青建國際控股有限公司
CNQC International Holdings Limited

(Incorporated in the Cayman Islands with limited liability) **Stock Code: 1240**

INTERIM REPORT
2026

CONTENTS

CORPORATE INFORMATION

DIRECTORS

Executive Directors

Mr. Wang Congyuan *(Chairman)*
Dr. Du Bo
Mr. Li Jun (李軍) *(the Chief Executive Officer)*
Mr. Du Dexiang *(Co-Chief Executive Officer)*
Mr. Zhu Wenbo *(appointed on 13 July 2026)*

Non-executive Director

Mr. Liu Jiazhen

Independent Non-executive Directors

Mr. Tam Tak Kei, Raymond
Mr. Chan Kok Chung, Johnny
Mr. Liu Junchun *(designated as the Lead Independent Non-executive Director on 13 July 2026)*
Ms. Zhou Lu

COMPANY SECRETARY

Ms. Kwan Lok Yan

AUDIT COMMITTEE

Mr. Tam Tak Kei, Raymond
(Chairman of the Audit Committee)
Mr. Chan Kok Chung, Johnny
Mr. Liu Junchun
Ms. Zhou Lu *(appointed as a member on 13 July 2026)*

REMUNERATION COMMITTEE

Mr. Liu Junchun *(Chairman of the Remuneration Committee)*
Mr. Wang Congyuan
Mr. Chan Kok Chung, Johnny
Mr. Tam Tak Kei, Raymond
Mr. Du Dexiang
Ms. Zhou Lu *(appointed as a member on 13 July 2026)*

NOMINATION COMMITTEE

Mr. Wang Congyuan *(Chairman of the Nomination Committee)*
Dr. Du Bo
Mr. Tam Tak Kei, Raymond
Mr. Chan Kok Chung, Johnny
Mr. Liu Junchun
Ms. Zhou Lu *(appointed as a member on 13 July 2026)*

STRATEGY AND INVESTMENT COMMITTEE

Mr. Li Jun (李軍)
(Chairman of the Strategy and Investment Committee)
Dr. Du Bo
Mr. Wang Congyuan
Mr. Chan Kok Chung, Johnny
Mr. Du Dexiang
Mr. Liu Jiazhen
Ms. Zhou Lu *(appointed as a member on 13 July 2026)*

AUTHORIZED REPRESENTATIVES

Mr. Li Jun (李軍)
Ms. Kwan Lok Yan

REGISTERED OFFICE

Windward 3, Regatta Office Park
PO Box 1350, Grand Cayman KY1-1108
Cayman Islands

HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS IN HONG KONG

8/F, Enterprise Square Three,
39 Wang Chiu Road
Kowloon Bay, Hong Kong

CORPORATE INFORMATION

LEGAL ADVISERS AS TO HONG KONG LAWS

Li & Partners

AUDITOR

Deloitte Touche Tohmatsu
Certified Public Accountants
Registered Public Interest Entity Auditor

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Ocorian Trust (Cayman) Limited
Windward 3, Regatta Office Park
PO Box 1350
Grand Cayman KY1-1108
Cayman Islands

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Tricor Investor Services Limited
17/F, Far East Finance Centre
16 Harcourt Road
Hong Kong

PRINCIPAL BANKERS

Hang Seng Bank Limited
United Overseas Bank
The Bank of East Asia Limited
The Export-Import Bank of China
China Development Bank
The Hongkong and Shanghai Banking Corporation Limited

STOCK CODE

1240

WEBSITE

www.cnqc.com.hk

INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND COMPREHENSIVE INCOME

For the six months ended 30 June 2026

	Notes	Six months ended 30 June 2026 HK$'000 (Unaudited)	2025 HK$'000 (Unaudited)
Revenue	7	**4,103,720**	4,404,110
Cost of sales		**(3,975,886)**	(4,103,040)
Gross profit		**127,834**	301,070
Other income	8	**44,461**	42,777
Other gain/(loss), net	9	**1,737**	(46,486)
Selling and marketing expenses		**(3,299)**	(26,820)
General and administrative expenses		**(130,277)**	(128,658)
Operating profit	10	**40,456**	141,883
Finance income		**21,494**	33,757
Finance cost		**(55,333)**	(70,504)
Finance costs, net	11	**(33,839)**	(36,747)
Share of results of associated companies		**183,717**	(23,710)
Share of results of joint ventures		**(88)**	(567)
Profit before income tax		**190,246**	80,859
Income tax expense	12	**(15,528)**	(29,835)
Profit for the period		**174,718**	51,024
Other comprehensive income			
Item that may be reclassified subsequently to profit or loss:			
— Exchange differences arising from translation of foreign operations		**28,830**	174,052
		28,830	174,052
Total comprehensive income for the period		**203,548**	225,076

INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND COMPREHENSIVE INCOME

For the six months ended 30 June 2026

		Six months ended 30 June	
	Notes	**2026 HK$'000 (Unaudited)**	2025 HK$'000 (Unaudited)
Profit for the period attributable to:			
Owners of the Company		**34,124**	29,920
Non-controlling interests		**140,594**	21,104
		174,718	51,024
Total comprehensive income for the period attributable to:			
Owners of the Company		**55,811**	203,598
Non-controlling interests		**147,737**	21,478
		203,548	225,076
Earnings per share attributable to owners of the Company during the period	*13*		
Basic (HK$)			
— ordinary shares		**0.021**	0.018
— convertible preference shares		**0.021**	0.018
Diluted (HK$)			
— ordinary shares		**0.021**	0.018
— convertible preference shares		**0.021**	0.018

The above interim condensed consolidated statement of comprehensive income should be read in conjunction with the accompany notes.

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

	Notes	**30 June 2026 HK$'000 (Unaudited)**	31 December 2025 HK$'000 (Audited)
ASSETS			
Non-current assets			
Property, plant and equipment	*14*	**427,095**	445,138
Right-of-use assets	*14*	**77,651**	96,223
Goodwill	*14*	**580,548**	580,500
Other intangible assets	*14*	**54,568**	54,692
Investments in associated companies		**408,574**	323,639
Investments in joint ventures		**28,576**	30,300
Deferred income tax assets		**15,701**	17,608
Financial assets at fair value through other comprehensive income		**347**	347
Financial assets at fair value through profit or loss		**167,380**	167,380
Prepayments, other receivables and deposits	*15*	**1,252,543**	1,613,031
		3,012,983	3,328,858
Current assets			
Development properties for sale	*16*	**715,297**	720,889
Trade and other receivables, prepayments and deposits	*15*	**2,110,398**	1,880,747
Contract assets	*17*	**1,134,286**	1,331,273
Tax recoverable		**4,529**	3,336
Cash and cash equivalents		**773,192**	1,083,993
Total current assets		**4,737,702**	5,020,238
Total assets		**7,750,685**	8,349,096

The above interim condensed consolidated statement of financial position should be read in conjunction with the accompany notes.

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

	Notes	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
EQUITY AND LIABILITIES			
Equity attributable to owners of the Company			
Share capital — ordinary shares	*20*	**15,183**	15,183
Share capital — convertible preference shares	*20*	**1,249**	1,249
Share premium		**3,261,225**	3,261,225
Other reserves		**(1,092,221)**	(1,113,908)
Retained earnings		**399,514**	365,390
		2,584,950	2,529,139
Non-controlling interests		**717,839**	715,142
Total equity		**3,302,789**	3,244,281
LIABILITIES			
Non-current liabilities			
Borrowings	*18*	**511,461**	1,622,939
Lease liabilities		**48,291**	60,688
Deferred income tax liabilities		**50,168**	50,708
Derivative financial instruments		**–**	1,591
		609,920	1,735,926
Current liabilities			
Trade and other payables	*19*	**2,283,545**	2,575,788
Contract liabilities		**138,381**	28,299
Income tax payables		**31,982**	39,095
Borrowings	*18*	**1,347,170**	681,596
Lease liabilities		**34,009**	38,700
Derivative financial instruments		**2,889**	5,411
Total current liabilities		**3,837,976**	3,368,889
Total liabilities		**4,447,896**	5,104,815
Total equity and liabilities		**7,750,685**	8,349,096

The above interim condensed consolidated statement of financial position should be read in conjunction with the accompany notes.

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 30 June 2026

	Attributable to owners of the Company							
	Share capital — ordinary shares HK$'000	Share capital — convertible preference shares HK$'000	Share premium HK$'000	Other reserves HK$'000	Retained earnings HK$'000	Total HK$'000	Non-controlling interests HK$'000	Total equity HK$'000
For the six months ended 30 June 2026 (unaudited)								
Balance at 1 January 2026	15,183	1,249	3,261,225	(1,113,908)	365,390	2,529,139	715,142	3,244,281
Comprehensive income								
Profit for the period	–	–	–	–	34,124	34,124	140,594	174,718
Other comprehensive income								
Currency translation difference	–	–	–	21,687	–	21,687	7,143	28,830
Total comprehensive income	–	–	–	21,687	34,124	55,811	147,737	203,548
Transactions with owners in their capacity as owners								
Dividends paid to non-controlling interests	–	–	–	–	–	–	(145,040)	(145,040)
Total transactions with owners in their capacity as owners	–	–	–	–	–	–	(145,040)	(145,040)
Balance at 30 June 2026 (unaudited)	15,183	1,249	3,261,225	(1,092,221)	399,514	2,584,950	717,839	3,302,789

The above interim condensed consolidated statement of changes in equity should be read in conjunction with the accompany notes.

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 30 June 2026

	Attributable to owners of the Company							
	Share capital — ordinary shares HK$'000	Share capital — convertible preference shares HK$'000	Share premium HK$'000	Other reserves HK$'000	Retained earnings HK$'000	Total HK$'000	Non-controlling interests HK$'000	Total equity HK$'000
For the six months ended 30 June 2025 (unaudited)								
Balance at 1 January 2025	15,183	1,249	3,261,225	(1,238,255)	298,165	2,337,567	459,949	2,797,516
Comprehensive income								
Profit for the period	–	–	–	–	29,920	29,920	21,104	51,024
Other comprehensive income								
Currency translation difference	–	–	–	173,678	–	173,678	374	174,052
Total comprehensive income	–	–	–	173,678	29,920	203,598	21,478	225,076
Transactions with owners in their capacity as owners								
Disposal of subsidiaries	–	–	–	–	–	–	(7,282)	(7,282)
Dividends paid to non-controlling interests	–	–	–	–	–	–	(55,486)	(55,486)
Total transactions with owners in their capacity as owners	–	–	–	–	–	–	(62,768)	(62,768)
Balance at 30 June 2025 (unaudited)	15,183	1,249	3,261,225	(1,064,577)	328,085	2,541,165	418,659	2,959,824

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For the six months ended 30 June 2026

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
	(Unaudited)	(Unaudited)
Cash flows from operating activities		
Net cash generated from operations	**181,245**	381,206
Interest paid	**(53,607)**	(69,138)
Income tax paid	**(22,341)**	(43,799)
Net cash generated from operating activities	**105,297**	268,269
Cash flows from investing activities		
Purchase of property, plant and equipment	**(10,955)**	(49,976)
Proceeds from disposal of property, plant and equipment and right-of-use assets	**152**	159
Loans to associated companies	**(67,408)**	(334,691)
Repayment of loan receivables from associated companies	**253,266**	–
Interests income received	**1,070**	885
Dividends received from associated companies	**66,198**	18,648
Increase in pledged bank deposits for derivative financial instruments	**–**	(426)
Net cash generated from/(used in) investing activities	**242,323**	(365,401)
Cash flows from financing activities		
Drawdown on bank borrowings	**299,300**	312,701
Repayment of bank borrowings	**(619,480)**	(665,504)
Proceeds from non-controlling interests	**–**	115,865
Repayment to non-controlling interests	**(173,067)**	–
Repayment on principal element of lease liabilities	**(20,240)**	(10,256)
Repayment on interest element of lease liabilities	**(1,726)**	(1,366)
Dividends paid to non-controlling interests	**(145,040)**	(55,486)
Net cash used in financing activities	**(660,253)**	(304,046)
Net decrease in cash and cash equivalents	**(312,633)**	(401,178)
Cash and cash equivalents at beginning of the period	**1,083,993**	1,127,809
Exchange gain on cash and cash equivalents	**1,832**	36,079
Cash and cash equivalents at end of the period	**773,192**	762,710

The above interim condensed consolidated statement of cash flows should be read in conjunction with the accompanying notes.

NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

1 GENERAL INFORMATION

CNQC International Holdings Limited (the "**Company**") is an investment holding company. The Company and its subsidiaries (together the "**Group**") are principally engaged in foundation and construction business, property development and property investment business in Singapore and Southeast Asia, Hong Kong and Macau.

The Company is a limited liability company incorporated in the Cayman Islands. The address of the Company's registered office is Windward 3, Regatta Office Park, PO Box 1350, Grand Cayman KY1-1108, Cayman Islands.

The Company has its primary listing on the Main Board of The Stock Exchange of Hong Kong Limited.

This unaudited condensed consolidated interim financial information ("**Interim Financial Information**") is presented in Hong Kong Dollar ("**HK$**"), unless otherwise stated.

2 BASIS OF PREPARATION

This Interim 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" issued by the Hong Kong Institute of Certified Public Accountants ("**HKICPA**") as well as with the applicable disclosure requirements of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**").

The Interim Financial Information should be read in conjunction with the consolidated financial statements for the year ended 31 December 2025 ("**2025 Financial Statements**"), which have been prepared in accordance with Hong Kong Financial Reporting Standards ("**HKFRS**") issued by HKICPA.

This Interim Financial Information has been prepared on the historical cost basis, except for financial assets at fair value through profit or loss ("**FVPL**"), financial assets at fair value through other comprehensive income ("**FVOCI**") and derivative financial instruments which are measured at fair value.

3 ACCOUNTING POLICIES

Except as described below, the accounting policies applied to prepare this unaudited Interim Financial Information for the six months ended 30 June 2026 are consistent with the 2025 Financial Statements.

(a) Amendments to existing standards effective for the financial year beginning 1 January 2026:

Amendments to HKFRS Accounting Standards	Annual Improvements to HKFRS Accounting Standards — Volume 11
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

The adoption of these amendments to existing standards did not have a significant impact on the Group's results of operations and its financial position and did not require retrospective adjustments.

3 ACCOUNTING POLICIES (CONTINUED)

(b) New standards and amendments to existing standards have been published but are not yet effective and which the Group has not early adopted:

		Effective for annual periods beginning on or after
HKFRS 18	Presentation and Disclosure in Financial Statements	1 January 2027
Amendments to HKAS 21	Translation to Hyperinflationary Presentation Currency	1 January 2027
Amendments to HK Int 5	Hong Kong Interpretation 5 Presentation of Financial Statements — Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause	1 January 2027
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	To be determined

Management is in the process of making an assessment of the financial impact of adoption of these new standards and amendments to existing standards. The management will adopt these new standards and amendments to existing standards when they become effective.

4 JUDGEMENTS AND ESTIMATES

The preparation of Interim Financial Information requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing this Interim Financial Information, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements of the Group for the year ended 31 December 2025.

5 FINANCIAL RISK MANAGEMENT AND FINANCIAL INSTRUMENTS

5.1 Financial risk factors

The Group's activities expose it to market risk (including currency risk, interest rate risk and price risk), credit risk and liquidity risk. The Group's overall risk management strategy seeks to minimise any adverse effects from the unpredictability of financial markets on the Group's financial performance.

The Interim Financial Information does not include all financial risk management information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's 2025 Financial Statements.

There have been no changes in the risk management policies since 2025 year end.

5.2 Liquidity risk

The Group's policy is to regularly monitor current and expected liquidity requirements and its compliance with debt covenants, to ensure that it maintains sufficient reserves of cash and adequate committed lines of funding from banks and other financial institutions to meet their liquidity requirements in the shorter and longer term. Management believes there is no significant liquidity risk as the Group has sufficient committed facilities to fund their operations.

As at 30 June 2026, the Group had cash and cash equivalents of HK$773,192,000 (31 December 2025: HK$1,083,993,000) of which approximately 79.2% was held in Singapore Dollar ("**SGD**"), 15.4% was held in HK$, and the remaining was mainly held in Malaysian Ringgit and US Dollar. The gearing ratio of the Group as at 30 June 2026 (defined as the net debt divided by total equity plus net debt, where net debt is defined as borrowings and lease liabilities less cash and cash equivalents) was approximately 26.1% (31 December 2025: approximately 28.9%).

5.3 Fair value measurements

The table below analyses the Group's financial instruments carried at fair value as at 30 June 2026 and 31 December 2025 by level of the inputs to valuation techniques used to measure fair value. Such inputs are categorised into three levels within a fair value hierarchy as follows:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3).

5 FINANCIAL RISK MANAGEMENT AND FINANCIAL INSTRUMENTS (CONTINUED)

5.3 Fair value measurements (Continued)

(i) The following table shows an analysis of financial instruments carried at fair value by level of fair value hierarchy.

	Level 1 HK$'000	**Level 2 HK$'000**	**Level 3 HK$'000**	**Total HK$'000**
30 June 2026				
Assets				
Financial assets at FVOCI				
— Unlisted equity investment	**–**	**–**	**347**	**347**
Financial assets at FVPL				
— Unlisted fund investments	**–**	**–**	**167,380**	**167,380**
Liabilities				
Financial liabilities at FVPL				
— Derivative financial instruments	**–**	**2,889**	**–**	**2,889**

	Level 1 HK$'000	Level 2 HK$'000	Level 3 HK$'000	Total HK$'000
31 December 2025				
Assets				
Financial assets at FVOCI				
— Unlisted equity investment	–	–	347	347
Financial assets at FVPL				
— Unlisted fund investments	–	–	167,380	167,380
Liabilities				
Financial liabilities at FVPL				
— Derivative financial instruments	–	7,002	–	7,002

The fair values of derivative financial instruments that are not traded in an active market are determined by using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in Level 2. The fair value of forward foreign exchange contracts is determined using forward exchange rates at the interim condensed consolidated statement of financial position date, with the resulting value discounted back to present value.

The investments in unquoted financial assets at FVOCI held by the Group as at 30 June 2026 and 31 December 2025 are equity investments in property development companies that are not traded in an active market. The fair value of these investments is determined by using a dividend discount model for which the assumptions are based on the estimated future dividend plans of the underlying investments. These investments are classified as Level 3.

Financial assets at FVPL held by the Group as at 30 June 2026 and 31 December 2025 are investment fund established for healthcare and biotechnology related business and investments in an investment collective scheme that are not traded in an active market. The fair value of these investments is determined by using a discounted cash flow model. These investments are classified as Level 3.

5 FINANCIAL RISK MANAGEMENT AND FINANCIAL INSTRUMENTS (CONTINUED)

5.3 Fair value measurements (Continued)

(ii) The following table presents the changes in Level 3 instruments:

	Financial assets at FVOCI HK$'000	Financial assets at FVPL HK$'000
1 January 2026	**347**	**167,380**
Exchange differences	**–**	**–**
30 June 2026	**347**	**167,380**
1 January 2025	1,395	167,380
Exchange differences	112	–
30 June 2025	1,507	167,380

During the six months ended 30 June 2026 and 2025, there were no transfers of financial assets and liabilities between level 1, level 2 and level 3.

The fair value of financial assets at FVOCI is determined by using a dividend discount model. The unobservable inputs used in the fair value measurement include forecast dividend earnings and discount rate. Should the forecast dividend earnings increased, other comprehensive income would have been higher. Should the discount rate be increased, other comprehensive income would have been lower.

The fair value of financial assets at FVPL in investment in healthcare and biotechnology related business is determined by using a discounted cash flow model. The unobservable inputs used in the fair value measurement include discount rate. Should the discount rate increased, profit for the year would have been lower.

5.4 Fair values of financial assets and liabilities measured at amortised cost

The fair values of the following financial assets and liabilities approximate their carrying amounts:

- Trade receivables
- Deposits and other receivables
- Cash and cash equivalents
- Trade payables
- Accruals and other payables
- Borrowings
- Lease liabilities

6 SEGMENT INFORMATION

The Group's reportable and operating segments, which are based on information reported to the executive directors (being the chief operating decision maker ("**CODM**")) of the Company for the purpose of resource allocation and performance assessment under HKFRS 8 are as follows:

- Foundation and construction — Hong Kong and Macau
- Property development — Hong Kong
- Construction — Singapore and Southeast Asia
- Property development and investment — Singapore and Southeast Asia

Information regarding the above segments is reported below.

	Foundation and construction — Hong Kong and Macau HK$'000	Property development — Hong Kong HK$'000	Construction — Singapore and Southeast Asia HK$'000	Property development and investment — Singapore and Southeast Asia HK$'000	Total HK$'000
Six months ended 30 June 2026 (Unaudited)					
Sales					
Sales to external parties	**1,688,718**	**–**	**2,399,898**	**15,104**	**4,103,720**
Inter-segment sales	**–**	**–**	**–**	**–**	**–**
Total segment sales	**1,688,718**	**–**	**2,399,898**	**15,104**	**4,103,720**
Adjusted segment profit/(loss)	**(9,414)**	**(2)**	**69,508**	**2,326**	**62,418**
Depreciation of property, plant and equipment	**13,318**	**–**	**10,522**	**482**	**24,322**
Depreciation of right-of-use assets	**10,952**	**–**	**9,638**	**1,226**	**21,816**
Amortisation of intangible assets	**3**	**–**	**122**	**–**	**125**

	Foundation and construction — Hong Kong and Macau HK$'000	Property development — Hong Kong HK$'000	Construction — Singapore and Southeast Asia HK$'000	Property development and investment — Singapore and Southeast Asia HK$'000	Total HK$'000
Six months ended 30 June 2025 (Unaudited)					
Sales					
Sales to external parties	1,484,590	–	2,513,116	406,404	4,404,110
Inter-segment sales	–	–	180,651	–	180,651
Total segment sales	1,484,590	–	2,693,767	406,404	4,584,761
Adjusted segment profit/(loss)	21,743	(15)	34,847	95,571	152,146
Depreciation of property, plant and equipment	20,547	–	8,911	441	29,899
Depreciation of right-of-use assets	6,340	–	2,225	1,186	9,751
Amortisation of intangible assets	75	–	3,002	–	3,077

6 SEGMENT INFORMATION (CONTINUED)

The following tables present segment assets and liabilities as at 30 June 2026 and 31 December 2025 respectively.

