included in the measurement of lease liabilities and right-of-use assets, and are recognized as an expense in the period in which the event or condition that triggers the payment occurs.

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

MATERIAL ACCOUNTING POLICIES *(Continued)*

Leases (Continued)

The Group as a lessee (Continued)

Lease liabilities (Continued)

After the commencement date, lease liabilities are adjusted by interest accretion and lease payments.

The Group remeasures the lease liability (and makes a corresponding adjustment to the related right-of-use asset) whenever (i) there is a change in future lease payments resulting from a change in an index or a rate used to determine lease payments, in which cases the related lease liability is remeasured by discounting the revised lease payments using the initial discount rate or; (ii) a lease contract is modified and the lease modification is not accounted for as a separate lease.

The Group presents lease liabilities as a separate line item on the consolidated statement of financial position.

The Group as a grantor for right of use

When assets are granted out under an agreement for the right of use, the asset is included in the consolidated statement of financial position based upon the nature of the asset. Income from right of use (net of any incentives given to retailers) is recognized on a straight-line basis over the terms of the relevant right of use. Contingent fees based upon the net sales of the retailers arising under right of use are recognized as revenue in the period in which they are earned.

Equity-settled share-based payment transactions

Equity-settled awards granted to Directors and employees of the Group

The fair value of services received determined by reference to the fair value of equity-settled awards granted at the grant date without taking into consideration all non-market vesting conditions is expensed on a straight-line basis over the vesting period, with a corresponding increase in equity (share-based payment reserve).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

MATERIAL ACCOUNTING POLICIES *(Continued)*

Equity-settled share-based payment transactions *(Continued)*

Equity-settled awards granted to Directors and employees of the Group (Continued)

At the end of the reporting period, the Group revises its estimate of the number of equity-settled awards that are expected to ultimately vest. The impact of the revision of the original estimates during the vesting period, if any, is recognized in profit or loss such that the cumulative expense reflects the revised estimation, with a corresponding adjustment to share-based payment reserve.

At the time when the equity-settled awards are exercised, the amount previously recognized in share-based payment reserve will be transferred to share capital and share premium. When the equity-settled awards are forfeited after the vesting date or are still not exercised at the expiry date, the amount previously recognized in share-based payment reserve will be transferred to accumulated (losses)/profits.

Share options granted to consultants of the Group

Share options issued to consultants in exchange for services are measured at the fair values of services received, unless that fair value cannot be reliably measured, in which case they are measured by reference to the fair value of the share option granted at the grant date. The fair values of the services received are recognized as expenses (unless the services qualify for recognition as assets).

Cash-settled share-based payment transactions

For cash-settled share-based payments, a financial liability is recognized for the services acquired, measured initially at the fair value of the liability. At the end of each reporting period until the liability is settled, and at the date of settlement, the fair value of the liability is remeasured, with any changes in fair value recognized in profit or loss for the year.

4. SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGMENTS

The preparation of the Group's consolidated financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and their accompanying disclosures. Uncertainty about these assumptions and estimates may result in outcomes that may require a material adjustment to the carrying amount of the asset or liability within the next financial year. Key sources of estimation uncertainty and critical judgments at the end of the reporting period which have a significant effect on the consolidated financial statements are discussed below:

CRITICAL JUDGMENT IN APPLYING THE GROUP'S ACCOUNTING POLICIES

Gaming concession right and corresponding gaming concession right payable

The Group has concluded that minimum future payments required under the Concession Contract which include a fixed annual premium, variable premium and a fee for the use of gaming assets represent in-substance consideration for the Concession Contract for the right to conduct gaming activities and are not tied to casino revenue generated by future operations. The Group applies judgement in determining the initial recognition amounts of the gaming concession right asset and corresponding gaming concession right payable, which have been determined as the equivalent of the net present value of the minimum future payments. The minimum future payments of the variable premium associated with the intangible asset was determined using the approved number of gaming tables at the minimum rate per gaming table and the approved number of electric or mechanical gaming machines. Information about the Group's gaming concession right is disclosed in Note 17.

Property and equipment under the Gaming Concession

Pursuant to the Macau Gaming Law and the Sub-Concession Contract, MGM Grand Paradise reverted the Casino Areas in MGM MACAU and MGM COTAI and the relevant gaming equipment to the Macau Government without compensation and free of encumbrance on December 31, 2022. The Macau Government has agreed to the transfer of the Casino Areas and the relevant gaming equipment back to MGM Grand Paradise for use in its operation of games of chance or other games in MGM MACAU and MGM COTAI starting on January 1, 2023 and ending upon the expiration of the Concession Contract.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

4. SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGMENTS *(Continued)*

CRITICAL JUDGMENT IN APPLYING THE GROUP'S ACCOUNTING POLICIES *(Continued)*

Property and equipment under the Gaming Concession *(Continued)*

The Group has assessed whether the Property Transfer Agreements resulted in a transfer of control of the property and equipment in connection to the Casino Areas and the relevant gaming equipment to the Macau Government.

The Group has continued to recognize the assets subject to the Property Transfer Agreements as property and equipment and has continued to depreciate them over their estimated useful lives. The Group believes that the Property Transfer Agreements do not result in a transfer of control of the relevant assets and the Group continues to have the ability to direct the use of, obtain substantially all of the benefits from and bear all of the risks arising from the use of the reverted property and equipment for their estimated useful lives.

Valuation of lease liabilities and right-of-use assets

The Group has several lease contracts that include extension options. In determining the lease term, the Group applies judgment in evaluating whether it is reasonably certain whether to exercise the option to renew the lease including relevant factors that create an economic incentive for it to exercise the renewal. The Group has included the renewal period as part of the lease term for leases of land. After the initial recognition, the Group reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise the option to renew.

Information about the Group's leases is disclosed in Note 16.

4. SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGMENTS *(Continued)*

KEY SOURCES OF ESTIMATION UNCERTAINTY

Loss allowance of trade receivables

The Group issues markers and credit to casino customers and hotel customers following background checks and assessments of their creditworthiness. An estimated loss allowance account is maintained to reduce the Group's receivables to their estimated recoverable amount. For credit-impaired debtors, the allowance is estimated based upon a specific review of customer accounts and an evaluation of the amounts expected to be recovered with reference to the age of the receivables, the customers' financial condition, collection history, any other known information about the customers, general economic conditions, forecasts and forward-looking information. For non-credit-impaired debtors, the allowance is estimated based upon provision matrix according to the debtors' aging. When the actual future cash flows are less than expected, an impairment loss may arise and affect profit or loss and carrying amount of trade receivables in the period of change.

Information about the Group's trade receivables is disclosed in Notes 19 and 27.

Useful lives of property and equipment and show production costs

The Group depreciates property and equipment and amortizes show production costs over their estimated useful lives, using the straight-line method, commencing from the date the property and equipment and show production costs are ready for the intended use. The useful lives that the Group estimated for property and equipment and show production costs reflect the Group management's estimate of the period that the Group intends to derive future economic benefits from the use of the assets. Should there be any changes in such estimates, the depreciation of property and equipment or amortization of show production costs may vary with changes affecting profit or loss in the period of the change.

In determining the estimated useful lives of property and equipment beyond the expiration of the Concession Contract, the Group has considered it probable that it will be successful in obtaining the award of a new concession contract.

Information about the Group's property and equipment and show production costs are disclosed in Note 15 and Note 18, respectively.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

5. SEGMENT INFORMATION

The Group has determined its operating segments based upon the reports reviewed by the chief operating decision-maker when allocating resources and assessing performance of the Group.

The Group's principal operating activities occur in Macau, which is the primary geographic area in which the Group is domiciled. The Group reviews the results of operations for each of its properties being MGM MACAU and MGM COTAI. Each of the properties derives its revenue primarily from casino, hotel rooms, food and beverage and retail operations. MGM MACAU and MGM COTAI have been aggregated into one reportable segment on the basis that they have similar economic characteristics, customers, services and products provided, and the regulatory environment in which they operate.

Adjusted EBITDA is considered to be the primary profit measure for the reportable segment. Adjusted EBITDA is profit before finance costs, income tax expense, depreciation and amortization, loss on disposal/write-off of property and equipment and other assets, interest income, net foreign currency difference, share-based payments, pre-opening costs and corporate expenses which mainly include administrative expenses of the corporate office and license fee paid to a related company.

5. SEGMENT INFORMATION *(Continued)*

The following table presents the reconciliation of the adjusted EBITDA of the Group's reportable segment to profit for the year attributable to owners of the Company:

	2025 HK\$'000	2024 HK\$'000
Adjusted EBITDA (unaudited)	10,005,194	9,058,637
Share-based payments	(63,737)	(61,862)
Corporate expenses (unaudited)	(1,047,423)	(881,731)
Pre-opening costs (unaudited)	—	(49,669)
Loss on disposal/write-off of property and equipment and other assets	(48,857)	(54,793)
Depreciation and amortization	(2,135,977)	(1,854,178)
Operating profit	6,709,200	6,156,404
Interest income	53,636	75,204
Finance costs	(1,526,034)	(1,656,907)
Net foreign currency (loss)/gain	(95,565)	88,831
Profit before tax	5,141,237	4,663,532
Income tax expense	(66,469)	(60,124)
Profit for the year attributable to owners of the Company	5,074,768	4,603,408

Almost all of the non-current assets of the Group are located in Macau.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

6. OPERATING REVENUE

Operating revenue comprises:

	2025 HK\$'000	2024 HK\$'000
Casino	30,471,812	27,282,911
Food and beverage	2,524,195	2,074,357
Hotel rooms	1,471,561	1,699,749
Retail and other	319,900	330,138
	34,787,468	31,387,155

CONTRACT AND CONTRACT RELATED LIABILITIES

There may be a difference between the timing of cash receipts from customers and the recognition of revenue, resulting in a contract or contract-related liability. The Group generally has three types of liabilities related to contracts with customers, namely outstanding chips liability, loyalty programs liability and customer advances and other. These liabilities are generally expected to be recognized as revenue or refunded within one year of being purchased, earned or deposited and are recorded within “payables and accrued charges” in the consolidated statement of financial position.

6. OPERATING REVENUE *(Continued)*

CONTRACT AND CONTRACT RELATED LIABILITIES *(Continued)*

The following table summarizes the activity related to contract and contract-related liabilities:

	Outstanding Chips Liability ⁽ⁱ⁾		Loyalty Programs Liability ⁽ⁱⁱ⁾		Customer Advances and Other ⁽ⁱⁱⁱ⁾	
	2025	2024	2025	2024	2025	2024
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Balance at January 1	405,967	433,328	223,315	191,888	1,176,763	953,354
Balance at December 31	505,521	405,967	222,596	223,315	1,442,885	1,176,763
Increase/(decrease)	99,554	(27,361)	(719)	31,427	266,122	223,409

⁽ⁱ⁾ Outstanding chips liability represents the amounts owed in exchange for gaming chips held by gaming promoters and gaming customers. Increase in this balance generally represents increase in exchange for chips by cash or credit and decrease in the balance represents realization to revenue by gaming play and redemption for cash.

⁽ⁱⁱ⁾ Loyalty programs liability represents the deferred allocation of revenue relating to award points earned.

⁽ⁱⁱⁱ⁾ Customer advances and other are primarily funds deposited by customers before gaming play occurs and advance payments on goods and services yet to be provided such as deposits on hotel rooms. Increase in the balance generally represents additional deposits made by customers.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

7. STAFF COSTS

	2025 HK\$'000	2024 HK\$'000
Salaries and discretionary and performance related incentive payments	4,238,667	3,799,804
Retirement benefits scheme contributions	133,901	121,053
Share-based payments	63,737	61,809
Other benefits	845,933	716,065
	5,282,238	4,698,731

DEFINED CONTRIBUTION PLAN

Prior to May 2019, the Group operated a retirement benefit plan for all qualifying employees. The assets of the plan are held separately from those of the Group in funds under the control of trustees. The Group contributes 5% of relevant payroll costs to the plan, which contribution is matched by employees. In May 2019, besides the existing retirement benefit plan, the Group offered the option for eligible Macau resident employees to join the non-mandatory central provident fund (the "CPF") system. Eligible Macau resident employees joining the Group from May 1, 2019 onwards can choose to participate in the CPF system while the Group's existing Macau resident employees who are currently members of the existing retirement benefit plan are provided with the option of converting to the CPF system or staying in the existing retirement benefit plan. The Group contributes 5% of relevant payroll costs to the CPF, which contribution is matched by employees. The employee is eligible to receive, upon resignation, 30% of these contributions after working for three consecutive years, gradually increasing to 100% after working for ten years under the plans.

7. STAFF COSTS *(Continued)*

DEFINED CONTRIBUTION PLAN *(Continued)*

Where there are employees who leave the plans prior to full vesting of their contributions, the aggregate amount of contributions payable by the Group are reduced by the amount of forfeited contributions in the relevant year. The amount of forfeited contributions utilized in this manner during the year was HK\$8.8 million (2024: HK\$8.6 million).

The total expense recognized in the profit or loss for the year ended December 31, 2025 of HK\$133.9 million (2024: HK\$121.1 million) represents contributions paid or payable to the plans by the Group at rates specified in the rules of the plan. As at December 31, 2025, contributions of approximately HK\$23.7 million (2024: HK\$22.0 million) due had not been paid over to the plans. The amounts were paid subsequent to the end of the reporting period.

8. OTHER EXPENSES AND LOSSES

	2025	2024
	HK\$'000	HK\$'000
Advertising and promotion	1,763,777	1,694,367
License fee (Note 32)	608,781	549,275
Other support services	408,482	387,014
Repairs and maintenance	340,422	310,387
Utilities and fuel	272,867	272,321
Loss on disposal/write-off of property and equipment and other assets	48,857	54,793
Auditor's remuneration	10,421	10,019
Other	347,972	345,611
	3,801,579	3,623,787

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

9. DEPRECIATION AND AMORTIZATION

	2025	2024
	HK\$'000	HK\$'000
Depreciation in respect of:		
— Property and equipment	1,810,434	1,592,748
— Right-of-use assets	76,217	75,678
Amortization in respect of:		
— Gaming concession right	176,804	176,804
— Other assets	17,235	6,406
— Show production costs	55,287	2,542
	2,135,977	1,854,178

10. FINANCE COSTS

	2025	2024
	HK\$'000	HK\$'000
Interest on unsecured senior notes	972,730	1,086,177
Interest on unsecured credit facilities	147,957	174,089
Standby charges on unsecured credit facilities	127,025	101,516
Interest on gaming concession right payable	125,311	129,886
Amortization of debt finance costs	120,065	125,501
Interest on lease liabilities	13,043	14,249
Standby charges on MGM Resorts International Revolving Credit Facility	—	13,026
Bank fees, charges and other	19,903	12,463
Total finance costs	1,526,034	1,656,907

11. INCOME TAX EXPENSE

	2025	2024
	HK\$'000	HK\$'000
Current income tax expense:		
Payment in lieu of Macau Complementary Tax on dividends	65,695	59,288
Chinese Mainland Income Tax	754	840
Hong Kong Profit Tax	—	—
Under/(over) provision in prior year	20	(4)
Income tax expense	66,469	60,124

Pursuant to the approval notice 19/2024 issued by the Macau Government dated January 29, 2024, exemption from Macau Complementary Tax for profits generated from gaming operations was granted to MGM Grand Paradise for the period from January 1, 2023 to December 31, 2027. MGM Grand Paradise's non-gaming profit and the Group's other subsidiaries that carry on business in Macau remain subject to Macau Complementary Tax, which is calculated at progressive rates up to a maximum of 12% of the estimated assessable profit for the current and prior years.

The Company is subject to Macau Complementary Tax at a progressive rate of up to a maximum of 12% on dividends it receives from MGM Grand Paradise. However, in February 2024, MGM Grand Paradise finalized a tax concession arrangement with the Macau Government for the years ended December 31, 2023 to December 31, 2025, which requires MGM Grand Paradise to make annual payments based upon a pre-determined rate in lieu of Macau Complementary Tax otherwise payable by the shareholders of MGM Grand Paradise on dividend distributions received by them from gaming profit. The amount for the year ended December 31, 2025 is approximately MOP67.7 million (equivalent to approximately HK\$65.7 million) (2024: MOP61.1 million, equivalent to approximately HK\$59.3 million). Such tax payments were required regardless of whether dividends were actually distributed or whether MGM Grand Paradise had distributable profits in the relevant years.

Hong Kong Profits Tax is calculated at the maximum rate of 16.5% of the estimated assessable profit for the current and prior years. Taxation assessable on profit generated in the Chinese Mainland has been provided at the rates of taxation prevailing in the areas in which those profit arose ranging from 15% to 20%.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

11. INCOME TAX EXPENSE (Continued)

The income tax expense for the year can be reconciled to the profit before tax in the consolidated statement of profit or loss and other comprehensive income as follows:

	2025 HK\$'000	2024 HK\$'000
Profit before tax	5,141,237	4,663,532
Income tax calculated at rates applicable to profits in the respective jurisdictions	565,676	520,755
Effect of tax exemption on gaming profit of MGM Grand Paradise	(1,131,884)	(976,521)
Effect of tax losses not recognized	363,520	322,955
Effect of expenses not deductible for tax purposes	236,187	244,045
Effect of income not taxable for tax purposes	(50,766)	(110,123)
Effect of utilization of tax losses previously not recognized	(87)	(102)
Effect of temporary differences not recognized	18,108	(169)
Payment in lieu of Macau Complementary Tax on dividends	65,695	59,288
Under/(over) provision in prior year	20	(4)
Income tax expense	66,469	60,124

11. INCOME TAX EXPENSE *(Continued)*

At the end of the reporting period, the Group has unused tax losses as follows:

	2025 HK\$'000	2024 HK\$'000
Macau Complementary Tax losses which will expire in one to three years	8,863,873	10,087,800
Hong Kong Profits Tax losses which may be carried forward indefinitely	234,592	212,494
Chinese Mainland Income Tax losses which will expire in one to five years	440	—
Unused tax losses	9,098,905	10,300,294

As at December 31, 2025, the Group has a deductible temporary difference of approximately HK\$2,003.9 million (2024: approximately HK\$1,837.1 million).

No deferred tax assets have been recognized as it is not probable that taxable profits will be available against which unutilized tax losses and deductible temporary differences can be utilized.

