渝太地產集團有限公司 *
Y.T.REALTY GROUP LIMITED

(Incorporated in Bermuda with limited liability)
(Stock Code: 00075)

2026 Interim Results Announcement

The board of directors (the "Board" or "Directors") of Y. T. Realty Group Limited (the "Company") is pleased to announce the unaudited consolidated results of the Company and its subsidiaries (collectively, the "Group") for the six months ended 30 June 2026.

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the six months ended 30 June 2026

		Unaudited Six months ended 30 June	
	Notes	**2026**	2025
		HK$'000	*HK$'000*
REVENUE	*2, 3*	**3,208,540**	1,486,378
Cost of sales		**(2,924,242)**	(1,238,101)
Gross profit		**284,298**	248,277
Other income and gains		**5,089**	15,510
Other expenses and losses		**(31,422)**	-
Selling and marketing expenses		**(401,995)**	(174,516)
Administrative expenses		**(82,174)**	(82,297)
Finance costs	*4*	**(35,333)**	(41,403)
Changes in fair value of investment properties		**(5,520)**	(4,953)
LOSS BEFORE TAX	*5*	**(267,057)**	(39,382)
Income tax expense	*6*	**(87,315)**	(23,111)
LOSS FOR THE PERIOD		**(354,372)**	(62,493)
Attributable to:			
Equity holders of the Company		**(295,609)**	(66,855)
Non-controlling interests		**(58,763)**	4,362
		(354,372)	(62,493)
LOSS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY			
Basic and diluted	*7*	**(37.0 cents)**	(HK8.4 cents)

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the six months ended 30 June 2026

	Unaudited Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
LOSS FOR THE PERIOD	**(354,372)**	(62,493)
OTHER COMPREHENSIVE LOSS		
Other comprehensive loss that may be reclassified to profit or loss in subsequent periods:		
Exchange differences on translation of foreign operations	**8,031**	19,108
OTHER COMPREHENSIVE LOSS FOR THE PERIOD	**8,031**	19,108
TOTAL COMPREHENSIVE LOSS FOR THE PERIOD	**(346,341)**	(43,385)
Attributable to:		
Equity holders of the Company	**(279,388)**	(43,055)
Non-controlling interests	**(66,953)**	(330)
	(346,341)	(43,385)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

30 June 2026

	Note	**30 June 2026** *HK$'000* **(Unaudited)**	31 December 2025 *HK$'000* (Audited)
NON-CURRENT ASSETS			
Property, plant and equipment		**213,463**	206,943
Investment properties		**568,966**	488,346
Goodwill		**229,734**	251,133
Other intangible asset		**9,660**	9,660
Equity investment designated at fair value through other comprehensive income		**1,200**	1,200
Deferred tax assets		**196,259**	172,576
Other receivables		**71,172**	67,304
Total non-current assets		**1,290,454**	1,197,162
CURRENT ASSETS			
Properties under development		**14,855,408**	15,175,380
Completed properties held for sale		**1,572,697**	1,657,140
Other receivables, deposits and prepayments		**2,511,270**	2,274,768
Prepaid income tax		**198,433**	161,462
Cash and bank balances		**3,322,378**	3,247,656
Total current assets		**22,460,186**	22,516,406
CURRENT LIABILITIES			
Trade and retention payables	*9*	**4,634,267**	3,711,863
Other payables and accrued expenses		**1,812,997**	2,053,001
Interest-bearing bank and other borrowings		**591,621**	728,301
Contract liabilities		**13,971,508**	12,907,971
Tax payable		**543,730**	437,832
Total current liabilities		**21,554,123**	19,838,968
NET CURRENT ASSETS		**906,063**	2,677,438
TOTAL ASSETS LESS CURRENT LIABILITIES		**2,196,517**	3,874,600

