WAI KEE HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 610)

ANNOUNCEMENT OF INTERIM RESULTS FOR THE SIX MONTHS ENDED 30TH JUNE, 2026

Financial Performance Highlights

Revenue	**HK$6,023 million**
Profit attributable to owners of the Company	**HK$56 million**
Basic earnings per share	**HK$0.07**
Equity attributable to owners of the Company per share	**HK$3.17**

RESULTS

The board of directors (the "Board") of Wai Kee Holdings Limited (the "Company") announces the unaudited results of the Company and its subsidiaries (the "Group") for the six months ended 30th June, 2026 as follows:

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS FOR THE SIX MONTHS ENDED 30TH JUNE, 2026

		Six months ended 30th June,	
		2026	2025
		(Unaudited)	(Unaudited)
	Notes	***HK$'000***	*HK$'000*
Revenue from goods and services	*3*	**6,022,969**	6,936,386
Cost of sales		**(5,471,633)**	(6,395,944)
Gross profit		**551,336**	540,442
Other income	*5*	**64,683**	70,066
Other gains and losses	*6*	**(21,056)**	(66,478)
Reversal (recognition) of impairment loss on interest in an associate	*12*	**758,945**	(2,310,000)
Selling and distribution costs		**(34,236)**	(38,301)
Administrative expenses		**(318,718)**	(307,128)
Finance costs	*7*	**(14,556)**	(26,922)
Share of results of associates		**(806,421)**	(904,814)
Share of results of joint ventures		**(1,720)**	(946)
Profit (loss) before tax	*8*	**178,257**	(3,044,081)
Income tax expense	*9*	**(44,591)**	(28,061)
Profit (loss) for the period		**133,666**	(3,072,142)
Profit (loss) for the period attributable to:			
Owners of the Company		**55,589**	(3,144,609)
Non-controlling interests		**78,077**	72,467
		133,666	(3,072,142)
		HK$	*HK$*
Earnings (loss) per share	*11*		
- Basic		**0.07**	(3.96)

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE SIX MONTHS ENDED 30TH JUNE, 2026

	Six months ended 30th June,	
	2026	2025
	(Unaudited)	(Unaudited)
	HK$'000	*HK$'000*
Profit (loss) for the period	**133,666**	(3,072,142)
Other comprehensive income (expense)		
Items that may be reclassified subsequently to profit or loss:		
Exchange differences arising on translation of foreign operations	**5,753**	5,806
Fair value losses on hedging instruments designated in cash flow hedges	**-**	(6,012)
Exchange differences arising on translation of an associate	**44,126**	2,207
Share of cash flow hedging reserve of an associate	**(104)**	(166)
Other comprehensive income for the period	**49,775**	1,835
Total comprehensive income (expense) for the period	**183,441**	(3,070,307)
Total comprehensive income (expense) for the period attributable to:		
Owners of the Company	**102,431**	(3,145,712)
Non-controlling interests	**81,010**	75,405
	183,441	(3,070,307)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AT 30TH JUNE, 2026

	Notes	**30th June, 2026 (Unaudited)** *HK$'000*	31st December, 2025 (Audited) *HK$'000*
Non-current assets			
Property, plant and equipment		**625,868**	530,482
Right-of-use assets		**61,359**	69,590
Intangible assets		**202,649**	200,455
Goodwill		**29,838**	29,838
Interests in associates	*12*	**874,921**	909,514
Interests in joint ventures		**2,000**	1,313
Financial assets at fair value through profit or loss ("FVTPL")		**328,559**	328,559
		2,125,194	2,069,751
Current assets			
Inventories		**123,691**	159,079
Debtors, deposits and prepayments	*13*	**1,072,480**	860,748
Contract assets	*14*	**3,110,189**	3,522,425
Amounts due from associates		**21,276**	20,836
Amount due from a joint venture		**564**	545
Amounts due from other partners of joint operations		**51,462**	59,528
Tax recoverable		**32,758**	4,175
Financial assets at FVTPL		**134,642**	154,310
Cash held on behalf of customers		**12,166**	12,975
Pledged bank deposits		**94,593**	122,880
Time deposits with original maturity of not less than three months		**577**	557
Bank balances and cash		**3,507,009**	2,796,970
		8,161,407	7,715,028
Current liabilities			
Creditors and accrued charges	*15*	**3,732,889**	3,962,328
Contract liabilities		**1,991,952**	1,377,000
Amounts due to associates		**27,192**	26,598
Amounts due to other partners of joint operations		**51,135**	9,020
Amounts due to non-controlling shareholders		**1,363**	1,363
Lease liabilities		**44,945**	55,703
Tax liabilities		**86,548**	79,904
Bank loans		**459,800**	88,344
		6,395,824	5,600,260
Net current assets		**1,765,583**	2,114,768
Total assets less current liabilities		**3,890,777**	4,184,519

	Notes	30th June, 2026 (Unaudited) HK$'000	31st December, 2025 (Audited) HK$'000
Non-current liabilities			
Deferred tax liabilities		**5,750**	5,750
Obligations in excess of interests in associates	*12*	**3,055**	11,499
Obligations in excess of interests in joint ventures		**1,174**	767
Lease liabilities		**12,827**	9,250
Bank loan		**-**	470,000
Other creditors		**93,660**	2,420
Bonds		**52,683**	57,583
		169,149	557,269
Net assets		**3,721,628**	3,627,250
Capital and reserves			
Share capital		**79,312**	79,312
Share premium and reserves		**2,436,018**	2,355,382
Equity attributable to owners of the Company		**2,515,330**	2,434,694
Non-controlling interests		**1,206,298**	1,192,556
Total equity		**3,721,628**	3,627,250

Notes:

1. BASIS OF PREPARATION

The condensed consolidated financial statements have been prepared in accordance with Hong Kong Accounting Standard 34 "Interim Financial Reporting" ("HKAS 34") as issued by the Hong Kong Institute of Certified Public Accountants (the "HKICPA") and with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

2. MATERIAL ACCOUNTING POLICY INFORMATION

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

Other than changes in accounting policies resulting from application of amendments to HKFRS Accounting Standards, the accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30th June, 2026 are the same as those presented in the Group's annual consolidated financial statements for the year ended 31st December, 2025.

