Tomson Group

TOMSON GROUP LIMITED

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 258)

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

The Board of Directors (the "Board") of Tomson Group Limited (the "Company") hereby announces the unaudited consolidated results of the Company and its subsidiaries (collectively the "Group") for the six months ended 30th June, 2026 together with comparative figures for the corresponding period of 2025 as follows:

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS (Unaudited)

	Notes	**Six months ended 30th June** **2026** **HK$'000**	2025 HK$'000
Gross proceeds from operations	4 & 5	**517,637**	2,644,984
Revenue	4	**460,142**	2,641,505
Cost of sales		**(153,390)**	(799,196)
Gross profit		**306,752**	1,842,309
Net gain on financial assets at fair value through profit or loss		**1,271**	12,184
Other income		**28,776**	35,357
Other gains and losses	6	**27,955**	(6,743)
Selling expenses		**(67,574)**	(136,841)
Administrative expenses		**(50,454)**	(45,322)
Change in fair value on investment properties		**(88,619)**	43,686
Finance costs	7	**(2,614)**	(4,157)
		155,493	1,740,473
Share of results of associates		**(345)**	(261)
Share of result of a joint venture		**8,345**	7,866
Profit before taxation	8	**163,493**	1,748,078
Taxation	9	**(78,141)**	(967,196)
Profit for the period		**85,352**	780,882
Profit (loss) for the period attributable to:			
Owners of the Company		**85,352**	782,191
Non-controlling interests		**–**	(1,309)
		85,352	780,882
Earnings per share (HK cents)	11		
– Basic		**3.78**	35.96

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (Unaudited)

	Six months ended 30th June	
	2026	2025
	HK$'000	HK$'000
Profit for the period	**85,352**	780,882
Other comprehensive income (expense)		
Items that may be subsequently reclassified to profit or loss:		
Exchange differences arising from translation of:		
– subsidiaries	**398,491**	351,843
– a joint venture	**6,665**	5,804
– associates	**1**	418
Item that will not be reclassified to profit or loss:		
Change in fair value on equity instrument at fair value through other comprehensive income (net of deferred tax)	**(40,309)**	(4,275)
Other comprehensive income for the period	**364,848**	353,790
Total comprehensive income for the period	**450,200**	1,134,672
Total comprehensive income (expense) attributable to:		
Owners of the Company	**450,200**	1,135,981
Non-controlling interests	**–**	(1,309)
	450,200	1,134,672

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Notes	**(Unaudited) 30th June 2026 HK$'000**	(Audited) 31st December 2025 HK$'000
Non-Current Assets			
Fixed assets			
– Investment properties		**7,969,777**	7,788,682
– Property, plant and equipment		**606,891**	538,235
Goodwill		**22,973**	22,973
Interests in associates		**4,286**	4,630
Interest in a joint venture		**202,192**	187,182
Club debentures		**515**	515
Equity instrument at fair value through other comprehensive income		**183,932**	229,557
		8,990,566	8,771,774
Current Assets			
Properties under development		**6,348,956**	5,459,385
Properties held for sale		**1,358,011**	1,449,122
Trade and other receivables and prepayments	12	**298,913**	217,001
Financial assets at fair value through profit or loss		**11,105**	20,998
Inventories		**1,479**	932
Prepaid taxation		**280,345**	219,123
Tax recoverable		**863,423**	839,761
Restricted bank balances		**6,454,759**	4,497,968
Bank deposit		**12,551**	12,122
Cash and bank balances		**1,997,966**	2,311,334
		17,627,508	15,027,746
Current Liabilities			
Trade and other payables and accruals	13	**1,384,444**	1,150,733
Lease liability		**4,433**	4,068
Contract liabilities		**8,834,560**	5,931,355
Tax liabilities		**271,731**	341,074
Borrowings		**806,978**	1,129,845
		11,302,146	8,557,075
Net Current Assets		**6,325,362**	6,470,671
Total Assets Less Current Liabilities		**15,315,928**	15,242,445