INTERNATIONAL TAX REFORM — PILLAR TWO MODEL RULES (“PILLAR TWO”)

The Group is subject to the global minimum top-up tax Pillar Two rules published by the Organization for Economic Cooperation and Development which has become effective in Hong Kong from January 1, 2025.

For the year ended December 31, 2025, the Group has assessed the potential top-up tax implications under the Pillar Two rules. Based on this assessment, the Group believes that there are no tax exposures under the Pillar Two rules as of the reporting date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

12. DIRECTORS, CHIEF EXECUTIVE AND EMPLOYEE EMOLUMENTS

The emoluments paid or payable to the Directors and the chief executive during the year were as follows:

	Fees HK\$'000	Salary and other benefits HK\$'000	Contributions to retirement benefits scheme HK\$'000	Share-based payments HK\$'000	Discretionary and performance related incentive payments HK\$'000	Total HK\$'000
Year ended December 31, 2025						
<i>Executive Directors:</i>						
Pansy Ho ⁽¹⁾	—	62,136	—	—	107,122	169,258
William Joseph Hornbuckle	—	—	—	—	—	—
John M. McManus	—	—	—	—	—	—
Jeny Lau	—	—	—	—	—	—
Kenneth Xiaofeng Feng ⁽²⁾	—	9,817	269	8,348	15,775	34,209
<i>Non-executive Directors:</i>						
Daniel J. Taylor	—	—	—	—	—	—
Ayesha Khanna Molino	—	—	—	—	—	—
Jonathan S. Halkyard	—	—	—	—	—	—
<i>Independent Non-executive Directors⁽³⁾:</i>						
Sze Wan Patricia Lam	1,093	—	—	—	—	1,093
Russell Francis Banham	1,483	—	—	—	—	1,483
Simon Meng	1,093	—	—	—	—	1,093
Chee Ming Liu	897	—	—	—	—	897
Total emoluments	4,566	71,953	269	8,348	122,897	208,033

12. DIRECTORS, CHIEF EXECUTIVE AND EMPLOYEE EMOLUMENTS (Continued)

	Fees HK\$'000	Salary and other benefits HK\$'000	Contributions to retirement benefits scheme HK\$'000	Share-based payments HK\$'000	Discretionary and performance related incentive payments HK\$'000	Total HK\$'000
Year ended December 31, 2024						
<i>Executive Directors:</i>						
Pansy Ho ⁽¹⁾	—	62,136	—	—	50,495	112,631
William Joseph Hornbuckle	—	—	—	—	—	—
John M. McManus	—	—	—	—	—	—
Jeny Lau	—	—	—	—	—	—
Kenneth Xiaofeng Feng ⁽²⁾	—	7,440	231	5,287	11,241	24,199
<i>Non-executive Directors:</i>						
Daniel J. Taylor	—	—	—	—	—	—
Ayesha Khanna Molino	—	—	—	—	—	—
Jonathan S. Halkyard	—	—	—	—	—	—
<i>Independent Non-executive Directors⁽³⁾:</i>						
Sze Wan Patricia Lam	1,015	—	—	—	—	1,015
Russell Francis Banham	1,405	—	—	—	—	1,405
Simon Meng	1,015	—	—	—	—	1,015
Chee Ming Liu	819	—	—	—	—	819
Total emoluments	4,254	69,576	231	5,287	61,736	141,084

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

12. DIRECTORS, CHIEF EXECUTIVE AND EMPLOYEE EMOLUMENTS *(Continued)*

Notes:

- (1) The emoluments paid or payable to Pansy Ho were for her services in connection with her role as Managing Director of MGM Grand Paradise as described in the Services Agreement — refer to Note 32(c).
- (2) Kenneth Xiaofeng Feng was appointed as Chief Executive Officer with effect from December 19, 2025. The emoluments and retirement benefits paid or payable to Kenneth Xiaofeng Feng were for his services in connection with the management of the affairs of the Group. The discretionary and performance related incentive payments paid or payable to Kenneth Xiaofeng Feng are provided based upon the Group's performance and his contribution to the Group.
- (3) The independent non-executive Directors' emoluments were for services as Directors of the Company.

None of the Directors and the chief executive have waived any emoluments during the years ended December 31, 2025 and 2024.

12. DIRECTORS, CHIEF EXECUTIVE AND EMPLOYEE EMOLUMENTS (Continued)

Of the five individuals with the highest emoluments in the Group, two (2024: two) were directors of the Company whose emoluments are included in the disclosures set out above. The emoluments of the remaining three (2024: three) individuals were as follows:

	2025 HK\$'000	2024 HK\$'000
Salaries and other benefits	17,740	17,659
Contributions to retirement benefits scheme	798	816
Share-based payments	10,501	12,613
Discretionary and performance related incentive payments	25,600	26,138
	54,639	57,226

Their emoluments were within the following bands:

	2025 No. of employees	2024 No. of employees
HK\$13,500,001 to HK\$14,000,000	1	—
HK\$14,500,001 to HK\$15,000,000	—	1
HK\$16,000,001 to HK\$16,500,000	—	—
HK\$19,500,001 to HK\$20,000,000	1	1
HK\$21,000,001 to HK\$21,500,000	1	—
HK\$22,500,001 to HK\$23,000,000	—	1

No emoluments were paid to any of the individuals with the highest emoluments and Directors as an inducement to join or upon joining the Group or as compensation for loss of office during the years ended December 31, 2025 and 2024.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

13. DIVIDENDS

On March 21, 2024, a special dividend of HK\$0.104 per Share was declared by the Directors of the Company. The special dividend amounting to HK\$395.3 million in aggregate, was paid to Shareholders on April 23, 2024.

On May 31, 2024, a final dividend of HK\$0.243 per Share for the year ended December 31, 2023, was approved by the Shareholders of the Company. The final dividend amounting to HK\$924.3 million in aggregate was paid to Shareholders on June 20, 2024.

The Board did not recommend an interim dividend payment for the six months ended June 30, 2024.

On August 29, 2024, a special dividend of HK\$0.353 per Share was declared by the Directors of the Company. The special dividend amounting to HK\$1,341.9 million in aggregate was paid to Shareholders on October 4, 2024.

On May 22, 2025, a final dividend of HK\$0.251 per Share for the year ended December 31, 2024, was approved by the Shareholders of the Company. The final dividend amounting to HK\$953.4 million in aggregate was paid to Shareholders on June 12, 2025.

On August 7, 2025, an interim dividend of HK\$0.313 per Share was declared by the Directors of the Company. The interim dividend amounting to HK\$1,194.8 million in aggregate was paid to Shareholders on September 3, 2025.

On March 19, 2026, a final dividend of HK\$0.353 per Share, amounting to approximately HK\$1,341.4 million in aggregate for the year ended December 31, 2025, has been recommended by the Directors of the Company and is subject to approval by the Shareholders of the Company in the forthcoming annual general meeting.

14. EARNINGS PER SHARE

The calculation of basic and diluted earnings per Share is based upon the following:

	2025	2024
Profit		
Profit for the year attributable to owners of the Company for the purposes of basic and diluted earnings per Share (HK\$'000)	5,074,768	4,603,408
Weighted average number of Shares		
Weighted average number of Shares for the purpose of basic earnings per Share ('000) ⁽¹⁾	3,801,097	3,801,202
Number of dilutive potential Shares arising from exercise of share options and vesting of restricted stock units ('000)	16,914	17,013
Weighted average number of Shares for the purpose of diluted earnings per Share ('000)	3,818,011	3,818,215
Earnings per Share — Basic	HK133.5 cents	HK121.1 cents
Earnings per Share — Diluted	HK132.9 cents	HK120.6 cents

⁽¹⁾ The weighted average number of Shares for the year ended December 31, 2025 and 2024 excludes Shares repurchased and Shares held under the Trust for the Restricted Stock Unit Plan.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

15. PROPERTY AND EQUIPMENT

	Buildings and improvements HK\$'000	Leasehold improvements HK\$'000	Furniture, fixtures and equipment HK\$'000	Art works and paintings HK\$'000	Vehicles HK\$'000	Construction in progress HK\$'000	Grand total HK\$'000
COST							
At January 1, 2024	29,902,603	2,030,703	4,778,355	325,977	60,239	175,400	37,273,277
Additions	5,168	—	148,303	65,783	14,657	1,257,365	1,491,276
Transfers to other assets	—	—	—	—	—	(3,255)	(3,255)
Transfers from construction in progress	519,861	4,760	235,551	2,935	—	(763,107)	—
Disposal/write-off	(99,075)	(95,603)	(185,762)	—	(23,600)	(36,318)	(440,358)
Exchange difference	—	(297)	(267)	—	—	—	(564)
At December 31, 2024 and January 1, 2025	30,328,557	1,939,563	4,976,180	394,695	51,296	630,085	38,320,376
Additions	36,024	155	218,414	81,036	42,828	1,099,894	1,478,351
Transfers to other assets	—	—	—	—	—	(8,261)	(8,261)
Transfers from construction in progress	1,026,309	21	299,036	—	—	(1,325,366)	—
Transfers from right-of-use assets	—	—	26,263	—	—	—	26,263
Disposal/write-off	(92,664)	(52,108)	(161,134)	—	(4,869)	(43,013)	(353,788)
Exchange difference	—	413	364	—	—	—	777
At December 31, 2025	31,298,226	1,888,044	5,359,123	475,731	89,255	353,339	39,463,718
DEPRECIATION							
At January 1, 2024	(10,460,556)	(1,991,328)	(4,372,005)	—	(54,811)	—	(16,878,700)
Eliminated on disposal/write-off	79,661	95,596	185,007	—	23,600	—	383,864
Charge for the year	(1,343,971)	(7,240)	(238,734)	—	(2,803)	—	(1,592,748)
Exchange difference	—	291	227	—	—	—	518
At December 31, 2024 and January 1, 2025	(11,724,866)	(1,902,681)	(4,425,505)	—	(34,014)	—	(18,087,066)
Eliminated on disposal/write-off	88,481	52,108	158,789	—	4,869	—	304,247
Charge for the year	(1,537,598)	(5,811)	(261,341)	—	(5,684)	—	(1,810,434)
Exchange difference	—	(412)	(326)	—	—	—	(738)
At December 31, 2025	(13,173,983)	(1,856,796)	(4,528,383)	—	(34,829)	—	(19,593,991)
CARRYING AMOUNT							
At December 31, 2025	18,124,243	31,248	830,740	475,731	54,426	353,339	19,869,727
At December 31, 2024	18,603,691	36,882	550,675	394,695	17,282	630,085	20,233,310

16. LEASES

THE GROUP AS A LESSEE

The Group leases several assets including leasehold land, buildings and other equipment. Leasehold land represents the land concession contracts entered with the Macau Government to build on the sites on which MGM MACAU and MGM COTAI are located. The Group does not own these land sites, however the land concessions which were granted on April 6, 2006 (for MGM MACAU) and January 9, 2013 (for MGM COTAI), with an initial term of 25 years and a right to renew at the Group's option for further consecutive periods of 10 years, grant the Group exclusive use of the land. As specified in the land concessions, the Group is required to pay land use right premiums as well as annual rent for the term of the land concessions, which may be revised every five years by the Macau Government.

Buildings and other equipment generally have lease terms between 1 to 5 years, but may have extension options as described below.

Information about leases for which the Group is a lessee is presented below.

	Leasehold land HK\$'000	Right-of-use assets		Total HK\$'000
		Buildings HK\$'000	Equipment and other HK\$'000	
At January 1, 2024	1,138,424	7,393	45,344	1,191,161
Additions	—	27,311	46,597	73,908
Depreciation charge	(36,348)	(17,346)	(21,984)	(75,678)
Foreign exchange difference	—	(53)	—	(53)
At December 31, 2024 and January 1, 2025	1,102,076	17,305	69,957	1,189,338
Additions	—	3,113	35,166	38,279
Transfers to property and equipment	—	—	(26,263)	(26,263)
Depreciation charge	(36,348)	(14,173)	(25,696)	(76,217)
Foreign exchange difference	—	—	2	2
At December 31, 2025	1,065,728	6,245	53,166	1,125,139

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16. LEASES (Continued)

THE GROUP AS A LESSEE (Continued)

The following are the amounts recognized in profit or loss other than depreciation charge and interest expense:

	2025	2024
	HK\$'000	HK\$'000
Variable lease payments not included in the measurement of lease liabilities	12,236	10,076
Expenses relating to short-term leases	39,587	44,302
Expenses relating to leases of low value assets	1,572	1,368

The following are the amounts recognized in statement of cash flows:

	2025	2024
	HK\$'000	HK\$'000
Total cash outflow for leases	108,169	110,357

Apart from the land concession contracts, the Group has extension options in a number of lease arrangements which are exercisable at the discretion of the Group and not by the respective lessors.

The Group assesses at each lease commencement date whether it is reasonably certain that the extension options will be exercised or not. The potential exposures to future lease payments pertaining to extension options which the Group is not reasonably certain to exercise is HK\$35.1 million (2024: HK\$33.0 million).

In addition, the Group reassesses whether to exercise an extension option upon the occurrence of a significant change in circumstances that is within the control of the Group. During the years ended December 31, 2025 and 2024, there was no such triggering event.

As at December 31, 2025, there were no leases not yet commenced to which the Group is committed (2024: HK\$0.9 million).

16. LEASES *(Continued)***THE GROUP AS THE GRANTOR OF THE RIGHT OF USE**

The Group grants certain of its space at MGM MACAU and MGM COTAI to retailers under agreements for the right of use of that space. The terms of the right of use generally contain provisions for a minimum base fee plus additional fees based upon the net sales of the retailers.

The following are the amounts recognized in profit or loss:

	2025 HK\$'000	2024 HK\$'000
Payments that are fixed or depend on an index or a rate	48,804	41,958
Variable payments that do not depend on an index or a rate	38,438	43,561
	87,242	85,519

At the end of the reporting period, the Group had total future minimum fees receivable, being the minimum base fee commitments, under non-cancellable agreements which fall due as follows:

	2025 HK\$'000	2024 HK\$'000
Within one year	46,171	44,829
More than one year and not longer than five years	84,485	97,850
More than five years	598	—
	131,254	142,679

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

17. GAMING CONCESSION

Pursuant to the Concession Contract signed with the Macau Government for the 10-year period ending on December 31, 2032, MGM Grand Paradise shall pay the Macau Government the following contributions:

- i) a fixed annual premium of MOP30.0 million (equivalent to approximately HK\$29.1 million).
- ii) a variable premium depending upon the type and the number of gaming tables and electric or mechanical gaming machines, including slot machines that the Group operates. The variable premium is calculated as follows:
 - MOP300,000 (equivalent to approximately HK\$291,262) per annum per gaming table reserved to certain games and players, including gaming tables in special gaming rooms or special gaming areas;
 - MOP150,000 (equivalent to approximately HK\$145,631) per annum per gaming table not reserved to certain games and players; and
 - MOP1,000 (equivalent to approximately HK\$971) per annum per electric or mechanical gaming machines, including slot machines.

The variable premium shall not be less than the amount payable with respect to the operation of 500 gaming tables and 1,000 electric or mechanical gaming machines, including slot machines.

17. GAMING CONCESSION *(Continued)*

- iii) an annual amount of approximately MOP44.5 million (equivalent to approximately HK\$43.2 million) for the first three years and an annual amount of MOP148.4 million (equivalent to approximately HK\$144.1 million) for the remaining years calculated based on: (i) MOP750 (equivalent to approximately HK\$728) per square meter of the Casino Areas for the first year payable in March 2023, as adjusted annually in accordance with the average price index in Macau pursuant to the Macau Gaming Law for the second and third year payable in March 2024 and March 2025, respectively; and (ii) MOP2,500 (equivalent to approximately HK\$2,427) per square meter of the Casino Areas for the fourth year in March 2026, as adjusted annually for the remaining years payable in March each year in accordance with the average price index in Macau pursuant to the Macau Gaming Law.

The minimum future payments described above represent in-substance consideration for the Concession Contract for the right to conduct gaming activities and are not tied to casino revenue generated by future operations. For more details, refer to the accounting policy disclosed in Note 3.

Movement of the intangible asset recognized is as follows:

	2025 HK\$'000	2024 HK\$'000
Carrying amount at January 1	1,414,428	1,591,232
Amortization	(176,804)	(176,804)
Carrying amount at December 31	1,237,624	1,414,428

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

17. GAMING CONCESSION (Continued)

Gaming concession right payable is classified as:

	2025 HK\$'000	2024 HK\$'000
Current gaming concession right payable	170,300	61,488
Non-current gaming concession right payable	1,440,219	1,609,907
Carrying amount at December 31	1,610,519	1,671,395

In addition to the above payments, MGM Grand Paradise is required to pay special gaming tax and additional levies on gross gaming revenues as listed below:

- i) special gaming tax to the Macau Government of an amount equal to 35% of the gross gaming revenues on a monthly basis.
- ii) a sum of 2% of the gross gaming revenue as additional levies given to a public foundation whose objective is the promotion, development or study of cultural, social, economic, educational, scientific, academic, and charity activities and a sum of 3% of the gross gaming revenue as additional levies to be used for urban development and construction, promotion of tourism and social security.

The Concessionaires are eligible for an exemption of these additional levies totaling 5% of the gross gaming revenue in relation to the expansion of overseas customer markets according to Administrative Regulation no. 54/2022 and the order of the Chief Executive no. 216/2022.

17. GAMING CONCESSION *(Continued)*

- iii) By order of the Chief Executive no. 162/2022, the minimum annual gross gaming revenue per gaming table is set as MOP7 million (equivalent to approximately HK\$6.8 million); the minimum annual gross gaming revenue per electric or mechanical gaming machines, including slot machines, is set as MOP300 thousand (equivalent to approximately HK\$291 thousand). Pursuant to Article 20 of the Gaming Law, if the average gross revenue arising from the operation of gaming tables or electric or mechanical gaming machines, including slot machines, does not reach the minimum limit fixed by order of the Chief Executive, the concessionaire will be required to pay a special premium of an amount corresponding to the difference between the amounts of the special gaming tax payable on the average gross revenue, and the amount that would be payable if this minimum limit had been achieved. The average gross revenue is calculated according to the maximum number of gaming tables and electric or mechanical gaming machines, including slot machines, authorized for the concessionaire in the year to which it relates, with the exception of the number of gaming tables and electric or mechanical gaming machines, including slot machines authorized to operate temporarily. If MGM Grand Paradise fails to reach the minimum annual gross gaming revenue described above, based upon the approved number of gaming tables and gaming machines in operation, the Group is obligated to make minimum annual payments of approximately MOP2.02 billion (equivalent to approximately HK\$1.96 billion). No special premium is required for the year ended December 31, 2025 (2024: nil).