Application of amendments to HKFRS Accounting Standards

In the current interim period, the Group has applied the following amendments to HKFRS Accounting Standards as issued by the HKICPA, for the first time, which are mandatorily effective for the Group's annual period beginning on 1st January, 2026 for the preparation of the Group's condensed consolidated financial statements:

Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments
Amendments to HKFRS 9 and HKFRS 7	Contracts Referencing Nature-dependent Electricity
Annual Improvements to HKFRS Accounting Standards - Volume 11	Amendments to HKFRS 1, HKFRS 7, HKFRS 9, HKFRS 10 and HKAS 7

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

3. REVENUE FROM GOODS AND SERVICES

Disaggregation of revenue from contracts with customers

	Six months ended 30th June,	
	2026	2025
	HK$'000	*HK$'000*
Type of goods and services		
Construction contracts	**5,798,423**	6,765,731
Sewage treatment plant operation	**12,859**	11,304
Steam fuel plant operation	**128,481**	99,200
Sale of construction materials	**51,146**	34,964
Sale of quarry products	**32,060**	25,187
	6,022,969	6,936,386
Timing of revenue recognition		
At a point in time	**83,206**	60,151
Over time	**5,939,763**	6,876,235
	6,022,969	6,936,386

4. SEGMENT INFORMATION

Information reported to the executive directors of the Company, being the chief operating decision maker, for the purposes of resource allocation and assessment of segment performance focuses on types of goods delivered or services provided. This is also the basis upon which the Group is organised. No operating segments have been aggregated in arriving at the reportable segments of the Group. The Group's reportable and operating segments under HKFRS 8 "Operating Segments" are summarised as follows:

Construction, sewage treatment and steam fuel
- construction of civil engineering and building projects
- operation of sewage treatment plant
- operation of steam fuel plant

Construction materials
- production and sale of concrete
- production, sale and laying of asphalt
- purchase and sale of construction materials

Quarrying
- production and sale of quarry products

Property development and investment, toll road, investment and asset management
- strategic investment in Road King Infrastructure Limited ("Road King"), an associate of the Group

Segment revenue and results

The following is an analysis of the segment revenue and profit (loss) for each reportable and operating segment:

Six months ended 30th June, 2026

	Segment revenue			
	Gross *HK$'000*	**Inter-segment elimination** *HK$'000*	**External** *HK$'000*	**Segment profit (loss)** *HK$'000*
Construction, sewage treatment and steam fuel	**5,961,343**	**(21,580)**	**5,939,763**	**109,289**
Construction materials	**185,937**	**(134,791)**	**51,146**	**24,049**
Quarrying	**73,587**	**(41,527)**	**32,060**	**29,103**
Property development and investment, toll road, investment and asset management	**-**	**-**	**-**	**(823,258)**
Total	**6,220,867**	**(197,898)**	**6,022,969**	**(660,817)**

Six months ended 30th June, 2025

	Segment revenue			
	Gross	Inter-segment elimination	External	Segment profit (loss)
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*
Construction, sewage treatment and steam fuel	6,899,772	(23,537)	6,876,235	104,154
Construction materials	225,396	(190,432)	34,964	33,281
Quarrying	79,933	(54,746)	25,187	30,334
Property development and investment, toll road, investment and asset management	-	-	-	(905,719)
Total	7,205,101	(268,715)	6,936,386	(737,950)

Segment profit (loss) represents profit (loss) after tax and non-controlling interests for each reportable and operating segment and includes other income, other gains and losses, share of results of associates and share of results of joint ventures which are attributable to reportable and operating segments, but excluding corporate income and expenses (including staff costs, other administrative expenses and finance costs), other gains and losses, share of results of associates and share of results of joint ventures which are not attributable to any of the reportable and operating segments and are classified as unallocated items. This is the measure reported to the chief operating decision maker for the purposes of resource allocation and performance assessment.

Reconciliation of total segment loss to profit (loss) attributable to owners of the Company

	Six months ended 30th June,	
	2026	2025
	HK$'000	*HK$'000*
Total segment loss	**(660,817)**	(737,950)
Unallocated items		
Other income	**3,197**	20,696
Other gains and losses	**(14,687)**	(58,965)
Reversal (recognition) of impairment loss on interest in an associate	**758,945**	(2,310,000)
Administrative expenses	**(19,079)**	(34,612)
Finance costs	**(12,087)**	(22,535)
Share of results of associates	**117**	(1,218)
Share of results of joint ventures	**-**	(25)
Profit (loss) attributable to owners of the Company	**55,589**	(3,144,609)

5. OTHER INCOME

	Six months ended 30th June, 2026	2025
	HK$'000	*HK$'000*
Other income mainly includes:		
Dividend income from financial asset at FVTPL	**430**	1,251
Interest on financial asset at FVTPL	**69**	7,744
Interest on bank deposits	**21,126**	13,239
Interest on interest rate swap contracts	**-**	5,308
Operation fee income	**15,187**	18,489
Rental income from land and buildings	**70**	94
Rental income from plant and machinery	**-**	308
Service income from an associate	**30**	30

6. OTHER GAINS AND LOSSES

	Six months ended 30th June, 2026	2025
	HK$'000	*HK$'000*
Gain on disposal of property, plant and equipment, net	**70**	106
Loss on change in fair value of financial assets at FVTPL, net	**(21,126)**	(74,564)
Reversal of allowance for credit losses	**-**	3,960
Gain on disposal of partial interest in an associate	**-**	4,020
	(21,056)	(66,478)

7. FINANCE COSTS

	Six months ended 30th June, 2026	2025
	HK$'000	*HK$'000*
Interest on bank loans	**13,090**	24,900
Interest on other borrowings	**-**	456
Interest on lease liabilities	**1,076**	1,186
Imputed interest on non-current amount due to an associate	**390**	380
	14,556	26,922

8. PROFIT (LOSS) BEFORE TAX

Profit (loss) before tax has been arrived at after charging (crediting):

	Six months ended 30th June, 2026	2025
	HK$'000	*HK$'000*
Amortisation of intangible assets	**3,352**	20,850
Depreciation of property, plant and equipment *(note)*	**37,947**	38,957
Depreciation of right-of-use assets	**34,078**	25,991
Exchange gain, net	**(20,111)**	(19,582)
Share of income tax credit of associates (included in share of results of associates)	**(6,562)**	(3,283)

Note: Included in depreciation of property, plant and equipment, nil (six months ended 30th June, 2025: HK$18,000) were capitalised in inventories.

