



中國萬天控股有限公司

CHINA WANTIAN HOLDINGS LIMITED

(Incorporated in the Cayman Islands with limited liability)

Stock code: 1854



2025
ANNUAL REPORT

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CORPORATE INFORMATION

BOARD OF DIRECTORS

Executive Directors

Dr. Hooy Kok Wai (*Chairman*)

Mr. Zhong Xueyong

(*Vice-chairman and Chief executive officer*)

Mr. Liu Chi Ching

(*resigned with effect from 14 July 2025*)

Independent Non-executive Directors

Ms. Chan Sze Man

(*appointed with effect from 6 November 2025*)

Mr. Lam Chi Wing

Mr. Hui Chun Kin Norman

(*appointed with effect from 6 November 2025*)

Ms. Lui Choi Yiu Angela

(*resigned with effect from 6 November 2025*)

Mr. Siu Chun Pong Raymond

(*resigned with effect from 6 November 2025*)

BOARD COMMITTEES

Audit Committee

Ms. Chan Sze Man (*Chairman*)

(*appointed with effect from 6 November 2025*)

Mr. Lam Chi Wing

Mr. Hui Chun Kin Norman

(*appointed with effect from 6 November 2025*)

Ms. Lui Choi Yiu Angela

(*resigned with effect from 6 November 2025*)

Mr. Siu Chun Pong Raymond

(*resigned with effect from 6 November 2025*)

Nomination Committee

Dr. Hooy Kok Wai (*Chairman*)

Ms. Chan Sze Man

(*appointed with effect from 6 November 2025*)

Mr. Lam Chi Wing

Mr. Hui Chun Kin Norman

(*appointed with effect from 6 November 2025*)

Ms. Lui Choi Yiu Angela

(*resigned with effect from 6 November 2025*)

Mr. Siu Chun Pong Raymond

(*resigned with effect from 6 November 2025*)

Remuneration Committee

Mr. Lam Chi Wing (*Chairman*)

Mr. Zhong Xueyong

(*appointed with effect from 14 July 2025*)

Ms. Chan Sze Man

(*appointed with effect from 6 November 2025*)

Mr. Hui Chun Kin Norman

(*appointed with effect from 6 November 2025*)

Mr. Liu Chi Ching

(*resigned with effect from 14 July 2025*)

Ms. Lui Choi Yiu Angela

(*resigned with effect from 6 November 2025*)

Mr. Siu Chun Pong Raymond

(*resigned with effect from 6 November 2025*)

Environmental, Social and Governance Committee

Mr. Zhong Xueyong (*Chairman*)

Mr. Hui Chun Kin Norman

(*appointed with effect from 6 November 2025*)

Mr. Lau Yau Chuen Louis

(*resigned with effect from 1 April 2025*)

Mr. Siu Chun Pong Raymond

(*resigned with effect from 6 November 2025*)

Climate Change Committee

Mr. Zhong Xueyong (*Chairman*)

Mr. Lam Chi Wing

(*appointed with effect from 6 November 2025*)

Mr. Lau Yau Chuen Louis

(*resigned with effect from 1 April 2025*)

Mr. Siu Chun Pong Raymond

(*resigned with effect from 6 November 2025*)

COMPANY SECRETARY

Ms. Shum Ching Yee Jennifer

(*appointed with effect from 1 April 2025*)

Mr. Lau Yau Chuen Louis

(*resigned with effect from 1 April 2025*)



CORPORATE INFORMATION (continued)

AUTHORISED REPRESENTATIVES

Ms. Shum Ching Yee Jennifer

(appointed with effect from 1 April 2025)

Mr. Zhong Xueyong

(appointed with effect from 14 July 2025)

Mr. Lau Yau Chuen Louis

(resigned with effect from 1 April 2025)

Mr. Liu Chi Ching

(resigned with effect from 14 July 2025)

AUDITOR

BDO Limited

Certified Public Accountants

Registered Public Interest Entity Auditor

25/F, Wing On Centre

111 Connaught Road Central

Hong Kong

LEGAL ADVISOR AS TO HONG KONG LAW

K. B. Chau & Co.

31/F & Unit A2, 32/F, United Centre

No. 95 Queensway

Admiralty

Hong Kong

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE IN THE CAYMAN ISLANDS

Ocorian Trust (Cayman) Limited

Windward 3, Regatta Office Park

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Cayman Islands

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REGISTERED OFFICE IN THE CAYMAN ISLANDS

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Units B401–405, Level 4 of Block B, Wangu Plaza

No. 10 Xinglong Road, Shagang, Dongqu Subdistrict

Zhongshan, Guangdong, the PRC

PRINCIPAL BANKS

OCBC Wing Hang Bank Limited

Bank of China (Hong Kong) Limited

STOCK CODE

1854

COMPANY WEBSITE

www.cwth.com.hk



CHAIRMAN'S STATEMENT

Dear Shareholders,

On behalf of the board (the “**Board**”) of directors (the “**Directors**”) of China Wantian Holdings Limited (the “**Company**”) or “**China Wantian**”, together with its subsidiaries (the “**Group**”). I would like to present the Group’s consolidated business performance for the year ended 31 December 2025 (the “**Year**”) or the “**year under review**” of the “**year**”).

The Year represented a deliberate period of strategic recalibration. Against the progressively stabilising external environment and the sustained domestic emphasis on consumption and supply chain resilience, the Group sharpened its operational priorities and resource allocation so as to concentrate on the most commercially compelling and scalable opportunities.

The macroeconomic and policy developments of China in 2025 continued to support quality consumption, supply chain modernisation and food safety. Government measures encouraged the high-quality development of the catering sector, rural revitalisation and export facilitation, which created constructive opportunities for enterprises that can deliver products of prime quality with transparent provenance. In response to this, the Group repositioned its business activities to capitalise on these structural drivers while exercising disciplined capital stewardship.

Recognising the importance of food quality and provenance in an increasingly discerning market, we strengthened our strategic focus on the food supply chain in 2025. Rather than pursuing large-scale infrastructure projects, we concentrated on securing reliable supplier relationships and enhancing product standards through stricter supplier selection, oversight and contractual arrangements. These prudential measures are intended to raise product consistency and market appeal while preserving capital flexibility as we assess longer-term expansion opportunities.

Our catering services sector remained the core pillar, with its strategic emphasis reoriented towards concept stores rather than broad outlet expansion. We concentrated on tiny yet exquisite, innovation-led spaces that integrate curated dining experiences, branded product showcases and retail offerings – platforms that demonstrate our premium ingredients and culinary concepts, and also served as a high-impact brand ambassador. This approach drives more efficient capital deployment, stronger brand differentiation and higher per-customer engagement. We have invested in culinary development, staff training and in-store merchandising to ensure that each concept store delivers a consistent and elevated experience to our customers.

Given the need to prioritise capital and management bandwidth for supply chain and curated catering initiatives, we intentionally moderated our expansion of the environmental protection and technology segment in 2025. While our commitment to green development endures, we adopted a more selective approach to new project rollouts, focusing on optimisation of existing installations, improvement of operational performance and the commercialisation of proven concepts. This measured stance preserves the strategic value of our environmental capabilities while enabling us to direct near-term resources towards areas with clearer and earlier returns.



CHAIRMAN'S STATEMENT (continued)

During the Year, the Group had attracted strategic backing from partners who recognise the merits of our refined focus. This support strengthened our capital base and enabled continued investment in processing facilities, traceability infrastructure, product development and concept store rollouts. We continued to uphold rigorous governance, risk management and transparent stakeholder communication as cornerstones of sustainable development.

Looking ahead, the Group will pursue three principal priorities. First, we will accelerate the professionalisation of our food supply chain platform through enhanced sourcing, improved processing standards and expanded traceability to meet elevated quality and export requirements. Secondly, we will refine and scale our catering concept stores as central nodes for brand building, product testing and margin enhancement, ensuring consistent operational excellence. Thirdly, we will consolidate and optimise our environmental and urban agricultural assets – prioritising operational improvements and selective commercial opportunities rather than broad geographic expansion.

Our recalibrated strategy reflects a conviction – focused execution that is aligned with policy direction and market demand will deliver sustainable values more effectively over the medium term. We will continue to integrate environmental, social and governance considerations into strategic decision-making and daily operations, ensuring that commercial performance advances in a responsible and accountable manner.

In closing, I would like to extend my sincere appreciation to our shareholders, employees and business partners for their continued confidence and support. The progress achieved during the Year is the result of dedicated teamwork and disciplined strategic choices. The Board and the management remain committed to executing our refined plan, enhancing shareholder value and contributing positively to the communities we serve.

Hooy Kok Wai

Chairman and Executive Director

Hong Kong, 30 March 2026



MANAGEMENT DISCUSSION AND ANALYSIS

The year 2025 marked a pivotal phase in China's post-pandemic economic recovery, characterised by a deliberate shift towards high-quality growth and structural optimisation. According to the National Bureau of Statistics of China, China's Gross Domestic Product (GDP) grew by 5.0% year-on-year in 2025, reaching approximately RMB136 trillion, with the tertiary sector – particularly services and consumption – contributing significantly to its economic resilience. Retail sales of consumer goods increased by 7.2% while catering revenue surpassed RMB6.1 trillion, both reflecting the robust domestic demand and a continuing recovery in social consumption.

Amidst a complex global economic landscape, China deepened its implementation of the “dual circulation” strategy, emphasising the importance of both domestic demand and external opening-up. The policies introduced under the “14th Five-Year Plan” further endorsed supply chain modernisation, food safety governance, and green and low-carbon transformation. The PRC government also advanced the “rural revitalisation” and “common prosperity” initiatives, creating a favourable regulatory and market environment for enterprises engaged in agriculture, food supply and sustainable urban development. These macroeconomic and policy tailwinds provided a strategic foundation for the Group's recalibration of its business focus in 2025.

BUSINESS REVIEW

During the year ended 31 December 2025, the Group had executed a targeted operational realignment so as to concentrate its resources on the most commercially compelling and scalable sectors among its businesses, which was consistent with the strategic direction set out in the Chairman's statement to be issued in the annual report for the year 2025. The macroeconomy and policy conditions in 2025 continued to be favourable to quality consumption, supply chain resilience, rural revitalisation and strengthened food safety. Against this backdrop, the Group refined its portfolio focus to prioritise the development of food supply chain and the curated catering models while moderating the pace of new environmental project rollouts.

During the year 2025, the Group intensified its focus on the food supply chain through the tightening of supplier due diligence, the strengthening of procurement oversight and the implementation of longer-term sourcing arrangements with key suppliers. Instead of refraining from direct infrastructure investment, the Group concentrated on improving supplier reliability and product consistency through enhanced governance and contract management. These actions were taken to ensure product quality as well as customer confidence while at the same time maintaining a disciplined capital deployment.

In 2025, the Group recalibrated its catering strategy from broad expansion to targeted development of concept stores and experiential retail formats. These compact, innovation-driven outlets are designed to showcase the Group's culinary concepts and selected branded products sourced through its supply channels. The Group prioritised culinary concept refinement, service training and in-store merchandising to ensure consistent, premium customer experience. The Group has been using concept stores as an effective platform for product testing and market feedback, so that the Group is able to evaluate new offerings and consumer preferences without having to be committed to large-scale rollouts. This capital-efficient approach is geared towards strengthening brand recognition and improving the per-customer yield as well as maintaining rigorous food safety and quality controls.



MANAGEMENT DISCUSSION AND ANALYSIS (continued)

In alignment with its selected capital allocation strategy, the Group slowed the pace of new sky-farm and urban hortiscape deployments in 2025. While the Group's commitment to green development remains intact, activities in this segment were reoriented towards optimisation of the existing installations, improvement of operational efficiency and exploration of commercialisation pathways for proven concepts. This measured posture preserves the strategic option value of the Group's environmental capabilities while enabling management to prioritise resources for its supply chain enhancement and curated catering initiatives.

During the year, the Group had attracted strategic support from investors and partners who recognised the Company's sharpened focus on supply chain excellence and branded food offerings. The capital and strategic collaboration secured was directed to help the Group strengthen the processing capacity, implement traceability systems, support product development and launch concept stores.

Throughout the year, the Group maintained rigorous governance, risk management and transparent stakeholder communication. The Group continues to apply operational discipline and cost control measures to secure margins and enhance resilience. Environmental, social and governance considerations remain integral to decision-making across sourcing, processing and retail operations. Despite the slowing down of new environmental rollouts, the Group upholds its sustainability standards – committed to responsible procurement, food safety and community engagement.

Looking ahead, the Group will initiate a strategic transformation in the current year, beginning with the divestment of its loss-making food supply and catering operations to streamline the asset base and sharpen strategic focus. In line with the national policy that emphasises “high-quality development” and “new quality productive forces”, the Group will also pursue the deep integration of technological innovation with industrial innovation. Further, the Group plans to embed technology across its industrial ecosystem, and aims to transform into a technology-driven modern industrial enterprise, thereby enhancing capital market recognition, strengthening core competitiveness and establishing a more resilient and sustainable development framework.

FINANCIAL REVIEW

The Group's operating results for the Year were contributed by its three businesses, namely (i) food supply; (ii) catering services; and (iii) environmental protection and technology services.



MANAGEMENT DISCUSSION AND ANALYSIS (continued)

Revenue

The Group's revenue for the Year was approximately HK\$1,164.8 million (2024: approximately HK\$788.6 million).

The food supply business remains the main revenue stream of the Group. The revenue generated from the food supply business amounted to approximately HK\$1,108.7 million for the Year, accounting for approximately 95.2% of the total revenue (2024: approximately HK\$750.4 million, 95.2%). During the year, the revenue derived from the Greater Bay Area market (excluding Hong Kong) was approximately HK\$1,011.8 million and accounted for approximately 91.3% of the revenue from the food supply segment (2024: approximately HK\$610.5 million, 81.4%). Revenue derived from the Hong Kong market, which was mainly the provision of frozen food, vegetables and fruits in Hong Kong, amounted to approximately HK\$96.9 million, representing approximately 8.7% of the segment revenue (2024: approximately HK\$139.9 million, 18.6%). The increase of approximately 47.7% in the Group's segment revenue from the food supply business for the Year as compared to the year ended 31 December 2024 was mainly attributable to the increase in the revenue derived from the supply of more food supply items in the PRC, including live cattle and frozen pork.

The catering services business, comprising the operation of various restaurants in the city of Zhongshan, contributed a revenue of approximately HK\$55.6 million for the Year, representing approximately 4.8% of the Group's total revenue (2024: approximately HK\$37.4 million, 4.7%). The revenue in the Group's segment revenue from the catering services business increased by approximately 48.5% from the year ended 31 December 2024 to the Year was mainly due to the improved operating performance of the restaurants resulting from the increase in customer flow after the opening of the Shenzhen-Zhongshan Link.

The environmental protection and technology services business, comprising the provision of services for building comprehensive practice bases to promote the ideas of green, environmental protection and low-carbon concepts, recorded a revenue of approximately HK\$0.6 million during the Year, accounting for approximately 0.1% of the Group's total revenue (2024: approximately HK\$0.8 million, 0.1%).

Gross profit and gross profit margin

The Group's gross profit for the Year was approximately HK\$40.4 million, representing a gross profit margin of approximately 3.5% (2024: approximately HK\$51.9 million, approximately 6.6%).

The gross profit derived from the Group's food supply business for the Year was approximately HK\$11.8 million, representing a gross profit margin of approximately 1.1% (2024: approximately HK\$35.1 million, 4.7%). The gross profit margin decreased by 3.6 percentage points, which was due to the fact that the Group had to spend time securing new customers and new sales orders when faced with a different and competitive environment, hence impacting on its profitability for the year.



MANAGEMENT DISCUSSION AND ANALYSIS (continued)

The gross profit derived from the Group's catering business for the Year was approximately HK\$28.6 million, representing a gross profit margin of approximately 51.4% (2024: approximately HK\$16.7 million, 44.7%). The gross profit margin increased by 6.7 percentage points, which was mainly due to the Group's continuous adoption of more effective cost control, which helped maintain the ingredient costs at a reasonable level.

The gross loss derived from the Group's environmental protection and technology business for the Year was approximately HK\$23,000, representing a gross loss margin of approximately 4.1% (2024: approximately HK\$84,000, representing a gross profit margin of 10.3%).

Other income

The Group's other income for the Year were approximately HK\$6.6 million (2024: approximately HK\$6.1 million). The increase was primarily due to the increase of service income received from the related parties.

Other gains and losses – net

The Group's other gains and losses – net for the Year recorded a loss of approximately HK\$9.4 million (2024: a gain of approximately HK\$0.3 million). The recording of loss for the Year was primarily due to the loss on disposal of property, plant and equipment arising from closure of several underperforming restaurants.

Finance costs, net

The Group's finance costs, net for the Year were approximately HK\$2.5 million (2024: approximately HK\$1.1 million). The increase was mainly attributable to the increase in interest expenses on lease liabilities arising from the Group's entering into of the leaseback agreement in the second half of 2024 for the purpose of operating the food supply segment and expanding the catering services segment.

Selling expenses

The Group's selling expenses for the Year were approximately HK\$48.0 million (2024: approximately HK\$38.4 million). The increase was mainly due to the additional payroll expenses and the depreciation on property, plant and equipment and right-of-use assets incurred for the purpose of expanding the Group's catering services business in the first half of 2025.

Administrative expenses

The Group's administrative expenses for the Year were approximately HK\$111.1 million (2024: approximately HK\$85.7 million). The increase was mainly due to the provision for impairment losses on right-of-use assets and property, plant and equipment derived from cash generating unit impairment assessment.



MANAGEMENT DISCUSSION AND ANALYSIS (continued)

Impairment losses under expected credit loss model

The Group recorded impairment losses under expected credit loss model of approximately HK\$14.5 million for the Year (2024: approximately HK\$16.3 million). The decrease was due to the decrease in the outstanding balance from the Group's trade debtors as at year end.

Gain on disposal of subsidiaries

No disposal of subsidiaries took place for the year ended 31 December 2025 while the Group's gain on disposal of subsidiaries for the year ended 31 December 2024 was approximately HK\$42.4 million, which resulted from the Disposal (as defined below).

Loss for the Year

Taking into consideration the abovementioned factors, loss for the Year was approximately HK\$142.8 million (2024: approximately HK\$42.0 million).

USE OF NET PROCEEDS FROM RIGHTS ISSUE

On 13 June 2023, the Company allotted and issued 309,504,000 ordinary shares with a nominal value of HK\$0.01 each in the share capital of the Company (the "**Shares**") by way of a rights issue on the basis of one rights share for every five existing shares then held on the record date on 18 May 2023 (the "**Rights Issue**") and raised net proceeds of approximately HK\$102.31 million. Details of the Rights Issue were set out in the prospectus of the Company dated 19 May 2023 (the "**Prospectus**") and the announcements of the Company dated 11 April 2023 and 12 June 2023.

As disclosed in the Prospectus, 30% of the net proceeds from the Rights Issue had been allocated for financing the launching of a live cattle breeding site project with an aim to develop the Group's related upstream supply chain business. After further evaluation of the factors relevant to the setting up of live cattle breeding site, including the initial site setup, the breeding cycle and the overall operation, the Board considered that it is not the best timing for the Group to expand its business to related upstream supply chain business amidst ongoing uncertainties in the global economy. Further, the Board was of the view that a more prudent business development strategy would be desirable at the present time.

As stated in the announcement of the Company dated 27 March 2024, the Board resolved to change the use of the then unutilised net proceeds from the Rights Issue, which amounted to approximately HK\$30.69 million, from launching a live cattle breeding site project to expanding the Group's fresh food supply business, considering the prominent performance of the business segment. The then unutilised net proceeds of approximately HK\$8.16 million will remain being used for the repayment of the Group's outstanding borrowing and, based on the best estimation of the updated repayment schedule, are expected to be fully utilised by 31 December 2025.

As at 31 December 2025, the proceeds from the Rights Issue had been fully utilised.



MANAGEMENT DISCUSSION AND ANALYSIS (continued)

Set out below are the details of the net proceeds from the Rights Issue, including the original allocation (in terms of percentage and amount), the revised allocation, the amount of actual use during the Year and the amount unutilised as at 31 December 2025:

	Original allocation of the net proceeds as shown in the Prospectus		Revised allocation of the unutilised net proceeds	Unutilised net proceeds as at 1 January 2025	Actual use of net proceeds during the Year	Unutilised net proceeds as at 31 December 2025
	%	HK\$ million (approx.)	HK\$ million (approx.)	HK\$ million (approx.)	HK\$ million (approx.)	HK\$ million (approx.)
Launching of a live cattle breeding site project	30	30.69	–	–	–	–
Development of live cattle trading business	25	25.58	–	–	–	–
Expansion of fresh food supply business	10	10.23	30.69	–	–	–
Development of catering business	10	10.23	–	–	–	–
Repayment of outstanding borrowing	10	10.23	8.16	4.57	4.57	–
Enhancement and upgrading of offices in the Greater Bay Area	5	5.12	–	–	–	–
General working capital of the Group	10	10.23	–	–	–	–
Total	100	102.31	38.85	4.57	4.57	–

USE OF PROCEEDS FROM THE DISPOSAL

On 27 September 2024, the Group entered into a share purchase agreement with a connected party, pursuant to which the Group agreed to sell its entire equity interest in its subsidiary, Lion Metro Limited (“**Lion Metro**”) and Lion Metro’s subsidiary, Healthy Cheer International Limited (“**Healthy Cheer**”), at a cash consideration of HK\$56,320,000 (the “**Disposal**”). The Disposal was completed on 12 December 2024. After the Disposal, Lion Metro and Healthy Cheer ceased to be subsidiaries of the Company and the Group ceased to have any interest in Lion Metro and Healthy Cheer.

The net proceeds from the Disposal amounted to approximately HK\$55.7 million, which had not been utilised as at 31 December 2024. Details of the Disposal were set out in the announcement of the Company dated 27 September 2024 and the circular of the Company dated 7 November 2024 (the “**Circular**”).



MANAGEMENT DISCUSSION AND ANALYSIS (continued)

Set out below are the details of the net proceeds from the Disposal, including the allocation (in terms of percentage and amount), the amount of actual use during the Year, the amount unutilised as at 31 December 2025 and the expected timeline for the utilisation of the net proceeds:

	Allocation of the net proceeds shown in the Circular		Unutilised net proceeds as at 1 January 2025	Actual use of net proceeds during the Year	Unutilised net proceeds as at 31 December 2025	Expected timeline for utilising the net proceeds
	%	HK\$ million (approx.)	HK\$ million (approx.)	HK\$ million (approx.)	HK\$ million (approx.)	
Development of a new product line and setting up of a new distribution channel for fresh fruit trading	20	11.1	11.1	–	11.1	On or before 30 June 2026
Expansion of the existing product line and distribution channel for fresh meat trading	40	22.3	22.3	22.3	–	
Development of the catering business in the Greater Bay Area (including funding capital expenditure for newly-opened eateries)	20	11.1	11.1	11.1	–	
General working capital	20	11.2	11.2	11.2	–	
Total	100	55.7	55.7	44.6	11.1	

CAPITAL STRUCTURE

There has been no change in the capital structure of the Group during the Year and up to the date of this report. The capital of the Group only comprises ordinary shares.

LIQUIDITY AND FINANCIAL RESOURCES

The Group has funded the liquidity and capital requirements principally from cash generated from operations, bank and other borrowings and the proceeds from the issue of new Shares upon the Rights Issue and the proceeds from the Disposal.

As at 31 December 2025, the Group had bank and other borrowings of approximately HK\$58.7 million (2024: approximately HK\$7.2 million), which were denominated in Hong Kong dollars. The Group's bank and other borrowings were primarily obtained at variable rates and fixed rate respectively and were used in financing the working capital requirement for its operations and the purchase of the existing premises.



MANAGEMENT DISCUSSION AND ANALYSIS (continued)

The Group had approximately HK\$55.8 million in cash and cash equivalents and no bank deposits as at 31 December 2025 (2024: approximately HK\$67.5 million and HK\$5.0 million respectively). The Directors believe that the Group is in a healthy financial position to expand its core business and to achieve its business objectives.

As at 31 December 2025, total assets, which comprised current assets of approximately HK\$126.5 million (2024: approximately HK\$166.7 million) and non-current assets of approximately HK\$71.5 million (2024: approximately HK\$123.3 million), decreased by approximately 31.7% to approximately HK\$198.0 million, which was primarily attributable to (i) the impairment loss made on the property, plant and equipment and right-of-use assets in respect of the Group's catering business; (ii) the impairment loss made on goodwill in respect of the Group's food supply business; (iii) the decrease in trade and other receivables, arising from the impairment losses under expected credit loss model; and (iv) the decrease in cash and cash equivalents because of the Group's utilisation of funds in the operating activities for business expansion purposes.

As at 31 December 2025, total liabilities, which comprised current liabilities of approximately HK\$58.3 million (2024: approximately HK\$55.6 million) and non-current liabilities of approximately HK\$63.9 million (2024: approximately HK\$24.0 million), increased by approximately 53.5% to approximately HK\$122.2 million, which was mainly due to an increase in borrowings for the Group's business development in the food supply business.

As at 31 December 2025, the current ratio of the Group, being current assets divided by current liabilities, decreased to approximately 2.2 (2024: approximately 3.0), which was mainly due to the decrease in current assets because of business expansion purposes and impairment losses under expected credit loss model on the trade receivables. Nevertheless, the Group still maintains the capability to cover its short-term debts, ensuring a healthy financial position.

GEARING RATIO

As at 31 December 2025, the gearing ratio of the Group, being total borrowings (including bank borrowings and lease liabilities) divided by total equity, increased to approximately 103.8% (2024: approximately 22.1%), which was primarily due to the increase in borrowings from the limited partnership fund for the Group's business development in the food supply business.



MANAGEMENT DISCUSSION AND ANALYSIS (continued)

CHARGE ON GROUP ASSETS

As at 31 December 2025, the Group had pledged its leasehold land under right-of-use assets and buildings under property, plant and equipment with a net book value amounting to approximately HK\$38.3 million (2024: approximately HK\$40.0 million) for the banking facilities granted to the Group.

MAJOR CUSTOMERS AND SUPPLIERS

The Group's largest customer accounted for approximately 67.8% (2024: approximately 55.3%) of the Group's total revenue while the Group's five largest customers in aggregate accounted for approximately 88.4% (2024: approximately 68.8%) of the Group's total revenue for the Year.

The Group's largest supplier accounted for approximately 32.1% (2024: approximately 45.5%) of the Group's total purchases while the Group's five largest suppliers in aggregate accounted for approximately 87.2% (2024: approximately 76.4%) of the Group's total purchases for the Year.

None of the Directors, or any of their close associates or shareholders (which, to the best knowledge of the Directors, own more than 5% of the issued Shares), has any beneficial interest in the Group's five largest customers or suppliers.

FOREIGN EXCHANGE EXPOSURE

Foreign exchange risk refers to the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in foreign exchange rates. The Group's revenue, expenses, assets and liabilities are denominated in HK\$ and Renminbi ("**RMB**"). The appreciation or devaluation of RMB against HK\$ may have an impact on the Group's results. The Group does not have any currency hedging policy and has not entered into any hedging or other instrument to reduce currency risks. The Group will continue to closely monitor the foreign currency exposure and take appropriate measures to minimise the risk when necessary.

TREASURY POLICY

The Directors will continue to follow a prudent policy in managing the Group's cash balances and maintain strong and healthy liquidity to ensure that the Group is well placed to take advantage of future growth opportunities.



MANAGEMENT DISCUSSION AND ANALYSIS (continued)

SIGNIFICANT INVESTMENT HELD, MATERIAL ACQUISITION AND DISPOSAL OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES, AND FUTURE PLANS FOR MATERIAL INVESTMENT OR CAPITAL ASSETS

Save as disclosed in this report, (i) the Group had no significant investment with a value of 5% or more of the Group's total assets as at 31 December 2025; (ii) there was no material acquisition and disposal of subsidiaries, associates or joint ventures by the Group during the Year; and (iii) there were no other plans for material investment or capital assets as at 31 December 2025.

CONTINGENT LIABILITIES

The Group did not have any material contingent liabilities as at 31 December 2025 (2024: HK\$nil).

CAPITAL COMMITMENTS

The Group did not have any capital commitments in respect of acquisition of plant and equipment as at 31 December 2025 (2024: approximately HK\$2.7 million).

SEGMENT INFORMATION

The Group has three reportable segments, namely (i) food supply; (ii) catering services; and (iii) environmental protection and technology services.

INFORMATION ON EMPLOYEES

As at 31 December 2025, the Group had 275 employees working in Hong Kong and the PRC (2024: 473). Employees are remunerated based on their qualifications, position and performance. The remuneration offered to employees generally includes salaries, allowances and discretionary bonuses. Various types of training are provided to the employees from time to time. The total staff cost (including remuneration of Directors and mandatory provident fund contributions) for the Year amounted to approximately HK\$74.9 million (2024: approximately HK\$75.4 million).

FINAL DIVIDENDS

The Board does not recommend the payment of a final dividend for the Year (2024: nil).



MANAGEMENT DISCUSSION AND ANALYSIS (continued)

EVENTS AFTER THE REPORTING PERIOD

On 9 January 2026, the Company entered into a share purchase agreement (the “**2026 Share Purchase Agreement**”) with Mr. Lee Wing Sun (the “**Purchaser**”), an independent third party, pursuant to which the Company conditionally agreed to sell and the Purchaser conditionally agreed to purchase the entire issued shares of Better Joy Limited. Better Joy Limited indirectly holds (i) the entire interest of the landed properties situate at Workshops A, E, F and J on 3/F of Block 1, Kwai Tak Industrial Centre, Nos. 15-33 Kwai Tak Street, Kwai Chung, New Territories, Hong Kong (the “**Properties**”) via its direct wholly-owned subsidiary, Jade Royal Limited; and (ii) the entire interest of the landed properties situate at (a) Workshop D (including flat-roof appurtenant thereto) on 4/F of Block 1, Kwai Tak Industrial Centre, 15-33 Kwai Tak Street, Kwai Chung, New Territories, Hong Kong; and (b) Car Park Nos. 78, 79 and 80 on Ground Floor; Kwai Tak Industrial Centre, Nos. 15-33 Kwai Tak Street, Kwai Chung, New Territories, Hong Kong via its another direct wholly-owned subsidiary, Wise Sino Limited, at a total consideration of HK\$46,500,000.

Pursuant to the 2026 Share Purchase Agreement, it is a condition to completion that Jade Royal Limited shall enter into a leaseback agreement with the Company or a subsidiary of the Company as nominated by the Company on or before the completion date for the leasing back of the Properties to the Group for a period of one (1) year commencing from the completion date at an aggregate monthly rental of HK\$120,000. Details of the disposal of the property holding subsidiaries and the leaseback of the Properties are set out in the announcement of the Company dated 9 January 2026 and 22 January 2026.

PRINCIPAL RISKS AND UNCERTAINTIES

Credit risk

The Group is exposed to credit risk primarily arising from cash and cash equivalents, trade receivables, deposits and amounts due from related parties. Trade receivables are substantially from local food service operators with good collection track records with the Group. For trade receivables, the Group adopts the policy of dealing only with customers of appropriate credit history to mitigate credit risks. The Group is subject to concentration of credit risk with respect to trade receivables as approximately 45.5% (as at 31 December 2024: 66.1%) of the total trade receivables were due from the five largest debtors as at 31 December 2025. For the trade receivables under collective assessment, in view of the history of business dealings with these customers and the sound collection history of the receivables due from them, the management communicates to the customers on the expected repayment terms with significant overdue balance and believes that there is no material credit risk inherent in the Group's outstanding receivable balances due from these customers. For the trade receivables that are individually proved to be impaired, management has provided sufficient provision on those balances. For the year ended 31 December 2025, the Group had made a loss allowance of approximately HK\$12,854,000 (for the year ended 31 December 2024: HK\$7,181,000) for trade receivables under the expected credit loss model, based on assessment of the credit history of the customers and the current market condition.



MANAGEMENT DISCUSSION AND ANALYSIS (continued)

Cash and cash equivalents are mainly deposits with banks with good credit ratings assigned by international credit-rating agencies or with good reputation. For deposits, the Group adopts the policy of dealing only with high credit quality counterparties.

The maximum exposure to credit risk in the event that the counterparties fail to perform their obligations as of the end of each reporting period in relation to each class of recognised financial assets was the carrying amounts of those assets as stated in the statement of financial position. For details of the credit risk, please refer to note 5(a) to the consolidated financial statements.

Liquidity risk

As at 31 December 2025, 44.7% (as at 31 December 2024: 67.6%) of the Group's financial liabilities were due within the next 12 months, of which approximately 48.9% (as at 31 December 2024: 10.1%) were bank borrowings which matured at more than 1 year with a repayment on demand clause based on the agreed scheduled repayments set out in the loan agreements. The Group manages the liquidity risk by maintaining sufficient cash and banking facilities to enable the Group to meet its normal operating and capital commitments. For details of the liquidity risk, please refer to note 5(b) to the consolidated financial statements.

Price fluctuation risk

A rise in the purchase costs of food ingredients may be caused by several external factors, such as extreme weather, fluctuations in supply and demand and other economic conditions. If the Group is unable to obtain the requisite quantities of food ingredients at commercially reasonable prices, the Group's business operations could be adversely affected. It is necessary for the Group to implement effective procurement and inventory management practices to proactively mitigate the risks arising from fluctuations in the prices of food ingredients and to expand product categories.

Labour shortage

To secure catering professionals amidst keen competition in the market, the Group has to offer competitive remuneration packages so as to maintain a steady workforce. Any events that could increase labour costs, for example, resignation of highly skilled staff, will adversely affect the Group's profitability and its financial position. As such, the Group will implement incentive policies at different stages, which can align the interest of the key personnel with the long-term growth and development of the Group.

Market competition

The industries of the food supply and catering services are competitive. The Group's market share may decline if it is not able to gain a competitive edge in terms of product and service quality and the provision of value-added services. It is necessary for the Group to continuously acquire new customers, develop new products and enhance product value-added features to maintain a strong competitive position in the market.



BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

EXECUTIVE DIRECTORS

Dr. Hooy Kok Wai, aged 67, was appointed as chairman of the Board and an executive Director on 19 August 2021. He is the chairman of the nomination committee of the Company (the “**Nomination Committee**”) and also serves as a director of certain subsidiaries of the Company. Dr. Hooy has overall responsibilities for formulating business strategies and development plans for the Group.

Dr. Hooy is a Singaporean Chinese entrepreneur and has extensive experience in investment and corporate management. He is the co-founder and has served as chairman of China Wantian International Group Limited, which is principally engaged in modern agriculture in the PRC through the indirect holding of its subsidiaries. He is also the co-founder and has served as vice-chairman of Perfect (China) Co., Ltd. since 1995, a company which is principally engaged in research, development, manufacturing and sale of personal care products, cosmetics, health food and household cleaning necessities through direct sales in the PRC. Dr. Hooy has also been a director of Yen Lee Holdings Pte Ltd. since April 1980, a corporation based in Singapore which is principally engaged in wholesale and retail of various industrial tools, and firefighting, safety, rescue and life-saving equipment in Southeast Asia. Dr. Hooy is the founding president of Greater Bay Area Association of Listed Companies and the honorary president of Chung Shan Association (Singapore). He was awarded the Honorary Doctorate from Lincoln University College in Malaysia and was also honoured with “the 17th World Outstanding Chinese Award” in 2022. He is a controlling shareholder and a director of Ace Source Holdings Limited (“**Ace Source**”), which has an interest in the Shares which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the Securities and Futures Ordinance (the “**SFO**”).