	Foundation and construction — Hong Kong and Macau HK$'000	Property development — Hong Kong HK$'000	Construction — Singapore and Southeast Asia HK$'000	Property development and investment — Singapore and Southeast Asia HK$'000	Total HK$'000
As at 30 June 2026 (Unaudited)					
Segment assets	**3,719,812**	**681,294**	**3,343,415**	**2,518,636**	**10,263,157**
Segment liabilities	**3,149,676**	**686,973**	**2,306,227**	**1,209,194**	**7,352,070**

	Foundation and construction — Hong Kong and Macau HK$'000	Property development — Hong Kong HK$'000	Construction — Singapore and Southeast Asia HK$'000	Property development and investment — Singapore and Southeast Asia HK$'000	Total HK$'000
As at 31 December 2025 (Audited)					
Segment assets	2,891,945	678,353	4,297,074	2,981,523	10,848,895
Segment liabilities	2,295,420	684,031	3,409,869	1,821,328	8,210,648

A reconciliation of segment results to profit before income tax is as follows:

	Six months ended 30 June	
	2026 HK$'000 (Unaudited)	2025 HK$'000 (Unaudited)
Adjusted segment profit for reportable segments	**62,418**	152,146
Unallocated expenses	**(25,104)**	(9,650)
Elimination	**3,142**	(613)
Finance income	**21,494**	33,757
Finance costs	**(55,333)**	(70,504)
Share of results of associated companies	**183,717**	(23,710)
Share of results of joint ventures	**(88)**	(567)
Profit before income tax	**190,246**	80,859

6 SEGMENT INFORMATION (CONTINUED)

A reconciliation of segment assets to total assets is as follows:

	As at 30 June 2026 HK$'000 (Unaudited)	As at 31 December 2025 HK$'000 (Audited)
Segment assets	**10,263,157**	10,848,895
Unallocated	**5,580,485**	5,562,657
Elimination	**(8,092,957)**	(8,062,456)
Total assets	**7,750,685**	8,349,096

A reconciliation of segment liabilities to total liabilities is as follows:

	As at 30 June 2026 HK$'000 (Unaudited)	As at 31 December 2025 HK$'000 (Audited)
Segment liabilities	**7,352,070**	8,210,648
Unallocated	**5,055,655**	5,027,891
Elimination	**(7,959,829)**	(8,133,724)
Total liabilities	**4,447,896**	5,104,815

7 REVENUE

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
	(Unaudited)	(Unaudited)
Revenue		
Construction contracts income	**4,074,263**	3,989,834
Sales of development properties	**12,901**	404,310
Income from loaning labour to other contractors	**16,556**	9,966
	4,103,720	4,404,110
Revenue from contracts with customers		
— recognised at a point in time	**16,556**	9,966
— recognised over time	**4,087,164**	4,394,144
	4,103,720	4,404,110

8 OTHER INCOME

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
	(Unaudited)	(Unaudited)
Management fee income	**19,456**	23,496
Rental income	**19,615**	10,248
Government grants *(Note)*	**1,389**	809
Forfeited customer deposits	**–**	1,140
Scrap sales	**2,878**	4,572
Others	**1,123**	2,512
	44,461	42,777

Note: Government grants primarily represent subsidies granted by local governments for foreign worker levy rebates. These subsidies were granted in the form of cash payment. There were no unfulfilled condition and other contingencies affected to the receipts of these subsidies.

9 OTHER GAIN/(LOSS), NET

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
	(Unaudited)	(Unaudited)
Gain/(loss) on disposals of property, plant and equipment	**77**	(102)
Gain on disposal of right-of-use assets	**126**	–
Derivative financial instruments fair value gain/(loss)	**1,473**	(25,943)
Exchange differences	**75**	(15,293)
Others	**(14)**	(5,148)
Other gain/(loss), net	**1,737**	(46,486)

10 OPERATING PROFIT

Operating profit is stated after charging the following:

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
	(Unaudited)	(Unaudited)
Contractor and material costs included in "Cost of sales"	**3,414,615**	3,076,141
Property development costs included in "Cost of sales"	**–**	277,242
Rental expenses on operating leases	**104,725**	101,756
Staff costs, including directors' emoluments	**507,529**	481,558
Depreciation of property, plant and equipment	**28,932**	29,899
Depreciation of right-of-use assets	**21,816**	9,751
Amortisation of intangible assets	**125**	3,077
Legal and professional fees	**10,462**	10,688

11 FINANCE COSTS, NET

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
	(Unaudited)	(Unaudited)
Finance income		
Interest income from bank deposits	**1,070**	885
Interest income from loans to associated companies	**18,510**	31,377
Interest income from loans to a joint venture	**322**	–
Interest income from loans to an investment company accounted for as financial assets at FVOCI	**1,592**	1,495
	21,494	33,757
Finance cost		
Interest expenses on lease liabilities	**(1,726)**	(1,366)
Interest expenses on bank borrowings and arrangement fee amortised in respect of bank facilities	**(49,348)**	(80,070)
Interest expenses on loans from non-controlling interests	**(4,279)**	(9,754)
	(55,353)	(91,190)
Net foreign exchange gains	**20**	20,686
	(55,333)	(70,504)
Finance costs, net	**(33,839)**	(36,747)

12 INCOME TAX EXPENSE

Hong Kong profits tax, Singapore corporate income tax and Malaysia corporate tax have been provided for at the rate of 16.5%, 17% and 24% respectively, others have been provided for at the applicable rate for the six months ended 30 June 2026 and 2025 on the estimated assessable profit for the period in the respective jurisdiction.

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
	(Unaudited)	(Unaudited)
Current income tax		
— Hong Kong profits tax	**–**	2,817
— Singapore corporate income tax	**12,768**	7,202
— Malaysia corporate income tax	**2,352**	2,242
Overprovision in prior year		
— Singapore corporate income tax	**(1,175)**	(1,144)
	13,945	11,117
Deferred income tax	**1,583**	18,718
Income tax expense	**15,528**	29,835

13 EARNINGS PER SHARE

Basic

Basic earnings per share is calculated by dividing the profit attributable to owners of the Company by the weighted average number of ordinary shares in issue during the respective periods.

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
	(Unaudited)	(Unaudited)
Profit attributable to ordinary shares	**31,531**	27,646
Profit attributable to convertible preference shares ("**CPS**")	**2,593**	2,274
Profit attributable to owners of the Company	**34,124**	29,920

13 EARNINGS PER SHARE (CONTINUED)

Basic (Continued)

	Six months ended 30 June 2026		Six months ended 30 June 2025	
	Ordinary shares (Unaudited)	**CPS (Unaudited)**	Ordinary shares (Unaudited)	CPS (Unaudited)
Weighted average number of issued shares for the purpose of calculating basic earnings per share (in thousands)	**1,518,320**	**124,876**	1,518,320	124,876
Basic earnings per share (HK$)	**0.021**	**0.021**	0.018	0.018

Basic earnings per share is calculated by dividing the profit attributable to owners of the Company by the weighted average number of ordinary shares and CPS outstanding for each of the periods presented.

In addition to a non-cumulative preferred distribution from the date of the issue of the CPS at a rate of 0.01% per annum on the issue price of HK$2.75 per CPS payable annually in arrears, each CPS is entitled to any dividend pari passu with the holders of the ordinary shares. In addition, the holders of the CPS shall have priority over the holders of ordinary shares on the assets and funds of the Company available for distribution in a distribution of assets on liquidation, winding-up or dissolution of the Company up to an amount equal to the aggregate nominal amounts of the CPS issued. Distributions beyond this amount are to be made on a pari passu basis among the holders of any class of shares including the CPS. Hence, the rights of the CPS to the entitlements of dividend and distribution of assets are substantially the same as those of the ordinary shares of the Company. Accordingly, the CPS is accounted for as an equity instrument and is included in the calculation of earnings per share.

Diluted

	Six months ended 30 June 2026		Six months ended 30 June 2025	
	Ordinary shares (Unaudited)	**CPS (Unaudited)**	Ordinary shares (Unaudited)	CPS (Unaudited)
Weighted average number of issued shares for the purpose of calculating basic earnings per share (in thousands)	**1,518,320**	**124,876**	1,518,320	124,876
Diluted earnings per share (HK$)	**0.021**	**0.021**	0.018	0.018

Diluted earnings per share is calculated by adjusting the weighted average number of ordinary shares and CPS outstanding to assume conversion of all dilutive potential ordinary shares relating to the outstanding share options issued by the Company as at period end dates. The number of shares that would have been issued assuming the exercise of the share options less the number of shares that could have been issued at fair value (determined as the average market price of the Company's share for the year) for the same total proceeds is the number of shares issued for no consideration. The resulting number of shares issued for no consideration is included in the weighted average number of ordinary shares as the denominator for calculating diluted earnings per share. For the periods ended 30 June 2026 and 2025, no diluted earnings per share were presented as there were no potential ordinary shares in issue.

14 RIGHT-OF-USE ASSETS, PROPERTY, PLANT AND EQUIPMENT, GOODWILL AND OTHER INTANGIBLE ASSETS

	Right-of-use assets HK$'000	Property, plant and equipment HK$'000	Goodwill HK$'000	Other intangible assets HK$'000
Six months ended 30 June 2026 (unaudited)				
Opening net book amount as at 1 January 2026	**96,223**	**445,138**	**580,500**	**54,692**
Additions	**4,271**	**10,955**	**–**	**–**
Disposals	**(1,102)**	**(75)**	**–**	**–**
Depreciation and amortisation	**(21,816)**	**(28,932)**	**–**	**(125)**
Exchange difference	**75**	**9**	**48**	**1**
Closing amount as at 30 June 2026 (unaudited)	**77,651**	**427,095**	**580,548**	**54,568**
Six months ended 30 June 2025 (unaudited)				
Opening net book amount as at 1 January 2025	69,159	440,016	563,768	58,150
Additions	3,900	49,976	–	–
Disposals	–	(261)	–	–
Depreciation and amortisation	(9,751)	(29,899)	–	(3,077)
Exchange difference	2,333	9,859	21,981	136
Closing amount as at 30 June 2025 (unaudited)	65,641	469,691	585,749	55,209

15 TRADE AND OTHER RECEIVABLES, PREPAYMENTS AND DEPOSITS

	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
Current		
Trade receivables *(Note (b))*		
— Associated companies	**545**	38,091
— Related parties	**5,684**	5,678
— A joint venture	**2,828**	2,345
— An investment company accounted for as financial assets at FVOCI	**19,635**	57,639
— Third parties	**825,021**	779,498
	853,713	883,251
Retention receivables from customers for contract work *(Note (c))*		
— Associated companies	**–**	605
— A joint venture	**4,267**	5,911
— An investment company accounted for as financial assets at FVOCI	**5,216**	3,037
— Third parties	**601,080**	538,726
	610,563	548,279
Other receivables *(Note (d))*		
— Associated companies	**46,546**	47,003
— Related parties	**18,113**	17,332
— A joint venture	**27,740**	4,496
— Third parties	**134,642**	88,047
Prepayments	**65,103**	72,597
Deposits	**44,238**	48,038
Staff advances	**4,283**	3,325
Goods and services tax receivable	**1,851**	2,207
	342,516	283,045
Loans and interests receivables		
— Associated companies *(Note (e))*	**303,606**	166,172
	2,110,398	1,880,747
Non-current		
Loans and interests receivables		
— Associated companies *(Note (e))*	**1,052,474**	1,424,745
— A joint venture *(Note (f))*	**111,450**	111,450
— An investment company accounted for as financial assets at FVOCI *(Note (g))*	**75,099**	73,511
Prepayments, other receivables and deposits	**13,520**	3,325
	1,252,543	1,613,031

15 TRADE AND OTHER RECEIVABLES, PREPAYMENTS AND DEPOSITS (CONTINUED)

Notes:

(a) The credit periods granted to customers were generally 30 days. No interest was charged on the outstanding balance.

(b) The aging analysis of trade receivables based on invoice date is as follows:

	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
1–30 days	**752,570**	761,901
31–60 days	**82,555**	53,484
61–90 days	**4,851**	17,033
Over 90 days	**13,737**	50,833
	853,713	883,251

(c) Retention receivables in respect of the construction and foundation businesses are settled in accordance with the terms of respective contracts. Retention receivables held by customers for construction and foundation work amounting to approximately HK$383,515,000 (31 December 2025: HK$335,937,000) are expected to be recovered in more than twelve months from the reporting date.

(d) Other receivables due from associated companies, related parties, a joint venture and third parties were unsecured and interest-free.

(e) Loans receivables to associated companies of HK$1,356,080,000 (31 December 2025: HK$1,590,917,000) represent shareholders' loans provided by the Group to various associated companies that engage in property development in Singapore and Hong Kong.

In accordance with the shareholders' agreements, the Group and the other shareholders contributed minimal amount of capital and substantially all portion of the associates' capital expenditures and working capital were funded through shareholders' loans and other external financings. The shareholders' loans were provided pursuant to the commitments set out in the respective shareholders' agreements entered into when the property development companies were established and were made in proportion to the percentages of the Group's shareholdings in these property development companies. Loans receivables to associated companies are unsecured and have no fixed repayment terms. The shareholders' loans are repayable in part or in full on any date to be agreed between the associated companies and its shareholders and are interest-bearing at a fixed rate of 4% to 5% or at a floating rate of 1% over Singapore Overnight Rate Average ("**SORA**") per annum as at 30 June 2026 (31 December 2025: same).

