天安卓健有限公司

TIAN AN MEDICARE LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 383)

2026

INTERIM REPORT

This interim report is printed on environmentally friendly paper.

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CORPORATE INFORMATION

BOARD OF DIRECTORS

Executive Directors

Mr. Kong Muk Yin
Mr. Guo Meibao

Non-Executive Directors

Mr. Lee Seng Hui *(Chairman)*
Mr. Mark Wong Tai Chun
Mr. Zhou Haiying
Mr. Gao Zhaoyuan
Ms. Zhang Yuanyuan

Independent Non-Executive Directors

Dr. Xia Xiaoning
Dr. Wong Wing Kuen, Albert
Ms. Yang Lai Sum, Lisa
Mr. Cao Dan

AUDIT COMMITTEE

Dr. Wong Wing Kuen, Albert *(Chairman)*
Mr. Gao Zhaoyuan
Dr. Xia Xiaoning
Ms. Yang Lai Sum, Lisa
Mr. Cao Dan

NOMINATION COMMITTEE

Dr. Wong Wing Kuen, Albert *(Chairman)*
Mr. Kong Muk Yin
Dr. Xia Xiaoning
Ms. Yang Lai Sum, Lisa
Mr. Cao Dan

REMUNERATION COMMITTEE

Dr. Xia Xiaoning *(Chairman)*
Mr. Kong Muk Yin
Mr. Mark Wong Tai Chun
Mr. Gao Zhaoyuan
Dr. Wong Wing Kuen, Albert
Ms. Yang Lai Sum, Lisa
Mr. Cao Dan

COMPANY SECRETARY

Ms. Sit Po Ling

AUDITOR

Deloitte Touche Tohmatsu
Registered Public Interest Entity Auditors

SOLICITORS

Robertsons
P.C. Woo & Co.
Cheung, Chan & Chung

PRINCIPAL BANKERS

Agricultural Bank of China Limited
Bank of China Limited
Bank of Hangzhou Co., Ltd.
Bank of Ningbo Co., Ltd.
China Construction Bank (Asia) Corporation Limited
China Guangfa Bank Co., Ltd.
China Merchants Bank Co., Ltd.
Ping An Bank Co., Ltd.
Hua Xia Bank Co., Ltd.
Yunnan Hongta Bank Co. Ltd.
Chong Hing Bank Limited
Industrial and Commercial Bank of China Limited
Industrial and Commercial Bank of China (Asia) Limited
Shanghai Pudong Development Bank Co., Ltd.
Shanghai Rural Commercial Bank Co., Ltd.
The Hongkong and Shanghai Banking Corporation Limited

REGISTERED OFFICE

Victoria Place, 5th Floor, 31 Victoria Street
Hamilton HM 10, Bermuda

HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Rooms 1904B-5, 19/F
Allied Kajima Building
No. 138 Gloucester Road
Wanchai
Hong Kong

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Appleby Global Corporate Services (Bermuda) Limited
Canon's Court, 22 Victoria Street
PO Box HM 1179, Hamilton HM EX
Bermuda

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

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

STOCK CODE

383

WEBSITES

http://www.tiananmedicare.com.hk
http://www.irasia.com/listco/hk/tiananmedicare/

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

The board of directors (the "Board") of Tian An Medicare Limited (the "Company") announces that the unaudited consolidated results of the Company and its subsidiaries (the "Group") for the six months ended 30 June 2026 together with the comparative figures for the corresponding period in 2025 are as follows:

		Six months ended	
	Notes	**30.6.2026 HK$'000 (unaudited)**	30.6.2025 HK$'000 (unaudited)
Revenue	*3*	**827,097**	783,132
Gross proceeds from sales of investments held for trading		**–**	–
Total		**827,097**	783,132
Revenue	*3*		
Goods and services from contracts with customers		**823,699**	779,792
Rental income		**3,398**	3,340
		827,097	783,132
Cost of goods and services		**(657,144)**	(624,489)
Gross profit		**169,953**	158,643
Other gains and losses, and other income	*5*	**15,825**	(11,779)
Selling and distribution costs		**(4,481)**	(3,671)
Administrative expenses		**(114,285)**	(107,864)
Profit from operations		**67,012**	35,329
Finance costs	*6*	**(7,170)**	(11,715)
Profit before taxation		**59,842**	23,614
Income tax expense	*7*	**(7,062)**	(8,875)
Profit for the period	*8*	**52,780**	14,739
Attributable to:			
Owners of the Company		**47,361**	11,979
Non-controlling interests		**5,419**	2,760
		52,780	14,739
Earnings per share	*10*		
Basic		**HK4.42 cents**	HK1.11 cents
Diluted		**N/A**	N/A

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE SIX MONTHS ENDED 30 JUNE 2026

	Six months ended	
	30.6.2026	30.6.2025
	HK$'000	HK$'000
	(unaudited)	(unaudited)
Profit for the period	**52,780**	14,739
Other comprehensive income:		
Item that may be reclassified subsequently to profit or loss:		
Exchange differences arising on translation of foreign operations	**26,769**	11,515
Total comprehensive income for the period	**79,549**	26,254
Attributable to:		
Owners of the Company	**68,793**	22,662
Non-controlling interests	**10,756**	3,592
	79,549	26,254

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2026

	Notes	30.6.2026 HK$'000 (unaudited)	31.12.2025 HK$'000 (audited)
Non-current assets			
Investment properties	11	**478,002**	475,114
Property, plant and equipment	11	**1,849,379**	1,662,578
Right-of-use assets		**85,333**	84,138
Loan receivable	13	**–**	–
Interest in an associate		**–**	–
Financial assets at fair value through profit or loss ("FVTPL")		**2,151**	2,151
Goodwill		**–**	–
Prepayments for acquisition of property, plant and equipment		**13,237**	26,642
		2,428,102	2,250,623
Current assets			
Inventories		**45,368**	46,029
Properties under development for sale		**128,781**	126,451
Properties held for sale		**70,854**	69,026
Investments held for trading		**47,566**	34,734
Trade receivables	12	**123,702**	166,542
Deposits, prepayments and other receivables	12	**29,388**	34,427
Amount due from a related party		**367**	367
Pledged bank deposits		**–**	76,045
Restricted bank deposits		**2,291**	1,274
Bank balances and cash		**669,618**	743,016
		1,117,935	1,297,911
Current liabilities			
Trade payables	14	**114,323**	139,345
Deposits, receipt in advance and accrued charges	14	**359,660**	403,178
Contract liabilities		**36,038**	56,621
Amount due to an associate		**–**	6,111
Amounts due to related parties		**463**	361
Borrowings	15	**392,603**	457,497
Lease liability		**204**	806
Current tax liabilities		**117,843**	119,809
		1,021,134	1,183,728
Net current assets		**96,801**	114,183
Total assets less current liabilities		**2,524,903**	2,364,806

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION *(Continued)*

AS AT 30 JUNE 2026

	Notes	**30.6.2026 HK$'000 (unaudited)**	31.12.2025 HK$'000 (audited)
Non-current liabilities			
Other payables	*14*	**33,821**	37,653
Contract liabilities		**4,822**	4,973
Borrowings	*15*	**596,570**	434,169
Deferred tax liabilities	*16*	**30,255**	29,271
		665,468	506,066
Net assets		**1,859,435**	1,858,740
Capital and reserves			
Equity attributable to owners of the Company			
Share capital	*17*	**10,106**	10,810
Treasury shares	*17*	**–**	(134)
Reserves		**1,753,189**	1,762,680
		1,763,295	1,773,356
Non-controlling interests		**96,140**	85,384
Total equity		**1,859,435**	1,858,740

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE SIX MONTHS ENDED 30 JUNE 2026