CONSOLIDATED STATEMENT OF FINANCIAL POSITION *(continued)*

30 June 2026

	30 June 2026 *HK$'000* **(Unaudited)**	31 December 2025 *HK$'000* (Audited)
TOTAL ASSETS LESS CURRENT LIABILITIES	**2,196,517**	3,874,600
NON-CURRENT LIABILITIES		
Deferred tax liabilities	**43,219**	43,126
Interest-bearing bank and other borrowings	**2,038,479**	3,370,217
Other payables	**6,979**	7,076
Total non-current liabilities	**2,088,677**	3,420,419
Net assets	**107,840**	454,181
EQUITY		
Equity attributable to equity holders of the Company		
Issued share capital	**79,956**	79,956
Reserves	**334,281**	613,669
	414,237	693,625
Non-controlling interests	**(306,397)**	(239,444)
Total equity	**107,840**	454,181

Notes:

1 Basis of preparation and accounting policies

The unaudited interim condensed consolidated financial information for the six months ended 30 June 2026 has been prepared in accordance with Hong Kong Accounting Standard ("HKAS") 34 Interim Financial Reporting as issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and the disclosure requirements of Appendix D2 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules").

The unaudited interim condensed consolidated financial information does not include all the information and disclosures required in the annual consolidated financial statements, and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2025.

The accounting policies and basis of preparation adopted in the preparation of the unaudited interim condensed consolidated financial information are consistent with those adopted in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025, which have been prepared in accordance with HKFRS Accounting Standards (which include all Hong Kong Financial Reporting Standards, HKASs and Interpretations) as issued by the HKICPA, except for the adoption of the following amended HKFRS Accounting Standards for the first time for the current period's financial information.

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 nature and impact of the amended HKFRS Accounting Standards are described below:

(a) Amendments to HKFRS 9 and HKFRS 7 *Amendments to the Classification and Measurement of Financial Instruments* clarify that a financial asset is derecognised when the entity's rights to the contractual cash flows expire or are transferred, while a financial liability is derecognised on the settlement date. The amendments introduce an accounting policy option to derecognise a financial liability that is settled through an electronic payment system before the settlement date if specified criteria are met. The amendments clarify how to assess the contractual cash flow characteristics of financial assets with environmental, social and governance and other similar contingent features. Moreover, the amendments clarify the requirements for classifying financial assets with non-recourse features and contractually linked instruments. The amendments also include additional disclosures for investments in equity instruments designated at fair value through other comprehensive income and financial instruments with contingent features. Since the Group's accounting policy for the derecognition of financial assets and liabilities in prior years aligned with the amendments and the Group did not have the financial assets that were addressed by the amendments, the amendments did not have any impact on the interim condensed consolidated financial information. The Group will provide additional disclosures for its financial asset designated at fair value through other comprehensive income in the Group's consolidated financial statements for the year ending 31 December 2026.

1 Basis of preparation and accounting policies *(continued)*

The nature and impact of the amended HKFRS Accounting Standards are described below: (continued)

(b) Amendments to HKFRS 9 and HKFRS 7 *Contracts Referencing Nature-dependent Electricity* clarify the application of the "own-use" requirements for in-scope contracts and amend the designation requirements for a hedged item in a cash flow hedging relationship for in-scope contracts. The amendments also include additional disclosures that enable users of financial statements to understand the effects these contracts have on an entity's financial performance and future cash flows. As the Group did not have any contracts that are in the scope of the amendments, the amendments did not have any impact on the interim condensed consolidated financial information.

(c) *Annual Improvements to HKFRS Accounting Standards – Volume 11* set out narrow scope amendments to HKFRS 1, HKFRS 7 (and the accompanying *Guidance on implementing HKFRS 7*), HKFRS 9, HKFRS 10 and HKAS 7. The amendments include clarifications, simplifications, corrections or changes to improve consistency in the corresponding HKFRS Accounting Standards. The amendments did not have any impact on the interim condensed consolidated financial information.

2 Operating segment information

For management purposes, the Group is organised into business units based on its business activities and has three reportable operating segments during the first six months of 2026 as follows:

(a) The property development and trading segment comprises the development and trading of properties;

(b) The property investment segment invests in properties for rental income and potential capital appreciation; and

(c) The treasury management segment invests in debt securities and time deposits for earning interest income.