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION *(continued)*

	(Unaudited) 30th June 2026 HK$'000	(Audited) 31st December 2025 HK$'000
Capital and Reserves		
Share capital	**1,129,512**	1,129,512
Share premium and reserves	**12,128,785**	11,983,553
Equity attributable to owners of the Company	**13,258,297**	13,113,065
Non-controlling interests	**10**	10
Total Equity	**13,258,307**	13,113,075
Non-Current Liabilities		
Other payables	**10,202**	14,012
Lease liability	**29,755**	–
Borrowing	**125,513**	220,410
Deferred tax liabilities	**1,892,151**	1,894,948
	2,057,621	2,129,370
	15,315,928	15,242,445

Notes:

1. The condensed consolidated financial statements are unaudited, but have been reviewed by the Audit Committee of the Board of the Company.

2. BASIS OF PREPARATION

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

3. ACCOUNTING POLICIES

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

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.

3. ACCOUNTING POLICIES *(continued)*

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

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

4. GROSS PROCEEDS FROM OPERATIONS AND REVENUE

Revenue represents the aggregate of revenue under the following headings:

(i) Property investment
– represents revenue from property management and rental income

(ii) Property development and trading
– represents gross revenue received and receivable from sale of properties

(iii) Leisure
– represents the income from golf club operations and its related services

(iv) Media and entertainment
– represents the gross revenue received and receivable from investment in the production of live entertainment shows, film distribution and related income

Gross proceeds from operations include the gross proceeds from sale of and dividend income received and receivable from financial assets at fair value through profit or loss ("FVTPL") under the business of securities trading, in addition to the above aggregated revenue.

Revenue and gross proceeds from each type of business consist of the following:

	Six months ended 30th June	
	2026	2025
	HK$'000	HK$'000
Revenue from sale of properties	**321,923**	2,511,298
Revenue from rendering of services from golf club operations	**27,392**	25,472
Revenue from property management fee	**17,298**	14,428
Revenue from media and entertainment business	**565**	722
Revenue from contracts with customers	**367,178**	2,551,920
Revenue from lease payments that are fixed	**92,964**	89,585
Total revenue	**460,142**	2,641,505
Gross proceeds from sale of and dividend income from financial assets at FVTPL	**57,495**	3,479
Gross proceeds from operations	**517,637**	2,644,984

5. SEGMENT INFORMATION

The Group's operating and reportable segments are based on information reported to the chief operating decision makers, the executive Directors of the Company, for the purposes of resources allocation and performance assessment. In addition to those set out in Notes 4(i) to (iv), the Group's operating segments under HKFRS 8 "Operating Segments" include securities trading segment which is dealing in financial assets at FVTPL.

	Property Investment HK$'000	Property Development and Trading HK$'000	Leisure HK$'000	Media and Entertainment HK$'000	Securities Trading HK$'000	Total HK$'000
For the six months ended 30th June, 2026						
GROSS PROCEEDS FROM OPERATIONS						
Segment revenue	**110,262**	**321,923**	**27,392**	**565**	**57,495**	**517,637**
RESULTS						
Segment (loss) profit	**(33,507)**	**153,345**	**2,760**	**28**	**1,269**	**123,895**
Other unallocated income						**56,705**
Unallocated expenses						**(22,493)**
Finance costs						**(2,614)**
						155,493
Share of results of associates						**(345)**
Share of result of a joint venture						**8,345**
Profit before taxation						**163,493**
For the six months ended 30th June, 2025						
GROSS PROCEEDS FROM OPERATIONS						
Segment revenue	104,013	2,511,298	25,472	722	3,479	2,644,984
RESULTS						
Segment profit	80,239	1,630,223	3,698	113	12,182	1,726,455
Other unallocated income						39,534
Unallocated expenses						(21,359)
Finance costs						(4,157)
						1,740,473
Share of results of associates						(261)
Share of result of a joint venture						7,866
Profit before taxation						1,748,078

Except for the presentation of segment revenue which is different from the reported revenue in the condensed consolidated statement of profit or loss, the accounting policies of the operating segments are the same as the Group's accounting policies. The details of revenue from each type of business and reconciliation of segment revenue to the Group's revenue of HK$460,142,000 (2025: HK$2,641,505,000) are set out in Note 4. Out of this segment revenue, HK$57,495,000 (2025: HK$3,479,000) represents gross proceeds from sale of and dividend income from financial assets at FVTPL.