	Attributable to the owners of the Company										
	Share capital HK$'000	Treasury shares HK$'000	Share premium HK$'000	Contributed surplus HK$'000	Capital redemption reserve HK$'000	Other reserve HK$'000	Translation reserve HK$'000	Retained earnings HK$'000	Sub-total HK$'000	Non-controlling interests HK$'000	Total equity HK$'000
As at 1 January 2025 (audited)	10,860	(869)	327,046	331,989	2,496	(796,531)	(529)	1,944,512	1,818,974	75,855	1,894,829
Profit for the period	–	–	–	–	–	–	–	11,979	11,979	2,760	14,739
Other comprehensive income for the period	–	–	–	–	–	–	10,683	–	10,683	832	11,515
Total comprehensive income for the period	–	–	–	–	–	–	10,683	11,979	22,662	3,592	26,254
Dividend recognised as distribution (Note 9)	–	–	–	(21,663)	–	–	–	–	(21,663)	–	(21,663)
Shares repurchased (Note 17)	–	(1,542)	–	–	–	–	–	–	(1,542)	–	(1,542)
Cancellation of shares repurchased (Note 17)	(31)	2,391	–	–	(2,360)	–	–	–	–	–	–
Changes in equity for the period	(31)	849	–	(21,663)	(2,360)	–	10,683	11,979	(543)	3,592	3,049
As at 30 June 2025 (unaudited)	10,829	(20)	327,046	310,326	136	(796,531)	10,154	1,956,491	1,818,431	79,447	1,897,878

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

	Attributable to the owners of the Company										
	Share capital HK$'000	Treasury shares HK$'000	Share premium HK$'000	Contributed surplus HK$'000	Capital redemption reserve HK$'000	Other reserve HK$'000	Translation reserve HK$'000	Retained earnings HK$'000	Sub-total HK$'000	Non-controlling interests HK$'000	Total equity HK$'000
As at 1 January 2026 (audited)	10,810	(134)	325,318	310,326	–	(796,531)	5,871	1,917,696	1,773,356	85,384	1,858,740
Profit for the period	–	–	–	–	–	–	–	47,361	47,361	5,419	52,780
Other comprehensive income for the period	–	–	–	–	–	–	21,432	–	21,432	5,337	26,769
Total comprehensive income for the period	–	–	–	–	–	–	21,432	47,361	68,793	10,756	79,549
Shares repurchased (Note 17)	–	(77,324)	(1,530)	–	–	–	–	–	(78,854)	–	(78,854)
Cancellation of shares repurchased (Note 17)	(704)	77,458	(76,754)	–	–	–	–	–	–	–	–
Changes in equity for the period	(704)	134	(78,284)	–	–	–	21,432	47,361	(10,061)	10,756	695
As at 30 June 2026 (unaudited)	**10,106**	**–**	**247,034**	**310,326**	**–**	**(796,531)**	**27,303**	**1,965,057**	**1,763,295**	**96,140**	**1,859,435**

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

	Six months ended	
	30.6.2026	30.6.2025
	HK$'000	HK$'000
	(unaudited)	(unaudited)
Operating activities		
Cash generated from/(used in) operating activities	**37,782**	(8,803)
Income taxes paid, net	**(13,601)**	(8,240)
Net cash generated from/(used in) operating activities	**24,181**	(17,043)
Investing activities		
Withdrawal of pledged bank deposits/restricted bank deposits	**76,045**	7,065
Placement of pledged bank deposits/restricted bank deposits	**(1,028)**	(9,251)
Purchase of property, plant and equipment	**(146,210)**	(54,520)
Prepayments paid for acquisition of property, plant and equipment	**(10,798)**	(950)
Other investing activities	**8,764**	12,914
Net cash used in investing activities	**(73,227)**	(44,742)
Financing activities		
New borrowings raised	**280,493**	199,708
Repayment of borrowings	**(214,492)**	(171,406)
Repurchase of shares	**(78,854)**	(1,542)
Repayment of principal element of lease liabilities	**(602)**	(730)
Interest paid	**(13,884)**	(16,289)
Dividend paid	**–**	(21,663)
Repayment of interest element of lease liabilities	**(16)**	(59)
Net cash used in financing activities	**(27,355)**	(11,981)
Net decrease in cash and cash equivalents	**(76,401)**	(73,766)
Cash and cash equivalents at beginning of the period	**743,016**	885,428
Effect of foreign exchange rate changes	**3,003**	1,409
Cash and cash equivalents at end of the period	**669,618**	813,071
Analysis of cash and cash equivalents		
Bank balances and cash	**669,618**	813,071

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

1. BASIS OF PREPARATION

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

2. ACCOUNTING POLICIES

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

These condensed consolidated financial statements should be read in conjunction with the 2025 annual financial statements. Except as described below, the accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30 June 2026 are consistent with those used in the Group's annual consolidated financial statements for the year ended 31 December 2025.

Application of amendments to HKFRS Accounting Standards

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

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

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

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

3. REVENUE

	Six months ended	
	30.6.2026	30.6.2025
	HK$'000	HK$'000
	(unaudited)	(unaudited)
Revenue from contracts with customers		
Hospital fees and charges	**797,481**	756,739
Building management fees	**2,534**	2,019
Eldercare related services and sales of nutritions	**23,684**	21,034
	823,699	779,792
Revenue from other sources		
Rental income	**3,398**	3,340
	827,097	783,132

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

3. REVENUE *(Continued)*

(a) Disaggregation of revenue from contracts with customers

For the six months ended 30 June 2026 (unaudited)

Segments	Healthcare HK$'000	Eldercare HK$'000	Total HK$'000
Types of goods or services			
Hospital fees and charges			
– Inpatient healthcare services	302,745	–	302,745
– Outpatient healthcare services	200,881	–	200,881
– Other healthcare services	1,142	–	1,142
– Physical examination services	60,043	–	60,043
– Sales of pharmaceuticals	232,670	–	232,670
Building management fees	–	2,534	2,534
Eldercare related services	–	20,780	20,780
Sales of nutritions	–	2,904	2,904
Total	797,481	26,218	823,699
Timing of revenue recognition			
At a point in time	404,521	10,725	415,246
Over time	392,960	15,493	408,453
Total	797,481	26,218	823,699

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

3. REVENUE *(Continued)*

(a) Disaggregation of revenue from contracts with customers *(Continued)*

For the six months ended 30 June 2025 (unaudited)

Segments	Healthcare HK$'000	Eldercare HK$'000	Total HK$'000
Types of goods or services			
Hospital fees and charges			
– Inpatient healthcare services	279,775	–	279,775
– Outpatient healthcare services	198,086	–	198,086
– Other healthcare services	2,613	–	2,613
– Physical examination services	52,660	–	52,660
– Sales of pharmaceuticals	223,605	–	223,605
Building management fees	–	2,019	2,019
Eldercare related services	–	17,466	17,466
Sales of nutritions	–	3,568	3,568
Total	756,739	23,053	779,792
Timing of revenue recognition			
At a point in time	389,721	9,991	399,712
Over time	367,018	13,062	380,080
Total	756,739	23,053	779,792

All the revenue from contracts with customers are derived from the People's Republic of China, except Hong Kong (the "PRC").

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

3. REVENUE *(Continued)*

(a) Disaggregation of revenue from contracts with customers *(Continued)*

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

For the six months ended 30 June 2026 (unaudited)

	Healthcare HK$'000	**Eldercare HK$'000**	**Property investment HK$'000**
Revenue disclosed in segment information	**797,481**	**27,379**	**2,237**
Less: Rental income	**–**	**(1,161)**	**(2,237)**
Revenue from contracts with customers	**797,481**	**26,218**	**–**

For the six months ended 30 June 2025 (unaudited)

	Healthcare HK$'000	Eldercare HK$'000	Property investment HK$'000
Revenue disclosed in segment information	756,739	24,254	2,139
Less: Rental income	–	(1,201)	(2,139)
Revenue from contracts with customers	756,739	23,053	–

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

4. SEGMENT INFORMATION

Operating segments are identified on the basis of internal reports according to the types of goods or services delivered and provided, and are regularly reviewed by the chief operating decision-maker (the "CODM") to allocate resources to the segments and to assess their performance.

The CODM which is responsible for allocating resources and assessing performance of the operating segments has been defined as the executive directors of the Company.

During the six months ended 30 June 2026, the CODM has identified the following six operating and reportable segments under HKFRS 8 Operating Segments. No operating segments have been aggregated to form the following reportable segments.

Healthcare – operations of hospitals in the PRC.

Eldercare – property development and leasing of independent living units and project and building management of health campus in the PRC with focus on eldercare and retirement community, which consist of an elderly nursing home, service apartments, independent living units and a commercial area comprising a shopping mall, retail shops and club hall facilities.

Property development – developing and selling of properties and land in the PRC.

Property investment – leasing of properties.

Financial services – provision of loan financial services.