Mr. Zhong Xueyong, aged 42, was appointed as an executive Director on 19 August 2021 and the chief executive officer of the Company on 29 September 2021, respectively. He was then appointed as vice-chairman of the Board on 11 October 2023. Mr. Zhong is the chairman of each of the environmental, social and governance committee (the “**ESG Committee**”) and the climate change committee (the “**Climate Change Committee**”) of the Company and also a member of the remuneration committee of the Company (the “**Remuneration Committee**”). He also serves as a director of certain subsidiaries of the Company. Mr. Zhong is responsible for overseeing the overall management, business operation and development of the Group.

Mr. Zhong is the founder and acted as chairman of Guangdong Wangu Industrial Development Company Limited, which is principally engaged in property investment and management in the PRC. He is the co-founder and has served as the chief executive officer of China Wantian International Group Limited. Mr. Zhong is the co-founding chairman of Greater Bay Area Association of Listed Companies. Mr. Zhong has been appointed as a member of the Expert Committee on Professional Services for Going Global in 2026, which will advise the Department of Justice on the strategy for promoting Hong Kong’s legal and other professional services sectors to support Chinese Mainland enterprises seeking to go global. He was accredited as the “Outstanding Young Entrepreneur of Zhongshan” by Zhongshan Federation of Industry and Commerce in 2020, and the “Outstanding Young Entrepreneur” by the 2nd Guangdong-HK-Macao Bay Area Entrepreneurs Union and the 4th Guangdong-HK-Macao Bay Area Entrepreneurs Union in 2021 and 2023, respectively. Mr. Zhong was also granted “The 3rd World Outstanding Chinese Youth Entrepreneur Award” by the World Chinese Business Investment Foundation and the “Pilot 9+2 Guangdong-Hong Kong-Macau Greater Bay Area Outstanding Contribution Leader Award” by Hong Kong Ta Kung Wen Wei Media Group in 2022 and 2024, respectively. He is a controlling shareholder and a director of Ace Source.



BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT (continued)

INDEPENDENT NON-EXECUTIVE DIRECTORS

Mr. Lam Chi Wing, aged 46, was appointed as an independent non-executive Director on 8 June 2023. He is the chairman of the Remuneration Committee and a member of each of the audit committee of the Company (the “**Audit Committee**”), the Nomination Committee and the Climate Change Committee. Mr. Lam is responsible for providing independent judgment and advising on the issues of strategy, performance, resources and standard of conduct of the Group.

Mr. Lam obtained a bachelor of business administration in accounting and finance degree from The University of Hong Kong in December 2003, a master of science in knowledge management degree from The Hong Kong Polytechnic University in December 2006 and a master of business administration degree from The Chinese University of Hong Kong in December 2010. He also obtained an executive master in public administration degree from Tsinghua University in January 2024.

Mr. Lam joined Li & Fung Group in September 2003, where he served as the group chief representative and general manager of Southern China of Li & Fung Development (China) Limited prior to his departure in July 2015. From June 2020 to December 2020, he was a brand and new retail strategic officer and executive director of Bonjour Holdings Limited (stock code: 653).

Mr. Lam has been a deputy to the 14th National People’s Congress (第十四屆全國人大代表), a member of each of the 12th and 13th Guangdong Provincial Committee of the Chinese People’s Political Consultative Conference (中國人民政治協商會議第十二屆及第十三屆廣東省委員會) and a member of each of the 11th and 12th Zhongshan Municipal Committee of the Chinese People’s Political Consultative Conference (中國人民政治協商會議第十一屆及第十二屆中山市委員會). Mr. Lam is currently a vice-chairman of each of the Council of the Guangdong Society of Commercial Economy (廣東省商業經濟學會理事會) and the Council for the Promotion of Guangdong-Hong Kong-Macao Cooperation (廣東省粵港澳合作促進會). He is the Honorary Vice Convener and Deputy Secretary General of the Hong Kong Association for External Friendship (香港對外交流友好協會). He is also the Deputy Vice-chairman of the Federation of Hong Kong Zhong Shan Community Organisations Limited (香港中山社團總會). He is also currently a co-director and an adjunct professor of the Center for Innovation, Design and Entrepreneurship under the Innovation & Entrepreneurship Office of The Chinese University of Hong Kong, Shenzhen. Mr. Lam served as a part-time member of the Central Policy Unit of the Government of the Hong Kong Special Administrative Region from 2011 to 2012.

Mr. Lam served as an independent non-executive director of each of Aidigong Maternal & Child Health Limited (stock code: 286) from March 2016 to December 2022 and from October 2023 to February 2025, ZhongKe Group Holdings Limited (formerly known as “Wai Hung Group Holdings Limited”) (stock code: 3321) from March 2019 to September 2024, MTT Group Holdings Limited (stock code: 2350) from August 2022 to August 2025 and TOMO Holdings Limited (stock code: 6928) from January 2024 to June 2025, the shares of all of which are listed on the Main Board of the Stock Exchange. Mr. Lam also served as a non-executive director of DreamEast Group Limited (stock code: 593) from November 2023 to January 2026 and an independent non-executive director of Space Group Holdings Limited (stock code: 2448) from April 2023 to 26 February 2026. Mr. Lam is currently an independent non-executive director of each of Alco Holdings Limited (stock code: 328), RENHENG Enterprise Holdings Limited (stock code: 3628) and Carry Wealth Holdings Limited (stock code: 643), the shares of all of which are listed on the Main Board of the Stock Exchange.



BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT (continued)

Ms. Chan Sze Man, aged 45, was appointed as an independent non-executive Director on 6 November 2025. She is the chairman of the audit committee of the Company (the “**Audit Committee**”) and a member of each of the Remuneration Committee and the Nomination Committee. Ms. Chan is responsible for providing independent judgment and advising on the issues of strategy, performance, resources and standard of conduct of the Group.

Ms. Chan obtained a bachelor of business administration in accounting degree from The Hong Kong University of Science and Technology in November 2003. She has been a fellow of the Hong Kong Institute of Certified Public Accountants since 2016.

Ms. Chan has over 22 years of experience in the accounting and audit industry in Hong Kong. From September 2003 to April 2010, she worked for Deloitte Touche Tohmatsu, an international accounting firm. Ms. Chan joined Tongda Group Holdings Limited, the shares of which are listed on the Main Board of the Stock Exchange (stock code: 698), in June 2010, served as chief financial officer and company secretary from January 2011 to August 2018 and has been appointed as a non-executive director of the company since August 2018. In addition, Ms. Chan has been an independent non-executive director of the following companies, the shares of each of which are listed on the Main Board of the Stock Exchange: (a) Prosperous Future Holdings Limited (formerly known as “Future Development Holdings Limited”, “China Child Care Corporation Limited” and “Prince Frog International Holdings Limited”) (stock code: 1259) since September 2016; (b) Chi Kan Holdings Limited (stock code: 9913) since July 2020; (c) Weiye Holdings Limited (stock code: 1570) since September 2024; (d) Shanghai XNG Holdings Limited (stock code: 3666) since December 2025. Ms. Chan has been an independent director of Green Circle Decarbonize Technology Limited, a company listed on NYSE American Exchange in United States of America (stock code: GCDT) since January 2026.



BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT (continued)

Mr. Hui Chun Kin Norman, aged 47, was appointed as an independent non-executive Director on 6 November 2025. He is a member of each of the Audit Committee, the Remuneration Committee, the Nomination Committee and the ESG Committee. Mr. Hui is responsible for providing independent judgment and advising on the issues of strategy, performance, resources and standard of conduct of the Group.

Mr. Hui, aged 47, graduated from the University of New South Wales with a degree of bachelor of commerce in accounting in 2001 and a degree of laws in 2002, respectively. Mr. Hui was admitted as a legal practitioner of the Supreme Court of New South Wales in Australia in 2004, as a solicitor of the High Court of Hong Kong in 2005 and as a solicitor of the Supreme Court of England and Wales in 2006, respectively. Mr. Hui has also been an international accredited professional mediator of the International Dispute Resolution & Risk Management Institute as well as a certified international mediation advocate of International Professional Advocates Association since 2022 and 2023, respectively.

Mr. Hui possesses extensive experience in general commercial work and has over 20 years of experience in corporate finance, mergers and acquisitions and other corporate transactions, with a focus on financial services, advising funds and asset management clients on regulatory issues. Mr. Hui is currently a partner and head of equity capital markets in the Hong Kong office of an international law firm. Mr. Hui served as an independent director of Powell Max Limited, the securities of which are listed on NASDAQ in the US (Nasdaq: PMAX) from September 2024 to December 2025. He has also been an independent director of Linkers Industries Limited, the securities of which are listed on NASDAQ (Nasdaq: LNKS), since March 2024.

COMPANY SECRETARY AND FINANCIAL CONTROLLER

Ms. Shum Ching Yee Jennifer, aged 57, has been the company secretary and the financial controller of the Company since 1 April 2025. Ms. Shum holds a bachelor's degree in commerce (accounting) from the University of Western Australia. She is a fellow member and practicing member of the Hong Kong Institute of Certified Public Accountants and a member of CPA Australia and she has over 20 years of professional experience in auditing, accounting and corporate finance. Ms. Shum had been the chief financial officer and company secretary of various companies listed on the Stock Exchange and Singapore Exchange Limited.



DIRECTORS' REPORT

The Directors present their report and the audited consolidated financial statements of the Group for the year ended 31 December 2025.

PRINCIPAL ACTIVITIES

The Company was incorporated in the Cayman Islands with limited liability. The principal activity of the Company is investment holding. The Group was principally engaged in (i) food supply; (ii) catering services; and (iii) environmental protection and technology for the year ended 31 December 2025. Particulars of the Company's principal subsidiaries are set out in note 34 to the consolidated financial statements.

RESULTS AND DIVIDENDS

The results of the Group for the year ended 31 December 2025 and the state of affairs of the Company and the Group as at 31 December 2025 are set out in the consolidated financial statements on pages 71 to 179 of this annual report. The Directors do not recommend the payment of a final dividend for the year ended 31 December 2025.

CLOSURE OF THE REGISTER OF MEMBERS

The forthcoming annual general meeting is scheduled to be held on Friday, 26 June 2026 (the “**2026 AGM**”). For determining the entitlement to attend and vote at the 2026 AGM, the register of members of the Company will be closed from Tuesday, 23 June 2026 to Friday, 26 June 2026, both days inclusive, during which period no transfer of Shares will be registered. In order to be eligible to attend and vote at the 2026 AGM, all share transfer documents accompanied by the relevant share certificates must be lodged for registration with the branch share registrar and transfer office of the Company in Hong Kong, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, not later than 4:30 p.m. on Monday, 22 June 2026.

BUSINESS REVIEW

A fair review of the Group's business during the year and an indication of the likely future development of the Group's business are set out in the sections headed “Chairman's Statement” and “Management Discussion and Analysis” in this annual report. A description of the principal risks and uncertainties facing the Group and an analysis using financial key performance indicators are set out in the section headed “Management Discussion and Analysis” in this annual report. The financial risk management objectives and policies of the Group are set out in note 5 to the consolidated financial statements.

SUMMARY OF FINANCIAL INFORMATION

A summary of the results and of the assets and liabilities of the Group for the last five financial years/period is set out on page 180 of this annual report. This summary does not form part of the audited consolidated financial statements of the Group.



DIRECTORS' REPORT (continued)

PROPERTY, PLANT AND EQUIPMENT

Details of the movements in the property, plant and equipment of the Group during the year are set out in note 17 to the consolidated financial statements.

DONATION

No charitable donations was made by the Group during the year (2024: approximately HK\$44,000).

SHARES ISSUED

Issue of Shares upon exercise of share options

During the year ended 31 December 2025, a total of 2,150,000 Shares were issued by the Company upon exercise of share options under the share option scheme adopted by the Company on 26 September 2016 (the “**2016 Share Option Scheme**”). The Shares issued at a nominal value of HK\$0.01 each were credited as fully paid. The 2016 Share Option Scheme was terminated on 17 June 2024.

Details of the movements in the share capital of the Company during the year are set out in note 28 to the consolidated financial statements.



DIRECTORS' REPORT (continued)

SHARE OPTION SCHEME

The Company adopted the 2016 Share Option Scheme pursuant to the resolutions passed on 26 September 2016. Following the taking effect of the amended Chapter 17 of the Listing Rules on 1 January 2023, the shareholders of the Company approved the termination of the 2016 Share Option Scheme and the adoption of a new share option scheme (the “**2024 Share Option Scheme**”) at the annual general meeting of the Company held on 17 June 2024.

Set out below is a summary of the 2016 Share Option Scheme and the 2024 Share Option Scheme (collectively, the “**Scheme**”).

Summary of the 2016 Share Option Scheme

Details	2016 Share Option Scheme
1. Purpose	To recognise, motivate and provide incentives to those who make contributions to the Group, to attract and retain the best available personnel and to promote the success of the business of the Group.
2. Participants	Any employees (whether full-time or part-time), directors, substantial shareholders, consultants, advisers, distributors, contractors, suppliers, agents, customers, business partners or service providers of any member of the Group.
3. Maximum number of Shares	The maximum number of Shares issuable upon exercise of all share options to be granted under the 2016 Share Option Scheme is 128,000,000 Shares, representing 10% of all the Shares in issue upon the date on which the Shares are listed and permitted to be dealt in the Stock Exchange and approximately 6.6% of the Shares in issue as at the date of termination of the 2016 Share Option Scheme, i.e. 17 June 2024.
4. Maximum entitlement of each participant	1% of the issued Shares from time to time within any 12-month period up to the date of the latest grant.
5. Option period	A share option may be exercised at any time during a period as the Board may determine, which shall not exceed 10 years from the date of grant subject to the provisions of early termination thereof.
6. Vesting period	The Board may at its absolute discretion determine to fix a minimum period for holding the share options before it can be exercised.
7. Acceptance of offer	Share options granted must be accepted within 7 days of the date of grant, upon payment of HK\$1 per grant.



DIRECTORS' REPORT (continued)

Details

2016 Share Option Scheme

- | | | |
|----|------------------------------|---|
| 8. | Exercise price | The exercise price must be at least the highest of: (i) the closing price of the Shares as stated in the Stock Exchange's daily quotations sheet on the date of grant of the share option, which must be a business day; (ii) the average closing price of the Shares as stated in the Stock Exchange's daily quotations sheets for the 5 business days immediately preceding the date of grant of the share option; and (iii) the nominal value of a Share on the date of grant of the share option. |
| 9. | Remaining life of the scheme | The 2016 Share Option Scheme became effective on 26 September 2016 and was terminated on 17 June 2024. |

Summary of the 2024 Share Option Scheme

Details

2024 Share Option Scheme

- | | | |
|----|--------------------------|--|
| 1. | Purpose | (i) To provide eligible participants with the opportunity to acquire proprietary interests in the Company and to encourage them to work towards enhancing the value of the Company and its Shares for the benefit of the Company and its shareholders as a whole; (ii) to motivate eligible participants to contribute to the success of the Group's operations; and (iii) to provide the Company with a flexible means of retaining, incentivising, rewarding, remunerating, compensating and/or providing benefits to eligible participants. |
| 2. | Participants | (i) Employee participants who are any director (including executive directors, non-executive directors and independent non-executive directors) or employee of the Company or any subsidiary of the Company, including any person who is granted any option as an inducement to enter into any employment contract with the Company or any subsidiary of the Company; and (ii) Related entity participants who are directors and employees of the holding companies, fellow subsidiaries or associated companies of the Company. |
| 3. | Maximum number of Shares | The total number of Shares which may be issued upon the exercise of all options and all options and awards to be granted under any other share schemes of the Company shall not in aggregate exceed 193,901,976 Shares, representing 10% of the Shares in issue on the adoption date on which the 2024 Share Option Scheme was approved by the shareholders of the Company and approximately 9.53% of the Shares in issue as at the date of this annual report. |



DIRECTORS' REPORT (continued)

Details	2024 Share Option Scheme
4. Maximum entitlement of each participant	1% of the issued Shares from time to time within any 12-month period up to and including the date of the latest grant.
5. Option period	A share option may be exercised at any time during a period as the Board may determine, which shall not exceed 10 years from the date of grant subject to the provisions of early termination thereof.
6. Vesting period	The vesting period for options granted to eligible participants shall not be less than 12 months. An employee participant may be subject to a vesting period shorter than 12 months as deemed appropriate at the discretion of the Board or the Remuneration Committee under prescribed circumstances as described in paragraphs 7.2(a) to (e) of the 2024 Share Option Scheme.
7. Acceptance of offer	Share options granted must be accepted within 21 days from the date of grant, upon payment of HK\$1 per grant.
8. Exercise price	The exercise price must be at least the highest of: (i) the closing price of the Shares as stated in the Stock Exchange's daily quotations sheets on the date of grant of the option, which must be a business day; (ii) the average closing price of the Shares as stated in the Stock Exchange's daily quotations sheets for the 5 business days immediately preceding the date of grant of the option; and (iii) the nominal value of the Shares on the date of grant of the option.
9. Remaining life of the scheme	It is to be expired on 16 June 2034, subject to early termination (i.e. the remaining life of the scheme is approximately 8 years and 2 months as at the date of this annual report).



DIRECTORS' REPORT (continued)

No option was granted under the Scheme for the year ended 31 December 2025. Movements of the share options under the Scheme for the year ended 31 December 2025 are as follows:

Name or category of participants	Date of grant	Number of share options				As at 31 December 2025	Exercise price (HK\$)	Exercisable period	
		As at 1 January 2025	Granted during the year	Exercised during the year	Cancelled/ lapsed during the year				
Employee participants	11/10/2023	3,930,000	-	(2,150,000)	-	1,780,000	0.930	11/10/2024 to 10/10/2026	(Notes 1, 2 and 3)
Total		3,930,000	-	(2,150,000)	-	1,780,000			

Notes:

- These share options were granted to employees of the Company. They are vested and exercisable on the first anniversary of the date of grant until 10 October 2026 without being subject to any performance target.
- The closing price per Share immediately before the dates on which the share options were granted on 11 October 2023 was HK\$0.90, respectively.
- The weighted average closing price per Share immediately before the date on which the share options were exercised was approximately HK\$0.52.
- No share option was cancelled or lapsed for the year ended 31 December 2025.
- Details of the valuation of the share options of the Company during the year ended 31 December 2025, including the accounting standard and policy adopted for the 2016 Share Option Scheme, are set out in note 31 to the consolidated financial statements.
- The total number of share options available for grant under the scheme mandate of the 2016 Share Option Scheme as at 1 January 2024 and the date of its termination, i.e. 17 June 2024, was 322,376 and 1,354,231 respectively.
- The total number of share options available for grant under the scheme mandate of the 2024 Share Option Scheme as at the date of its adoption, i.e. 17 June 2024, and 31 December 2025 was both 193,901,976.
- The total number of Shares that may be issued in respect of the share options granted under all schemes of the Company during the year divided by the weighted average number of Shares in issue for the year was approximately 0.09%.



DIRECTORS' REPORT (continued)

RESERVES

Details of the movements in the reserves of the Company and the Group during the year are set out in note 28 to the consolidated financial statements and in the consolidated statement of changes in equity respectively.

PRE-EMPTIVE RIGHTS

There is no provision for pre-emptive rights under the Company's articles of association (the "**Articles of Association**") or the laws of the Cayman Islands which would oblige the Company to offer new shares on a pro-rata basis to existing shareholders of the Company.

TAX RELIEF

The Directors are not aware of any tax relief available to the shareholders of the Company by reason of their holding the Company's securities.

EQUITY-LINKED AGREEMENTS

Save as disclosed in this annual report, the Company did not enter into any equity-linked agreement for the year ended 31 December 2025, nor was there any equity-linked agreement entered into by the Company subsisting as at 31 December 2025.

CONNECTED TRANSACTIONS

During the year, certain transactions entered into by the Group constituted connected and/or continuing connected transactions within the meaning of Chapter 14A of the Listing Rules, the details of which are set out as follows:



DIRECTORS' REPORT (continued)

Connected Transactions

(A) *Supplemental Catering Tenancy Agreement*

On 2 December 2025, a supplemental catering tenancy agreement (the “**Supplemental Catering Tenancy Agreement**”) in respect of (i) shop units 1A, 1B-02, 1D, 1E, 1F, 1G-01, 1G-02, 1H, 1I, 1J and 1K-01 to 1K-06 on Level 1; and (ii) shop units 601 and 602 on Level 6 and Level 7, Wangu Shopping Basket Plaza, No. 9 Tianwang Road, Shagang, Dongqu Subdistrict, Zhongshan, Guangdong, the PRC (collectively, the “**Surrendered Premises**”) was entered into between Zhongshan Wangu Basket Plaza Investment and Management Co., Ltd. (“**Wangu Basket**”) as the lessor and Shenzhen Wantian Catering Retail Development Co., Ltd. (“**Shenzhen Wantian Catering**”), an indirect wholly-owned subsidiary of the Company, as the lessee, pursuant to which both parties agreed to Shenzhen Wantian Catering’s surrender of the Surrendered Premises at a penalty of approximately RMB665,000 in lieu of prior notice, which is equivalent to two months’ rental for Surrendered Premises, and forfeiture of the relevant security deposit amounting to approximately RMB610,000. The catering premises remain to be leased include: (i) shop units 1B-01, 1C, 1K-07 to 1K-12, 1L and 1M on Level 1; and (ii) shop units 501, 502, 503, 504 and 506 on Level 5, Wangu Shopping Basket Plaza, No. 9 Tianwang Road, Shagang, Dongqu Subdistrict, Zhongshan, Guangdong, the PRC (collectively, “**Remaining Catering Premises**”) and the lease will expire on 30 September 2027 at a monthly rental of RMB417,000 (inclusive of tax).

The Group decided to modify and adjust the development strategy for the Group’s catering business in the Greater Bay Area, including focusing on operating eateries with distinctive features. The Directors were of the view that a reallocation of the resources to other projects with greater profit potentials will contribute to the Group’s long-term performance.

As at the date of these transactions, (i) Mr. Zhong Xueyong was a director of Wangu Basket, which is ultimately beneficially owned as to approximately 59.6% and approximately 39.8% by Dr. Hooy and Mr. Zhong, respectively. Wangu Basket is an associate of each of Dr. Hooy and Mr. Zhong. Wangu Basket is a connected person of the Company.

The transactions contemplated under the Supplemental Catering Tenancy Agreement were recognised as a disposal of the right-of-use assets by the Group for the purpose of the Listing Rules.

The Supplemental Catering Tenancy Agreement constituted a connected transaction on the part of the Company, which was subject to the reporting and announcement requirements but was exempt from the circular (including independent financial advice) and independent Shareholders’ approval requirements under Chapter 14A of the Listing Rules. Details of the Supplemental Catering Tenancy Agreement were set out in the announcement of the Company dated 2 December 2025.



DIRECTORS' REPORT (continued)

Continuing Connected Transactions

(A) *Renewed Office Management Service Agreement*

On 15 July 2024, Shenzhen Wantian Enterprise Zhongshan Branch entered into an office management service agreement (the **"Renewed Office Management Service Agreement"**) with Zhongshan Wangu Business Management Co., Ltd. (**"Wangu Business Management"**), pursuant to which Wangu Business Management agreed to provide management services in relation to the leased enlarged office premises (the **"Enlarged Office Premises"**) for a term of three years commencing on 1 October 2024 and expiring on 30 September 2027 (both days inclusive).

The annual cap under the Renewed Office Management Service Agreement (i) for the period from 1 October 2024 to 31 December 2024; (ii) for the year ended 31 December 2025; (iii) for the year ending 31 December 2026; and (iv) for the period from 1 January 2027 to 30 September 2027 was/is RMB120,000, RMB480,000, RMB480,000 and RMB360,000, respectively.

(B) *Supplemental Catering Management Service Agreement*

On 15 July 2024, Shenzhen Wantian Catering entered into a catering management service agreement (the **"Renewed Catering Management Service Agreement"**) with Wangu Business Management, pursuant to which Wangu Business Management agreed to provide management services in relation to the then leased enlarged catering premises. On 2 December 2025, Shenzhen Wantian Catering entered into a supplemental management service agreement, supplementing the Renewed Catering Management Service Agreement (the **"Supplemental Catering Management Service Agreement"**) with Wangu Business Management, pursuant to which Wangu Business Management agreed to alter the service area in which they provide management services for the catering premises remaining to be leased (the **"Remaining Catering Premises"**) until the expiration of the lease on 30 September 2027.

The annual cap under for the Supplemental Management Service Agreement (i) for the period from 2 December 2025 to 31 December 2025; (ii) for the year ending 31 December 2026; and (iii) for the period from 1 January 2027 to 30 September 2027 was/is RMB472,000, RMB5,663,000 and RMB4,248,000 respectively.

As at the date of these transactions, Wangu Business Management is ultimately beneficially owned as to 59.4% and 39.6% by Dr. Hooy and Mr. Zhong, respectively. Therefore, Wangu Business Management is an associate of each of Dr. Hooy and Mr. Zhong. Wangu Business Management is a connected person of the Company. Therefore, each of the Renewed Office Management Service Agreement, the Renewed Catering Management Service Agreement and the Supplemental Catering Management Service Agreement constituted a continuing connected transaction under Chapter 14A of the Listing Rules. The aggregate transaction amounts under the Renewed Office Management Service Agreement, the Renewed Catering Management Service Agreement and the Supplemental Catering Management Service Agreement for the year ended 31 December 2025 were RMB88,000, RMB1,475,000 and RMB75,000, respectively.



DIRECTORS' REPORT (continued)

The abovementioned continuing connected transactions have been entered into in the ordinary and usual course of business of the Group. The Renewed Office Management Service Agreement the Renewed Catering Management Service Agreement together with the Supplemental Management Service Agreement have been entered into on normal commercial terms after arm's length negotiations between the parties after taking into consideration, among other things, the prevailing market conditions and the prevailing market management fees for similar premises in the vicinity of Enlarged Office Premises and Remaining Catering Premises (as the case may be). Details of the abovementioned continuing connected transactions are disclosed in the announcement of the Company dated 15 July 2024 and 2 December 2025.

Confirmation by the Independent Non-executive Directors

The independent non-executive Directors have reviewed the above continuing connected transactions contemplated under the Renewed Office Management Service Agreement, the Renewed Catering Management Service Agreement and the Supplemental Catering Management Service Agreement and have confirmed that such transactions are: (i) in the ordinary and usual course of business of the Group; (ii) on normal commercial terms or better terms; and (iii) in accordance with the agreements related to such transactions, the terms of which are fair and reasonable and in the interests of the Company's shareholders as a whole.

Conclusion by the Auditor

The Company's auditor was engaged to review the above continuing connected transactions contemplated under the Renewed Catering Management Service Agreement, the Renewed Catering Management Service Agreement and the Supplemental Catering Management Service Agreement. The auditors have, based on the work performed, provided a letter to the Board confirming that nothing has come to their attention that causes them to believe that such continuing connected transactions: (i) have not been approved by the Board; (ii) were not, in all material respects, in accordance with the pricing policies of the Group; (iii) were not entered into, in all material respects, in accordance with the relevant agreements governing the transactions; and (iv) have exceeded the relevant annual caps.

RELATED PARTY TRANSACTIONS

The Group entered into certain transactions with "related parties" as defined under applicable accounting standards during the year ended 31 December 2025, which were disclosed in note 11 (employee benefit expenses – including Directors' emoluments) and note 33 (related party transactions) to the consolidated financial statements. Save for these related party transactions which constitute continuing connected transactions fully exempt from the connected transaction requirements under Rule 14A.76(1) or Rule 14A.95 of the Listing Rules, to the best knowledge of the Directors, no related party transaction disclosed in the consolidated financial statements constitutes a connected transaction as defined under Chapter 14A of the Listing Rules.



DIRECTORS' REPORT (continued)

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

DISTRIBUTABLE RESERVES

As at 31 December 2025, the Company did not have any distributable reserves.

DIRECTORS

The Directors during the year ended 31 December 2025 and up to the date of this annual report were as follows:

Executive Directors

Dr. Hooy Kok Wai (*Chairman*)

Mr. Zhong Xueyong (*Vice-chairman and Chief executive officer*)

Mr. Liu Chi Ching (*resigned with effect from 14 July 2025*)

Independent Non-executive Directors

Ms. Chan Sze Man (*appointed with effect from 6 November 2025*)

Mr. Lam Chi Wing

Mr. Hui Chun Kin Norman (*appointed with effect from 6 November 2025*)

Ms. Lui Choi Yiu Angela (*resigned with effect from 6 November 2025*)

Mr. Siu Chun Pong Raymond (*resigned with effect from 6 November 2025*)

In accordance with article 108 of the Articles of Association, Mr. Lam Chi Wing will retire from office by rotation at the 2026 AGM. Mr. Lam Chi Wing, being eligible, will offer himself for re-election at the 2026 AGM.

Further, in accordance with article 112 of the Articles of Association, Ms. Chan Sze Man and Mr. Hui Chun Kin Norman will hold office until the 2026 AGM, and being eligible, will offer themselves for re-election at the 2026 AGM.

PERMITTED INDEMNITY PROVISION

Pursuant to the Articles of Association, every Director or other officer of the Company shall be entitled to be indemnified out of the assets of the Company against all losses or liabilities which he/she may incur or sustain in or about the execution of the duties in his/her office or otherwise in relation thereto. The Company has arranged appropriate directors' and officers' liability insurance coverage for the Directors and officers of the Group for the year ended 31 December 2025.

DIRECTORS' SERVICE CONTRACTS

None of the Directors who are proposed for re-election at the 2026 AGM has a service contract with the Company and/or any of its subsidiaries, which is not determinable by the Group within one year without payment of compensation, other than statutory compensation.



DIRECTORS' REPORT (continued)

CONTROLLING SHAREHOLDERS' INTERESTS IN CONTRACTS

Save as disclosed in this annual report, neither the Company nor any of its subsidiaries had entered into any contract of significance with the Company's controlling shareholders (the **"Controlling Shareholders"**) or their subsidiaries, or any contract of significance for the provision of services to the Company or any of its subsidiaries by the Controlling Shareholders or their subsidiaries, during the year ended 31 December 2025.

DIRECTORS' AND SENIOR MANAGEMENT'S BIOGRAPHIES

Biographical details of the Directors and the senior management of the Group are set out on pages 18 to 21 of this annual report.

RETIREMENT BENEFIT PLANS

Particulars of the retirement benefit plans of the Group as at 31 December 2025 are set out in notes 4(p)(i) and 32 to the consolidated financial statements of this annual report.

DIRECTORS' INTEREST IN TRANSACTIONS, ARRANGEMENTS OR CONTRACTS

Save as disclosed in this annual report, no transaction, arrangement or contract of significance was entered into for the year ended 31 December 2025 or subsisted at any time during the period in which a Director or an entity connected with a Director was materially interested, either directly or indirectly.

MANAGEMENT CONTRACTS

No contract concerning the management and administration of the whole or any substantial part of the business of the Group was entered into or existed during the year ended 31 December 2025.

DIRECTORS' RIGHT TO ACQUIRE SHARES OR DEBENTURES

Save as disclosed in this annual report, at no time during the year ended 31 December 2025 was the Company or any of its associated corporations a party to any arrangement to enable the Directors to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate and was any of the Directors or their spouses or children under 18 years of age granted any right to subscribe for any shares in, or debentures of, the Company or any of its associated corporations.



DIRECTORS' REPORT (continued)

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES OR DEBENTURES

As at 31 December 2025, the interests and short positions of the Directors and chief executives 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 (a) were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO); (b) were required, pursuant to Section 352 of the SFO, to be recorded in the register required to be kept by the Company; or (c) were required, pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers contained in Appendix C3 to the Listing Rules (the “**Model Code**”), to be notified to the Company and the Stock Exchange, were as follows:

(i) Long positions in the shares and underlying shares of the Company

Name of Director	Capacity/Nature of interest	Number of Shares held	Approximate percentage of shareholding
Dr. Hooy Kok Wai	Member of concert party group ¹	1,040,372,000	51.06%
	Beneficial owner	70,546,391	3.46%
Mr. Zhong Xueyong	Member of concert party group ¹	1,040,372,000	51.06%
	Beneficial owner	35,990,721	1.77%

Note:

- These Shares were held by Ace Source, which is a company incorporated in the British Virgin Islands. The shareholding of Ace Source is set out under the section headed “Substantial Shareholders’ and Other Persons’ Interests and Short Positions in Shares and Underlying Shares”. As Dr. Hooy Kok Wai and Mr. Zhong Xueyong are parties acting in concert with Ace Source, each of them is deemed to be interested in the same number of Shares in which Ace Source is interested for the purposes of the SFO.



DIRECTORS' REPORT (continued)

(ii) Long positions in the shares of associated corporations of the Company

Name of Director	Name of associated corporation Note	Capacity/Nature of interest	Number of shares held	Approximate percentage of shareholding
Dr. Hooy Kok Wai	Ace Source	Interest of a controlled corporation	81	81%
	China Wantian International Group Holdings Limited ("China Wantian International")	Interest of a controlled corporation	6,000	60%
	Wise Global Holding Limited ("Wise Global")	Beneficial owner	1	100%
Mr. Zhong Xueyong	Ace Source	Interest of a controlled corporation	81	81%
	China Wantian International	Interest of a controlled corporation	4,000	40%

Note: The respective shareholdings of these associated corporations are set out under the section headed "Substantial Shareholders' and Other Persons' Interests and Short Positions in Shares and Underlying Shares".

Save as disclosed above, as at 31 December 2025, none of the Directors and chief executives of the Company had any interests or short positions in any shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which (a) were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO); (b) were required, pursuant to Section 352 of the SFO, to be recorded in the register required to be kept by the Company; or (c) were required, pursuant to the Model Code, to be notified to the Company and the Stock Exchange.