Segment profit (loss) represents the results by each segment without allocation of central administration costs, Directors' salaries, share of results of associates and a joint venture, other income and expenses and finance costs. This is the measure reported to the executive Directors of the Company for the purposes of resources allocation and performance assessment.

6. OTHER GAINS AND LOSSES

	Six months ended 30th June	
	2026	2025
	HK$'000	HK$'000
Net impairment losses on trade and other receivables reversed (recognised)	**26**	(61)
Net exchange gain	**27,929**	8,171
Impairment loss on property, plant and equipment	**–**	(14,853)
	27,955	(6,743)

7. FINANCE COSTS

	Six months ended 30th June	
	2026	2025
	HK$'000	HK$'000
Interest on borrowings	**18,903**	23,595
Less: interest capitalised	**(16,350)**	(19,680)
	2,553	3,915
Interest on lease liability	**61**	242
	2,614	4,157

8. PROFIT BEFORE TAXATION

	Six months ended 30th June	
	2026	2025
	HK$'000	HK$'000
Profit before taxation has been arrived at		
after charging:		
Depreciation of property, plant and equipment	**9,098**	7,424
Depreciation of right-of-use assets	**4,069**	3,437
and after crediting:		
Other income		
Interest income	**19,718**	30,945

9. TAXATION

	Six months ended 30th June	
	2026	2025
	HK$'000	HK$'000
The charge (credit) comprises:		
The Mainland of the People's Republic of China (the "Chinese Mainland") Enterprise Income Tax	**49,328**	380,158
Chinese Mainland Land Appreciation Tax	**71,409**	626,530
Underprovision (overprovision) in prior period Chinese Mainland Enterprise Income Tax	**13,222**	(77)
	133,959	1,006,611
Deferred tax credit	**(55,818)**	(39,415)
Total tax charges for the period	**78,141**	967,196

No provision for Hong Kong Profits Tax has been made since the assessable profit was wholly absorbed by tax losses brought forward for both periods.

The Chinese Mainland Land Appreciation Tax is levied at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds of sales of properties less deductible expenditures including costs of land use rights and all property development expenditures.

The Chinese Mainland Enterprise Income Tax has been provided at 25% on the estimated assessable profit of the subsidiaries in the Chinese Mainland for both periods.

10. DIVIDEND

The Directors of the Company do not recommend payment of an interim dividend for the period under review (for the six months ended 30th June, 2025: Nil).

In June 2026, an interim dividend of 13.5 HK cents per share for the year ended 31st December, 2025 (2025: interim dividend of 13 HK cents per share for 2024) amounting to approximately HK$304,968,000 (2025: HK$281,632,000) in aggregate was paid to shareholders. All dividend paid during 2026 was settled in cash (2025: Of the dividend paid during 2025, approximately HK$237,231,000 were settled in fully paid shares under the Company's scrip dividend scheme approved by the Board of the Company on 27th March, 2025).

11. EARNINGS PER SHARE

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

	Six months ended 30th June	
	2026	2025
	HK$'000	HK$'000
Earnings		
Profit for the period attributable to owners of the Company for the purpose of basic earnings per share	**85,352**	782,191
Number of shares		
Weighted average number of ordinary shares for the purpose of basic earnings per share	**2,259,023,210**	2,175,146,462

No diluted earnings per share is presented as there was no potential ordinary share in issue during both periods.