9. INCOME TAX EXPENSE

	Six months ended 30th June, 2026	2025
	HK$'000	*HK$'000*
Current tax		
Hong Kong	**43,051**	27,935
Other regions in the People's Republic of China (the "PRC")	**1,207**	3,417
Others	**232**	-
	44,490	31,352
(Over) under provision in prior years		
Hong Kong	**(11)**	(376)
The PRC	**112**	-
	101	(376)
Deferred tax		
Credit for the period	**-**	(2,915)
	44,591	28,061

Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profits for both periods.

Under the Law of the PRC on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of the EIT Law, the tax rate for the PRC subsidiaries is 25% for both periods.

10. DIVIDEND

The Board does not recommend the payment of an interim dividend for the six months ended 30th June, 2026 (six months ended 30th June, 2025: nil).

11. EARNINGS (LOSS) PER SHARE

The calculation of the basic earnings (loss) per share attributable to owners of the Company is based on the following data:

	Six months ended 30th June, 2026 *HK$'000*	2025 *HK$'000*
Profit (loss) for the purpose of basic earnings (loss) per share (Profit (loss) for the period attributable to owners of the Company)	**55,589**	(3,144,609)

	Six months ended 30th June, 2026	2025
Number of ordinary shares for the purpose of basic earnings (loss) per share	**793,124,034**	793,124,034

The Company has no potential ordinary shares in issue during both periods. Accordingly, no diluted earnings (loss) per share information is presented.

12. INTERESTS IN ASSOCIATES/OBLIGATIONS IN EXCESS OF INTERESTS IN ASSOCIATES

	30th June, 2026 *HK$'000*	31st December, 2025 *HK$'000*
Cost of investments in associates		
Listed in Hong Kong *(note a)*	**2,029,297**	2,029,297
Unlisted	**47,333**	47,333
	2,076,630	2,076,630
Share of post-acquisition (losses) profits and other comprehensive income, net of dividends received	**(453,709)**	331,385
Less: Impairment loss	**(751,055)**	(1,510,000)
	871,866	898,015
Represented by:		
Interests in associates	**874,921**	909,514
Obligations in excess of interests in associates *(note b)*	**(3,055)**	(11,499)
	871,866	898,015
Fair value of listed investments *(note c)*	**190,157**	220,182

Notes:

(a) The Group holds 44.52% equity interest in an associate accounted for by using the equity method, Road King, which is engaged in property development and investment, development, operation and management of toll roads, and investment and asset management. Included in the cost of investment in Road King of HK$2,029,297,000 (31st December, 2025: HK$2,029,297,000), there was goodwill of HK$30,964,000 (31st December, 2025: HK$30,964,000) arising from acquisition of additional interest in Road King during the year ended 31st December, 2007.

The carrying amount of the Group's interest in Road King amounted to HK$869,086,000 (net of accumulated impairment loss of HK$1,510,000,000) at 31st December, 2025. The Group recognised a share of the loss of Road King and its subsidiaries ("Road King Group") amounting to HK$823,258,000 (six months ended 30th June, 2025: HK$905,719,000) and reversal of impairment loss on its interest in Road King amounting to HK$758,945,000 (six months ended 30th June, 2025: recognition of impairment loss amounted to HK$2,310,000,000) for the six months ended 30th June, 2026, and the carrying amount of the Group's interest in Road King amounted to HK$827,000,000 (net of accumulated impairment loss of HK$751,055,000) at 30th June, 2026.

Road King Group suspended payment of all principal and interest on Road King Group's senior notes, offshore bank loans and perpetual capital securities in August 2025. The payment suspension triggered events of default under certain financing arrangements. In October 2025, certain creditors of Road King Group accelerated repayment of a portion of Road King Group's offshore bank and other borrowings and commenced enforcement actions.

On 27th May, 2026, Road King and its wholly owned subsidiary, New Select Global Limited ("New Select") entered into a restructuring support agreement (the "RSA") in respect of the proposed offshore restructuring. As at the date of approval of the condensed consolidated financial statements, holders representing over 75% of the aggregate outstanding principal amount of the existing offshore debt had acceded to the RSA. The restructuring had not been completed as at the date of approval of the condensed consolidated financial statements. Road King Group's plans and measures to improve its liquidity and cash flows depend upon implementing the restructuring under the RSA, completing the related scheme and/or consent processes, establishing the creditor-owned liquidating special purpose vehicle, transferring 70% of the shares in Road King Expressway International Holdings Limited to that vehicle, realising specific assets and preserving sufficient liquidity for continuing operations.

The management of Road King Group has confirmed to the Company that when assessing the going concern assumptions of Road King Group for the preparation of the condensed consolidated financial statements of Road King Group for the six months ended 30th June, 2026, they have taken into account the above-mentioned plans and measures.

The management of the Group conducted impairment assessment with the assistance of an independent qualified professional valuer engaged by the Group on the entire carrying amount of its interest in Road King (including goodwill) as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its entire carrying amount. In determining the value in use of the investment, the Group estimated the present value of the future cash flows expected to be generated by Road King based on financial budgets of Road King Group covering a five-year period prepared on the assumption that it can achieve the plans and measures referred to above within the forecast period and taking into account the adjustments made by the management of the Group. The key assumptions in the calculations included the estimated fair value of specific assets expected to be realised within a forecasted period, the estimated concession or revised repayment schedule of the borrowings and discount rate of 8.53% (31st December, 2025: 9.23%) estimated by using the weighted average cost of capital method to discount the cash flow projections.