Management monitors the results of the Group's operating segments separately for the purpose of making decisions about resources allocation and performance assessment. Segment performance is evaluated based on reportable segment profit/loss, which is a measure of adjusted profit/loss before tax. The adjusted loss before tax is measured consistently with the Group's loss before tax except that general finance costs, unallocated other income and gains and corporate and other unallocated expenses and losses are excluded from this measurement.

Segment assets exclude property, plant and equipment related to head office, an equity investment designated at fair value through other comprehensive income, other intangible asset, certain unallocated cash and bank balances, unallocated head office and corporate assets as these assets are managed on a group basis.

Segment liabilities exclude general interest-bearing bank and other borrowings, unallocated head office and corporate liabilities as these liabilities are managed on a group basis.

2 Operating segment information *(continued)*

	Property development and trading *HK$'000*	Property investment *HK$'000*	Treasury management *HK$'000*	Consolidated *HK$'000*
Six months ended 30 June 2026 (Unaudited)				
Segment revenue	**3,208,540**	-	-	**3,208,540**
Segment results	**(195,526)**	**(6,235)**	-	**(201,761)**
Specific finance costs	**(35,253)**	**-**	-	**(35,253)**
General finance costs				**(80)**
Corporate and other unallocated expenses and losses				**(29,963)**
Loss before tax				**(267,057)**
Income tax (expense)/credit	**(88,873)**	**1,558**	-	**(87,315)**
Loss for the period				**(354,372)**

	Property development and trading *HK$'000*	Property investment *HK$'000*	Treasury management *HK$'000*	Corporate and others *HK$'000*	Consolidated *HK$'000*
At 30 June 2026 (Unaudited)					
Assets and liabilities					
Total assets	**23,144,253**	**571,494**	**-**	**34,893**	**23,750,640**
Total liabilities	**23,593,745**	**43,959**	**-**	**5,096**	**23,642,800**
Six months ended 30 June 2026 (Unaudited)					
Other segment information:					
Capital expenditure*	**649**	**68,234**	**-**	**3,169**	**72,052**
Depreciation	**2,304**	**-**	**-**	**1,686**	**3,990**
Impairment loss on goodwill	**30,347**	**-**	**-**	**-**	**30,347**
Fair value losses on investment properties	**-**	**5,520**	**-**	**-**	**5,520**
Provision for properties under development and completed properties held for sale	**83,863**	**-**	**-**	**-**	**83,863**

2 Operating segment information *(continued)*

	Property development and trading *HK$'000*	Property investment *HK$'000*	Treasury management *HK$'000*	Consolidated *HK$'000*
Six months ended 30 June 2025 (Unaudited)				
Segment revenue	1,486,378	-	-	1,486,378
Segment results	30,200	(5,632)	(10)	24,558
Specific finance costs	(41,168)	-	-	(41,168)
General finance costs				(235)
Unallocated other income and gains				486
Corporate and other unallocated expenses and losses				(23,023)
Loss before tax				(39,382)
Income tax expense	(24,349)	1,238	-	(23,111)
Loss for the period				(62,493)

	Property development and trading *HK$'000*	Property investment *HK$'000*	Treasury management *HK$'000*	Corporate and others *HK$'000*	Consolidated *HK$'000*
At 31 December 2025 (Audited)					
Assets and liabilities					
Total assets	23,191,516	490,623	-	31,429	23,713,568
Total liabilities	23,130,754	124,082	-	4,551	23,259,387
Six months ended 30 June 2025 (Unaudited)					
Other segment information:					
Capital expenditure*	8,374	67,184	-	2,130	77,688
Depreciation	5,092	-	-	2,111	7,203
Fair value losses on investment properties	-	4,953	-	-	4,953
Reversal of provision for properties under development and completed properties held for sale	18,986	-	-	-	18,986

* Capital expenditure consists of additions of property, plant and equipment and investment properties.

2 Operating segment information *(continued)*

Geographical information

(a) Revenue from external customers

	Unaudited Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
Chinese Mainland	**3,208,540**	1,486,378

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

(b) Non-current assets

	30 June 2026	31 December 2025
	HK$'000	*HK$'000*
	(Unaudited)	(Audited)
Chinese Mainland	**1,004,671**	941,386
Hong Kong	**17,152**	14,696
Total	**1,021,823**	956,082

The non-current assets information above is based on the location of assets and excludes financial instruments and deferred tax assets.