12. TRADE AND OTHER RECEIVABLES AND PREPAYMENTS

The general credit term of the Group given to trade customers is 60 days. A longer credit period may be granted to customers with long business relationship. The Group seeks to maintain strict control over its outstanding receivables to minimise credit risks.

The following is an aged analysis of trade receivables, net of impairment losses, based on invoice date which approximated the revenue recognition date:

	30th June	31st December
	2026	2025
	HK$'000	HK$'000
0 – 3 months	**359**	1,018

13. TRADE AND OTHER PAYABLES AND ACCRUALS

The following is an aged analysis of trade payables based on invoice date:

	30th June	31st December
	2026	2025
	HK$'000	HK$'000
0 – 3 months	**179,296**	261,487
4 – 6 months	**–**	–
7 – 12 months	**5**	98
Over 1 year	**57,152**	56,027
	236,453	317,612

GENERAL OVERVIEW

For the first half of 2026, the Group derived profit mainly from its property development and trading business. Unlike in the corresponding period in 2025 when the Group delivered most of the sold units of the first phase of Tomson Foresta, one of the key residential developments of the Group in Pudong, Shanghai, the People's Republic of China ("China") and recognized considerable sale proceeds, the revenue for the period under review was mainly attributable to the remaining sold units of the first phase of the said project which were delivered in 2026. Hence, it was recorded gross profit of HK$306,752,000 (2025: HK$1,842,309,000).

Apart from the property sector, it was reported a net gain on trading securities investment of HK$1,271,000 (2025: HK$12,184,000). While interest income decreased to HK$19,718,000 (2025: HK$30,945,000), this was offset by a reduction of finance costs to HK$2,614,000 (2025: HK$4,157,000) and an increase in net exchange gain to HK$27,929,000 (2025: HK$8,171,000). As a result, excluding an unrealized net loss on fair value changes of its investment properties of HK$88,619,000 (2025: net gain of HK$43,686,000) upon market valuation as at the period end pursuant to applicable accounting standards, the operating profit before taxation of the Group amounted to HK$244,112,000 for the period under review (2025: HK$1,696,787,000).

In addition, the Group shared a net profit of a joint venture of HK$8,345,000 (2025: HK$7,866,000).

Taking account of taxation of HK$78,141,000, which had been principally arisen from sales of Tomson Foresta, the Group reported a consolidated profit after taxation attributable to shareholders of the Company of HK$85,352,000 for the first six months of 2026, a significant decrease of approximately 89% as compared with that of HK$782,191,000 for the corresponding period in 2025. Basic earnings per share was 3.78 HK cents (2025: 35.96 HK cents).

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

OPERATIONS REVIEW

The Group maintained its principal base of operations in the Chinese Mainland, particularly Shanghai, during the period under review.

For the first six months of 2026, the property development and trading segment was the Group's primary profit contributor, and this generated a segment profit of HK$153,345,000 (2025: HK$1,630,223,000) which was wholly attributable to the properties sales in Shanghai.

The property investment segment derived revenue from the investment properties of the Group by way of the rental income, property management fee and parking fee. Suffering from the unrealized net loss on fair value changes of the Group's investment properties upon revaluation at the period end, this segment reported loss of HK$33,507,000 (2025: profit of HK$80,239,000).

The other business segments reported trivial profit to the Group.

Property Development and Investment

The Group has engaged in property development and investment business in Shanghai, the Hong Kong Special Administrative Region ("Hong Kong") and the Macao Special Administrative Region ("Macau") of China. Property development and investment remained the core business and the principal source of profit of the Group for the six months ended 30th June, 2026 by contributing net segment profit of HK$119,838,000 (2025: HK$1,710,462,000).

As a whole, the property segment generated revenue of HK$432,185,000 which accounted for approximately 83.49% of the gross proceeds from operations of the Group for the period under review and was principally derived from the projects in Pudong of Shanghai, China. Tomson Foresta was the prime source of operating profit of the Group while Tomson Riviera was the secondary in contribution.

