HONGKONG CHINESE LIMITED
香港華人有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 655)

INTERIM RESULTS
FOR THE SIX MONTHS ENDED 30 JUNE 2026

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

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
For the six months ended 30 June 2026

		Unaudited	
		Six months ended 30 June	
		2026	2025
	Note	**HK$'000**	HK$'000
Revenue	3	**15,529**	37,546
Cost of sales		**(1,136)**	(1,221)
Gross profit		**14,393**	36,325
Administrative expenses	5	**(8,340)**	(9,795)
Other operating expenses	5	**(5,775)**	(5,728)
Other gains/(losses) — net	4	**(309)**	1,192
Finance costs		**(10,916)**	(11,911)
Share of results of associates	6	**(126,329)**	2,914
Share of results of joint ventures	7	**(432,095)**	189,095
Profit/(Loss) before tax	5	**(569,371)**	202,092
Income tax	8	**(394)**	(2,442)
Profit/(Loss) for the period		**(569,765)**	199,650
Attributable to:			
Equity holders of the Company		**(569,489)**	199,465
Non-controlling interests		**(276)**	185
		(569,765)	199,650
		HK cents	HK cents
Earnings/(Loss) per share attributable to equity holders of the Company	9		
Basic and diluted		**(28.5)**	10.0

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the six months ended 30 June 2026

	Unaudited Six months ended 30 June 2026 HK$'000	 2025 HK$'000
Profit/(Loss) for the period	**(569,765)**	199,650
Other comprehensive income/(loss)		
Other comprehensive income/(loss) that may be reclassified to profit or loss in subsequent periods:		
Exchange differences on translation of foreign operations	**5,738**	33,071
Share of other comprehensive income/(loss) of joint ventures:		
Exchange differences on translation of foreign operations	**115,659**	606,283
Other reserve	**3,738**	(42,492)
Net other comprehensive income that may be reclassified to profit or loss in subsequent periods, net of tax	**125,135**	596,862
Other comprehensive income/(loss) that will not be reclassified to profit or loss in subsequent periods:		
Changes in fair value of equity instruments at fair value through other comprehensive income	**(8)**	2
Share of changes in fair value of equity instruments at fair value through other comprehensive income of joint ventures	**(116,193)**	(24,701)
Net other comprehensive loss that will not be reclassified to profit or loss in subsequent periods, net of tax	**(116,201)**	(24,699)
Other comprehensive income for the period, net of tax	**8,934**	572,163
Total comprehensive income/(loss) for the period	**(560,831)**	771,813
Attributable to:		
Equity holders of the Company	**(561,160)**	771,391
Non-controlling interests	**329**	422
	(560,831)	771,813

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

	Note	**30 June 2026 HK$'000 (Unaudited)**	31 December 2025 HK$'000 (Audited)
Non-current assets			
Fixed assets		**8,288**	8,821
Investment properties		**123,663**	121,586
Interests in associates	6	**113,030**	237,810
Interests in joint ventures	7	**8,306,495**	8,722,590
Financial assets at fair value through other comprehensive income		**56**	67
Financial assets at fair value through profit or loss		**2,950**	2,950
Debtors, prepayments and other assets	11	**9,808**	8,521
		8,564,290	9,102,345
Current assets			
Properties held for sale		**67,048**	64,862
Properties under development		**20,642**	21,098
Debtors, prepayments and other assets	11	**2,951**	2,715
Financial assets at fair value through profit or loss		**2,469**	2,995
Tax recoverable		**6,007**	5,994
Cash and cash equivalents		**84,662**	110,932
		183,779	208,596
Current liabilities			
Other payables, accruals and other liabilities		**17,387**	23,972
Tax payable		**30,870**	29,582
		48,257	53,554
Net current assets		**135,522**	155,042
Total assets less current liabilities		**8,699,812**	9,257,387
Non-current liabilities			
Bank loans		**506,667**	505,067
Deferred tax liabilities		**9,897**	9,841
		516,564	514,908
Net assets		**8,183,248**	8,742,479
Equity			
Equity attributable to equity holders of the Company			
Share capital		**199,828**	199,828
Reserves		**7,967,859**	8,527,419
		8,167,687	8,727,247
Non-controlling interests		**15,561**	15,232
Total equity		**8,183,248**	8,742,479

Note:

1. BASIS OF PREPARATION

The interim results are unaudited, condensed and have been prepared in accordance with Hong Kong Accounting Standard ("HKAS") 34 *Interim Financial Reporting* issued by the Hong Kong Institute of Certified Public Accountants and the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. The interim results do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual financial statements for the year ended 31 December 2025. The interim results have been reviewed by the audit committee of the Company.