Information about major customers

During the six months ended 30 June 2026 and 2025, no revenue from transactions with a single external customer amounted to 10% or more of the total revenue of the Group.

3 Revenue

An analysis of revenue is as follows:

	Unaudited Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
Revenue from contracts with customers		
Sales of properties	**3,208,540**	1,486,378

4 Finance costs

An analysis of finance costs is as follows:

	Unaudited Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
Interest on bank and other borrowings	**157,255**	270,997
Interest expenses arising from revenue contracts	**321,139**	423,900
Interest on lease liabilities	**365**	512
Imputed interest on retention payables	**26,555**	29,607
Total interest expenses	**505,314**	725,016
Less: Interest capitalised	**(469,981)**	(683,613)
Total	**35,333**	41,403

5 Loss before tax

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

	Unaudited Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
Depreciation of owned assets	**2,728**	5,169
Depreciation of right-of-use assets	**1,273**	2,179
	4,001	7,348
Less: Amount capitalised	**(11)**	(145)
Total	**3,990**	7,203
Staff costs (including executive directors' remuneration):		
Wages and salaries	**84,304**	67,590
Pension scheme contributions	**657**	4,632
Total	**84,961**	72,222
Foreign exchange differences, net	**(223)**	(1,416)
Bank interest income*	**(3,279)**	(4,396)
Impairment loss on goodwill**	**30,347**	-
Provision/(reversal of provision) for properties under development and completed properties held for sale***	**83,863**	(18,986)

* This item is included in "Other income and gains" in the consolidated statement of profit or loss.
** This item is included in "Other expenses and losses" in the consolidated statement of profit or loss.
*** This item is included in "Cost of sales" in the consolidated statement of profit or loss.

6 Income tax

No provision for Hong Kong profits tax has been made as the Group did not generate any assessable profits arising in Hong Kong during the current and prior periods. Taxes on profits assessable elsewhere have been calculated at the rates of tax prevailing in the jurisdictions in which the Group operates.

	Unaudited Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
Current - Chinese Mainland		
PRC corporate income tax	**68,220**	3,952
PRC land appreciation tax	**37,921**	41,239
Subtotal	**106,141**	45,191
Deferred	**(18,826)**	(22,080)
Total tax expense for the period	**87,315**	23,111

7 Loss per share attributable to ordinary equity holders of the Company

The calculation of the basic loss per share amounts for the periods is based on the loss for the period attributable to ordinary equity holders of the Company and the number of ordinary shares in issue during the periods.

The Group had no potentially dilutive ordinary shares in issue during the periods ended 30 June 2026 and 2025.

The calculations of basic and diluted loss per share are based on:

	Unaudited Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
Loss		
Loss for the period attributable to ordinary equity holders of the Company	**(295,609)**	(66,855)

	Number of shares Six months ended 30 June	
	2026	2025
Shares		
Number of ordinary shares in issue during the period	**799,557,415**	799,557,415

8 Dividends

The board of directors has resolved not to declare an interim dividend for the six months ended 30 June 2026 (six months ended 30 June 2025: Nil).

9 Trade and retention payables

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

	30 June 2026	31 December 2025
	HK$'000	*HK$'000*
	(Unaudited)	(Audited)
Trade payables:		
Within 1 month	**2,636,430**	1,963,501
Over 1 month but within 2 months	**28,455**	999
Over 2 months but within 3 months	**284**	594
Over 3 months	**54,142**	48,036
Subtotal	**2,719,311**	2,013,130
Retention payables	**1,914,956**	1,698,733
Total	**4,634,267**	3,711,863

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

During the first half of 2026, the global economy continued to be challenging and volatile. In the US, rising inflation and a persistently strong labor market shifted expectations regarding the Federal Reserve's policy. The central bank held the federal funds rate steady at 3.50% to 3.75%, pausing anticipated rate cuts. This uncertainty surrounding the forward path of interest rates and inflation continued to dampen the pace of global economic recovery.