However, the restructuring is in progress and remains subject to the satisfaction or waiver of material conditions, including the requisite creditor approvals, court sanction and/or recognition, applicable regulatory and corporate approvals, completion of the formal restructuring documentation, establishment of the liquidating special purpose vehicle and transfer and/or realisation of the relevant assets. As at the date of approval of the condensed consolidated financial statements, there are uncertainties as to whether the restructuring and the other plans and measures would be successfully implemented, material uncertainties exist as to whether Road King Group can continue as a going concern. Given these uncertainties, there is insufficient information (inherent in view of the uncertainties described) available to the directors of the Company to assess the significant assumptions and estimations underlying (a) the going concern assessment of Road King Group, as a basis to determine the financial information of Road King Group for the purpose of equity accounting; and (b) the Group's estimation of the present value of the future cash flows expected to be generated by Road King, for the purposes of its impairment assessment.

(b) The Group has contractual obligations to share the net liabilities of certain associates.

(c) The fair value of the listed investments is determined based on the quoted market bid price.

13. DEBTORS, DEPOSITS AND PREPAYMENTS

	30th June, 2026	31st December, 2025
	HK$'000	*HK$'000*
Trade debtors - contracts with customers	**726,424**	566,782
Less: Allowance for credit losses	**(130)**	(130)
	726,294	566,652
Bills receivables	**2,542**	13,054
Other debtors	**218,515**	163,335
Deposits	**119,627**	114,749
Prepayments	**5,502**	2,958
	1,072,480	860,748

At 30th June, 2026, the Group's trade debtors included an amount of HK$251,000 (31st December, 2025: HK$3,041,000) due from a related company which is an associate of a substantial shareholder of the Company.

The Group allows an average credit period of 60 days to its trade customers. The following is an aged analysis of trade debtors (net of allowance for credit losses) presented based on the invoice date:

	30th June, 2026 *HK$'000*	31st December, 2025 *HK$'000*
Trade debtors		
0 to 60 days	**633,143**	486,981
61 to 90 days	**9,847**	7,609
Over 90 days	**83,304**	72,062
	726,294	566,652

Bills receivables of the Group normally mature within 90 days from the bills receipt date.

As part of the internal credit risk management, the Group applies internal credit rating for its customers. Except for trade debtors with significant balances of HK$689,551,000 (31st December, 2025: HK$529,444,000) and credit-impaired trade debtors with gross amount of HK$130,000 (31st December, 2025: HK$130,000) which are assessed individually, the exposure to credit risk for trade debtors are assessed on a collective basis within lifetime expected credit losses ("ECL") (not credit-impaired). After the assessment performed by the Group, the impairment allowance on trade debtors which are assessed on a collective basis is insignificant to the Group for both periods.

14. CONTRACT ASSETS

	30th June, 2026 *HK$'000*	31st December, 2025 *HK$'000*
Analysed as current:		
Unbilled revenue of construction contracts	**2,033,344**	2,538,708
Retention receivables of construction contracts	**1,076,845**	983,717
	3,110,189	3,522,425
Retention receivables of construction contracts		
Due within one year	**481,298**	385,210
Due after one year	**595,547**	598,507
	1,076,845	983,717

At 30th June, 2026, the Group's contract assets included an amount of HK$182,648,000 (31st December, 2025: HK$127,131,000) receivable from related companies which are subsidiaries and a joint operation of a substantial shareholder of the Company.

As part of the internal credit risk management, the Group applies internal credit rating for its customers in relation to construction contracts. The exposure to credit risk and ECL for contract assets are assessed individually at 30th June, 2026. After the assessment performed by the Group, the impairment allowance on contract assets is insignificant to the Group for both periods.

15. CREDITORS AND ACCRUED CHARGES

	30th June, 2026 *HK$'000*	31st December, 2025 *HK$'000*
Trade creditors (aged analysis based on the invoice date):		
0 to 60 days	**220,598**	253,666
61 to 90 days	**75,316**	116,784
Over 90 days	**23,173**	5,350
	319,087	375,800
Retention payables	**1,481,886**	1,354,394
Accrued project costs	**1,789,431**	1,979,765
Other creditors and accrued charges	**142,485**	252,369
	3,732,889	3,962,328
Retention payables		
Due within one year	**545,152**	546,425
Due after one year	**936,734**	807,969
	1,481,886	1,354,394

For retention payables in respect of construction contracts, the due dates are usually one year after the completion of the construction works and are expected to be settled within the Group's normal operating cycle.

INTERIM DIVIDEND

The Board does not recommend the payment of an interim dividend for the six months ended 30th June, 2026 (six months ended 30th June, 2025: nil).

BUSINESS REVIEW

For the six months ended 30th June, 2026, the Group recorded revenue of HK$6,023 million (six months ended 30th June, 2025: HK$6,936 million) and an unaudited profit attributable to owners of the Company of HK$56 million (six months ended 30th June, 2025: loss of HK$3,145 million). Before taking into account the effect of the impairment assessment on the entire carrying amount of the Group's interest in Road King Infrastructure Limited ("Road King", an associate of the Group) as described below, the Group recorded an unaudited loss attributable to owners of the Company of HK$703 million (six months ended 30th June, 2025: HK$835 million) for the six months ended 30th June, 2026.

Property Development and Investment, Toll Road, Investment and Asset Management

For the six months ended 30th June, 2026, the Group shared a loss of HK$823 million (six months ended 30th June, 2025: HK$906 million) from Road King. As of the date of this announcement, the Group holds 44.52% interest in Road King (excluding 3,000,000 ordinary shares in Road King ("Road King Shares"), representing 0.40% interest in Road King, held by Build King Holdings Limited ("Build King"), a subsidiary of the Company, which is classified under financial assets at fair value through profit or loss).