Securities trading and investments – trading of securities in Hong Kong and overseas markets.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

4. SEGMENT INFORMATION *(Continued)*

Segment revenue and results

The following is an analysis of the Group's revenue and results by operating and reportable segments:

For the six months ended 30 June 2026 (unaudited)

	Healthcare HK$'000	Eldercare HK$'000	Property development HK$'000	Property investment HK$'000	Financial services HK$'000	Securities trading and investments HK$'000	Consolidated HK$'000
Gross proceeds from sales of investments held for trading	–	–	–	–	–	–	–
Revenue	797,481	27,379	–	2,237	–	–	827,097
Segment profit/(loss)	67,348	(14,730)	(507)	(2,083)	(3)	12,802	62,827
Unallocated:							
Other gains and losses, and other income							8,556
Net foreign exchange gain							172
Central corporate expenses							(11,697)
Finance costs							(16)
Profit before taxation							59,842

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

4. SEGMENT INFORMATION *(Continued)*

Segment revenue and results *(Continued)*

For the six months ended 30 June 2025 (unaudited)

	Healthcare HK$'000	Eldercare HK$'000	Property development HK$'000	Property investment HK$'000	Financial services HK$'000	Securities trading and investments HK$'000	Consolidated HK$'000
Gross proceeds from sales of investments held for trading	–	–	–	–	–	–	–
Revenue	756,739	24,254	–	2,139	–	–	783,132
Segment profit/(loss)	57,559	(32,066)	(499)	(12,212)	(2)	53	12,833
Unallocated:							
Other gains and losses, and other income							12,549
Net foreign exchange gain							8,907
Central corporate expenses							(10,624)
Finance costs							(51)
Profit before taxation							23,614

All of the segment revenue reported above is generated from external customers.

Segment profit/(loss) represents the profit earned/(loss incurred) by each segment without allocation of certain other gains and losses, and other income, certain net foreign exchange gain, central corporate expenses and certain finance costs.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

4. SEGMENT INFORMATION *(Continued)*

Segment assets and liabilities

The following is an analysis of the Group's assets and liabilities by operating and reportable segments:

As at 30 June 2026 (unaudited)

	Healthcare HK$'000	Eldercare HK$'000	Property development HK$'000	Property investment HK$'000	Financial services HK$'000	Securities trading and investments HK$'000	Consolidated HK$'000
Segment assets	**2,089,401**	**595,320**	**51,672**	**426,814**	**126**	**48,548**	**3,211,881**
Corporate assets							**334,156**
Consolidated assets							**3,546,037**
Segment liabilities	**1,029,980**	**591,997**	**54,891**	**1,722**	**1,115**	**–**	**1,679,705**
Corporate liabilities							**6,897**
Consolidated liabilities							**1,686,602**

As at 31 December 2025 (audited)

	Healthcare HK$'000	Eldercare HK$'000	Property development HK$'000	Property investment HK$'000	Financial services HK$'000	Securities trading and investments HK$'000	Consolidated HK$'000
Segment assets	2,036,034	585,823	30,940	279,128	126	36,036	2,968,087
Corporate assets							580,447
Consolidated assets							3,548,534
Segment liabilities	1,060,674	574,772	40,680	5,517	1,115	–	1,682,758
Corporate liabilities							7,036
Consolidated liabilities							1,689,794

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

5. OTHER GAINS AND LOSSES, AND OTHER INCOME

	Six months ended	
	30.6.2026	30.6.2025
	HK$'000	HK$'000
	(unaudited)	(unaudited)
Gain on fair value of investments held for trading	**12,832**	77
Loss on disposals and written-off of property, plant and equipment	**(1,340)**	(454)
Loss on fair value of investment properties	**(6,802)**	(25,744)
Net foreign exchange gain	**178**	8,907
Training and other services	**3,133**	3,252
Net impairment loss on trade receivables	**(3,746)**	(4,479)
Provision for properties under development for sale	**(1,705)**	(4,834)
Provision for properties held for sale	**(545)**	(3,858)
Government subsidies (Note)	**52**	574
Interest income from bank deposits	**8,764**	12,914
Subcontracting income from car parking spaces and canteen	**223**	618
Rental income from shopping and other areas of the hospitals	**3,253**	955
Other sundry income	**1,528**	293
	15,825	(11,779)

Note: The government subsidies mainly represent the subsidies on costs incurred for operation of hospitals in the PRC with no special and unfulfilled conditions attached.

6. FINANCE COSTS

The finance costs represent interest as follows:

	Six months ended	
	30.6.2026	30.6.2025
	HK$'000	HK$'000
	(unaudited)	(unaudited)
Interest on:		
Bank and other borrowings	**13,884**	16,289
Lease liabilities	**16**	59
	13,900	16,348
Less: interest capitalised	**(6,730)**	(4,633)
	7,170	11,715

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

7. INCOME TAX EXPENSE

Income tax has been recognised in profit or loss as follows:

	Six months ended	
	30.6.2026	30.6.2025
	HK$'000	HK$'000
	(unaudited)	(unaudited)
Current tax		
Corporate income tax ("CIT") in the PRC	**7,062**	8,875

The Company's subsidiaries in the PRC are subject to CIT rate at 25%. The tax charge in respect of the current period represents CIT in the PRC which is calculated at the prevailing tax rate on the taxable income of the subsidiaries in the PRC.

According to the PRC CIT law, withholding income tax at a rate of 10% would be imposed on dividends relating to profits earned from year 2008 onwards to foreign investors for the companies established in the PRC. Such dividend tax rate may be further reduced by applicable tax treaties or arrangement. According to the Arrangement between the Mainland of China and the Hong Kong Special Administrative Region for the Avoidance of Double Taxation and the Prevention of Fiscal Evasion with respect to Taxes on Income, the withholding tax rate on dividends paid by a PRC resident enterprise to a Hong Kong resident enterprise is further reduced to 5% if the Hong Kong resident enterprise holds at least 25% equity interests in the PRC resident enterprise.

Under the Provisional Regulations on land appreciation tax ("LAT") implemented upon the issuance of the Provisional Regulations of the PRC on 27 January 1995, all gains arising from transfer of real estate property in the PRC effective from 1 January 1994 are subject to LAT at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds of sales of properties less deductible expenditures including borrowings costs and all property development expenditures.

Under the Two-tiered Profits Tax Rates Regime, the first HK$2,000,000 of profits of the qualifying group entity established in Hong Kong will be taxed at 8.25%, and profits above that amount will be subject to the tax rate of 16.5%. The profits of the group entities not qualifying for the Two-tiered Profits Tax Rates Regime will continue to be taxed at a rate of 16.5%.

No provision for Hong Kong Profits Tax has been made in the condensed consolidated financial statements since the group entities have either sufficient tax losses brought forward to set off against current period's assessable profits or no assessable profits arising in Hong Kong.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

8. PROFIT FOR THE PERIOD

Profit for the period is stated after charging the following:

	Six months ended	
	30.6.2026	30.6.2025
	HK$'000	HK$'000
	(unaudited)	(unaudited)
Depreciation of property, plant and equipment	**45,920**	43,173
Depreciation of right-of-use assets	**1,754**	2,002
Cost of inventories sold recognised as an expense (included in cost of goods and services)	**328,771**	310,753

9. DIVIDENDS

Dividends for ordinary shareholders of the Company recognised as distribution during the period:

	Six months ended	
	30.6.2026	30.6.2025
	HK$'000	HK$'000
	(unaudited)	(unaudited)
2025 final dividend of HKnil cents (2025: 2024 final dividend of HK2 cents) per ordinary share	**–**	21,663

The Board of the Company does not recommend any interim dividend in respect of the six months ended 30 June 2026 and 2025.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

10. EARNINGS PER SHARE

The calculation of basic earnings per share is based on the profit for the period attributable to owners of the Company and the weighted average number of ordinary shares in issue during the period:

	Six months ended	
	30.6.2026	30.6.2025
	HK$'000	HK$'000
	(unaudited)	(unaudited)
Profit		
Profit for the purpose of calculating basic earnings per share for the period attributable to owners of the Company	**47,361**	11,979

	Six months ended	
	30.6.2026	30.6.2025
	(unaudited)	(unaudited)
Number of shares		
Weighted average number of ordinary shares for the purpose of calculating basic earnings per share	**1,072,432,556**	1,083,981,672

No diluted earnings per share has been presented as there were no potential dilutive shares outstanding for the six months ended 30 June 2026 and 2025.