In Chinese Mainland, the Central Government continued to implement proactive and accommodative monetary policies alongside fiscal stimulus to support economic recovery. Despite ongoing geopolitical conflicts and unresolved trade and tariff tensions with the US, the economy showed resilience, recording a 4.7% growth in Gross Domestic Product ("GDP") in the first half of 2026. For the property sector, there appeared signs of gradual bottoming with upward momentum in prime areas of first-tier cities and certain second-tier cities.

In the UK, while the broader economy was still navigating the impact of a high-interest rate environment, the property market showed signs of stabilization. Rental rates and property prices have generally demonstrated an upward trend across most sectors of the property market.

In Hong Kong, the economy expanded robustly, driven by sustained strong performance in external trade and domestic demand. The residential property market continued to strengthen significantly, marked by a notable increase in transaction volumes and rising overall flat prices. Conversely, private consumption expenditure remained relatively sluggish, and the non-residential property market remained weak, particularly in the retail and office sectors, as market confidence awaited further restoration.

For the first half of 2026, the Group's total revenue amounted to HK$3,208.5 million, representing an increase of 116% from HK$1,486.4 million recorded in the corresponding period in 2025. Revenue from property sale increased by 116% from HK$1,486.4 million to HK$3,208.5 million. There was no rental income from investment properties during the first half of 2026 (2025: Nil). There was no treasury management income in the first half of 2026 (2025: Nil).

The Group's net loss attributable to shareholders for the first six months of 2026 amounted to HK$295.6 million as compared to a loss of HK$66.9 million in the corresponding period in 2025. Loss per share for the first six-month period of 2026 was HK37.0 cents (2025: loss per share HK8.4 cents).

The Group's investment property portfolio was independently valued at the end of the period resulting in revaluation loss of HK$5.5 million (2025: HK$5.0 million loss). The revaluation loss was reported in the consolidated statement of profit or loss.

Property Development and Trading

During the first half of 2026, the Group had pre-sales for five property projects in Sichuan, the PRC. The total contract sales was approximately HK$2,993.8 million (2025: HK$4,591.4 million) and the revenue recognised amounted to HK$3,208.5 million (2025: HK$1,486.4 million) in the first half of the year.

The breakdown of contract sales in the first half of 2026 is as follows:

Projects	**Location**	**Contract Sales** *RMB'M*	**Contract Sales GFA** *Sqm*	**Average Selling Price** *RMB/sqm*
Binjiang Wisdom City	Meishan, Sichuan	150.6	27,387	5,499
The City of Islands	Meishan, Sichuan	527.6	71,914	7,337
Joyous Time	Chengdu, Sichuan	134.1	8,537	15,703
Luhu Mansion of Value	Chengdu, Sichuan	811.5	13,164	61,644
Jiaozi Mansion of Value	Chengdu, Sichuan	1,001.8	18,244	54,913

Property Investment

As at 30 June 2026, the Group's major investment properties included investment properties under construction in Sichuan, the PRC.

During the first half of 2026, the Group did not have rental income (2025: Nil).

Treasury Management

During the first half of 2026, the Group did not have treasury management income (2025: Nil).

PROSPECTS

Looking ahead, it is anticipated that the global economy in the second half of 2026 will remain challenging and volatile. With inflation remaining a factor in the US, coupled with the uncertain forward path of interest rates and the unpredictable outcomes of geopolitical conflicts and trade tensions, the pace and magnitude of sustainable economic recovery will continue to be undermined.

In Chinese Mainland, sustainable economic growth will depend on various essential factors such as domestic policies, global economic conditions, and the magnitude of trade and political tension with the US. It is anticipated that the Central Government will continue to provide proactive and accommodative monetary policy and fiscal stimulus to ensure stable economic growth. Necessary supportive policies and measures by the Central Government as well as local governments are expected to be implemented to revive the property market, which is a vital element of the overall economy. It is expected that the property market will gradually recover and improve in the long run.