The directors of the Company assessed the impairment of loans receivables to the associated companies on a regular basis with reference to the financial position, the financial budget and the estimated future cash flows of the associated companies, which the Group has full access to the financial statements and the complete books and records of the associated companies. Factors including the pre-sale of the relevant development properties (for property development projects in Singapore), progress of construction of the development properties and other current market conditions are considered in the impairment assessment. Based on the assessment performed by the directors, no further provision for impairment was recognised against the loans receivables, interest receivables and other receivables to associated companies as at 30 June 2026 (31 December 2025: $20,000,000 impairment was recognised).

15 TRADE AND OTHER RECEIVABLES, PREPAYMENTS AND DEPOSITS (CONTINUED)

Notes: (Continued)

(e) (Continued)

Details of the material loans and interest receivables to associated companies of the Group as at 30 June 2026 are as follows:

As at 30 June 2026, loan and interest receivable of HK$Nil (31 December 2025: HK$159,724,000) represent shareholders' loan to TQS Development Pte. Limited, an associated company of the Group that engage in property development in Singapore. The loan receivable is unsecured and interest bearing at a fixed rate of 4% per annum. The directors of the Company consider that the loan and interest receivable from TQS Development Pte. Limited will be settled after the development properties are delivered to the customers and the issuance of Temporary Occupation Permit ("**TOP**") by the Building and Construction Authority of Singapore which was done in 2025, hence, it is classified as current asset in the interim condensed consolidated statement of financial position.

As at 30 June 2026, loan and interest receivable of HK$121,592,000 (31 December 2025: HK$277,197,000) represent shareholders' loan to TQS (2) Development Pte. Limited, an associated company of the Group that engage in property development in Singapore. The loan receivable is unsecured and interest-bearing at a fixed rate of 4% per annum. The directors of the Company consider that the loan and interest receivable from TQS (2) Development Pte. Limited will be settled after the development properties are delivered to the customers and the issuance of TOP by the Building and Construction Authority of Singapore which was done in early 2026, hence, it is classified as current asset in the interim condensed consolidated statement of financial position.

As at 30 June 2026, loan and interest receivable of HK$175,299,000 (31 December 2025: HK$171,427,000) represent shareholders' loan to Jubilant Castle Limited, an associated company of the Group that engage in property development in Hong Kong through its subsidiary, Wealth Honour Limited. The loan receivable is unsecured and interest-bearing at a fixed rate of 5% per annum. The directors of the Company consider that the loan and interest receivable from Jubilant Castle Limited will be repayable within one year from the end of the reporting period, hence, it is classified as current assets in the interim condensed consolidated statement of financial position accordingly.

As at 30 June 2026, loan and interest receivable of HK$285,191,000 (31 December 2025: HK$282,403,000) represent shareholders' loan to Media Circle Development Pte. Limited, an associated company of the Group that engage in property development in Singapore. The loan receivable is unsecured and interest-bearing at a floating rate of 1% over SORA per annum. The directors of the Company consider that the loan and interest receivable from Media Circle Development Pte. Limited will be settled after the development properties are delivered to the customers and the issuance of TOP by the Building and Construction Authority of Singapore, hence, it is classified as non-current assets in the interim condensed consolidated statement of financial position.

As at 30 June 2026, loan and interest receivable of HK$474,770,000 (31 December 2025: HK$470,026,000) represent shareholders' loan to Pasir Ris Development Pte. Limited, an associated company of the Group that engage in property development in Singapore. The loan receivable is unsecured and interest-bearing at a floating rate of 1% over SORA per annum. The directors of the Company consider that the loan and interest receivable from Pasir Ris Development Pte. Limited will be settled after the development properties are delivered to the customers and the issuance of TOP by the Building and Construction Authority of Singapore, hence, it is classified as non-current assets in the interim condensed consolidated statement of financial position.

As at 30 June 2026, loan and interest receivable of HK$201,152,000 (31 December 2025: HK$184,635,000) represent shareholders' loan to Media Circle Alpha Development Pte. Limited, an associated company of the Group that engage in property development in Singapore. The loan receivable is unsecured and interest-bearing at a floating rate of 1% over SORA per annum. The directors of the Company consider that the loan and interest receivable from Media Circle Alpha Development Pte. Limited will be settled after the development properties are delivered to the customers and the issuance of TOP by the Building and Construction Authority of Singapore, hence, it is classified as non-current assets in the interim condensed consolidated statement of financial position.

As at 30 June 2026, loan and interest receivable of HK$52,194,000 (31 December 2025: HK$Nil) represent shareholders' loan to CNQC Realty (Prime) Pte. Limited, an associated company of the Group that engage in investment holding of property development company in Singapore. The loan receivable is unsecured and interest-bearing at a floating rate of 1% over SORA per annum. The directors of the Company consider that the loan and interest receivable from CNQC Realty (Prime) Pte. Limited will be settled after the invested company's development properties are delivered to the customers and the issuance of TOP by the Building and Construction Authority of Singapore, hence, it is classified as non-current assets in the interim condensed consolidated statement of financial position.

15 TRADE AND OTHER RECEIVABLES, PREPAYMENTS AND DEPOSITS (CONTINUED)

Notes: (Continued)

(f) As at 30 June 2026, loan receivable of HK$111,450,000 (31 December 2025: HK$111,450,000) represents shareholders' loan to CNQC & SAMBO Co. Ltd., a joint venture of the Group that engages in property development in Hong Kong through its non-wholly owned subsidiary, Apex Intelligence Limited. The loan receivable is unsecured, interest-free and repayable on demand. The directors of the Company consider that the loan receivable from CNQC & SAMBO Co. Ltd. will not be repayable within one year from the end of the reporting period, hence, it is classified as non-current asset in the interim condensed consolidated statement of financial position accordingly. Shareholders' loan was granted on same basis in note (e). Based on assessment performed by the directors with same basis in note (e), no provision for impairment was recognised against the loans and interest receivables to a joint venture as at 30 June 2026 (31 December 2025: Nil).

(g) As at 30 June 2026, loan and interest receivable of HK$75,099,000 (31 December 2025: HK$73,511,000) represents shareholders' loan to ZACD LV Development Pte. Ltd., an investment company that engages in property development in Singapore. The investment company is accounted for as financial assets at FVOCI. The loan is unsecured and interest bearing at a fixed rate of 5% per annum. The directors of the Company consider that the loan and interest receivable from ZACD LV Development Pte. Ltd. will not be repayable within one year from the end of the reporting period, hence, it is classified as non-current asset in the interim condensed consolidated statement of financial position accordingly. Shareholders' loan was granted on same basis in note (e). Based on assessment performed by the directors with same basis in note (e), no provision for impairment was recognised against the loans and interest receivable to an investment company accounted for as financial assets at FVOCI as at 30 June 2026 (31 December 2025: Nil).

The carrying amounts of the Group's trade and other receivables (excluding prepayments) approximate their fair values. The Group did not hold any collateral as security for its trade and other receivables.

16 DEVELOPMENT PROPERTIES FOR SALE

	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
Properties in the course of development		
Leasehold land at cost	**613,596**	587,759
Development costs	**56,634**	94,066
Overheads expenditure capitalised	**224**	736
Interest expenses capitalised	**44,843**	38,328
	715,297	720,889

As at 30 June 2026, development properties with net carrying amounts of HK$678,342,000 (31 December 2025: HK$691,373,000) were pledged as securities for certain bank loans of the Group (Note 18(a)).

17 CONTRACT ASSETS

	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
Sales of properties	**23,065**	169,509
Construction projects	**1,111,221**	1,161,764
	1,134,286	1,331,273

18 BORROWINGS

	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
Current		
Bank borrowings — secured *(Note (a))*	**398,809**	–
Bank borrowings — unsecured *(Note (b))*	**898,667**	679,992
Bank borrowings — mortgaged *(Note (c))*	**1,647**	1,604
Loans from non-controlling interests — unsecured *(Note (d))*	**48,047**	–
	1,347,170	681,596
Non-current		
Bank borrowings — secured *(Note (a))*	**–**	447,526
Bank borrowings — unsecured *(Note (b))*	**236,654**	715,178
Bank borrowings — mortgaged *(Note (c))*	**65,568**	68,971
Loans from non-controlling interests — unsecured *(Note (d))*	**209,239**	391,264
	511,461	1,622,939
Total borrowings	**1,858,631**	2,304,535

18 BORROWINGS (CONTINUED)

As at 30 June 2026, the Group's borrowings were repayable as follows:

	Bank loan		Other loan	
	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)	**30 June 2026 HK$'000 (Unaudited)**	31 December 2025 HK$'000 (Audited)
Within 1 year (on demand and within 1 year)	**1,299,123**	681,596	**48,047**	–
Between 1 and 2 years	**137,553**	1,063,573	**–**	186,418
Between 2 and 5 years	**102,696**	102,602	**209,239**	204,846
Later than 5 years	**61,973**	65,500	**–**	–
Total	**1,601,345**	1,913,271	**257,286**	391,264

(a) As at 30 June 2026, the amounts comprise loans which bore interest at 1.56% over one month Hong Kong Interbank Offered Rate ("**HIBOR**") (31 December 2025: 1.56% over HIBOR). The loans were secured by mortgages over the Group's development properties for sale (Note 16) and legal assignment of all rights, title and interests in the construction contracts, insurance policies, property, plant and equipment, shares of a subsidiary, sale and purchase agreements in respect of the development properties for sale, personal and joint guarantee of the directors of certain subsidiaries and shareholder of a joint venture.

(b) As at 30 June 2026, unsecured bank borrowings were guaranteed by the Group which bore interest at 1.3%–1.75% over one month HIBOR (31 December 2025: 1.3%–1.75% over one month HIBOR).

(c) As at 30 June 2026, bank borrowings of approximately HK$67,215,000 (31 December 2025: approximately HK$70,575,000) were secured by mortgages over part of the Group's leasehold land and buildings. The effective interest rates of the loans were between 4.3% and 4.5% (31 December 2025: between 4.0% to 4.2%) per annum as at 30 June 2026. The loans will be repaid by fixed monthly payment over 6 years to 17 years (31 December 2025: 6 years to 17 years).

(d) The loans from non-controlling interests of subsidiaries were unsecured. The loans of HK$48,047,000 (31 December 2025: HK$nil) are classified as current liabilities due to repayable on demand clause and the remaining loans which will be repaid in more than twelve months from 30 June 2026 are classified as non-current liabilities. The effective interest rate was 3.4% and 4.0% as at 30 June 2026 (31 December 2025: 3.4% and 5.0%).

(e) The fair values of the bank borrowings and the loans from non-controlling interests approximated their respective carrying values as at 30 June 2026 and 31 December 2025, as these borrowings were charged at market interest rates.

(f) The Group's uncommitted banking facilities were subject to annual review. As at 30 June 2026, the undrawn banking facilities amounted to approximately HK$58,500,000 (31 December 2025: approximately HK$46,100,000).

19 TRADE AND OTHER PAYABLES

	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
Current		
Trade payables *(Note (b))*		
— Related parties	**1,544**	1,733
— An associated company	**–**	143
— Third parties	**1,600,509**	1,658,403
	1,602,053	1,660,279
Other payables		
— Non-controlling interests	**27,847**	66,152
— Related parties	**174,067**	282,303
— Associated companies	**72**	956
— Third parties	**174,471**	53,689
— Goods and services tax payable	**24,104**	25,134
	400,561	428,234
Accruals for operating expenses	**76,585**	135,886
Accruals for construction costs	**157,192**	262,717
Deposits received from customers	**3,031**	3,020
Deferred gain	**36,147**	75,101
Provision for foreseeable losses on construction contracts	**7,976**	10,551
	280,931	487,275
	2,283,545	2,575,788

19 TRADE AND OTHER PAYABLES (CONTINUED)

Notes:

(a) The credit terms granted by the suppliers were usually within 14 to 60 days.