11. MOVEMENTS IN INVESTMENT PROPERTIES AND PROPERTY, PLANT AND EQUIPMENT

During the six months ended 30 June 2026, additions to the Group's property, plant and equipment amounted to HK$171,169,000 (2025: HK$64,818,000).

The Group's investment properties measured at fair value. Investment properties were revalued by Norton Appraisals Holdings Limited ("Norton Appraisals"), and Norton Appraisals is an independent qualified professional valuer not related to the Group. Loss on fair value of investment properties of HK$6,802,000 (2025: HK$25,744,000) was recognised in the profit or loss for the six months ended 30 June 2026.

Impairment assessment

Given the sustained losses in the eldercare business in recent years, the management of the Group concluded there was indication for impairment and conducted impairment assessment on certain property, plant and equipment within the eldercare segment. Based on the result of the assessment, no impairment loss on property, plant and equipment was recognised for the six months ended 30 June 2026 and 2025.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

12. TRADE RECEIVABLES, DEPOSITS, PREPAYMENTS AND OTHER RECEIVABLES

	30.6.2026 **HK$'000** **(unaudited)**	31.12.2025 HK$'000 (audited)
Trade receivables:		
Trade receivables arising from hospital operation and eldercare related services operation	**131,060**	174,393
Debtor from financial services	**876**	876
	131,936	175,269
Less: Allowance for credit losses	**(8,234)**	(8,727)
	123,702	166,542
Deposits, prepayments and other receivables:		
Prepayments, other debtors and deposits	**29,711**	34,495
Deposits with and receivables from the financial institutions	**950**	1,272
	30,661	35,767
Less: Allowance for credit losses	**(1,273)**	(1,340)
	29,388	34,427

As at 1 January 2025, trade receivables from contracts with customers (net of allowance for credit losses) amounted to HK$143,791,000.

The customers of hospital operation and eldercare related services operation are either settled by cash, credit card or local governments' social insurance schemes. For credit card payment, the banks usually pay the Group 7 days after the trade date. Payments under local governments' social insurance schemes are normally settled by the local social insurance bureau or similar government departments, which are responsible for the reimbursement of medical expenses for patients who are covered by the local governments' social insurance schemes, 90 days from the invoice date.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

12. TRADE RECEIVABLES, DEPOSITS, PREPAYMENTS AND OTHER RECEIVABLES *(Continued)*

The following is an aging analysis of trade receivables arising from hospital operation and eldercare related services operation presented based on the invoice date:

	30.6.2026	31.12.2025
	HK$'000	HK$'000
	(unaudited)	(audited)
0 – 30 days	**66,949**	103,744
31 – 60 days	**13,653**	26,964
61 – 90 days	**6,873**	6,170
91 – 365 days	**33,318**	28,672
More than 365 days	**10,267**	8,843
	131,060	174,393

13. LOAN RECEIVABLE

	30.6.2026	31.12.2025
	HK$'000	HK$'000
	(unaudited)	(audited)
Fixed-rate loan	**94,715**	94,715
Less: Allowance for credit losses	**(94,715)**	(94,715)
	–	–

The balance represents a secured loan by a subsidiary of the Company (the "Subsidiary") as lender, to an independent third party corporate borrower (the "Borrower"). As at 30 June 2026 and 31 December 2025, the directors of the Company (the "Directors") considered that the estimated cash flow of the loan receivable and/or the realisation of the relevant collaterals was expected to be zero due to the adverse development of value of collaterals (inclusive of the anticipated receipts of the shareholder's loan held by the Borrower that are assigned to the Group) and the loan receivable was fully impaired in 2021.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

14. TRADE PAYABLES, DEPOSITS, RECEIPT IN ADVANCE AND ACCRUED CHARGES, AND OTHER PAYABLES

	30.6.2026 **HK$'000** **(unaudited)**	31.12.2025 HK$'000 (audited)
Current:		
Trade payables of hospital operation and eldercare related services operation	**114,323**	139,345
Deposits, receipt in advance and accrued charges:		
Accrued construction costs for properties under development for sale and properties held for sale	**6,049**	29,478
Construction cost payables for hospital buildings classified as property, plant and equipment	**67,683**	75,306
Deposits and receipt in advance	**40,097**	50,392
Dividend payable	**7**	7
Other payables and accrued charges	**245,824**	247,995
	359,660	403,178
Non-current:		
Other payables		
Construction cost payables (Note)	**33,821**	37,653

Trade payables of hospital operation and eldercare related services operation principally comprise amounts outstanding for trade purchases. The normal credit period taken for these trade payables is 30–90 days.

Deposits and receipt in advance mainly represent refundable deposits from hospital operation and eldercare related services operation.

Note: Construction cost payables related to the hospital in Kunming, the PRC, were classified as a non-current liability as the Group is contractually obligated to repay the amount beyond 12 months from the reporting date.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

14. TRADE PAYABLES, DEPOSITS, RECEIPT IN ADVANCE AND ACCRUED CHARGES, AND OTHER PAYABLES *(Continued)*

The following is an aging analysis of trade payables of hospital operation and eldercare related services operation presented based on the invoice date:

	30.6.2026 **HK$'000** **(unaudited)**	31.12.2025 HK$'000 (audited)
0 – 30 days	**57,579**	75,640
31 – 60 days	**30,050**	36,234
61 – 90 days	**9,071**	11,294
91 – 365 days	**12,087**	11,006
More than one year but not exceeding two years	**2,651**	2,453
More than two years but not exceeding five years	**2,885**	2,718
	114,323	139,345

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

15. BORROWINGS

The following table provides an analysis of the borrowings:

	30.6.2026 HK$'000 (unaudited)	31.12.2025 HK$'000 (audited)
Bank borrowings, secured	**203,890**	138,314
Bank borrowings, unsecured	**410,570**	391,130
Term loans, unsecured	**374,713**	362,222
	989,173	891,666

The carrying amounts of the Group's bank and other borrowings are repayable as follows:

	Bank borrowings		**Term loans**	
	30.6.2026 HK$'000 (unaudited)	31.12.2025 HK$'000 (audited)	**30.6.2026 HK$'000 (unaudited)**	31.12.2025 HK$'000 (audited)
Within one year	**392,603**	457,497	**–**	–
More than one year, but not exceeding two years	**56,964**	48,006	**–**	–
More than two years, but not exceeding five years	**60,038**	6,613	**374,713**	362,222
Exceeding five years	**104,855**	17,328	**–**	–
	614,460	529,444	**374,713**	362,222
Less: Amount due for settlement within 12 months (shown under current liabilities)	**(392,603)**	(457,497)	**–**	–
Amount due for settlement after 12 months (shown under non-current liabilities)	**221,857**	71,947	**374,713**	362,222

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

15. BORROWINGS *(Continued)*

As at 30 June 2026, the Group's bank borrowings are secured by certain assets of the Group and corporate guarantee given by the Company and certain subsidiaries of the Group. Details of pledged assets are set out in Note 18.

The Group has not breached the financial covenants of any interest-bearing borrowings for the six months ended 30 June 2026 and 2025.

All borrowings are denominated in RMB.

During the current period, the Group obtained new borrowings amounting to HK$280,493,000 (six months ended 30 June 2025: HK$199,708,000) and repaid borrowings amounting to HK$214,492,000 (six months ended 30 June 2025: HK$171,406,000).

All the bank borrowings and term loans are arranged at fixed interest rates and expose the Group to fair value interest rate risk.

The Directors estimate that the carrying amounts of the Group's borrowings are not materially different from their fair values as at 30 June 2026 and 31 December 2025.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

16. DEFERRED TAX LIABILITIES

The following are the deferred tax liabilities recognised and movements thereon during the current period:

	Withholding tax in respect of undistributed earnings of PRC subsidiaries HK$'000	Fair value adjustment on business combination HK$'000	Total HK$'000
As at 31 December 2025 (audited)	1,427	27,844	29,271
Exchange differences	49	935	984
As at 30 June 2026 (unaudited)	**1,476**	**28,779**	**30,255**

17. SHARE CAPITAL AND TREASURY SHARES

	Nominal value per share	Number of ordinary shares	Carrying value HK$'000
Authorised:			
At 31 December 2025 (audited) and 30 June 2026 (unaudited)	HK$0.01	30,000,000,000	300,000
Issued and fully paid:			
At 31 December 2025 (audited)	HK$0.01	1,080,975,457	10,810
Cancellation of shares repurchased (unaudited)	HK$0.01	(70,445,000)	(704)
At 30 June 2026 (unaudited)	**HK$0.01**	**1,010,530,457**	**10,106**

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

17. SHARE CAPITAL AND TREASURY SHARES *(Continued)*

A summary of movements in the Company's treasury shares is as follows:

	2026 **HK$'000** **(unaudited)**	2025 HK$'000 (unaudited)
At 1 January	**134**	869
Shares repurchased	**77,324**	1,542
Shares cancelled	**(77,458)**	(2,391)
At 30 June	**–**	20

On 10 June 2026, a total of 70,000,000 shares were bought back at the price of HK$1.1 per share at an aggregate consideration (before expenses) of HK$77,000,000 and cancelled.