The accounting policies adopted in the preparation of the interim results are consistent with those applied in the preparation of the Group's annual financial statements for the year ended 31 December 2025, except for the adoption of the following amended HKFRS Accounting Standards for the first time for the current period's interim results:

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 adoption of the above amended HKFRS Accounting Standards has had no significant financial effect on the interim results. The Group has not applied any new or amended HKFRS Accounting Standards that are not yet effective for the current financial period.

2. SEGMENT INFORMATION

For management purposes, the Group is organised into business units based on their products and services, and has reportable operating segments as follows:

(a) the property investment segment includes investments relating to the letting and resale of properties;

(b) the property development segment includes the development and sale of properties;

(c) the treasury investment segment includes investments in money markets;

(d) the securities investment segment includes investments in securities that are held for trading and for long-term strategic purposes; and

(e) the "other" segment comprises principally the provision of project management services.

Management monitors the results of the Group's operating segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on reportable segment profit/(loss) and comprises segment results of the Company and its subsidiaries, the Group's share of results of associates and joint ventures.

Segment results are measured consistently with the Group's profit/(loss) before tax except that the Group's share of results of associates and joint ventures, unallocated corporate expenses and certain finance costs are excluded from such measurement.

Segment assets exclude interests in associates and joint ventures, deferred tax assets, tax recoverable and other head office and corporate assets which are managed on a group basis.

Segment liabilities exclude tax payable, deferred tax liabilities and other head office and corporate liabilities which are managed on a group basis.

Inter-segment transactions are on an arm's length basis in a manner similar to transactions with third parties.

	Property investment HK$'000	Property development HK$'000	Treasury investment HK$'000	Securities investment HK$'000	Other HK$'000	Consolidated HK$'000
Six months ended 30 June 2026						
Revenue — external	**14,534**	**-**	**490**	**24**	**481**	**15,529**
Segment results	**225**	**(1,669)**	**490**	**(636)**	**261**	**(1,329)**
Unallocated corporate expenses						**(9,618)**
Share of results of associates	**-**	**(126,329)**	**-**	**-**	**-**	**(126,329)**
Share of results of joint ventures	**(432,095)**	**-**	**-**	**-**	**-**	**(432,095)**
Loss before tax						**(569,371)**
Other segment information:						
Depreciation	**(5)**	**(29)**	**-**	**-**	**(1)**	**(35)**
Interest income	**11,129**	**-**	**490**	**-**	**259**	**11,878**
Finance costs	**(10,916)**	**-**	**-**	**-**	**-**	**(10,916)**
Fair value loss on financial instruments at fair value through profit or loss	**-**	**-**	**-**	**(526)**	**-**	**(526)**
Unallocated:						
Capital expenditure *(Note)*						**8**
Depreciation						**(550)**
Six months ended 30 June 2025						
Revenue — external	34,748	-	2,553	24	221	37,546
Segment results	19,410	(1,743)	2,553	661	(222)	20,659
Unallocated corporate expenses						(10,576)
Share of results of associates	-	2,914	-	-	-	2,914
Share of results of joint ventures	189,095	-	-	-	-	189,095
Profit before tax						202,092
Other segment information:						
Depreciation	(7)	(28)	-	-	(2)	(37)
Interest income	31,159	-	2,553	-	8	33,720
Finance costs	(11,911)	-	-	-	-	(11,911)
Fair value gain on financial instruments at fair value through profit or loss	-	-	-	658	-	658
Unallocated:						
Capital expenditure *(Note)*						130
Depreciation						(551)
Loss on disposal of fixed assets						(1)

Note: Capital expenditure includes additions to fixed assets.