MGM Grand Paradise has committed to certain investments in gaming and non-gaming projects with an amount of MOP19.7 billion (equivalent to approximately HK\$19.1 billion), of which MOP18 billion (equivalent to approximately HK\$17.5 billion) is in non-gaming projects.

MGM Grand Paradise is also required to maintain its net asset value at not less than MOP5 billion (equivalent to approximately HK\$4.85 billion) throughout the term of the Concession Contract.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

18. SHOW PRODUCTION COSTS

Movement of the show production costs recognized is as follows:

	2025 HK\$'000	2024 HK\$'000
Carrying amount at January 1	442,398	125,344
Additions	5,464	319,596
Amortization	(55,287)	(2,542)
Carrying amount at December 31	392,575	442,398

19. TRADE RECEIVABLES

	2025 HK\$'000	2024 HK\$'000
Trade receivables	1,732,137	1,050,397
Less: Loss allowance	(317,211)	(225,232)
	1,414,926	825,165

Trade receivables mainly consist of casino receivables. During the year ended December 31, 2025, the Group issued markers and credit to approved gaming customers following background checks and assessments of creditworthiness. The Group generally allows a credit period up to 28 days to approved gaming customers.

Trade receivables are unsecured and non-interest bearing.

Trade receivables from hotel customers are not significant at the end of the reporting period.

As at January 1, 2024, trade receivables from contracts with customers amounted to HK\$594.5 million.

19. TRADE RECEIVABLES *(Continued)*

The following is an analysis of trade receivables, net of loss allowance, by age presented based upon marker issuance date or invoice date:

	2025 HK\$'000	2024 HK\$'000
Within 30 days	461,313	306,800
31 — 90 days	497,551	265,577
91 — 180 days	198,859	100,728
Over 180 days	257,203	152,060
	1,414,926	825,165

As at December 31, 2025, included in the Group's trade receivables are debtors with an aggregate carrying amount of HK\$963.4 million (2024: HK\$542.1 million), which are past due at the end of the reporting period. Out of the past due balances, HK\$373.9 million (2024: HK\$196.0 million) are 90 days or more past due and are not considered as in default based upon repayment history and creditworthiness of these customers.

Details of the impairment assessment of trade receivables for the years ended December 31, 2025 and 2024 are set out in Note 27.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

20. BANK BALANCES AND CASH AND PLEDGED BANK DEPOSITS

	2025 HK\$'000	2024 HK\$'000
Cash on hand	1,329,447	1,125,127
Cash at bank	1,035,495	1,332,551
Short-term bank deposits	1,960,256	2,857,762
Cash and cash equivalents	4,325,198	5,315,440
Short-term bank deposits with maturity over three months	71,412	—
Bank balances and cash, current	4,396,610	5,315,440
Pledged bank deposits, non-current	680,000	680,000
Bank balances and cash and pledged bank deposits	5,076,610	5,995,440

Short-term deposits are placed for varying periods up to six months, depending upon the immediate cash requirements of the Group, and earn interest at the respective short-term deposit rates.

As at December 31, 2025 and 2024, pledged bank deposits of MOP700.4 million (equivalent to HK\$680.0 million) were provided in relation to bank guarantees provided to the Macau Government for the Concession Contract.

21. BORROWINGS

At December 31, 2025, the Group's unsecured borrowings included senior notes and a credit facility.

	2025 HK\$'000	2024 HK\$'000
Unsecured senior notes payable due:		
Within a period not exceeding one year	5,837,213	3,884,275
Within a period of more than one year but not exceeding two years	5,837,213	5,826,413
Within a period of more than two years but not exceeding five years	—	5,826,413
Within a period of more than five years	3,891,475	3,884,275
	15,565,901	19,421,376
Less: Debt finance costs	(66,709)	(107,683)
	15,499,192	19,313,693
Unsecured credit facilities payable:		
Within a period of more than one year but not exceeding two years	—	3,710,000
Within a period of more than two years but not exceeding five years	3,800,000	—
	3,800,000	3,710,000
Less: Debt finance costs	(343,545)	(103,754)
	3,456,455	3,606,246
The Group's borrowings are classified as:		
Current	5,831,553	3,878,299
Non-current	13,124,094	19,041,640
	18,955,647	22,919,939

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

21. BORROWINGS *(Continued)*

UNSECURED SENIOR NOTES

On May 16, 2019, the Company issued two series of senior unsecured notes with an aggregate principal amount of US\$1.50 billion, consisting of US\$750 million of 5.375% senior notes due May 15, 2024 and US\$750 million of 5.875% senior notes due May 15, 2026. The net proceeds from the issuance were used to repay a portion of amounts outstanding under the Senior Secured Credit Facility and for general corporate purposes. Interest on the 2024 Notes and 2026 Notes is payable semi-annually in arrears on each May 15 and November 15, commencing on November 15, 2019. On May 15, 2024, the 2024 Notes and all accrued and unpaid interest were repaid in full.

On June 18, 2020, the Company issued 5.25% senior notes with an aggregate principal amount of US\$500 million due June 18, 2025. The net proceeds from the issuance were used to repay a portion of amounts outstanding under the Revolving Credit Facility and for general corporate purposes. Interest on the 2025 Notes was payable semi-annually in arrears on each June 18 and December 18, commencing on December 18, 2020. On June 18, 2025, the 2025 Notes and all accrued and unpaid interest were repaid in full.

On March 31, 2021, the Company issued 4.75% senior notes with an aggregate principal amount of US\$750 million due February 1, 2027. The net proceeds from the issuance were used to repay a portion of amounts outstanding under the Revolving Credit Facility and for general corporate purposes. Interest on the 2027 Notes is payable semi-annually in arrears on each February 1 and August 1, commencing on February 1, 2022.

On June 26, 2024, the Company issued 7.125% senior notes with an aggregate principal amount of US\$500 million due June 26, 2031. The net proceeds from the issuance were used to repay a portion of amounts outstanding under the Amended Revolving Credit Facility. Interest on the 2031 Notes is payable semi-annually in arrears on each June 26 and December 26, commencing on December 26, 2024.

The 2024 Notes and the 2026 Notes were issued pursuant to an indenture, dated May 16, 2019, between the Company and U.S. Bank National Association, as trustee. The 2025 Notes, the 2027 Notes and the 2031 Notes were issued pursuant to an indenture, dated June 18, 2020, March 31, 2021 and June 26, 2024, respectively, between the Company and Wilmington Savings Fund Society, FSB, as trustee.

21. BORROWINGS *(Continued)*

UNSECURED SENIOR NOTES *(Continued)*

The Unsecured Senior Notes are general unsecured obligations of the Company. The Unsecured Senior Notes rank equally in right of payment with all of the Company's existing and future unsecured senior indebtedness. The Unsecured Senior Notes are subordinated to all of the Company's future secured indebtedness, if any, to the extent of the value of the collateral securing any such debt and rank senior to all of the Company's future subordinated indebtedness, if any. None of the Company's subsidiaries have guaranteed the Unsecured Senior Notes.

The Unsecured Senior Notes contain covenants that limit the ability of the Company to, among other things, whether directly or indirectly, (1) consolidate or merge with or into another entity; or (2) sell, assign, transfer, convey or otherwise dispose of all or substantially all of the properties or assets of the Company and its subsidiaries.

The Unsecured Senior Notes provide for certain events of default, including certain insolvency related proceedings relating to the Group. If the Company experiences a change of control and a ratings event, each holder of the Unsecured Senior Notes will have the right to require the Company to repurchase all or any part of that holder's Unsecured Senior Notes at 101% of their principal amount plus accrued and unpaid interest, if any, but not including the date of such repurchase in accordance with the terms of the Indentures. The circumstances that will constitute a change of control include the occurrence of any of the following: (1) the direct or indirect sale, transfer, conveyance or other disposition (other than by way of merger or consolidation), in one or a series of related transactions, of all or substantially all of the properties or assets of the Company and its subsidiaries, taken as a whole, to any "person" (as that term is used in Section 13(d)(3) of the United States Securities Exchange Act of 1934, as amended), other than to MGM Resorts International or a related party thereof as described in the Indentures; (2) the adoption of a plan relating to the liquidation or dissolution of the Company or any successor thereto; (3) the consummation of any transaction (including, without limitation, any merger or consolidation) the result of which is that any "person" (as that term is used in Section 13(d)(3) of the United States Securities Exchange Act of 1934, as amended), other than MGM Resorts International and any of its related parties (as described in the Indentures) becomes the beneficial owner, directly or indirectly, of more than 50% of the outstanding voting stock of the Company, measured by voting power rather than number of equity interests; or (4) the first day on which the Company ceases to own, directly or indirectly, at least 60% of the outstanding equity interests of (and at least a 60% economic interest in) MGM Grand Paradise.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

21. BORROWINGS *(Continued)*

UNSECURED SENIOR NOTES *(Continued)*

Under the Indentures, certain events relating to the loss, termination, rescission, revocation or modification of the Group's gaming license in Macau, where such events have a material adverse effect on the financial condition, business, properties, or results of operations of the Group, taken as a whole, may result in a special put option triggering event. If the special put option triggering event occurs, each holder of the Unsecured Senior Notes will have the right to require the Group to repurchase all or any part of such holder's Unsecured Senior Notes at a purchase price in cash equal to 100% of the principal amount thereof, plus accrued and unpaid interest, if any, and Additional Amounts (as defined in the Indentures), if any, calculated up to, but not including, the date of repurchase. Within ten days following the occurrence of a special put option triggering event, the Company shall mail a notice to each holder of the Unsecured Senior Notes stating the repurchase date which shall be no earlier than ten days nor later than sixty days from the date such notice is mailed.

As at the date of this report, the Company has no secured indebtedness and no subordinated indebtedness.

UNSECURED CREDIT FACILITIES

2025 Revolving Credit Facility

Overview

On April 15, 2025, the Company entered into agreements with certain lenders pursuant to which the lenders agreed to make available to the Company a revolving credit facility in an aggregate amount of up to HK\$23.40 billion with a final maturity date of April 15, 2030. The proceeds of the 2025 Revolving Credit Facility were used to refinance the Revolving Credit Facility and Second Revolving Credit Facility, for ongoing working capital needs and general corporate purposes of the Group. With effect from April 22, 2025, the date of the first utilization of the 2025 Revolving Credit Facility, the amounts due under the Revolving Credit Facility and Second Revolving Credit Facility have been replaced in full and the total commitments thereof cancelled.

21. BORROWINGS *(Continued)*

UNSECURED CREDIT FACILITIES *(Continued)*

2025 Revolving Credit Facility *(Continued)*

Principal and Interest

The 2025 Revolving Credit Facility bears interest at a floating rate per annum based on HIBOR plus a margin (in the range of 1.625% to 2.75%), which will be determined based upon the Company's leverage ratio.

As at December 31, 2025, HK\$19.6 billion of the 2025 Revolving Credit Facility was undrawn and available for utilization up to and including the date falling one month prior to the final maturity date of April 15, 2030. Each drawdown is to be repaid in full no later than April 15, 2030. As at December 31, 2025, the Group paid interest at HIBOR plus 2.00% per annum (2024: HIBOR plus 2.00% per annum).

General Covenants

The 2025 Revolving Credit Facility contains general covenants restricting the ability of the obligor group (the Company and certain of its subsidiaries, namely the "Restricted Group") from incurring liens or engaging in certain asset dispositions. With the approval of the lenders there are certain permitted exceptions to these restrictions.

Financial Covenants

The leverage ratio under the 2025 Revolving Credit Facility is required to be no greater than 4.5 to 1.0 at each quarter end. In addition, the Group is required to maintain an interest coverage ratio of no less than 2.5 to 1.0 at each quarter end.

Compliance with Covenants

The Group has complied with the general and financial covenants under the 2025 Revolving Credit Facility for the year ended December 31, 2025.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

21. BORROWINGS *(Continued)*

UNSECURED CREDIT FACILITIES *(Continued)*

2025 Revolving Credit Facility *(Continued)*

Cancellation

Pursuant to the 2025 Revolving Credit Facility, the total commitments shall be cancelled immediately and all outstanding loans, together with accrued interest and all other amounts accrued under the finance documents shall become immediately due and payable if a Change of Control occurs or there is a sale of all or substantially all of the assets or business of the Group. Change of Control is defined as: MGM Resorts International ceases to be the legal and beneficial owner directly or indirectly of more than 50% of the issued ordinary share capital of the Company; or the Company ceases to be the beneficial owner directly or indirectly of all of the entire issued share capital of MGM Grand Paradise (other than any portion of the share capital of MGM Grand Paradise with only nominal economic interests created for the purposes of complying with Macanese ownership requirements).

Events of Default

The 2025 Revolving Credit Facility contains certain events of default and certain insolvency related proceedings relating to the Group. If the Group does not own or manage casino or gaming areas or operate casino games of fortune and chance for a period of ten consecutive days or more and such event has a material adverse effect on the financial condition, business, properties, or results of operations of the Group, taken as a whole, or in case of termination, rescission, revocation or modification of any gaming concession which has a material adverse effect on the financial condition, business, properties, or results of operations of the Group, taken as a whole, excluding any termination or rescission resulting from or in connection with any renewal, tender or other process conducted by the Macau Government in connection with the granting or renewal of any gaming concession; provided that such renewal, tender or other process results in the granting or renewal of the relevant gaming concession, an event of default will be triggered. Under the applicable acceleration provisions, if an event of default is outstanding, the facility agent may, and must if so instructed by the majority lenders, by notice to the Company, cancel all or any part of the total commitments; or declare that all or part of any amounts outstanding under the finance documents are immediately due and payable; or payable on demand by the facility agent acting on the instructions of the majority lenders.

Security and Guarantees

No security or guarantees were provided in relation to the 2025 Revolving Credit Facility.

21. BORROWINGS *(Continued)*

UNSECURED CREDIT FACILITIES *(Continued)*

Revolving Credit Facility and Second Revolving Credit Facility

The Company entered into credit agreements with certain lenders which, pursuant to various amendments, provided for a HK\$9.75 billion and a HK\$5.85 billion revolving credit facility under the Revolving Credit Facility and the Second Revolving Credit Facility, respectively. The final maturity date of the Revolving Credit Facility and the Second Revolving Credit Facility was May 15, 2026 and no revolving credit loans shall remain outstanding after, and no revolving credit commitments shall be available after, in each case, May 15, 2026.

On April 22, 2025, the Revolving Credit Facility and the Second Revolving Credit Facility were replaced in their entirety by the 2025 Revolving Credit Facility as described above.

MGM RESORTS INTERNATIONAL REVOLVING CREDIT FACILITY

On November 10, 2022, the Company entered into an agreement with MGM Resorts International as lender, which was amended on June 29, 2023, pursuant to which that entity agreed to make available to the Company an unsecured revolving credit facility of US\$750 million (equivalent to approximately HK\$5.84 billion) with a final maturity date on November 10, 2024.

On March 20, 2024, the Company cancelled the whole US\$750 million (equivalent to approximately HK\$5.84 billion) unutilized commitment under the MGM Resorts International Revolving Credit Facility. The outstanding standby charges due of US\$5.5 million (equivalent to approximately HK\$42.7 million) as at December 31, 2024 were paid in full on March 18, 2025.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

22. DERIVATIVE FINANCIAL INSTRUMENTS

Derivative financial instruments are initially recognized at fair value on the date a derivative contract is entered into and are subsequently remeasured at their fair value at the end of each reporting period. The gain or loss on remeasurement to fair value is recognized immediately in the consolidated statement of profit or loss, except where the derivatives are designated and qualify for hedge accounting, in which case recognition of any resultant gain or loss depends on the nature of the item being hedged.

For derivatives designated as cash flow hedges, the effective portion of changes in fair value is recognized in the hedging reserve within equity, while any ineffective portion is recognized in the consolidated statement of profit or loss.

During the year ended December 31, 2025, the Company entered into foreign currency interest rate swap agreements (“2025 Currency Swaps”), which were designated as hedges of the cash flows including principal and interest related to the 2026 Notes. The 2025 Currency Swaps have the same notional value as the 2026 Notes of US\$750 million (equivalent to approximately HK\$5.84 billion) and expire in line with the maturity date of the underlying 2026 Notes. The objective of these agreements is to manage the risk of changes in cash flows resulting from foreign currency gains/losses realized upon remeasurement of US\$ denominated 2026 Notes by swapping a specified amount of HK\$ for US\$ at the contractual spot rate.

As at December 31, 2025, the total fair value of the 2025 Currency Swaps was approximately HK\$6.0 million recorded as a liability in “Payables and accrued charges”. The fair value of the 2025 Currency Swaps was estimated using Level 2 inputs from broker statement which provided an indicative price from market information. As of December 31, 2025, HK\$4.6 million was recognized as other comprehensive income taking into account the changes in fair value of the derivative and foreign currency gains/losses incurred from the remeasurement of the 2026 Notes being hedged during the year.

23. PAYABLES AND ACCRUED CHARGES

	NOTE	2025 HK\$'000	2024 HK\$'000
Customer advances and other	6	1,442,885	1,176,763
Gaming taxes payables		1,241,931	1,199,254
Accrued staff costs		1,047,067	974,360
Outstanding chips liability	6	505,521	405,967
Other payables and accrued charges		503,087	423,498
Loyalty programs liability	6	222,596	223,315
Construction payables and accruals		202,628	321,093
Interest payable		193,826	181,898
Construction retention payable		83,050	78,357
Trade payables		74,871	97,560
Other casino liabilities		7,887	7,567
		5,525,349	5,089,632
Classified as:			
Current		5,500,776	4,959,021
Non-current		24,573	130,611
		5,525,349	5,089,632

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

23. PAYABLES AND ACCRUED CHARGES *(Continued)*

The following is an analysis of trade payables by age based upon the invoice date:

	2025	2024
	HK\$'000	HK\$'000
Within 30 days	36,960	42,297
31 — 60 days	34,300	51,827
61 — 90 days	404	571
91 — 120 days	106	11
Over 120 days	3,101	2,854
	74,871	97,560

The average credit period on purchases of goods and services is one month.