The management of the Group conducted impairment assessment with the assistance of an independent qualified professional valuer engaged by the Group on the entire carrying amount of its interest in Road King (including goodwill) as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its entire carrying amount. In determining the value in use of the investment, the Group estimated the present value of the future cash flows expected to be generated by Road King based on financial budgets of Road King Group covering a five-year period prepared on the assumption that it can achieve the plans and measures (including restructuring proposal initiated by Road King Group) formulated by Road King Group within the forecast period and taking into account the adjustments made by the management of the Group. After the directors of the Company assessing the recoverable amount of the Group's interest in Road King, reversal of impairment loss of HK$759 million (six months ended 30th June, 2025: recognition of impairment loss of HK$2,310 million) was made to the Group's interest in Road King for the six months ended 30th June, 2026.

For the six months ended 30th June, 2026, Road King recorded an unaudited loss attributable to its owners of HK$1,849 million (six months ended 30th June, 2025: HK$2,034 million).

Facing a challenging operating and sales environment, Road King achieved total property sales in Mainland China (including joint venture and associate projects) of RMB2,792 million in the first half of 2026, of which contracted sales amounted to RMB2,321 million and outstanding subscribed sales amounted to RMB471 million. The Guangdong-Hong Kong-Macao Greater Bay Area and the Yangtze River Delta region were the major sales regions.

At the beginning of the year, sentiment in the Hong Kong property market showed signs of recovery, transaction volumes of Road King's Hong Kong projects increased significantly. However, since June 2026, transaction volumes have declined amid intense competition in the primary property market and tightening restrictions on capital outflows from Mainland China. The three Hong Kong projects of Road King achieved total property sales of HK$957 million during the first half of the year.

In view of the significant liquidity pressure faced by Road King and the commencement of debt restructuring, participation in land auctions has been suspended in order to reserve funds to support Road King's daily operations. Therefore, no new projects or land parcels were acquired during the period. As at 30th June, 2026, Road King had a total land reserve of approximately 2,070,000 sqm of which approximately 240,000 sqm was pre-sold but yet to be delivered.

In the first half of 2026, the average daily traffic volume of Road King's Indonesian expressway projects was approximately 93,500 vehicles, an increase of 3% compared to the corresponding period of last year. The toll revenue in Indonesian Rupiah from the Indonesia expressway projects increased by 17% compared to the corresponding period of last year. However, when translated into Hong Kong dollars, the toll revenue was affected by the depreciation of approximately 6% of Indonesian Rupiah against the Hong Kong dollar, causing it to increase by 11% year-on-year to HK$971 million.

The business scale of the remaining original investment and asset management businesses, which mainly comprised property fund investments and cultural and tourism businesses, has been significantly reduced after restructuring and rectification, including closure of non-core businesses and disposal of non-core assets. Going forward, Road King will continue to review the operation of its remaining businesses and take appropriate action in due course.

In response to offshore debt pressure, Road King suspended payments of all principal and interest on all of its offshore bank borrowings, senior notes and perpetual capital securities in the second half of last year, and commenced the debt restructuring process. Road King believes that the successful implementation of its offshore debt restructuring would allow Road King to right size its balance sheet and restore its capital structure to a healthy and sustainable level such that Road King's business would be able to continue as a going concern and thrive moving forward.

In the first half of 2026, Road King, the relevant creditors and their respective financial advisors continued to engage in constructive discussions and finally entered into a restructuring support agreement (the "RSA") with a substantial proportion of the creditors in late May 2026, marking an important milestone in Road King's efforts to achieve a comprehensive restructuring of its offshore debt. Road King has formally invited all creditors holding existing debt to accede to the RSA to support the implementation of the restructuring. As of the date of this announcement, holders representing over 75% of the aggregate outstanding principal amount of the existing offshore debt had acceded to the RSA and the RSA accession milestone date occurred on 21st August, 2026. Road King announced that the convening hearing and sanction hearing with respect to the schemes of arrangement are scheduled to be heard before the High Court of the Hong Kong Special Administrative Region on 23rd October, 2026 and 10th December, 2026, respectively. Preparations for the originating summons are well underway and Road King expects to make the relevant filings within the timeframe set out in the RSA. Road King will remain committed to advancing the restructuring process.

Regarding the winding-up application filed in the Eastern Caribbean Supreme Court in the High Court of Justice, Virgin Islands (Commercial Division) ("BVI Court") against New Select Global Limited ("New Select"), the wholly owned subsidiary of Road King, Road King has sought advice from its financial and legal advisors and taken all appropriate measures. Currently, the BVI court has ordered that the hearing be adjourned to a date no earlier than November 2026. The Ad Hoc Group, Road King and New Select continue to maintain good communication and cooperation to ensure that good progress is made in the restructuring process before the next hearing of the BVI application.

In the second half of the year, Road King's property operation team will remain committed to maintaining stable daily operations, prioritising timely project delivery and strictly controlling cash flows. For its toll road business, Road King will continue to seek opportunities to optimise its Indonesian expressway business and actively pursue the proposed disposal of its expressways in Indonesia in line with the overall restructuring process.

Regarding offshore debt restructuring, the RSA accession milestone date has occurred, demonstrating continued positive momentum towards implementation of the restructuring. Road King will continue to maintain close communication and cooperation with its creditors, and proceed with the restructuring process in a prudent and orderly manner.

Construction, Sewage Treatment and Steam Fuel

For the six months ended 30th June, 2026, the Group shared a profit of HK$109 million (six months ended 30th June, 2025: HK$104 million) from Build King. As of the date of this announcement, the Group holds 58.33% interest in Build King.

For the six months ended 30th June, 2026, Build King recorded revenue of HK$5,961 million (six months ended 30th June, 2025: HK$6,900 million), representing a decrease of 14% as compared with the corresponding period of 2025, and an unaudited profit attributable to its owners of HK$187 million (six months ended 30th June, 2025: HK$179 million), representing an increase of 5% as compared with the corresponding period of 2025.

In Hong Kong, Build King provides a full spectrum of construction services, ranging from building construction and civil engineering works to foundation, electrical and mechanical, interior refurbishment and fitting-out works.

Since the beginning of the year, Build King has secured new construction contracts with an attributable contract value of approximately HK$6.4 billion. As of the date of this announcement, the value of Build King's outstanding contracts to be completed was approximately HK$32.6 billion, comprising HK$19 billion from its civil division, HK$12.7 billion from the building division and HK$0.9 billion from the specialist division.