	Property investment HK$'000	Property development HK$'000	Treasury investment HK$'000	Securities investment HK$'000	Other HK$'000	Consolidated HK$'000
At 30 June 2026 (unaudited)						
Segment assets	**151,066**	**75,720**	**72,192**	**5,475**	**9,851**	**314,304**
Interests in associates	**-**	**113,030**	**-**	**-**	**-**	**113,030**
Interests in joint ventures	**8,306,495**	**-**	**-**	**-**	**-**	**8,306,495**
Unallocated assets						**14,240**
Total assets						**8,748,069**
Segment liabilities	**511,455**	**9,223**	**-**	**-**	**-**	**520,678**
Unallocated liabilities						**44,143**
Total liabilities						**564,821**
At 31 December 2025 (audited)						
Segment assets	147,906	73,979	99,617	6,012	8,531	336,045
Interests in associates	-	237,810	-	-	-	237,810
Interests in joint ventures	8,722,590	-	-	-	-	8,722,590
Unallocated assets						14,496
Total assets						9,310,941
Segment liabilities	510,317	8,978	-	-	55	519,350
Unallocated liabilities						49,112
Total liabilities						568,462

3. REVENUE

An analysis of revenue is as follows:

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
Revenue from contracts with customers:		
Provision of project management services	**220**	212
Revenue from other sources:		
Property rental income from operating leases	**3,405**	3,589
Interest income	**11,878**	33,720
Dividend income	**24**	24
Other	**2**	1
	15,309	37,334
	15,529	37,546

Disaggregated revenue information for revenue from contracts with customers

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
Other segment:		
Types of goods or services:		
Provision of project management services	**220**	212
Geographical market:		
Republic of Singapore	**220**	212
Timing of revenue recognition:		
Services transferred over time	**220**	212

Set out below is the reconciliation of the revenue from contracts with customers to the amounts disclosed in the segment information:

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
Other segment:		
Revenue from contracts with external customers	**220**	212
Revenue from other sources — external	**261**	9
Total	**481**	221

4. OTHER GAINS/(LOSSES) — NET

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
Fair value gains/(losses) on financial instruments at fair value through profit or loss:		
Financial assets at fair value through profit or loss mandatorily classified as such, including those held for trading:		
Equity securities	**(526)**	378
Debt securities	**-**	280
	(526)	658
Loss on disposal of fixed assets	**-**	(1)
Foreign exchange gains — net	**217**	535
	(309)	1,192

5. PROFIT/(LOSS) BEFORE TAX

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

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
Interest income:		
Loans and advances	**11,388**	31,167
Other	**490**	2,553
Staff costs *(Note (a))*	**(6,047)**	(7,357)
Depreciation of fixed assets *(Note (a))*	**(585)**	(588)
Legal and professional fees *(Note (b))*	**(219)**	(275)
Consultancy and service fees *(Note (b))*	**(1,488)**	(1,488)

Note:

(a) The amounts are included in "Administrative expenses" in the condensed consolidated statement of profit or loss.

(b) The amounts are included in "Other operating expenses" in the condensed consolidated statement of profit or loss.

6. SHARE OF RESULTS OF ASSOCIATES/INTERESTS IN ASSOCIATES

In 2022, a Singapore court partially allowed the allegation by a bank in its claims against an associate of the Group, amongst others, and found the associate liable for losses and damages suffered by the bank in connection with certain loans granted to third parties by the bank. In June 2025, the court awarded the bank damages. The bank subsequently filed an appeal to challenge the quantum of damages and such appeal was heard in May 2026. A judgment was issued in August 2026 (the "Judgment") and the court allowed the appeal in part and awarded the bank a sum of approximately S$76,106,000 (equivalent to approximately HK$466,000,000). As a result of the Judgment, the Group recorded a share of loss of associates of HK$126,329,000 for the six months ended 30 June 2026 (2025 — profit of HK$2,914,000). The associate has sufficient financial resources to settle the Judgment.

7. SHARE OF RESULTS OF JOINT VENTURES/INTERESTS IN JOINT VENTURES

Share of results of joint ventures for the six months ended 30 June 2026 mainly included share of loss of Lippo ASM Asia Property Limited ("LAAPL", together with its subsidiaries, the "LAAPL Group") of HK$429,532,000 (2025 — profit of HK$191,561,000). Such loss was mainly attributable to the share of losses from its equity-accounted investees and an impairment loss recognised on interest in an equity-accounted investee for the period. As at 30 June 2026, the Group's total interests in LAAPL was approximately HK$8,144,748,000 (31 December 2025 — HK$8,559,859,000).

LAAPL is the vehicle holding a controlling stake in OUE Limited ("OUE") which is listed on the Mainboard of the Singapore Exchange Securities Trading Limited. OUE is a leading real estate and healthcare group. OUE's real estate activities include the development, investment and management of real estate assets across the commercial, hospitality, retail and residential sectors. Certain bank facilities of the LAAPL Group were secured by certain listed shares held under it.