(b) The aging analysis of trade payables (including amounts due to related parties of trading in nature) based on invoice date was as follows:

	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
1–30 days	**804,039**	635,068
31–60 days	**165,230**	364,696
61–90 days	**56,342**	121,027
Over 90 days	**576,442**	539,488
	1,602,053	1,660,279

Included in other payables, the amounts due to non-controlling interests, associated companies, related parties and third parties were unsecured, interest-free and repayable on demand. The carrying amounts of trade and other payables approximated their fair values.

20 SHARE CAPITAL

	Number of shares (thousands)	**Share capital** HK$'000
Authorised:		
Ordinary Shares		
As 1 January 2025, 30 June 2025, 1 January 2026 and 30 June 2026	6,000,000	60,000
CPS		
As 1 January 2025, 30 June 2025, 1 January 2026 and 30 June 2026	1,000,000	10,000
Issued and fully paid:		
Ordinary shares		
At 1 January 2025, 30 June 2025, 1 January 2026 and 30 June 2026	1,518,320	15,183
CPS		
At 1 January 2025, 30 June 2025, 1 January 2026 and 30 June 2026	124,876	1,249

21 DIVIDENDS

The directors do not recommend the payment of an interim dividend for the six months ended 30 June 2026 (six months ended 30 June 2025: same).

22 COMMITMENTS

Capital commitments

	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
Contracted but not provided for:		
Machinery	**1,113**	–

23 RELATED PARTY TRANSACTIONS

Related parties are those parties that have the ability to control, jointly control or exert significant influence over the other party in making financial or operational decisions. Parties are also considered to be related if they are subject to common control or joint control. Related parties may be individuals or other entities.

(a) The following is a summary of significant related party transactions, in addition to those disclosed elsewhere in the Interim Financial Information, which were carried out in accordance with the terms agreed between the Group and the related parties and in the ordinary and usual course of business:

	Six months ended 30 June	
	2026 HK$'000 (Unaudited)	2025 HK$'000 (Unaudited)
Construction contracts revenue from associated companies	**–**	193,053
Construction contracts revenue from a joint venture	**–**	17,747
Dividend declared to non-controlling interests	**145,040**	55,486
Dividend income from associated companies	**66,198**	18,648
Management fee income from associated companies	**18,241**	22,331
Interest income from associated companies	**18,510**	31,377
Interest charged by non-controlling interests	**4,279**	9,754

Outstanding balances as at the year-end dates arising from sale/purchase of goods and services, were unsecured and receivable/payable within 12 months from year-end dates, and were disclosed in Note 15 and Note 19.

23 RELATED PARTY TRANSACTIONS (CONTINUED)

(b) Key management compensation

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
	(Unaudited)	(Unaudited)
Directors' fee, salaries, wages and allowances	**27,224**	33,081
Contribution to retirement benefit scheme	**605**	577
	27,829	33,658

24 PERFORMANCE BONDS AND CONTINGENT LIABILITIES

As at each statement of financial position date, the Group had the following performance bonds:

	30 June	31 December
	2026	2025
	HK$'000	HK$'000
	(Unaudited)	(Audited)
Guarantees on performance bonds in respect of construction contracts	**1,935,154**	1,536,378

The Company also issued corporate guarantees to banks for borrowings of the Group's associated companies, joint ventures and a related party of which the subsidiaries of the Company are non-controlling shareholders. As at 30 June 2026, corporate guarantees issued in relation to these bank borrowings amounted to HK$214,720,000 (31 December 2025: HK$2,461,913,000).

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

During the six months ended 30 June 2026 (the "**Reporting Period**"), the Group had two major sources of income from foundation and construction business and property development and investment business.

Construction business

The construction projects undertaken by the Group can be broadly divided into two major geographical segments, namely "Singapore & other Southeast Asia" and "Hong Kong & Macau". In Singapore & other Southeast Asia, the Group tenders for public construction works, and external private construction works and has been engaged in the Group's property development projects, whereas in Hong Kong & Macau, the Group is mainly responsible for superstructure construction, foundation works and provision of ancillary services with particular specialisation in piling works.

The Group's revenue from Singapore and other Southeast Asia for the Reporting Period was approximately HK$2,399.8 million (six months ended 30 June 2025: approximately HK$2,513.1 million). The revenue from the construction contracts of the Hong Kong & Macau segment was approximately HK$1,688.7 million (six months ended 30 June 2025: approximately HK$1,484.6 million).

During the Reporting Period, for the Singapore segment, the Group completed 1 executive condominium project. During the Reporting Period, the Group obtained 2 public residential projects awarded by the Housing & Development Board of Singapore and 1 hotel project with an aggregated contract sum of approximately HK$4,709.1 million. As at 30 June 2026, the Group had 20 external construction projects on hand and the outstanding contract sums were approximately HK$15,121.8 million.

During the Reporting Period, for the other Southeast Asia construction market, the Group completed 1 private condominium project, 1 private condominium renovation project and 1 factory project. During the Reporting Period, the Group obtained 1 piling project with contract sum of approximately HK$57.8 million. As at 30 June 2026, the Group had 4 external construction projects on hand and the outstanding contract sums were approximately HK$539.3 million. After the Reporting Period, the Group obtained 1 service apartment project with contract sum of approximately HK$683.3 million in July 2026.

As for the Hong Kong & Macau segment, the Group was awarded 6 new projects, mainly foundation and superstructure work for residential and public facility projects with aggregated contract sums of approximately HK$5,068.4 million. As at 30 June 2026, there were 30 projects on hand with outstanding contract sums of HK$9,822.5 million.

Property development and investment business

As of 30 June 2026, the cumulative contract sales rate of the Arden (a private condominium development project of the Group at 2/2A/2B–24/24A/24B Phoenix Road, Singapore (even numbers)) was approximately 100%, with 105 units sold. This project obtained temporary occupation permit and started the delivery of residential units in August 2025.

As of 30 June 2026, the cumulative contract sales rate of Tenet (an executive condominium development project of the Group at Tampines Street 62, Singapore) was approximately 100%, with 618 units sold. This project obtained the temporary occupation permit and started the delivery of residential units in September 2025.

As of 30 June 2026, the cumulative contract sales rate of Altura (an executive condominium development project of the Group at Bukit Batok West Avenue 8, Singapore) was approximately 99.8%, with 359 units sold. This project obtained the temporary occupation permit and started the delivery of residential units in February 2026.

As of 30 June 2026, the cumulative contract sales rate of Bloomsbury Residences (a private condominium development project of the Group at 61, 63, 65 Media Circle Road, Singapore) was approximately 77.4%, with 300 units sold.

As of 30 June 2026, the cumulative contract sales rate of Coastal Cabana (an executive condominium development project of the Group at 2-32 Jalan Loyang Besar, Singapore (even number)) was approximately 68.2%, with 502 units sold.

As of 30 June 2026, the cumulative contract sales rate of Hudson Place Residences (a private condominium development project of the Group at 18, 20 Media Circle Road, Singapore) was approximately 45.0%, with 171 units sold.

As of 30 June 2026, the cumulative contract sales rate of Le Mont (a private residential project of the Group at 19 Ma Wo Road, Tai Po, New Territories, Hong Kong) was approximately 77.6%, with 1,280 units sold.

The sales revenue and average selling price ("**ASP**") by the Group are set out in the table below:

Project	Sales Revenue (HK$' million) Six months ended 30 June 2026	ASP (HK$/sq.m) Six months ended 30 June 2026
The Arden	12.9	125,262

The Arden is a mid-end private condominium development project. The project recognised the sales revenue based on percentage of construction completion. During the Reporting Period, it recognised revenue of HK$12.9 million.

As at 30 June 2026, the Group's current portfolio of property development and investment projects consisted of 3 private condominium development projects, 3 executive condominium development projects in Singapore and 1 residential development project in Hong Kong. The total salable area ("**SFA**") is approximately 310,000 sq.m. The project details are as follows:

Project	Location	Intended use	Site area sq.m.	Total SFA sq.m.	Cumulative contracted sales area sq.m.	Cumulative contracted sales amount (HK$ billion)	% of completion as at 30 June 2026	Estimated year of construction completion	Ownership interest
The Arden	2/2A/2B-24/24A/24B Phoenix Road, Singapore (even numbers)	Residential, Private and Retail Space	6,465	9,687	9,687	1.13	100%	August 2025	Subsidiary
Tenet	Tampines Street 62, Singapore	Residential	23,799	62,159	62,159	5.68	100%	September 2025	Associated company
Altura	Bukit Batok West Avenue 8, Singapore	Residential	12,499	38,951	38,859	3.79	100%	February 2026	Associated company
Bloomsbury Residences	61, 63 ,65 Media Circle Road, Singapore	Residential, Private and Retail Space	10,632	29,434	22,784	3.79	33.8%	July 2028	Associated company
Costal Cabana	2-32 Jalan Loyang Besar, Singapore (even numbers)	Residential	28,405	69,767	47,598	5.61	11.8%	August 2029	Associated company
Hudson Place Residences	18, 20 Media Circle Road, Singapore	Residential, Private and Retail Space	7,630	27,180	12,234	2.00	4.2%	October 2029	Associated company
Le Mont	19 Ma Wo Road, Tai Po, New Territories, Hong Kong	Residential	22,608	72,641	56,352	6.15	95.3%	October 2026	Associated company

The Arden

The Arden is a private condominium project on a leasehold land with a lease term of 99 years. The project has a total land site area of 6,465 sq.m.. It was developed into 3 blocks of 5-storey with about 105 residential units, underground car parks and communal facilities. The project is located at 2/2A/2B–24/24A/24B Phoenix Road, Singapore (even numbers).

The total SFA of this project is approximately 9,687 sq.m. and the percentage of saleable area sold was 100% as at 30 June 2026. The construction was completed in August 2025.

Tenet

Tenet is an executive condominium project on a leasehold land with a lease term of 99 years, including 11 blocks 15-storey apartments with 618 residential units, 1 block of multi-storey carpark lots and 1 floor of underground car park. It has communal facilities and landscape views. The project is located at Tampines Street 62, Singapore.

The total SFA of this project is approximately 62,159 sq.m.. As of 30 June 2026, the percentage of saleable area sold was 100% and the construction was completed in September 2025.

Altura

Altura is an executive condominium project on a leasehold land with a lease term of 99 years. The total land site area is 12,499 sq.m., including 6 blocks of 15-storey residential buildings with around 360 residential units, 1 block of multi-storey car park and 1 floor of underground car park. It has communal facilities and landscape views. The project is located at Bukit Batok West Avenue 8, Singapore.

The project's SFA is 38,951 sq.m.. As of 30 June 2026, the percentage of saleable area sold was approximately 99.8% and the construction was completed in February 2026.

Bloomsbury Residences

Bloomsbury Residences is a private condominium project on a leasehold land with land right of 99 years. The project has a total land area of 10,632 sq.m.. It is intended to be developed into 3 blocks of (14-23)-storey residential buildings with around 358 residential units, one floor commercial space, above and underground car park. It has communal facilities and landscape views. The project is located at 61, 63, 65 Media Circle Road, Singapore.

The total SFA of this project is 29,434 sq.m.. As of 30 June 2026, the percentage of saleable area sold was approximately 77.4% and the construction is scheduled to be completed in July 2028.

Coastal Cabana

Coastal Cabana is an executive condominium project on a leasehold land with land right of 99 years. The project has a total land area of 28,405 sq.m.. It is intended to be developed into 16 blocks of (11-12)-storey residential buildings with around 748 residential units, underground car park. It has communal facilities and landscape views. The project is located at 2-32 Jalan Loyang Besar, Singapore (even numbers).

The total SFA of this project is 69,767 sq.m.. As of 30 June 2026, the percentage of saleable area sold was approximately 68.2% and the construction is scheduled to be completed in August 2029.

Hudson Place Residences

Hudson Place Residences is a private condominium development project on a leasehold land with land right of 99 years. The project has a total land area of 7,630 sq.m.. It is intended to be developed into 2 blocks of (15-23)-storey residential buildings with around 327 residential units, one floor commercial space, above and underground car park. It has communal facilities and landscape views. The project is located at 18, 20 Media Circle Road, Singapore.