Tomson Foresta, Shanghai

The Group holds three land lots with aggregate site area of approximately 328,687.5 square meters located in Jinqiao Town of Pudong for residential purpose. The project is known as "Tomson Foresta" and is scheduled for completion in six phases latest in 2029.

The first phase of the project is comprised of 43 units of detached houses with total gross floor area of approximately 25,300 square meters. The Group has launched 41 units for sale in 2024 and all of them were sold out and delivered.

Construction of the second and third phases of the project is under way and is expected for completion in 2026. The second phase will provide 196 residential units in fourteen low-rise apartment buildings with total gross floor area of approximately 56,100 square meters while the third phase will provide 58 units of townhouses with total gross floor area of approximately 36,000 square meters. Up to 30th June, 2026, approximately 76% of the total residential gross floor area of the second and third phases has been contracted for sale.

The Group has also started construction of twenty-four low-rise apartment buildings with total gross floor area of approximately 117,400 square meters in 2024, and completion is scheduled for 2029.

The construction of a low-density residential development, comprising 34 units of detached houses with total gross floor area of approximately 28,100 square meters, was resumed by the end of 2025. The superstructure has been topped out, and it is planned to complete the construction in 2027.

It is now targeted to commence the construction works of the last phase of the project in the second half of 2027, and the development plan is being revised. It is expected that the total gross floor area is approximately 65,400 square meters.

For the six months ended 30th June, 2026, the Group recognized total revenue of HK$323.50 million from the project, which accounted for approximately 62.50% of the gross proceeds of the operations of the Group. The revenue was principally attributable to sale proceeds with the rest derived from property management fee and parking fee.

As at 30th June, 2026, there were pre-sale proceeds of the second and third phases of the project of HK$8,834,560,000 in aggregate which will be recognized as revenue in the annual results for 2026 or the interim results for 2027 depending on the actual time of delivery. It is expected that the second and third phases will be ready for delivery in around September 2026 and by the end of 2026 respectively.

Tomson Riviera, Shanghai

Tomson Riviera comprises four residential towers erected along the riverfront of Lujiazui of Pudong and overlooking the Bund. To maximize the return on investment, two towers are earmarked for sale while the other two towers are for leasing.

As at 30th June, 2026, the total residential gross floor area available for sale of Towers A and C was approximately 2,600 square meters while of the total residential gross floor area of Towers B and D of approximately 58,400 square meters, around 65% was leased.

For the first six months of 2026, the project recognized total revenue of HK$65.76 million which represented approximately 12.70% of the gross proceeds from operations of the Group. The revenue was principally attributable to rental income with the rest derived from property management fee and parking fee. In addition, the Group recorded an unrealized gain on fair value change of this project of HK$54.77 million in the interim results of the Group for the first half of 2026.

Commercial and Industrial Buildings, Shanghai and Hong Kong

Rental income from the Group's commercial and industrial property portfolio have always been a steady recurrent revenue to the Group. The investment properties of the Group in Pudong, Shanghai comprised, inter alia, Tomson Commercial Building, Tomson International Trade Building, Tomson Waigaoqiao Industrial Park, the commercial podium of Tomson Business Centre and the office premises on the entire 72nd Floor of Shanghai World Financial Center. In addition, the Group holds an office premises situated at the whole 13th Floor of Tower II, Admiralty Centre, Hong Kong as a strategic long-term investment. The Group derived revenue in the total amount of HK$40.82 million from the aforesaid investment properties in terms of rental, property management fee and parking fee, and this accounted for approximately 7.89% of the gross proceeds from operations of the Group for the period under review. Nevertheless, the Group recorded an unrealized loss on fair value changes of the aforesaid investment properties of HK$143.39 million in the interim results of the Group for the first half of 2026.