8. INCOME TAX

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
Current tax		
Charge for the period	**395**	2,443
Deferred tax	**(1)**	(1)
Total tax charge for the period	**394**	2,442

Hong Kong profits tax has been provided at the rate of 8.25% or 16.5% (2025 — 8.25% or 16.5%), as appropriate. For the companies operating in Chinese Mainland and the Republic of Singapore, corporate taxes have been calculated on the estimated assessable profits for the period at the rates of 25% and 17% (2025 — 25% and 17%), respectively. Taxes on profits assessable elsewhere have been calculated at the rates of tax prevailing in the jurisdictions in which the Group operates.

9. EARNINGS/(LOSS) PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY

(a) Basic earnings/(loss) per share

Basic earnings/(loss) per share is calculated based on (i) the consolidated profit/(loss) for the period attributable to equity holders of the Company; and (ii) the weighted average number of approximately 1,998,280,000 ordinary shares (2025 — approximately 1,998,280,000 ordinary shares) outstanding during the period.

(b) Diluted earnings/(loss) per share

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

10. INTERIM DIVIDEND

The Directors have resolved not to declare the payment of any interim dividend for the six months ended 30 June 2026 (2025 — Nil).

11. DEBTORS, PREPAYMENTS AND OTHER ASSETS

Included in the balances are trade debtors with an ageing analysis, based on the invoice date and net of loss allowance, as follows:

	30 June	31 December
	2026	2025
	HK$'000	HK$'000
Outstanding balances with ages:		
Between 31 and 60 days	**-**	71

BUSINESS REVIEW

Overview

The global macro environment was uncertain and volatile for the six months ended 30 June 2026 (the "Period"). Heightened geopolitical tensions in the Middle East and recurring disruptions in the Strait of Hormuz, a crucial passageway for tankers, had pushed up oil prices and triggered significant volatility in commodity prices and renewed inflationary pressures. However, the economy in Singapore, where the major operations of the Company's principal joint ventures are located, performed better than expected for the Period. Singapore's economy expanded by 1.4% in the second quarter of 2026, extending the 1.2% expansion in the first quarter of 2026. The office market remained resilient in the second quarter of 2026, driven by broad-based demand and constrained supply. Singapore's international visitor arrivals for the Period fell 1.7% on a year-on-year basis to 8.2 million, reflecting a softening in travel demand. This came after a strong year for Singapore's tourism sector which recorded its highest-ever tourism receipts in 2025. The economy in Chinese Mainland made a solid start to 2026, supported by high-tech investments and exports. However, domestic and global challenges continued to weigh on its growth. The property market in Chinese Mainland in the first half of 2026 remained in a prolonged structural correction with imbalance between strong supply and weak demand.

Results for the Period

Against this backdrop, the Company (together with its subsidiaries, collectively, the "Group") recorded a consolidated loss attributable to shareholders of HK$569 million for the Period, as compared to a consolidated profit of HK$199 million for the six months ended 30 June 2025 ("2025"). Such loss was mainly attributable to the share of loss of joint ventures for the Period arising from an equity-accounted investee of a joint venture, which was largely non-cash in nature, and the share of loss of associates as mentioned below.

Revenue for the Period decreased to HK$16 million (2025 — HK$38 million), which was mainly due to the decrease in interest income from property investment segment. Property investment business contributed to 94% (2025 — 93%) of total revenue for the Period.

The Group's other operating expenses mainly included legal and professional fees and consultancy and service fees. Other operating expenses amounted to HK$6 million for the Period (2025 — HK$6 million).

Property investment

Segment revenue from the property investment business was mainly attributable to recurrent rental income from the Group's investment properties and interest income from the loans to the Group's joint ventures. Shareholders of a joint venture of the Group agreed to stop accrual of interest on part of the shareholder loans on a pro rata basis since the second half of 2025 and accordingly, the share of loss of the joint venture was reduced in accordance with the respective shareholding in the joint venture. However, due to the drop in interest income, the segment revenue for the Period decreased to HK$15 million (2025 — HK$35 million). Segment profit before share of results from the Group's joint ventures decreased to HK$0.2 million for the Period (2025 — HK$19 million).