During the six months ended 30 June 2026, the Company repurchased a total of 315,000 shares on the Stock Exchange in January 2026 at purchase price of HK$1.03 per share (highest and lowest) with an aggregate consideration (before expenses) of HK$324,450. All the repurchased shares were subsequently cancelled.

18. PLEDGE OF ASSETS

At the end of the reporting period, the following assets of the Group were pledged to banks and a securities broker house to secure credit facilities granted to the Group:

	30.6.2026 **HK$'000** **(unaudited)**	31.12.2025 HK$'000 (audited)
Investments held for trading	**5,601**	5,893
Buildings (included in property, plant and equipment)	**799,485**	639,415
Right-of-use assets	**22,762**	22,381
Investment properties	**27,011**	29,800
Pledged bank deposits	**–**	76,045
	854,859	773,534

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

19. CAPITAL COMMITMENTS

	30.6.2026 HK$'000 (unaudited)	31.12.2025 HK$'000 (audited)
Capital expenditure contracted for at the end of reporting period but not yet incurred:		
– Property, plant and equipment	**121,182**	252,647

20. RELATED PARTY TRANSACTIONS

The Group had following transactions and balances with its related parties:

(a) Transactions with related parties

	Six months ended	
	30.6.2026 HK$'000 (unaudited)	30.6.2025 HK$'000 (unaudited)
The ultimate holding company of the Company, Allied Group Limited ("AGL")		
– Administrative expenses charged to the Group	**–**	9
– Short-term lease expenses charged to the Group	**16**	–
– Legal and professional services fee charged to the Group	**64**	91
The intermediate holding company of the Company, Tian An China Investments Company Limited ("TACI")		
– Legal and professional services fee charged to the Group	**55**	100
A related company		
– Short-term lease expenses charged to the Group	**320**	463
A joint venture of AGL		
– Management fee and air-conditioning fees charged to the Group	**117**	117
– Interest expense on a lease liability charged to the Group	**16**	51
A joint venture of TACI		
– Interest expense on a lease liability charged to the Group	**–**	8
– Consultancy fee and service fee charged to the Group	**–**	342
Fellow subsidiaries of the Company		
– Management fee income earned by the Group	**3**	–
– Interest expense on borrowings charged to the Group	**5,327**	9,010
– Legal and professional service fee charged to the Group	**145**	145

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

20. RELATED PARTY TRANSACTIONS *(Continued)*

(b) Balances with related parties

	30.6.2026 **HK$'000** **(unaudited)**	31.12.2025 HK$'000 (audited)
The ultimate holding company of the Company, AGL		
– Accrued charges	**67**	44
A joint venture of AGL		
– Deposits	**367**	367
The intermediate holding company of the Company, TACI		
– Accrued charges (included in deposits, receipt in advance and accrued charges)	**98**	–
Fellow subsidiaries of the Company		
– Term loans, unsecured (included in borrowings)	**374,713**	362,222
– Accrued charges	**298**	317

(c) Compensation of key management personnel

The remuneration of Directors, who are also the key management of the Group during the period is as follows:

	Six months ended	
	30.6.2026 **HK$'000** **(unaudited)**	30.6.2025 HK$'000 (unaudited)
Salaries and other short-term employee benefits	**2,067**	2,040
Retirement benefits costs	**86**	87
	2,153	2,127

The remuneration of Directors is determined by the Remuneration Committee having regard to the performance of individuals and market trends.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

21. FAIR VALUE MEASUREMENTS

Except as disclosed below, management of the Group considers that the carrying amounts of the financial assets and financial liabilities as reflected in the condensed consolidated statement of financial position approximate their respective fair values.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The following disclosures of fair value measurements use a fair value hierarchy that categorises into three levels the inputs to valuation techniques used to measure fair values:

Level 1 inputs: quoted prices (unadjusted) in active markets for identical assets or liabilities that the Group can access at the measurement date.

Level 2 inputs: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3 inputs: lowest level input that is significant to the fair value measurement is unobservable (significant unobservable input).

Disclosure of valuation techniques and inputs used in fair value measurements:

Financial assets in the condensed consolidation statement of financial position	**Fair value as at 30 June 2026 (unaudited)**	Fair value as at 31 December 2025 (audited)	**Fair value hierarchy**	**Valuation techniques and key inputs**
1) Investments in listed equity securities classified as investments held for trading	**Listed equity securities:** **– Hong Kong HK$3,605,000** **– Overseas HK$43,961,000**	Listed equity securities: – Hong Kong HK$3,785,000 – Overseas HK$30,949,000	Level 1	Quoted bid prices in active markets
2) Club debentures classified as financial assets at FVTPL	**Assets – HK$2,151,000**	Assets – HK$2,151,000	Level 2	Quoted prices in a market for identical assets

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

21. FAIR VALUE MEASUREMENTS *(Continued)*

There were no transfers between Level 1 and Level 2 for both periods.

Non-financial assets in the condensed consolidation statement of financial position	Fair value as at 30 June 2026 (unaudited)	Fair value as at 31 December 2025 (audited)	Fair value hierarchy	Valuation techniques and key inputs
Investment properties	**HK$478,002,000**	HK$475,114,000	Level 3	Investment approach/ direct comparison approach

Reconciliation of investment properties measured at fair value based on Level 3:

	Six months ended	
	30.6.2026	30.6.2025
	HK$'000	HK$'000
	(unaudited)	(unaudited)
At 1 January	**475,114**	525,392
Decrease in fair value recognised in profit or loss	**(6,802)**	(25,744)
Exchange differences	**9,690**	3,468
As at 30 June	**478,002**	503,116

Valuation processes

The Group measures its investment properties at fair value as at 30 June 2026 and 31 December 2025. The investment properties were revalued by Norton Appraisals.

The Group's management is responsible for the review of the valuations performed by Norton Appraisals for financial reporting purposes and reports directly to the Board. Discussions of valuation processes and results are held between management of the Group and Norton Appraisals at least once a year, in line with the Group's reporting date.

At each financial period end/year end, management of the Group:

- Verifies all major inputs to the independent valuation performed by Norton Appraisals
- Assesses property valuation movements with market trend
- Holds discussions with Norton Appraisals

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

21. FAIR VALUE MEASUREMENTS *(Continued)*

Valuation techniques

The fair values of investment properties were derived from:

(i) investment approach, the market value of these properties are the aggregate of its term value, which is calculated by capitalised the existing rent for its unexpired term of the contractual tenancy and its reversionary value, which derives from the capitalised current market rent arise from lease renewal or new letting or from the disposal based on the current market price; or

(ii) direct comparison approach, assuming these properties are capable of being sold in their existing states and on a strata-titled basis with the benefit of vacant possession and by making reference to comparable sales evidence as available in the relevant markets.

All of the fair value measurements of the Group's investment properties were categorised into Level 3 of the fair value hierarchy.

There were no transfers into or out of level 3 during the periods.

There was no change in the valuation techniques used during the periods.