One Penha Hill, Macau

The Group has completed a residential condominium development, namely One Penha Hill, at Penha Hill within a designated World Heritage Zone of Macau. The project is earmarked for sale purpose and did not record any sale proceeds for the first half of 2026 under the impact of poor market sentiment. As at 30th June, 2026, residential units with saleable area of approximately 6,700 square meters were available for sale. In order to maximize the return on the investment, the Group has decided to lease out the units pending their sale and trivial rental income, represented approximately 0.33% of the gross proceeds from operations of the Group, was recognized for the period under review.

Miscellaneous Residential Developments in Shanghai

Tomson Golf Villas and Garden have been developed in phases around the periphery of Tomson Shanghai Pudong Golf Club in Pudong and there are now less than ten residential units and around one hundred car parking spaces available for sale. During the period under review, revenue was generated from sale of the car parking spaces and leasing of the residential units and this accounted for approximately 0.07% of the gross proceeds from operations of the Group.

In addition, the Group holds less than ten car parking spaces at Xingguo Garden, a residential development in Puxi, for sale.

Hospitality and Leisure Industry

Tomson Shanghai Pudong Golf Club, Shanghai

Tomson Shanghai Pudong Golf Club in Pudong generated revenue of HK$27,392,000, being approximately 5.29% of the gross proceeds from operations of the Group. The revenue was mainly derived from golfing activities of the Club while the annual membership fee was the secondary source of income. The operation reported a segment profit of HK$2,760,000 for the period under review (2025: HK$3,698,000).

The land use right of the Club expired in April 2024, and the Group has applied to the relevant local government authorities for renewal. The Club remains under normal operation pending terms and conditions of the renewal of the land use right.

InterContinental Shanghai Pudong, Shanghai

The Group holds a 50% interest in InterContinental Shanghai Pudong hotel in Lujiazui of Pudong. For the period under review, the hotel reported an average occupancy rate of approximately 79.83%, and the Group shared a net profit of HK$8,345,000 (2025: HK$7,866,000) from this investment. The hotel management is scheduling partial renovation of the interior of the hotel in phases and will focus on improving its services quality and expanding its clientele to maintain the profitability of the hotel.

Securities Trading

In order to make effective use of its idle cash, the Group engages in listed securities trading in Hong Kong as short-term or medium-term investments to achieve an increase in revenue through dividend receipts and proceeds from disposal while aiming at capital appreciation. The Board of the Company has designated an Executive Director of the Company to monitor the securities trading business of the Group under the code on risk management and internal control of the Group. For the first six months of 2026, the Group's listed securities trading business generated revenue of HK$57,495,000 and this accounted for approximately 11.11% of the gross proceeds from operations of the Group. The revenue was mainly attributable to sale of the trading securities while dividend from those securities was the secondary source. After taking account of an unrealized loss on changes in fair value, a net gain on the trading securities investments of HK$1,271,000 (2025: HK$12,184,000) was recorded.

As at 30th June, 2026, the Group held listed trading securities investments of an aggregate fair value of HK$11,105,000, representing approximately 0.04% of the Group's total assets. Those investments are securities in properties and construction industry and exchange traded trust.

Media and Entertainment Business

The Group has participated in the production of live entertainment shows for years and has also set up its film distribution business. Gross revenue received and receivable from this segment for the period under review amounted to HK$565,000 and this accounted for approximately 0.11% of the Group's gross proceeds from operations. The revenue was solely attributable to the investments in the production of live entertainment shows in Hong Kong and overseas and a thin segment profit of HK$28,000 (2025: HK$113,000) was recorded during the period under review. The Group intends to continue participating in investments in various live performances under appropriate conditions in the future.

Investment Holding

In addition to its own property development projects, the Group holds a 13.483% interest in the registered capital of Shanghai Zhangjiang Micro-electronics Port Co. Ltd. ("SZMP") as a long-term equity investment and the fair value of this investment amounted to HK$183,932,000, representing approximately 0.69% of the Group's total assets, as at 30th June, 2026. SZMP is an unlisted company established in Shanghai, China and is principally engaged in property development and investment in Shanghai. During the period under review, no dividend income from SZMP was recognized (2025: Nil) and an unrealized loss on change in fair value of such investment of HK$53.75 million (2025: HK$5.70 million) was charged to the investment reserve of the Group pursuant to applicable accounting standards.