Lippo ASM Asia Property Limited ("LAAPL", together with its subsidiaries, collectively, the "LAAPL Group"), a principal joint venture of the Group, is the vehicle holding a controlling stake in OUE Limited ("OUE", together with its subsidiaries, collectively, the "OUE Group"), a company listed on the Mainboard of the Singapore Exchange Securities Trading Limited (the "SGX-ST"). OUE is a leading real estate and healthcare group. OUE's real estate activities include the development, investment and management of real estate assets across the commercial, hospitality, retail and residential sectors. As at 30 June 2026, the LAAPL Group had an equity interest of approximately 73.44% in OUE.

OUE Real Estate Investment Trust ("OUE REIT"), a subsidiary of OUE, is a REIT listed on the Mainboard of the SGX-ST. The property portfolio of OUE REIT includes OUE Bayfront, One Raffles Place, OUE Downtown Office, Hilton Singapore Orchard, the adjoining Mandarin Gallery and Crowne Plaza Changi Airport in Singapore and Salesforce Tower in Sydney, Australia. The LAAPL Group had an aggregate of approximately 49.92% interest in OUE REIT as at 30 June 2026.

In March 2026, OUE REIT completed the acquisition of a 19.9% interest in Salesforce Tower, a prime freehold and newly built commercial tower in Circular Quay, Sydney, Australia. The property's committed occupancy was 100% as at 30 June 2026, enhancing income resilience for OUE REIT.

OUE REIT reported a strong set of results for the Period which was driven by stronger hospitality performance, income contribution from the acquisition of Salesforce Tower and significantly lower interest expenses resulting from effective capital management. In Singapore, OUE REIT's high-quality commercial assets continued to contribute stable income, supported by sustained positive rental reversions and higher average passing rents. The hospitality segment of OUE REIT recorded higher revenue for the Period, underpinned by higher revenue per available room arising from increased corporate bookings, resilient transient travel demand and a strong MICE pipeline in the first quarter of 2026.

In June 2026, OUE announced a proposed transaction for a joint venture between OUE and its joint venture partner (the "Joint Venture") to acquire Crowne Plaza Changi Airport from OUE REIT. This is the second transaction with the joint venture partner by OUE following the 255-room Hotel Indigo Changi Airport at Changi Airport Terminal. The proposed transaction is aligned with the long-term strategic objectives of both parties. For the Joint Venture, the transaction provides an opportunity to leverage its real estate development and asset management expertise to strengthen Crowne Plaza Changi Airport's long-term potential through future enhancement initiatives, while reinforcing its conviction in the growth prospects of Singapore's tourism and aviation sectors and Changi Airport's planned expansion. For OUE REIT, the transaction unlocks value from a mature hospitality asset, enhances financial flexibility to pursue value-accretive opportunities, and mitigates future capital expenditure requirements and operational risks associated with potential repositioning works. The proposed divestment by OUE REIT is subject to, inter alia, its unitholders' approval in a general meeting to be convened.

OUE Healthcare Limited ("OUEH", together with its subsidiaries, collectively, the "OUEH Group") is a subsidiary of OUE and listed on the Catalist, the sponsor-supervised listing platform of the SGX-ST. OUEH is a regional healthcare company that owns, operates and invests in high-quality healthcare businesses in high-growth Asian markets including operating and managing a respiratory and cardiothoracic specialist group in Singapore, operating a hospital in Wuxi, Chinese Mainland, and through its joint ventures, operating a hospital in Prince Bay, Shenzhen, and three hospitals in Mandalay, Myanmar. OUEH Group's flagship Prince Bay hospital (Shenzhen China Merchants – Lippo Prince Bay Hospital) opened officially in July 2026 and has been steadily expanding its services. As a premium general hospital meeting international standards, the hospital is well-positioned to meet the needs of patients in the Greater Bay Area. As at 30 June 2026, the OUE Group had approximately 89.68% interest in OUEH. On 24 August 2026, it was announced that a wholly-owned subsidiary of OUE (the "Offeror") proposed to privatise OUEH by acquiring all the issued and paid-up ordinary shares in OUEH, other than those already held by the Offeror, by way of a scheme of arrangement at S$0.050 in cash for each scheme share. The Offeror believed that privatising OUEH would provide the Offeror and OUEH's management with greater flexibility to manage and grow the existing businesses and pursue longer-term strategies of OUEH, without being constrained by the shorter-term expectations of the public market. The privatisation would also allow OUEH to focus its resources on business operations.