Information about recurring fair value measurements using significant unobservable inputs (Level 3)

The following table shows the valuation techniques used in the determination of fair values for investment properties and key unobservable inputs used in the valuation models:

	Fair value HK$'000 (unaudited)	Valuation techniques	Unobservable inputs	Range/weighted average of significant inputs (unaudited)	Effect on fair value for increase of inputs
As at 30 June 2026					
Industrial property units located in Hong Kong	**153,400**	Investment approach	(i) Reversionary yield (ii) Average market unit rent of individual unit	4.00%–4.20% HK$16–HK$17 per square feet per month	Decrease Increase
Land in Hong Kong	**17,200**	Direct comparison approach	Market unit rate	HK$185–HK$365 per square feet	Increase
Commercial and residential property units located in the PRC	**291,885**	Investment approach	(i) Reversionary yield (ii) Average market unit rent of individual unit	4.75%–5.00% Renminbi ("RMB") 13–RMB46 per square meter per month	Decrease Increase
Office units located in the PRC	**15,517**	Investment approach	(i) Reversionary yield (ii) Average market unit rent of individual unit	6.00% RMB100 per square meter per month	Decrease Increase
	478,002				

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

21. FAIR VALUE MEASUREMENTS *(Continued)*

Valuation techniques *(Continued)*

Information about recurring fair value measurements using significant unobservable inputs (Level 3) (Continued)

	Fair value HK$'000 (audited)	Valuation techniques	Unobservable inputs	Range/weighted average of significant inputs (audited)	Effect on fair value for increase of inputs
As at 31 December 2025					
Industrial property units located in Hong Kong	156,700	Investment approach	(i) Reversionary yield (ii) Average market unit rent of individual unit	4.00%–4.20% HK$16–HK$17 per square feet per month	Decrease Increase
Land in Hong Kong	17,400	Direct comparison approach	Market unit rate	HK$185–HK$365 per square feet	Increase
Commercial and residential property units located in the PRC	285,458	Investment approach	(i) Reversionary yield (ii) Average market unit rent of individual unit	4.75%–5.00% RMB13–RMB46 per square meter per month	Decrease Increase
Office units located in the PRC	15,556	Investment approach	(i) Reversionary yield (ii) Average market unit rent of individual unit	6.00% RMB106 per square meter per month	Decrease Increase
	475,114				

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

22. SHARE OPTION SCHEME

The Company operates a share option scheme (the "Scheme") for the purpose of providing incentives and rewards to eligible participants who contribute to the success of the Group's operations and to recruit and retain high calibre eligible persons and attract human resources that are valuable to the Group. Eligible participants include the full-time and part-time employees, executive, non-executive and independent non-executive director, supplier, technical supporter, adviser or consultants of the Company and the Company's subsidiaries. The Scheme became effective on 7 March 2019 and will remain in force for 10 years from that date and in the absence of determination, the period commencing from the date of acceptance and ending in accordance with the terms of Scheme or on the day immediately preceding the tenth anniversary of the offer date, whichever is earlier. The remaining life of the Scheme is 2.7 years. The offer of a grant of share options may be accepted within 21 days from the date of the offer, upon payment of a nominal consideration of HK$1 in total by the grantee.

The exercise price of the share options is determined by the Board, but may not be less than the highest of (a) the closing price of the shares of the Company (the "Shares") as stated in the Stock Exchange's daily quotation sheet on the date of grant, (b) the average closing price of the Shares as stated in the Stock Exchange's daily quotation sheets for the five trading days immediately preceding the date of grant, and (c) the nominal value of the Shares on the date of grant, when applicable.

The maximum number of shares to be granted under the Scheme shall not exceed 10% of the total number of Shares in issue on the adoption date, unless the Company seeks the approval of the shareholders of the Company for refreshing the 10% limit under the Scheme.

Besides, the maximum number of shares which may be issued upon exercise of all outstanding option must not exceed 30% of the total number of Shares from time to time. The maximum number of shares issuable under share options to each eligible participant in the Scheme within any 12-month period is limited to 1% of the Shares in issue at any time. Any further grant of shares options in excess of this limit is subject to shareholders' approval in a general meeting.

Share options granted to a director, chief executive or substantial shareholder of the Company, or to any of their associates, are subject to approval in advance by the independent non-executive directors. In addition, any share options granted to a substantial shareholder or an independent non-executive director of the Company, or to any of their associates, in excess of 0.1% of the Shares in issue at any time or with an aggregate value (based on the price of the Shares at the date of the grant) in excess of HK$5 million, within any 12-month period, are subject to shareholders' approval in advance in a general meeting.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

FOR THE SIX MONTHS ENDED 30 JUNE 2026

22. SHARE OPTION SCHEME *(Continued)*

Share options do not confer rights on the holder to dividends or to vote at shareholders' meeting.

No share options were granted by the Company nor exercised by any eligible participants during the six months ended 30 June 2026 and 2025. There are no share options outstanding as at 30 June 2026 and 31 December 2025.

The number of options available for grant under the Scheme mandate is 72,400,363 as at 1 January 2025, 31 December 2025, 1 January 2026 and 30 June 2026 respectively.

The total number of shares available for issue under the Scheme is 72,400,363 (31 December 2025: 72,400,363), representing approximately 7.2% (31 December 2025: 6.7%) of the total number of issued shares (excluding treasury shares) (i.e. 1,010,530,457) (31 December 2025: 1,080,530,457) as at the date of the Interim Report 2026 (i.e. 14 August 2026) (31 December 2025: Annual Report 2025 (i.e. 13 March 2026)).

23. LITIGATION

In July 2024, Tongren Healthcare Industry Group Company Limited* (同仁醫療產業集團有限公司) ("Tongren Healthcare"), an indirect wholly-owned subsidiary of the Company, received a writ of summons in July 2024 inclusive of a statement of claim (民事起訴狀) from the Henan Province Jiaozuo City Intermediate People's Court (河南省焦作市中級人民法院) of the PRC (the "Court") regarding the claims by Jiaozuo Investment Group Company Limited* (焦作市投資集團有限公司) (the "Claimant") against, amongst others, Tongren Healthcare. The Claimant is claiming against Tongren Healthcare and others to be jointly and severally liable to the Claimant for compensation of an amount of approximately RMB143 million. In December 2024, the Court has ruled to dismiss all claims of the Claimant's claim against Tongren Healthcare and Tongren Healthcare shall not be jointly and severally liable in the sum of RMB143 million as claimed. An appeal was brought by the Claimant against this ruling in January 2025. In May 2026, the Court has issued final ruling to dismiss the appeal of the Claimant against Tongren Healthcare.

* *For identification purpose only*

REPORT ON REVIEW OF CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

Deloitte.

德勤

TO THE BOARD OF DIRECTORS OF TIAN AN MEDICARE LIMITED
(incorporated in Bermuda with limited liability)

INTRODUCTION

We have reviewed the condensed consolidated financial statements of Tian An Medicare Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") set out on pages 3 to 38, which comprises the condensed consolidated statement of financial position as of 30 June 2026 and the related condensed consolidated statement of profit or loss, condensed consolidated statement of profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six months period then ended, and notes to the condensed consolidated financial statements. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 "Interim Financial Reporting" ("HKAS 34") as issued by the Hong Kong Institute of Certified Public Accountants (the "HKICPA"). The directors of the Company are responsible for the preparation and presentation of these condensed consolidated financial statements in accordance with HKAS 34. Our responsibility is to express a conclusion on these condensed consolidated financial statements based on our review, and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

SCOPE OF REVIEW

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" as issued by the HKICPA. A review of these condensed consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the condensed consolidated financial statements are not prepared, in all material respects, in accordance with HKAS 34.

OTHER MATTER

The comparative condensed consolidated statement of profit or loss, comparative condensed consolidated statement of profit or loss and comprehensive income, comparative condensed consolidated statement of changes in equity and comparative condensed consolidated statement of cash flows for the six months period ended 30 June 2025 and the relevant notes included in these condensed consolidated financial statements were extracted from the interim financial information of the Group for six months period ended 30 June 2025 reviewed by another auditor who expressed an unmodified conclusion on the interim financial information on 1 August 2025.

Deloitte Touche Tohmatsu
Certified Public Accountants

Hong Kong, 14 August 2026

INTERIM DIVIDEND

The Board considers that it is prudent to retain an appropriate level of funds to take advantage of business opportunities as and when they arise, and therefore does not intend to declare an interim dividend for the six months ended 30 June 2026 (2025: Nil).

MANAGEMENT DISCUSSION AND ANALYSIS

FINANCIAL RESULTS

For the six months ended 30 June 2026, the Group recorded a total revenue of HK$827,097,000 (2025: HK$783,132,000) representing an approximately 5.61% increase as compared with the total revenue for the six months ended 30 June 2025 ("HY2025") and a profit attributable to owners of the Company of HK$47,361,000 (2025: HK$11,979,000) representing an approximately 295.37% increase as compared with the profit attributable to owners of the Company for HY2025.

The profit attributable to owners of the Company was mainly due to (i) the increase in revenue from operations of the Healthcare Division; (ii) the decrease in non-cash loss on fair value of investment properties; (iii) the increase in gain on fair value of investments held for trading; but were partially off-set by (iv) the decrease in net foreign exchange gain as compared with HY2025.