DIRECTORS' REPORT (continued)

SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSONS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

So far as known to the Directors, as at 31 December 2025, the following persons (other than the Directors and chief executives of the Company) had or were taken or deemed to have interests or short positions in the shares, underlying shares and debentures of the Company which were required to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register of the Company required to be kept under section 336 of the SFO:

Long positions in the shares and underlying shares of the Company

Name of shareholder	Capacity/Nature of interest	Number of Shares held	Approximate percentage of shareholding
Ace Source ^{1, 2}	Beneficial owner/member of concert party group	1,040,372,000	51.06%
China Wantian International ^{1, 2}	Member of concert party group	1,040,372,000	51.06%
Courage Rise Holdings Limited ("Courage Rise") ^{1, 2}	Member of concert party group	1,040,372,000	51.06%
Wise Global ^{1, 2}	Member of concert party group	1,040,372,000	51.06%
Hooy Investment Limited ²	Member of concert party group Beneficial owner	1,040,372,000 7,370,000	51.06% 0.36%
Yap Global Investment Limited ²	Member of concert party group Beneficial owner	1,040,372,000 12,630,000	51.06% 0.62%
Mr. Hooy Kok Kuen ²	Member of concert party group	1,040,372,000	51.06%
Mr. Hooy Kwok Pun ²	Member of concert party group Interest of a controlled corporation	1,040,372,000 7,370,000	51.06% 0.36%
Ms. Hooy Siew Kuen ²	Member of concert party group	1,040,372,000	51.06%
Ms. Leong Kwai Ho ²	Member of concert party group	1,040,372,000	51.06%
Mr. Yap Fong Kee ²	Member of concert party group	1,040,372,000	51.06%
Ms. Yap Hong Akiw ²	Member of concert party group	1,040,372,000	51.06%



DIRECTORS' REPORT (continued)

Name of shareholder	Capacity/Nature of interest	Number of Shares held	Approximate percentage of shareholding
Ms. Yap Hong Kek ²	Member of concert party group	1,040,372,000	51.06%
Ms. Yap Hong Leng ²	Member of concert party group	1,040,372,000	51.06%
Mr. Yap Kong Meng ²	Member of concert party group	1,040,372,000	51.06%
Ms. Yap Siew Chow ²	Member of concert party group	1,040,372,000	51.06%
Ms. Yap Siew Ngoh ²	Member of concert party group	1,040,372,000	51.06%
Ms. Yap Su Chai ²	Member of concert party group	1,040,372,000	51.06%
Ms. Yap Yuk Kiew ^{2, 3}	Member of concert party group/ interest of spouse	1,110,918,391	54.52%
Mr. Yek Hon Su ²	Member of concert party group	1,040,372,000	51.06%

Notes:

- These Shares were held by Ace Source, which is owned as to 81% equity interest by China Wantian International, 12% equity interest by Yap Global Investment Limited and 7% equity interest by Hooy Investment Limited. China Wantian International is a company incorporated in Hong Kong with limited liability and is owned as to 60% and 40% equity interest by Wise Global and Courage Rise respectively. Each of Wise Global and Courage Rise is wholly-owned by Dr. Hooy Kok Wai and Mr. Zhong Xueyong respectively.
- As China Wantian International, Courage Rise, Wise Global, Hooy Investment Limited, Yap Global Investment Limited, Mr. Hooy Kok Kuen, Mr. Hooy Kwok Pun, Ms. Hooy Siew Kuen, Ms. Leong Kwai Ho, Mr. Yap Fong Kee, Ms. Yap Hong Akiw, Ms. Yap Hong Kek, Ms. Yap Hong Leng, Mr. Yap Kong Meng, Ms. Yap Siew Chow, Ms. Yap Siew Ngoh, Ms. Yap Su Chai, Ms. Yap Yuk Kiew (the spouse of Dr. Hooy Kok Wai) and Mr. Yek Hon Su are parties acting in concert with Ace Source, each of them is deemed to be interested in the same number of Shares in which Ace Source is interested for the purposes of the SFO.



DIRECTORS' REPORT (continued)

3. Ms. Yap Yuk Kiew is the spouse of Dr. Hooy Kok Wai. Under the SFO, Ms. Yap Yuk Kiew is deemed to be interested in the same number of Shares in which Dr. Hooy Kok Wai is interested, including the 70,546,391 Shares beneficially owned by Dr. Hooy Kok Wai as set out under the section headed "Directors' and Chief Executives' Interests and Short Positions in Shares, Underlying Shares or Debentures".

Save as disclosed above, as at 31 December 2025, the Company had not been notified of any other persons (other than the Directors and chief executives of the Company) who had or were taken or deemed to have interests or short positions in the shares, underlying shares and debentures of the Company which were required to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register of the Company required to be kept under section 336 of the SFO.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY

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

COMPETITION AND CONFLICT OF INTERESTS

During the year ended 31 December 2025, none of the Directors or the Controlling Shareholders and their respective associates had any interests in a business, apart from the business of the Group, which competes or is likely to compete, either directly or indirectly, with the business of the Group or has any other conflict of interest with the Group which would be required to be disclosed under Rule 8.10 of the Listing Rules.

Non-Competition Undertaking

In order to avoid any possible future competition between the Group and the Controlling Shareholders, Ace Source, China Wantian International Group Limited, Wise Global, Courage Rise, Dr. Hooy Kok Wai and Mr. Zhong Xueyong entered into a deed of non-competition with the Company (for itself and on behalf of all members of the Group) on 8 June 2022, and on 18 December 2025, China Wantian International entered into a deed of non-competition with the Company (for itself and on behalf of all members of the Group) (collectively, the **"Deed of Non-competition"**). Each of the parties to the Deed of Non-competition (other than the Company) is referred to as a **"Covenantor"** and collectively the **"Covenantors"**.

Pursuant to the Deed of Non-competition, each of the Covenantors has irrevocably and unconditionally undertaken to the Company (for itself and on behalf of all members of the Group) that, during the period that the Deed of Non-competition remains effective, he/it shall not, and shall procure that his/its close associates (other than any member of the Group) not to develop, acquire, invest in, participate in, carry on or be engaged, concerned or interested or otherwise be involved, whether directly or indirectly, in any business in competition with or likely to be in competition with the existing business activity of any member of the Group.



DIRECTORS' REPORT (continued)

Each of the Covenantors has further undertaken that if any of them or their close associates other than any member of the Group is offered or becomes aware of any business opportunity which may compete with the business of the Group, he/it shall (and he/it shall procure his/its close associates to) notify the Group in writing and the Group shall have a right of first refusal to take up such business opportunity. The Group shall, within 30 days after receipt of the written notice (or such longer period if the Group is required to complete any approval procedures as set out under the Listing Rules from time to time), notify the Covenantor(s) whether the Group will exercise the right of first refusal or not.

The Group shall only exercise the right of first refusal upon the approval of all the independent non-executive Directors (who do not have any interest in such opportunity). The relevant Covenantor(s) and the other conflicting Directors (if any) shall abstain from participating in and voting at and shall not be counted as quorum at all meetings of the Board where there is a conflict of interest or potential conflict of interest, including but not limited to the relevant meeting of the independent non-executive Directors for considering whether or not to exercise the right of first refusal.

During the year ended 31 December 2025, the Company had not received any information in writing from any of the Controlling Shareholders in respect of any new business opportunity which competed or might compete with the existing and future business of the Group which were offered to or came to the knowledge of the Controlling Shareholders or their associates (other than any member of the Group), and the Company has received an annual written confirmation from each of the Controlling Shareholders in respect of them and their associates in compliance with the Deed of Non-competition. The independent non-executive Directors have also reviewed such confirmation and were satisfied that each of the Controlling Shareholders had complied with the Deed of Non-competition.

CORPORATE GOVERNANCE

Details of the Company's corporate governance practices are set out in the section "Corporate Governance Report" on pages 42 to 64 of this annual report.

SUFFICIENCY OF PUBLIC FLOAT

Based on the information that is publicly available to the Company and within the knowledge of the Directors, the Company has maintained the prescribed minimum public float under the Listing Rules as the date of this annual report.

INDEPENDENCE OF INDEPENDENT NON-EXECUTIVE DIRECTORS

During the year ended 31 December 2025, the Company received from each of the independent non-executive Directors a written confirmation of his/her independence pursuant to Rule 3.13 of the Listing Rules and the Company considers all the independent non-executive Directors to be independent.



DIRECTORS' REPORT (continued)

AUDITOR

BDO Limited (“**BDO**”), who was re-appointed as the auditor of the Company since the annual general meeting of the Company held on 18 June 2025, has acted as the auditor of the Company for the year ended 31 December 2025.

The consolidated financial statements for the year ended 31 December 2025 have been audited by BDO, which will retire and, being eligible, will offer itself for re-appointment at the 2026 AGM. A resolution will be proposed at the 2026 AGM to re-appoint BDO as auditor of the Company.

ENVIRONMENTAL POLICIES AND PERFORMANCE

The Group recognises the values in protecting the natural environment for the benefits of the earth. The Group has implemented a wide variety of green measures, including responsible use of resources, energy saving programmes, waste management and carbon emissions reduction to alleviate the intensity of environmental impact to the community. To help protect the environment, the Group implements green practices such as reusing and recycling paper, separating paper waste from other waste for easier collection, recycling paper waste instead of direct disposal at landfills, reducing energy consumption by replacing the majority of the lighting system of the processing facilities with LED lights and switching off air conditioning and electrical appliances when they are not in use. The Group's operations were in compliance with all material aspects of applicable environmental protection laws and regulations in Hong Kong and the PRC during the year ended 31 December 2025.

Discussions on the environmental policies and performance of the Group are set out in the standalone “Environmental, Social and Governance Report” to be published only in electronic form on the websites of the Company at www.cwth.com.hk under the sub-section “ESG Reports” set out in the section headed “Environmental, Social and Governance” and the Stock Exchange at www.hkexnews.hk. If you wish to receive a printed copy of the “Environmental, Social and Governance Report”, you may submit your request to the branch share registrar and transfer office of the Company in Hong Kong, Tricor Investor Services Limited, by post at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong.

COMPLIANCE WITH THE RELEVANT LAWS AND REGULATIONS

As far as the Board is aware, the Group has complied with the relevant laws and regulations that have a significant impact on the business and operation of the Group. During the year ended 31 December 2025, there was no material breach or non-compliance with the applicable laws and regulations by the Group.

Details regarding the Group's compliance with the relevant laws and regulations which have a significant impact on the Group are set out in the standalone “Environmental, Social and Governance Report” to be disclosed on the Company's website and the section headed “Corporate Governance Report” in this annual report.



DIRECTORS' REPORT (continued)

RELATIONSHIP WITH SUPPLIERS, CUSTOMERS AND OTHER STAKEHOLDERS

The Group understands the importance of maintaining good relationships with its suppliers, customers and other stakeholders to meet its immediate and long-term goals. During the year ended 31 December 2025, there was no material or significant dispute between the Group and its suppliers, customers and/or stakeholders.

An account of the Group's key relationships with its stakeholders is set out in the standalone "Environmental, Social and Governance Report" to be disclosed on the Company's website.

Save as otherwise stated, all references above to other sections, reports or notes in this annual report form part of this Directors' Report.

EVENTS AFTER THE REPORTING PERIOD

On 9 January 2026, the Company announced that the Company as a vendor entered into the share purchase agreement (the **"Share Purchase Agreement"**) with Mr. Lee Wing Sun (the **"Purchaser"**), an independent third party, pursuant to which the Company conditionally agreed to sell and the Purchaser conditionally agreed to purchase the entire issued shares of Better Joy Limited. Better Joy Limited indirectly holds (i) the entire interest of the landed properties situate at Workshops A, E, F and J on 3/F of Block 1, Kwai Tak Industrial Centre, Nos. 15-33 Kwai Tak Street, Kwai Chung, New Territories, Hong Kong (the **"Properties"**) via its direct wholly-owned subsidiary, Jade Royal Limited; and (ii) the entire interest of the landed properties situate at (a) Workshop D (including flat-roof appurtenant thereto) on 4/F of Block 1, Kwai Tak Industrial Centre, 15-33 Kwai Tak Street, Kwai Chung, New Territories, Hong Kong; and (b) Car Park Nos. 78, 79 and 80 on Ground Floor; Kwai Tak Industrial Centre, Nos. 15-33 Kwai Tak Street, Kwai Chung, New Territories, Hong Kong via its another direct wholly-owned subsidiary, Wise Sino Limited, at a total consideration of HK\$46,500,000.

Pursuant to the Share Purchase Agreement, it is a condition to completion that Jade Royal Limited shall enter into a leaseback agreement with the Company or a subsidiary of the Company as nominated by the Company on or before the completion date for the leasing back of the Properties to the Group for a period of one (1) year commencing from the completion date at an aggregate monthly rental of HK\$120,000. Details of the disposal of the property holding subsidiaries and the leaseback of the Properties are set out in the announcement of the Company dated 9 January 2026 and 22 January 2026.

On behalf of the Board

Hooy Kok Wai

Chairman and Executive Director

Hong Kong, 30 March 2026



CORPORATE GOVERNANCE REPORT

INTRODUCTION

Corporate governance is a collective responsibility of the members of the Board. The Board is committed to preserving high standards of corporate governance practices within the Company and devotes considerable effort to identify and enact best practices that align with Company's strategies. We believe good corporate governance is fundamental to the proper management of the Company in the interests of all stakeholders as well as the creation of a long-term value for the shareholders of the Company.

CORPORATE GOVERNANCE PRACTICE

The Group is dedicated to achieving and maintaining high standards of corporate governance as the Board believes that good and effective corporate governance practices are key to obtaining and maintaining the trust of the shareholders and other stakeholders of the Company, and are essential for encouraging accountability and transparency so as to sustain the success of the Group and to promote the interests of the shareholders of the Company. Accordingly, the Company has adopted sound corporate governance principles that emphasise a quality Board, effective internal control, stringent disclosure practices, transparency and accountability to all stakeholders.

The Company's corporate governance practices are based on the code provisions set out in the Corporate Governance Code (the **"CG Code"**) contained in Appendix C1 to the Listing Rules and amended from time to time. To the best knowledge and belief of the Directors, the Company has complied with the applicable code provisions of the CG Code throughout the year ended 31 December 2025.

DIRECTORS' SECURITIES TRANSACTIONS

The Company adopted the Model Code as the code of conduct regarding Directors' securities transactions. Based on specific enquiry with the Directors, all Directors confirmed that they had complied with the Model Code throughout the Year.

THE BOARD

Responsibilities

The Board takes the responsibility to oversee all major matters of the Company, including but not limited to formulating and approving the overall strategies and business performance of the Company, monitoring the financial performance and internal control as well as overseeing the risk management system of the Company and monitoring the performance of senior executives. The Board is also responsible for performing the corporate governance duties including developing and reviewing the Company's policies and practices on corporate governance.



CORPORATE GOVERNANCE REPORT (continued)

Delegation by the Board

The Board determines and oversees the Company's strategies and direction as a whole. The Group's daily operation and management including, *inter alia*, the implementation of strategies, are delegated to the executive Directors along with other senior executives who report periodically to the Board on their work and business decisions. The delegated functions and work tasks are periodically reviewed. Approval has to be obtained from the Board prior to any significant transactions or commitments entered into on the Company's behalf.

Corporate Governance Function

The Board is responsible for performing the corporate governance functions as set out in the code provision A.2.1 of the CG Code, including, among other matters:

- to develop and review the Company's policies and practices on corporate governance;
- to review and monitor the training and continuous professional development of the Directors and senior management;
- to review and monitor the Company's policies and practices on compliance with legal and regulatory requirements;
- to develop, review and monitor the code of conduct applicable to the Directors and employees; and
- to review the Company's compliance with the CG Code and disclosure in the Corporate Governance Report.

During the year ended 31 December 2025, the Board reviewed the Company's corporate governance practices and the Company's compliance with the CG Code.

Board Composition

As at the date of this annual report, the Board comprises two executive Directors and three independent non-executive Directors. The number of independent non-executive Directors has met the minimum requirement of the Listing Rules, and represents not less than one-third of the total Board members. Further, at least one of the independent non-executive Directors possesses appropriate professional accounting qualifications and/or financial management expertise.



CORPORATE GOVERNANCE REPORT (continued)

For the year ended 31 December 2025 and up to date of this annual report, the members of the Board are as follows:

Executive Directors

Dr. Hooy Kok Wai (*Chairman*)
Mr. Zhong Xueyong (*Vice-chairman and Chief executive officer*)
Mr. Liu Chi Ching (*resigned with effect from 14 July 2025*)

Independent Non-executive Directors

Ms. Chan Sze Man (*appointed with effect from 6 November 2025*)
Mr. Hui Chun Kin Norman (*appointed with effect from 6 November 2025*)
Mr. Lam Chi Wing
Ms. Lui Choi Yiu Angela (*resigned with effect from 6 November 2025*)
Mr. Siu Chun Pong Raymond (*resigned with effect from 6 November 2025*)

The composition of the Board is well balanced with each Director having sound industry knowledge, extensive corporate and strategic planning experience and/or expertise conducive to the business operation and development of the Group. The executive Directors as well as the independent non-executive Directors come from diverse background with varied expertise in accounting, finance, legal and business fields. Biographical details of the Directors are set out in the section headed “Biographical Details of Directors and Senior Management” on pages 18 to 21 of this annual report. The Company has maintained an updated list of Directors identifying their roles and functions on the websites of the Company and the Stock Exchange.

Save and except that each of Dr. Hooy Kok Wai and Mr. Zhong Xueyong is a director and a controlling shareholder of Ace Source, as disclosed in the section headed “Biographical Details of Directors and Senior Management”, there is no relationship (including financial, business, family or other material/relevant relationship) among the Board members.

Practices and Conduct of Meetings

Notices of regular Board meetings are served to all Directors at least 14 days before the meetings. For other Board and committee meetings, reasonable notice is generally given. Board papers together with all appropriate, complete and reliable information are sent to all Directors at least three days before each regular Board meeting or committee meeting to keep the Directors apprised of the latest developments and financial position of the Company and to enable them to make informed decisions.

The meetings are structured to allow open discussion. All Directors participate in discussing the strategy, operational and financial performance, internal control and risk management of the Group.

The company secretary of the Company (the “**Company Secretary**”) is responsible for taking and keeping minutes of all Board and committee meetings. Draft minutes are normally circulated to the Directors for comments within a reasonable time after each meeting and the final version is open for the Directors’ inspection.



CORPORATE GOVERNANCE REPORT (continued)

According to the current Board practice, any material transaction, which involves conflict of interests on a substantial shareholder or a Director, will be considered and dealt with by the Board at a duly convened Board meeting. The Articles of Association also contain provisions requiring the Director to abstain from voting and not to be counted as a quorum at meetings for approving transactions in which such Director or any of his/her close associates has/have a material interest.

Independent Non-executive Directors

The independent non-executive Directors play a significant role in the Board as they bring an impartial view on the Company's strategies, performance and control, as well as ensuring that the interests of all shareholders of the Company are taken into account. All independent non-executive Directors possess appropriate academic, professional qualifications or related financial management experience. None of the independent non-executive Directors held any other offices in the Company or any of its subsidiaries, or is interested in any securities of the Company.

The Company has received a written confirmation from each of the independent non-executive Directors of his/her independence pursuant to Rule 3.13 of the Listing Rules. Based on such confirmation, the Company considers all the independent non-executive Directors to be independent.

The independence of each independent non-executive Director is reviewed annually by the Nomination Committee based on the definition of independence defined in the Listing Rules. For the year ended 31 December 2025, the Nomination Committee is satisfied as to the independence of Ms. Chan Sze Man, Mr. Lam Chi Wing and Mr. Hui Chun Kin Norman, each of whom has fulfilled all the criteria for independence as stated in Rule 3.13 of the Listing Rules.

Appointment and Re-election

Each of the executive Directors and the independent non-executive Directors has signed a service agreement and a letter of appointment with the Company, respectively. The service agreement with the executive Directors is for a term of three years and the letter of appointment with the independent non-executive Directors is for a term of one or three years. The service agreements and the letters of appointment are subject to termination in accordance with their respective terms. According to the Articles of Association and the code provision of the CG Code, every Director (including those appointed for a specific term) should be subject to retirement by rotation at least once every three years.

According to article 108 of the Articles of Association, one-third of the Directors for the time being shall retire from office by rotation at each annual general meeting of the Company, provided that every Director shall be subject to retirement from office by rotation at least once every three years. A retiring Director shall be eligible for re-election. Mr. Lam Chi Wing will retire from office by rotation at the 2026 AGM, and, being eligible, will offer himself for re-election at the 2026 AGM.



CORPORATE GOVERNANCE REPORT (continued)

Further, according to Article 112 of the Articles of Association, any Director appointed by the Board to fill a casual vacancy or as an additional Director shall hold office only until the first annual general meeting of the Company after his appointment and shall then be eligible for re-election at such meeting. Accordingly, Ms. Chan Sze Man and Mr. Hui Chun Kin Norman, who were both appointed as independent non-executive Directors on 6 November 2025 as additional Directors, will hold office until the 2026 AGM, and being eligible, will offer themselves for re-election at the 2026 AGM.

At the 2026 AGM, separate ordinary resolutions will be put forward to the shareholders of the Company in relation to the proposed re-election of Mr. Lam Chi Wing, Ms. Chan Sze Man and Mr. Hui Chun Kin Norman as independent non-executive Directors.

Directors' and Officers' Liability Insurance

The Company has arranged directors' and officers' liability insurance for indemnifying the Directors and the senior management of the Company for the year ended 31 December 2025. The insurance covers them against costs, charges, losses, expenses and liabilities incurred arising out of the corporate activities.

CHAIRMAN AND CHIEF EXECUTIVE OFFICER

Code provision C.2.1 of the CG Code stipulates that the roles of chairman and chief executive should be separate and should not be performed by the same individual so as to ensure the balance of power and authority.

The positions of the chairman and the chief executive officer are currently held by Dr. Hooy Kok Wai and Mr. Zhong Xueyong respectively.

The chairman provides leadership and is responsible for the effective functioning of the Board in accordance with good corporate governance practice. With the support of the senior management, he is also responsible for ensuring that the Directors receive adequate, complete and reliable information and appropriate briefing on issues arising at Board meetings in a timely manner.

The chief executive officer focusses on implementing objectives, policies and strategies approved and delegated by the Board. He is in charge of the Company's daily management and operations.

TERM OF APPOINTMENT OF NON-EXECUTIVE DIRECTORS

Each of the independent non-executive Directors has entered into a letter of appointment with the Company for a term of one or three years unless terminated by three months' written notice.

The appointment of all the Directors is subject to the retirement by rotation requirements under article 108 of the Articles of Association.



CORPORATE GOVERNANCE REPORT (continued)

INDUCTION AND CONTINUING PROFESSIONAL DEVELOPMENT

All directors should participate in continuous professional development to develop and enhance their knowledge and skills in the hope that their contribution to the Board remains informed and relevant.

Every newly appointed Director received a comprehensive, formal and tailored induction upon his/her appointment. All Directors are provided with a tailored training programme on topics relating to best practices in corporate governance, legal and regulatory updates. During the year ended 31 December 2025, the Company arranged training on topics relating to updates on the Listing Rules and CG Code, inside information disclosure, market misconduct and anti-money laundering. The table below summarises the participation of each of the Directors in continuous professional development during the year ended 31 December 2025:

Name of Directors	Training attended Note
Executive Directors	
Dr. Hooy Kok Wai	✓
Mr. Zhong Xueyong	✓
Mr. Liu Chi Ching (<i>resigned with effect from 14 July 2025</i>)	✓
Independent Non-executive Directors	
Ms. Chan Sze Man (<i>appointed with effect from 6 November 2025</i>)	✓
Mr. Lam Chi Wing	✓
Mr. Hui Chun Kin Norman (<i>appointed with effect from 6 November 2025</i>)	✓
Ms. Lui Choi Yiu Angela (<i>resigned with effect from 6 November 2025</i>)	✓
Mr. Siu Chun Pong Raymond (<i>resigned with effect from 6 November 2025</i>)	✓

Note: The Directors attended the training and/or received training materials from The Hong Kong Institute of Directors on topics relating to updates on the Listing Rules and CG Code, inside information disclosure, market misconduct and anti-money laundering.

BOARD COMMITTEES

The Board has established five Board committees, namely, the Remuneration Committee, the Nomination Committee and the Audit Committee, to oversee particular aspects of the Company's affairs, and the ESG Committee and the Climate Change Committee to assist the Board to manage all environmental, social and governance matters as well as the sustainable development of the Group. All Board committees have been established with defined written terms of reference, which set out the committees' major duties and are posted on the websites of the Stock Exchange and the Company. All the Board committees should report to the Board on their decisions and recommendations made.

The practices, procedures and arrangements in conducting meetings of the Board committees follow in line with, so far as practicable, those of the Board meetings set out above.

All Board committees are provided with sufficient resources to perform their duties and, upon reasonable request, are able to seek independent professional advice in appropriate circumstances, at the Company's expense.



CORPORATE GOVERNANCE REPORT (continued)

Remuneration Committee

The Remuneration Committee was established on 26 September 2016 and comprises one executive Director, namely Mr. Zhong Xueyong and three independent non-executive Directors, namely Mr. Lam Chi Wing (Chairman), Ms. Chan Sze Man and Mr. Hui Chun Kin Norman.

The Remuneration Committee is responsible for, among other matters, the following:

- to advise the Board on and to review the remuneration policy and structure for all remuneration of the Directors and senior management;
- to make recommendations to the Board on the remuneration packages of individual executive Directors and senior management taking into consideration factors such as salaries paid by comparable companies, time commitment and responsibilities of the Directors, employment conditions elsewhere in the Group;
- to make recommendations to the Board on the remuneration of non-executive Directors;
- to review and approve compensations payable to executive Directors and senior management for any loss or termination of office or appointment;
- to review and approve compensation arrangements relating to dismissal or removal of Directors for misconduct;
- to ensure that no Director nor any of his/her associates is involved in deciding his/her own remuneration; and
- to review and/or approve matters relating to share schemes under Chapter 17 of the Listing Rules.

Emolument Policy

The Company's remuneration policy comprises primarily a fixed component (in the form of a base salary) and a variable component (which includes discretionary bonuses and other merit payments), taking into account factors such as the experience, level of responsibility, individual performance, the profit performance of the Group and general market conditions.

The emoluments of the Directors are recommended or determined (in the case of executive Directors) by the Remuneration Committee, decided by the Board and authorised by the shareholders in the annual general meeting of the Company, having regard to the Company's operating results, individual performance, experience, responsibility, time commitment and market data of comparable listed companies in Hong Kong. No Director is involved in deciding his/her own remuneration.

In addition, the 2016 Share Option Scheme and the 2024 Share Option Scheme (as the case may be) have been adopted for rewarding good performers as well as retaining talented staff for the continual operation and development of the Group.



CORPORATE GOVERNANCE REPORT (continued)

Remuneration Paid to Members of Senior Management

Details of the remuneration paid to members of senior management (excluding the Directors) fell within the following bands:

Remuneration band	Number of individuals
Nil to HK\$1,000,000	2
HK\$1,000,001 to HK\$1,500,000	2
HK\$1,500,001 to HK\$2,000,000	–

Particulars relating to Directors' emoluments and the five highest paid employees as required to be disclosed pursuant to Appendix D2 to the Listing Rules are set out in note 12 to the consolidated financial statements as set out on pages 121 to 124 of this annual report.

During the year ended 31 December 2025, the Remuneration Committee met twice, during which it (i) conducted a review of the remuneration packages and emoluments of the Directors and the senior management; and (ii) reviewed and approved the remuneration packages of the newly appointed independent non-executive directors.

Nomination Committee

The Nomination Committee was established on 26 September 2016 and comprises one executive Director, namely Dr. Hooy Kok Wai (Chairman) and three independent non-executive Directors, namely Ms. Chan Sze Man, Mr. Hui Chun Kin Norman and Mr. Lam Chi Wing.

The Nomination Committee is responsible for, among other matters, the following:

- to review the structure, size and composition (including the skills, knowledge and experience) of the Board at least annually, and to make recommendations on any proposed changes to the Board to complement the Company's corporate strategy;
- to identify individuals suitably qualified to become Board members, and to select or make recommendations to the Board on the selection of individuals nominated for directorships;
- to develop and maintain a policy for the nomination of Board members, which includes the nomination procedures and the process and criteria adopted by the Nomination Committee to identify, select and recommend candidates for directorship, and to review periodically and disclose in the corporate governance report annually and the progress made towards achieving the objectives set in the policy;
- to develop and maintain a board diversity policy and to ensure its effectiveness and review the measurable objectives that the Board sets for implementing the board diversity policy and the progress on achieving the objectives; and to disclose the board diversity policy or a summary of the policy in the corporate governance report annually;



CORPORATE GOVERNANCE REPORT (continued)

- to assess the independence of independent non-executive Directors;
- to make recommendations to the Board on the appointment and re-appointment of Directors and succession planning for Directors, in particular the chairman and the chief executive officer;
- where the Board proposes a resolution to elect an individual as an independent non-executive Director at the general meeting, it should set out in the circular to shareholders and/or explanatory statement accompanying the notice of the relevant general meeting:
 - the process used for identifying the candidate and why the Board believes the candidate should be elected and the reasons why it considers the candidate to be independent;
 - if the proposed independent non-executive Director will be holding their seventh (or more) listed company directorship, the reasons why the Board believes the candidate would still be able to devote sufficient time to the Board;
 - the perspectives, skills and experience that the candidate can bring to the Board; and
 - how the candidate can contribute to the diversity of the Board; and
- to review annually the time commitment required of Directors and to evaluate whether Directors have committed adequate time to discharge their responsibilities.

During the year ended 31 December 2025, the Nomination Committee met twice. The following is a summary of work performed by the Nomination Committee during the year ended 31 December 2025:

- reviewed the structure, size, composition and diversity of the Board, and made recommendations to the Board in this regard;
- approved the resignation and appointment of company secretary, the chief financial officer, the authorised representative and the process agent;
- assessed the independence of the independent non-executive Directors;
- made recommendations to the Board on the retirement and re-appointment of Directors by rotation at the annual general meeting of the Company;
- reviewed the nomination policy (the “**Nomination Policy**”) and the board diversity policy (the “**Board Diversity Policy**”) of the Company; and
- reviewed the contribution required from a Director to perform his/her responsibilities and whether he/she has spent sufficient time discharging them.



CORPORATE GOVERNANCE REPORT (continued)

Nomination Policy

The Board adopted the Nomination Policy on 28 December 2018 (as amended on 18 November 2022), which sets out the process and criteria for identifying and recommending candidates for election to the Board.

When making recommendations regarding the appointment of any proposed candidate(s) to the Board or re-appointment of any existing member(s) to the Board, the Nomination Committee shall consider, among others, the following criteria (the “**Criteria**”) in assessing the suitability of the proposed candidate(s):

- character and integrity;
- qualifications including professional qualifications, skills, knowledge, accomplishment and experience that are relevant to the Company’s business and corporate strategy;
- diversity in all aspects, including but not limited to gender, age, cultural and educational background, professional experience, skills, knowledge and length of service;
- commitment in respect of available time and relevant interest; and
- potential contribution that the individual can bring to the Board in terms of qualifications, skills, experience, independence and gender diversity.

Nomination Process

The Nomination Committee will recommend to the Board for the appointment of a Director in accordance with the following procedures and process:

- (a) to develop a list of skills, perspectives and experience desired at the outset to focus the search effort by giving due consideration to the current composition and size of the Board;
- (b) to consult any source it deems appropriate in identifying or selecting suitable candidates, such as referrals from existing Directors, advertising, recommendations from personnel agents or as proposed by shareholders of the Company with due consideration given to the Criteria;
- (c) to adopt any process it deems appropriate in evaluating the suitability of the candidates, such as interviews, background checks, presentations and third-party reference checks;
- (d) to hold a meeting and/or by way of written resolutions to, if thought fit, approve the recommendation to the Board for appointment upon considering a candidate suitable for the directorship;
- (e) to make recommendations to the Board in relation to the proposed appointment; and
- (f) to seek approval from the Board, which will have the final authority on determining the selection of nominees.



CORPORATE GOVERNANCE REPORT (continued)

For re-election of a Director at a general meeting, the Nomination Committee will review the overall contribution and service to the Company of the retiring Director, including his/her attendance of Board and Board committee meetings and, where applicable, general meetings, and the level of participation and performance on the Board. The Nomination Committee will also review and determine whether the retiring Director continues to meet the Criteria. The Nomination Committee and/or the Board shall then make the recommendation to the shareholders of the Company in respect of the proposed re-election of the retiring Director at the general meeting.

Board Diversity Policy

The Board adopted the Board Diversity Policy on 28 December 2018 (as amended on 18 November 2022), which sets out its approach to achieve and maintain diversity on the Board. The Nomination Committee is responsible for reviewing the structure, size and composition of the Board and making recommendations to the Board on the appointment of new Directors from time to time to ensure that it has a balanced composition of skills, experience and expertise appropriate to the requirements of the business of the Company.

In designing the Board's composition, board diversity is considered from a number of perspectives, including but not limited to gender, age, cultural and educational background, professional experience, skills, knowledge and length of service. The Company will also take into account factors relating to its own business model and specific needs from time to time. The ultimate decision is based on the merits and contribution that the selected candidates will bring to the Board.

In implementing the Board Diversity Policy, the Nomination Committee evaluates the composition of the Board and candidates for directorship from time to time against objectives such as increasing gender diversity and broadening the educational background, industry experience and professional experience of the members of the Board. The Nomination Committee will consider setting measurable objectives to implement the Board Diversity Policy and regularly review such objectives to ensure their appropriateness and ascertain the progress made towards achieving those objectives.

Gender Diversity

The Board considers gender diversity vital for the achievement of a diverse Board composition. To achieve gender diversity within the Board, the Board's objective is to have at least one female Director in its composition, which satisfies the minimum requirement of the Listing Rules. As at the date of this annual report, out of the five Board members, four of them are male and one of them is female.

For the year ended 31 December 2025, the Nomination Committee is of the view that the Board composition has satisfied the objectives of the Board Diversity Policy in terms of age, gender, educational background, professional experience, skills and knowledge. Given the growth of the Company, it will conduct a review of the Board Diversity Policy on an annual basis to ensure continued effectiveness of the policy in delivering its objectives. The Board aims to maintain at least the current level of female representation.



CORPORATE GOVERNANCE REPORT (continued)

As regards succession planning, the Nomination Committee will deploy multiple channels to identify suitable candidates for directorship, including referrals from Directors, shareholders, management and advisers of the Company as well as external executive search firms as and when appropriate. The Board is committed to further enhancing its gender diversity as and when suitable candidates are identified.

In terms of gender diversity in the workforce (including senior management), for the year ended 31 December 2025, the Company's workforce (including senior management) had approximately 55% male employees and approximately 45% female employees. The Company will ensure there is a gender diversity when recruiting employees so that there is a pipeline of female employees and management in the near future. On the other hand, the Company will invest more resources in training female employees who have profound and relevant experience in the business of the Group, with the aim of promoting them to the management level.

Workforce Diversity

The Board adopted the Workforce Diversity Policy on 26 June 2025, which sets out its approach to achieve and maintain diversity in the workforce. The Nomination Committee is responsible for reviewing the workforce diversity, discuss and consider the measurable objectives set for implementing this Policy and the process made in achieving the measurable objectives (in particular, the gender diversity targets) annually. The Nomination Committee shall also conduct regular reviews to identify any gender pay gaps and ensure equal pay for work of equal value.

Mechanisms in relation to independent views available to the Board

The Board has established mechanisms to ensure that independent views are available to the Board. The full text of the mechanisms is available on the Company's website and a summary of which is set out below:

(a) Composition

The Board ensures the appointment of at least three independent non-executive Directors and at least one-third of its members being independent non-executive Directors (or such higher threshold as may be required by the Listing Rules from time to time), with at least one independent non-executive Director possessing appropriate professional qualifications, or accounting or related financial management expertise. Further, independent non-executive Directors will be appointed as members of the Board committees as required under the Listing Rules to ensure independent views are available.

(b) Independence Assessment

The Nomination Committee strictly adheres to the Nomination Policy with regard to the nomination and appointment of independent non-executive Directors, and is mandated to assess annually the independence of independent non-executive Directors to ensure that they can continually exercise independent judgment.