FINANCIAL REVIEW

Liquidity and Financing

The Group's operations and investments for the six months ended 30th June, 2026 were funded by cash on hand, revenue from operating and investing activities, and bank borrowings.

At the end of the reporting period, the cash and cash equivalents of the Group amounted to HK$1,997,966,000 (2025: HK$1,613,777,000), an increase of approximately 23.81%. During the period under review, the Group achieved net cash inflows of HK$394,329,000 and HK$16,276,000 from its operating and investing activities respectively. Taking account of the net cash outflow of HK$788,644,000 from its financing activities, the Group recorded a net decrease in cash and cash equivalents of HK$378,039,000 during the period under review (2025: HK$573,350,000). The net cash outflow was mainly attributable to repayment of the Group's bank borrowings and the Company's payment of the interim dividend for 2025, and this was partly offset by the Group's pre-sale proceeds generated from Tomson Foresta and new borrowings raised.

Cash and cash equivalents of the Group are mainly denominated in the local currencies of the jurisdictions in which it operates. Hence, of the Group's cash and cash equivalents of HK$1,997,966,000 as at 30th June, 2026, around 88.52% and 8.47% were denominated in Renminbi and Hong Kong Dollar respectively.

As at 30th June, 2026, excluding contract liabilities which represented the pre-sale proceeds of Tomson Foresta that have not been recognized as revenue yet, of the liabilities of the Group of HK$4,525,207,000 (31st December, 2025: HK$4,755,090,000), about 41.81% were deferred tax liabilities under non-current liabilities, about 30.82% were trade and other payables and accruals, about 20.61% were borrowings and about 6.00% were tax liabilities under current liabilities. The remainder was lease liability.

The Group's borrowings as at 30th June, 2026 amounted to HK$932,491,000 (31st December, 2025: HK$1,350,255,000), equivalent to approximately 7.03% (31st December, 2025: 10.30%) of the equity attributable to owners of the Company at the same date. All the borrowings were under security and subject to floating interest rates. Approximately 81.98% of the borrowings were denominated in Renminbi while the rest was denominated in Hong Kong Dollar. Of these borrowings, approximately 86.54% were due for repayment within one year from the end of the reporting period, approximately 7.34% were due for repayment more than one year but not exceeding two years from the end of the reporting period while approximately 6.12% were due for repayment more than two years but not exceeding five years from the end of the reporting period. The Group did not employ any other financial instruments for financing and treasury management.

At the end of the reporting period, the Group had commitments in relation to expenditure on properties under development of HK$2,130,397,000 (31st December, 2025: HK$2,155,781,000), which were contracted but not provided for. The commitments were mainly attributable to the development of Tomson Foresta in Shanghai, China. The Group anticipates that these commitments will be funded from its future operating revenue, bank borrowings and other sources of finance where appropriate.

As at 30th June, 2026, the Group recorded a current ratio of 1.56 times (31st December, 2025: 1.76 times) and a gearing ratio (total liabilities to equity attributable to owners of the Company) of 100.77% (31st December, 2025: 81.49%). The drop in current ratio was attributable to the Group's repayment of borrowings and the Company's payment of interim dividend for 2025 while the rise in the gearing ratio was mainly attributable to an increase in contract liabilities, which represented the pre-sale proceeds in respect of the second and third phases of Tomson Foresta. Should the contract liabilities be excluded, the gearing ratio will become 34.13% (31st December, 2025: 36.26%).

Charge on Assets

As at 30th June, 2026, assets of the Group with an aggregate carrying value of HK$5,139 million (31st December, 2025: HK$4,327 million) were pledged for securing bank facilities of the Group.