As at 30 June 2026, the OUE Group (including the units held through the OUEH Group) held approximately 45.81% interest in First Real Estate Investment Trust ("First REIT"), which is listed on the Mainboard of the SGX-ST. First REIT specialises in income-generating real estate assets primarily used for healthcare and healthcare-related purposes with 3 properties in Singapore, 14 properties in Japan and 14 properties in Indonesia. The first phase divestment of 8 properties of its Indonesian portfolio has been approved by First REIT's unitholders at its extraordinary general meeting held in June 2026. It is further subject to approval by the shareholders of the buyer at a general meeting to be convened. The divestment repositions First REIT for future growth and optimises its capital structure by repaying a majority of its debt with the divestment proceeds, as the manager of First REIT continues to identify, evaluate and execute potential acquisition opportunities in developed markets in the Asia-Pacific region.

The Group recorded a share of loss of joint ventures of HK$430 million from its investment in LAAPL for the Period (2025 — profit of HK$192 million). The loss was mainly attributable to the share of losses from its equity-accounted investees and an impairment loss recognised on interest in an equity-accounted investee, which was adversely impacted by the prolonged downturn in the Chinese Mainland's property market. Such losses are largely non-cash in nature and there is no material impact on the LAAPL Group's operational cashflows and corporate funding requirements. As at 30 June 2026, the Group's total interests in LAAPL decreased to HK$8.1 billion (31 December 2025 — HK$8.6 billion).

Property development

The sale of the remaining properties at Lippo Plaza in Beijing was stagnant during the Period due to the sustained downturn in the Chinese Mainland's property market. The segment recorded a loss of HK$2 million for the Period (2025 — HK$2 million) before accounting for the share of results from the Group's associates.

In 2022, a Singapore court partially allowed the allegation by a bank in its claims against an associate of the Group, amongst others, and found the associate liable for losses and damages suffered by the bank in connection with certain loans granted to third parties by the bank. In June 2025, the court awarded the bank damages. The bank subsequently filed an appeal to challenge the quantum of damages and such appeal was heard in May 2026. A judgment was issued in August 2026 (the "Judgment") and the court allowed the appeal in part and awarded the bank a sum of approximately S$76,106,000 (equivalent to approximately HK$466,000,000). As a result of the Judgment, the Group recorded a share of loss of associates of HK$126,329,000 for the Period (2025 — profit of HK$2,914,000). The associate has sufficient financial resources to settle the Judgment.

Financial Position

The Group's financial position remained healthy. Its total assets, mostly property-related assets, amounted to HK$8.7 billion as at 30 June 2026 (31 December 2025 — HK$9.3 billion). Total liabilities amounted to HK$0.6 billion (31 December 2025 — HK$0.6 billion). As at 30 June 2026, cash and cash equivalents amounted to HK$0.1 billion (31 December 2025 — HK$0.1 billion). Current ratio as at 30 June 2026 was 3.8 (31 December 2025 — 3.9).

As at 30 June 2026, the Group's bank loans amounted to HK$507 million (31 December 2025 — HK$505 million). All bank loans were non-current liabilities, denominated in Hong Kong dollars and carried interest at floating rate. Where appropriate, the Group would use interest rate swaps to modify the interest rate characteristics of its borrowings to limit interest rate exposure. The gearing ratio (measured as total borrowings to equity attributable to equity holders of the Company) was 6.2% as at 30 June 2026 (31 December 2025 — 5.8%).

The consolidated net asset value attributable to equity holders of the Company decreased to HK$8.2 billion as at 30 June 2026 (31 December 2025 — HK$8.7 billion), equivalent to HK$4.1 per share (31 December 2025 — HK$4.4 per share). The decrease was mainly attributable to the loss for the Period, share of decrease in fair value of financial assets at fair value through other comprehensive income, offset by share of foreign exchange translation gain of the LAAPL Group.

The Group monitors the relative foreign exchange position of its assets and liabilities to minimise foreign currency risk. When appropriate, hedging instruments including forward contracts, swaps and currency loans would be used to manage the foreign exchange exposure.

The Group had neither material contingent liabilities outstanding nor charges on the Group's assets as at 30 June 2026 (31 December 2025 — Nil).

As at 30 June 2026, the Group had no capital commitment (31 December 2025 — HK$0.5 million). The Group's investments or capital assets will be financed by its internal resources and external bank financing, as appropriate.