CORPORATE GOVERNANCE REPORT (continued)

(c) Compensation

No equity-based remuneration with performance-related elements will be granted to independent non-executive Directors as this may lead to bias in their decision-making and compromise their objectivity and independence.

(d) Board Decision Making

Directors (including independent non-executive Directors) are entitled to seek further information from the management on the matters to be discussed at Board meetings and, where necessary, independent advice from external professional advisers at the Company's expense. Any Director (including independent non-executive Directors) who has a material interest in a contract, transaction or arrangement shall not vote or be counted in the quorum on any Board resolution approving the same.

The implementation and the effectiveness of the mechanisms in relation to independent views available to the Board are subject to review by the Board on an annual basis.

Audit Committee

The Audit Committee was established on 26 September 2016 and comprises three independent non-executive Directors, namely Ms. Chan Sze Man (Chairman), Mr. Lam Chi Wing and Mr. Hui Chun Kin Norman, with Ms. Chan Sze Man possessing the appropriate professional qualifications or accounting or related financial management expertise. None of the members of the Audit Committee is a former partner of the Company's existing external auditors.

The main duties of the Audit Committee include, among other matters, the following:

- to review the financial information, and to consider any significant or unusual items raised by the staff responsible for the accounting and financial reporting function, compliance officer or the external auditor;
- to review the relationship with the external auditor by reference to the work performed by the auditor, its remuneration and terms of engagement, and to make recommendations to the Board on the appointment, re-appointment and removal of the external auditor; and
- to review the adequacy and effectiveness of the Company's financial reporting system, internal control system and risk management system and associated procedures.

During the year ended 31 December 2025, the Audit Committee held three meetings. Following is a summary of work performed by the Audit Committee during the year ended 31 December 2025:

- reviewed and approved the audit planning of the Group for the year ended 31 December 2025;



CORPORATE GOVERNANCE REPORT (continued)

- reviewed the Group's annual results for the year ended 31 December 2024 and the interim results for the six months ended 30 June 2025 and related announcements including the related disclosures, integrity of financial reporting and the accounting policies adopted by the Group prior to the submission to the Board's approval;
- considered the independence of the external auditor and its re-appointment;
- proposed the re-appointment of the auditor of the Company; and
- reviewed the financial reporting system, compliance procedures, internal control and risk management systems of the Group.

The Group's consolidated financial statements for the year ended 31 December 2025 have been reviewed by the Audit Committee. The Audit Committee is of the opinion that the consolidated financial statements of the Group for the year ended 31 December 2025 comply with applicable accounting standards and the Listing Rules, and that adequate disclosures have been made.

The Board has not taken any different view from that of the Audit Committee regarding the selection, appointment, resignation or dismissal of the external auditor.

ESG Committee

The ESG Committee was established on 20 December 2024 and comprises one executive Director, namely Mr. Zhong Xueyong (Chairman), one independent non-executive Director, namely Mr. Hui Chun Kin Norman, and one person in charge of the functional departments of the Group.

The primary duties of the ESG Committee are to oversee the implementation and progress of the Group's ESG initiatives, to monitor and evaluate ESG-related risks, opportunities and material issues, including climate-related risks and opportunities, to review and approve the Group's ESG performance metrics and targets, to oversee the preparation and publication of the Group's ESG reports, and to engage with functional departments, stakeholders on ESG-related matters, etc.

Climate Change Committee

The Climate Change Committee was established on 20 December 2024 and comprises one executive Director, namely Mr. Zhong Xueyong (Chairman), one independent non-executive Director, namely Mr. Lam Chi Wing, and two persons in charge of the operational departments of the Group.

The primary duties of the Climate Change Committee are to formulate and review the Company's long-term strategies and objectives for energy conservation and emission reduction, to review key performance indicators related to energy conservation and emission reduction and evaluate their achievement, to ensure the compliance with relevant laws, regulations and industry standards, and to recommend resource allocation plans for energy conservation and emission reduction to the Board, etc.



CORPORATE GOVERNANCE REPORT (continued)

AUDITOR'S REMUNERATION

For the year ended 31 December 2025, the remuneration paid/payable to BDO in respect of audit services amounted to HK\$1,680,000.

The Audit Committee reviewed the independence of BDO and has concluded that it is satisfied with the professional performance, and therefore recommended to the Board that BDO be re-appointed as the auditor of the Company at the 2026 AGM.

RESPONSIBILITIES IN RESPECT OF THE FINANCIAL STATEMENTS

The Board is responsible for presenting a balanced, clear and understandable assessment of annual and interim reports and other disclosures required under the Listing Rules and other regulatory requirements.

The Directors acknowledge their responsibilities for preparing the financial statements of the Company for the year ended 31 December 2025 and presenting a balanced, clear and comprehensive assessment for the Group's performance, position and prospects.

The Directors are not aware of any material uncertainties relating to events or conditions that may cast significant doubt upon the Company's ability to continue as a going concern.

The statement of BDO, being the external auditor of the Company, reporting their responsibilities on the financial statements is set out in the "Independent Auditor's Report" on pages 65 to 70.



CORPORATE GOVERNANCE REPORT (continued)

ATTENDANCE RECORDS OF MEETINGS

During the year ended 31 December 2025, the attendance records of each Director at the Board and Board committee meetings and the general meetings of the Company held are set out in the table below. Chairman of the Board had a meeting with all independent non-executive Directors without the presence of the other Directors.

	Number of meetings attended/held				Annual general meeting
	Board meeting	Audit Committee meeting	Remuneration Committee meeting	Nomination Committee meeting	
Executive Directors					
Dr. Hooy Kok Wai	9/9			2/2	1/1
Mr. Zhong Xueyong	9/9				1/1
Mr. Liu Chi Ching ¹	2/2		1/1		1/1
Independent Non-executive Directors					
Mr. Lam Chi Wing	9/9	3/3	2/2	2/2	1/1
Ms. Chan Sze Man ²	3/3	N/A	N/A	N/A	N/A
Mr. Hui Chun Kin Norman ³	3/3	N/A	N/A	N/A	N/A
Ms. Lui Choi Yiu Angela ⁴	6/6	3/3	2/2	2/2	1/1
Mr. Siu Chun Pong Raymond ⁵	6/6	3/3	2/2	2/2	1/1

Notes:

- Mr. Liu Chi Ching resigned as an executive Director and a member of the Remuneration Committee on 14 July 2025.
- Ms. Chan Sze Man was appointed as an independent non-executive Director, chairman of the Audit Committee and a member of each of the Remuneration Committee and the Nomination Committee on 6 November 2025.
- Mr. Hui Chun Kin Norman was appointed as an independent non-executive Director and a member of each of the Audit Committee, the Remuneration Committee, the Nomination Committee and the ESG Committee on 6 November 2025.
- Ms. Lui Choi Yiu Angela resigned as an independent non-executive Director, chairman of the Audit Committee and a member of each of the Remuneration Committee and the Nomination Committee on 6 November 2025.
- Mr. Siu Chu Pong Raymond resigned as an independent non-executive Director and a member of each of the Audit Committee, the Remuneration Committee, the Nomination Committee, the ESG Committee and the Climate Change Committee on 6 November 2025.
- The ESG Committee was established on 20 December 2024 and no meeting had been held from the date of establishment to the year-end date.
- The Climate Change Committee was established on 20 December 2024 and no meeting had been held from the date of establishment to the year-end date.



CORPORATE GOVERNANCE REPORT (continued)

COMPANY SECRETARY

Ms. Shum Ching Yee Jennifer was appointed as the Company Secretary by the Board on 1 April 2025. She plays an important role in supporting the Board by ensuring good information flow within the Board and that the Board policy and procedures are followed.

The Company Secretary has day-to-day knowledge of the Company's affairs. All Directors may have access to the advice and services of the Company Secretary, who regularly updates the Board on governance and regulatory matters.

The Company Secretary is also responsible for ensuring the procedures of the Board meetings are observed and providing the Board with opinions on matters in relation to the compliance with the procedures of the Board meetings.

During the year ended 31 December 2025, Ms. Shum Ching Yee Jennifer has undertaken no less than 15 hours of relevant professional training in compliance with Rule 3.29 of the Listing Rules.

RISK MANAGEMENT AND INTERNAL CONTROL

The Group maintains an effective internal control and risk management system. It consists, in part, of organisational arrangements with defined lines of responsibility and delegation of authority, and comprehensive systems and control procedures in order to safeguard the investment of the Company's shareholders and the Group's assets at all times.

The Directors acknowledge that they have overall responsibility for overseeing the Company's internal control, financial control and risk management system and shall monitor its effectiveness on an ongoing basis. A review of the effectiveness of the risk management and internal control systems is conducted by the Board at least annually.



CORPORATE GOVERNANCE REPORT (continued)

Aiming at providing reasonable assurance against material errors, losses or fraud, the Company has established risk management procedures and internal control structures, which comprised the following steps to identify, assess, monitor and report key risks:

- Risk identification: Identify major and significant risks that could affect the achievement of goals of the Group;
- Risk assessment: Assess and evaluate the identified risks according to their likely impact and the likelihood of occurrence;
- Risk mitigation: Develop effective control activities to mitigate the risks; and
- Stringent internal policies and processes are in place to prevent the misuse of inside information and avoid conflicts of interest, including having a whistleblowing policy, a disclosure of inside information policy, and an anti-fraud and corruption policy in place.

Risk identification and assessment are performed or updated annually, and the results of risk assessment, evaluation and mitigation of each function or operation are documented in the Risk Registry to communicate to the Board and management for reviews.

To reinforce a culture of good business ethics and governance, the Company has adopted a whistleblowing policy, which allows employees and outside third parties that have business relationships with the Company to raise any concerns about improprieties, malpractices and misconduct through a well-defined and trusted channel. The objective of this policy is to encourage the reporting of such matters in confidence and employees or external parties making such reports will be treated fairly and be protected from reprisal. All whistleblowing reports will be reviewed by the Audit Committee.

In addition, the Company has adopted a disclosure of inside information policy, which provides a general guide to Directors, management and employees on the handling and dissemination of inside information and responding to enquiries in accordance with the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance and the Listing Rules.



CORPORATE GOVERNANCE REPORT (continued)

Moreover, the Company has adopted an anti-fraud and corruption policy, which provides guidance to employees on how to recognise and deal with bribery and corruption. Every employee has a duty to report any potential violations of the policy to the Company through the channels set out therein.

The Group's risk management and internal control systems are, however, designed to manage rather than eliminate the risk of failure to achieve business objectives, and thus can only provide reasonable yet not absolute assurance against material misstatement or loss.

A review on the internal control systems of the Company, including financial, operational and compliance controls and risk management functions has been conducted in 2025.

The Audit Committee reviewed the internal control review report as well as the Company's risk management and internal control systems in respect of the year ended 31 December 2025 and considered that they are effective and adequate. The Board assessed the effectiveness of the internal control systems by considering the internal control review report and the reviews performed by the Audit Committee and concurred the same.

The Group has yet to establish its internal audit function during the year ended 31 December 2025 as required under code provision D.2.5 of the CG Code. To form the basis to review the adequacy and effectiveness of the Group's risk management and internal control systems, the Audit Committee and the Board have considered the internal control review report and also had communications with the Company's external auditor in respect of any material control deficiencies identified during the course of the financial statement audit. The Audit Committee and the Board will continue to review the need for an internal audit function on an annual basis.

DISCLOSURE OF INSIDE INFORMATION

The Group has in place a policy on disclosure of inside information, which sets out the procedures and internal controls for the handling and dissemination of inside information.

The policy provides guidelines to the Directors, officers and all relevant employees of the Group to ensure proper safeguards exist to prevent the Company from breaching the statutory disclosure requirements. It also includes appropriate internal control and reporting systems to identify and assess potential inside information.

Key procedures in place include:

- defining the requirements of periodic financial and operational reporting to the Board and the Company Secretary to enable them to assess inside information and make timely disclosures, if necessary;
- controlling the access to inside information by employees on a need-to-know basis, and safeguarding the confidentiality of the inside information before it is properly disclosed to public; and
- establishing procedures of communicating with the Group's stakeholders, including shareholders, investors and analysts, in ways which are in compliance with the Listing Rules.



CORPORATE GOVERNANCE REPORT (continued)

The Group has also established and implemented procedures to handle enquiries related to market rumours and other affairs of the Group from external parties.

To avoid uneven dissemination of inside information, the dissemination of inside information of the Company shall be conducted by publishing the relevant information on the websites of the Stock Exchange and the Company.

CORPORATE STRATEGY AND BUSINESS MODEL

The Group adopts the corporate strategy to increase revenue by advancing its core business development, while exploring new potential markets under its business expansion plan. By developing its core businesses and leveraging advantages across the entire industry chain including the upstream, midstream and downstream players, the Group strives to become a leading provider of a better life in the PRC, by actively building a leading food supply chain enterprise in the Greater Bay Area and providing customers with fresh and healthy food. While in pursuit of continued business improvement, the Group focusses on rigorous management of revenue growth, profit and costs to maintain a flexibility of adapting to market changes, bringing sustainable growth and value to the shareholders of the Company.

CORPORATE CULTURE

The Group is also committed to shaping a forward-thinking, flexible and proactive corporate culture, which is achieved through active collaboration across all business levels of the Group. Therefore, it has always been a top priority for the Group to maintain a high level of corporate governance. The Board takes the responsibility for defining the corporate culture of the Group with close oversight to ensure that all business developments align with the core values of the Group.

SHAREHOLDERS' RIGHT

One of the measures to safeguard the shareholders' interests and rights is to separate resolutions proposed at the shareholders' meetings on each substantial issue, including the election of individual Directors, for shareholders' consideration and voting. All resolutions put forward at the shareholders' meetings will be voted by poll pursuant to the Listing Rules and the poll voting results will be posted on the websites of the Stock Exchange and the Company after the relevant shareholders' meetings.



CORPORATE GOVERNANCE REPORT (continued)

Convening an Extraordinary General Meeting

In accordance with article 64 of the Articles of Association, 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 having the right of voting at general meetings may request the convening of an extraordinary general meeting. A requisition requiring an extraordinary general meeting to be called by the Board for the transaction of any business specified in such requisition shall be made in writing to the Board or the Company Secretary at its principal place of business in Hong Kong at Suite 2106, 21/F, Exchange Tower, 33 Wang Chiu Road, Kowloon Bay, Hong Kong. Such meeting shall be held within two months after the deposit of such requisition. If, within 21 days of such deposit, the Board fails to proceed to convene such meeting, the requisitionist(s) himself/themselves may do so in the same manner, and all reasonable expenses incurred by the requisitionist(s) as a result of the failure of the Board shall be reimbursed to the requisitionist(s) by the Company.

Putting Forward Proposals at General Meetings

To put forward proposals at general meetings, the shareholders should submit a written notice of proposal(s) with their detailed contact information to the Board or the Company Secretary at Suite 2106, 21/F, Exchange Tower, 33 Wang Chiu Road, Kowloon Bay, Hong Kong, with a copy of the proposal delivered to the Company's Hong Kong branch share registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong. Detailed procedures for the shareholders to propose a person for election as a Director (as amended on 18 November 2022) can be accessed on the Company's website.

Shareholders' Enquiries

Shareholders may at any time send their enquiries and concerns to the Board in writing through the Company Secretary by post at Suite 2106, 21/F, Exchange Tower, 33 Wang Chiu Road, Kowloon Bay, Hong Kong, or by email to investor@cwth.com.hk. Shareholders may also contact the Company's Hong Kong branch share registrar, Tricor Investor Services Limited, if they have any enquiries about their shareholdings.



CORPORATE GOVERNANCE REPORT (continued)

COMMUNICATION WITH SHAREHOLDERS AND INVESTOR RELATIONS

The Company has adopted its shareholders' communication policy (as amended on 18 November 2022) with the objective of ensuring that the shareholders and potential investors are provided with ready, equal and timely access to balanced and understandable information about the Company.

The Company has established several channels to communicate with its shareholders, which are set out as follows:

- i. corporate communications such as annual reports, interim reports and circulars are issued in printed form and are available on the websites of the Stock Exchange and the Company;
- ii. periodic announcements are made through the Stock Exchange and published on the respective websites of the Stock Exchange and the Company;
- iii. corporate information is made available on the Company's website;
- iv. annual and extraordinary general meetings provide a forum for the shareholders to make comments to and exchange views with the Directors and senior management; and
- v. the Hong Kong branch share registrar of the Company serves the shareholders in respect of share registration, dividend payment and related matters.

Chairman of the Board (or failing him, the vice-chairman and the chief executive officer) and the Directors (including the chairmen and/or the members of the various Board committees) are available at the annual general meeting to answer questions raised by the shareholders. The Company has reviewed its shareholders' communication policy and is of the view that the policy is effective for the year ended 31 December 2025.

Dividend Policy

The Board adopted a dividend policy (the "**Dividend Policy**") on 28 December 2018 (as amended on 18 November 2022). The declaration and payment of dividends shall be determined at the discretion of the Board after taking into account, *inter alia*:

- the Group's actual and expected financial performance;
- shareholders' interests;
- retained earnings and distributable reserves of the Company and each member of the Group;
- the level of the Group's debt to equity ratio, return on equity and financial covenants to which the Group is subject;



CORPORATE GOVERNANCE REPORT (continued)

- possible effects on the Group's creditworthiness;
- any contractual restrictions on payment of dividends;
- the Group's expected working capital requirements and future expansion plans;
- liquidity position and future commitments at the time of declaration of dividend;
- taxation considerations;
- statutory and regulatory restrictions;
- general business conditions and strategies;
- general economic conditions, business cycle of the Group's business and other internal or external factors that may have an impact on the business or financial performance and position of the Company; and
- other factors that the Board deems appropriate.

The Company will continually review the Dividend Policy and reserves the right in its sole and absolute discretion to update, amend and/or modify the Dividend Policy at any time, and the Dividend Policy shall in no way constitute a legally binding commitment by the Company that dividends will be paid in any particular amount and/or in no way obligate the Company to declare a dividend at any time or from time to time.



INDEPENDENT AUDITOR'S REPORT



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TO THE SHAREHOLDERS OF CHINA WANTIAN HOLDINGS LIMITED

(incorporated in the Cayman Islands with limited liability)

OPINION

We have audited the consolidated financial statements of China Wantian Holdings Limited (the “Company”) and its subsidiaries (collectively referred to as the “Group”) set out on pages 65 to 179, which comprise the consolidated statement of financial position as at 31 December 2025, and the consolidated statement of 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.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2025, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with HKFRS Accounting Standards as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) 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”) issued by the 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.

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.

Impairment assessment of trade receivables

Refer to Notes 4(h) & (k), 5(a), 6(b) and 22 to the consolidated financial statements.



INDEPENDENT AUDITOR'S REPORT (continued)

KEY AUDIT MATTERS (Continued)

Impairment assessment of trade receivables (Continued)

As at 31 December 2025, the carrying amount of trade receivables of the Group was approximately HK\$32,541,000.

The directors performed impairment assessment of trade receivables based on information including credit profile of different customers, ageing of the trade receivables, historical settlement records and on-going trading relationship with the relevant customers. The directors also considered forward-looking information that may impact the customers' ability to repay the outstanding balances in order to estimate the expected credit losses for the impairment assessment.

We focused on this area due to the impairment assessment of trade receivables under the expected credit loss model which involved the use of significant management judgments and estimates.

Our response:

Our audit procedures in relation to evaluating the appropriateness of impairment assessment of trade receivables included:

- Obtaining an understanding of directors' internal control and assessment process of impairment assessment of trade receivables and assessing the inherent risk of material misstatement by considering the degrees of estimation uncertainty and level of other inherent risk factors;
- Evaluating the outcome of prior period impairment assessment of trade receivables to assess the effectiveness of directors' estimation process;
- Circulating confirmations to the Group's customers, on a sample basis, to obtain third-party evidence over the amounts of trade receivables recorded as at the period-end date;
- Assessing the appropriateness of the expected credit loss model applied in determining the loss allowance, examining the underlying key data inputs such as monthly ageing profile of trade receivables and the settlement of trade receivables against corresponding cash receipts, on a sample basis, to assess the accuracy and completeness of historical data, and challenging the reasonableness of the assumptions underlying the calculations of expected credit losses with reference to the relevant historical and forward-looking information; and
- Where settlement had not been received subsequent to the year end for those receivables beyond the credit period, challenging directors' assessment as to the recoverability of those receivables, and corroborating directors' explanations with evidence of past repayment history, on-going trading relationship and correspondence with the relevant customers to follow up the outstanding debts.



INDEPENDENT AUDITOR'S REPORT (continued)

KEY AUDIT MATTERS (Continued)

Impairment assessment of goodwill

Refer to Notes 4(b), 6(a) and 19 to the consolidated financial statements.

As at 31 December 2025, the Group's goodwill had a carrying amount of approximately HK\$8,625,000. The goodwill has been recognised in the consolidated statement of financial position due to business acquisition in prior period. The directors have performed impairment tests with reference to valuation performed by the independent professional valuer and concluded that an impairment loss on goodwill of approximately HK\$4,196,000 was recognised during the year ended 31 December 2025. This conclusion was based on the estimation of the recoverable amount of the cash generating units ("CGUs") using the value-in-use ("VIU calculation") model that required significant judgments with respect to the inputs to the valuation models, including a suitable discount rate.

Our response:

Our audit procedures in relation to the impairment assessment of goodwill included:

- Evaluating the independent professional valuer's competence, capabilities and objectivity;
- Assessing the appropriateness of the valuation methodologies, including the VIU calculation, used by the independent professional valuer and the directors to estimate the recoverable amount of the CGUs;
- Challenging the reasonableness of the key assumptions based on our knowledge and understanding of the businesses and markets;
- Reconciling input data to supporting evidence, such as approved budgets and evaluating the reasonableness of the budgets;
- Evaluating the sensitivity of the impairment tests to changes in the key assumptions; and
- Engaging our internal valuation specialist to assist us in evaluating and assessing the appropriateness of the key assumptions used in the valuation.



INDEPENDENT AUDITOR'S REPORT (continued)

OTHER INFORMATION IN THE ANNUAL REPORT

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.

DIRECTORS' RESPONSIBILITIES FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The directors are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRS Accounting Standards as issued by the HKICPA 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.

The directors are also responsible for overseeing the Group's financial reporting process. The Audit Committee assists the directors in discharging their responsibility in this regard.



INDEPENDENT AUDITOR'S REPORT (continued)

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. This report is made 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.



INDEPENDENT AUDITOR'S REPORT (continued)

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

- 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 work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Audit Committee 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 the Audit Committee 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.

From the matters communicated with the directors, 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.

BDO Limited

Certified Public Accountants

Lam Tsz Ka

Practising Certificate no. P06838

Hong Kong, 30 March 2026



CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 December 2025

	Notes	2025 HK\$'000	2024 HK\$'000
Revenue	7	1,164,822	788,632
Cost of sales		(1,124,445)	(736,701)
Gross profit		40,377	51,931
Other income	9	6,621	6,132
Other gains and losses – net	10	(9,393)	323
Gain on disposal of subsidiaries	36	–	42,419
Selling expenses		(47,986)	(38,385)
Administrative expenses		(111,108)	(85,729)
Impairment losses under expected credit loss model	11	(14,456)	(16,290)
Impairment loss on goodwill	19	(4,196)	–
Operating loss		(140,141)	(39,599)
Interest income	13	62	541
Finance costs	13	(2,561)	(1,675)
Finance costs – net	13	(2,499)	(1,134)
Loss on change in fair value of financial assets at fair value through profit or loss	11	–	(605)
Loss before income tax	11	(142,640)	(41,338)
Income tax expense	14	(160)	(672)
Loss for the year		(142,800)	(42,010)
Other comprehensive income:			
<i>Item that may be reclassified to profit or loss</i>			
Exchange differences arising from translation of foreign operations		710	53
Other comprehensive income for the year, net of tax		710	53
Total comprehensive income for the year		(142,090)	(41,957)



CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (continued)

For the year ended 31 December 2025

	Notes	2025 HK\$'000	2024 HK\$'000
Loss for the year attributable to:			
Equity holders of the Company		(141,986)	(41,994)
Non-controlling interest	34	(814)	(16)
		(142,800)	(42,010)
Total comprehensive income for the year attributable to:			
Equity holders of the Company		(141,219)	(41,941)
Non-controlling interest	34	(871)	(16)
		(142,090)	(41,957)
Loss per share (HK cents)	16		
Basic		(6.97)	(2.17)
Diluted		(6.97)	(2.17)



CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2025

	Notes	2025 HK\$'000	2024 HK\$'000
Non-current assets			
Property, plant and equipment	17	18,123	36,780
Right-of-use assets	18	44,248	73,489
Goodwill	19	8,625	12,821
Deposits, prepayments and other receivables	22	475	246
		71,471	123,336
Current assets			
Inventories	20	2,632	4,321
Biological assets	21	3,507	–
Trade receivables	22	32,541	46,645
Deposits, prepayments and other receivables	22	24,844	34,498
Amounts due from related parties	33	7,102	8,499
Bank deposits	23	–	5,020
Restricted bank balances	23	–	171
Cash and cash equivalents	23	55,829	67,524
		126,455	166,678
Current liabilities			
Trade payables	24	14,184	15,466
Accruals and other payables	24	22,680	14,075
Contract liabilities	24	5,468	1,962
Bank and other borrowings	25	3,338	7,179
Amounts due to related parties	33	231	750
Lease liabilities	18	12,329	16,079
Tax payable		90	90
		58,320	55,601
Non-current liabilities			
Deferred tax liabilities	26	1,011	907
Bank and other borrowings	25	55,316	–
Lease liabilities	18	7,575	23,133
		63,902	24,040
Net Current Assets		68,135	111,077
NET ASSETS		75,704	210,373



CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

As at 31 December 2025

	Notes	2025 HK\$'000	2024 HK\$'000
Capital and reserves			
Share capital	28	20,376	20,355
Reserves	28	49,068	189,170
Equity attributable to equity holders of the Company		69,444	209,525
Non-controlling interest	34	6,260	848
TOTAL EQUITY		75,704	210,373

The consolidated financial statements on pages 71 to 179 were approved for issue by the board of directors on 30 March 2026 and were signed on its behalf.

Hooy Kok Wai
Director

Zhong Xueyong
Director



CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2025

	Equity attributable to owners of the Company							Non-controlling interest	Total equity	
	Share capital	Share premium	Other reserve	Share option reserve	Translation reserve	Capital reserve	Accumulated losses			
	(Note 28)	(Note 28)	(Note 28)		(Note 28)	(Note 28)				
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000			
As at 1 January 2024	19,122	223,348	100	4,436	400	–	(50,697)	196,709	–	196,709
Loss for the year	–	–	–	–	–	–	(41,994)	(41,994)	(16)	(42,010)
Other comprehensive income	–	–	–	–	53	–	–	53	–	53
Total comprehensive income	–	–	–	–	53	–	(41,994)	(41,941)	(16)	(41,957)
Incorporation of a subsidiary (Note 34)	–	–	–	–	–	–	–	–	864	864
Issue of new shares upon exercise of share options (Note 28)	683	57,639	–	(11,617)	–	–	–	46,705	–	46,705
Settlement of contingent consideration arrangement classified as equity (Notes 28(a)(iii) and 30)	550	–	–	–	–	(550)	–	–	–	–
Recognition of equity-settled share-based payments (Note 31)	–	–	–	8,052	–	–	–	8,052	–	8,052
As at 31 December 2024 and 1 January 2025	20,355	280,987	100	871	453	(550)	(92,691)	209,525	848	210,373
Loss for the year	–	–	–	–	–	–	(141,986)	(141,986)	(814)	(142,800)
Other comprehensive income	–	–	–	–	767	–	–	767	(57)	710
Total comprehensive income	–	–	–	–	767	–	(141,986)	(141,219)	(871)	(142,090)
Incorporation of a subsidiary (Note 34)	–	–	–	–	–	–	–	–	5,422	5,422
Issue of new shares upon exercise of share options (Note 28)	21	2,455	–	(477)	–	–	–	1,999	–	1,999
Partial disposal of interest in a subsidiary without loss of control	–	–	(861)	–	–	–	–	(861)	861	–
As at 31 December 2025	20,376	283,442	(761)	394	1,220	(550)	(234,677)	69,444	6,260	75,704



CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2025

	Notes	2025 HK\$'000	2024 HK\$'000
OPERATING ACTIVITIES			
Loss before income tax		(142,640)	(41,338)
Adjustments for:			
Depreciation of property, plant and equipment	11	9,193	7,285
Depreciation of right-of-use assets	11	19,506	11,341
Provision for/(reversal of) impairment loss on property, plant and equipment	11	14,260	(351)
Provision for/(reversal of) impairment loss on right-of-use assets	11	8,005	(2,007)
Impairment loss on goodwill	19	4,196	–
Finance costs	13	2,561	1,675
Interest income	13	(62)	(541)
Impairment losses under expected credit loss model	11	14,456	16,290
Share-based payment expenses	11	–	8,052
Gain on disposal of subsidiaries	36	–	(42,419)
Loss on change in fair value of financial assets at fair value through profit or loss	11	–	605
Net loss/(gain) on disposal of property, plant and equipment	10	8,743	(53)
Gain on termination of leases, net	10	(1)	(270)
Gain on modification of lease, net	10	(75)	–
Foreign exchange differences, net	11	(7)	192
Operating cash flows before movements in working capital		(61,865)	(41,539)
Decrease/(increase) in inventories		1,689	(43)
Increase in biological assets		(3,507)	–
Increase in trade receivables		(352)	(23,511)
Decrease/(increase) in deposits, prepayments and other receivables		9,425	(20,973)
(Decrease)/increase in trade payables		(1,282)	13,303
Increase in accruals and other payables		8,605	4,840
Increase in contract liabilities		3,506	1,962
Cash used in operations		(43,781)	(65,961)
Income tax paid		(56)	(2,710)
NET CASH USED IN OPERATING ACTIVITIES		(43,837)	(68,671)



CONSOLIDATED STATEMENT OF CASH FLOWS (continued)

For the year ended 31 December 2025

	Notes	2025 HK\$'000	2024 HK\$'000
INVESTING ACTIVITIES			
Advance made to related parties		(6,898)	(8,299)
Repayment from related parties		7,911	16,753
Purchase of property, plant and equipment	17	(14,320)	(18,861)
Proceeds from disposal of property, plant and equipment	17	2,292	535
Net cash inflow from disposal of subsidiaries	36	–	41,948
Interest received	13	62	541
Placement of bank deposits		–	(5,020)
Release of bank deposits		5,020	16,605
Placement of restricted bank balances		–	(171)
Release of restricted bank balances		171	–
Proceeds from disposal of financial assets at fair value through profit or loss		–	410
NET CASH (USED IN)/GENERATED FROM INVESTING ACTIVITIES		(5,762)	44,441
FINANCING ACTIVITIES			
Repayment to related parties		(501)	(936)
Advance made from related parties		–	501
Repayment of bank borrowings	25	(3,841)	(3,598)
Advance from other borrowings	25	55,000	–
Repayment of lease liabilities	18	(18,929)	(12,210)
Proceeds from issue of new shares upon exercise of share options		1,999	46,705
Contribution from a non-controlling interest		5,422	864
Interest paid		(2,245)	(1,675)
NET CASH GENERATED FROM FINANCING ACTIVITIES		36,905	29,651
NET INCREASE IN CASH AND CASH EQUIVALENTS		(12,694)	5,421
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE YEAR		67,524	61,627
Effect of foreign exchange rate changes		999	476
CASH AND CASH EQUIVALENTS AT END OF THE YEAR		55,829	67,524



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

1. GENERAL INFORMATION

China Wantian Holdings Limited (the “**Company**”) was incorporated in the Cayman Islands on 6 April 2016 as an exempted company with limited liability under Companies Act, Cap. 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands and the shares of the Company are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”). The address of its registered office is Windward 3, Regatta Office Park, PO Box 1350, Grand Cayman KY1-1108, Cayman Islands. Its principal place of business in Hong Kong is Suite 2106, 21/F, Exchange Tower, 33 Wang Chiu Road, Kowloon Bay, Hong Kong.

The Company is an investment holding company and its principal subsidiaries are engaged in (i) food supply; (ii) catering services; and (iii) environmental protection and technology services.

In the opinion of the directors of the Company, Ace Source Holdings Limited, a company incorporated in the British Virgin Islands (“**BVI**”), is the immediate parent; and Wise Global Holding Limited, a company incorporated in the BVI, is the ultimate parent of the Company.

2. CHANGES IN ACCOUNTING POLICIES

(a) Adoption of amended HKFRS Accounting Standards – from 1 January 2025

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

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



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

2. CHANGES IN ACCOUNTING POLICIES (Continued)

(b) New and amended HKFRS Accounting Standards that have been issued but are not yet effective

The Group has not applied the following new and amended HKFRS Accounting Standards, that have been issued but are not yet effective, in these financial statements. The Group intends to apply these new and amended HKFRS Accounting Standards, if applicable, when they become effective.

HKFRS 18	Presentation and Disclosure in Financial Statements ²
HKFRS 19 and its amendments	Subsidiaries without Public Accountability: Disclosures ²
Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments ¹
Amendments to HKFRS 9 and HKFRS 7	Contracts Referencing Nature-dependent Electricity ¹
Amendments to HKFRS 10 and HKAS 28 (2011)	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ³
Amendments to HKAS 21	Translation to a Hyperinflationary Presentation Currency ²
Annual Improvements to HKFRS Accounting Standards – Volume 11	Amendments to HKFRS 1, HKFRS 7, HKFRS 9, HKFRS 10 and HKAS 7 ¹

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

² Effective for annual periods beginning on or after 1 January 2027

³ No mandatory effective date yet determined but available for adoption

Further information about those HKFRS Accounting Standards that are expected to be applicable to the Group is described below.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

2. CHANGES IN ACCOUNTING POLICIES (Continued)

(b) New and amended HKFRS Accounting Standards that have been issued but are not yet effective (Continued)

HKFRS 18 Presentation and Disclosure in Financial Statements

HKFRS 18 Presentation and Disclosure in Financial Statements, which sets out requirements on presentation and disclosures in financial statements, will replace HKAS 1 Presentation of Financial Statements. This new HKFRS Accounting Standard, while carrying forward many of the requirements in HKAS 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 in the notes to the financial statements and improve aggregation and disaggregation of information to be disclosed in the financial statements. In addition, some HKAS 1 paragraphs have been moved to HKAS 8 and HKFRS 7. Minor amendments to HKAS 7 Statement of Cash Flows and HKAS 33 Earnings per Share are also made.

HKFRS 18, and amendments to other standards, will be effective for annual periods beginning on or after 1 January 2027, with early application permitted.

Even though HKFRS 18 will not have any effect on the recognition and measurement of items in the consolidated financial statements, it is expected to have a material effect on the presentation and disclosure of certain items on the Group's consolidated financial statements. These changes include categorisation and sub-totals in the statement of profit or loss, aggregation or disaggregation and labelling of information, and disclosure of management-defined performance measures.