24. SHARE CAPITAL AND RESERVES

(A) SHARE CAPITAL

	NOTES	Number of Shares	Share Capital HK\$
Ordinary Shares of HK\$1 each			
Authorized			
At January 1, 2024, December 31, 2024, January 1, 2025 and December 31, 2025			
		10,000,000,000	10,000,000,000
Issued and fully paid			
At January 1, 2024			
		3,800,000,001	3,800,000,001
Share options exercised	25	23,381,800	23,381,800
Share repurchase and cancellation	(i)	(23,381,800)	(23,381,800)
At December 31, 2024 and January 1, 2025			
		3,800,000,001	3,800,000,001
Share options exercised	25	30,304,700	30,304,700
Share repurchase and cancellation	(i)	(30,304,700)	(30,304,700)
At December 31, 2025			
	(ii)	3,800,000,001	3,800,000,001

- (i) During the year ended December 31, 2025, 30,304,700 Shares (2024: 23,381,800) of a nominal value of HK\$1.00 each were repurchased at a total consideration of HK\$476.5 million (2024: HK\$320.5 million) and cancelled.
- (ii) As at December 31, 2025, the total number of issued Shares of the Company included 4,385,009 Shares (December 31, 2024: 1,525,890) with consideration of approximately HK\$68.9 million (2024: HK\$15.0 million) held under the “Shares held for Restricted Stock Unit Plan” reserve and deducted from the equity. During the year ended December 31, 2025, 5,634,600 Shares (December 31, 2024: 3,100,000) were purchased by the Trust — refer Note 25 — with consideration paid of approximately HK\$81.7 million (2024: HK\$37.8 million).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

24. SHARE CAPITAL AND RESERVES (Continued)

(B) RESERVES

The amount of the Group's reserves and the movements therein for the current and prior years are set out in the consolidated statement of changes in equity.

- (i) During the year ended December 31, 2025, 30,304,700 Shares (2024: 23,381,800) were repurchased through the Hong Kong Stock Exchange and cancelled. The premium of HK\$446.2 million (2024: HK\$297.1 million) paid on the repurchase of the 30,304,700 Shares (2024: 23,381,800) was charged to the "share premium" account. An amount equivalent to the par value of the Shares cancelled of HK\$30.3 million (2024: HK\$23.4 million) was transferred to the "capital redemption reserve" as set out in the consolidated statement of changes in equity.

Details of the repurchases during the years ended December 31, 2025 and 2024 are summarized as follows:

December 31, 2025

Month of repurchase	Total number of Shares repurchased	Highest price paid per Share HK\$	Lowest price paid per Share HK\$	Aggregate consideration paid HK\$'000
March 2025	374,700	11.28	11.12	4,209
June 2025	1,627,450	11.30	10.66	18,055
August 2025	9,000,000	16.58	15.79	145,352
September 2025	16,214,400	16.65	15.39	258,684
November 2025	2,208,800	16.63	15.30	35,482
December 2025	879,350	16.99	16.44	14,729
	30,304,700			476,511

24. SHARE CAPITAL AND RESERVES (Continued)

(B) RESERVES (Continued)

(i) (Continued)

December 31, 2024

Month of repurchase	Total number of Shares repurchased	Highest price paid per Share HK\$	Lowest price paid per Share HK\$	Aggregate consideration paid HK\$'000
March 2024	2,271,800	13.62	12.30	30,453
May 2024	12,402,400	15.48	13.34	182,543
June 2024	5,965,700	14.40	12.74	79,988
September 2024	1,530,500	10.34	9.40	15,546
November 2024	382,800	9.70	9.50	3,686
December 2024	828,600	10.22	9.73	8,285
	23,381,800			320,501

(ii) Equity reserve

Pursuant to the terms of the Instrument of the Unsecured Notes and the Subscription and Shareholders Agreement of MGM Grand Paradise, loans from shareholders in the form of unsecured interest-free loan notes (the “Loan Notes”) with a principal amounting to US\$135 million (equivalent to approximately HK\$1 billion) were obtained in 2006.

The interest-free shareholders’ Loan Notes classified as financial liabilities were initially measured at fair value and subsequently measured at amortized cost at the end of each reporting period until full repayment. Management of MGM Grand Paradise (pursuant to the terms of the relevant agreements and based upon certain assumptions) estimated the fair value of the Loan Notes using the effective interest method (that is, discounting the future cash flows at the market rate of interest over the estimated repayment dates). As a result, at the initial recognition of these Loan Notes, a fair value adjustment of approximately HK\$630 million was made to reduce the principal amount of the interest-free shareholders’ Loan Notes with a corresponding reserve of the same amount recognized in equity as a deemed contribution from shareholders. The equity reserve of approximately HK\$630 million was reduced to approximately HK\$294 million with the early repayment of the loans in 2010.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

24. SHARE CAPITAL AND RESERVES *(Continued)*

(B) RESERVES *(Continued)*

(iii) Other reserves

Other reserves of HK\$12,223.0 million as at December 31, 2025 (2024: HK\$12,772.7 million) comprise of the following:

- a) Pursuant to Article 432 of the Macau Commercial Code, the Company's subsidiary incorporated in Macau is required to transfer a minimum of 10% of the annual net profit to a legal reserve until that reserve equals 25% of its capital. During the year ended December 31, 2025, an amount of MOP565.7 million (equivalent to approximately HK\$549.3 million) (December 31, 2024: MOP368.0 million (equivalent to approximately HK\$357.3 million)) was transferred from MGM Grand Paradise's retained earnings to legal reserve. This reserve is not distributable to the Shareholders.
- b) In preparation for the Listing of the Company's shares in 2011, a Group Reorganization occurred resulting in the following transactions being recognized in "other reserves":
 - the share premium of MGM Grand Paradise amounting to HK\$778.5 million was transferred to the Company;
 - the net amount of the Purchase Note and the Acquisition Note together with debit reserve for issuance of share capital arising on the Group Reorganization of HK\$14,092 million; and
 - certain global offering expenses were covered by the contribution from shareholders including Ms. Pansy Ho, Grand Paradise Macau Limited and MGM Resorts International Holdings, Ltd amounting to HK\$132.0 million.

24. SHARE CAPITAL AND RESERVES *(Continued)*

(B) RESERVES *(Continued)*

(iii) Other reserves *(Continued)*

- c) Pursuant to the Company Law of the People's Republic of China, the Company's subsidiary incorporated in the Chinese Mainland is required to transfer a minimum of 10% of the after tax profit to a legal reserve until that reserve equals 50% of its capital. During the year ended December 31, 2025, HK\$0.4 million (2024: HK\$0.5 million) was transferred to the legal reserve. This reserve is not distributable to the Shareholders.

25. SHARE-BASED PAYMENTS

SHARE OPTION SCHEME

The Company maintains the 2011 Share Option Scheme and the 2020 Share Option Scheme for the purpose of providing incentives and/or rewards to persons for their contributions to, and continuing efforts to promote the interests of the Group. Under the Share Option Scheme, options will be granted to subscribers for ordinary shares in the Company.

Persons who are eligible to participate in the schemes (the "Eligible Participants") include:

- (i) any Employee of the Group;
- (ii) any Director of the Group;
- (iii) any other person (including a consultant or adviser) who provides services to the Group on a continuing or recurring basis in its ordinary and usual course of business which, in the sole discretion of the Board, are in the interests of the long-term growth of the Group and who has contributed or will contribute to the Group.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

25. SHARE-BASED PAYMENTS *(Continued)*

SHARE OPTION SCHEME *(Continued)*

2011 Share Option Scheme

The Company adopted a share option scheme on May 11, 2011, which was amended by the Board on July 28, 2016 to approve certain administrative matters and further amended by the Shareholders at the annual general meeting of the Company held on May 24, 2017 (the “2011 Share Option Scheme”) to approve certain changes to the terms of the 2011 Share Option Scheme. Details of the amendments are set out in the circular of the Company dated April 20, 2017. The 2011 Share Option Scheme expired on May 10, 2021, and no further options have been nor will be granted under the 2011 Share Option Scheme. However, all outstanding options granted under the 2011 Share Option Scheme shall remain valid and exercisable in accordance with the terms of the 2011 Share Option Scheme.

2020 Share Option Scheme

At the annual general meeting of the Company held on May 28, 2020, the Shareholders approved the adoption of the share option scheme (the “2020 Share Option Scheme”). There is no material difference between the terms of the 2011 Share Option Scheme and the terms of the 2020 Share Option Scheme. All options outstanding on the expiration of the ten-year period granted under the 2020 Share Option Scheme will remain valid and exercisable in accordance with the terms of the 2020 Share Option Scheme.

Life of the share option schemes

The 2011 Share Option Scheme expired on May 10, 2021, and no further options have been nor will be granted under the 2011 Share Option Scheme. The 2020 Share Option Scheme is effective for a period of 10 years from May 28, 2020.

25. SHARE-BASED PAYMENTS *(Continued)*

SHARE OPTION SCHEME *(Continued)*

A summary of the movements of the outstanding options under the 2011 Share Option Scheme and the 2020 Share Option Scheme is as follows:

December 31, 2025

Type of participant	Date of grant	Exercisable period	Exercise price per Share HK\$	Outstanding at January 1, 2025	Number of share options				Outstanding at December 31, 2025
					Granted during the year	Exercised during the year	Forfeited during the year	Lapsed during the year	
Director	November 15, 2019	November 15, 2020 — November 14, 2029	12.176	1,000,000	—	—	—	—	1,000,000
	June 3, 2020	June 3, 2021 — June 2, 2030	9.470	225,000	—	—	—	—	225,000
	May 3, 2021	December 31, 2021 — May 2, 2031	12.672	282,400	—	—	—	—	282,400
	June 3, 2021	June 3, 2022 — June 2, 2031	12.480	859,600	—	—	—	—	859,600
	June 10, 2022	June 10, 2023 — June 9, 2032	4.330	988,200	—	(494,100)	—	—	494,100
Sub-total (Director)				3,355,200	—	(494,100)	—	—	2,861,100
Employees	February 25, 2015	February 25, 2016 — February 24, 2025	19.240	100,000	—	—	—	(100,000)	—
	May 15, 2015	May 15, 2016 — May 14, 2025	15.100	120,000	—	—	—	(120,000)	—
	June 3, 2015	June 3, 2016 — June 2, 2025	14.090	2,521,888	—	—	(30,200)	(2,491,688)	—
	August 17, 2015	August 17, 2016 — August 16, 2025	16.470	25,000	—	(25,000)	—	—	—
	February 23, 2016	February 23, 2017 — February 22, 2026	9.130	45,000	—	—	—	—	45,000
	May 16, 2016	May 16, 2017 — May 15, 2026	10.480	50,000	—	(50,000)	—	—	—
	June 3, 2016	June 3, 2017 — June 2, 2026	10.900	878,000	—	(878,000)	—	—	—
	August 23, 2016	August 23, 2017 — August 22, 2026	11.740	1,370,200	—	(1,203,000)	(42,400)	—	124,800
	November 15, 2016	November 15, 2017 — November 14, 2026	14.650	200,000	—	(200,000)	—	—	—
	February 21, 2017	February 21, 2018 — February 20, 2027	14.500	825,000	—	(775,000)	—	—	50,000
	May 15, 2017	May 15, 2018 — May 14, 2027	16.990	260,000	—	—	—	—	260,000
	June 5, 2017	June 5, 2018 — June 4, 2027	17.132	3,744,800	—	(301,600)	(104,800)	—	3,338,400
	August 15, 2017	August 15, 2018 — August 14, 2027	15.910	250,000	—	(20,000)	—	—	230,000

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For the year ended December 31, 2025

25. SHARE-BASED PAYMENTS (Continued)

SHARE OPTION SCHEME (Continued)

December 31, 2025 (Continued)

Type of participant	Date of grant	Exercisable period	Exercise price per Share HK\$	Outstanding at January 1, 2025	Number of share options				Outstanding at December 31, 2025
					Granted during the year	Exercised during the year	Forfeited during the year	Lapsed during the year	
Employees	November 15, 2017	November 15, 2018 — November 14, 2027	19.240	300,000	—	—	—	—	300,000
	February 23, 2018	February 23, 2019 — February 22, 2028	23.200	780,000	—	—	(50,000)	—	730,000
	June 4, 2018	June 4, 2019 — June 3, 2028	22.510	3,193,600	—	—	(76,400)	—	3,117,200
	August 15, 2018	August 15, 2019 — August 14, 2028	15.932	100,000	—	—	—	—	100,000
	November 15, 2018	November 15, 2019 — November 14, 2028	11.940	50,000	—	(50,000)	—	—	—
	April 4, 2019	April 4, 2020 — April 3, 2029	17.500	50,000	—	—	—	—	50,000
	May 15, 2019	May 15, 2020 — May 14, 2029	14.292	290,000	—	(225,000)	—	—	65,000
	June 6, 2019	June 6, 2020 — June 5, 2029	11.744	4,528,300	—	(3,643,500)	(46,400)	—	838,400
	August 15, 2019	August 15, 2020 — August 14, 2029	11.564	150,000	—	(150,000)	—	—	—
	November 15, 2019	November 15, 2020 — November 14, 2029	12.176	100,000	—	(50,000)	—	—	50,000
	April 1, 2020	April 1, 2021 — March 31, 2030	7.976	20,000	—	—	—	—	20,000
	May 15, 2020	May 15, 2021 — May 14, 2030	9.316	77,500	—	(27,500)	—	—	50,000
	June 3, 2020	June 3, 2021 — June 2, 2030	9.470	5,319,000	—	(4,271,700)	—	—	1,047,300
	August 17, 2020	August 17, 2021 — August 16, 2030	10.380	15,000	—	(15,000)	—	—	—
	November 16, 2020	November 16, 2020 — November 15, 2030	15.620	1,624,000	—	(330,000)	—	—	1,294,000
	November 16, 2020	November 16, 2020 — November 15, 2030	15.120	625,000	—	(625,000)	—	—	—
	May 3, 2021	December 31, 2021 — May 2, 2031	12.672	797,200	—	(548,000)	—	—	249,200
	May 17, 2021	May 17, 2022 — May 16, 2031	11.312	122,500	—	(60,000)	(12,500)	—	50,000
	June 3, 2021	June 3, 2022 — June 2, 2031	12.480	8,281,600	—	(5,985,400)	(192,600)	—	2,103,600
	August 16, 2021	August 16, 2022 — August 15, 2031	8.256	187,500	—	(150,000)	—	—	37,500
	March 11, 2022	March 11, 2023 — March 10, 2032	4.626	600,000	—	(100,000)	—	—	500,000
	May 16, 2022	May 16, 2023 — May 15, 2032	4.146	285,000	—	(180,000)	—	—	105,000

25. SHARE-BASED PAYMENTS *(Continued)*

SHARE OPTION SCHEME *(Continued)*

December 31, 2025 *(Continued)*

Type of participant	Date of grant	Exercisable period	Exercise price per Share HK\$	Outstanding at January 1, 2025	Number of share options				Outstanding at December 31, 2025
					Granted during the year	Exercised during the year	Forfeited during the year	Lapsed during the year	
Employees	June 10, 2022	June 10, 2023 — June 9, 2032	4.330	17,352,200	—	(8,808,100)	(539,200)	—	8,004,900
	May 15, 2023	May 15, 2024 — May 14, 2033	9.090	100,000	—	(50,000)	(25,000)	—	25,000
Sub-total (Employees)				55,338,288	—	(28,721,800)	(1,119,500)	(2,711,688)	22,785,300
Consultant	June 3, 2015	June 3, 2016 — June 2, 2025	14.090	478,800	—	—	—	(478,800)	—
	June 3, 2016	June 3, 2017 — June 2, 2026	10.900	350,000	—	(350,000)	—	—	—
	August 23, 2016	August 23, 2017 — August 22, 2026	11.740	263,600	—	(263,600)	—	—	—
	June 5, 2017	June 5, 2018 — June 4, 2027	17.132	214,800	—	—	—	—	214,800
	June 4, 2018	June 4, 2019 — June 3, 2028	22.510	153,600	—	—	—	—	153,600
	June 6, 2019	June 6, 2020 — June 5, 2029	11.744	275,200	—	(275,200)	—	—	—
	November 16, 2020	November 16, 2021 — November 15, 2030	11.240	200,000	—	(200,000)	—	—	—
Sub-total (Consultant)				1,936,000	—	(1,088,800)	—	(478,800)	368,400
Total				60,629,488	—	(30,304,700)	(1,119,500)	(3,190,488)	26,014,800
Weighted average exercise price per Share				HK\$10.80	HK\$—	HK\$9.46	HK\$10.05	HK\$14.29	HK\$11.96
Exercisable at end of the reporting period									19,903,600

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For the year ended December 31, 2025

25. SHARE-BASED PAYMENTS (Continued)

SHARE OPTION SCHEME (Continued)