Earnings per share (basic) for the six months ended 30 June 2026 was HK4.42 cents (2025: HK1.11 cents).

The Group's net asset value per share, attributable to shareholders of the Company (the "Shareholders"), as at 30 June 2026 amounted to HK$1.74 (31 December 2025: HK$1.64).

REVIEW OF OPERATIONS

The Group's principal businesses are investment in and management and operation of healthcare and hospital businesses, eldercare businesses, trading of medical equipment and related supplies, property investment and development, securities trading and investments, provision of financial services and strategic investment.

Healthcare Division:

In the first half of 2026, the operating environment of domestic healthcare service institutions continued to be challenging. As the National Healthcare Security Administration and relevant departments intensively issued various new and updated policies, the compliance threshold for healthcare service institutions has risen significantly. Under such circumstances, the domestic medical segment faced direct and long-term impacts in multiple dimensions, including pharmaceutical procurement, operating costs, clinical medication, and operating efficiency.

Operating in such highly regulated industry and subjected to extensive regulatory requirements, keen competition from other medical institutions in proximity and pressure from change in demographic in the region, the Group's Healthcare Division, operated through its wholly-owned subsidiary, Tongren Healthcare Industry Group Company Limited (同仁醫療產業集團有限公司), managed to record an increased revenue of HK$797,481,000 (2025: HK$756,739,000) and a profit of HK$67,348,000 (2025: HK$57,559,000). Without interest, tax, depreciation and amortization, and non-cash fair value change and provision for properties, the Healthcare Division generated an adjusted EBITDA, being adjusted earnings before interest, tax, depreciation and amortization and non-cash fair value change and provision for properties, of HK$111,937,000 (2025: HK$103,842,000) for the six months ended 30 June 2026.

MANAGEMENT DISCUSSION AND ANALYSIS *(Continued)*

Nanjing hospital of the Healthcare Division ("NJH"):

For NJH, a Class III B integrated hospital located in Jiangning Development Zone, Nanjing City, Jiangsu Province, the PRC and the Division's flagship hospital, currently it operates 43 clinical medical & technical departments including 1 national key clinical specialty (otorhinolaryngology ("ENT"), head and neck surgery), 2 provincial key clinical specialty (ENT, head and neck surgery, and medical imaging), 5 municipal key medical specialties (anaesthesiology, clinical laboratory, general surgery, stomatology and paediatrics), as well as the approved NJH's ENT Hospital, Nanjing Tongren Internet Hospital and Nanjing Tongren Children's Hospital.

During the period under review:

(i) For scientific and educational research:

NJH actively organised scientific research project application. A total of 28 internal applications were received. After strict review and selective approval by the hospital's Academic Committee, 15 projects were ultimately approved with a total funded grant of RMB 260,000. Besides, NJH focused on nurturing high-level projects, selectively recommending 4 projects to apply for this year's National Natural Science Foundation of China (NSFC) and 5 projects for research grants from the Jiangsu Geriatrics Society.

In addition, NJH's Medical Imaging Department successfully hosted several academic events. It organised the municipal-level continuing medical education workshop on "Clinical Application of Ultra-High-Resolution CT" and hosted the 9th Annual Academic Conference of the Radiology Professional Committee of the Chinese Non-Government Medical Institutions Association (CNMIA).

(ii) For specialty and department development:

NJH's Nuclear Medicine Department obtained the Class IV License for Radioactive Pharmaceuticals Use, making it the second non-public medical institution in China to achieve this qualification. This landmark breakthrough signifies that the department's comprehensive strength has reached top-tier domestic standards, setting a benchmark for the high-quality development of China's non-public healthcare sector in advanced radiopharmaceutical research & development and clinical translation.

NJH's Medical Imaging Department continued to enhance its professional expertise and deepen discipline construction, successfully passing the evaluation for "Jiangsu Provincial Key Clinical Specialty." Moving forward, the department will serve as a vital pillar for clinical diagnosis and treatment through precise diagnostic support and high-quality service.

NJH's Rehabilitation Medicine Department also passed the preliminary evaluation for Nanjing Municipal Key Clinical Specialty. This represents authoritative recognition of the department's overall capabilities, including its sub-specialty layout, standardized rehabilitation assessment system, characteristic rehabilitation techniques, and safety and quality management framework. It also marks phased progress in the collaborative development of rehabilitation and geriatric medical services.

NJH's Nuclear Medicine Department completed the acceptance inspection of calibration devices for targeted PSMA radioligand therapy. This signals that the department is about to officially initiate the Lutetium Lu 177 vipivotide tetraxetan treatment project for prostate cancer, providing a new targeted treatment option for patients with metastatic castration-resistant prostate cancer (mCRPC) in the Nanjing region.

MANAGEMENT DISCUSSION AND ANALYSIS *(Continued)*

Moreover, NJH's Emergency Medical Team won the Third Prize in the Skills Competition at the National Emergency Surgery and Resuscitation Conference, ranking 7th nationwide in overall performance.

Additionally, NJH launched its first Scientific Weight Loss Camp through a multidisciplinary collaboration involving Endocrinology & Metabolic Diseases, Clinical Nutrition, Traditional Chinese Medicine, and Rehabilitation Medicine. Twenty participants completed a 28-day comprehensive intervention, achieving a significant total weight loss and total fat loss. This successfully accomplished the healthy weight loss goal of prioritizing fat loss while preserving muscle mass.

(iii) For marketing:

NJH focused on the "Rehabilitation and Geriatric" project to advance sub-specialty co-construction and two-way referral cooperation within medical consortia, connecting with major Class III A/B medical institutions both within the city and from other provinces/cities. This initiative has yielded tangible results in boosting clinical business volume.

Eight departments of NJH, including Paediatrics, Otolaryngology-Head and Neck Surgery, Ophthalmology, Stomatology, Rehabilitation Medicine, Urology, Orthopaedics, and Traditional Chinese Medicine, jointly hosted the 2nd "Summer Children's Health Examination Carnival – Community Health Fair" free clinic event. The event provided a multidisciplinary, one-stop health screening experience, effectively expanding the community influence of our paediatric and general departments while earning widespread acclaim from the public.

Kunming hospital of the Healthcare Division ("KMH"):

For KMH, a Class III A integrated hospital of the Group located in Kunming City, Yunnan Province, PRC, currently it operates 47 clinical medical & technical departments, and an international confinement centre.

During the period under review:

(i) For scientific and educational research:

KMH organized and conducted the validation of Continuing Medical Education (CME) credits for 2025. A total of 461 staff members completed and submitted their credit validations with a 100% compliance rate, reflecting the hospital's effective execution in CME management. For 2026, the hospital applied for a total of 6 provincial-level CME projects and 12 municipal/prefecture-level CME projects.

KMH established a Human Organ Donation Service Station to carry out public science communication and educational work on human organ donation and transplantation.

KMH also convened the 2026 Annual Medical Teaching Work Conference, comprehensively reviewing the overall teaching performance of 2025 and systematically arranging and deploying key educational tasks for 2026.

To further advance the strategy of "Invigorating the Hospital through Science and Education", KMH launched the application process for 2026 internal scientific research projects, inviting Professor Ke Yang from the Second Affiliated Hospital of Kunming Medical University to provide paired support. This year's hospital-level research projects cover two major categories: scientific exploration and educational reform/research, each divided into key and general projects, with a total of 10 projects approved.

MANAGEMENT DISCUSSION AND ANALYSIS *(Continued)*

(ii) For specialty and department development:

To comprehensively enhance the diagnostic and treatment service quality of the Emergency Department and optimize the patient experience, KMH convened the "Kick-off Meeting for Enhancing Emergency Medicine Service Quality." The meeting systematically deployed various measures for improving emergency services, built consensus for multi-departmental collaboration, and tangibly drove the optimization of emergency workflows and service quality enhancement.

Additionally, KMH's Radiation Oncology and Nuclear Medicine Department officially opened and commenced operations.

(iii) For marketing:

KMH introduced a professional public opinion monitoring platform to build a 24/7, systematic online information monitoring framework. This enables early warning and rapid response to potential public opinion risks, driving KMH's brand building from "passive reaction" to "proactive management and intelligent shaping" in a complex information environment.