HKFRS 19 and its Amendments – Subsidiaries without Public Accountability: Disclosures

HKFRS 19 allows eligible entities to elect to apply reduced disclosure requirements while still applying the recognition, measurement and presentation requirements in other HKFRS Accounting Standards. To be eligible, at the end of the reporting period, an entity must be a subsidiary as defined in HKFRS 10 Consolidated Financial Statements, cannot have public accountability and must have a parent (ultimate or intermediate) that prepares consolidated financial statements available for public use which comply with HKFRS Accounting Standards or IFRS Accounting Standards. HKFRS 19 was amended in April 2025 to include IFRS Accounting Standards in the eligibility criteria for applying the standard. The standard was further amended in October 2025 to (i) remove disclosure objectives from HKFRS 19; (ii) reduce the disclosure requirements relating to supplier finance arrangements and a specific class of financial liabilities; and (iii) replace disclosure requirements relating to management-defined performance measures with a cross-reference to HKFRS 18 for entities that use these measures. Earlier application is permitted. As the Company is a listed company, it is not eligible to elect to apply HKFRS 19 and its amendments. Some of the Company's subsidiaries are considering the application of HKFRS 19 and its amendments in their specified financial statements.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

2. CHANGES IN ACCOUNTING POLICIES (Continued)

(b) New and amended HKFRS Accounting Standards that have been issued but are not yet effective (Continued)

HKFRS 19 and its Amendments – Subsidiaries without Public Accountability: Disclosures (Continued)

Amendments to HKFRS 9 and HKFRS 7 Amendments to the Classification and Measurement of Financial Instruments

The amendments to HKFRS 9 clarify the recognition and derecognition for financial asset and financial liability and add an exception which permits an entity to deem a financial liability to be discharged before the settlement date if it is settled in cash using an electronic payment system if, and only if certain conditions are met.

The amendments also provide guidance on the assessment of whether the contractual cash flows of a financial asset are consistent with a basic lending arrangement. The amendments specify that an entity should focus on what an entity is being compensated for rather than the compensation amount. Contractual cash flows are inconsistent with a basic lending arrangement if they are indexed to a variable that is not a basic lending risk or cost. The amendments state that, in some cases, a contingent feature may give rise to contractual cash flows that are consistent with a basic lending arrangement both before and after the change in contractual cash flows, but the nature of the contingent event itself does not relate directly to changes in basic lending risks and costs. Furthermore, the description of the term “non-recourse” is enhanced and the characteristics of “contractually linked instruments” are clarified in the amendments.

The disclosure requirements in HKFRS 7 in respect of investments in equity instruments designated at fair value through other comprehensive income are amended. In particular, entities are required to disclose the fair value gain or loss presented in other comprehensive income during the period, showing separately those related to investments derecognised during the reporting period and those related to investments held at the end of the reporting period. An entity is also required to disclose any transfers of the cumulative gain or loss within equity related to the investments derecognised during the reporting period. In addition, the amendments introduce the requirements of qualitative and quantitative disclosure of contractual terms that could affect the contractual cash flow based on a contingent event not directly relating to basic lending risks and cost.

The amendments are effective for annual reporting periods beginning on or after 1 January 2026, with early application permitted. The application of the amendments is not expected to have significant impact on the financial position and performance of the Group.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

3. BASIS OF PREPARATION

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 periods presented, unless otherwise stated.

(a) Statement of compliance

The consolidated financial statements have been prepared in accordance with all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards (“HKASs”) and Interpretations (hereinafter collectively referred to as the “HKFRS Accounting Standards”) and the disclosure requirements of the Hong Kong Companies Ordinance. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities (the “Listing Rules”) on the Main Board of the Stock Exchange.

(b) Basis of measurement

The consolidated financial statements have been prepared on the historical cost basis, except for biological assets which are measured at fair value less cost to sell, as explained in the accounting policies set out below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

(c) Functional and presentation currencies

The consolidated financial statements are presented in Hong Kong dollars (“HK\$”), which is the same as the functional currency of the Company and all values are rounded to the nearest thousand (HK\$'000) except otherwise stated.

4. MATERIAL ACCOUNTING POLICY INFORMATION

(a) Business combination and basis of consolidation

The consolidated financial statements comprise the financial statements of the Group. Inter-company transactions and balances between group companies together with unrealised profits are eliminated in full in preparing the consolidated financial statements. Unrealised losses are also eliminated unless the transaction provides evidence of impairment on the asset transferred, in which case the loss is recognised in profit or loss.

The results of the subsidiaries acquired or disposed of during the year/period are included in the consolidated statement of comprehensive income from the dates of acquisition or up to the dates of disposal, as appropriate. Where necessary, adjustments are made to the financial statements of the subsidiaries to bring their accounting policies in line with those used by other members of the Group.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

4. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

(a) Business combination and basis of consolidation (Continued)

The Group accounts for business combinations using the acquisition method when the acquired set of activities and assets meets the definition of a business, and control is transferred to the Group. In determining whether a particular set of activities and assets is a business, the Group assesses whether the set of assets and activities acquired includes, at a minimum, input and substantive processes and whether the acquired set has the ability to produce outputs.

The cost of an acquisition is measured at the aggregate of the acquisition-date fair value of assets transferred, liabilities incurred and equity interests issued by the Group, as the acquirer. The identifiable assets acquired and liabilities assumed are principally measured at acquisition-date fair value. The Group's previously held equity interest in the acquiree is re-measured at acquisition-date fair value and the resulting gains or losses are recognised in profit or loss. The Group may elect, on a transaction-by-transaction basis, to measure the non-controlling interests that represent present ownership interests in the subsidiary either at fair value or at the proportionate share of the acquiree's identifiable net assets. All other non-controlling interests are measured at fair value unless another measurement basis is required by HKFRS Accounting Standards. Acquisition-related costs incurred are expensed unless they are incurred in issuing equity instruments in which case the costs are deducted from equity.

When the Group loses control of a subsidiary, the gain or loss on disposal is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest; and (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests. Amounts previously recognised in other comprehensive income in relation to the subsidiary are accounted for in the same manner as would be required if the relevant assets or liabilities were disposed of.

Subsequent to acquisition, the carrying amount of non-controlling interests that represent present ownership interests in the subsidiary is the amount of those interests at initial recognition plus such non-controlling interests' share of subsequent changes in equity. Total comprehensive income is attributed to such non-controlling interests even if this results in those non-controlling interests having a deficit balance.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

4. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

(b) Goodwill

Goodwill on acquisition of business is recognised as a separate asset and is carried at cost less accumulated impairment losses.

For the purposes of impairment testing, goodwill is allocated to each of the cash-generating units (“CGU”) (or groups of CGUs) that is expected to benefit from the synergies of the combination.

A CGU to which goodwill has been allocated is tested for impairment annually, or more frequently when there is indication that the unit may be impaired. For goodwill arising on an acquisition in a reporting period, the CGU to which goodwill has been allocated is tested for impairment before the end of that reporting period. If the recoverable amount of the CGU is less than its carrying amount, the impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to the unit and then to the other assets of the unit on a pro rata basis based on the carrying amount of each asset in the unit. Any impairment loss for goodwill is recognised directly in profit or loss. An impairment loss recognised for goodwill is not reversed in subsequent periods.

(c) Subsidiaries

A subsidiary is an investee over which the Company is able to exercise control. The Company controls an investee if all three of the following elements are present: (i) power over the investee; (ii) exposure, or rights, to variable returns from the investee; and (iii) the ability to use its power to affect those variable returns. Control is reassessed whenever facts and circumstances indicate that there may be a change in any of these elements of control.

In the Company’s statement of financial position, investments in subsidiaries are stated at cost less impairment losses, if any. The results of subsidiaries are accounted for by the Company on the basis of dividend received and receivable.

(d) Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the executive directors that make strategic decisions.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

4. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

(e) Foreign currency translation

(i) *Transactions and balances*

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions or valuation where items are re-measured. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at period-end/year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the consolidated statement of comprehensive income.

Foreign exchange gains and losses that relate to cash and cash equivalents are presented in the consolidated statement of comprehensive income within “finance income or costs”. All other foreign exchange gains and losses are presented in the consolidated statement of comprehensive income.

(ii) *Group companies*

The results and financial position of all the group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- assets and liabilities for each statement of financial position presented are translated at the closing rate at the date of that statement of financial position;
- income and expenses for each statement of comprehensive income are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the rate on the dates of the transactions);
- all resulting currency translation differences are recognised in other comprehensive income; and
- goodwill and fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and are translated at the closing rate. Currency translation differences arising are recognised in other comprehensive income.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

4. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

(f) Property, plant and equipment

Property, plant and equipment is stated at historical cost less accumulated depreciation and impairment. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of the replaced part is derecognised. All other repairs and maintenance are charged to the consolidated statement of comprehensive income during the financial period in which they are incurred.

Leasehold improvements are depreciated over the shorter of their useful lives or unexpired period of the lease while depreciation of other property, plant and equipment is calculated using the straight-line method to allocate their cost to their residual values over their estimated useful lives, as follows:

Buildings	Shorter of lease term of leasehold land or 29-35 years
Leasehold improvements	Shorter of lease term or 5-20 years
Furniture, fixtures and equipment	3-5 years
Motor vehicles	3-5 years

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An item of property, plant and equipment is derecognised 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 derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the item) is included in profit or loss in the period in which the item is derecognised.

(g) Impairment of non-financial assets

Assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows. Non-financial assets that suffered an impairment are reviewed for possible reversal of the impairment at each reporting period.

A reversal of impairment loss is limited to the carrying amount of the asset or CGU that would have been determined had no impairment loss been recognised in prior years. Reversal of impairment loss is recognised as income in profit or loss immediately.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

4. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

(h) Financial instruments

(i) Financial assets

A financial asset (unless it is a trade receivable without a significant financing component) is initially measured at fair value plus, for an item not at fair value through profit or loss, transaction costs that are directly attributable to its acquisition or issue. Trade receivable without a significant financing component is initially measured at the transaction price.

All regular way purchases and sales of financial assets are recognised on the trade date, that is, the date that the Group commits to purchase or sell the asset. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the period generally established by regulation or convention in the marketplace.

Debt instruments

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the cash flow characteristics of the asset.

Amortised cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Interest income from these financial assets is included in finance income using the effective interest rate method. Any gain or loss arising on derecognition is recognised directly in profit or loss and presented in "Other income and gain" together with foreign exchange gains and losses. Impairment losses are presented as a separate line item in the consolidated statement of comprehensive income.

(ii) Impairment loss on financial assets

The Group recognises loss allowances for expected credit loss ("ECL") on financial assets measured at amortised cost.

- 12-month ECLs: these are ECLs that result from possible default events within the 12 months after the reporting date; and
- Lifetime ECLs: these are ECLs that result from all possible default events over the expected life of a financial instrument. The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

4. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

(h) Financial instruments (Continued)

(ii) *Impairment loss on financial assets (Continued)*

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured 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. The shortfall is then discounted at an approximation to the assets' original effective interest rate.

The Group measured loss allowances for trade receivables using HKFRS 9 simplified approach and has calculated ECLs based on lifetime ECLs. The Group has established a provision matrix that is based on the Group's historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

For other debt financial assets, ECLs are based on lifetime ECLs except when there has not been a significant increase in credit risk since initial recognition, in which case the allowance will be based on the 12-month ECLs.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECL, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information analysis, based on the Group's historical experience and informed credit assessment and including forward-looking information.

The Group assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due, unless the Group has reasonable and supportable information that demonstrates otherwise.

The Group considers a financial asset to be in default when the debtor is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to action such as realising security (if any is held); or the financial asset is more than 90 days past due unless an entity has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

Depending on the nature of the financial instruments, the assessment of a significant increase in credit risk is performed on a collective and individual basis. When the assessment is performed on a collective basis, the financial instruments are grouped based on shared credit risk characteristics, such as past due status.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

4. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

(h) Financial instruments (Continued)

(ii) Impairment loss on financial assets (Continued)

The Group considers a financial asset to be credit-impaired when:

- There arises significant financial difficulty of the debtor;
- there is a breach of contract, such as a default or being more than 365 days past due;
- there is the restructuring of a loan or advance by the Group on terms that the Group would not consider otherwise;
- it is probable that the debtor will enter bankruptcy or other financial reorganisation; or
- an active market for a security disappears because of financial difficulties.

The Group recognises an impairment gain or loss in profit or loss for all financial instruments with a corresponding adjustment to their carrying amount through a loss allowance account.

The Group writes off a financial asset when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings, or in the case of trade receivables, when the amounts are over 3 years past due, whichever occurs sooner. Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. Any recoveries made are recognised in profit or loss.

Interest income on credit-impaired financial assets is calculated based on the amortised cost (i.e. the gross carrying amount less loss allowance) of the financial asset. For non credit-impaired financial assets, interest income is calculated based on the gross carrying amount.

(iii) Financial liabilities

The Group classifies its financial liabilities, depending on the purpose for which the liabilities were incurred. Financial liabilities at amortised costs are initially measured at fair value, net of directly attributable costs incurred.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

4. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

(h) Financial instruments (Continued)

(iii) Financial liabilities (Continued)

Financial liabilities at amortised cost

Financial liabilities at amortised cost including trade and other payables, bank and other borrowings and amounts due to related parties are subsequently measured at amortised cost, using the effective interest method. The related interest expense is recognised in profit or loss.

Gains or losses are recognised in profit or loss when the liabilities are derecognised as well as through the amortisation process.

(iv) Effective interest method

The effective interest method is a method of calculating the amortised cost of a financial asset or financial liability and of allocating interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts or payments through the expected life of the financial asset or liability, or where appropriate, a shorter period.

(v) Equity instruments

Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs.

(vi) Derecognition

The Group derecognises a financial asset when the contractual rights to the future cash flows in relation to the financial asset expire or when the financial asset has been transferred and the transfer meets the criteria for derecognition in accordance with HKFRS 9. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

Financial liabilities are derecognised when the obligation specified in the relevant contract is discharged, cancelled or expires.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

4. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

(h) Financial instruments (Continued)

(vi) Derecognition (Continued)

Where the Group issues its own equity instruments to a creditor to settle a financial liability in whole or in part as a result of renegotiating the terms of that liability, the equity instruments issued are the consideration paid and are recognised initially and measured at their fair value on the date the financial liability or part thereof is extinguished. If the fair value of the equity instruments issued cannot be reliably measured, the equity instruments are measured to reflect the fair value of the financial liability extinguished. The difference between the carrying amount of the financial liability or part thereof extinguished and the consideration paid is recognised in profit or loss for the year/period.

(i) Inventories

Inventories are initially recognised at cost, and subsequently at the lower of cost and net realisable value. Cost comprises all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition. Cost is calculated using the first-in first-out method. Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

(j) Biological assets

Biological assets represent live cattle. Biological assets are measured on initial recognition and at the end of each reporting period at fair value less cost to sell. The fair value of biological assets is determined based on the market price of live cattle of similar breed, weight and condition. Cost to sell are the incremental costs directly attributable to the disposal of an assets, mainly transportation cost and excluding finance costs and income taxes.

The gain or loss arising on initial recognition of biological assets at fair value less cost to sell and from a change in fair value less cost to sell of biological assets is recognised in the profit or loss for the period in which it arises.

(k) Trade and other receivables

Trade receivables are amounts due from customers for merchandise sold in the ordinary course of business. Trade receivables are recognised initially at the amount of consideration that is unconditional unless they contain significant financing components, when they are recognised at fair value. The Group holds the trade receivables with the objective of collecting the contractual cash flows and therefore measures them subsequently at amortised cost using the effective interest method.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

4. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

(k) Trade and other receivables (Continued)

If collection of trade and other receivables is expected in one year or less (or in the normal operating cycle of the business if longer), they are classified as current assets. If not, they are presented as non-current assets.

(l) Cash and cash equivalents

For the purpose of presentation in the consolidated statement of cash flows, cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts.

(m) Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares are shown in equity as a deduction, net of tax, from the proceeds.

(n) Trade and other payables

Trade payables and other payables are obligations to pay for goods that have been acquired in the ordinary course of business from suppliers. Trade and other payables are presented as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current liabilities.

(o) Current and deferred income tax

The income tax expense or credit for the period is the tax payable on the current period's taxable income based on the applicable income tax rate for each jurisdiction adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses.

Current income tax

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period in the countries where the company and its subsidiaries and associates operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation and considers whether it is probable that a taxation authority will accept an uncertain tax treatment. The Group measures its tax balances either based on the most likely amount or the expected value, depending on which method provides a better prediction of the resolution of the uncertainty.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

4. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

(o) Current and deferred income tax (Continued)

Deferred income tax

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated statement of financial position. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill. Deferred income tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred tax assets are recognised only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Deferred tax liabilities and assets are not recognised for temporary differences between the carrying amount and tax bases of investments in foreign operations where the company is able to control the timing of the reversal of the temporary differences and it is probable that the differences will not reverse in the foreseeable future.

Deferred income tax assets and liabilities are offset where there is a legally enforceable right to offset current income tax assets and liabilities and where the deferred income tax balances relate to the same taxation authority. Current income tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

(p) Employee benefits

(i) *Retirement benefit obligations*

Hong Kong

The Group participates in a defined contribution Mandatory Provident Fund Scheme (the “**MPF Scheme**”), which is registered under the Mandatory Provident Fund Schemes Ordinance in Hong Kong. The assets of the MPF Scheme are held in a separately administered fund. The MPF Scheme is generally funded by payments from employees and by the Group.

The Group has no further payment obligations once the contribution has been paid. The contributions are recognised as employee benefit expense when they are due.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

4. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

(p) Employee benefits (Continued)

(i) Retirement benefit obligations (Continued)

PRC

The employees of the Group's subsidiaries which operate in the PRC are required to participate in a central pension scheme operated by the local municipal government. These subsidiaries are required to contribute certain percentage of their payroll costs to the central pension scheme. The contributions are charged to the profit or loss as they become payable in accordance with the rules of the central pension scheme.

(ii) Employee leave entitlements

Employee entitlements to annual leave are recognised when they accrue to employees. A provision is made for the estimated liability for annual leave as a result of services rendered by employees up to the balance sheet date.

Employee entitlements to sick leave and maternity leave are not recognised until the time of leave.

(iii) Bonus plans

The Group recognises a liability and an expense for bonuses, based on a formula that takes into consideration the profit attributable to the Group's shareholder after certain adjustments. The Group recognises a provision where contractually obliged or where there is a past practice that has created a constructive obligation.

(iv) Share-based payments

Where share options are awarded to employees and others providing similar services, the fair value of the services received is measured by reference to the fair value of the options at the date of grant. Such fair value is recognised in profit or loss over the vesting period with a corresponding increase in the share option reserve within equity. Non-market vesting conditions are taken into account by adjusting the number of equity instruments expected to vest at the end of each reporting period so that, ultimately, the cumulative amount recognised over the vesting period is based on the number of options that eventually vest. Market vesting conditions are factored into the fair value of the options granted. As long as all non-market vesting conditions are satisfied, a charge is made irrespective of whether the market vesting conditions are satisfied. The cumulative expense is not adjusted for failure to achieve a market vesting condition.

Where the terms and conditions of the options are modified before they vest, the increase in the fair value of the options, measured immediately before and after the modification, is also recognised in profit or loss over the remaining vesting period.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

4. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

(q) Provisions and contingent liabilities

Provisions are recognised for liabilities of uncertain timing or amount when the Group has a legal or constructive obligation arising as a result of a past event, which it is probable will result in an outflow of economic benefits that can be reliably estimated.

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Possible obligations, the existence of which will only be confirmed by the occurrence or non-occurrence of one or more future events, are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote.

(r) Revenue recognition

Revenue from contracts with customers is recognised when control of goods or services is transferred to the customers at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services, excluding those amounts collected on behalf of third parties. Revenue excludes value added taxes or other sales taxes and is after deduction of any trade discounts.

Depending on the terms of the contract and the laws that apply to the contract, control of the goods or service may be transferred over time or at a point in time. Control of the goods or service is transferred over time if the Group's performance:

- provides all of the benefits received and consumed simultaneously by the customer;
- creates or enhances an asset that the customer controls as the Group performs; or
- does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

If control of the goods or services transfers over time, revenue is recognised over the period of the contract by reference to the progress towards complete satisfaction of that performance obligation. Otherwise, revenue is recognised at a point in time when the customer obtains control of the goods or service.

For contracts where the period between the payment and the transfer of the promised goods or services is one year or less, the transaction price is not adjusted for the effects of a significant financing component, using the practical expedient in HKFRS 15.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

4. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

(r) Revenue recognition (Continued)

(i) *Revenue from food supply*

Revenue from food supply is recognised when control of the products has been transferred, being when the products are delivered to the customer, and there is no unfulfilled obligation that could affect the customer's acceptance of the products. Delivery occurs when the products have been shipped to the specified location, the risks of obsolescence and loss have been transferred to the customer, and either the customer has accepted the products in accordance with the contract, the acceptance provisions have lapsed, or the Group has objective evidence that all criteria for acceptance have been satisfied. Sales are recorded based on the price specified in the sales contracts.

Receivable is recognised when the goods are delivered at the point in time when the consideration is unconditional, which only the passage of time is required before the payment is due.

(ii) *Revenue from catering services*

Revenue from catering services is recognised at a point in time when the catering has been served, and customer payments are generally due at the time when food and beverages are accepted by customers.

The prepaid cards under the customer loyalty programme operated by the Group provide a discount to customers that they would not receive without purchasing the goods or services provided by the Group (i.e. a material right). The promise to provide the discount to the customer is therefore a separate performance obligation. The transaction price is allocated between the product or service and the face value of the prepaid cards on a relative standalone selling price basis. The standalone selling price per prepaid card is estimated based on the discount to be given when the prepaid cards are redeemed by the customer and the likelihood of redemption, as evidenced by the Group's historical experience. A contract liability is recognised for revenue relating to the prepaid cards at the time of the initial sales transaction. Revenue from the prepaid cards is recognised when the prepaid cards are redeemed by the customer. Revenue for prepaid cards that are not expected to be redeemed is recognised in proportion to the pattern of rights exercised by customers.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

4. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

(r) Revenue recognition (Continued)

(iii) *Provision of environmental protection and technology services*

The Group provides environmental protection and technology services based on contracts entered into with customers. Such contracts are entered into before the services begin. Based on the terms of the contracts and the specific facts and circumstances, the Group recognises revenue from provision of environmental protection and technology services over time as the environmental protection and technology work performed by the Group creates or enhances the assets that the customers control as the assets are created or enhanced. Revenue from provision of environmental protection and technology services is recognised over time using input method, i.e. based on surveys of work completed by the Group to date. The directors of the Company consider that output method would faithfully depict the Group's performance towards complete satisfaction of these performance obligations under HKFRS 15 "Revenue from Contracts with Customers".

Contract Liabilities

A contract liability represents the Group's obligation to transfer services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer.

Principal versus agent

When another party is involved in providing goods or services to a customer, the Group determines whether the nature of its promise is a performance obligation to provide the specified goods or services itself (i.e. the Group is a principal) or to arrange for those goods or services to be provided by the other party (i.e. the Group is an agent).

The Group is a principal if it controls the specified good or service before that good or service is transferred to a customer.

The Group is an agent if its performance obligation is to arrange for the provision of the specified good or service by another party. In this case, the Group does not control the specified good or service provided by another party before that good or service is transferred to the customer. When the Group acts as an agent, it recognises revenue in the amount of any fee or commission to which it expects to be entitled in exchange for arranging for the specified goods or services to be provided by the other party.

The Group acts as a principal in generating income from the food supply, catering services and the provision of environmental protection and technology services.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

4. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

(s) Leases

The Group as a lessee

All leases are required to be capitalised in the consolidated statement of financial position as right-of-use assets and lease liabilities, but accounting policy choices exist for an entity to choose not to capitalise (i) leases which are short-term leases; and/or (ii) leases for which the underlying asset is of low-value. The Group has elected not to recognise right-of-use assets and lease liabilities for low-value assets and leases for which at the commencement date have a lease term of less than 12 months. The lease payments associated with those leases have been expensed on straight-line basis over the lease term.

Right-of-use asset

The right-of-use asset is initially recognised at cost and would comprise:

- (i) the amount of the initial measurement of the lease liability (see below for the accounting policy to account for lease liability);
- (ii) any lease payments made at or before the commencement date, less any lease incentives received;
- (iii) any initial direct costs incurred by the lessee; and
- (iv) an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset to the condition required by the terms and conditions of the lease, unless those costs are incurred to produce inventories.

Under the cost model, the Group measures the right-to-use asset at cost, less any accumulated depreciation and any impairment losses, and adjusted for any remeasurement of lease liability.

Lease liability

The lease liability is recognised at the present value of the lease payments that are not paid at the date of commencement of the lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Group uses the lessee's incremental borrowing rate.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

4. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

(s) Leases (Continued)

Lease liability (Continued)

The following payments for the right-to-use the underlying asset during the lease term that are not paid at the commencement date of the lease are considered to be lease payments:

- (i) fixed lease payments less any lease incentives receivable;
- (ii) variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- (iii) amounts expected to be payable by the lessee under residual value guarantees;
- (iv) exercise price of a purchase option, if the lessee is reasonably certain to exercise that option; and
- (v) payments of penalties for terminating the lease, if the lease term reflects the lessee exercising an option to terminate the lease.

Subsequent to the commencement date, the Group measures the lease liability by:

- (i) increasing the carrying amount to reflect interest on the lease liability;
- (ii) reducing the carrying amount to reflect the lease payments made; and
- (iii) remeasuring the carrying amount to reflect any reassessment or lease modification, or to reflect revised in-substance fixed lease payments.

When the Group revises its estimate of the term of any lease (because, for example, it re-assesses the probability of a lessee extension or termination option being exercised), it adjusts the carrying amount of the lease liability to reflect the payments to make over the revised term, which are discounted using a revised discount rate. The carrying value of lease liabilities is similarly revised when the variable element of future lease payments dependent on a rate or index is revised, except that the discount rate remains unchanged. In both cases, an equivalent adjustment is made to the carrying value of the right-of-use asset, with the revised carrying amount being amortised over the remaining (revised) lease term. If the carrying amount of the right-of-use asset is adjusted to zero, any further reduction is recognised in profit or loss.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

4. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

(s) Leases (Continued)

Lease liability (Continued)

When the Group renegotiates the contractual terms of a lease with the lessor, if the renegotiation results in one or more additional assets being leased for an amount commensurate with the standalone price for the additional rights-of-use obtained, the modification is accounted for as a separate lease, in all other cases, where the renegotiation increases the scope of the lease (whether that is an extension to the lease term, or one or more additional assets being leased), the lease liability is remeasured using the discount rate applicable on the modification date, with the right-of-use asset being adjusted by the same amount.

Sale and leaseback of an asset in a single-asset entity

For the transaction that involves both the loss of control of a subsidiary and a sale and leaseback of the asset held by that subsidiary, the Group applies the requirements of HKFRS 10 to recognise a full gain or loss in profit or loss on disposal of the subsidiary by derecognising the assets and liabilities sold and recognising the consideration received (see note 4(a) above). The right-of-use asset and the lease liability related to the leased back asset were recognised separately (see note 4(s) above).

(t) Related parties

(a) A person or a close member of that person's family is related to the Group if that person:

- (i) has control or joint control over the Group;
- (ii) has significant influence over the Group; or
- (iii) is a member of key management personnel of the Group or the Group's parent.

(b) An entity is related to the Group if any of the following conditions applies:

- (i) The entity and the Group are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).
- (ii) One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member).
- (iii) Both entities are joint ventures of the same third party.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

4. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

(t) Related parties (Continued)

- (b) An entity is related to the Group if any of the following conditions applies: (Continued)
- (iv) One entity is a joint venture of a third entity and the other entity is an associate of the third entity.
 - (v) The entity is a post-employment benefit plan for the benefit of the employees of the Group or an entity related to the Group.
 - (vi) The entity is controlled or jointly controlled by a person identified in (a).
 - (vii) A person identified in (a)(i) has significant influence over the entity or is a member of key management personnel of the entity (or of a parent of the entity).
 - (viii) The entity, or any member of a group of which it is a part, provides key management personnel services to the Group or to the Group's parent.

Close members of the family of a person are those family members who may be expected to influence, or be influenced by, that person in their dealings with the entity and include (i) that person's children and spouse or domestic partner; (ii) children of that person's spouse or domestic partner; and (iii) dependents of that person or that person's spouse or domestic partner.

5. FINANCIAL RISK MANAGEMENT

Financial risk factors

The Group's activities expose it to a variety of financial risks: credit risk, liquidity risk, interest rate risk, foreign exchange risk and business risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

Risk management is carried out by the finance department under policies approved by the board of directors. The finance department of the Group identifies, evaluates and hedges financial risks in close co-operation with the Group's operating units. The board provides guidance for overall risk management and specific areas, such as foreign exchange risk, interest rate risk, credit risk, use of derivative financial instruments and non-derivative financial instruments and investment of excess liquidity.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

5. FINANCIAL RISK MANAGEMENT (Continued)

Financial risk factors (Continued)

(a) Credit risk

(i) Risk Management

Credit risk of the Group mainly arises from trade receivables, deposits, other receivables, amounts due from related parties and cash and cash equivalents. The carrying amount of these balances in the consolidated financial statements represents the Group's maximum exposure to credit risk in relation to its financial assets.

In respect of trade receivables, the credit quality of the customers is assessed based on its financial position, past experience and other factors. The Group has policies in place to ensure that sales of products and services rendered are made to customers with appropriate credit histories.

As at 31 December 2025, the Group had a concentration of credit risk given that the top five debtors accounted for 45.5% of the Group's total trade receivables at the period end (2024: 66.1%). The Group has established long-term cooperative relationship with these customers.

The Group performs impairment assessment under expected credit losses model on trade receivables individually and collectively. Certain trade receivables are grouped based on shared credit risk characteristics by reference to the Group's ageing of outstanding balance. The Group will consider trade receivables as credit-impaired and will write off such balances in accordance with the policy set out in Note 4(h)(ii).

For trade receivables under collective assessment, the directors believe that there is no material credit risk inherent in the Group's outstanding receivable balances due from these customers in view of the history of business dealings with the customers and the sound collection history of the receivables due from them.

The Group performs periodic credit evaluations of its customers. For the trade receivables that are individually proved to be impaired, the directors have provided sufficient provision on those balances.

Cash and cash equivalents are also subject to the impairment requirements of HKFRS 9, and the identified impairment loss was immaterial.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

5. FINANCIAL RISK MANAGEMENT (Continued)

Financial risk factors (Continued)

(a) Credit risk (Continued)

(ii) Impairment of Financial Assets

Trade receivables

The trade receivables of the Group are subject to the expected credit loss model.

The Group applies the HKFRS 9 simplified approach to measuring expected credit losses, which uses a lifetime expected loss allowance for all trade receivables.

To measure expected credit losses, the Group categorises its trade receivables based on shared credit risk characteristics and the days past due.

The expected loss rates are based on the historical monthly outstanding balances of trade receivables within this period and credit profile. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Group has identified the Gross Domestic Product and the other relevant factors in Hong Kong and the PRC to be the most relevant factors, and accordingly adjusts the historical loss rates based on expected changes in these factors.

On that basis, the loss allowance as at the year end was determined as follows for trade receivables.

	Expected credit loss rate %	Gross carrying amount HK\$'000	Expected credit losses HK\$'000
As at 31 December 2025			
– Provision on individual basis		18,261	(16,260)
– Provision on collective basis – ageing			
Current	3.61%	26,628	(961)
1-30 days past due	3.91%	4,138	(162)
31-60 days past due	36.00%	440	(158)
61-90 days past due	40.40%	111	(45)
91-365 days past due	94.75%	8,553	(8,104)
Over 365 days past due	97.50%	3,978	(3,878)
		62,109	(29,568)



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

5. FINANCIAL RISK MANAGEMENT (Continued)

Financial risk factors (Continued)

(a) Credit risk (Continued)

(ii) Impairment of Financial Assets (Continued)

Trade receivables (Continued)

	Expected credit loss rate %	Gross carrying amount HK\$'000	Expected credit losses HK\$'000
As at 31 December 2024			
– Provision on individual basis		17,208	(12,516)
– Provision on collective basis – ageing			
Current	1.06%	34,415	(366)
1-30 days past due	1.62%	3,953	(64)
31-60 days past due	9.88%	1,397	(138)
61-90 days past due	13.04%	483	(63)
91-365 days past due	59.04%	5,703	(3,367)
		63,159	(16,514)

The closing loss allowance for trade receivables as at 31 December 2025 reconciles to the opening loss allowance as follows:

	Trade receivables HK\$'000
Loss allowance as at 1 January 2024	11,293
Increase in loss allowance recognised in profit and loss during the year	7,181
Receivables written off during the year as uncollectible	(1,915)
Exchange realignment	(45)
Loss allowance as at 31 December 2024 and 1 January 2025	16,514
Increase in loss allowance recognised in profit and loss during the year	12,387
Exchange realignment	667
Loss allowance as at 31 December 2025	29,568



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

5. FINANCIAL RISK MANAGEMENT (Continued)

Financial risk factors (Continued)

(a) Credit risk (Continued)

(ii) Impairment of Financial Assets (Continued)

Trade receivables (Continued)

Impairment losses on trade receivables are presented as net impairment losses within operating profit. Subsequent recoveries of amounts previously written off are credited against the same line item.

Trade receivables are written off where there is no realistic prospect of recovery, or when the amounts are over 3 years past due, whichever occurs sooner. Indicators that there is no reasonable expectation of recovery include, amongst others, failure of a debtor to engage in a repayment plan with the Group, and failure to make contractual payments.

Other financial assets at amortised cost

For other financial assets at amortised cost, including deposits and other receivables, amounts due from related parties and cash and cash equivalents, the directors consider that the Group's credit risk has not increased significantly since initial recognition with reference to the counterparty historical default rate and current financial position. The impairment provision is determined based on the 12-month expected credit losses.

Impairment losses on other financial assets at amortised cost are presented as net impairment losses within operating profit. Subsequent recoveries of amounts previously written off are credited against the same line item.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

5. FINANCIAL RISK MANAGEMENT (Continued)

Financial risk factors (Continued)

(b) Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and the availability of funding through an adequate amount of available credit facilities. The directors aim to maintain flexibility in funding by obtaining additional funding from the loan facilities and monitoring cash flow forecast to maintain its going concern.

The directors monitor the Group's liquidity requirements to ensure it has sufficient cash to meet operational needs while maintaining sufficient headroom on its undrawn committed borrowing facilities at all times so that the Group does not breach borrowing limits or covenants (where applicable) on any of its borrowing facilities. Surplus cash held by Group entities over and above balances required for working capital management is invested in interest-bearing bank accounts and bank deposits with appropriate maturities or sufficient liquidity to provide sufficient headroom as determined by the above-mentioned forecasts.

The following tables analyse the Group's non-derivative financial liabilities into relevant maturity grouping based on the remaining period at the end of reporting period to the contractual maturity date. The amounts disclosed in the tables are the contractual undiscounted cash flows (including interest payments computed using contractual rates or, if floating, based on current rates at the reporting date) and the earliest date the Group can be required to pay, except for long-term bank borrowings subject to a repayment on demand clause.