December 31, 2024

Type of participant	Date of grant	Exercisable period	Exercise price per Share HK\$	Outstanding at January 1, 2024	Granted during the year	Number of share options			Outstanding at December 31, 2024
						Exercised during the year	Forfeited during the year	Lapsed during the year	
Director	November 15, 2019	November 15, 2020 — November 14, 2029	12.176	1,000,000	—	—	—	—	1,000,000
	June 3, 2020	June 3, 2021 — June 2, 2030	9.470	900,000	—	(675,000)	—	—	225,000
	May 3, 2021	December 31, 2021 — May 2, 2031	12.672	282,400	—	—	—	—	282,400
	June 3, 2021	June 3, 2022 — June 2, 2031	12.480	859,600	—	—	—	—	859,600
	June 10, 2022	June 10, 2023 — June 9, 2032	4.330	1,976,400	—	(988,200)	—	—	988,200
Sub-total (Director)				5,018,400	—	(1,663,200)	—	—	3,355,200
Employees	February 24, 2014	February 23, 2015 — February 24, 2024	32.250	400,000	—	—	—	(400,000)	—
	June 3, 2014	June 2, 2015 — June 2, 2024	26.850	5,420,000	—	—	—	(5,420,000)	—
	August 15, 2014	August 15, 2015 — August 14, 2024	26.350	50,000	—	—	—	(50,000)	—
	November 17, 2014	November 17, 2015 — November 16, 2024	24.120	800,000	—	—	—	(800,000)	—
	February 25, 2015	February 25, 2016 — February 24, 2025	19.240	100,000	—	—	—	—	100,000
	May 15, 2015	May 15, 2016 — May 14, 2025	15.100	120,000	—	—	—	—	120,000
	June 3, 2015	June 3, 2016 — June 2, 2025	14.090	2,978,888	—	(297,800)	(159,200)	—	2,521,888
	August 17, 2015	August 17, 2016 — August 16, 2025	16.470	135,000	—	—	(110,000)	—	25,000
	November 16, 2015	November 16, 2016 — November 15, 2025	11.450	715,000	—	(715,000)	—	—	—
	February 23, 2016	February 23, 2017 — February 22, 2026	9.130	135,000	—	(90,000)	—	—	45,000
	May 16, 2016	May 16, 2017 — May 15, 2026	10.480	100,000	—	(50,000)	—	—	50,000
	June 3, 2016	June 3, 2017 — June 2, 2026	10.900	2,833,900	—	(1,761,200)	(194,700)	—	878,000
	August 23, 2016	August 23, 2017 — August 22, 2026	11.740	3,556,500	—	(1,983,100)	(203,200)	—	1,370,200
	November 15, 2016	November 15, 2017 — November 14, 2026	14.650	250,000	—	—	(50,000)	—	200,000
	February 21, 2017	February 21, 2018 — February 20, 2027	14.500	825,000	—	—	—	—	825,000
	May 15, 2017	May 15, 2018 — May 14, 2027	16.990	260,000	—	—	—	—	260,000

25. SHARE-BASED PAYMENTS *(Continued)*

SHARE OPTION SCHEME *(Continued)*

December 31, 2024 *(Continued)*

Type of participant	Date of grant	Exercisable period	Exercise price per Share HK\$	Outstanding at January 1, 2024	Number of share options				Outstanding at December 31, 2024
					Granted during the year	Exercised during the year	Forfeited during the year	Lapsed during the year	
Employees	June 5, 2017	June 5, 2018 — June 4, 2027	17.132	4,116,000	—	—	(371,200)	—	3,744,800
	August 15, 2017	August 15, 2018 — August 14, 2027	15.910	250,000	—	—	—	—	250,000
	November 15, 2017	November 15, 2018 — November 14, 2027	19.240	300,000	—	—	—	—	300,000
	February 23, 2018	February 23, 2019 — February 22, 2028	23.200	780,000	—	—	—	—	780,000
	June 4, 2018	June 4, 2019 — June 3, 2028	22.510	3,472,000	—	—	(278,400)	—	3,193,600
	August 15, 2018	August 15, 2019 — August 14, 2028	15.932	100,000	—	—	—	—	100,000
	November 15, 2018	November 15, 2019 — November 14, 2028	11.940	50,000	—	—	—	—	50,000
	April 4, 2019	April 4, 2020 — April 3, 2029	17.500	50,000	—	—	—	—	50,000
	May 15, 2019	May 15, 2020 — May 14, 2029	14.292	340,000	—	(50,000)	—	—	290,000
	June 6, 2019	June 6, 2020 — June 5, 2029	11.744	7,666,200	—	(2,899,500)	(238,400)	—	4,528,300
	August 15, 2019	August 15, 2020 — August 14, 2029	11.564	267,500	—	(117,500)	—	—	150,000
	November 15, 2019	November 15, 2020 — November 14, 2029	12.176	150,000	—	(50,000)	—	—	100,000
	April 1, 2020	April 1, 2021 — March 31, 2030	7.976	130,000	—	(110,000)	—	—	20,000
	May 15, 2020	May 15, 2021 — May 14, 2030	9.316	160,000	—	(82,500)	—	—	77,500
	June 3, 2020	June 3, 2021 — June 2, 2030	9.470	11,910,400	—	(6,493,400)	(98,000)	—	5,319,000
	August 17, 2020	August 17, 2021 — August 16, 2030	10.380	105,000	—	(45,000)	(45,000)	—	15,000
	November 16, 2020	November 16, 2020 — November 15, 2030	15.620	1,774,000	—	—	(150,000)	—	1,624,000
	November 16, 2020	November 16, 2020 — November 15, 2030	15.120	625,000	—	—	—	—	625,000
	May 3, 2021	December 31, 2021 — May 2, 2031	12.672	1,310,400	—	(426,800)	(86,400)	—	797,200
	May 17, 2021	May 17, 2022 — May 16, 2031	11.312	290,000	—	(155,000)	(12,500)	—	122,500
	June 3, 2021	June 3, 2022 — June 2, 2031	12.480	10,387,200	—	(1,577,700)	(527,900)	—	8,281,600
	August 16, 2021	August 16, 2022 — August 15, 2031	8.256	250,000	—	(50,000)	(12,500)	—	187,500

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For the year ended December 31, 2025

25. SHARE-BASED PAYMENTS (Continued)

SHARE OPTION SCHEME (Continued)

December 31, 2024 (Continued)

Type of participant	Date of grant	Exercisable period	Exercise price per Share HK\$	Outstanding at January 1, 2024	Number of share options				Outstanding at December 31, 2024
					Granted during the year	Exercised during the year	Forfeited during the year	Lapsed during the year	
Employees	March 11, 2022	March 11, 2023 — March 10, 2032	4.626	600,000	—	—	—	—	600,000
	May 16, 2022	May 16, 2023 — May 15, 2032	4.146	390,000	—	(105,000)	—	—	285,000
	June 10, 2022	June 10, 2023 — June 9, 2032	4.330	23,068,700	—	(4,459,100)	(1,257,400)	—	17,352,200
	May 15, 2023	May 15, 2024 — May 14, 2033	9.090	100,000	—	—	—	—	100,000
Sub-total (Employees)				87,321,688	—	(21,518,600)	(3,794,800)	(6,670,000)	55,338,288
Consultant	June 3, 2014	June 2, 2015 — June 2, 2024	26.850	400,000	—	—	—	(400,000)	—
	June 3, 2015	June 3, 2016 — June 2, 2025	14.090	478,800	—	—	—	—	478,800
	June 3, 2016	June 3, 2017 — June 2, 2026	10.900	550,000	—	(200,000)	—	—	350,000
	August 23, 2016	August 23, 2017 — August 22, 2026	11.740	263,600	—	—	—	—	263,600
	June 5, 2017	June 5, 2018 — June 4, 2027	17.132	214,800	—	—	—	—	214,800
	June 4, 2018	June 4, 2019 — June 3, 2028	22.510	153,600	—	—	—	—	153,600
	June 6, 2019	June 6, 2020 — June 5, 2029	11.744	275,200	—	—	—	—	275,200
	November 16, 2020	November 16, 2021 — November 15, 2030	11.240	200,000	—	—	—	—	200,000
Sub-total (Consultant)				2,536,000	—	(200,000)	—	(400,000)	1,936,000
Total				94,876,088	—	(23,381,800)	(3,794,800)	(7,070,000)	60,629,488
Weighted average exercise price per Share				HK\$11.62	HK\$—	HK\$9.26	HK\$11.02	HK\$26.84	HK\$10.80
Exercisable at end of the reporting period									44,613,188

25. SHARE-BASED PAYMENTS *(Continued)*

SHARE OPTION SCHEME *(Continued)*

The vesting periods of the above options are 25% per year vesting on each of the anniversary dates of the date of grant, with the exception of the options granted on May 3, 2021, which were 100% vested on December 31, 2021.

The Black-Scholes option pricing model has been used to estimate the fair value of the options. The variables and assumptions used in computing the fair value of the share options are based upon management's best estimate, changes in which could materially affect the fair value estimate.

Expected volatility used in the valuation of options granted was determined by using the historical volatility of the Company's Share price. The expected life used in the model has been adjusted, based upon management's best estimate, for the effects of the vesting period, exercise period and employee's behavioral considerations.

The weighted-average share price at the date of exercise for share options exercised in 2025 was HK\$15.17 (2024: HK\$14.02).

The Group recognized a total expense of HK\$6.0 million (2024: HK\$14.6 million) for the year ended December 31, 2025 in relation to share options granted by the Company.

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25. SHARE-BASED PAYMENTS *(Continued)*

RESTRICTED STOCK UNIT PLAN

On August 4, 2023, the Board approved and adopted the Restricted Stock Unit Plan, which is intended to serve as a key component of the Company's total compensation program, and is designed with the purpose to attract, retain and motivate key employees and to align their interests with those of the Company's shareholders by providing equity-based incentives in the form of Shares of the Company. A restricted stock unit award may be granted to any director or employee of the Group and any other person (including a consultant or adviser) who in the sole discretion of the Board has contributed or will contribute to the Group, approved by the Board following a recommendation from the Remuneration Committee. By Trust Deed executed on January 25, 2024, a Trust was established for the purposes of the Restricted Stock Unit Plan and a Trustee was appointed.

Under the Restricted Stock Unit Plan, each restricted stock unit award represents a right to receive a transfer of Shares following vesting which is accounted for as an equity-settled share-based payment transaction or a right to receive a cash equivalent amount in lieu of Shares following vesting which is accounted for as cash-settled share-based payment transaction.

The Company shall ensure that adequate funds are paid to the Trustee from time to time (in each case to the extent not prohibited by the Listing Rules and applicable laws and regulations) to enable the Trustee to perform its duties and exercise its powers under this Trust Deed, including to acquire the appropriate number of Shares to settle vested restricted stock unit awards with the relevant Participants and to cover all costs and expenses related thereto.

25% of restricted stock units awarded vest on each anniversary of the date on which an award is granted.

Life of the restricted stock unit plan

An award may only be granted within the period of 10 years commencing on the date of adoption of the Plan.

25. SHARE-BASED PAYMENTS *(Continued)*

RESTRICTED STOCK UNIT PLAN *(Continued)*

Equity-settled restricted stock units

With respect to the awards that shall be satisfied by the transfer of Shares, the fair value of the awarded non-vested Shares was calculated based upon the market prices of the Company's Shares at the respective award dates reduced by the present value of dividends expected to be paid during the vesting period.

A summary of the outstanding equity-settled restricted stock units is presented below:

	Number of restricted stock units
Non-vested as at January 1, 2024	6,451,119
Granted during the year	5,062,870
Vested during the year	(1,574,110)
Forfeited during the year	(351,385)
Lapsed during the year	—
Non-vested as at December 31, 2024 and January 1, 2025	9,588,494
Granted during the year	6,703,002
Vested during the year	(2,775,481)
Forfeited during the year	(1,360,742)
Lapsed during the year	—
Non-vested as at December 31, 2025	12,155,273

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

25. SHARE-BASED PAYMENTS *(Continued)*

RESTRICTED STOCK UNIT PLAN *(Continued)*

Equity-settled restricted stock units *(Continued)*

The weighted-average fair value at the date of grant for equity-settled restricted stock granted in 2025 was HK\$9.88 (2024: HK\$12.32).

The Group recognized a total expense of HK\$49.9 million for the year ended December 31, 2025 (2024: HK\$43.2 million) in relation to equity-settled restricted stock units granted by the Company.

Cash-settled restricted stock units

With respect to the awards that shall be satisfied by payment of a cash equivalent amount in lieu of Shares following vesting, the fair value of each restricted stock unit was calculated based upon the market prices of the Company's Shares at the respective award dates reduced by the present value of dividends expected to be paid during the vesting period. The fair value of each restricted stock unit is re-measured at the end of each reporting period until its vesting date. Upon vesting of each restricted stock unit, the Group will pay the grantees an amount in cash calculated based upon the closing price of a Share on the dealing day immediately preceding the vesting date.

25. SHARE-BASED PAYMENTS *(Continued)*

RESTRICTED STOCK UNIT PLAN *(Continued)*

Cash-settled restricted stock units *(Continued)*

A summary of the outstanding cash-settled restricted stock units granted to Kenneth Xiaofeng Feng is presented below:

	Number of restricted stock units
Non-vested as at January 1, 2024	614,313
Granted to a Director during the year	458,368
Vested during the year	(153,578)
Forfeited during the year	—
Lapsed during the year	—
Non-vested as at December 31, 2024 and January 1, 2025	919,103
Granted to a Director during the year	591,872
Vested during the year	(268,170)
Forfeited during the year	—
Lapsed during the year	—
Non-vested as at December 31, 2025	1,242,805

The weighted-average fair value at the date of grant for cash-settled restricted stock granted in 2025 was HK\$9.83 (2024: HK\$12.60).

As at December 31, 2025, the accrued liability associated with the cash-settled restricted stock units was HK\$7.3 million (2024: HK\$3.4 million). The Group recognized a total expense of HK\$7.8 million for the year ended December 31, 2025 (2024: HK\$4.0 million) in relation to cash-settled restricted stock units granted by the Company.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

26. CAPITAL RISK MANAGEMENT

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximizing the return to stakeholders through usage of an appropriate combination of debt and equity. The Group's overall strategy remained unchanged throughout the year. The capital structure of the Group consists of net debt (borrowings offset by bank balances and cash and pledged bank deposits) and equity of the Group (comprising issued capital and reserves).

The Group's management reviews the capital structure of the Group on a regular basis. As part of this review, the management considers the cost of capital and the risks associated with each component of the capital structure.

The gearing ratio is a key indication of the Group's capital structure. The gearing ratio is calculated as net debt divided by equity plus net debt. Net debt comprised borrowings, net of debt finance costs, as described in Note 21, less bank balances and cash and pledged bank deposits. Equity comprised all capital and reserves of the Group. As at December 31, 2025, the gearing ratio of the Group was 81.0% (2024: 97.0%).

27. FINANCIAL INSTRUMENTS

CATEGORIES OF FINANCIAL INSTRUMENTS

	2025 HK\$'000	2024 HK\$'000
Financial assets		
Amortized cost:		
Bank balances and cash	4,396,610	5,315,440
Pledged bank deposits	680,000	680,000
Trade receivables	1,414,926	825,165
Other receivables	15,001	18,571
Deposits	18,705	17,887
Amounts due from related companies	9,650	9,300
	6,534,892	6,866,363
Financial liabilities		
Amortized cost:		
Borrowings	18,955,647	22,919,939
Gaming concession right payable	1,610,519	1,671,395
Customer advances and other	1,346,411	1,054,615
Outstanding chips liability	505,521	405,967
Interest payable	193,826	181,898
Amounts due to related companies	55,518	105,441
Trade payables	74,871	97,560
Construction retention payable	83,050	78,357
Construction payables	26,363	60,551
Other payables	31,252	28,123
Other casino liabilities	6,918	6,597
Fair value:		
Derivative financial liabilities	5,978	—
Subtotal	22,895,874	26,610,443
Lease liabilities	213,064	230,039
	23,108,938	26,840,482

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

27. FINANCIAL INSTRUMENTS (Continued)

FINANCIAL ASSETS AND FINANCIAL LIABILITIES SUBJECT TO OFFSETTING, ENFORCEABLE MASTER NETTING ARRANGEMENTS AND SIMILAR AGREEMENTS

Financial assets and liabilities are offset and the net amounts reported in the consolidated statement of financial position where the Group has a legally enforceable right to offset the recognized amounts and there is an intention to settle on a net basis or realize the asset and settle the liability simultaneously.

The Group currently has a legally enforceable right to set off the trade receivables from approved gaming customers against the deposits, commissions and incentives liabilities that are to be settled simultaneously. The Group intends to settle these balances on a net basis.

The following table presents the recognized financial assets and financial liabilities that are offset in the consolidated statement of financial position, or subject to enforceable master netting arrangement or other similar agreements as at December 31, 2025 and 2024:

	Gross amounts of recognized financial assets HK\$'000	Gross amounts of recognized financial liabilities set off HK\$'000	Net amounts of financial assets presented HK\$'000	Related amounts not set off in the consolidated statement of financial position		
				Financial instruments HK\$'000	Cash collateral received HK\$'000	Net amount HK\$'000
As at December 31, 2025						
Casino receivables (i)	1,545,750	(184,379)	1,361,371	—	—	1,361,371

27. FINANCIAL INSTRUMENTS (Continued)

FINANCIAL ASSETS AND FINANCIAL LIABILITIES SUBJECT TO OFFSETTING, ENFORCEABLE MASTER NETTING ARRANGEMENTS AND SIMILAR AGREEMENTS (Continued)

	Gross amounts of recognized financial liabilities HK\$'000	Gross amounts of recognized financial assets set off HK\$'000	Net amounts of financial liabilities presented HK\$'000	Related amounts not set off in the consolidated statement of financial position		
				Financial instruments HK\$'000	Cash collateral pledged HK\$'000	Net amount HK\$'000
As at December 31, 2025						
Commission and incentives liabilities (ii)	43,483	(36,565)	6,918	—	—	6,918
Deposits received from approved gaming customers (iii)	1,471,147	(147,814)	1,323,333	—	—	1,323,333
	1,514,630	(184,379)	1,330,251	—	—	1,330,251

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

27. FINANCIAL INSTRUMENTS (Continued)

FINANCIAL ASSETS AND FINANCIAL LIABILITIES SUBJECT TO OFFSETTING, ENFORCEABLE MASTER NETTING ARRANGEMENTS AND SIMILAR AGREEMENTS (Continued)

	Gross amounts of recognized financial assets	Gross amounts of recognized financial liabilities set off	Net amounts of financial assets presented	Related amounts not set off in the consolidated statement of financial position	Cash collateral received	Net amount
	HK\$'000	HK\$'000	HK\$'000	Financial instruments	HK\$'000	HK\$'000

As at December 31, 2024

Casino receivables (i)	920,608	(133,151)	787,457	—	—	787,457
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	Gross amounts of recognized financial liabilities	Gross amounts of recognized financial assets set off	Net amounts of financial liabilities presented	Related amounts not set off in the consolidated statement of financial position	Cash collateral pledged	Net amount
	HK\$'000	HK\$'000	HK\$'000	Financial instruments	HK\$'000	HK\$'000

As at December 31, 2024

Commission and incentives liabilities (ii)	41,728	(35,131)	6,597	—	—	6,597
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Deposits received from approved gaming customers (iii)	1,133,035	(98,020)	1,035,015	—	—	1,035,015
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	1,174,763	(133,151)	1,041,612	—	—	1,041,612
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27. FINANCIAL INSTRUMENTS *(Continued)*

FINANCIAL ASSETS AND FINANCIAL LIABILITIES SUBJECT TO OFFSETTING, ENFORCEABLE MASTER NETTING ARRANGEMENTS AND SIMILAR AGREEMENTS *(Continued)*

- (i) Amount is the gross casino receivables after netting with loss allowance and included in trade receivables of HK\$1,414.9 million (2024: HK\$825.2 million) in the consolidated statement of financial position as at December 31, 2025.
- (ii) Amount is the gross commission and incentives liabilities and included as other casino liabilities in payables and accrued charges of HK\$5,525.3 million (2024: HK\$5,089.6 million) in the consolidated statement of financial position as at December 31, 2025.
- (iii) Amount is the gross deposits received from approved gaming customers and included as customer advances and other in payables and accrued charges of HK\$5,525.3 million (2024: HK\$5,089.6 million) in the consolidated statement of financial position as at December 31, 2025.