In the UK, economic recovery will depend heavily on the trajectory of interest rates and global macroeconomic conditions. It is anticipated that economic growth will remain challenging, though the stabilization in rental and property prices highlights areas of resilience within the property sector. The Group will continue to monitor the market conditions in the UK to assess the viability of the property market for future business opportunities.

In Hong Kong, it is anticipated that the pace of economic growth will be affected by the interest rate cycle of the US and various key economic drivers such as tourism, private consumption expenditure, and the economic growth of Chinese Mainland. While the residential property market is well-positioned to maintain its strength, the commercial sectors will likely remain weak until substantial interest rate cuts take place and consumer confidence is restored to an encouraging level.

In this challenging economic environment, the Group will continue to adhere to a prudent and proactive approach for its business operations and development. The Group will continue its efforts in the property business in Chinese Mainland, which is expected to continue to recover and improve under supportive policies and measures by the Central Government and local government authorities. The Group will look for business opportunities in property markets with stable economic prospects for sustainable growth to enhance the returns for our shareholders in the long run.

LIQUDITY AND FINANCIAL RESOURCES

As at 30 June 2026, the Group had net cash of HK$692.3 million (31 December 2025: net borrowing of HK$850.8 million), consisting cash and bank balances of HK$3,322.4 million (31 December 2025: HK$3,247.7 million) and total borrowings of HK$2,630.1 million (31 December 2025: HK$4,098.5 million). The Group maintained a net cash position and therefore the gearing ratio was not applicable (31 December 2025: 122.7%). The gearing ratio, if any, is calculated as the ratio of net borrowings to shareholders' funds.

As at 30 June 2026, the total cash and bank balances amounted to HK$3,322.4 million (31 December 2025: HK$3,247.7 million), approximately 99.2% (31 December 2025: 98.4%) was denominated in RMB, 0.6% (31 December 2025: 1.4%) in HKD, 0.1% (31 December 2025: 0.1%) in USD, and 0.1% (31 December 2025: 0.1%) in GBP.

As at 30 June 2026, the Group's total borrowings amounted to HK$2,630.1 million (31 December 2025: HK$4,098.5 million). Certain borrowings are secured by the pledge of certain property interest and equity interests in certain subsidiaries of the Group. 100% of the total borrowings was denominated in RMB (31 December 2025: 100%). The Group proactively managed its financial resources and devised appropriate funding plan for working capital and capital expenditure.

The maturity profile of the Group's bank and other borrowings as at 30 June 2026 is as follows:

	HK$'M	**Percentage**
Repayable:		
Within one year or on demand	591.6	22.5%
In the second year	1,042.9	39.6%
In the third to fifth years, inclusive	995.6	37.9%
Total	2,630.1	100.0%

As at 30 June 2026, the Group carried out its major property business operations in the Chinese Mainland. Therefore, it is primarily subject to foreign exchange rate fluctuation of Renminbi.

CONTINGENT LIABILITIES/FINANCIAL GUARANTEES

As at 30 June 2026, the Group provided financial guarantees to certain banks in respect of mortgage facilities provided for certain purchasers of the Group's properties in the Chinese Mainland amounting to HK$9,631.4 million (31 December 2025: HK$10,225.7 million).

Save as disclosed above, the Group did not have any contingent liabilities as at 30 June 2026 (31 December 2025: Nil).

STAFF

As at 30 June 2026, the Group employed 420 staff members. During the first half of 2026, the total remuneration of staff members amounted to approximately HK$85.0 million.

Staff remuneration is reviewed by the Group from time to time. In addition to salaries, the Group provides staff benefits including medical insurance, pension scheme and discretionary vocational tuition/training subsidies. Share options and bonuses are also available to employees of the Group at the discretion of the board depending upon the financial performance of the Group.

INTERIM DIVIDEND

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

SIGNIFICANT INVESTMENTS HELD

The Group did not hold any significant investment as at 30 June 2026.

MATERIAL ACQUISITIONS AND DISPOSALS

The Group did not undertake any material acquisition or disposal of subsidiaries, associates or joint ventures during the six months ended 30 June 2026.