Specifically, for bank loans which contain a repayment on demand clause which can be exercised at the bank's sole discretion, the analysis shows the cash outflow based on the earliest period in which the entity can be required to pay, that is if the lenders were to invoke their unconditional rights to call the loans with immediate effect. The undiscounted cash flow does not include interest payments computed using contractual rates if the lender does not invoke their unconditional rights. The maturity analysis for bank borrowings is prepared based on the scheduled repayment dates.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

5. FINANCIAL RISK MANAGEMENT (Continued)

Financial risk factors (Continued)

(b) Liquidity risk (Continued)

	On demand or within 1 year HK\$'000	Between 1 – 5 years HK\$'000	Total undiscounted cash outflows HK\$'000
As at 31 December 2025			
Trade and other payables	28,993	–	28,993
Bank and other borrowings	3,338	55,316	58,654
Amounts due to related parties	231	–	231
Lease liabilities	13,126	7,956	21,082
	45,688	63,272	108,960

	On demand or within 1 year HK\$'000	Between 1 – 5 years HK\$'000	Total undiscounted cash outflows HK\$'000
As at 31 December 2024			
Trade and other payables	24,287	–	24,287
Long-term bank borrowings subject to a repayment on demand clause	7,179	–	7,179
Amounts due to related parties	750	–	750
Lease liabilities	17,918	24,270	42,188
	50,134	24,270	74,404



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

5. FINANCIAL RISK MANAGEMENT (Continued)

Financial risk factors (Continued)

(b) Liquidity risk (Continued)

The table below summarises the maturity analysis of bank borrowings with a repayment on demand clause and other borrowings without repayment on demand clause based on agreed scheduled repayments set out in the loan agreements. The amounts include interest payments computed using contractual rates. Taking into account the Group's financial position, the directors do not consider that it is probable that the bank will exercise its discretion to demand immediate repayment. The directors believe that such bank loans will be repaid in accordance with the scheduled repayment dates set out in the loan agreements.

Maturity analysis – Bank borrowings subject to a repayment on demand clause based on scheduled repayments				
	Within 1 year HK\$'000	1-5 years HK\$'000	Over 5 years HK\$'000	Total HK\$'000
As at 31 December 2025	3,407	–	–	3,407
As at 31 December 2024	4,131	3,465	–	7,596

Maturity analysis – Others borrowings based on scheduled repayments				
	Within 1 year HK\$'000	1-5 years HK\$'000	Over 5 years HK\$'000	Total HK\$'000
As at 31 December 2025	–	71,515	–	71,515
As at 31 December 2024	–	–	–	–

(c) Interest rate risk

The Group's interest rate risk arises from bank borrowings. Bank borrowings obtained at variable rates expose the Group to cash flow interest rate risk which is partially offset by cash at banks held at variable rates. As at 31 December 2025 and 2024, the Group's bank borrowings at variable rates were denominated in HK\$.

For the year ended 31 December 2025, if interest rates on Hong Kong dollar-denominated bank borrowings had been 50 basis point higher/lower with all other variables held constant, post-tax loss for the year would have been approximately HK\$478,000 higher/lower (2024: approximately HK\$30,000 higher/lower), mainly as a result of higher/lower interest expense on floating rate borrowings.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

5. FINANCIAL RISK MANAGEMENT (Continued)

Financial risk factors (Continued)

(d) Foreign exchange risk

The Group operates principally in Hong Kong and in the PRC. It is exposed to foreign exchange risk primarily with respect to Hong Kong dollars and Chinese Renminbi (“RMB”) denominated transactions. Foreign exchange risk arises where future commercial transactions, recognised assets and liabilities are denominated in currency that is not the Company’s functional currency.

For the year ended 31 December 2025, if RMB had strengthened/weakened by 5% with all other variables held constant, loss after tax would have been approximately HK\$257,000 higher/lower (2024: HK\$388,000 higher/lower). In addition, as there are limited foreign currency balances denominated in United States dollars, Japanese yen and Australian dollars, sensitivity analysis with respect to these currencies is considered not necessary.

The Group manages its exposures to foreign currency transactions by monitoring the level of foreign currency receipts and payments. The Group ensures that the net exposure to foreign exchange risk is kept to an acceptable level from time to time. The Group also regularly reviews the portfolio of suppliers and the currencies in which the transactions are denominated so as to minimise the Group’s exposure to foreign exchange risk.

(e) Business risk

The Group is exposed to a number of risks related to its biological assets as follows:

(i) Regulatory and environmental risks

The Group is subject to laws and regulations in the PRC where it operates. The Group has established environmental policies and procedures aimed at complying with local environmental and other laws. Management performs regular reviews to identify environmental risks and to ensure that the systems in place are adequate to manage these risks.

(ii) Other risks

The Group is subject to risks relating to its ability to maintain health status. Livestock health problems could adversely impact production and consumer confidence. The Group monitors the health of its livestock on a regular basis and has procedures in place to reduce potential exposure to infectious diseases.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

5. FINANCIAL RISK MANAGEMENT (Continued)

Capital risk management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The Group monitors capital on the basis of the gearing ratio. This ratio is calculated as total debt divided by total equity. Total debt is calculated as total borrowings and lease liabilities. Total capital is calculated as 'equity' as shown in the consolidated financial statements.

The Group's gearing ratios were as follows:

	2025 HK\$'000	2024 HK\$'000
Total debt	78,558	46,391
Total equity	75,704	210,373
Gearing ratio	104%	22%

Fair value estimation

As at 31 December 2025 and 2024, the Group did not have any financial assets or financial liabilities that are measured at fair value.

The management considers that the carrying amounts of financial assets and financial liabilities at amortised cost recognised in the consolidated financial statements approximate their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Group for similar financial instruments.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

6. CRITICAL ACCOUNTING ESTIMATES AND JUDGMENTS

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial period are addressed below.

(a) Impairment of goodwill

The Group determines whether goodwill is impaired at least on an annual basis. Impairment test has been performed with reference to the reports issued by the independent professional valuer to derive the recoverable amount using an estimation of the value in use of the CGU to which the goodwill is allocated. Estimating the value in use requires the Group to make an estimate of the expected cash flows from the CGU and also to choose a suitable discount rate in order to calculate the present value of those cash flows. Details of the estimates used to calculate the recoverable amount are given in Note 19 to the consolidated financial statements.

(b) Impairment of trade and other receivables

The directors of the Company determine the loss allowances for financial assets based on assumptions about risk of default and expected loss rates. The directors performed impairment assessment of trade and other receivables based on information including credit profile of different customers, ageing of the trade receivables, historical settlement records and on-going trading relationship with the relevant customers. The directors also considered forward-looking information that may impact the customers' ability to repay the outstanding balances in order to estimate the expected credit losses for the impairment assessment at the end of the reporting period. Details of the key assumptions and inputs used are disclosed in Note 5(a).

(c) Impairment of property, plant and equipment and right-of-use assets

Property, plant and equipment and right-of-use assets are stated at historical cost less accumulated depreciation and impairment, if any. In determining whether an asset is impaired, the Group has to exercise judgment and make estimation, particularly in assessing: (1) whether an event has occurred or any indicators that may affect the asset value; (2) whether the carrying value of an asset can be supported by the recoverable amount, in the case of value in use, the net present value of future cash flows which are estimated based upon the continued use of the asset or fair value less cost of disposal; and (3) the appropriate key assumptions to be applied in estimating the recoverable amounts including cash flow projections and an appropriate discount rate. Changing the assumptions and estimates, including the discount rates or the growth rate in the cash flow projections, could materially affect the net present value used in the impairment test.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

6. CRITICAL ACCOUNTING ESTIMATES AND JUDGMENTS (Continued)

(d) Income taxes

The Group is subject to income taxes in Hong Kong and the PRC. Significant judgment is required in determining the provision for income taxes. There are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group recognises liabilities for anticipated tax audit issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred income tax provisions in the period in which such determination is made.

Deferred income tax assets relating to certain temporary and tax losses are recognised when the directors consider it is probable that future taxable profit will be available against which the temporary differences or tax losses can be utilised. Where the expectation is different from the original estimate, such differences will impact the recognition of deferred income tax assets and income tax expense in the period in which such estimate is changed.

(e) Principal versus agent consideration (principal)

One of the principal activities that the Group engages in is the sourcing, processing and supplying of food ingredients. The directors of the Company concluded that the Group acts as the principal for such transactions as it controls the specified goods before they are transferred to the customer after taking into consideration indicators including the fact that the Group is primarily responsible for fulfilling the promise to provide the goods, the Group has inventory risk before transferring the goods to customers and the Group has discretion in establishing the prices for the goods in the form of premium over the market price of the goods. Before transferring the goods to customers, the Group has ability to direct the use of, and obtain substantially all of the remaining benefits from, the goods by determining the customers and the timing of which the goods will be sold. When the Group satisfies the performance obligation, the Group recognises trading revenue in the gross amount of consideration to which the Group expects to be entitled as specified in the contracts.

(f) Estimated allowance of inventories

The directors of the Company review the inventories on a product-by-product basis at the end of each reporting period to identify obsolete and slow-moving inventory items based on the inventories ageing analysis and determine allowance of inventories by reference to net realisable value of the inventories. Net realisable value of inventories is the estimated selling price in the ordinary course of business less the estimated costs necessary to make the sale. The management estimates the net realisable value for inventories based primarily on the current market demand, latest selling prices and historical experiences on selling products with similar nature. As at 31 December 2025, the carrying value of inventories was HK\$2,632,000 (2024: HK\$4,321,000), net of allowance of HK\$nil (2024: HK\$nil).



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

6. CRITICAL ACCOUNTING ESTIMATES AND JUDGMENTS (Continued)

(g) Fair value measurement of biological assets

Biological assets included in the Group's consolidated financial statements require measurement at fair value less costs to sell. The fair value measurement of the Group's biological assets utilises market observable inputs and data as far as possible. Inputs used in determining fair value measurements are categorised into different levels based on how observable the inputs used in the valuation technique utilised are (the 'fair value hierarchy'):

Level 1 : Quoted prices in active markets for identical items (unadjusted);

Level 2 : Observable direct or indirect inputs other than Level 1 inputs; and

Level 3 : Unobservable inputs (i.e. not derived from market data).

The classification of an item into the above levels is based on the lowest level of the inputs used that has a significant effect on the fair value measurement of the item. Transfers of items between levels are recognised in the period they occur.

Further information about the assumptions made in measuring fair values of the biological assets is included in Note 21 to the consolidated financial statements.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

7. REVENUE

An analysis of the Group's disaggregation of revenue from contracts with customers for the year is as follows:

	2025 HK\$'000	2024 HK\$'000
Revenue from contracts with customers within the scope of HKFRS 15		
Food supply	1,108,689	750,389
Catering services	55,572	37,424
Environmental protection and technology services	561	819
	1,164,822	788,632
Timing of revenue recognition		
At a point in time	1,164,261	787,813
Transferred over time	561	819
	1,164,822	788,632

The Group has applied the practical expedient to its contracts for environmental protection and technology services and therefore, the information above does not include information about revenue that the Group will be entitled to when it satisfies the remaining performance obligations under the contracts for environmental protection and technology services that had an original expected duration of one year or less.

8. SEGMENT INFORMATION

The operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker ("CODM"). The CODM, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the executive directors that make strategic decisions.

The Group has three reportable segments, namely:

- Food supply, which includes sourcing, processing and supplying of consumable fresh food ingredients in Hong Kong and the People's Republic of China ("PRC");
- Catering services, which include catering services to provide food and beverages in the restaurant network of the Group in the PRC; and
- Environmental protection and technology services, which include the design of environmental green projects, construction and installation services in the PRC.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

8. SEGMENT INFORMATION (Continued)

(a) Segment revenue and results

The following is an analysis of the Group's revenue and results by reportable segments for the years ended 31 December 2025 and 2024, respectively:

	Food supply		Catering services		Environmental protection and technology services		Unallocated		Total	
	2025 HK\$'000	2024 HK\$'000	2025 HK\$'000	2024 HK\$'000	2025 HK\$'000	2024 HK\$'000	2025 HK\$'000	2024 HK\$'000	2025 HK\$'000	2024 HK\$'000
Segment revenue										
Revenue from external customers	1,108,689	750,389	55,572	37,424	561	819	-	-	1,164,822	788,632
Loss for the year before the following items:	(29,470)	(6,052)	(54,430)	(30,656)	(980)	(848)	(42,398)	(44,785)	(127,278)	(82,341)
(Loss)/gain on disposal of property, plant and equipment	(113)	221	(8,724)	-	-	-	94	(168)	(8,743)	53
Gain on modification of lease	-	-	75	-	-	-	-	-	75	-
Gain/(loss) on termination of leases	-	-	219	270	-	-	(218)	-	1	270
Gain on disposal of subsidiaries	-	42,419	-	-	-	-	-	-	-	42,419
Impairment loss on goodwill	(4,196)	-	-	-	-	-	-	-	(4,196)	-
Loss on change in fair value of financial assets at fair value through profit or loss	-	-	-	-	-	-	-	(605)	-	(605)
Interest income	12	480	3	7	-	-	47	54	62	541
Finance costs	(901)	(564)	(1,187)	(618)	-	-	(473)	(493)	(2,561)	(1,675)
(Loss)/profit before taxation	(34,668)	36,504	(64,044)	(30,997)	(980)	(848)	(42,948)	(45,997)	(142,640)	(41,338)
Income tax expense	(160)	(672)	-	-	-	-	-	-	(160)	(672)
Segment results	(34,828)	35,832	(64,044)	(30,997)	(980)	(848)	(42,948)	(45,997)	(142,800)	(42,010)

Segment revenue reported above represents revenue generated from external customers. There were no inter-segment sales during the year.

The accounting policies of the reportable segments are the same as the Group's accounting policies described in Note 4 to the consolidated financial statements. Revenue and expenses are allocated to the reportable segments with reference to the revenue generated by those segments and the expenses incurred by those segments or which otherwise arise from the depreciation or amortisation of assets attributable to those segments. Segment results represent the profit earned or loss incurred by each segment. This is the measure reported to the CODM for the purpose of resource allocation and assessment of segment performance.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

8. SEGMENT INFORMATION (Continued)

(b) Segment assets and liabilities

The following is an analysis of the Group's assets and liabilities by reportable segments as at 31 December 2025 and 2024, respectively:

	Food supply		Catering services		Environmental protection and technology services		Total	
	2025	2024	2025	2024	2025	2024	2025	2024
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Assets before following items:	141,373	134,399	20,479	59,267	471	495	162,323	194,161
Goodwill	8,625	12,821	–	–	–	–	8,625	12,821
Segment assets	149,998	147,220	20,479	59,267	471	495	170,948	206,982
Unallocated assets							26,978	83,032
Consolidated assets							197,926	290,014
Segment liabilities	83,867	28,804	28,017	38,279	177	264	112,061	67,347
Unallocated liabilities							10,161	12,294
Consolidated liabilities							122,222	79,641

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

- All assets are allocated to reportable segments except for certain assets which are managed on a group basis, including bank balances and cash of HK\$13,555,000. Assets used jointly by operating segments are allocated on the basis of revenues earned by individual operating segments.
- All liabilities are allocated to reportable segments except for certain financial liabilities which are managed on a group basis. Liabilities for which reportable segments are jointly liable are allocated in proportion to segment liabilities.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

8. SEGMENT INFORMATION (Continued)

(c) Other segment information

	Food supply		Catering services		Environmental protection and technology services		Unallocated		Total	
	2025 HK\$'000	2024 HK\$'000	2025 HK\$'000	2024 HK\$'000	2025 HK\$'000	2024 HK\$'000	2025 HK\$'000	2024 HK\$'000	2025 HK\$'000	2024 HK\$'000
Additions to non-current assets (Note)	6,745	7,370	11,830	40,557	2	-	4,524	12,826	23,101	60,753
Depreciation of property, plant and equipment (Note 17)	1,799	2,726	6,385	3,744	-	-	1,009	815	9,193	7,285
Depreciation on right-of-use assets (Note 18)	4,919	2,034	8,575	4,080	-	-	6,012	5,227	19,506	11,341
Gain on disposal of subsidiaries (Note 36)	-	(42,419)	-	-	-	-	-	-	-	(42,419)
Impairment losses under expected credit loss model	14,278	16,142	133	135	45	13	-	-	14,456	16,290
Provision for/(reversal of) impairment loss on property, plant and equipment (Note 17)	-	-	13,635	-	-	-	625	(351)	14,260	(351)
Provision for/(reversal of) impairment loss on right-of-use assets (Note 18)	-	-	5,819	(1,275)	-	-	2,186	(732)	8,005	(2,007)
Impairment loss on goodwill (Note 19)	4,196	-	-	-	-	-	-	-	4,196	-

Note:

Additions to non-current assets included the additions of property, plant and equipment and right-of-use assets.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

8. SEGMENT INFORMATION (Continued)

(d) Information about major customers

Revenue from customers of the corresponding year contributing over 10% of the total revenue of the Group is as follows:

	2025 HK\$'000	2024 HK\$'000
Customer A from food supply segment	191,665	–
Customer B from food supply segment	789,272	436,018

(e) Geographical information

The following is a geographical analysis of the Group's revenue from external customers (based on where the goods are sold or the services are provided) and non-current assets (based on the geographical location of the assets):

	Revenue from external customers		Non-current assets (Note)	
	2025 HK\$'000	2024 HK\$'000	2025 HK\$'000	2024 HK\$'000
Hong Kong	96,867	139,901	62,936	62,220
PRC	1,067,955	648,731	8,535	61,116
	1,164,822	788,632	71,471	123,336

Note: Non-current assets excluded financial instruments.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

9. OTHER INCOME

	2025 HK\$'000	2024 HK\$'000
Government grants (Note)	9	–
Sundry income	887	440
Service income from the intermediate holding company (Note 33)	2,692	2,937
Service income from related parties (Note 33)	2,802	2,116
Handling income	231	639
	6,621	6,132

Note:

For the year ended 31 December 2025, government grants of approximately HK\$6,000 refer to the amount of grants obtained from the Employment Programme for the Middle-aged launched by the Government of Hong Kong to encourage employers to hire and provide on the job training to middle-aged and elderly job seekers.

10. OTHER GAINS AND LOSSES – NET

	2025 HK\$'000	2024 HK\$'000
Net (loss)/gain on disposal of property, plant and equipment	(8,743)	53
Gain on termination of leases (Note 18)	1	270
Gain on modification of leases (Note 18)	75	–
Written off of deposit	(726)	–
	(9,393)	323



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

11. LOSS BEFORE INCOME TAX

Loss before income tax is arrived at after charging/(crediting):

	2025 HK\$'000	2024 HK\$'000
Cost of inventories (Note 20)	1,098,697	710,183
Employee benefit expenses (Note 12)	74,921	75,391
Employee benefit expenses – including directors' emoluments	74,921	67,339
Share-based payment expenses (Note 31)	–	8,052
Auditor's remuneration		
– Audit-related services	1,680	1,500
Depreciation of property, plant and equipment (Note 17)	9,193	7,285
Depreciation on right-of-use assets (Note 18)	19,506	11,341
Impairment losses under expected credit loss model	14,456	16,290
Provision for/(reversal of) impairment loss on property, plant and equipment (Note 17)	14,260	(351)
Provision for/(reversal of) impairment loss on right-of-use assets (Note 18)	8,005	(2,007)
Loss on change in fair value of financial assets at fair value through profit or loss	–	605
Operating leases (short-term leases) (Note 18)	1,387	1,142
Low-value assets lease expenses (Note 18)	205	224
Transportation expenses	10,067	13,254
Professional and consulting fees	8,729	4,587
Foreign exchange differences, net	(7)	192



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

12. EMPLOYEE BENEFIT EXPENSES – INCLUDING DIRECTORS' EMOLUMENTS

(a) Employee benefit expenses

The employment benefit expenses during the year are set at as follows:

	2025 HK\$'000	2024 HK\$'000
Wages, salaries and allowances	64,173	60,480
Retirement benefit costs – defined contribution plans (Note 32)	4,056	3,565
Others	6,692	3,294
	74,921	67,339
Share-based payment expenses (Note 31)	–	8,052
	74,921	75,391

(b) Directors' emoluments

The remuneration of every director of the Company during the year is set out below:

Name of director	Notes	Fees HK\$'000	Salaries, allowances and benefits in kind HK\$'000	Employer's contribution to pension scheme HK\$'000	Other benefits HK\$'000	Share-based payment HK\$'000	Total HK\$'000
For the year ended 31 December 2025							
Executive directors							
Dr. Hooy Kok Wai (Chairman)		600	–	–	–	–	600
Mr. Zhong Xueyong (Vice-chairman and chief executive officer)		600	–	–	–	–	600
Mr. Liu Chi Ching	(a)	–	645	10	405	–	1,060
Independent non-executive directors							
Ms. Lui Choi Yiu Angela	(b)	133	–	–	–	–	133
Mr. Lam Chi Wing		150	–	–	–	–	150
Mr. Siu Chun Pong Raymond	(b)	143	–	–	–	–	143
Ms. Chan Sze Man	(c)	23	–	–	–	–	23
Mr. Hui Chun Kin Norman	(c)	23	–	–	–	–	23
		1,672	645	10	405	–	2,732



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

12. EMPLOYEE BENEFIT EXPENSES – INCLUDING DIRECTORS' EMOLUMENTS (Continued)

(b) Directors' emoluments (Continued)

Name of director	Notes	Fees HK\$'000	Salaries, allowances and benefits in kind HK\$'000	Employer's contribution to pension scheme HK\$'000	Other benefits HK\$'000	Share-based payment HK\$'000	Total HK\$'000
For the year ended							
31 December 2024							
Executive directors							
Dr. Hooy Kok Wai (Chairman)		600	–	–	–	4,244	4,844
Mr. Zhong Xueyong (Vice-chairman and chief executive officer)		600	–	–	–	2,158	2,758
Mr. Liu Chi Ching	(a)	–	1,200	18	780	–	1,998
Independent non-executive directors							
Ms. Lui Choi Yiu Angela	(b)	156	–	–	–	–	156
Mr. Lam Chi Wing		150	–	–	–	–	150
Mr. Siu Chun Pong Raymond	(b)	150	–	–	–	–	150
		1,656	1,200	18	780	6,402	10,056

Notes:

- (a) Mr. Liu Chi Ching resigned as an executive director on 14 July 2025.
- (b) Mr. Lui Choi Yiu Angela and Mr. Siu Chun Pong Raymond resigned as an independent non-executive director on 6 November 2025.
- (c) Ms. Chan Sze Man and Mr. Hui Chun Kin Norman were appointed as an independent non-executive director on 6 November 2025.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

12. EMPLOYEE BENEFIT EXPENSES – INCLUDING DIRECTORS' EMOLUMENTS (Continued)

(b) Directors' emoluments (Continued)

For the years ended 31 December 2025 and 2024, none of the directors of the Company waived any emoluments paid or payable by the Group companies and no emoluments were paid by the Group to the directors as an inducement to join or upon joining the Group or as compensation for loss of office.

(i) *Directors' retirement benefits*

No retirement benefits were paid to or receivable by any directors in respect of their other services in connection with the management of the affairs of the Company or its subsidiaries undertaking for the year ended 31 December 2025 (2024: nil).

(ii) *Directors' termination benefits*

No payment was made to directors of the Company as compensation for the early termination of the appointment for the year ended 31 December 2025 (2024: nil).

(iii) *Consideration provided to third parties for making available directors' services*

No payment was made to any third parties for making available the services of them as a director of the Company for the year ended 31 December 2025 (2024: nil).

(iv) *Information about loans, quasi-loans and other dealings in favour of directors, controlled bodies corporate by and connected entities with such directors*

There were no loans, quasi-loans and other dealings in favour of directors, controlled bodies corporate by and connected entities with such directors for the year ended 31 December 2025 (2024: nil).

(v) *Directors' material interests in transactions, arrangements or contracts*

Save as disclosed in these consolidated financial statements, no significant transactions, arrangements and contracts in relation to the Company's business to which the Company was a party and in which a director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the period or at any time for the year ended 31 December 2025 (2024: nil).



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

12. EMPLOYEE BENEFIT EXPENSES – INCLUDING DIRECTORS' EMOLUMENTS (Continued)

(c) Five highest paid individuals

The five individuals whose emoluments were the highest in the Group included 1 director for the year ended 31 December 2025 (2024: 3 directors), whose emoluments are reflected in the analysis presented above. The emoluments payable to the remaining 4 individuals for the year ended 31 December 2025 (2024: 2 individuals) are as follows:

	2025 HK\$'000	2024 HK\$'000
Salaries and allowances	5,587	2,563
Bonus	170	–
Retirement benefit costs – defined contribution plans	83	36
Share-based payment	–	170
	5,840	2,769

The emoluments of the individuals above are within the following band:

	Number of individuals	
	2025	2024
Emoluments band		
Nil-HK\$1,000,000	2	–
HK\$1,000,001 to HK\$1,500,000	2	1
HK\$1,500,001 to HK\$2,000,000	–	1

For the years ended 31 December 2025 and 2024, no emoluments were paid by the Group to the five highest paid individuals of the Group as an inducement to join or upon joining the Group or as compensation for loss of office.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

13. FINANCE COSTS – NET

	2025 HK\$'000	2024 HK\$'000
Interest expenses on bank and other borrowings	570	546
Interest expenses on lease liabilities (Note 18)	1,991	1,129
Finance costs	2,561	1,675
Interest income	(62)	(541)
Finance costs – net	2,499	1,134

14. INCOME TAX EXPENSE

The Company was incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Act of the Cayman Islands and accordingly, is exempted from the Cayman Islands income tax.

Hong Kong Profits Tax

The Hong Kong Profits Tax is calculated at the rate of 16.5% (2024: 16.5%) on the estimated assessable profits arising in Hong Kong, except for the first HK\$2,000,000 of qualified entity's assessable profits is calculated at 8.25%, which is in accordance with the two-tiered profits tax rates regime with effect from the year of assessment 2018/19.

PRC Enterprise Income Tax

Under the Law of the PRC on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiaries is 25% for the year ended 31 December 2025 (2024: 25%).

Certain subsidiaries have been approved as small low-profit enterprises. The entitled subsidiaries are subject to a preferential income tax rate of 5% for the year ended 31 December 2025 (2024: 5%).



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

14. INCOME TAX EXPENSE (Continued)

The amount of income tax expense to the consolidated statement of comprehensive income represents:

	2025 HK\$'000	2024 HK\$'000
Current income tax		
Hong Kong Profits Tax	55	328
PRC Enterprise Income Tax	3	239
Over-provision in prior year	(2)	–
	56	567
Deferred income tax (Note 26)		
– Current year provision	104	105
Income tax expense	160	672

The taxation on the Group's loss before income tax differs from the theoretical amount that would arise using the applicable tax rates as follows:

	2025 HK\$'000	2024 HK\$'000
Loss before income tax	(142,640)	(41,338)
Tax calculated at the rates applicable to profits in the tax jurisdictions concerned	(31,693)	(7,731)
Expenses not deductible for tax purposes	13,871	10,316
Non-taxable income	(3,751)	(9,318)
Tax effect of temporary difference not recognised	493	(178)
Utilisation of tax loss previously not recognised	(216)	(216)
Tax effect of tax loss not recognised	21,458	7,817
Tax effect on two-tier profits tax rates	–	(18)
Over-provision in prior year	(2)	–
Income tax expense	160	672



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

15. DIVIDEND

The board does not recommend the payment of a final dividend for the year ended 31 December 2025 (2024: HK\$nil).

16. LOSS PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY FOR THE YEAR – BASIC AND DILUTED

	2025	2024
Loss attributable to equity holders of the Company (HK\$'000)	(141,986)	(41,994)
Weighted average number of ordinary shares for the purpose of basic loss per share	2,036,676,000	1,937,938,000

The diluted loss per share is the same as the basic loss per share for the years ended 31 December 2025 and 2024 as the impact of the dilution of share options as mentioned in Note 28 is anti-dilutive.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

17. PROPERTY, PLANT AND EQUIPMENT

	Buildings HK\$'000	Leasehold improvements HK\$'000	Furniture, fixtures and equipment HK\$'000	Motor vehicles HK\$'000	Total HK\$'000
COST					
As at 1 January 2024	21,401	26,099	14,035	6,859	68,394
Additions	–	11,690	4,160	3,011	18,861
Disposals	–	–	–	(1,139)	(1,139)
Disposal of subsidiaries (Note 36)	(13,540)	–	–	–	(13,540)
Exchange realignment	–	(418)	(163)	(9)	(590)
As at 31 December 2024 and 1 January 2025	7,861	37,371	18,032	8,722	71,986
Additions	–	12,541	1,582	197	14,320
Transfer from right-of-use assets	–	–	–	1,871	1,871
Disposals	–	(12,027)	(5,634)	(3,908)	(21,569)
Exchange realignment	–	569	159	7	735
As at 31 December 2025	7,861	38,454	14,139	6,889	67,343
ACCUMULATED DEPRECIATION AND IMPAIRMENT					
As at 1 January 2024	5,083	14,134	8,948	5,278	33,443
Provided for the year	603	3,936	1,712	1,034	7,285
Reversal of impairment loss	–	(180)	(171)	–	(351)
Eliminated on disposals	–	–	–	(657)	(657)
Disposal of subsidiaries (Note 36)	(4,246)	–	–	–	(4,246)
Exchange realignment	–	(228)	(39)	(1)	(268)
As at 31 December 2024 and 1 January 2025	1,440	17,662	10,450	5,654	35,206
Provided for the year	248	6,203	2,068	674	9,193
Transfer from right-of-use assets	–	–	–	592	592
Impairment loss	–	11,134	3,126	–	14,260
Eliminated on disposals	–	(6,156)	(2,788)	(1,590)	(10,534)
Exchange realignment	–	421	81	1	503
As at 31 December 2025	1,688	29,264	12,937	5,331	49,220
NET BOOK VALUE					
As at 31 December 2024	6,421	19,709	7,582	3,068	36,780
As at 31 December 2025	6,173	9,190	1,202	1,558	18,123



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

17. PROPERTY, PLANT AND EQUIPMENT (Continued)

Depreciation expense of approximately HK\$650,000, HK\$6,138,000 and HK\$2,405,000 has been charged to cost of sales, selling expenses and administrative expenses, respectively, for the year ended 31 December 2025 (2024: approximately HK\$951,000, HK\$3,744,000 and HK\$2,590,000).

As at 31 December 2025, bank borrowings of approximately HK\$3,338,000 (2024: approximately HK\$7,179,000) (Note 25) are secured by buildings in property, plant and equipment and leasehold lands in right-of-use assets of the Group for the carrying amounts of approximately HK\$5,390,000 and approximately HK\$32,883,000 respectively (2024: buildings in property, plant and equipment and leasehold lands in right-of-use assets of the Group for the carrying amounts of approximately HK\$5,638,000 and approximately HK\$34,412,000 respectively).

As at 31 December 2025, the management of the Group identified impairment indicator of property, plant and equipment and right-of-use assets due to the unfavourable performance of the Group resulting from the deteriorated economic environment in the catering services segment.

For the purposes of impairment testing, the Group estimates the recoverable amounts of a number of CGU in the segment of “catering services” to which the asset belongs when it is not possible to estimate the recoverable amount individually, including allocation of corporate assets when reasonable and consistent basis can be established. Each CGU represents the Group’s individual restaurants. Property, plant and equipment and right-of-use assets, as set out in Notes 17 and 18 respectively, including allocation of corporate assets, which generate cash flows together, have been allocated to these individual restaurants.

The recoverable amounts of each CGU were determined based on the higher of their value in use calculation and their fair value less costs of disposal.

The fair value less costs of disposal of each cash-generating unit was determined using income approach. The value in use calculation of each CGU uses cash flow projections based on financial budgets approved by the management of the Group, which represented the management’s best estimate on the ongoing operation of the CGUs where the existing CGUs will continue to operate in the foreseeable future and are consistent with past actual outcomes, and covering the following 5 years with a pre-tax discount rate of 26.59% as at 31 December 2025 (2024: 31.0%). The cash flows beyond the 5-year period are extrapolated using a steady 2.00% growth rate (2024: 2%). Other key assumptions for the value in use calculations relate to the estimation of cash inflows/outflows which include budgeted sales and gross margin, and such estimation is based on the CGU’s past performance.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

17. PROPERTY, PLANT AND EQUIPMENT (Continued)

Based on the result of the assessment, the management of the Group determined that the recoverable amounts of five out of seven CGUs are lower than their carrying amounts. For each of these five CGUs, the impairment amount has been allocated pro rata to each category of property, plant and equipment and right-of-use assets such that the carrying amounts of each category of asset is not reduced below the highest of its fair value less costs of disposal, its value in use and zero. Based on the recoverable amount calculation and the allocation, impairment loss of approximately HK\$14,260,000 (2024: reversal of impairment loss of HK\$351,000) and HK\$8,005,000 (2024: reversal of impairment loss of HK\$2,007,000) have been recognised against the carrying amounts of property, plant and equipment and right-of-use assets respectively in administrative expenses in the consolidated statement of comprehensive income for the year ended 31 December 2025.

18. LEASES

The Group as lessee

The Group obtains right to control the use of various items of properties and motor vehicles for a period of time through lease arrangements. Lease arrangements are negotiated on an individual basis and contain a wide range of different terms and conditions, including lease payments and lease terms ranging from 1 to 3 years for properties and a motor vehicle. Additions to the right-of-use assets during the year ended 31 December 2025 were approximately HK\$8,781,000 (2024: approximately HK\$41,892,000). The termination of leases during the year ended 31 December 2025 was approximately HK\$8,388,000 (2024: HK\$3,350,000).

As at 31 December 2025 and 2024, all of the Group's interests in leasehold lands are located in Hong Kong with leases between 10 and 50 years.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

18. LEASES (Continued)

The Group as lessee (Continued)

(a) Right-of-use assets

Set out below are the carrying amounts of right-of-use assets recognised and the movements during the year:

	Leasehold lands HK\$'000	Buildings HK\$'000	Motor vehicle HK\$'000	Total HK\$'000
As at 1 January 2024	42,038	6,897	1,683	50,618
Additions (Note 36(b))	–	41,100	792	41,892
Depreciation expenses	(1,770)	(9,078)	(493)	(11,341)
Reversal of impairment loss	–	2,007	–	2,007
Disposal of subsidiaries (Note 36)	(5,856)	–	–	(5,856)
Lease termination	–	(3,350)	–	(3,350)
Exchange realignment	–	(481)	–	(481)
As at 31 December 2024 and 1 January 2025	34,412	37,095	1,982	73,489
Additions	–	6,525	2,256	8,781
Depreciation expenses	(1,529)	(17,403)	(574)	(19,506)
Impairment loss	–	(8,005)	–	(8,005)
Lease termination	–	(6,464)	(647)	(7,111)
Lease modification	–	(2,556)	–	(2,556)
Transfer to property, plant, and equipment	–	–	(1,278)	(1,278)
Exchange realignment	–	434	–	434
As at 31 December 2025	32,883	9,626	1,739	44,248



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

18. LEASES (Continued)

The Group as lessee (Continued)

(b) Lease liabilities

	2025 HK\$'000	2024 HK\$'000
At the beginning of the reporting period	39,212	13,690
Additions (Note 36(b))	8,781	41,892
Accretion of interest	1,991	1,129
Payments	(20,920)	(13,339)
Modification of leases	(2,631)	–
Termination of leases	(7,112)	(3,620)
Exchange realignment	583	(540)
At the end of the reporting period	19,904	39,212
Analysed to:		
Current	12,329	16,079
Non-current	7,575	23,133



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

18. LEASES (Continued)

The Group as lessee (Continued)

(c) Amounts recognised in the consolidated statement of comprehensive income

The statement shows the following amounts relating to leases:

	2025 HK\$'000	2024 HK\$'000
Depreciation charge of right-of-use assets		
Leasehold lands	1,529	1,770
Buildings	17,403	9,078
Motor vehicle	574	493
	19,506	11,341
Interest expenses (included in finance costs)	1,991	1,129
Expense relating to short-term leases (included in cost of sales, selling expenses and administrative expenses)	1,387	1,142
Low-value assets lease expenses	205	224
Gain on modification of leases	75	–
Gain on termination of leases	1	270
Provision for/(reversal of) impairment loss on right-of-use assets	8,005	(2,007)

The total cash outflow for leases for the year ended 31 December 2025 was approximately HK\$22,512,000 (2024: approximately HK\$14,705,000).