The total SFA of this project is 27,180 sq.m.. As of 30 June 2026, the percentage of saleable area sold was approximately 45.0% and the construction is scheduled to be completed in October 2029.

Le Mont

Le Mont is a private residential project on a leasehold land with land right of 44 years. The project has a total land area of 22,608 sq.m.. It is intended to be developed into 6 blocks of (14-17)-storey residential buildings with around 1,650 residential units and underground car park. It has communal facilities and landscape views. The project is located at 19 Ma Wo Road, Tai Po, New Territories, Hong Kong.

The total SFA of this project is 72,641 sq.m.. As of 30 June 2026, the percentage of saleable area sold was approximately 77.6% and the construction is scheduled to be completed in October 2026.

Land bank status

Yau Tong project, Hong Kong

The Group acquired the land parcel located at Yau Tong Marine Lot No. 58 & 59 and their extensions thereto for a total consideration of HK$530 million. The site area for the lots and its extensions thereto are approximately 17,400 sq. ft. and 5,400 sq. ft. respectively. Under the Approved Outline Zoning Plan, the site features a maximum allowable plot ratio of 5. Town Planning Board Application to redevelop the site into a residential development was approved in June 2020, with subsequent planning approvals secured in March 2022. The General Building Plans (GBP) were formally approved by the Buildings Department in February 2024. Following the closure and subsequent demolition of an adjacent concrete plant in April 2025 mandated by government environmental regulations, the quality of the surrounding neighborhood has improved significantly. To maximize the project's potential, the Group is in active negotiations regarding joint-venture opportunities and has engaged professional consultants to optimize the design scheme. It is planned to adopt the MiC (Modular Integrated Construction) method to enhance the environmental performance and efficiency of the construction process. Concurrently, benefiting from relevant government incentive policies, it is expected to increase the saleable floor area, thereby further improving the project's economic benefits. In addition, strategic discussions are underway with industry partners to introduce new investors, securing the necessary capital to expedite project commencement.

Sham Shui Po project, Hong Kong

In January 2023, the Group successfully acquired the entire ownership of 4 lots located at 163–169 Yee Kuk Street in Sham Shui Po with plans to redevelop the site into a composite residential building. The project's general building plans were approved by the Buildings Department in October 2020, and development is currently progressing alongside joint-venture partners. Following the completion of site demolition in the fourth quarter of 2023, foundation works commenced in October 2025 and concluded in the first quarter of 2026. Superstructure construction is now fully underway and progressing on schedule.

Investment in medicine fund

In 2020, the Group entered into subscription agreements to subscribe for limited partnership interests in a fund which is engaged in the investment in healthcare and biotechnology related business at an aggregate subscription amount of up to US$25.64 million (equivalent to HK$200 million). As at 30 June 2026, the Group had an aggregate subscription amount of approximately US$20.92 million (equivalent to HK$163 million). The fund is focusing on research and development of certain new medicines, including super antibiotics against super bacteria, and new drugs for the treatment of rheumatoid arthritis, chronic obstructive pulmonary disease and atopic dermatitis. Please refer to the announcement of the Company dated 21 May 2020 for further details.

During the Reporting Period, the fund manager adopted prudent research and development and commercialization strategies aimed at maximizing asset value. Amid the rapidly evolving market environment for innovative drugs, the fund manager did not indiscriminately conduct capital-intensive early-stage clinical trials. Instead, it focused resources on comprehensive in-silico evaluation, retrospective data mining and De-risking validation of the underlying data, formulation development (CMC), and clinical development pathways for the existing pipeline. Concurrently, it actively pursued opportunities for external strategic collaborations and regional out-licensing.

The highly mature status and latest progress of various core new drug candidates during the Reporting Period are set out below:

- **New drug for the treatment of chronic obstructive pulmonary disease:** This project aims to address an unmet medical need in the current market, with the potential advantages of oral administration and efficacy comparable to certain cutting-edge biological products. The first approval for Phase I clinical trial of this pipeline candidate was obtained in the first half of 2021. To align with the latest technical review guidelines and higher clinical endpoint requirements of the regulatory authorities, the fund manager comprehensively upgraded and supplemented the technical data package for this project, and successfully renewed and obtained the latest approval in February 2025. This move has not only strengthened the regulatory barrier of this asset but also ensured that it is ready for clinical implementation to access top-tier industrial resources at any time.

- **New medicine for the treatment of atopic dermatitis:** Targeting the global atopic dermatitis market, valued at over tens of billions of US dollars, this non-hormonal innovative drug project obtained Investigational New Drug (IND) approval for Phase I clinical trial in the first half of 2022. During the Reporting Period, the fund manager conducted an in-depth technical evaluation and theoretical optimization of the cream formulation for this project during the preclinical stage, addressing pain points such as localized skin irritation observed with first-generation drugs in real-world settings. The asset is currently in a highly advanced Phase I-Ready state, demonstrating significant potential for Best-in-Class commercial transformation.

- **New medicine of the super antibiotics:** This pipeline directly addresses the critical challenge faced by critically ill patients in ICUs, where effective treatment options are often unavailable, by focusing on core multidrug-resistant (MDR) organisms such as carbapenem-resistant enterobacteriaceae (CRE). The project obtained IND approval for Phase I clinical trial in the second half of 2022. During the Reporting Period, the fund manager continuously tracked the latest global evaluation standards in the field of anti-drug-resistant bacteria, confirming that this pipeline maintains an extremely high industry barrier in terms of its underlying screening mechanisms and process stability, so that it can be introduced as a high-quality asset to attract specialized industrial capital for joint advancement at any time.

- **New medicine for the treatment of rheumatoid arthritis:** In response to the severe metabolic side effects associated with the long-term use of traditional hormonal drugs, such as osteoporosis and obesity, this project aims to retain anti-inflammatory efficacy while eliminating metabolic side effects, striving to fill the gap in the market for safe oral anti-inflammatory medications. The project obtained IND approval for Phase I clinical trial in the second half of 2023. The fund manager is closely monitoring the latest competitive landscape to optimize its differentiated clinical positioning and is actively engaging with multiple potential pharmaceutical partners with strong capabilities and government guidance funds to explore diverse pathways for asset realization and joint development.

The fund manager will continue to leverage the high technical barriers, asset maturity, and regulatory compliance consistency of this batch of new medicines to accelerate the strategic spin-offs, introduction of specialized guidance funds, or license-out of the relevant pipelines, aiming to unlock the intrinsic fair value and commercial returns of these cutting-edge biomedical assets as soon as possible.

MANAGEMENT DISCUSSION AND ANALYSIS

FINANCIAL REVIEW

Revenue

The Group's total revenue for the Reporting Period was approximately HK$4,103.7 million (six months ended 30 June 2025: approximately HK$4,404.1 million), representing a decrease of approximately 6.8% over the six months ended 30 June 2025. The decrease was mainly due to the decrease in revenue recognition from property development projects during the Reporting Period.

During the Reporting Period, the revenue of the "Foundation and construction — Hong Kong and Macau" segment was approximately HK$1.69 billion (six months ended 30 June 2025: approximately HK$1.48 billion), representing an increase of approximately 13.7% over the same period last year.

During the Reporting Period, revenue derived from the projects in Singapore and other South East Asia was approximately HK$2.42 billion (six months ended 30 June 2025: approximately HK$2.92 billion). Out of the HK$2.42 billion revenue derived from the Singapore segment, revenue derived from construction business was HK$2.40 billion, representing a decrease of 4.5% over the same period last year; the aggregate contract sales of properties amounted to HK$15 million, representing a decrease of 96.3% over the same period last year.

Gross Profit Margin

The Group's gross profit margin during the Reporting Period was approximately 3.1% (six months ended 30 June 2025: approximately 6.8%). The decrease in gross profit margin was mainly due to the fact that the construction cost in Singapore has continued to rise and hence the gross profit margin declined during the Reporting Period when compared to the corresponding period of 2025.

Selling and Marketing Expenses

The Group's selling and marketing expenses for the Reporting Period were approximately HK$3.3 million (six months ended 30 June 2025: approximately HK$26.8 million), which was approximately 0.1% (six months ended 30 June 2025: approximately 0.6%) of the Group's total revenue. The decrease was mainly due to less sales revenue recognition from property development projects during the Reporting Period.

General and Administrative Expenses

The Group's general and administrative expenses for the Reporting Period were approximately HK$130.3 million (six months ended 30 June 2025: approximately HK$128.7 million), representing an increase of approximately 1.3% over the six months ended 30 June 2025. The increase was mainly due to the increase in staff costs recognized during the Reporting Period.

Finance Costs

During the Reporting Period, the Group has decreased their total borrowings which resulted in a decrease in the Group's finance costs to approximately HK$55.3 million during the Reporting Period (six months ended 30 June 2025: approximately HK$70.5 million).

Net Profit

During the Reporting Period, the Group recorded a net profit of approximately HK$174.7 million (six months ended 30 June 2025: net profit of approximately HK$51.0 million). The profit attributable to owners of the Company was approximately HK$34.1 million (six months ended 30 June 2025: profit attributable to owners of the Company of HK$29.9 million). The increase in the net profit was mainly due to cost saving effect in decrease of finance costs.

Basic earnings per share was HK$0.021 (six months ended 30 June 2025: HK$0.018).

OUTLOOK

Looking ahead to 2026, the global economic outlook faces considerable uncertainty amid escalating trade frictions and complex geopolitical dynamics. Despite moderating external demand, global trade has demonstrated greater resilience than anticipated, bolstered by the robust momentum of emerging industries such as artificial intelligence (AI).

Focusing on the Singapore market, the economy is projected to maintain a steady growth trajectory. Buoyed by strong global AI demand driving stellar performance in electronics manufacturing and wholesale trade, the Singapore government has revised its 2026 full-year GDP growth forecast upwards from the earlier range of 1% to 3% to 2% to 4%. In the medium to long term, Singapore's economic fundamentals remain robust. According to the International Institute for Management Development (IMD) *World Competitiveness Yearbook 2026*, Singapore ranks first globally, placing within the top five worldwide across all four key competitiveness factors: economic performance, government efficiency, business efficiency, and infrastructure. Against this backdrop, the Government Land Sales (GLS) Programme for the second half of 2026 will release nine sites under the Confirmed List, expected to yield approximately 4,745 private residential units. This provides sufficient supply to maintain stability in the property market. The Group will capitalise on these market opportunities, leveraging its professional expertise in project development, resource integration, and risk management to source quality collaborative projects. By focusing on prime assets in core locations and optimising asset allocation and operational efficiency, the Group aims to further solidify its position as a leading and influential real estate investor and developer in the domestic market, ensuring steady and sustainable growth. Concurrently, the construction market is expected to remain stable, underpinned by public infrastructure, public housing, and large-scale integrated developments. The government's continued advancement of major infrastructure projects including Terminal 5 at Changi Airport and the expansion of the MRT and LRT networks coupled with the widespread adoption of advanced technologies such as Green Building, Design for Manufacturing and Assembly (DfMA), Building Information Modelling (BIM), and AI, is poised to enhance industry productivity and construction efficiency. The Group will continue to selectively undertake high-quality projects, strengthen cost control and risk management, and actively improve project execution efficiency and promote the application of construction technologies to consolidate its market competitiveness.

In the Malaysia market, the economy is expected to sustain moderate growth, supported by resilient domestic demand and continued foreign capital inflows. As global supply chains reorganise and digital transformation accelerates, Malaysia's strategic location and cost advantages have established it as a pivotal data centre hub in Southeast Asia. The construction market will exhibit characteristics of "steady aggregate volume, structural divergence, and intensifying competition." Data centres, industrial plants, logistics facilities, and other non-residential buildings will remain key growth drivers, while major cross-border projects such as the East Coast Rail Link (ECRL) and the Johor Bahru-Singapore Rapid Transit System (RTS Link) provide fundamental support as they progress into their final testing and commissioning phases. However, the industry continues to face challenges, including tight supply of skilled labour and elevated construction costs. Navigating this complex environment, the Group will maintain its focus on high-growth sectors such as data centres and industrial infrastructure, strengthening full-cycle project delivery capabilities. We are committed to seizing structural growth opportunities amidst keen market competition to achieve high-quality development of the Group's Southeast Asian operations.