FUTURE PLANS FOR MATERIAL INVESTMENTS OR CAPITAL ASSETS

As at 30 June 2026, the Group did not have any concrete plans for material investments or capital assets for the second half of the year 2026.

CORPORATE GOVERNANCE CODE

Throughout the accounting period covered by the interim report, the Company complied with the code provisions of the Corporate Governance Code (the "CG Code") set out within Appendix C1 to the Listing Rules save for the deviations as described below.

The Company has deviated from C.2.1 of the CG Code to the extent that the roles of chairman and chief executive are both performed by Mr. Wong Hy Sky ("Mr. Wong"). Having considered the existing structure and composition of the board and operations of the Group in Hong Kong, the Board believes that vesting the roles of both chairman and managing director in Mr. Wong facilitates the effective implementation and execution of its business strategies by, and ensure a consistent leadership for, the Group. Further, a balance of power and authority between the Board and management can be ensured by the operation of the Board, whose members (including the three independent non-executive Directors) are individuals of high calibre with ample experience, such that the interests of shareholders can be safeguarded. The Company will continue to review the structure and composition of the Board from time to time to ensure that a balance of power and authority between the Board and management is appropriately maintained for the Group.

Except for Wong Hy Sky, Li Li and Lai Degang who have entered into formal letters of appointment setting out the key terms and conditions of their appointment, the Company has not entered into formal letter of appointment with other Directors which deviated from C.3.3 of the CG Code. This notwithstanding, every Director, including those appointed for a specific term, shall be subject to retirement by rotation, removal, vacation or termination of the office as a director, and disqualification to act as a director in the manner specified in the Company's bye-laws, applicable laws and the Listing Rules. Shareholders are sent (at the same time as the notice of the relevant general meeting) a circular containing all the information reasonably necessary to enable them to make an informed decision on whether to vote for or against the ordinary resolution to approve the re-election of each retiring Director who stands for re-election at the meeting, including the information required to be disclosed pursuant to Rule 13.51(2) of the Listing Rules.

Under C.6.1 of the CG Code, the company secretary should be an employee of the issuer and have day-to-day knowledge of the issuer's affairs. The company secretary of the Company, Ms. Cheung Bo Man ("Ms. Cheung"), being a practising solicitor in Hong Kong and a partner of the Company's Hong Kong legal advisor, is not an employee of the Company. Since the appointment of Ms. Cheung as the company secretary on 15 May 2026 and up to 30 June 2026, the Company has assigned Mr. Ho Chak Hang, Senior Finance Manager of the Company as the contact person with Ms. Cheung to ensure that information in relation to the performance, financial position and other major developments of the Group are speedily delivered to Ms. Cheung to enable her to get hold of the Group's development promptly without material delay. With her expertise and experience, the Company is confident that having Ms. Cheung as its company secretary is beneficial to the Group's compliance with the relevant board procedures, applicable laws, rules and regulations.

MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted a code of conduct regarding securities transactions for its Directors and its relevant employees (within the meaning of the CG Code) on terms no less exacting than the Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix C3 to the Listing Rules (the "Model Code").

All Directors confirmed that they had complied with the required standard set out in the Model Code and the Company's code of conduct regarding directors' securities transactions throughout the period.

PURCHASE, SALE OR REDEMPTION OF SHARES

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any shares in the Company during the six months ended 30 June 2026.

REVIEW BY AUDIT COMMITTEE

The audit committee of the Company (the "Audit Committee") comprises three independent non-executive Directors, namely Luk Yu King, James (Chairman of the Audit Committee), Leung Yu Ming, Steven and Lai Degang. The Audit Committees has reviewed this interim results. The Audit Committee has also reviewed the accounting principles and practices adopted by the Company and discussed internal control, risk management and financial reporting matters with management.

On behalf of the board
Wong Hy Sky
Chairman and Managing Director

Hong Kong, 27 August 2026

As at the date hereof, the board of directors of the Company comprises Wong Hy Sky, Liu Jie and Li Li who are executive directors; and Luk Yu King, James, Leung Yu Ming, Steven and Lai Degang who are independent non-executive directors.

* *For identification purposes only*