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

18. LEASES (Continued)

The Group as lessee (Continued)

(d) Future lease payments

Future lease payments are due as follows:

	Future lease payments HK\$'000	Interest HK\$'000	Present value HK\$'000
As at 31 December 2025			
Not later than 1 year	13,126	(797)	12,329
Later than 1 year and not later than 2 years	6,053	(241)	5,812
Later than 2 years and not later than 3 years	714	(83)	631
Later than 3 years and not later than 4 years	713	(47)	666
Later than 4 years and not later than 5 years	476	(10)	466
	21,082	(1,178)	19,904
As at 31 December 2024			
Not later than 1 year	17,918	(1,839)	16,079
Later than 1 year and not later than 2 years	15,977	(938)	15,039
Later than 2 years and not later than 3 years	8,293	(199)	8,094
	42,188	(2,976)	39,212

(e) Impairment loss recognised

During the year ended 31 December 2025, the management of the Group determined that an aggregated impairment loss of approximately HK\$8,005,000 has been recognised against the total carrying amounts of right-of-use assets (2024: reversal of impairment loss of approximately HK\$2,007,000). Further details are set out in Note 17 to the consolidated financial statements.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

19. GOODWILL

	HK\$'000
COST	
As at 1 January 2024, 31 December 2024, 1 January 2025 and 31 December 2025	42,752
ACCUMULATED IMPAIRMENT	
As at 1 January 2024, 31 December 2024 and 1 January 2025	29,931
Impairment loss recognised in the year	4,196
As at 31 December 2025	34,127
NET BOOK VALUE	
As at 31 December 2024	12,821
As at 31 December 2025	8,625

Goodwill arose because the consideration paid for the acquisition effectively included amounts in relation to the benefits of revenue growth, future market development and the assembled workforce. These benefits are not recognised separately from goodwill because they do not meet the recognition criteria for identifiable intangible assets. None of the goodwill or impairment thereof recognised is expected to be deductible for income tax purposes.

Goodwill is allocated to the Group's cash-generating unit ("CGU") identified according to the business as follows:

	2025 HK\$'000	2024 HK\$'000
Acquisition of Champion Point Limited ("Champion Point") in the food supply segment	8,625	12,821

Goodwill associated with the above-mentioned business arose when the business combination was completed on 25 November 2022.

For the year ended 31 December 2025, the directors of the Company determine that impairment loss of approximately HK\$4,196,000 has been recognised to the carrying amount of goodwill of this CGU included in the food supply segment (2024: HK\$nil).



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

19. GOODWILL (Continued)

Impairment testing on goodwill

For the purposes of impairment testing, goodwill (including allocation of corporate assets) that generates cash flows together with the related goodwill are included in the respective CGU.

The Group appointed an independent professional valuer to perform valuation as at the year end date for the purpose of accounting for impairment assessment according to HKAS 36 “Impairment of Assets”.

The recoverable amount of the above-mentioned CGU has been determined based on a value in use calculation. That calculation uses cash flow projections based on financial budgets approved by the directors covering a 5-year period, and pre-tax discount rate of 26.59% (2024: 31.0%). The cash flows beyond the 5-year period are extrapolated using a steady 2.00% growth rate (2024: 2.00%). This growth rate is based on the relevant industry growth forecasts and does not exceed the average long-term growth rate for the relevant industry. Other key assumptions for the value in use calculations relate to the estimation of cash inflows/outflows which include budgeted sales and gross margin, and such estimation is based on the CGU’s past performance.

For the year ended 31 December 2025, the directors of the Company determine that impairment loss of approximately HK\$4,196,000 has been recognised to the carrying amount of goodwill of this CGU included in the food supply segment (2024: HK\$Nil).

The recoverable amount is significantly above the carrying amount of the CGU. The management of the Group believes that any reasonably possible change in any of these assumptions would not result in impairment.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

19. GOODWILL (Continued)

Impairment testing on goodwill (Continued)

	Valuation technique	Assumption	Range	Sensitivity of fair value to input
Acquisition of Champion Point Limited in the food supply segment	Income approach	Average growth rate	2.00% (31 December 2024: 2.00%)	1.00% (2024: 1.00%) increase/decrease in average growth rate would result in increase/decrease in the recoverable amount by approximately HK\$1,447,000 and approximately HK\$1,334,000 (2024: approximately HK\$969,000 and approximately HK\$904,000)
		Discount rate	26.59% (31 December 2024: 31.0%)	1.00% (2024: 1.00%) increase/decrease in discount rate would result in increase/decrease in the recoverable amount by approximately HK\$2,876,000 and approximately HK\$3,145,000 (2024: approximately HK\$2,804,000 and approximately HK\$3,003,000)



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

20. INVENTORIES

	2025 HK\$'000	2024 HK\$'000
Finished goods	2,632	4,321

The cost of inventories included in cost of sales amounted to approximately HK\$1,098,697,000 for the year ended 31 December 2025 (2024: approximately HK\$710,183,000).

21. BIOLOGICAL ASSETS

The biological assets of the Group are live cattle raised for sale. As at 31 December 2025, the Group had 303 live cattle (2024: Nil) and none were sold during the year (2024: nil).

Reconciliation of the carrying value of biological assets

	2025 HK\$'000
At the beginning of the reporting period	–
Purchase cost	3,411
Feeding and other related costs	96
Gain arising from changes in fair value less costs to sell of biological assets	–
At the end of the reporting period	3,507
Analysed to:	
Current	3,507



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

21. BIOLOGICAL ASSETS (Continued)

Measurement of fair value

The fair value of the biological assets as at 31 December 2025 were independently valued by Valtech Valuation Advisory Ltd, an independent professional valuer who has appropriate qualifications and recent experiences in valuation of biological assets.

The fair value of biological assets is a level 3 recurring fair value measurement. A reconciliation of the opening and closing fair value balance is provided below.

	2025 HK\$'000
Opening balance (level 3 recurring value)	–
Purchase cost	3,411
Feeding and other related costs	96
Gain arising from changes in fair value less costs to sell of biological assets	–
Closing balance (level 3 recurring value)	3,507
Change in unrealised gains or losses for the year included in profit or loss for assets held at 31 December	–

The fair value of the biological assets is determined by using the market-comparison technique and is with reference to the market-determined prices of items with similar size, species, age and weight. These adjustments are based on unobservable inputs.

	Valuation technique	Assumption	Significant unobservable input(s)	Sensitivity of fair value to input
Live cattle	Market approach	Weight	Estimated local market selling price of live cattle are RMB22.8 per kg to RMB25.37 per kg as at 31 December 2025 (2024: nil)	An increase in the estimated local market selling price used would result in an increase in the fair value measurement of five cattle.

There were no changes to the valuation technique during the year.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

22. TRADE RECEIVABLES, DEPOSITS, PREPAYMENTS AND OTHER RECEIVABLES

	2025 HK\$'000	2024 HK\$'000
Trade receivables		
– Related parties	164	164
– Third parties	61,945	62,995
	62,109	63,159
Less: loss allowance	(29,568)	(16,514)
	32,541	46,645
Trade deposits paid – non-refundable	7,791	6,950
Trade deposits paid – refundable	9,943	20,454
Prepayments	11,503	9,279
Other receivables	4,278	1,727
Deposits	2,515	5,443
	36,030	43,853
Less: loss allowance	(10,711)	(9,109)
Total deposits, prepayments and other receivables	25,319	34,744
Less: non-current portion: deposits, prepayments and other receivables	(475)	(246)
Deposits, prepayments and other receivables included in current assets	24,844	34,498



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

22. TRADE RECEIVABLES, DEPOSITS, PREPAYMENTS AND OTHER RECEIVABLES (Continued)

The carrying amounts of trade receivables approximate their fair values and are denominated in HK\$.

The Group normally grants credit terms to its customers ranging from 0 to 120 days (2024: 0 to 120 days). The ageing analysis of the trade receivables based on invoice date is as follows:

	2025 HK\$'000	2024 HK\$'000
1 to 30 days	24,299	31,199
31 to 60 days	4,630	6,238
61 to 90 days	2,267	2,739
91 to 120 days	492	550
Over 120 days	30,421	22,433
Total	62,109	63,159

The Group applies the simplified approach to provide for expected credit losses prescribed by HKFRS 9, which permits the use of the lifetime expected loss provision for trade receivables. To measure the expected credit losses other than certain receivables which are assessed individually, these receivables have been grouped based on shared credit risk characteristics and the days past due.

The maximum exposure to credit risk at the reporting date is the carrying value of the receivables mentioned above. The Group does not hold any collateral as security.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

23. BANK DEPOSITS/RESTRICTED BANK BALANCES/CASH AND CASH EQUIVALENTS

	2025 HK\$'000	2024 HK\$'000
Fixed time deposits (Note a)	–	5,020
Restricted bank balance	–	171
Cash at bank	55,765	67,508
Cash on hand	64	16
	55,829	67,524
	55,829	72,715

Notes:

- (a) As at 31 December 2025, fixed time deposits have original maturity of three months with maturity date in January and February 2025 (2024: three months with maturity date in January and February 2025).
- (b) The Group's cash and bank balances are denominated in the following currencies:

	2025 HK\$'000	2024 HK\$'000
HK\$	51,554	63,332
RMB	4,203	9,330
United States dollars	56	37
Japanese yen	16	16
	55,829	72,715

As at 31 December 2025, the bank balances of the Group denominated in RMB amounted to approximately RMB3,751,000 (equivalent to approximately HK\$4,153,000) (2024: RMB8,194,000 (equivalent to approximately HK\$8,848,000)), which were deposited with the banks located in the PRC. RMB is currently not a free convertible currency in the international market. The conversion of RMB into foreign currencies and remittance of RMB out of the PRC are subject to the rules and regulations of foreign exchange control promulgated by the PRC government.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

24. TRADE PAYABLES, ACCRUALS AND OTHER PAYABLES, AND CONTRACT LIABILITIES

	2025 HK\$'000	2024 HK\$'000
Trade payables (Note (a))	14,184	15,466
Other payables and accruals		
– Accruals for staff costs	5,432	5,483
– Renovation payables	4,629	3,908
– Other payables and other accruals	12,619	4,684
	22,680	14,075
Contract liabilities (Note (b))	5,468	1,962
	42,332	31,503

(a) Trade payables

As at 31 December 2025 and 2024, the ageing analysis of the trade payables based on invoice date is as follows:

	2025 HK\$'000	2024 HK\$'000
0 to 30 days	10,389	14,726
31 to 60 days	883	328
61 to 90 days	742	126
91 to 120 days	2,170	286
	14,184	15,466

The carrying amounts of the Group's trade payables approximate their fair values.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

24. TRADE PAYABLES, ACCRUALS AND OTHER PAYABLES, AND CONTRACT LIABILITIES (Continued)

(b) Contract liabilities

	2025 HK\$'000	2024 HK\$'000
<i>Contract liabilities arising from:</i>		
Prepaid cards (Note)	5,468	1,962
	5,468	1,962

Note:

The Group operates a customer loyalty programme for its restaurant operation for catering services through the purchase of prepaid cards. Prepaid card is purchased by customers at a discount to its face value, and can be utilised in the future consumption in restaurants at customers' discretion. The amounts received from selling the prepaid cards are recorded in contract liabilities and deferred until they are redeemed by customers when the Group fulfils its obligations to provide services or goods or when they expire. The prepaid cards and advance from customers of the Group are non-refundable.

Movements in contract liabilities are as follows:

	2025 HK\$'000	2024 HK\$'000
Balance as at 1 January	1,962	–
Increase in contract liabilities as a result of billing in advance of sale of prepaid cards	3,506	1,962
Balance as at 31 December	5,468	1,962



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

25. BANK AND OTHER BORROWINGS

	2025 HK\$'000	2024 HK\$'000
Secured		
Bank borrowings due for repayment within 1 year which contain a repayment on demand clause (Note a)	3,338	3,806
Bank borrowings due for repayment after 1 year which contain a repayment on demand clause (Note a)	–	3,373
	3,338	7,179
Unsecured		
Other borrowings due for repayment after 1 year without repayment on demand clause (Note b)	55,316	–
	55,316	–
Total borrowings	58,654	7,179
Less: balance repayable within one year or on demand	(3,338)	(7,179)
Non-current portion	55,316	–

Notes:

- (a) As at 31 December 2025, a bank borrowing of approximately HK\$3,338,000 (2024: approximately HK\$7,179,000) are secured by buildings in property, plant and equipment and leasehold lands in right-of-use assets for the carrying amounts of approximately HK\$5,390,000 and approximately HK\$32,883,000 respectively (2024: approximately HK\$5,638,000 and approximately HK\$34,412,000 respectively) (Notes 17 and 18(a)) and corporate guarantee provided by the Company.

The bank borrowings contain a repayment on demand clause, which are carried at amortised cost. The weighted average interest rates are 4.94% and 5.92% as at 31 December 2025 and 2024, respectively.

- (b) As at 31 December 2025, other borrowings of HK\$55,316,000 (2024: nil) is unsecured, interest-bearing at 10% per annum, with principal amount fully payable 3 years after utilisation date of 10 December 2025.

The carrying amounts of the bank borrowings approximate their fair values and are denominated in HK\$.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

25. BANK AND OTHER BORROWINGS (Continued)

At the end of the reporting period, the bank and other borrowings were scheduled for repayment as follows:

	2025 HK\$'000	2024 HK\$'000
On demand or within one year	3,338	3,806
More than one year, but not exceeding two years	–	3,373
More than two years, but not exceeding five years	55,316	–
Total bank borrowings	58,654	7,179

The amounts due are based on the scheduled repayment dates in the loan agreements and ignore the effect of any repayment on demand clause.

Certain banking facilities are subject to the fulfilment of covenants. If the covenants were breached, the drawn down facilities would become repayable on demand. In addition, certain of the term loan agreements contain clauses which give the lender the right at their sole discretion to demand immediate repayment at any time irrespective of whether the covenants have been complied with and the scheduled repayment obligations were met.

The directors regularly monitor its compliance with these covenants. The Group is up to date with the scheduled repayments of the term loans and the directors do not consider it is probable that the banks will exercise their discretion to demand repayment so long as these requirements are to be met continuously. Further details of the Company's management of liquidity risk are set out in Note 5(b). As at 31 December 2025, none of the covenants relating to drawn down facilities had been breached (2024: None).

26. DEFERRED INCOME TAX

Analysis of the deferred tax balances for financial reporting purposes:

	2025 HK\$'000	2024 HK\$'000
Deferred tax liabilities	(1,011)	(907)

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes relate to the same fiscal authority.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

26. DEFERRED INCOME TAX (Continued)

The movements in deferred income tax assets and liabilities during the year ended 31 December 2025 and 2024, without taking into consideration the offsetting of balances with the same tax jurisdiction, are as follows:

Deferred income tax assets

	Tax losses HK\$'000
As at 1 January 2024	1,484
Recognised in the consolidated statement of comprehensive income	(247)
As at 31 December 2024 and 1 January 2025	1,237
Recognised in the consolidated statement of comprehensive income	(193)
As at 31 December 2025	1,044

Deferred income tax liabilities

	Accelerated tax depreciation HK\$'000
As at 1 January 2024	(3,422)
Recognised in the consolidated statement of comprehensive income	142
Disposal of subsidiaries (Note 36)	1,136
As at 31 December 2024 and 1 January 2025	(2,144)
Recognised in the consolidated statement of comprehensive income	89
As at 31 December 2025	(2,055)

At the end of the reporting period, the Group has unused tax losses of approximately HK\$179,824,000 (2024: approximately HK\$97,158,000) available for offsetting against future profits. No deferred tax asset has been recognised in respect of the unused tax losses due to the unpredictability of future profit streams. All the tax losses may be carried forward indefinitely except for those amounting to approximately HK\$130,566,000 (2024: HK\$75,230,000) arising from the PRC, which may be carried forward for five years.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

26. DEFERRED INCOME TAX (Continued)

Deferred income tax liabilities (Continued)

As at 31 December 2025, no deferred tax has been recognised for withholding taxes that would be payable on the unremitted earnings of approximately RMB15,896,000 (equivalent to approximately HK\$17,560,000) (2024: RMB7,565,000 (equivalent to approximately HK\$8,293,000)) that is subject to withholding taxes of the Group's subsidiary established in Mainland China. In the opinion of the directors of the Company, the Group is in a position to control the timing of the reversal of the temporary differences by controlling the dividend policy of its subsidiaries and it is probable that such differences will not reverse in the foreseeable future. The aggregate amount of temporary differences associated with investment in the subsidiary in the PRC for which deferred tax liabilities have not been recognised.

27. FINANCIAL INSTRUMENTS BY CATEGORY

	2025 HK\$'000	2024 HK\$'000
Financial assets at amortised cost		
– Trade receivables	32,541	46,645
– Trade deposit paid and other receivables and deposits	6,025	18,515
– Amounts due from related parties	7,102	8,499
– Bank deposits	–	5,020
– Restricted bank balances	–	171
– Cash and cash equivalents	55,829	67,524
Total	101,497	146,374
Financial liabilities at amortised cost		
– Trade payables	14,184	15,466
– Other payables (excluding non-financial liabilities)	20,681	8,821
– Bank and other borrowings	58,654	7,179
– Amounts due to related parties	231	750
Total	93,750	32,216
Lease liabilities	19,904	39,212



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

28. SHARE CAPITAL AND RESERVES

(a) Share capital

	Number of ordinary shares (in thousand)	Nominal value of ordinary shares HK\$'000
Authorised share capital		
Ordinary shares of HK\$0.01 each		
As at 1 January 2024	2,000,000	20,000
Increase in authorised share capital (Note (i))	8,000,000	80,000
As at 31 December 2024, 1 January 2025 and 31 December 2025	10,000,000	100,000
Issued and fully paid		
Ordinary shares of HK\$0.01 each		
As at 1 January 2024	1,912,214	19,122
Issue of new shares upon exercise of share options (Note (ii))	68,256	683
Settlement of contingent consideration arrangement classified as equity (Note (iii))	55,010	550
As at 31 December 2024 and 1 January 2025	2,035,480	20,355
Issue of new shares upon exercise of share options (Note (ii))	2,150	21
As at 31 December 2025	2,037,630	20,376



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

28. SHARE CAPITAL AND RESERVES (Continued)

(a) Share capital (Continued)

Notes:

- (i) Following the passing of an ordinary resolution at the extraordinary general meeting of the Company held on 6 February 2024, the increase in authorised share capital became unconditional and effective. As of 6 February 2024, the authorised share capital of the Company has increased to HK\$100,000,000, divided into 10,000,000,000 ordinary shares of HK\$0.01 each.
- (ii) Pursuant to the share option scheme adopted on 26 September 2016 (Note 31):
 - 25,852,987 new shares were issued on 23 May 2024 upon exercise of share options;
 - 952,782 new shares were issued on 5 June 2024 upon exercise of share options;
 - 39,450,000 new shares were issued on 30 October 2024 upon exercise of share options;
 - 300,000 new shares were issued on 28 November 2024 upon exercise of share options;
 - 1,700,000 new shares were issued on 13 December 2024 upon exercise of share options;
 - 450,000 new shares were issued on 25 February 2025 upon exercise of share options;
 - 600,000 new shares were issued on 2 May 2025 upon exercise of share options;
 - 300,000 new shares were issued on 13 May 2025 upon exercise of share options;
 - 400,000 new shares were issued on 19 June 2025 upon exercise of share options;
 - 400,000 new shares were issued on 19 December 2025 upon exercise of share options.
- (iii) Pursuant to the share purchase agreement dated 7 November 2022, in respect of the acquisition of 100% equity interest in Champion Point and its subsidiary on acquisition date, 55,010,000 new shares were issued to Mr. Kwong Ping Man on 13 December 2024.
- (iv) All the new shares issued rank *pari passu* with the existing shares in all respects.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

28. SHARE CAPITAL AND RESERVES (Continued)

(b) Reserves

Details of movements on the Group's reserves are set out in the consolidated statement of changes in equity.

(i) *Share premium*

Share premium of the Company represents the excess of the proceeds received over the nominal value of the Company's shares issued.

(ii) *Other reserve*

Other reserve of the Company mainly represents the difference of the nominal value of the shares issued and the net asset value of the subsidiaries of the Company upon the reorganisation in 2016, and a partial disposal of interest in a subsidiary without loss of control in 2025.

(iii) *Translation reserve*

The translation reserve comprises exchange differences relating to the translation of the financial statements of the foreign operations of the Group from their functional currency to the Group's presentation currency, which are recognised directly in other comprehensive income and accumulated in translation reserve.

(iv) *Capital reserve*

The capital reserve represents the settlement of 55,010,000 new shares issued for the contingent consideration arrangement classified as equity for the acquisition of 100% equity interest in Champion Point in 2022 (Note 30).



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

29. NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS

(a) Reconciliation of liabilities from financing activities:

	Lease liabilities (Note 18) HK\$'000	Bank and other borrowings (Note 25) HK\$'000	Total HK\$'000
As at 1 January 2024	13,690	10,777	24,467
Changes from cash flows:			
Repayment during the year	(12,210)	(3,598)	(15,808)
Interest paid	(1,129)	(546)	(1,675)
Total changes from financing cash flows:	(13,339)	(4,144)	(17,483)
Other changes:			
New lease capitalised	41,892	–	41,892
Lease termination	(3,620)	–	(3,620)
Interest expenses	1,129	546	1,675
Foreign exchange adjustment	(540)	–	(540)
Total other changes:	38,861	546	39,407
As at 31 December 2024 and 1 January 2025	39,212	7,179	46,391
Changes from cash flows:			
New borrowings	–	55,000	55,000
Repayment during the year	(18,929)	(3,841)	(22,770)
Interest paid	(1,991)	(254)	(2,245)
Total changes from financing cash flows:	(20,920)	50,905	29,985
Other changes:			
New lease capitalised	8,781	–	8,781
Lease termination	(7,112)	–	(7,112)
Lease modification	(2,631)	–	(2,631)
Interest expenses	1,991	570	2,561
Foreign exchange adjustment	583	–	583
Total other changes:	1,612	570	2,182
As at 31 December 2025	19,904	58,654	78,558



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

29. NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS (Continued)

(b) Non-cash transactions

During the year ended 31 December 2025, the Group had non-cash additions to right-of-use assets and lease liabilities of approximately HK\$8,781,000 (2024: approximately HK\$41,892,000) and approximately HK\$8,781,000 (2024: approximately HK\$41,892,000), respectively, in respect of lease arrangements for offices, restaurants and a motor vehicle.

30. CONTINGENT CONSIDERATION PAYABLE

On 7 November 2022, Great Point Limited (“**Great Point**”), a direct wholly-owned subsidiary of the Company, entered into a share purchase agreement (the “**Share Purchase Agreement**”) with Mr. Kwong Ping Man (“**Mr. Kwong**”), an independent third party, pursuant to which Great Point has conditionally agreed to acquire and Mr. Kwong has conditionally agreed to sell all the issued shares of Champion Point, which indirectly held the entire equity interest of Shenzhen Wealth Source Trading Development Company Limited* (深圳豐源貿易發展有限公司) (“**Shenzhen Wealth Source**”, together with Champion Point, collectively, “**Champion Point Group**”). The acquisition has been accounted for using the acquisition method. Shenzhen Wealth Source is a company incorporated in the PRC, which is principally engaged in trading of live cattle, food ingredients and aquatic products in the PRC.

The acquisition was subsequently completed on 25 November 2022 (the “**Completion Date**”). The fair value of each of the Consideration Shares (as defined below) was HK\$0.54, being the quoted price of the Company’s shares on the Completion Date. The fair value of the First Tranche Consideration Shares (as defined below) amounted to approximately HK\$4,947,000.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

30. CONTINGENT CONSIDERATION PAYABLE (Continued)

The estimated fair value of such contingent arrangement obligation as at the Completion Date, comprising the Second Tranche Consideration Shares and Third Tranche Consideration Shares (as defined below), amounted to approximately HK\$40,602,000. The fair value of such contingent consideration payable amounted to approximately HK\$46,147,000 as at the end of the reporting period and has been presented separately on the consolidated statement of financial position.

The following summarises the consideration transferred, the assets acquired and the liabilities assumed at the date of acquisition:

Consideration

	HK\$'000
Consideration Shares issued (Note (i))	4,947
Contingent consideration arrangement (Notes (ii) and (iii))	40,602
	45,549

Notes:

As set out in the Company's announcements dated 7 November 2022 and 25 November 2022, the consideration for the acquisition would be settled by way of allotment and issue by the Company to Mr. Kwong of 91,660,000 new shares of the Company (the "**Consideration Share(s)**") in three tranches, of which:

- (i) 9,160,000 Consideration Shares (the "**First Tranche Consideration Shares**") were allotted and issued upon the completion of the acquisition of Champion Point;
- (ii) 27,490,000 Consideration Shares (the "**Second Tranche Consideration Shares**") are to be allotted and issued after the issue of the audited financial statement of Shenzhen Wealth Source for the year ended 31 March 2023 (the "**FY2023**") subject to the consideration adjustment, under which the audited net profit after tax of Shenzhen Wealth Source for the FY2023 (the "**2023 Net Profit**") shall be between 85% and 100% of the target net profit after tax of Shenzhen Wealth Source for the FY2023 of RMB5,450,000 (equivalent to approximately HK\$6,206,000) (the "**2023 Target Net Profit**"); and
- (iii) 55,010,000 Consideration Shares (the "**Third Tranche Consideration Shares**") are to be allotted and issued after the issue of the audited financial statement of Shenzhen Wealth Source for the year ending 31 March 2024 (the "**FY2024**") subject to the consideration adjustment, under which the audited net profit after tax of Shenzhen Wealth Source for the FY2024 (the "**2024 Net Profit**") shall be between 85% and 100% of the target net profit after tax of Shenzhen Wealth Source for the FY2024 of RMB7,500,000 (equivalent to approximately HK\$8,567,000) (the "**2024 Target Net Profit**").



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

30. CONTINGENT CONSIDERATION PAYABLE (Continued)

In the event that the 2023 Target Net Profit for the financial year ended 31 March 2023 is more than RMB5,450,000, the Group shall issue 27,490,000 Consideration Shares to Mr. Kwong. For the year ended 31 March 2023, the audited net profit of Shenzhen Wealth Source was approximately RMB5,894,000. Therefore, the Group had issued 27,490,000 Consideration Shares to Mr. Kwong on 1 August 2023.

As at 31 December 2023, the directors of the Company had remeasured the remaining contingent consideration to be HK\$nil, and a gain on remeasurement of approximately HK\$30,486,000 was recognised in profit or loss during the period ended 31 December 2023.

On 12 January 2024, Great Point and Mr. Kwong entered into a supplemental share purchase agreement, pursuant to which the parties have agreed to amend the below terms of the Share Purchase Agreement:

(i) Scope of net profit

For the allotment and issue of the Third Tranche Consideration Shares to Mr. Kwong, the scope of net profit after tax (excluding any extraordinary or exceptional items) to be considered shall be changed from the net profit of Shenzhen Wealth Source to the consolidated net profit of Champion Point and its subsidiaries ("**Champion Point Group**").

(ii) The reference financial period

The reference financial period for determining the consideration adjustment for the Third Tranche Consideration Shares shall be changed from the period 1 April 2023 to 31 March 2024 to from 1 April 2023 to 30 June 2024. Accordingly, the 2024 Target Net Profit of RMB7,500,000 to be achieved by Shenzhen Wealth Source for the 12-month period will be adjusted and increased proportionately to RMB9,375,000 for the 15-month period (the "**2024 Adjusted Target Net Profit**"), which is to be achieved by Champion Point Group.

(iii) The minimum profit percentage for entitlement to the Third Tranche Consideration Shares

The minimum profit percentage for Mr. Kwong's entitlement to the Third Tranche Consideration Shares shall be changed from 85% of the 2024 Target Net Profit to 100% of the 2024 Adjusted Target Net Profit.

In the event that the 2024 Adjusted Target Net Profit is more than RMB9,375,000, the Group shall issue 55,010,000 consideration shares to Mr. Kwong. For the period ended 30 June 2024, the audited net profit of Champion Point Group was approximately RMB12,375,000 (equivalent to approximately HK\$13,566,000). The Group had issued 55,010,000 Consideration Shares to Mr. Kwong on 13 December 2024 (Note 28(a)(iii)).



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

31. SHARE OPTION SCHEME

The Company's share option scheme (the "**Share Option Scheme**") was adopted pursuant to the resolutions passed on 26 September 2016 so as to attract and retain the best available personnel, to provide additional incentive to employees (full-time and part-time), directors, consultants, advisers, distributors, contractors, suppliers, agents, customers, business partners or service providers of the Group and to promote the success of the business of the Group.

Under the Share Option Scheme, the board may, at its absolute discretion and subject to the terms of the Share Option Scheme, grant any employee (full-time or part-time), director, consultant or adviser of the Group, or any substantial shareholder of the Group, or any distributor, contractor, supplier, agent, customer, business partner or service provider of the Group, options to subscribe for the shares. The basis of eligibility of any participant to the grant of any option shall be determined by the board from time to time on the basis of his/her contribution or potential contribution to the development and growth of the Group.

The maximum number of shares issuable upon exercise of all options to be granted under the Share Option Scheme is 128,000,000 shares, representing 10% of all the shares in issue upon the date on which the shares are listed and permitted to be dealt in the Stock Exchange. The 10% limit may be refreshed at any time by obtaining approval of the Company's shareholders in general meeting provided that the total number of shares which may be issued upon exercise of all options to be granted under the Share Option Scheme and any other share option schemes of the Company must not exceed 10% of the shares in issue as at the date of approval of the refreshed limit.

The total number of shares issued and to be issued upon exercise of the options granted to each participant (including both exercised and outstanding options) under the Share Option Scheme or any other share option schemes of the Company in any 12-month period up to date of grant shall not exceed 1% of the shares in issue. Where any further grant of options in excess of such limit, such further grant must be separately approved by shareholders of the Company in general meeting with such grantee and his/her close associates abstaining from voting.

Options granted to a director, chief executive or substantial shareholder of the Company, or any of their respective associates must be approved by the independent non-executive directors (excluding any independent non-executive director who is the grantee). Where any options granted to a substantial shareholder or an independent non-executive director of the Company, or any of their respective close associates would result in the total number of shares issued and to be issued upon exercise of all options already granted and to be granted to such person under the Share Option Scheme and any other share option schemes of the Company (including options exercised, cancelled and outstanding) in any 12-month period up to and including the date of such grant representing in aggregate over 0.1% of the shares in issue must be approved by the Company's shareholders at a general meeting of the Company, with voting to be taken by way of poll.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

31. SHARE OPTION SCHEME (Continued)

An offer for the grant of options must be accepted in writing within 7 days inclusive of the day on which such offer was made. The amount payable by the grantee of an option to the Company on acceptance of the offer for the grant of an option is HK\$1. An option may be exercised in accordance with the terms of the Share Option Scheme at any time during a period as the board may determine which shall not exceed ten years from the date of grant subject to the provisions of early termination thereof.

The subscription price shall be a price solely determined by the board and notified to a participant and shall be at least the highest of: (i) the closing price of the shares as stated in the Stock Exchange's daily quotations sheet on the date of grant of the option, which must be a business day; (ii) the average closing price of the shares as stated in the Stock Exchange's daily quotations sheets for the five business days immediately preceding the date of grant of the option; and (iii) the nominal value of the share on the date of grant of the option.

The Share Option Scheme does not set any performance targets that must be achieved before an option may be exercised. However, the board of directors may at its absolute discretion determine to include conditions of the exercise of the options such as fixing a minimum period for holding the options and setting specific performance targets. The Share Option Scheme will remain in force for a period of ten years commencing on 26 September 2016 and shall expire at the close of business on the business day immediately preceding the tenth anniversary thereof unless terminated earlier by the shareholders at a general meeting of the Company.

On 13 April 2022, 79,100,000 share options were granted to eligible participants at the exercise price of HK\$0.320 per share under the Share Option Scheme. 26,360,000 share options were exercised during the year ended 31 March 2023.

On 11 April 2023, the Company announced a rights issue on the basis of one rights share for every five existing shares then held on the record date on 18 May 2023. Pursuant to the terms and conditions of the Share Option Scheme and the Listing Rules, the exercise price and/or the number of shares to be issued upon full exercise of the outstanding share options under the Share Option Scheme have been adjusted effective on 13 June 2023.

Immediately before completion of the rights issue, the number of shares to be issued upon full exercise of the outstanding share options was 52,740,000. As a result of the rights issue, the number of shares to be issued upon full exercise of the outstanding share options was adjusted to 55,458,551 shares with an adjusted exercise price of HK\$0.3043 per share. 23,830,000 and 3,870,000 share options were exercised on 2 August 2023 and 5 July 2023, respectively.