FINANCIAL RISK MANAGEMENT OBJECTIVES

The Group's treasury function provides services to the business units, co-ordinates access to domestic and international financial markets, and monitors and manages the financial risks relating to the operations of the Group. The risks associated with financial instruments include market risk (foreign currency risk and interest rate risk), credit risk and liquidity risk.

The Group's management monitors risks and policies implemented to mitigate risk exposures on a timely and effective manner.

MARKET RISK

The Group's activities expose it primarily to the financial risk of changes in foreign currency exchange rates and interest rates.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

27. FINANCIAL INSTRUMENTS (Continued)

MARKET RISK (Continued)

Foreign currency risk management

The Group holds bank balances, cash, deposits, pledged bank deposits, derivative financial instruments and borrowings denominated in foreign currencies, and consequently exposure to exchange rate fluctuations arise. The majority of the Group's foreign currency exposure comprises assets and liabilities denominated in US\$. The exchange rate of the HK\$ is pegged to the US\$ and has remained stable over the past several years. The majority of the receipts of the Group are denominated in HK\$. The MOP is pegged to the HK\$ at a constant rate of approximately HK\$1:MOP1.03. The Group manages its foreign currency risk by closely monitoring movement of foreign currency rates and by utilizing hedging agreements when the Group considers it necessary. The Group has entered into hedging agreements during the year ended December 31, 2025 (2024: nil) to hedge the cash flows related to the 2026 Notes (refer to Note 22). The carrying amounts of the majority of the Group's foreign currency (other than MOP) denominated monetary assets (including bank balances and cash) and monetary liabilities (including payables and borrowings) at the end of the reporting period are as follows:

Assets

	2025 HK\$'000	2024 HK\$'000
US\$ denominated	72,595	55,170

Liabilities

	2025 HK\$'000	2024 HK\$'000
US\$ denominated	15,667,624	19,529,960

27. FINANCIAL INSTRUMENTS *(Continued)*

MARKET RISK *(Continued)*

Foreign currency sensitivity analysis

The Group is mainly exposed to the effect of fluctuations in currency rates relative to US\$. The sensitivity analysis includes only outstanding foreign currency denominated monetary items and adjusts their translation at the end of the reporting period for a 1% change in foreign currency rates. 1% is the sensitivity rate used internally for assessment of the possible change in foreign exchange rates.

As at December 31, 2025, a hypothetical 1% weakening of the HK\$ against the US\$ with all other variables held constant would cause a foreign currency loss of HK\$97.1 million (2024: HK\$194.7 million), net of the impact from the foreign currency interest rate swap agreements, mainly as a result of the translation of US\$ denominated Senior Notes (2024: same).

INTEREST RATE RISK

The Company manages interest rate risk through a mix of long-term fixed rate borrowings under its unsecured senior notes and variable rate borrowings under the 2025 Revolving Credit Facility, and by utilizing interest rate swap agreements when considered necessary. A change in interest rates generally does not have an impact upon the Company's future earnings and cash flow for fixed rate debt instruments. As fixed rate borrowings mature and if additional debt is acquired to fund the debt repayment, future earnings and cash flow may be affected by changes in interest rates. This effect would be realized in the periods subsequent to periods when the debt matures.

The Group's exposure to interest rates on financial liabilities is detailed in the liquidity risk management section of this note. The Group's cash flow interest rate risk is mainly concentrated on the fluctuation of HIBOR arising from the Group's Hong Kong dollar denominated borrowings.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

27. FINANCIAL INSTRUMENTS *(Continued)*

INTEREST RATE RISK *(Continued)*

Interest rate sensitivity analysis

The sensitivity analysis below has been determined based upon the exposure to interest rates for the floating rate borrowings only. The analysis is prepared assuming the financial instruments outstanding at the end of the reporting period were outstanding for the whole year. A 50 basis point (2024: 50 basis point) increase or decrease during the year is used internally for assessment of possible change in interest rates. If interest rates had been 50 basis points (2024: 50 basis points) higher/lower and all other variables were held constant, the Group's borrowing costs for the year ended December 31, 2025, without adjusting for any amounts to be capitalized, would be increased/decreased by HK\$19.0 million (2024: HK\$18.6 million).

CREDIT RISK

As at December 31, 2025 and 2024, the Group's maximum exposure to credit risk which could cause a financial loss to the Group due to failure to discharge an obligation by the counterparties arises from the carrying amount of the respective recognized financial assets as stated in the consolidated statement of financial position.

The credit risk on the Group's bank balances and cash and pledged bank deposits is limited because the counterparties are banks with high credit standing primarily in Hong Kong and Macau.

Financial instruments that potentially subject the Group to concentrations of credit risk consist principally of casino receivables from approved gaming customers.

27. FINANCIAL INSTRUMENTS *(Continued)*

CREDIT RISK *(Continued)*

In order to minimize the credit risk with approved gaming customers, the management of the Group has delegated a team responsible for determination of credit limits, credit approvals and other monitoring procedures to ensure that follow-up action is taken to recover overdue debts. For credit-impaired debtors, the Group performs impairment assessment under the expected credit loss model on trade receivables with analysis of individual's collectability by taking into account the age of the receivables, the counterparty's financial condition, collection history and any other known information about the customers. For non-credit-impaired debtors, the Group uses debtors' aging to assess the impairment for trade receivables based upon provision matrix. The loss rates are determined based upon historical observed default rates over the expected life of the receivables and adjusted for general economic conditions, forecasts and forward-looking information that is available without undue cost or effort. In this regard, the Group believes that no significant credit risk is inherent in the Group's trade receivables which is not provided for. As at December 31, 2025, no collateral was received that led to a reduction in expected credit loss (December 31, 2024: nil). The Group does not hold other credit enhancements.

For other receivables, no allowance for impairment was made since the management considers the probability of default is minimal after assessing the counterparties' financial background and creditability and/or exposure at default is minimal.

As at December 31, 2025, except for credit-impaired debtors with net amount of HK\$31.3 million (2024: HK\$4.8 million) that have been assessed individually, the Group uses debtors' aging to assess the impairment for trade receivables. The following table provides information about the Group's exposure to credit risk for trade receivables which are assessed based on provision matrix as at December 31, 2025 and 2024.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

27. FINANCIAL INSTRUMENTS (Continued)

CREDIT RISK (Continued)

Provision matrix — debtors' aging	Loss rate	Net receivable amount	
		2025 HK\$'000	2024 HK\$'000
Current (not past due)	0% — 0.7%	451,516	283,080
1 — 90 days past due	6% — 11%	584,703	341,298
91 — 360 days past due	13% — 26%	308,204	155,264
More than 360 days past due	35% — 100%	39,190	40,718
		1,383,613	820,360

Movement in the loss allowance during the year is as follows:

	2025 HK\$'000	2024 HK\$'000
At January 1	225,232	229,714
Charge for the year, net	184,443	50,821
Amount written off, net	(92,464)	(55,303)
At December 31	317,211	225,232

The charge for the year ended December 31, 2025 is mainly attributable to impairment losses recognized for trade receivables with gross carrying amounts of HK\$1,690.8 million (2024: HK\$943.4 million). As at December 31, 2025, the Group has specifically and fully provided HK\$111.6 million (2024: HK\$111.1 million) of loss allowance on credit-impaired debtors because of the long aged balance and increasing uncertainty on their financial standing. The gross carrying amount of trade receivables which have been written off for the year ended December 31, 2025 and are still subject to enforcement activity was HK\$30.1 million (2024: HK\$58.1 million).

27. FINANCIAL INSTRUMENTS (Continued)

LIQUIDITY RISK

The Group manages liquidity risk by maintaining a level of bank balances and cash and borrowings deemed adequate by the management to finance the Group's operations and capital expenditure and mitigate the effects of fluctuations in cash flows. The management monitors the utilization of borrowings and ensures compliance with loan covenants.

The following table details the Group's remaining contractual maturity for its financial liabilities based upon the agreed repayment terms. The table has been drawn up based upon the undiscounted cash flows of financial liabilities after the effect of foreign currency interest rate swap agreements, if applicable and guarantee contracts based upon the earliest date on which the Group can be required to pay. The table includes both interest and principal cash flows with the effect of the 2025 Currency Swaps. To the extent that interest flows are floating rate, the undiscounted amount is derived from an interest rate curve at the end of the reporting period.

	Within one year or on demand HK\$'000	Between one and two years HK\$'000	Between two and five years HK\$'000	Over five years HK\$'000	Total undiscounted cash flows HK\$'000
As at December 31, 2025					
Trade payables	74,871	—	—	—	74,871
Construction payables	26,363	—	—	—	26,363
Other payables	18,969	2,278	9,203	802	31,252
Interest payable	193,826	—	—	—	193,826
Other casino liabilities	6,918	—	—	—	6,918
Outstanding chips liability	505,521	—	—	—	505,521
Customer advances and other	1,346,411	—	—	—	1,346,411
Borrowings and standby charges	6,689,618	6,569,628	5,369,776	4,030,109	22,659,131
Gaming concession right payable	284,065	286,946	878,709	610,717	2,060,437
Construction retention payable	74,273	5,348	3,429	—	83,050
Amounts due to related companies	55,518	—	—	—	55,518
Lease liabilities	39,045	24,931	40,506	317,523	422,005
Guarantee contracts (Note 29)	978,732	—	—	—	978,732
	10,294,130	6,889,131	6,301,623	4,959,151	28,444,035

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

27. FINANCIAL INSTRUMENTS (Continued)

LIQUIDITY RISK (Continued)

	Within one year or on demand HK\$'000	Between one and two years HK\$'000	Between two and five years HK\$'000	Over five years HK\$'000	Total undiscounted cash flows HK\$'000
As at December 31, 2024					
Trade payables	97,560	—	—	—	97,560
Construction payables	60,551	—	—	—	60,551
Other payables	15,465	4,773	7,885	—	28,123
Interest payable	181,898	—	—	—	181,898
Other casino liabilities	6,597	—	—	—	6,597
Outstanding chips liability	405,967	—	—	—	405,967
Customer advances and other	1,054,615	—	—	—	1,054,615
Borrowings and standby charges	4,990,928	10,369,411	6,795,823	4,299,407	26,455,569
Gaming concession right payable	186,923	284,065	869,714	906,657	2,247,359
Construction retention payable	65,806	6,565	5,986	—	78,357
Amounts due to related companies	105,441	—	—	—	105,441
Lease liabilities	66,143	26,274	31,569	324,795	448,781
Guarantee contracts (Note 29)	978,732	—	—	—	978,732
	8,216,626	10,691,088	7,710,977	5,530,859	32,149,550

The amounts included above for variable interest rate instruments for financial liabilities are subject to change if changes in variable interest rates differ to those estimates of interest rates determined at the end of the reporting period.

27. FINANCIAL INSTRUMENTS *(Continued)*

FAIR VALUE

The fair values of financial assets and financial liabilities are determined in accordance with generally accepted pricing models based upon discounted cash flow analysis.

The Directors of the Group consider that the carrying amounts of financial assets and financial liabilities recorded at amortized cost in the consolidated financial statements approximate their fair values, with the exception of the Group's senior notes.

The estimated fair value of the Group's senior notes as at December 31, 2025 was approximately HK\$15.8 billion (December 31, 2024: HK\$19.3 billion). The estimated fair value of the Group's senior notes is based on recent trades, if available, and indicative pricing from market information (level 2 inputs).

As at December 31, 2025, the total fair value of the 2025 Currency Swaps was approximately HK\$6.0 million recorded as a liability in "Payables and accrued charges", refer to note 22 for details.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

28. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

	Borrowings HK\$'000	Net interest payable ⁽ⁱ⁾⁽ⁱⁱ⁾ HK\$'000	Gaming concession right payable HK\$'000	Dividend payable HK\$'000	Lease liabilities HK\$'000	Total HK\$'000
At January 1, 2024	24,098,731	252,887	1,727,564	—	199,118	26,278,300
Financing cashflows	(1,214,444)	(1,401,549)	(186,055)	(2,661,535)	(57,080)	(5,520,663)
Interest expense	—	1,374,808	129,886	—	14,249	1,518,943
Amortization of debt finance costs	125,501	—	—	—	—	125,501
Dividend declared	—	—	—	2,661,535	—	2,661,535
New leases (Note 16)	—	—	—	—	73,908	73,908
Foreign exchange difference	(89,461)	(1,521)	—	—	(156)	(91,138)
Others	(388)	—	—	—	—	(388)
At December 31, 2024 and January 1, 2025	22,919,939	224,625	1,671,395	—	230,039	25,045,998
Financing cashflows	(4,153,368)	(1,289,281)	(186,187)	(2,148,158)	(53,052)	(7,830,046)
Interest expense	—	1,247,712	125,311	—	13,043	1,386,066
Amortization of debt finance costs	120,065	—	—	—	—	120,065
Dividend declared	—	—	—	2,148,158	—	2,148,158
New leases (Note 16)	—	—	—	—	38,279	38,279
Transfer to payables and accrued charges	—	—	—	—	(15,266)	(15,266)
Foreign exchange difference	68,623	2,688	—	—	39	71,350
Others	388	—	—	—	(18)	370
At December 31, 2025	18,955,647	185,744	1,610,519	—	213,064	20,964,974

28. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING

ACTIVITIES *(Continued)*

- (i) The amount includes payables on interest on unsecured senior notes and unsecured credit facilities as well as standby charges on MGM Resorts International Revolving Credit Facility.
- (ii) As at December 31, 2025, net interest payable in the table above includes net interest receivables related to the 2025 Currency Swaps of HK\$8.1 million (2024: nil). During the year ended December 31, 2025, financing cash flows from net interest payable includes the net amount of interest income received and interest payment made related to the 2025 Currency Swaps.

Except as disclosed above, there are no other non-cash changes for all liabilities arising from financing activities.

29. GUARANTEES

As at December 31, 2025, the Group has outstanding bank guarantees totaling HK\$970.9 million (2024: HK\$970.9 million) in favor of the Macau Government as required in the Concession Contract. During the years ended December 31, 2025 and 2024, pledged bank deposits were provided in relation to these bank guarantees. Further details are disclosed in Note 20.

As at December 31, 2025, a total of HK\$7.8 million bank guarantees were provided for the Group for other purposes (December 31, 2024: HK\$7.8 million).

30. LEGAL PROCEEDINGS

The Group is involved in certain litigations arising in the ordinary course of business. Management has made estimates for potential litigation costs and recognized liabilities based upon consultation with legal counsel. While actual outcomes might differ from these estimates, management considers that such litigation and claims will not have a significant impact on the results of operations, financial position and cash flows of the Group.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

31. CAPITAL COMMITMENTS

The Group had the following capital commitments under construction contracts and other capital related agreements that are not recorded in the consolidated financial statements:

	2025 HK\$'000	2024 HK\$'000
Contracted but not accounted for	451,423	488,625

32. RELATED PARTY TRANSACTIONS

Details of transactions between the Group and other related parties are disclosed below.

(a)(i) Amounts due from related companies represent balances with the ultimate holding company, companies owned by the ultimate holding company, companies in which one of the Directors of the Company has non-controlling beneficial interests and companies in which one of the Directors of the Company has jointly controlling beneficial interests. The amounts are unsecured, non-interest bearing and repayable on demand.

Amounts due from related companies include trade balance based upon invoice date within 30 days and over 30 days of HK\$9.6 million and HK\$0.1 million, respectively, as at December 31, 2025 (December 31, 2024: within 30 days and over 30 days of HK\$9.2 million and HK\$0.1 million, respectively).

32. RELATED PARTY TRANSACTIONS *(Continued)*

(a)(ii) As at December 31, 2025, the amounts due to related companies includes:

	2025 HK\$'000	2024 HK\$'000
Companies in which one of the Directors of the Company has non-controlling beneficial interests	—	3,576
Company jointly-owned by Shareholders	52,089	48,272
Ultimate holding company of the Company	1,679	44,406
Companies in which one of the Directors of the Company has jointly controlling beneficial interests	1,750	9,187
	55,518	105,441

The amounts are unsecured, non-interest bearing and repayable on demand, except for the standby charges on MGM Resorts International Revolving Credit Facility of US\$5.5 million (equivalent to approximately HK\$42.7 million) as at December 31, 2024, which was paid in full on March 18, 2025, refer to Note 21 for details.

Aging of amounts due to related companies in respect of trade balance based upon invoice date:

	2025 HK\$'000	2024 HK\$'000
Within 30 days	55,518	62,444
31 — 60 days	—	270
	55,518	62,714

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

32. RELATED PARTY TRANSACTIONS (Continued)

(b) The Group had the following significant transactions with related companies during the year:

Related parties	Type of transaction	2025	2024
		HK\$'000	HK\$'000
Companies in which one of the Directors of the Company has non-controlling beneficial interests	Expenses related to laundry services, accommodation and others	180,223	153,634
	Income related to accommodation and other	(154)	(187)
Ultimate holding company and its subsidiaries	International marketing expenses ⁽¹⁾	30,156	28,392
	Finance cost ⁽²⁾	—	13,026
Company jointly-owned by Shareholders	License fee ⁽³⁾	608,781	549,275
Companies in which one of the Directors of the Company has jointly controlling beneficial interests	Consultancy fee ⁽⁴⁾	90,613	127,859

32. RELATED PARTY TRANSACTIONS *(Continued)*

(b) *(Continued)*

- ⁽¹⁾ Pursuant to the International Marketing Agreement, the Group and the MGM Group agree to share the costs of each group's Marketing Offices by reference to the provision of referrals to the Group's properties and the MGM Properties by such group's Marketing Offices.