MANAGEMENT DISCUSSION AND ANALYSIS

Entering the second half of 2026, the Hong Kong economy continues its recovery momentum, outperforming expectations with real GDP rising by 5.9% year-on-year in the first quarter — the highest growth in five years. The Hong Kong SAR Government forecasts full-year economic growth of 2.5% to 3.5%. The construction market will continue to benefit from substantial infrastructure investment, with the 2026/27 Budget estimating annual capital works expenditure at approximately HK$128 billion, maintained at similar levels in the coming years. The Northern Metropolis, as the core engine for Hong Kong's future development, has entered a phase of accelerated construction. Over the next five years, it is expected to provide over 70,000 housing units and 1 million square metres of economic floor space. Furthermore, the Airport Authority Hong Kong has launched the HK$100 billion "Airport City" development plan, providing substantial and sustained engineering demand for the construction sector.

In the property market, the residential sector continued its recovery in the first half of 2026, with transaction volumes rising markedly. According to Land Registry data, residential sales volume increased by 28% year-on-year in the first half; price declines narrowed to less than 1%, and the rental index recorded its seventh consecutive monthly increase, signalling a broad-based upward cycle. Looking ahead to the second half of 2026, the market is poised for a continued moderate recovery, underpinned by multiple favourable factors: contracting supply (with an average of approximately 17,000 private residential units completed annually over the next five years, marking a four-year low); demographic inflows (with the population projected to reach 7.64 million in 2026, and a clear trend of talent transitioning from renting to buying); and an increasingly accommodative interest rate environment (with forecasted 1-month and 3-month HIBOR at 2.85% and 3.0%, respectively). The government has also consistently optimised policies, including the 2026/27 Land Sale Programme, which offers a potential supply of approximately 22,000 units, alongside a suspension of commercial land sales to facilitate market absorption. These policy directions provide clear support for the stable development of the property market in Hong Kong.

In response to these market opportunities, the Group will continue to leverage the unique advantages of its synergistic business model, upholding stringent standards in quality, schedule, and cost management. We will deepen collaborative relationships with government agencies, actively tender for more project contracts, and diversify our portfolio across social infrastructure, commercial properties, industrial plants, and public utilities. Committed to enhancing project management standards and core competitiveness, the Group strives to deliver sustained long-term value for its shareholders.

DEBTS AND CHARGE ON ASSETS

The total interest bearing bank borrowings of the Group, including bank borrowings, loans from non-controlling interests and lease liabilities, decreased from approximately HK$2.4 billion as at 31 December 2025 to approximately HK$1.9 billion as at 30 June 2026. Borrowings were denominated mainly in Hong Kong Dollar, US Dollar and Singapore Dollar. Interests on bank borrowings were charged at floating rates. The Group currently does not have an interest rate hedging policy and the Group monitors interest risks continuously and considers hedging any excessive risk when necessary.

These banking facilities were secured by the Group's property, plant and equipment and development properties for sale with net carrying amounts as at 30 June 2026 of HK$177,077,000 (As at 31 December 2025: HK$203,394,000) and HK$678,342,000 (As at 31 December 2025: HK$691,373,000), respectively.

Details of borrowings are set out in note 18 to the unaudited condensed consolidated interim financial information.

LIQUIDITY, FINANCIAL RESOURCES AND CAPITAL STRUCTURE

The Group has funded the liquidity and capital requirements primarily through bank borrowings and cash inflows from the operating activities.

As at 30 June 2026, the Group had cash and cash equivalents of approximately HK$0.8 billion (As at 31 December 2025: HK$1.1 billion) of which approximately 79.2% was held in Singapore Dollar, 15.4% was held in Hong Kong Dollar, 3.8% was held in Malaysian Ringgit and the remaining was mainly held in US Dollar. The gearing ratio of the Group as at 30 June 2026 (defined as the net debt divided by total equity plus net debt, where net debt is defined as borrowings and lease liabilities less cash and cash equivalents was approximately 26.1% (As at 31 December 2025: approximately 28.9%).

During the Reporting Period, the Group has employed foreign exchange forward contracts for hedging purposes.

FOREIGN EXCHANGE

Since the Group mainly operates in Singapore and Hong Kong and most of the revenue and transactions arising from its operations were settled in Singapore Dollar and Hong Kong Dollar, and the Group's assets and liabilities were primarily denominated in Singapore Dollar and Hong Kong Dollar, the Board believes that the Group will have sufficient foreign exchange to meet its foreign exchange requirements. The Group has not experienced any material difficulties or effects on its operations or liquidity as a result of fluctuations in currency exchange rates and has not adopted any currency hedging policy or other hedging instruments other than those as disclosed in the section headed "Liquidity, Financial Resources and Capital Structure" above during the Reporting Period.

SIGNIFICANT INVESTMENT, MATERIAL ACQUISITIONS AND DISPOSAL OF SUBSIDIARIES AND ASSOCIATED COMPANIES

During the Reporting Period, there was no significant investment, material acquisition and disposal of subsidiaries and associated companies by the Company.

CAPITAL COMMITMENTS

As at 30 June 2026, the Group had capital commitments of approximately HK$1.1 million (31 December 2025: HK$nil) for purchase of property, plant and equipment. Save as disclosed in this report, the Group did not have any existing plan for acquiring other material investments or capital assets.

CONTINGENT LIABILITIES

Save as disclosed in note 24 to the unaudited condensed consolidated interim financial information, the Group had no other contingent liabilities as at 30 June 2026 and 31 December 2025.

EVENT AFTER THE REPORTING PERIOD

Saved as disclosed in this report, there are no other significant events after the Reporting Period and up to the date of this report.

EMPLOYEES AND REMUNERATION POLICY

As at 30 June 2026, the Group had 2,563 full-time employees (31 December 2025: 2,708 full-time employees). Most of the Group's employees were based in Singapore and Hong Kong. The remuneration policy and package of the Group's employees are periodically reviewed on the basis of the job nature, market condition, company performance and individual performance. Apart from mandatory provident fund and in-house training programmes, salaries increment and discretionary bonuses may be awarded to employees according to the assessment of individual performance.

The total remuneration cost incurred by the Group for the Reporting Period was approximately HK$507.5 million compared to approximately HK$481.6 million for the six months ended 30 June 2025.

ISSUE OF EQUITY SECURITIES

The Group did not issue any equity securities (including securities convertible into equity securities) or sale of treasury shares for cash for the six months ended 30 June 2026.

MANAGEMENT SHARE SCHEME

Pursuant to the Share Purchase Agreement dated 23 May 2015 entered into between the Company and Guotsing Holding (South Pacific) Investment Pte. Ltd. in respect of the Company's acquisition of the entire issued share capital of Wang Bao Development Limited ("**Acquisition**"), a management share scheme (the "**Management Share Scheme**") was set up by Guotsing Holding Company Limited ("**Guotsing BVI**") and a trust (the "**Trust**") was constituted on 15 October 2015. Part of the consideration for the Acquisition was settled by the Company issuing 304,599,273 new non-redeemable convertible preference shares (the "**CPS**") of the Company to the trustee of the Trust for the purpose of the Management Share Scheme. The Management Share Scheme had a term commencing from the completion of the Acquisition and expired on 1 April 2022 ("**Expiry Date**"). The Management Share Scheme involves only existing CPS.

Purpose of the Management Share Scheme

The purpose of the Management Share Scheme was to reward the Selected Participants (as defined below) who have made contributions to the development of the Company and Guotsing BVI, together with its subsidiaries (collectively, "**Guotsing Group**") over the years.

Participants of the Management Share Scheme and number of shares available for issue under the Management Share Scheme

Under the Management Share Scheme, awards shall be conditionally granted to certain senior management and employees of Guotsing Group (including the Company) ("**Selected Participants**") to purchase from the Trust up to a total of 304,599,273 CPS in accordance with the terms and conditions of the Management Share Scheme. There is no restriction of maximum entitlement of each Selected Participant.

Vesting period

Subject to the terms of the Management Share Scheme and fulfillment of the vesting conditions set out in the Management Share Scheme and the grant notice, the CPS granted to and accepted by Selected Participant (which are originally held by the trustee under the Trust) will become vested in Selected Participant in accordance with the vesting schedule as set out in the grant notice and the trustee of the Trust shall transfer the relevant number of CPS to the Selected Participant or a company to be established by the Selected Participants accordingly.

The amount, if any, payable on application or acceptance of the CPS and the period within which payments must or may be made

Any offer for the grant of the CPS must be accepted within ten days inclusive of the day on which such offer was made. The amount payable by the grantee of the CPS to Guotsing BVI on acceptance of the offer for the grant of CPS is HK$0.56 per CPS, which shall be paid as soon as practicable after the grant of the offer.

The basis of determining the exercise price of the CPS granted

The purchase price of the CPS granted was determined based on the net asset value of CNQC (South Pacific) Holding Pte. Ltd as at 31 December 2012.

Remaining life of the scheme

The Management Share Scheme had expired on 1 April 2022. No further grant of CPS is allowed. However, the Trust is still valid, and the trust period has automatically extended quarterly until receipt of notice from Guotsing BVI. Pursuant to the rules of the Management Share Scheme, all the CPS remaining under the Trust shall be transferred to Guotsing BVI by the trustee of the Trust upon expiry of the Management Share Scheme.

As at 1 January 2026, 30 June 2026 and the date of this report, there was no unvested CPS under the Management Share Scheme and during the Reporting Period, no CPS was granted, vested, cancelled or lapsed under the Management Share Scheme. The amount of the CPS that was available for issue under the Management Share Scheme and the percentage of issued CPS that it represents as at the Expiry Date and the date of the interim report is nil.

There are no other information that are required to be disclosed under Rule 17.07 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") regarding the Management Share Scheme.

INTERIM DIVIDEND

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

PURCHASE, SALE AND REDEMPTION OF THE COMPANY'S SECURITIES

On 11 June 2026, the Company's shareholders ("**Shareholders**") granted a general mandate (the "**Repurchase Mandate**") to the directors of the Company ("**Director(s)**") to repurchase the ordinary shares of the Company ("**Share(s)**") at the annual general meeting (the "**AGM**"). Pursuant to the Repurchase Mandate, the Company is allowed to repurchase up to 151,832,003 Shares, being 10% of the total number of issued Shares as at the date of the AGM, on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**").

During the Reporting Period, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed securities (including any sale of treasury shares). As at 30 June 2026, the Company did not hold any treasury shares.

CHANGE IN INFORMATION OF DIRECTOR(S) UNDER RULE 13.51B(1) OF THE LISTING RULES

After having made all reasonable enquiry, save for Mr. Tam Tak Kei, Raymond, an independent non-executive Director, who resigned as an independent non-executive director of AI Energy Engineering Holdings Limited (formerly known as Kingland Group Holdings Limited), a company listed on the Main Board of the Stock Exchange (stock code: 1751), with effect from 15 May 2026, the Company is not aware of any changes in information which is required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules since the date of the annual report of the Company for the year ended 31 December 2025 and up to the date of this report.