On 11 October 2023, 46,180,000 share options were further granted to eligible participants at the exercise price of HK\$0.93 per share under the Share Option Scheme.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

31. SHARE OPTION SCHEME (Continued)

A summary of the movements in the share options granted, exercised and lapsed under the Share Option Scheme during the year ended 31 December 2025 is as follows:

Name or category of participants	Date of grant	Exercise price HK\$	Adjusted exercise price HK\$	Exercise period	As at 1 January 2025	Granted during the year	Exercised during the year	Cancelled/ lapsed during the year	As at 31 December 2025
Directors, chief executive and substantial shareholders									
Dr. Hooy Kok Wai ¹ ("Dr. Hooy")	13/4/2022	0.320	0.3043	1/7/2022 to 12/4/2025	–	–	–	–	–
	11/10/2023	0.930	N/A	11/10/2024 to 10/10/2026	–	–	–	–	–
Mr. Zhong Xueyong ¹ ("Mr. Zhong")	13/4/2022	0.320	0.3043	1/7/2022 to 12/4/2025	–	–	–	–	–
	11/10/2023	0.930	N/A	11/10/2024 to 10/10/2026	–	–	–	–	–
Other employees ²	13/4/2022	0.320	0.3043	13/4/2022 to 12/4/2025	–	–	–	–	–
	11/10/2023	0.930	N/A	11/10/2024 to 10/10/2026	3,930,000	–	(2,150,000)	–	1,780,000
Total					3,930,000	–	(2,150,000)	–	1,780,000
Exercisable at the end of the year					–	–	–	–	–
Weighted average exercise price					0.3043	N/A	0.9300	N/A	0.9300
Weighted average share price at dates of exercise					N/A	N/A	1.31	N/A	N/A



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

31. SHARE OPTION SCHEME (Continued)

A summary of the movements in the share options granted, exercised and lapsed under the Share Option Scheme during the period ended 31 December 2024 is as follows:

Name or category of participants	Date of grant	Exercise price HK\$	Adjusted exercise price HK\$	Exercise period	As at 1 January 2024	Granted during the year	Exercised during the year	Cancelled/ lapsed during the year	As at 31 December 2024
Directors, chief executive and substantial shareholders									
Dr. Hooy Kok Wai ¹ ("Dr. Hooy")	13/4/2022	0.320	0.3043	1/7/2022 to 12/4/2025	15,776,391	–	(15,776,391)	–	–
	11/10/2023	0.930	N/A	11/10/2024 to 10/10/2026	24,000,000	–	(24,000,000)	–	–
Mr. Zhong Xueyong ¹ ("Mr. Zhong")	13/4/2022	0.320	0.3043	1/7/2022 to 12/4/2025	8,070,721	–	(8,070,721)	–	–
	11/10/2023	0.930	N/A	11/10/2024 to 10/10/2026	12,200,000	–	(12,200,000)	–	–
Other employees ²	13/4/2022	0.320	0.3043	13/4/2022 to 12/4/2025	3,590,512	–	(2,958,657)	(631,855)	–
	11/10/2023	0.930	N/A	11/10/2024 to 10/10/2026	9,980,000	–	(5,250,000)	(800,000)	3,930,000
Total					73,617,624	–	(68,255,769)	(1,431,855)	3,930,000
Exercisable at the end of the year					–	–	–	–	–
Weighted average exercise price					0.3043	N/A	0.9822	N/A	0.9822
Weighted average share price at dates of exercise					N/A	N/A	0.52	N/A	N/A



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

31. SHARE OPTION SCHEME (Continued)

Notes:

1. During the period ended 31 December 2023, these share options were conditionally granted to Dr. Hooy and Mr. Zhong, who are executive directors, chief executive and substantial shareholders of the Company, on 11 October 2023 and approved at the extraordinary general meeting of the Company held on 21 November 2023. They are vested and exercisable from 11 October 2024 to 10 October 2026 without subject to any performance target being met.

During the year ended 31 March 2023, these share options were conditionally granted to Dr. Hooy and Mr. Zhong on 13 April 2022 and approved at the extraordinary general meeting of the Company held on 8 June 2022. They are vested and exercisable as (i) the first one third from 1 July 2022 to 30 June 2025 without subject to any performance target being met; (ii) the next one third from 1 July 2023 to 30 June 2025 only if the audited revenue of the Group for the year ended 31 March 2023 is no less than 120% of the audited revenue of the Group for the year ended 31 March 2022; and (iii) the remaining one third from 1 July 2024 to 30 June 2025 only if the audited revenue of the Group for the year ended 31 March 2024 is no less than 140% of the audited revenue of the Group for the year ended 31 March 2022 (the “**Vesting Condition**”).

Given the change of the financial year end date of the Company from 31 March to 31 December, adjustments to the Vesting Condition were approved at the extraordinary general meeting of the Company held on 21 November 2023, of which the outstanding share options are vested and exercisable by Dr. Hooy and Mr. Zhong from 13 April 2024 to 12 April 2025 only if the annualised figure of the audited revenue of the Group for the nine months ended 31 December 2023 is no less than 140% of the audited revenue of the Group for the year ended 31 March 2022. Details of the adjustments to the Vesting Condition are set out in the announcement and the circular of the Company dated 11 October 2023 and 2 November 2023 respectively.

2. During the year/period ended 31 December 2024 and 2023, and the shares granted on 11 October 2023 are vested and exercisable from 11 October 2024 to 10 October 2026 without subject to any performance target being met; and the shares options granted on 13 April 2022 are vested and exercisable without subject to any performance target being met as (i) the first one third from 13 April 2022 to 12 April 2025; (ii) the next one third from 13 April 2023 to 12 April 2025; and (iii) the remaining one third from 13 April 2024 to 12 April 2025.
3. The closing price per share immediately before the dates on which the share options were granted on 11 October 2023 and 13 April 2022 was HK\$0.90 and HK\$0.305 respectively.
4. During the year ended 31 December 2025, the weighted average closing price per share immediately before the respective dates on which the shares options were exercised was approximately HK\$1.30 (2024: HK\$0.52).
5. The consideration of the options granted to each participant at grant dates of 11 October 2023 and 13 April 2022 was HK\$1.00 and HK\$1.00 respectively.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

31. SHARE OPTION SCHEME (Continued)

Notes: (Continued)

6. The estimated fair values of the share options granted on 11 October 2023 was approximately HK\$9,939,000, which were calculated using the Binomial Lattice Model. The inputs into the model were as follows:

	Period from 1 April 2023 to 31 December 2023	
	Directors	Other employees
Number of share options	36,200,000	9,980,000
Exercise price (HK\$)	0.93	0.93
Option life (Year)	2.90	3.00
Expected volatility (%)	35.34	35.43
Dividend yield (%)	—	—
Risk-free interest rate (%)	3.93	3.93

Expected volatility used in the valuation of options was determined by using the annualised historical daily volatility of the Company's share price as at the measurement date.

Expected dividend yield was based on the annualised historical dividend yield of the Company. Risk-free rate was determined with reference to the interpolated Hong Kong Government Bond yield. The Binomial 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 on the directors' best estimate. The value of an option varies with different variables of certain subjective assumptions.

During the year ended 31 December 2025, the Group did not recognised total expenses in relation to the share options granted by the Company (2024: HK\$8,052,000).

On 12 January 2024, the Company announced a proposed adoption of a new share option scheme and the termination of the existing share option scheme adopted by the Company on 26 September 2016, subject to the approval of the shareholders of the Company at the forthcoming annual general meeting to be convened by the Company. The provisions of the new share option scheme will comply with the requirements of the amended Chapter 17 of the Listing Rules, which has taken effect from 1 January 2023. However, the proposal is still pending for shareholders' approval up to the date of the consolidated financial statements.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

32. RETIREMENT BENEFIT PLANS

The Group participates in a MPF Scheme for all qualifying employees in Hong Kong under the Mandatory Provident Fund Schemes Ordinance, a defined contribution scheme managed by an independent trustee. The assets of the MPF Scheme are held separately from those of the Group in funds under the control of an independent trustee. Under the rule of the MPF Scheme, the employer and its employees are each required to make contributions to the scheme at a rate of 5% specified in the rules, but subject to a cap of HK\$1,500. The only obligation of the Group with respect of MPF Scheme is to make the required contributions at rate specified under the scheme.

As stipulated by the rules and regulations in the PRC, the subsidiaries operating in the PRC contribute to state-sponsored retirement plans for their employees. The employees contribute approximately 8% of their basic salaries, while the subsidiaries contribute approximately 17% of the basic salaries of its employees and has no further obligations for the actual payment of pensions or post-retirement benefits beyond the contributions. The state-sponsored retirement plans are responsible for the entire pension obligations payable to the retired employees.

The total expenses of approximately HK\$4,056,000 were recognised in profit or loss during the year ended 31 December 2025 (2024: approximately HK\$3,565,000).

33. RELATED PARTY TRANSACTIONS

For the purposes of these consolidated financial statements, parties are considered to be related to the Group if the party has the ability, directly or indirectly, to exercise significant influence over the Group in making financial and operating decisions. Related parties may be individuals (being members of key management personnel, significant shareholders and/or their close family members) or other entities and include entities which are under the significant influence of related parties of the Group where those parties are individuals. Parties are also considered to be related if they are subject to common control.

The directors are of the view that the following companies were related parties that had material transactions or balances with the Group during the years ended 31 December 2025 and 2024:

Name of the related party	Relationship with the Group
Macy Catering Limited	Mr. Liu Chi Ching (“ Mr. Liu ”), who was an executive director (resigned with effect from 14 July 2025) and is a substantial shareholder of the Company, has beneficial interest
Mr. Liu	Mr. Liu, who was an executive director (resigned with effect from 14 July 2025) and is a substantial shareholder of the Company, has beneficial interest
WG International Group Limited	This company is controlled by Dr. Hooy Kok Wai (“ Dr. Hooy ”) and Mr. Zhong Xueyong (“ Mr. Zhong ”), who are executive directors and substantial shareholders of the Company



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

33. RELATED PARTY TRANSACTIONS (Continued)

Name of the related party	Relationship with the Group
Classic Line Holdings Limited	This company is controlled by Mr. Liu, who was an executive director (resigned with effect from 14 July 2025) and is a substantial shareholder of the Company
China Wantian International Group Limited	This company was the intermediate holding company of the Group
Greater Bay Area Association of Listed Companies Limited	This company is managed and controlled by Dr. Hooy and Mr. Zhong, who are executive directors and substantial shareholders of the Company
Zhongshan Wangu Sky Farm Co., Limited* (中山萬谷天空農場有限公司)	This company is controlled by Dr. Hooy and Mr. Zhong, who are executive directors and substantial shareholders of the Company
Zhongshan Wangu Property Management Co., Ltd.* (中山市萬谷物業管理有限公司)	This company is controlled by Dr. Hooy and Mr. Zhong, who are executive directors and substantial shareholders of the Company
Zhongshan Wangu Business Management Co., Ltd.* (中山萬谷商業管理有限公司)	This company is controlled by Dr. Hooy and Mr. Zhong, who are executive directors and substantial shareholders of the Company
Zhongshan Wangu Real Estate Investment and Development Co., Ltd.* (中山市萬谷房地產投資開發有限公司)	This company is controlled by Dr. Hooy and Mr. Zhong, who are executive directors and substantial shareholders of the Company
Zhongshan Wangu Basket Plaza Investment and Management Co., Ltd.* (中山市萬谷菜籃子廣場投資管理有限公司)	This company is controlled by Dr. Hooy and Mr. Zhong, who are executive directors and substantial shareholders of the Company

* The English translation is not the official name and is for reference purposes only

In addition to the related party information disclosed above, the following is a summary of the significant transactions carried out between the Group and its related parties in the ordinary course of business during the year, and the balances arising from related party transactions as at year end.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

33. RELATED PARTY TRANSACTIONS (Continued)

(a) Transactions with related parties

	2025 HK\$'000	2024 HK\$'000
Related parties' transactions		
Sales of goods to related company		
– Macy Catering Limited	925	939
Purchase of goods from a related party		
– Zhongshan Wangu Sky Farm Co., Limited* (中山萬谷天空農場有限公司)	(31)	(411)
Sales of subsidiaries to a related party		
– Mr. Liu	–	41,954
Short-term lease, management fees and utilities expenses paid to		
– Zhongshan Wangu Property Management Co., Ltd.* (中山市萬谷物業管理有限公司)	(6)	–
– Zhongshan Wangu Business Management Co., Ltd.* (中山萬谷商業管理有限公司)	(7,760)	(4,639)
– Zhongshan Wangu Real Estate Investment and Development Co., Ltd.* (中山市萬谷房地產投資開發有限公司)	–	(841)
– Zhongshan Wangu Basket Plaza Investment and Management Co., Ltd.* (中山市萬谷菜籃子廣場投資管理有 限公司)	(10,205)	(5,511)
Service fee received from the intermediate holding company		
– China Wantian International Group Limited	2,692	2,937
Service fee received from a related parties		
– Greater Bay Area Association of Listed Companies Limited	1,959	2,116
– WG International Group Limited	843	–

* The English translation is not the official name and is for reference purposes only



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

33. RELATED PARTY TRANSACTIONS (Continued)

(b) Balances with related parties

Particulars of the amounts due from related parties, disclosed pursuant to Section 383 of the Hong Kong Companies Ordinance (Cap.622) and the Companies (Disclosure of Information about Benefits of Directors) Regulation (Cap.622G), are as follows:

	As at 31 December 2025 HK\$'000	Maximum balance outstanding during the year HK\$'000	As at 31 December 2024 and 1 January 2025 HK\$'000	Maximum balance outstanding during the prior period HK\$'000	As at 1 January 2024 HK\$'000
Due from related parties					
Zhongshan Wangu Business Management Co., Ltd.* (中山萬谷商業管理有限公司)	1,822	1,822	247	247	–
Zhongshan Wangu Property Management Co., Ltd.* (中山市萬谷物業管理有限公司)	92	92	90	92	92
Zhongshan Wangu Real Estate Investment and Development Co., Ltd.* (中山市萬谷房地產投資 開發有限公司)	112	112	110	111	111
China Wantian International Group Limited	–	4,302	4,302	4,302	1,612
Greater Bay Area Association of Listed Companies Limited	72	3,029	3,029	3,029	181
WG International Group Limited	1,923	1,923	183	471	465
Zhongshan Wangu Sky Farm Co., Limited* (中山萬谷天空農場有限公司)	318	318	179	179	9
Zhongshan Wangu Culture Limited (中山萬谷文化有限公司)	287	287	–	–	–
Zhongshan Wangu Basket Plaza Investment and Management Co., Ltd.* (中山市萬谷菜籃子廣場 投資管理有限公司)	2,476	2,476	218	218	119
Classic Line Holdings Limited	–	141	141	141	–
Zhongshan Wangu East District Central Market Co., Ltd.* (中山市萬谷東區中心市場有限公司)	–	–	–	1	1
	7,102		8,499		2,590

* The English translation is not the official name and is for reference purposes only



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

33. RELATED PARTY TRANSACTIONS (Continued)

(b) Balances with related parties (Continued)

Except as disclosed in Note 22, the amounts due from/(to) related companies are non-trade in nature, unsecured, interest-free and repayable on demand.

(c) Key management compensation

Key management includes executive directors of the Group. The compensation paid or payable to key management for employee services is disclosed in Note 12.

34. PRINCIPAL SUBSIDIARIES OF THE COMPANY

Particulars of principal subsidiaries of the Company

Company name	Country/ place of incorporation/ establishment	Particulars of issued/paid-in capital	Principal activities/ place of operation	Proportion of ordinary shares directly held by parent	Proportion of ordinary shares held by the Group
Eminent Ace Group Limited	BVI	US\$100	Investment holding/Hong Kong	100%	–
C.Y. Food Trading (HK) Company Limited ("C.Y. Food")	Hong Kong	HK\$1	Processing and distribution of vegetables and other food/ Hong Kong	–	100%
Eastway Logistic Company Limited	Hong Kong	HK\$1	Logistic services/Hong Kong	–	100%
Better Joy Limited	Samoa	US\$100	Investment holding/Hong Kong	100%	–
Jade Royal Limited	Hong Kong	HK\$1	Property holding and investment/Hong Kong	–	100%
Wise Sino Limited	Hong Kong	HK\$1	Property holding and investment/Hong Kong	–	100%
China Wantian Management Limited	Hong Kong	HK\$100	Provision of management service/Hong Kong	100%	–
Great Point Wealth Limited	BVI	US\$1	Investment holding/Hong Kong	100% (2024: Nil)	–
Great Point Cheers Limited	BVI	US\$1	Investment holding/Hong Kong	100% (2024: Nil)	–
China Wantian Capital Group Limited	Hong Kong	HK\$100	Inactive	–	100% (2024: Nil)
China Wantian Enterprise Group Limited	Hong Kong	HK\$100	Inactive	–	100% (2024: Nil)



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

34. PRINCIPAL SUBSIDIARIES OF THE COMPANY (Continued)

Particulars of principal subsidiaries of the Company (Continued)

Company name	Country/ place of incorporation/ establishment	Particulars of issued/paid-in capital	Principal activities/ place of operation	Proportion of ordinary shares directly held by parent	Proportion of ordinary shares held by the Group
Wantuan Financial Services Company Limited	Hong Kong	HK\$100	Inactive	–	100% (2024: Nil)
Wantuan Financial Technology Company Limited	Hong Kong	HK\$100	Inactive	–	100% (2024: Nil)
Wantuan Enterprise Investment Company Limited	Hong Kong	HK\$100	Inactive	–	100% (2024: Nil)
Wantuan Technology Company Limited	Hong Kong	HK\$100	Inactive	–	100% (2024: Nil)
Great Point Limited	BVI	US\$100	Investment holding/Hong Kong	100%	–
China Wantian Foods and Catering Group Limited	Hong Kong	HK\$100	Investment holding/Hong Kong	–	100% (2024: Nil)
Great Point Strategic Limited	BVI	US\$100	Investment holding/Hong Kong	–	100%
Great Point Technology Limited	BVI	US\$100	Investment holding/Hong Kong	–	100%
Wantuan Catering Company Limited (formerly Grand Origin Development Limited)	Hong Kong	HK\$100	Investment holding/Hong Kong	–	100%
Wantuan Eco-Technology Company Limited (formerly Green Root Eco-Technology Limited)	Hong Kong	HK\$100	Investment holding/ Hong Kong	–	100%
Champion Point Limited	BVI	US\$100	Investment holding/Hong Kong	–	100%
Wantuan Modern Agriculture Company Limited (formerly Wealth Source International Holdings Limited)	Hong Kong	HK\$10,000	Trading of frozen food/Hong Kong	–	100%
Great Point Supply Limited	BVI	US\$1	Investment holding/Hong Kong	–	100% (2024: Nil)
Wantuan Foods Supply Chain Company Limited	Hong Kong	HK\$100	Inactive	–	100% (2024: Nil)



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

34. PRINCIPAL SUBSIDIARIES OF THE COMPANY (Continued)

Particulars of principal subsidiaries of the Company (Continued)

Company name	Country/ place of incorporation/ establishment	Particulars of issued/paid-in capital	Principal activities/ place of operation	Proportion of ordinary shares directly held by parent	Proportion of ordinary shares held by the Group
深圳萬天企業管理有限公司 Shenzhen Wantians Enterprise Management Company Limited* (Note (a))	PRC	RMB25,034,631 (2024: RMB18,494,631)	Cost Centre/PRC	–	100%
深圳萬天餐飲零售發展有限公司 Shenzhen Wantian Catering Retail Development Company Limited* (Note (a))	PRC	RMB79,537,578 (2024: RMB48,950,500)	Catering/PRC	–	100%
深圳萬天環保科技有限公司 Shenzhen Wantian Environmental Protection Technology Company Limited* (Note (a))	PRC	RMB2,867,500 (2024: RMB2,134,500)	Environmental protection and technology/PRC	–	100%
深圳萬天實業發展有限公司 Shenzhen Wantian Industrial Development Company Limited* (Note (a))	PRC	RMB1,000	Environmental protection and technology/PRC	–	100%
深圳豐源貿易發展有限公司 Shenzhen Wealth Source Trading Development Company Limited* (Note (a))	PRC	RMB25,881,000 (2024: RMB16,835,000)	Trading of live cattle, food ingredients and aquatic products/PRC	–	100%
中山萬天食至佳貿易有限公司 Zhongshan Wantian Shizhijia Trading Company Limited (“中山萬天食至佳”) (Notes (b) and (c))	PRC	RMB1,980,000	Trading of frozen meats/PRC	–	67% (2024:100%)
中山萬天綠色佳果貿易有限公司 Zhongshan Wantian Green Jiaguo Trading Company Limited* (Note (b))	PRC	RMB8,100,000	Trading of durians/PRC	–	100%
中山萬天綠色佳品貿易有限公司 Zhongshan Wantian Green Jiapin Trading Company Limited* (Note (b))	PRC	Nil	Purchase Centre/PRC	–	100%
中山萬天綠色食材貿易有限公司 Zhongshan Wantian Green Shicai Trading Company Limited* (Note (b))	PRC	RMB1,980,000	Trading of live cattle, food ingredients and aquatic products/PRC	–	100%
中山萬天好牛貿易公司 (formerly 中山萬天綠色凍品貿易有限公司) Zhongshan Wantian Premium Beef Trading Company Limited (formerly Zhongshan Wantian Green Dongpin Company Limited)* (Note (b))	PRC	Nil	Trading of live cattle/PRC	–	100%



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

34. PRINCIPAL SUBSIDIARIES OF THE COMPANY (Continued)

Particulars of principal subsidiaries of the Company (Continued)

Company name	Country/ place of incorporation/ establishment	Particulars of issued/paid-in capital	Principal activities/ place of operation	Proportion of ordinary shares directly held by parent	Proportion of ordinary shares held by the Group
深圳萬天臻品供應鏈有限公司 Shenzhen Wantian Zhenpin Supply Chain Company Limited* (Note (b))	PRC	Nil	Trading of durians/PRC	–	100%
珠海市農控萬天供港澳水產有限公司 Zhuhai Agricultural Control Wantian Supply Hong Kong (“珠海農控水產”) * (Note (b))	PRC	RMB2,000,000	Inactive/PRC	–	60%
中山市萬天好禮貿易發展有限公司 Zhongshan Wantian Haoli Trading Development Company Limited* (Note (b))	PRC	Nil	Trading of flower/PRC	–	100%
中山市萬天良倉新零售有限公司 Zhongshan Wantian Liangcang New Retail Company Limited* (Note (b))	PRC	Nil	Retail/PRC	–	100%
中山萬天餐飲管理有限公司 Zhongshan Wantian Catering Management Company Limited * (Note (b))	PRC	Nil	Inactive/PRC	–	100% (2024: Nil)
中山市萬天文化創意有限公司 Zhongshan Wantian Cultural Creativity Co., Ltd.* (Note (b))	PRC	Nil	Inactive/PRC	–	100% (2024: Nil)
廣西龍州萬天好牛農業有限公司 Guangxi Longzhou Wantian Premium Beef Agriculture Co., Ltd. (“廣西萬天好牛”) * (Notes (b) and (d))	PRC	RMB4,550,000	Trading of live cattle/PRC	–	51% (2024: Nil)

* The English translation is not the official name and is for reference purposes only

Notes:

- (a) These entities are registered as wholly foreign owned enterprises with limited liability under the laws of the PRC.
- (b) These entities are established in the PRC with limited liability under the laws of the PRC.
- (c) On 19 May 2025, the Group has entered into a Share Transfer Agreement with independent third parties, pursuant to which the Group agreed to transfer 33% of equity interest of 中山萬天食至佳 to these third parties. Upon the completion of the share transfer, the 中山萬天食至佳 becomes a partially-owned subsidiary of the Group.
- (d) On 13 May 2025, the Group has entered into a Shareholders Contribution Agreement with an independent third party, pursuant to which both parties agreed to established a limited liability company, 廣西萬天好牛, with joint capital contribution. The Group's capital contribution represents 51% equity interest in 廣西萬天好牛 and 廣西萬天好牛 becomes a partially-owned subsidiary of the Group.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

34. PRINCIPAL SUBSIDIARIES OF THE COMPANY (Continued)

Financial information of subsidiaries with individually material NCI

The following table shows the information relating to the non-wholly owned subsidiaries, 中山萬天食至佳, 珠海農控水產, and 廣西萬天好牛, and that have material non-controlling interests ("NCI") during the year. Set out below is the summarised financial information of each of the subsidiaries with material NCI. The results for the respective subsidiaries are for the period from the later of the beginning of the reporting period and the date of acquisition to the earlier of the date of disposal and the end of the reporting period. The amounts are before inter-company eliminations and excluding the related goodwill.

Summarised statement of financial position

	珠海農控水產 HK\$'000	中山萬天食至佳 HK\$'000	廣西萬天好牛 HK\$'000
At 31 December 2025			
Proportion of NCI's ownership interests	40%	33%	49%
Current Assets	45	10,926	10,678
Liabilities	(494)	(8,917)	(697)
Total net current assets	(449)	2,009	9,981
Non-current assets	2,227	–	2,897
Non-current liabilities	(510)	–	(2,359)
Net assets	1,268	2,009	10,519
Accumulated non-controlling interests	507	663	5,154



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

34. PRINCIPAL SUBSIDIARIES OF THE COMPANY (Continued)

Financial information of subsidiaries with individually material NCI (Continued)

Summarised statement of financial position (Continued)

珠海農控水產
HK\$'000

At 31 December 2024

Proportion of NCI's ownership interests	40%
Current	
Assets	2,131
Liabilities	(10)
Total net current assets	2,121
Non-current assets	–
Non-current liabilities	–
Net assets	2,121
Accumulated non-controlling interests	848



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

34. PRINCIPAL SUBSIDIARIES OF THE COMPANY (Continued)

Financial information of subsidiaries with individually material NCI (Continued)

Summarised statement of comprehensive income

	珠海農控水產 HK\$'000	中山萬天食至佳 HK\$'000	廣西萬天好牛 HK\$'000
Year/period ended 31 December 2025			
Proportion of NCI's ownership interests	40%	33%	49%
Revenue	—	22,721	—
Expenses	(895)	(23,291)	(546)
Loss for the year/period	(895)	(570)	(546)
Loss and total comprehensive income	(895)	(570)	(546)
Total comprehensive income attributable to non-controlling interests	(358)	(188)	(268)

珠海農控水產
HK\$'000

Year ended 31 December 2024

Proportion of NCI's ownership interests	40%
Revenue	—
Expenses	(895)
Loss for the year	(895)
Loss and total comprehensive income	(895)
Total comprehensive income attributable to non-controlling interests	(358)



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

34. PRINCIPAL SUBSIDIARIES OF THE COMPANY (Continued)

Financial information of subsidiaries with individually material NCI (Continued)

Summarised statement of cash flows

	珠海農控水產 HK\$'000	中山萬天食至佳 HK\$'000	廣西萬天好牛 HK\$'000
Year/period ended 31 December 2025			
Proportion of NCI's ownership interests	40%	33%	49%
Net cash inflow/(outflow) from			
Operating activities	407	(2,836)	(6,317)
Investing activities	(1,498)	(349)	–
Financing activities	(542)	–	6,756
Net change in cash and cash equivalents	(1,633)	(3,185)	439
Cash and cash equivalents at beginning of the year/period	1,646	3,540	–
Effect of foreign exchange rate changes	26	(8)	143
Cash and cash equivalents at end of the year/period	39	347	582



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

34. PRINCIPAL SUBSIDIARIES OF THE COMPANY (Continued)

Financial information of subsidiaries with individually material NCI (Continued)

Summarised statement of cash flows (Continued)

珠海農控水產

HK\$'000

Year ended 31 December 2024

Proportion of NCI's ownership interests	40%
Net cash inflow/(outflow) from	
Operating activities	407
Investing activities	(1,498)
Financing activities	(542)
Net change in cash and cash equivalents	(1,633)
Cash and cash equivalents at beginning of the year	1,646
Effect of foreign exchange rate changes	26
Cash and cash equivalents at end of the year	39



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

35. STATEMENT OF FINANCIAL POSITION AND RESERVE MOVEMENT OF THE COMPANY

	Notes	2025 HK\$'000	2024 HK\$'000
ASSETS			
Non-current asset			
Investments in subsidiaries		13,429	13,429
		13,429	13,429
Current assets			
Prepayments and deposits		530	5,924
Amounts due from subsidiaries		92,843	67,064
Cash and cash equivalents		3,351	36,852
		96,724	109,840
Current liabilities			
Accruals and other payables		2,378	1,572
Amounts due to subsidiaries		60,424	60,421
		62,802	61,993
Net current assets		33,922	47,847
Net assets		47,351	61,276
EQUITY			
Equity attributable to equity holders of the Company			
Share capital	28(a)	20,376	20,355
Reserves	35(a)	26,975	40,921
Total equity		47,351	61,276

The statement of financial position of the Company was approved for issue by the board of directors on 30 March 2026 and was signed on its behalf.

Hooy Kok Wai
Director

Zhong Xueyong
Director



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

35. STATEMENT OF FINANCIAL POSITION AND RESERVE MOVEMENT OF THE COMPANY (Continued)

(a) Reserve movement of the Company

	Share premium (Note 28(b)) HK\$'000	Share option reserve HK\$'000	Other reserve HK\$'000	Capital reserve HK\$'000	Accumulated losses HK\$'000	Total HK\$'000
As at 1 January 2024	223,348	4,436	6,295	–	(154,954)	79,125
Loss for the year	–	–	–	–	(91,728)	(91,728)
Recognition of equity-settled share based payments (Note 31)	–	8,052	–	–	–	8,052
Issue of new shares upon exercise of share options (Note 28)	57,639	(11,617)	–	–	–	46,022
Settlement of contingent consideration arrangement classified as equity (Notes 28(a)(iii) and 30)	–	–	–	(550)	–	(550)
As at 31 December 2024 and 1 January 2025	280,987	871	6,295	(550)	(246,682)	40,921
Loss for the year	–	–	–	–	(15,924)	(15,924)
Issue of new shares upon exercise of share options (Note 28)	2,455	(477)	–	–	–	1,978
As at 31 December 2025	283,442	394	6,295	(550)	(262,606)	26,975

36. DISPOSAL OF SUBSIDIARIES AND SALES AND LEASEBACK

On 27 September 2024, the Group entered into a share purchase agreement with a connected party of the Company (the “**Purchaser**”), in which the Group agreed to sell its entire equity interest in its subsidiary, Lion Metro Limited (“**Lion Metro**”) and Lion Metro’s subsidiary, Healthy Cheer International Limited (“**Healthy Cheer**”), at a cash consideration of HK\$56,320,000. The disposal was completed on 12 December 2024. After the disposal, Lion Metro and Healthy Cheer ceased to be a wholly-owned subsidiary of the Company, and the Group ceased to have any interest in Lion Metro and Healthy Cheer.

The following summarises the consideration received and the carrying amount of the assets and liabilities at the date of disposal.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

36. DISPOSAL OF SUBSIDIARIES AND SALES AND LEASEBACK (Continued)

	HK\$'000
Property, plant and equipment (Note (a))	9,294
Right-of-use assets (Note (a))	5,856
Other receivables and deposits	81
Amount due to C.Y. Food Trading (HK) Company Limited ("C.Y. Food")	(14,366)
Cash and cash equivalents	6
Accruals and other payables	(200)
Deferred tax liabilities	(1,136)
Net liabilities disposed of	(465)
Gain on the disposal	
Cash consideration	56,320
Assignment of amount due to C.Y. Food from Healthy Cheer to Purchaser	(14,366)
Net cash consideration received	41,954
Net liabilities disposed of	465
Gain on the disposal	42,419
Net cash flow on the disposal of subsidiaries	
Net cash proceeds received	41,954
Less: cash and cash equivalents disposed of	(6)
Net inflow of cash and cash equivalents in respect of the disposal	41,948

Notes:

- (a) The consideration was settled in cash by the Purchaser on or before 12 December 2024. The sale shares represent the entire issued shares of Lion Metro held by Eminent Ace, which in turn indirectly holds the entire interest of the Properties (as defined below) through a 100% owned subsidiary, Healthy Cheer. The principal assets of Healthy Cheer are the properties located at Workshops A & B, 1st Floor, Sunking Factory Building, Nos. 1–7 Shing Chuen Road, Shatin, New Territories, Hong Kong (the "Properties") and are currently used in the operation of the Group's food supply business in Hong Kong.

The fair value of the Properties as at 31 August 2024 was approximately HK\$51,200,000. The fair value was determined by management with reference to a valuation carried out by an independent valuer on direct comparison method assuming the sales of each property interests in their existing state and making references to comparable market observable transactions of similar properties in the same locations and conditions as available in the relevant market. The fair value of the consideration for the disposal, amounting to HK\$56,320,000, represents 110% of the fair value of the Properties.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

36. DISPOSAL OF SUBSIDIARIES AND SALES AND LEASEBACK (Continued)

Notes: (Continued)

- (b) Out of the additions of right-of-use assets and lease liabilities during the year ended 31 December 2024, a new lease agreement was entered into by Healthy Cheer (the landlord/lessor) and C.Y. Food (the tenant/lessee) on 12 December 2024, for the lease of the Properties for a period of 2 calendar years commencing from 12 December 2024 to 11 December 2026 and at a monthly rent of HK\$200,000.

37. LITIGATION

As at 31 December 2024, a bank account of a subsidiary of the Company, 深圳豐源貿易發展有限公司 (Shenzhen Wealth Source Trading Development Company Limited*), has been frozen with a balance of an approximate amount of RMB158,000 (equivalent to approximately HK\$171,000) by the government authority for its contract dispute with an ex-employee. The management of the Group believes that the action can be successfully defended. However, if the action is unsuccessful, the maximum potential exposure would be approximately RMB168,000 (equivalent to approximately HK\$181,000).

* The English translation is not the official name and is for reference purposes only

38. CAPITAL COMMITMENTS

At the end of the reporting period, the Group had the following capital expenditure commitments:

	2025 HK\$'000	2024 HK\$'000
Contracted but not provided for, net of deposit paid		
– Acquisition of plant and equipment	–	2,723
Total capital commitments	–	2,723



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2025

39. SUBSEQUENT EVENT

On 9 January 2026, the Company entered into a share purchase agreement (the “**2026 Share Purchase Agreement**”) with Mr. Lee Wing Sun (the “**Purchaser**”), an independent third party, pursuant to which the Company conditionally agreed to sell and the Purchaser conditionally agreed to purchase the entire issued shares of Better Joy Limited. Better Joy Limited indirectly holds (i) the entire interest of the landed properties situate at Workshops A, E, F and J on 3/F of Block 1, Kwai Tak Industrial Centre, Nos. 15-33 Kwai Tak Street, Kwai Chung, New Territories, Hong Kong (the “**Properties**”) via its direct wholly-owned subsidiary, Jade Royal Limited; and (ii) the entire interest of the landed properties situate at (a) Workshop D (including flat-roof appurtenant thereto) on 4/F of Block 1, Kwai Tak Industrial Centre, 15-33 Kwai Tak Street, Kwai Chung, New Territories, Hong Kong; and (b) Car Park Nos. 78, 79 and 80 on Ground Floor; Kwai Tak Industrial Centre, Nos. 15-33 Kwai Tak Street, Kwai Chung, New Territories, Hong Kong via its another direct wholly-owned subsidiary, Wise Sino Limited, at a total consideration of HK\$46,500,000.

Pursuant to the 2026 Share Purchase Agreement, it is a condition to completion that Jade Royal Limited shall enter into a leaseback agreement with the Company or a subsidiary of the Company as nominated by the Company on or before the completion date for the leasing back of the Properties to the Group for a period of one (1) year commencing from the completion date at an aggregate monthly rental of HK\$120,000. Details of the disposal of the property holding subsidiaries and the leaseback of the Properties are set out in the announcement of the Company dated 9 January 2026 and 22 January 2026.



SUMMARY OF FINANCIAL INFORMATION

A summary of the results and of the assets and liabilities of the Group for the last five financial years/period, as extracted from the published financial statements, is set out as below:

	For the year ended 31 December		Period from 1 April 2023 to 31 December	For the year ended 31 March	
	2025	2024	2023	2023	2022
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Revenue	1,164,822	788,632	194,109	202,136	127,674
Gross profit	40,377	51,931	28,995	35,885	18,745
Loss before income tax	(142,640)	(41,338)	(45,630)	(24,374)	(10,852)
Loss and total comprehensive income for the period/year	(142,090)	(41,957)	(45,338)	(27,612)	(10,958)

	As at 31 December 2025	As at 31 December 2024	As at 31 December 2023	As at 31 March	
	HK\$'000	HK\$'000	HK\$'000	2023	2022
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Total assets	197,926	290,014	237,781	216,330	155,450
Total liabilities	122,222	79,641	41,072	104,643	35,426
Net assets	75,704	210,373	196,709	111,687	120,024