In Mainland China, Build King operates steam supply plants in Gansu and Hubei, which supply steam to factories within industrial parks, and provides operational management services to a sewage treatment plant in Wuxi for the treatment of domestic and industrial wastewater. Total revenue generated from Build King's environmental projects in Mainland China for the period amounted to HK$141 million (six months ended 30th June, 2025: HK$111 million). The increase in revenue was primarily attributable to the steady improvement in the operations of Build King's steam plants. During the period, Build King's operating plants supplied an average of 135 tonnes/hour of steam, representing an increase of 25% as compared with 108 tonnes/hour in the corresponding period of 2025. After deducting directly attributable expenses, segment profit increased to HK$32 million (six months ended 30th June, 2025: HK$14 million).

Build King holds a 10% interest in the urban redevelopment project known as Haitao Garden, located at 58 Haitao Road, Yantian District, Shenzhen, which is planned for residential and commercial development (the "Shenzhen Project"). During the period, presales of the Shenzhen Project commenced, and construction is expected to be completed in phases between 2027 and 2029.

Construction Materials

For the six months ended 30th June, 2026, the construction materials division recorded revenue of HK$186 million (six months ended 30th June, 2025: HK$225 million) and a net profit of HK$24 million (six months ended 30th June, 2025: HK$33 million).

The concrete operation faced a challenging operating environment, resulting in a significant drop in sales revenue. Average selling unit prices remained relatively stable, supported by the fulfillment of orders committed in prior years. Profitability at the gross level was partially shielded by reduced material costs, which expanded the profit margin per unit. However, this expansion was insufficient to offset the volume decline, leading to a slight drop in overall gross profit. Furthermore, profitability was under additional pressure from increased operating costs, driven primarily by higher rent and rates incurred during the period.

The asphalt operation recorded no profit for the six months ended 30th June, 2026. In the prior period, its profitability was positively impacted by a one-off reversal of an allowance for doubtful debts, following the successful collection of a long-standing disputed receivable.

Although the property market showed signs of stabilisation, superstructure activity remained subdued. Major infrastructure and land development initiatives were mostly in their preliminary stages, which naturally require less concrete than subsequent structural phases. Heavy rainfall and adverse weather conditions during the first half of 2026 further disrupted outdoor concrete pouring and foundation works. Furthermore, the government's accelerated adoption of Modular Integrated Construction and off-site prefabrication for public housing structurally reduced on-site concrete consumption.

Looking forward, the site area available to the division under the new Underground Quarrying Contract will be reduced. To mitigate this constraint and future-proof operations, the division is currently constructing new, advanced automated concrete production facilities to replace the existing concrete and asphalt setups. These new concrete production facilities are expected to commence operations in the fourth quarter of 2026.

Quarrying

For the six months ended 30th June, 2026, the quarrying division recorded revenue of HK$74 million (six months ended 30th June, 2025: HK$80 million) and a net profit of HK$29 million (six months ended 30th June, 2025: HK$30 million).

Consistent with the significant drop in concrete demand, the division suffered a modest decrease in the sales revenue of aggregates, while the average selling unit price of aggregates remained stable and comparable to the prior period. Benefiting from optimised production and supply chain efficiencies, the profit margin per unit of aggregates sold expanded, delivering a higher overall gross profit for the segment. However, under the extension contract period for the Lam Tei Quarry, the division incurred a higher contract sum payable to the Hong Kong Government. As this increased government contract sum offset the additional gross profit realised from aggregate sales, net profit dipped slightly compared to the corresponding period last year.

As the division's operations rely primarily on rock imported to Lam Tei Quarry to produce aggregates, both the volume and purchase cost of imported rock remain critical factors influencing overall performance. Consequently, the division's results are highly sensitive to the availability and pricing of imported rock.

Aggregate market prices remained generally stable, as an abundant supply of aggregates from Mainland China intensified competition in the local market.

The Group was successfully awarded the Lam Tei Underground Quarrying Contract in the second quarter of 2025. This contract involves the development of an underground quarry-cum-cavern, encompassing comprehensive quarrying activities and related ancillary operations. The project spans a minimum of thirteen and a half years and is set to commence immediately following the conclusion of the existing contract at Lam Tei Quarry. Preparation works are actively underway to ensure a seamless operational transition from the existing Lam Tei Quarry Contract to the new Underground Quarrying Contract, securing the division's long-term production footprint.

Fund Management Service and Securities Brokerage

WK Fund Management Limited, which secured Type 4 (Advising on Securities) and Type 9 (Asset Management) registrations, and WK Securities Limited, which secured Type 1 (Dealing in Securities) and Type 4 (Advising on Securities) registrations, are two wholly owned subsidiaries of the Group carrying out the fund management service and securities brokerage businesses respectively.

The division recorded a loss of HK$2 million (six months ended 30th June, 2025: HK$2 million) for the six months ended 30th June, 2026.

Investment in equity securities and debt securities

The Group holds certain listed equity securities in Hong Kong and quoted securities in the USA. At 30th June, 2026, the fair value of these securities was HK$26 million (31st December, 2025: HK$27 million), of which (including 3,000,000 Road King Shares) HK$5 million (31st December, 2025: HK$5 million) was invested by Build King.

The Group also invested in quoted debt securities which are bonds. At 30th June, 2026, the fair value of the Group's portfolio of quoted debt securities was HK$51 million (31st December, 2025: HK$64 million), of which HK$5 million (31st December, 2025: HK$5 million) was invested by Build King.

Build King invested in an unlisted equity investment fund issued by a private entity incorporated in Hong Kong. At 30th June, 2026, the fair value of the unlisted equity investment fund was HK$58 million (31st December, 2025: HK$63 million).

For the six months ended 30th June, 2026, the net loss of the above investments, being the net amount of change in fair value of the investments, dividend income and interest income, was HK$21 million (six months ended 30th June, 2025: HK$66 million), of which the net loss of HK$6 million (six months ended 30th June, 2025: HK$15 million) was from the investments by Build King, mainly as a result of the significant drop in the quoted prices of the debt securities at 30th June, 2026.