Foreign Exchange Exposure

The majority of the Group's assets and liabilities are denominated in Renminbi, and the liabilities are well covered by the assets. Should there be a depreciation in value of Renminbi, there may be an adverse impact on the results and net asset value of the Group. The other assets and liabilities of the Group are denominated in either Hong Kong Dollar or United States Dollar. Hence, the Group anticipates that the exchange risk exposure is manageable.

Contingent Liabilities

At the end of the reporting period, the Group had no material contingent liabilities (31st December, 2025: Nil).

PROSPECTS

Amid worldwide political turmoil and economic crises, the Group will continue to closely monitor developments in the international situation and assess potential implications. Should any material financial impact on the Group's operations arise, such impact will be reflected in the Group's financial statements for the year 2026 in accordance with applicable accounting standards.

Following the implementation of new regulatory measures in Shanghai, China, the supply of high-end residential properties is expected to increase, which may result in intensified competition amongst developers in 2026. Leveraging the Group's established reputation as a developer of high-end residential properties in the Chinese Mainland, the Board of the Company maintains a cautiously optimistic outlook on the prospects of the Group's property projects in the Chinese Mainland. The management will endeavour to sustain momentum in both the sales and leasing activities of the Group's property portfolio in Shanghai and Macau. It is expected that Tomson Foresta will be not only the Group's principal source of profit for the year 2026, but also a major contributor to the Group's earnings in the coming years.

Whilst the real estate sector will remain the focus of the Group's business and investment strategies, the Board of the Company will regularly review the business portfolio of the Group and prudently explore and evaluate other potential investment opportunities. The Group aims to maintain an optimal balance in the allocation of its resources across different geographical markets and business segments.

Considering volatility in the Hong Kong and global financial markets and the prevailing economic conditions, the management will continue to adopt a conservative approach in managing the securities trading portfolio of the Group, with an emphasis on capital preservation and steady recurrent yield.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

During the six months ended 30th June, 2026, there was no purchase, sale or redemption made by the Company, or any of its subsidiaries, of the Company's listed securities (including sale of treasury shares).

CORPORATE GOVERNANCE PRACTICES

The Board of the Company considers that the Company has complied with all the applicable code provisions set out in Part 2 of Appendix C1 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, the Corporate Governance Code, throughout the period of six months ended 30th June, 2026, except that:

(a) Madam Hsu Feng takes up both the posts of Chairman of the Board and Managing Director of the Company. While this is a deviation from the Corporate Governance Code, dual role leadership provides the Group with strong and consistent leadership and allows for more effective operation of the business. The Board of the Company is of the view that adequate check and balance of power are in place. Responsibilities for the Company's daily business management are shared amongst Madam Hsu and other members of the Executive Committee of the Board of the Company. Besides, all major decisions are made in consultation with members of the Board or appropriate committees of the Board in accordance with the provisions of the code on risk management and internal control of the Group.

PUBLICATION OF INTERIM RESULTS AND INTERIM REPORT FOR THE SIX MONTHS ENDED 30TH JUNE, 2026

This interim results announcement is published on the HKEXnews website of Hong Kong Exchanges and Clearing Limited and on the Company's website. The Interim Report 2026 of the Company will be published on the above websites by the end of September 2026, and a notice of publication will be sent to the shareholders of the Company in electronic form by email or in printed form by post (as the case may be).

On behalf of the Board of
TOMSON GROUP LIMITED
Hsu Feng
Chairman and Managing Director

Hong Kong, 26th August, 2026

As at the date of this announcement, the Board of the Company comprises three executive Directors, Madam Hsu Feng (Chairman and Managing Director), Mr Albert Tong (Vice-Chairman) and Mr Tong Chi Kar Charles (Vice-Chairman), and three independent non-executive Directors, Mr Cheung Siu Ping, Oscar, Mr Lee Chan Fai and Mr Ng Chi Him.