DISCLOSURE OF INTEREST

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY OR ANY OF THE ASSOCIATED CORPORATIONS

As at 30 June 2026, interests or short positions in the shares, underlying shares and debentures of the Company and any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance ("**SFO**")) held by the Directors and chief executive of the Company which have been notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which were taken or deemed to have under such provisions of the SFO) or have been entered in the register maintained by the Company pursuant to section 352 of the SFO, or otherwise have been notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") in Appendix C3 to the Listing Rules are as follows:

Interests in the Shares and underlying Shares

Name of director	Capacity	Number of Shares and underlying Shares held in long position	Approximate percentage of interests
Mr. Wang Congyuan	Beneficiary of a trust *(note 1)*	6,189,663	0.41%
	Beneficial owner	1,944,916	0.13%
Mr. Li Jun (李軍)	Beneficiary of a trust *(note 1)*	2,602,497	0.17%
	Beneficial owner	990,624	0.07%
Dr. Du Bo	Interest in controlled corporation *(note 2 and note 3)*	1,124,759,528	74.08%
	Beneficiary of a trust *(note 1)*	45,689,892	3.01%
	Beneficial owner	12,504,972	0.82%
Mr. Du Dexiang	Interest in controlled corporation *(note 3)*	100,000,000	6.59%

Notes:

1. This represents long position in the underlying CPS under the awards granted under the Management Share Scheme. Please refer to the paragraph headed "Management Share Scheme" in this report for more details.

2. The 1,024,759,528 Shares are deemed to be interest by Dr. Du Bo, as the Shares are held by Guotsing BVI, which is a company wholly owned by Hao Bo Investments Limited, which in turn is held as to 48.55% by Top Elate Investments Limited and 51.45% by Bliss Wave Holding Investments Limited. Bliss Wave Holding Investments Limited is a company held as to 74.53% by Hui Long Enterprises Limited, which is a company wholly-owned by Dr. Du Bo. Top Elate Investments Limited is a company wholly-owned by Qingdao Qingjian Holdings Co. which in turn is held as to 99.98% by the Qingdao ZhiXinDa Enterprise Management Partnership (Limited Partnership). The managing partner of Qingdao ZhiXinDa Enterprise Management Partnership (Limited Partnership) is Qingdao Huizhide Management Consulting Co., Ltd.

3. The 100,000,000 Shares are deemed to be interested by Dr. Du Bo and Mr. Du Dexiang, as the Shares are held by Victorious Path International Limited, which is a company wholly owned by Guotsing Group (HK) Limited, which in turn is wholly owned by Hyday (South Pacific) Investment Pte Ltd., which in turn is wholly owned by Guotsing Holding (South Pacific) Investment Pte. Ltd., which in turn is wholly owned by Guotsing Holding Group Co. Ltd. Guotsing Holding Group Co. Ltd is a company held as to 42.1% by Shanghai Heliyuan Investment Ltd and 57.9% by Qingdao Qingjian Holding Co. which in turn is held as to 99.98% by the Qingdao ZhiXinDa Enterprise Management Partnership (Limited Partnership). Shanghai Heliyuan Investment Ltd is a company held as to 59.5% by Dr. Du Bo and 40% by Mr. Du Dexiang.

DISCLOSURE OF INTEREST

Save as disclosed above, as at 30 June 2026, none of the Directors nor chief executive of the Company had any interests or short positions in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which have been notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which were taken or deemed to have under such provisions of the SFO) or as recorded in the register required to be kept by the Company under section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

SUBSTANTIAL SHAREHOLDERS' AND OTHERS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

As at 30 June 2026, the following persons (not being a Director or chief executive of the Company) had interests or short positions in the Shares or underlying Shares which fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO as recorded in the register required to be kept by the Company pursuant to section 336 of the SFO:

Long position in the Shares and underlying Shares

Name of substantial shareholder	Capacity/Nature of interest	Number of Shares and underlying Shares held/ interested	Approximate Shareholding Percentage
Hui Long Enterprises Limited	Interest in controlled corporation *(Note 1)*	1,024,759,528	67.49%
Bliss Wave Holding Investments Limited	Interest in controlled corporation *(Note 1)*	1,024,759,528	67.49%
Top Elate Investments Limited	Interest in controlled corporation *(Note 1)*	1,024,759,528	67.49%
Hao Bo Investments Limited	Interest in controlled corporation *(Note 1)*	1,024,759,528	67.49%
Guotsing BVI	Beneficial owner *(Note 1)*	756,421,520	49.82%
	Interest in controlled corporation *(Notes 1, 2 and 3)*	268,338,008	17.67%
Trustee	Trustee *(Note 5)*	124,875,197	8.22%
Qingdao Huizhide Management Consulting Co., Ltd.	Interest in controlled corporation *(Note 1)*	1,124,759,528	74.08%
Qingdao ZhiXinDa Enterprise Management Partnership (Limited Partnership)	Interest in controlled corporation *(Note 1)*	1,124,759,528	74.08%
Qingdao Qingjian Holdings Co.	Interest in controlled corporation *(Note 1)*	1,124,759,528	74.08%
CNQC Development Limited	Beneficial owner *(Note 2)*	224,145,000	14.76%
Guotsing Finance Holding Limited	Interest in controlled corporation *(Note 3)*	44,193,008	2. 91%
Guotsing Asset Management Limited	Interest in controlled corporation *(Note 3)*	44,193,008	2. 91%

DISCLOSURE OF INTEREST

Name of substantial shareholder	Capacity/Nature of interest	Number of Shares and underlying Shares held/ interested	Approximate Shareholding Percentage
Guotsing Growth Fund LP I	Beneficial owner *(Note 3)*	44,193,008	2. 91%
China Great Wall AMC (International) Holdings Company Limited	Beneficial owner *(Note 6)*	142,000,000	9.35%
Shanghai Heliyuan Investment Limited	Interest in controlled corporation *(Note 4)*	100,000,000	6.59%
Guotsing Holding Group Company Limited	Interest in controlled corporation *(Note 4)*	100,000,000	6.59%
Guotsing Holding (South Pacific) Investment Pte. Ltd.	Interest in controlled corporation *(Note 4)*	100,000,000	6.59%
Hyday (South Pacific) Investment Pte. Ltd.	Interest in controlled corporation *(Note 4)*	100,000,000	6.59%
Guotsing Group (HK) Limited	Interest in controlled corporation *(Note 4)*	100,000,000	6.59%
Victorious Path International Limited	Beneficial owner *(Note 4)*	100,000,000	6.59%

Note:

(1) Guotsing BVI is a company wholly owned by Hao Bo Investments Limited, which in turn is held as to 48.55% by Top Elate Investments Limited and 51.45% by Bliss Wave Holding Investments Limited. Bliss Wave Holding Investments Limited is a company held as to 74.53% by Hui Long Enterprises Limited. Top Elate Investments Limited is a company wholly-owned by Qingdao Qingjian Holdings Co. which in turn is held as to 99.98% by the Qingdao ZhiXinDa Enterprise Management Partnership (Limited Partnership). The managing partner of Qingdao ZhiXinDa Enterprise Management Partnership (Limited Partnership) is Qingdao Huizhide Management Consulting Co., Ltd..

(2) The 224,145,000 Shares were held by CNQC Development Limited ("**CNQC Development**") as at 30 June 2026. CNQC Development is wholly-owned by Guotsing BVI.

(3) Guotsing Asset Management Limited is the General Partner of Guotsing Growth Fund LP I, and is in turn wholly held by Guotsing Finance Holding Limited, which is wholly-owned by Guotsing BVI.

(4) Victorious Path International Limited is wholly-owned by Guosting Group (HK) Limited, and is in turn wholly held by Hyday (South Pacific) Investment Pte. Ltd., which is wholly-owned by Guotsing Holding (South Pacific) Investment Pte. Ltd. Guotsing Holding (South Pacific) Investment Pte. Ltd. is a company wholly owned by Guotsing Holding Group Limited, which in turn is held as to 57.9% by Qingdao Qingjian Holdings Co. and 42.1% by Shanghai Heliyuan Investment Limited.

(5) This represents the CPS under the awards held by the Trustee pursuant to the Management Share Scheme. Please refer to the paragraph headed "Management Share Scheme" in this report for more details.

(6) China Great Wall AMC (International) Holdings Company Limited owns 142,000,000 Shares, which is a company wholly owned by China Great Wall Assets Management Co., Ltd., which in turn is held as to 73.53% by Central Huijin Investment Ltd. Central Huijin Investment Ltd. is deemed to be interested in the 142,000,000 Shares held by China Great Wall AMC (International) Holdings Company Limited.

Save as disclosed above, as at 30 June 2026, to the best information, knowledge and belief of the Directors, no person (other than the Directors and chief executive of the Company), had registered an interest or short position in the Shares or underlying Shares that was required to be recorded pursuant to section 336 of the SFO.

DISCLOSURE PURSUANT TO RULE 13.22 OF THE LISTING RULES

As at 30 June 2026, the Group provided financial assistance to its affiliated companies in an aggregate amount of approximately HK$1,570.8 million. The aggregate amount of the Group's financial assistance given to its affiliated companies (as defined under Rule 13.11(2)(a)) of the Listing Rules) exceeded 8% of the assets ratio under Rule 13.16 of the Listing Rules. The Group has equity interests ranging from 5% to 50% in these affiliated companies.

See note 15 to the unaudited condensed consolidated interim financial information for details of the financial assistance provided to the Company's affiliated companies.

A pro forma combined statement of financial position of these affiliated companies with financial assistance from the Group and the Group's attributable interests in these affiliated companies as at 30 June 2026 were as follows:

	Combined statement of financial position HK$'000	**Group's attributable interests** HK$'000
Non-current assets	518,901	129,587
Current assets	21,705,106	5,063,866
Current liabilities	(5,009,507)	(1,309,729)
Total assets less current liabilities	17,214,500	3,883,724
Non-current liabilities	(16,420,520)	(3,525,858)
Net assets	793,980	357,866

Note:

Significant items included are as below:

	HK$'000	HK$'000
Current assets		
Development properties for sale	17,608,986	3,836,389
Cash and cash equivalents	2,174,413	471,263
Contract assets	892,483	389,879
Current liabilities		
Trade and other payables	1,862,376	491,235
Contract liabilities	2,671,734	628,957
Non-current liability		
Borrowings	16,420,520	3,525,858

CORPORATE GOVERNANCE AND OTHER INFORMATION

CORPORATE GOVERNANCE

Corporate Governance Code

The Company had complied with all the applicable code provisions as set out in Part 2 of the Corporate Governance Code contained in Appendix C1 to the Listing Rules during the Reporting Period.

With effect from 13 July 2026, Mr. Liu Junchun ("**Mr. Liu**"), an independent non-executive Director, the chairman of the remuneration committee as well as a member of each of the audit committee and nomination committee of the Company, was designated as the lead independent non-executive Director (the "**Lead INED**").

The designation of the Lead INED is introduced with reference to the amended Corporate Governance Code as set out in the code provision C.1.8 of Appendix C1 to the Listing Rules which has come into effect on 1 July 2025 as recommended best practices.

The Lead INED will not have a separate or higher level of liability relative to other independent non-executive Directors on the Board. Mr. Liu's primary responsibility as the Lead INED is to facilitate and strengthen communication (i) among the independent non-executive Directors; (ii) between the independent non-executive Directors and the rest of the Board; and (iii) with the Shareholders (in particular, minority Shareholders). The Board believes that the designation of the Lead INED can strengthen the effectiveness and communication of the Board, and further enhance good corporate governance practices across the Company. For details of the said designation, please refer to the announcement of the Company dated 13 July 2026.

Code of Conduct Regarding Directors' Securities Transactions

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix C3 to the Listing Rules (the "**Model Code**") as the code of conduct of the Company regarding directors' transactions of the listed securities of the Company.

The Company has made specific enquiry to all Directors, and all Directors have confirmed that they had complied with the required standards set out in the Model Code and its code of conduct during the Reporting Period.

AUDIT COMMITTEE AND REVIEW OF FINANCIAL INFORMATION

The audit committee of the Company (the "**Audit Committee**") has reviewed with the Company's management the accounting principles and practices adopted by the Group and discussed internal controls and financial reporting matters in relation to the preparation of the unaudited interim financial statements of the Company for the Reporting Period. It has also reviewed the unaudited financial statements of the Company for the Reporting Period and recommended to the Board for approval. The Audit Committee was satisfied that these unaudited financial statements were prepared in accordance with applicable accounting standards.

By order of the Board
Mr. Wang Congyuan
Chairman

Hong Kong
28 August 2026