FINANCIAL REVIEW

Liquidity and Financial Resources

During the period, total borrowings decreased from HK$616 million to HK$512 million, which included bonds with carrying amounts of HK$53 million (31st December, 2025: HK$58 million) carrying no interest, with the maturity profile summarised as follows:

	30th June, 2026 *HK$'million*	31st December, 2025 *HK$'million*
Within one year	**46**	48
In the second year	**62**	101
In the third to fifth year inclusive	**404**	467
	512	616
Classified under:		
Current liabilities *(note)*	**459**	88
Non-current liabilities	**53**	528
	512	616

Note: At 30th June, 2026, bank loans that are repayable over one year after the end of the reporting period but contain a repayment on demand clause with an aggregate carrying amount of HK$53 million (31st December, 2025: HK$40 million) have been classified as current liabilities.

In addition, during the period, the Group breached an information undertaking in relation to a loan facility granted by banks (the "Lenders") to the Group, the Lenders are entitled to demand immediate repayment of such borrowing. As a result, the bank borrowing with an aggregate amount of HK$360 million has been reclassified from non-current liabilities to current liabilities at 30th June, 2026, notwithstanding that the Lenders have not demanded immediate repayment up to the date of this announcement.

At 30th June, 2026, included in total borrowings, HK$54 million (31st December, 2025: HK$42 million) carried interest at fixed rate.

At 30th June, 2026, total amount of the Group's time deposits, bank balances and cash was HK$3,602 million (31st December, 2025: HK$2,920 million), of which bank deposits amounting to HK$95 million (31st December, 2025: HK$123 million) were pledged to banks to secure certain banking facilities granted to the Group. In addition, the Group has available unutilised banking facilities of HK$1,806 million (31st December, 2025: HK$1,857 million).

For the six months ended 30th June, 2026, the Group recorded finance costs of HK$15 million (six months ended 30th June, 2025: HK$27 million).

The Group's borrowings, investments, time deposits and bank balances are principally denominated in Hong Kong dollar, Renminbi and United States dollar. As a result, the Group is exposed to the currency risks for fluctuation in exchange rates of Renminbi and United States dollar. For the six months ended 30th June, 2026, the Group recorded net exchange gain of HK$20 million (six months ended 30th June, 2025: HK$20 million). The Group will continue to monitor its exposure to the currency risks closely.

Capital Structure and Gearing Ratio

At 30th June, 2026, the equity attributable to owners of the Company amounted to HK$2,515 million, representing HK$3.17 per share (31st December, 2025: HK$2,435 million, representing HK$3.07 per share).

At 30th June, 2026, the gearing ratio, representing the ratio of total borrowings to equity attributable to owners of the Company, was 20.4% (31st December, 2025: 25.3%) and the net gearing ratio, representing the ratio of net borrowings (total borrowings less time deposits, bank balances and cash) to equity attributable to owners of the Company, was -122.8% (31st December, 2025: -94.7%) as a result of total amount of time deposits, bank balances and cash exceeding total borrowings amount.

Pledge of Assets

At 30th June, 2026, apart from the bank deposits pledged to secure certain banking facilities granted to the Group, the quoted debt securities with an aggregate carrying amount of HK$40 million (31st December, 2025: HK$49 million) were also pledged to secure certain banking facilities granted to the Group.

Capital Commitments and Contingent Liabilities

At 30th June, 2026, the Group committed capital expenditure contracted for but not provided in the Group's condensed consolidated financial statements of HK$64 million (31st December, 2025: HK$138 million) in respect of acquisition of property, plant and equipment. At 30th June, 2026 and 31st December, 2025, the Group had no contingent liabilities.

EMPLOYEES AND REMUNERATION POLICIES

At 30th June, 2026, the Group had 3,539 employees (31st December, 2025: 3,711 employees), of which 3,135 (31st December, 2025: 3,317) were located in Hong Kong, 395 (31st December, 2025: 385) were located in the PRC and 9 (31st December, 2025: 9) were located in Philippines. For the six months ended 30th June, 2026, the Group's total staff costs were HK$1,050 million (six months ended 30th June, 2025: HK$1,074 million).

Competitive remuneration packages are structured to commensurate with individual responsibilities, qualification, experience and performance. In addition, discretionary bonuses may be paid depending upon the financial performance of the Group as well as the performance of the individual.

The emoluments of executive directors and senior management are determined by the Remuneration Committee of the Company with reference to salaries paid by comparable companies, their responsibilities, employment conditions and prevailing market conditions.

FUTURE OUTLOOK

While the outlook for construction volume remains positive driven by increased government expenditure on infrastructure, public housing, and the Northern Metropolis development, contractors continue to face intense market competition. This persistent rivalry exerts severe pressure on tender prices and profit margins, despite emerging signs of stabilization in the property market. Consequently, the construction division's overall performance in 2026 is anticipated to remain broadly in line with 2025 level.

For the construction materials division, performance in 2026 will likely remain under pressure due to highly aggressive pricing strategies adopted by concrete suppliers aiming to secure projects and safeguard order volumes. This fierce competition has placed significant downward pressure on concrete selling prices.

Meanwhile, the quarrying division's financial results will continue to be heavily dependent on the volume and associated procurement costs of rock imported to Lam Tei Quarry.

CORPORATE GOVERNANCE CODE

The Company has complied with the code provisions in Part 2 of Corporate Governance Code (the "Code") set out in Appendix C1 of the Rules Governing the Listing of Securities (the "Listing Rules") on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") throughout the six months ended 30th June, 2026, except for code provision C.2.1 of the Code.

Pursuant to code provision C.2.1 of the Code, the roles of chairman and chief executive should be separate and should not be performed by the same individual. Mr. Derek Zen Wei Peu has been both the Chairman and Chief Executive Officer of the Company since 21st June, 2025. In addition to his responsibilities as Chairman overseeing the function of the Board and formulating overall strategies and policies of the Company, Mr. Zen has taken up the management of the Group's business and overall operation. However, the daily operation of the Company has been delegated to the divisional heads, who are responsible for the different aspects of the business.