For the year ended December 31, 2025, the cost of the MGM Group's Marketing Offices shared by the Group is HK\$30.2 million (2024: HK\$28.7 million), while the amount reimbursed by the Group from the MGM Group for the cost of the Group's Marketing Offices is HK\$0.1 million (2024: HK\$0.3 million).

- ⁽²⁾ The amount represents the standby charges on MGM Resorts International Revolving Credit Facility — refer to Note 21.
- ⁽³⁾ Pursuant to the Third Renewed Branding Agreement and Amendment Agreement for Third Renewed Branding Agreement which expired on December 31, 2025, the Group was required to pay an annual license fee calculated on a basis equal to 1.75% of its consolidated monthly revenue (as determined in accordance with IFRS Accounting Standards).

On December 23, 2025, the Group has entered into the Long Term Branding Agreement effective from January 1, 2026. The Group is required to pay an annual license fee calculated on a basis equal to 3.5% of its consolidated monthly revenue (as determined in accordance with IFRS Accounting Standards) adjusted for discounts and commissions, loyalty program adjustments, and provisions.

- ⁽⁴⁾ Pursuant to the Consultancy Services Agreement and the Renewed Consultancy Services Agreement entered between MGM Grand Paradise and Occasions, a comprehensive integrated communications group, which set out the principal framework upon which any member of the Occasions Group may provide services to any member of the Group from time to time.

In addition, from time to time, the Group and certain entities in which one of the Directors of the Company has non-controlling beneficial interests, ultimate holding company of the Company, and certain fellow subsidiaries of the Company collect and/or make payment on behalf of each other at no service charge.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

32. RELATED PARTY TRANSACTIONS (Continued)

(c) Compensation to key management personnel

The remuneration of key management is as follows:

	2025	2024
	HK\$'000	HK\$'000
Short term benefits ⁽¹⁾	184,805	174,512
Other long-term benefits in relation to the Services Agreement ⁽²⁾	107,122	50,495
Post-employment benefits	2,166	2,047
Share-based payments	24,914	27,458
	319,007	254,512

⁽¹⁾ Short term benefits to key management includes remuneration under the Services Agreement of US\$8 million (equivalent to approximately HK\$62 million) as described below.

⁽²⁾ On August 21, 2022, MGM Grand Paradise and Ms. Pansy Ho as the Managing Director entered into the Services Agreement, pursuant to which Ms. Pansy Ho will serve as the Managing Director of MGM Grand Paradise for the term of the Gaming Concession. During the term of the Services Agreement (same as the term of the Gaming Concession), Ms. Pansy Ho will receive remuneration of US\$8 million (equivalent to approximately HK\$62 million) per annum disclosed as short term benefits and incentive payments based upon MGM Grand Paradise's performance up to an aggregate total amount of US\$95 million (equivalent to approximately HK\$741 million) disclosed as other long-term benefits for the term set out in the Services Agreement.

The remuneration of Directors and key executives is determined by the Board of Directors having regard to the performance of individuals and market trends.

(d) Others

As at December 31, 2025, Ms. Pansy Ho held an aggregate principal amount of US\$15 million (equivalent to approximately HK\$116.7 million) (December 31, 2024: US\$30 million (equivalent to approximately HK\$233.1 million)) in senior notes issued by the Company.

33. SUBSIDIARIES

Details of the Company's subsidiaries are as follows:

Name of subsidiaries	Place and date of incorporation/ establishment/ business	Issued share/ quota capital/ registered capital	Attributable equity interest of the Group		Principal activities
			December 31, 2025	December 31, 2024	
Alpha Landmark Enterprises Limited	British Virgin Islands February 8, 2005	US\$1	100%	100%	Inactive
Alpha Vision Investments Limited	British Virgin Islands February 8, 2005	US\$1	100%	100%	Inactive
Apexworth Developments Limited	British Virgin Islands February 8, 2005	US\$1	100%	100%	Inactive
Breve, S.A.	Macau August 13, 2004	MOP1,000,000	100%	100%	Inactive
Brief (HK) Limited	Hong Kong July 26, 2018	HK\$1	100%	100%	Investment holding
Golden Rice Bowl (HK) Limited	Hong Kong July 26, 2018	HK\$1	100%	100%	Investment holding
Golden Rice Bowl Limited	Macau April 24, 2007	MOP25,000	100%	100%	Inactive
Land Sub C (HK) Limited	Hong Kong July 26, 2018	HK\$1	100%	100%	Investment holding
MGM Grand Paradise Limited (i)	Macau June 17, 2004	MOP5,000,000,000	100%	100%	Operation of casino games of chance

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

33. SUBSIDIARIES (Continued)

Name of subsidiaries	Place and date of incorporation/ establishment/ business	Issued share/ quota capital/ registered capital	Attributable equity interest of the Group		Principal activities
			December 31, 2025	December 31, 2024	
MGM Grand Paradise (HK) Limited	Hong Kong October 15, 2004	HK\$2	100%	100%	Management and administrative services for a group company
MGM — Security Services, Ltd.	Macau January 19, 2015	MOP1,000,000	100%	100%	Security services for a group company
MGM Security Services (HK) Limited	Hong Kong July 26, 2018	HK\$1	100%	100%	Investment holding
Mingyi Investments Limited	British Virgin Islands/ Macau June 1, 2011	US\$1	100%	100%	Administrative services for a group company
Mingyi Philippines, Inc.	Philippines July 23, 2024	PHP768,958	100%	100%	Administrative services for a group company
Prime Hotel Management (HK) Limited	Hong Kong July 26, 2018	HK\$1	100%	100%	Investment holding
Prime Hotel Management Limited	Macau August 13, 2004	MOP1,000,000	100%	100%	Hotel management services
Terra C Sub, S.A.	Macau August 13, 2004	MOP1,000,000	100%	100%	Inactive
Yin Gao Limited	British Virgin Islands/ Macau June 10, 2011	US\$1	100%	100%	Administrative services for a group company

33. SUBSIDIARIES (Continued)

Name of subsidiaries	Place and date of incorporation/ establishment/ business	Issued share/ quota capital/ registered capital	Attributable equity interest of the Group		Principal activities
			December 31, 2025	December 31, 2024	
珠海倍福國際貿易有限公司 (ii)	People's Republic of China November 11, 2014	HK\$3,200,000	100%	100%	Online sales and outsourcing services including information technology, accounting, human resources, hotel reservations and convention consultation
珠海貝美信息服務外包有限公司 (ii)	People's Republic of China November 5, 2014	HK\$100,000,000	100%	100%	Outsourcing services including information technology, accounting, human resources, hotel reservations and convention consultation

Notes:

- (i) MGM Grand Paradise is directly owned by the Company. The shares of MGM Grand Paradise were divided into two classes of shares, Class A shares and Class B shares, with each share carrying one vote. The Company holds 100% of the Class A shares, which represent 84.6% of the voting power of the share capital of MGM Grand Paradise. Ms. Pansy Ho and MGM Resorts International Holdings, Ltd. each owns 750,000 and 20,000 of the Class B shares, respectively (or 15% and 0.4% of the voting power of the share capital of MGM Grand Paradise, respectively) in order to satisfy the requirements of the Concession Contract and local Macau regulations that at least 15% of MGM Grand Paradise's issued share capital be held by a local managing director of MGM Grand Paradise. On each occasion upon which dividends are paid by MGM Grand Paradise to the holders of Class A shares, each holder of Class B shares will be entitled to receive a portion of such dividends up to an amount of MOP1 only. The Class B shares entitle the holder to voting rights but only de minimis economic rights and therefore the Company has a 100% economic interest in MGM Grand Paradise through its ownership of all of the Class A shares.
- (ii) These entities are wholly foreign owned enterprises established in the People's Republic of China.

None of the subsidiaries had issued any debt securities at the end of the reporting period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

34. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

Information about the statement of financial position of the Company at the end of the reporting period is as follows:

AT DECEMBER 31, 2025

	2025 HK\$'000	2024 HK\$'000
ASSETS		
Non-current assets		
Investment in subsidiaries	35,162,928	33,785,151
Amount due from subsidiaries	1,491,601	6,788,407
Total non-current assets	36,654,529	40,573,558
Current assets		
Prepayments	1,993	2,560
Bank balances and cash	107,423	138,355
Total current assets	109,416	140,915
TOTAL ASSETS	36,763,945	40,714,473
EQUITY		
Capital and reserves		
Share capital (Note 24)	3,800,000	3,800,000
Reserves	13,349,382	13,420,162
TOTAL EQUITY	17,149,382	17,220,162

34. STATEMENT OF FINANCIAL POSITION OF THE COMPANY (Continued)

AT DECEMBER 31, 2025 (Continued)

	2025 HK\$'000	2024 HK\$'000
LIABILITIES		
Non-current liabilities		
Borrowings	13,124,094	19,041,640
Payables and accrued charges	3,514	1,760
Total non-current liabilities	13,127,608	19,043,400
Current liabilities		
Borrowings	5,831,553	3,878,299
Payables and accrued charges	206,303	186,629
Amounts due to related companies	—	42,727
Amounts due to subsidiaries	449,099	343,256
Total current liabilities	6,486,955	4,450,911
TOTAL LIABILITIES	19,614,563	23,494,311
TOTAL EQUITY AND LIABILITIES	36,763,945	40,714,473

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2025

34. STATEMENT OF FINANCIAL POSITION OF THE COMPANY (Continued)

Note:

Movement in share premium and reserves of the Company is as follows:

	Shares held for Restricted Stock Unit Plan HK\$'000	Share premium HK\$'000	Capital redemption reserve HK\$'000	Share-based payment reserve HK\$'000	Other reserves HK\$'000	Foreign Currency hedge reserve HK\$'000	Retained earnings HK\$'000	Reserves total HK\$'000
At January 1, 2024	—	10,398,723	26,655	372,182	132,000	—	5,502,770	16,432,330
Loss for the year and total comprehensive loss	—	—	—	—	—	—	(266,619)	(266,619)
Exercise of share options	—	265,881	—	(72,858)	—	—	—	193,023
Share repurchase and cancellation								
— repurchases and cancellation of Shares	—	(297,119)	—	—	—	—	—	(297,119)
— transfer	—	—	23,382	—	—	—	(23,382)	—
Forfeiture or expiry of share options	—	—	—	(69,914)	—	—	69,914	—
Share repurchase for Restricted Stock Unit Plan	(37,752)	—	—	—	—	—	—	(37,752)
Recognition of share-based payments	—	—	—	57,834	—	—	—	57,834
Transfer to share premium upon vesting of restricted stock units	22,737	(5,995)	—	(16,742)	—	—	—	—
Dividend paid	—	—	—	—	—	—	(2,661,535)	(2,661,535)
At December 31, 2024 and January 1, 2025	(15,015)	10,361,490	50,037	270,502	132,000	—	2,621,148	13,420,162
Profit for the year	—	—	—	—	—	—	2,288,538	2,288,538
Foreign currency hedge adjustment	—	—	—	—	—	4,556	—	4,556
Total comprehensive income	—	—	—	—	—	4,556	2,288,538	2,293,094
Exercise of share options	—	360,798	—	(104,515)	—	—	—	256,283
Share repurchase and cancellation								
— repurchases and cancellation of Shares	—	(446,206)	—	—	—	—	—	(446,206)
— transfer	—	—	30,305	—	—	—	(30,305)	—
Forfeiture or expiry of share options	—	—	—	(16,571)	—	—	16,571	—
Share repurchase for Restricted Stock Unit Plan	(81,707)	—	—	—	—	—	—	(81,707)
Recognition of share-based payments	—	—	—	55,914	—	—	—	55,914
Transfer to share premium upon vesting of restricted stock units	27,868	4,534	—	(32,402)	—	—	—	—
Dividend paid	—	—	—	—	—	—	(2,148,158)	(2,148,158)
At December 31, 2025	(68,854)	10,280,616	80,342	172,928	132,000	4,556	2,747,794	13,349,382

FINANCIAL SUMMARY

	For the year ended December 31				
	2025	2024	2023	2022	2021
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Results					
Operating revenue	34,787,468	31,387,155	24,684,210	5,268,569	9,410,814
Profit/(loss) before tax	5,141,237	4,663,532	2,685,039	(5,216,170)	(3,828,001)
Profit/(loss) for the year attributable to owners of the Company	5,074,768	4,603,408	2,638,304	(5,231,911)	(3,846,616)
	As at December 31				
	2025	2024	2023	2022	2021
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Assets and liabilities					
Total assets	29,673,625	30,603,648	29,181,304	31,209,496	28,439,575
Total liabilities	26,426,166	30,076,121	30,508,524	35,205,917	27,242,659
Net assets/(liabilities)	3,247,459	527,527	(1,327,220)	(3,996,421)	1,196,916

The consolidated results, assets and liabilities of the Group for the last five financial years are those set out in the relevant audited consolidated financial statements.

GLOSSARY

DEFINITIONS AND GLOSSARY USED IN THIS ANNUAL REPORT

“2024 Notes”	US\$750 million aggregate principal amount of 5.375% senior unsecured notes due May 15, 2024, paid and cancelled on May 15, 2024
“2025 Notes”	US\$500 million aggregate principal amount of 5.25% senior unsecured notes due June 18, 2025, paid and cancelled on June 18, 2025
“2025 Revolving Facility”	Credit the revolving credit facility dated April 15, 2025 entered into between the Company and certain lenders, pursuant to which the lenders agreed to make available to the Company a revolving credit facility in an aggregate amount of up to HK\$23.40 billion with a final maturity date on April 15, 2030
“2026 Notes”	US\$750 million aggregate principal amount of 5.875% senior unsecured notes due May 15, 2026
“2027 Notes”	US\$750 million aggregate principal amount of 4.75% senior unsecured notes due February 1, 2027
“2030+ Concession”	any concession (other than the 2023 Concession) for the operation of games of fortune or chance or other games in casino in Macau, awarded or granted by the Macau Government to any member of the MGM China Group under applicable laws, including Article 13 of the Macau Gaming Law, as the same may be extended from time to time in accordance with applicable laws
“2031 Notes”	US\$500 million aggregate principal amount of 7.125% senior unsecured notes due June 26, 2031
“Acquisition Note”	the non-interest bearing note issued by the Company to Grand Paradise Macau Limited as part of the Group Reorganization
“affiliate”	in relation to any specified person, any other person, directly or indirectly, controlling or controlled by or under direct or indirect common control with such specified person
“Amended Revolving Credit Facility” or “Revolving Credit Facility”	the revolving credit facility dated August 12, 2019 entered into between the Company and certain lenders, pursuant to which the lenders agreed to make available to the Company an unsecured revolving credit facility in an aggregate amount of HK\$9.75 billion with a final maturity date on May 15, 2024, as amended on February 21, 2020, April 9, 2020, October 15, 2020, February 24, 2021, February 10, 2022 and June 30, 2023. The June 30, 2023 amendment extended the final maturity of the revolving credit facility to May 15, 2026. With effect from April 22, 2025, the date of the first utilization of the 2025 Revolving Credit Facility, the amounts due under the Revolving Credit Facility and Second Revolving Credit Facility have been replaced in full and the total commitments thereof cancelled

“Amended Second Revolving Credit Facility” or “Second Revolving Credit Facility”	the second revolving credit facility dated May 26, 2020 entered into between the Company and certain lenders, pursuant to which the lenders agreed to make available to the Company an unsecured revolving credit facility with a final maturity date on May 15, 2024, in an initial aggregate amount of HK\$2.34 billion, increased to HK\$3.12 billion on June 29, 2020, and with an increase option pursuant to which the Company may increase the amount of the facility up to HK\$3.90 billion, subject to certain conditions, as amended on October 14, 2020, February 24, 2021 and February 10, 2022. The second revolving credit facility was amended and extended on June 30, 2023, to, among others, i) extend the final maturity of the second revolving credit facility to May 15, 2026; and ii) amend the increase option pursuant to which the Company may increase the amount of the facility up to HK\$5.85 billion, subject to certain conditions. The increase option under the second revolving credit facility has been fully exercised to date. With effect from April 22, 2025, the date of the first utilization of the 2025 Revolving Credit Facility, the amounts due under the Revolving Credit Facility and Second Revolving Credit Facility have been replaced in full and the total commitments thereof cancelled
“Amendment Agreement to the Third Renewed Branding Agreement”	the Amendment Agreement to the Third Renewed Branding Agreement, dated August 16, 2024, entered into among the Company, MGM Grand Paradise, MGM Branding, MGM Resorts International, MRIH and NCE
“Articles of Association”	the amended and restated articles of association of the Company, as amended, modified or otherwise supplemented from time to time
“Board of Directors” or “Board”	the board of Directors of the Company
“Branding Agreement”	the Branding Agreement dated May 17, 2011 entered into among our Company, MGM Grand Paradise, MGM Branding, MGM Resorts International, MRIH and NCE
“casino”	a gaming facility that provides casino games consisting of table games, slot machines and other electronic games and other games of chance
“Casino Areas”	the casino areas including casino support areas in MGM MACAU and MGM COTAI with 59,355 square meters designated by DICJ and the relevant gaming equipment reverted by MGM Grand Paradise to the Macau Government without compensation and free of encumbrance under Property Transfer Agreements on December 31, 2022
“casino revenue”	revenue from casino gaming activities (gross table games win and slot machines gross win), calculated net of commissions, complimentarys and other incentives and in accordance with IFRS Accounting Standards