Staff and Remuneration

The Group had 23 full-time employees as at 30 June 2026 (30 June 2025 — 22 full-time employees). Staff costs (including directors' emoluments) charged to the statement of profit or loss for the Period amounted to HK$6 million (2025 — HK$7 million). The Group ensures that its employees are offered competitive remuneration packages. The Group also provides benefits such as medical insurance and retirement funds to employees to sustain competitiveness of the Group.

Proposed Change of Domicile

In order to align the Company's place of incorporation with its listing venue and its core management functions, which are centered in Hong Kong, it is proposed to change the domicile of the Company from Bermuda to Hong Kong by way of application to the Companies Registry in Hong Kong (the "Companies Registry") for re-domiciliation from Bermuda to Hong Kong, and application for deregistration in Bermuda after obtaining certificate of re-domiciliation from the Companies Registry. By relocating its domicile to Hong Kong, the Company intends to benefit from the city's status as a leading international center and its robust, transparent regulatory framework under the Hong Kong Companies Ordinance, which will streamline administrative processes and reduce the costs and burdens associated with maintaining a dual-jurisdiction structure. The proposed change of domicile was approved by a special resolution of the shareholders of the Company at the annual general meeting held in June 2026. As of the date of this announcement, the other conditions for the change of domicile are yet to be fulfilled.

PROSPECTS

Singapore's GDP growth forecast for 2026 was upgraded to "4.5% to 5.5%", from "2.0% to 4.0%". This reflects the better-than-expected performance of the Singapore economy in the first half of 2026, as well as an improved outlook for the rest of 2026 due to the acceleration in global AI-related capital expenditure. GDP growth for Chinese Mainland is projected to expand at a slower pace in the second half of 2026 due to easing exports growth, lower industrial output and investment and subdued domestic consumption. Downside risks have risen significantly. The lingering geopolitical tensions in the Middle East conflict remains highly uncertain. A further escalation or persistence of tensions could heighten global financial market volatility, posing downside risks to growth and upside risks to inflation. Amid the challenging operating environment, the Group and its joint ventures will continue to manage their businesses and monitor their assets and investments cautiously and exercise prudent capital management.

INTERIM DIVIDEND

The Directors have resolved not to declare the payment of any interim dividend for the six months ended 30 June 2026 (2025 — Nil).

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

During the six months ended 30 June 2026, there was no purchase, sale or redemption of the Company's listed securities by the Company or any of its subsidiaries.

AUDIT COMMITTEE

The Company has established an audit committee (the "Committee"). The existing members of the Committee comprise two independent non-executive Directors, namely Mr. King Fai Tsui (Chairman) and Mr. Edwin Neo and one non-executive Director, Mr. Leon Nim Leung Chan. The Committee has reviewed with the management of the Company the accounting principles and practices adopted by the Group and financial reporting matters including the review of the unaudited consolidated interim financial statements of the Group for the six months ended 30 June 2026.

CORPORATE GOVERNANCE

The Company is committed to ensuring high standards of corporate governance practices. The Board of Directors of the Company (the "Board") believes that good corporate governance practices are increasingly important for maintaining and promoting investor confidence. Corporate governance requirements keep changing, therefore the Board reviews its corporate governance practices from time to time to ensure they meet public and shareholders' expectation, comply with legal and professional standards and reflect the latest local and international developments. The Board will continue to commit itself to achieving a high quality of corporate governance so as to safeguard the interests of shareholders and enhance shareholder value.

To the best knowledge and belief of the Directors, the Directors consider that the Company has complied with the code provisions of the Corporate Governance Code as set out in Appendix C1 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited for the six months ended 30 June 2026.

By Order of the Board
HONGKONG CHINESE LIMITED
Davy Kwok Fai Lee
Chief Executive Officer

Hong Kong, 28 August 2026

As at the date of this announcement, the Board of Directors of the Company comprises eight directors, of which Dr. Stephen Riady (Chairman), Mr. John Luen Wai Lee (Deputy Chairman), Mr. Davy Kwok Fai Lee (Chief Executive Officer) and Mr. Brian Riady as executive Directors, Mr. Leon Nim Leung Chan as non-executive Director and Mr. King Fai Tsui, Mr. Edwin Neo and Ms. Min Yen Goh as independent non-executive Directors.

* *For identification purpose only*