The Board considers that this structure will not impair the balance of power and authority between the Board and the management of the Group's business, given that there are a strong and independent element on the Board and a clear division of responsibility in running the business of the Group. The Board believes that the structure outlined above is beneficial to the Company and its business.

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") set out in Appendix C3 of the Listing Rules as its own code of conduct regarding Directors' Securities Transactions. All directors of the Company have confirmed, following specific enquiry, that they have complied with the Model Code throughout the six months ended 30th June, 2026.

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

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities during the six months ended 30th June, 2026.

AUDIT COMMITTEE

The Audit Committee of the Company has reviewed with management, internal auditor and external auditor the accounting policies adopted by the Group and the unaudited interim financial information for the six months ended 30th June, 2026.

EXTRACT OF REPORT ON REVIEW OF CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

The following is an extract of the report on review of condensed consolidated financial statements for the six months ended 30th June, 2026 from the external auditor of the Company, Crowe (HK) CPA Limited:

"**Basis for Qualified Conclusion**

The carrying amount of the Group's interest in Road King Infrastructure Limited ("Road King"), an associate listed in Hong Kong accounted for by using the equity method, amounted to HK$827,000,000 (net of accumulated impairment loss of HK$751,055,000) as at 30th June, 2026. The Group recognised (a) its share of the loss of Road King and its subsidiaries (collectively referred to as "Road King Group") amounting to HK$823,258,000 based on the consolidated management accounts of Road King Group for the six months ended 30th June, 2026 prepared by the management of Road King Group on a going concern basis in accordance with HKAS 34 as issued by the HKICPA, and (b) reversal of impairment loss of its interest in Road King amounting to HK$758,945,000 for the six months ended 30th June, 2026, after the directors of the Company assessed and determined the recoverable amount of the Group's interest in Road King to be the value in use, which was the present value of the estimated future cash flows expected to be generated by Road King, based on financial budgets of Road King Group covering a five-year period and the adjustments made by the management of the Group, the details of which are set out in note 13(a) to the condensed consolidated financial statements of the Group.

In view of the uncertainties as set out in note 13(a) to the condensed consolidated financial statements of the Group, there is insufficient information (inherent in view of those uncertainties) available to the directors of the Company to assess the significant assumptions and estimations underlying (a) the going concern assessment of Road King Group, as a basis to determine the financial information of Road King Group for the purpose of equity accounting, and (b) the Group's estimation of the present value of the future cash flows, based on the restructuring and the other plans and measures, anticipated to be finalised for the purpose of impairment assessment. Accordingly, we were unable to assess the equity accounting and the impairment of the Group's interest in Road King.

In view of the above-mentioned scope limitation, we were therefore unable to obtain sufficient appropriate evidence we considered necessary to assess (a) the amount of loss that should be shared from Road King Group for the six months ended 30th June, 2026 and (b) the impairment on the Group's interest in Road King as to whether the restructuring and the other plans and measures would be successfully implemented, for the six months ended 30th June, 2026. There were no other satisfactory procedures that we could adopt to satisfy ourselves that the Group's interest in Road King as at 30th June, 2026, share of the loss of Road King Group and reversal of impairment loss of the Group's interest in Road King for the six months ended 30th June, 2026 are free from material misstatements. In addition, we were also unable to determine whether the disclosures in the condensed consolidated financial statements of the Group related to interest in Road King, share of loss of Road King and impairment assessment of interest in Road King were sufficient and appropriate. Had we been able to obtain sufficient appropriate evidence to complete our review of the equity accounting and impairment assessment of the Group's interest in Road King, matters might have come to our attention indicating that adjustments might be necessary to the condensed consolidated financial statements of the Group.

Qualified Conclusion

Except for the adjustments to the condensed consolidated financial statements of the Group that we might have become aware of had it not been for the situation described above, based on our review, nothing has come to our attention that causes us to believe that the condensed consolidated financial statements of the Group are not prepared, in all material respects, in accordance with HKAS 34."

The aforesaid "note 13(a) to the condensed consolidated financial statements of the Group" is disclosed as note 12(a) in this announcement.

THE BOARD'S AND THE AUDIT COMMITTEE'S VIEWS ON THE BASIS FOR QUALIFIED CONCLUSION ON THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

The Board and the Audit Committee of the Company have considered the qualified conclusion of its auditors that the auditors have included in their "Report on Review of Condensed Consolidated Financial Statements". Both considered that given that the basis of qualification stems from Road King Group's suspension of all principal and interest payments on senior notes and offshore bank loans and perpetual capital securities and the uncertainties as to the timing and terms upon which plans and measures (including proposed restructuring plan and realisation of specific assets) to address the effects of suspended payments, none of which are within the control of the Company and after taking into account the bases upon which Road King's directors consider it appropriate to prepare Road King Group's condensed consolidated financial statements on a going concern basis, it is appropriate for the Company to continue to recognise share of loss using the equity method based on the consolidated management accounts of Road King Group prepared by its management and to recognise the reversal of impairment loss in respect of the Group's interest in Road King previously recognised by the Group based on an assessment of value in use of the Group's interest in Road King with the assistance of independent valuers.

PUBLICATION OF THE INTERIM RESULTS AND INTERIM REPORT

This announcement is published on the Company's website (www.waikee.com) and the Stock Exchange's website (www.hkexnews.hk). The Interim Report 2026 containing all the information required by the Listing Rules will be published on the websites of the Company and the Stock Exchange, and despatched to the shareholders of the Company in due course.

APPRECIATION

The Board would like to take this opportunity to extend its heartiest thanks to our shareholders, business partners, directors and our loyal and dedicated staff.

By Order of the Board
Wai Kee Holdings Limited
Derek Zen Wei Peu
Chairman

Hong Kong, 26th August, 2026

At the date of this announcement, the Board comprises three executive directors, namely Mr. Derek Zen Wei Peu, Miss Anriena Chiu Wai Yee and Mr. Hayley Zen Chung Hei, and three independent non-executive directors, namely Mr. Samuel Wan Siu Kau, Mr. Francis Wong Man Chung and Ms. Tsang Wing Yee.