GLOSSARY

“Chief Executive”	the chief executive of the Macau Special Administrative Region of the People’s Republic of China
“chips”	tokens, usually in the form of plastic discs issued by a casino to patrons in exchange for cash or credit, which may be used (in lieu of cash) to place bets on gaming tables
“Company” or “MGM China”	MGM China Holdings Limited, a company incorporated in the Cayman Islands on July 2, 2010 as an exempted company with limited liability
“Concessionaire(s)”	the holder(s) of a concession for the operation of games of fortune and chance or other games in casino in Macau
“Concession” or “Concession Contract”	the concession contract for the operation of casino games in the Special Administrative Region of Macau executed between the Macau Government and MGM Grand Paradise, dated December 16, 2022, for a term of 10 years, commencing on January 1, 2023, and expiring on December 31, 2032, as the same may be extended from time to time in accordance with law
“Consultancy Services Agreement”	the Consultancy Services Agreement dated January 13, 2021, entered into between MGM Grand Paradise and Occasions
“Cotai”	an area of reclaimed land located between the islands of Taipa and Coloane in Macau
“Deed of Non-Compete Undertakings”	the non-competition deed, dated May 17, 2011, entered into among MGM Resorts International, Ms. Pansy Ho and the Company
“Development Agreement”	the development agreement dated May 17, 2011 entered into among the Company, MGM Grand Paradise, MGM Branding, MGM Resorts International, MRIH and NCE
“DICJ”	the Gaming Inspection and Coordination Bureau of Macau (“Direcção de Inspeção e Coordenação de Jogos” in Portuguese), a department of the Public Administration of Macau
“Director(s)”	the director(s) of the Company
“drop”	the sum of markers exchanged for chips at the gaming table and the amount of cash deposited in a gaming table’s drop box
“DSEC”	Statistics and Census Service of the Macau Government
“First Renewed Branding Agreement”	the first renewed Branding Agreement, dated September 30, 2019, entered into among the Company, MGM Grand Paradise, MGM Branding, MGM Resorts International, MRIH and NCE

“First Renewed Development Agreement”	the first renewed Development Agreement dated December 24, 2013 entered into among the Company, MGM Grand Paradise, MGM Branding, MGM Resorts International, MRIH and NCE
“First Renewed International Marketing Agreement”	the first renewed International Marketing Agreement dated December 23, 2025 entered into among MGM Resorts International, MGM Resorts International Marketing, Ltd., MGM Grand International Pte, Ltd., MGM Grand Paradise and the Company
“First Renewed Master Service Agreement”	the first renewed Master Service Agreement dated December 24, 2013 entered into between Shun Tak and MGM Grand Paradise
“Fifth Renewed Development Agreement”	the fifth renewed Development Agreement dated December 23, 2025 entered into among the Company, MGM Grand Paradise, MGM Branding, MGM Resorts International, MRIH and NCE
“Fifth Renewed Master Service Agreement”	the fifth renewed Master Service Agreement dated December 23, 2025 entered into between Shun Tak and MGM Grand Paradise
“Fourth Renewed Development Agreement”	the fourth renewed Development Agreement dated December 8, 2022 entered into among the Company, MGM Grand Paradise, MGM Branding, MGM Resorts International, MRIH and NCE
“Fourth Renewed Master Service Agreement”	the fourth renewed Master Service Agreement dated December 8, 2022 entered into between Shun Tak and MGM Grand Paradise
“gaming area”	a gaming facility that provides casino games consisting of table games, electronic games and slot machines but has not been designated as a casino by the Macau Government
“Gaming Concession” or “2023 Concession”	the concession for the operation of games of fortune or chance in casino in Macau, for a term of 10 years, commencing on January 1, 2023, and expiring on December 31, 2032, as the same may be extended from time to time in accordance with law, following the expiry of the gaming sub-concession on December 31, 2022
“gaming promoters”	corporations licensed by and registered with the DICJ to promote games of fortune and chance to patrons, through the arrangement of certain services, including transportation, accommodation, dining and entertainment, whose activity is regulated by the Gaming Promoters Law (Macau Law No. 16/2022)
“Grand Paradise Macau Limited”	Grand Paradise Macau Limited, a company incorporated in the Isle of Man and subsequently redomiciled to the BVI and wholly-owned by Ms. Pansy Ho
“GGR” or “gross gaming revenue”	the total win generated by all casino gaming activities combined, calculated before deduction of commissions, complimentaries and other incentives

GLOSSARY

“gross table games win”	the amount of drop (in our main floor casino operation) or turnover (in our VIP casino operation) that is retained as winnings. We record this amount and slot machine gross win as casino revenue after deduction of commissions, complimentary and other incentives
“Group”, “we”, “us” or “our”	our Company and its subsidiaries, or any of them, and the businesses carried on by such subsidiaries, except where the context makes it clear that the reference is only to the Company itself and not to the Group
“Group Reorganization”	the Company and MGM Grand Paradise entered into a contribution and share issuance agreement with Ms. Pansy Ho, Grand Paradise Macau Limited and MGM Resorts International Holdings, Ltd. on April 13, 2011 as part of a group reorganization to rationalize the structure of the Company, MGM Grand Paradise and its subsidiaries in preparation for the listing of the Company’s Shares
“HIBOR”	Hong Kong InterBank Offer Rate
“high-value main floor players”	consists of predominantly walk-in, day-trip visitors to Macau from the Chinese Mainland. Our premium mass market clients generally do not take advantage of our luxury amenities to the same degree as VIP players, but they are offered a variety of premium mass market amenities and customer loyalty programs, such as reserved space on the regular gaming floor and various other services, that are unavailable to the general mass market
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of The People’s Republic of China
“Hong Kong Stock Exchange”	The Stock Exchange of Hong Kong Limited
“IFRS”	International Financial Reporting Standards or IFRS Accounting Standards
“In-house VIP Program”	an internal marketing program wherein we directly market our casino resorts to gaming clients, including to high-end or premium players. These players are invited to qualify for a variety of gaming rebate programs whereby they earn cash commissions and room, food and beverage and other complimentary allowances based upon their turnover level. We often extend credit to these players based upon knowledge of the players, their financial background and payment history
“Independent Third Party(ies)”	parties which are not connected persons of the Company within the meaning of the Listing Rules
“IPO Prospectus”	the IPO Prospectus of the Company published on May 23, 2011 in connection with the Listing

“International Marketing Agreement”	the MGM Grand Paradise International Marketing Agreement dated March 31, 2023 entered into among MGM Resorts International, MGM Resorts International Marketing, Ltd., MGM Grand International Pte, Ltd., MGM Grand Paradise and the Company
“Las Vegas”	the Las Vegas gaming market as defined by the Nevada Gaming Control Board
“Listing”	the initial listing of the Shares on the Main Board of the Hong Kong Stock Exchange on June 3, 2011
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, as amended, supplemented or otherwise modified from time to time
“Long Term Branding Agreement”	the Long Term Branding Agreement dated December 23, 2025 entered into among our Company, MGM Grand Paradise, MGM B&D Holdings, MGM Resorts International Operations, Inc, MGM US IP, LLC and NCE
“Long Term License Agreement”	the trademark license agreement, entered into between MGM Resorts International Operations, Inc and MGM US IP, LLC on December 23, 2025 in respect of the Subject Marks
“Long Term Royalty Agreement”	the long term royalty agreement, entered into between MGM US IP, LLC and MGM Branding on December 23, 2025 in respect of the Subject Marks
“Macau”	the Macau Special Administrative Region of The People’s Republic of China
“Macau Gaming Law”	Macau Law No. 16/2001 (Legal Framework for the Operations of Games of Fortune and Chance in a Casino) as amended by Macau Law No. 7/2022
“Macau Government”	the local government of Macau
“Macau Group”	collectively, the Company, MGM Grand Paradise and their respective controlled affiliates which carry on the casino gaming business
“Macau Group Expenses”	collectively, the fully loaded employment costs (including salary, bonus, the applicable portion of employment taxes and the cost of other employee benefits) and other expenses (including but not limited to rent and professional fees) incurred in connection with the operation of any Macau Marketing Office
“Macau Marketing Offices”	(i) any marketing office owned, leased or operated by the Macau Group that primarily provides referrals to the Macau Properties that exist or are established to provide, at least in part, marketing referrals to the Macau Properties and (ii) any marketing agents, wherever located, to the extent such agents engage, at least in part, in marketing referrals to the Macau Properties; any one of the Macau Marketing Offices is herein referred to as a “Macau Marketing Office”

GLOSSARY

“Macau Properties”	all resort, hotel and casino properties owned or operated by any Macau Group member during the term of the International Marketing Agreement; any one of the Macau Properties in herein referred to as a “Macau Property”
“main floor”	consists of the full range of our gaming products offered to our mass market players
“main floor players”	non-rolling chip players or cash chip players
“marker”	evidence of indebtedness by a player to the casino or gaming operator
“Marketing Offices”	as the context requires, either the Macau Marketing Offices or the MGM Marketing Offices
“Master Service Agreement”	the master service agreement dated October 8, 2010 entered into between Shun Tak Group and MGM Grand Paradise
“MGM Branding” or “MGM B&D Holdings”	MGM Branding and Development Holdings, Ltd., a company incorporated in the BVI and jointly wholly owned, directly or indirectly, by MGM Resorts International and Ms. Pansy Ho in equal portions
“MGM COTAI”	the hotel and casino of that name in Cotai and all contiguous additions
“MGM Grand Paradise”	MGM Grand Paradise Limited, a private company limited by shares (“ <i>sociedade anónima</i> ”) incorporated on June 17, 2004 under the laws of Macau, a non-wholly owned subsidiary of the Company and one of six concessionaires authorized to operate casino games of chance in Macau
“MGM Group”	MGM Resorts International and its affiliates, excluding MGM Branding, the Group and the Macau Group
“MGM Group Expenses”	collectively, the fully loaded employment costs (including salary, bonus, the applicable portion of employment taxes and the cost of other employee benefits) and other expenses (including but not limited to rent and professional fee) incurred in connection with the operation of the existing and additional MGM Marketing Offices
“MGM Growth Properties”	MGM Growth Properties LLC, a Delaware corporation listed on the New York Stock Exchange under the ticker symbol MGP, a real estate investment trust (REIT) and an associated corporation of the Company (within the meaning of Part XV of the Securities and Futures Ordinance)
“MGM MACAU”	the hotel and casino of that name in the Macau peninsula and all contiguous additions

“MGM Marketing Agreement”	the marketing agreement dated May 17, 2011 entered into among MGM Resorts International, MGM Resorts International Marketing, Ltd., MGM Grand International Pte, Ltd., MGM Grand Paradise and the Company
“MGM Marketing Offices”	(i) the marketing offices owned, leased or operated by the MGM Group that primarily provides referrals to the Macau Properties that exist or are established to provide, at least in part, marketing referrals to the Macau Properties and (ii) any marketing agents, wherever located, to the extent such agents engage, at least in part, in marketing referrals to the Macau Properties; any one of the MGM Marketing Offices is herein referred to as an “MGM Marketing Office”
“MGM Properties”	all resort, hotel and casino properties owned or operated by any MGM Group member during the term of the International Marketing Agreement; any one of the MGM Properties is herein referred to as an “MGM Property”
“MGM Resorts International”	MGM Resorts International, a company incorporated in Delaware and listed on the New York Stock Exchange under the ticker symbol MGM, and our controlling Shareholder
“MGM Resorts International Operations, Inc”	MGM Resorts International Operations, Inc., a corporation incorporated in Nevada and wholly-owned by MGM Resorts International
“MGM Resorts International Revolving Credit Facility”	the revolving loan facility dated November 10, 2022 entered into between the Company and MGM Resorts International, as amended on June 29, 2023, which was cancelled on March 20, 2024
“MGM US IP, LLC”	MGM US IP, LLC, a Nevada limited liability company incorporated under the laws of Nevada and indirectly wholly-owned by MGM Resorts International
“MRIH”	MGM Resorts International Holdings, Ltd, a company incorporated in the Isle of Man and an indirect wholly owned subsidiary of MGM Resorts International
“Model Code”	the Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix C3 to the Listing Rules
“MOP”	Macau Pataca, the lawful currency of Macau
“NCE”	New Corporate Enterprises Limited, a company incorporated in the British Virgin Islands and a wholly-owned by Ms. Pansy Ho
“Occasions”	Occasions Asia Pacific Limited, is a company incorporated in Hong Kong, indirectly 50% owned by Ms. Pansy Ho
“occupancy rate”	the number of total hotel room nights occupied as a percentage of the number of total hotel room nights available

GLOSSARY

“Pansy Ho”	Pansy Catilina Chiu King Ho, a substantial Shareholder, the Chairperson and an executive Director of the Company and the managing director of MGM Grand Paradise
“Property Transfer Agreements”	the Property Transfer Agreements entered into between MGM Grand Paradise and the Macau Government, pursuant to which MGM Grand Paradise reverted the Casino Areas including casino support areas in MGM MACAU and MGM COTAI and the relevant gaming equipment to the Macau Government without compensation and free of encumbrance on December 31, 2022. The Property Transfer Agreements allows MGM Grand Paradise to use the reverted Casino Areas including casino support areas and the relevant gaming equipment related to its operation of games of chance in MGM MACAU and MGM COTAI during the term of the Gaming Concession Contract
“Purchase Note”	a note that represents an amount due from MRIH to the Company that will be paid in cash upon consummation of the Listing
“Renewed Consultancy Services Agreement”	the Renewed Consultancy Services Agreement entered into between MGM Grand Paradise and Occasions dated November 24, 2023, for a term of three years, effective from January 1, 2024 and ending on December 31, 2026
“REVPAR”	Revenue per available room includes commissions, complimentary and other incentives
“rolling chip”	a physically identifiable chip that is used to track VIP wagering volume for purposes of calculating commissions and other allowances payable to individual VIP players and gaming promoters
“Second Renewed Branding Agreement”	the second renewed Branding Agreement, dated June 26, 2022, entered into among the Company, MGM Grand Paradise, MGM Branding, MGM Resorts International, MRIH and NCE
“Second Renewed Development Agreement”	the second renewed Development Agreement dated December 12, 2016 entered into among the Company, MGM Grand Paradise, MGM Branding, MGM Resorts International, MRIH and NCE
“Second Renewed Master Service Agreement”	the second renewed Master Service Agreement dated December 12, 2016 entered into between Shun Tak and MGM Grand Paradise
“Senior Secured Credit Facility”	the Second Amended Credit Agreement, entered into between MGM China, MGM Grand Paradise, MGM Grand Paradise (HK) Limited, Superemrego Limitada, MGM — Security Services, Ltd. and Bank of America, N.A., dated June 9, 2015, as amended by the Third Supplemental Agreement, dated February 2, 2016, the Fourth Supplemental Agreement, dated February 15, 2017, the Fifth Supplemental Agreement, dated June 15, 2018 and the Sixth Supplemental Agreement, dated April 15, 2019, which was cancelled on August 14, 2019

“Services Agreement”	the services agreement entered into between the Managing Director and MGM Grand Paradise dated August 21, 2022 in relation to the appointment of Ms. Pansy Ho as the Managing Director
“SFO”	the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time
“Share(s)”	ordinary share(s) with a nominal value of HK\$1 each in the share capital of the Company
“Shareholder(s)”	holder(s) of Share(s) of the Company from time to time
“Shun Tak”	Shun Tak Holdings Limited, a company incorporated under the laws of Hong Kong with limited liability, and the shares of which are listed on the Hong Kong Stock Exchange (stock code: 0242)
“Shun Tak Group”	Shun Tak and its subsidiaries/associated companies
“Sixth Renewed MGM Marketing Agreement”	the marketing agreement dated December 8, 2022 entered into among MGM Resorts International, MGM Resorts International Marketing, Ltd., MGM Grand International Pte, Ltd., MGM Grand Paradise and the Company
“SJM”	SJM Resorts, S.A., formerly Sociedade de Jogos de Macau, S.A., one of six Concessionaires authorized to operate casino games in Macau
“slot handle”	the total value of slot machine credits wagered resulting from coins and bank notes in the drop box, plus the value of any electronic money transfers made to the slot machine through the use of a cashless wagering system
“slot machine gross win”	the amount of slot handle that is retained as winnings. We record this amount and gross table games win as casino revenue after deduction of complimentary and other incentives
“slot machines”	gaming machines operated by a single player and electronic multiple-player gaming machines
“Sub-Concession”, “Sub-Concession Contract”, “Sub-Concession Extension Contract” or “Sub-Concession Further Extension Contract”	the sub-concession contract for the operation of games of fortune and chance or other games in casino in Macau, authorized by the Macau Government and entered into by SJM and MGM Grand Paradise on April 19, 2005, as extended to June 26, 2022 by the Sub-Concession Extension Contract, dated as of March 15, 2019, and further extended to December 31, 2022, by the Sub-Concession Further Extension Contract, dated June 23, 2022. The Sub-Concession Contract expired on December 31, 2022
“table games”	typical casino games, including card games such as baccarat, blackjack and sic bo as well as craps and roulette

GLOSSARY

“Third Renewed Branding Agreement”	the third renewed Branding Agreement, dated December 8, 2022, entered into among the Company, MGM Grand Paradise, MGM Branding, MGM Resorts International, MRIH and NCE
“Third Renewed Deed of Non-Compete Undertakings”	the renewed Deed of Non-compete Undertakings dated December 8, 2022, entered into among MGM Resorts International, Ms. Pansy Ho and the Company
“Third Renewed Development Agreement”	the third renewed Development Agreement dated December 27, 2019 entered into among the Company, MGM Grand Paradise, MGM Branding, MGM Resorts International, MRIH and NCE
“Third Renewed Master Service Agreement”	the third renewed Master Service Agreement dated December 27, 2019 entered into between Shun Tak and MGM Grand Paradise
“Trust for the Restricted Stock Unit Plan” or “Trust”	the trust established by trust deed executed on January 25, 2024 for the purposes of the restricted stock unit plan that was approved and adopted by the Board on August 4, 2023, as amended by the Board on March 19, 2026
“turnover”	the sum of all rolling chip wagers which represents wagers won by our relevant subsidiary (non-negotiable chip purchase plus non-negotiable chip exchange minus non-negotiable chip return)
“United States”	the United States of America, its territories and possessions and all areas subject to its jurisdiction
“US\$”	United States dollars, the lawful currency of United States
“VIP” or “VIP players”	patrons or players who participate in our In-house VIP Program or in the VIP program of any of our gaming promoters
“visitation”	with respect to visitation of our properties, the number of times our properties are entered during a fixed time period. Estimates of the number of visits to our properties are based upon information collected from digital cameras placed above every entrance to our properties capable of counting visitors (including repeat visitors) to our properties on a given day
“%”	per cent