KMH's Stomatology, Child Healthcare, Postpartum Rehabilitation, and Health Examination Centres jointly launched the "Spring Health Renewal Plan." Following its release on the WeChat Mini-Store, a targeted customer acquisition campaign was conducted. KMH formulated differentiated marketing strategies around core department projects, focusing on expanding new customer streams and strengthening the overall brand image of its health services.

(iv) For development of KMH Phase II:

The KMH Phase II includes, among others, the integrated in-patient building, oncology and nuclear medical building and the rehabilitation medical building with an approved total construction area of approximately 66,021 m^2. In November 2025, KMH entered into a renovation work agreement for the renovation works of KMH Phase II, which includes, among others, the decoration and renovation work of the thyroid centre (甲狀腺中心), the integrated in-patient building (綜合住院樓) and the rehabilitation medical building (康復醫學樓) at the consideration of approximately RMB129,800,000. The renovation work was in progress and expected to be completed in the second half of 2026.

For the period under review, NJH recorded a total of 474,766 out-patients visits (2025: 497,321), 18,541 in-patient admissions (2025: 18,861) and 22,834 body-checks (2025: 21,248) and KMH recorded a total of 249,469 out-patients visits (2025: 239,735), 11,779 in-patient admissions (2025: 10,725) and 42,912 body-checks (2025: 36,354).

As at 30 June 2026, NJH operated with 415 doctors (31 December 2025: 409), 535 nurses (31 December 2025: 543) and 1,126 beds (31 December 2025: 1,126) and KMH operated with 332 doctors (31 December 2025: 336), 420 nurses (31 December 2025: 428) and 500 beds (31 December 2025: 500).

MANAGEMENT DISCUSSION AND ANALYSIS *(Continued)*

Eldercare Division:

In the first half of 2026, the management maintained stable operations of the elderly homes, elderly departments and eldercare nursing hospital and streamlined its operation and improved the operational efficiency amid stringent governmental policy adjustments and intensified competition from eldercare institutions in the proximity and in the eldercare services industry.

For the six months ended 30 June 2026, the Group's Eldercare Division, operated through its wholly-owned subsidiary, Aveo China (Holdings) Limited, managed to achieve an increased revenue of HK$27,379,000 (2025: HK$24,254,000) and a decreased loss of HK$14,730,000 (2025: HK$32,066,000) mainly due to non-cash items of a loss on fair value of its investment properties of HK$3,276,000 (2025: HK$12,608,000), a provision for properties under development for sale of HK$1,705,000 (2025: HK$4,834,000) and a provision for properties held for sale of HK$341,000 (2025: HK$3,255,000). Without interest, tax, depreciation and amortization, and non-cash fair value change and provision for properties, the Eldercare Division generated an adjusted LBITDA, being loss before interest, tax, depreciation and amortization and non-cash fair value change and provision for properties, of HK$481,000 (2025: HK$515,000) for the six months ended 30 June 2026.

As at 30 June 2026, Tide Health Campus (天地健康城) of the Eldercare Division located in Zhujiajiao County, Qingpu District, Shanghai, the PRC, a retirement community village that integrates community eldercare, institutional eldercare, home eldercare and eldercare nursing hospital (Shanghai Deyi Nursing Hospital, "SDH"), sold 857 Independent Living Units ("ILU(s)") out of a total inventory of 868 ILUs. No sale of ILU (2025: nil) was recorded during the six months under review. Currently, more than 390 residents (31 December 2025: 398) moved into the retirement community village. In addition, the Division's serviced apartments ("SA(s)") consist of two 11-storey buildings with the construction and renovation of the first building and the second building completed in November 2016 and May 2020 respectively, offering a total of 210 SAs (31 December 2025: 210) for lease. As at 30 June 2026, the Division leased out 149 SAs (31 December 2025: 105).

During the period under review:

(i) For eldercare community operation:

The Division formed a strategic partnership with 369 groups to standardize healthcare and eldercare service protocols and compile operational manuals.

It also added care beds on the 5th floor of the nursing home, streamlined care workflows, and adjusted pricing strategies to increase occupancy rates.

In addition, the Division inaugurated the "New Era of Medical & Eldercare Exhibition Hall" in January 2026 along with an upgraded brand logo to showcase integrated healthcare and eldercare capabilities.

(ii) For eldercare nursing hospital operation:

The expansion project for SDH which will add 100 beds, is progressing steadily. SDH has completed the necessary steps for the second phase of the project ("SDH Phase II"), including project approval, design optimization, and submission of documentation.

Additionally, SDH has launched routine medical rounds and dynamic health management at the nursing home, establishing an integrated "Medical Inspection + Professional Rehabilitation" service model to safeguard residents' health while enhancing operational performance.

MANAGEMENT DISCUSSION AND ANALYSIS *(Continued)*

(iii) For property management:

The Division restored the East Gate archway, replanted flowers, and replaced commercial street signage and awnings. Converted the east self-owned area into an "Ecological Farm" for organic planting.

It also replaced high-power central air conditioners with split units in select areas, installed solar lights in public areas, and planned future photovoltaic (PV) partnerships to cut energy costs.

Moreover, the Division fully repaired and passed inspection for the fire protection pipe network in May 2026, eliminating fire safety risks. Initiated the first phase of exterior wall repair works in June 2026 using special residential maintenance funds.

The Division extended to provide property management services to hospital institutions and successfully took over the security operations at KMH of the Healthcare Division, as well as the auxiliary medical support, security, cleaning, and greening property services at NJH starting March 2026, ensuring smooth transition and service continuity.

(iv) For marketing:

The Division built a digital matrix across TikTok (Douyin) and Video Channel (WeChat), hosting 70 live streams by June, generating 460,000 views on Video Channel to drive online traffic. It also partnered with 21 professional channel partners and 15 eldercare brokers, maintaining a steady monthly video view count of 50,000 as of June 2026.

Besides, the Division launched a company-wide referral program with incentive mechanisms to turn employees into a core channel network, targeting to extend its customer base.

The Division received the "Top 10 Most Popular Eldercare Projects in the Yangtze River Delta" and the "2025 Special Contribution Award" of Zhujiajiao County.

During the six months ended 30 June 2026, SDH recorded a total of 14,022 out-patients visits (2025: 10,426) and 6,230 in-patient admissions (2025: 6,017). As at 30 June 2026, SDH operated with 26 doctors (31 December 2025: 24), 14 nurses (31 December 2025: 14) and 100 beds (31 December 2025: 100).

As at 30 June 2026, the Division's investment properties portfolio, 100% attributable to the Group, comprising two SAs (31 December 2025: two) (two 11-storey buildings with total gross floor area ("GFA") of 17,117 m^2) and the retail shopping precinct (retail shops with GFA of 1,980 m^2 and shopping mall with GFA of 7,354 m^2) with a total value amounted to HK$288,506,000 (31 December 2025: HK$282,092,000). The Division's property under development for sale consisted of a residential property in Shanghai, the PRC, amounted to HK$113,793,000 (31 December 2025: HK$111,667,000).

Property Development:

For the six months ended 30 June 2026, the Group's property development business recorded a revenue of HK$nil (2025: HK$nil) and a loss of HK$507,000 (2025: HK$499,000) mainly due to the non-cash item of provision for properties held for sale of HK$204,000 (2025: HK$nil).

As at 30 June 2026, the Division's properties under development for sale amounted to HK$14,988,000 (31 December 2025: HK$14,784,000) consisted of a parcel of commercial land in Lianyungang, the PRC and an office premise in Guangzhou, the PRC.

MANAGEMENT DISCUSSION AND ANALYSIS *(Continued)*

Property Investment:

For the six months ended 30 June 2026, the Group's investment properties portfolio, for leasing, located in Hong Kong and the PRC recorded a rental income of HK$2,237,000 (2025: HK$2,139,000) and a loss of HK$2,083,000 (2025: HK$12,212,000) with a non-cash item of loss on fair value of investment properties of HK$3,526,000 (2025: HK$13,136,000) at the midst of the real estate weakness in Hong Kong and the PRC.

As at 30 June 2026, the Division's investment properties portfolio, 100% attributable to the Group, decreased to HK$189,496,000 (31 December 2025: HK$193,022,000).

Securities Trading and Investments:

For the period under review, the Group's activities in securities trading and investments recorded no revenue (2025: HK$nil) and a gain of HK$12,802,000 (2025: HK$53,000). This was mainly due to the gain on fair value of investments held for trading of HK$12,832,000 (2025: HK$77,000).

As at 30 June 2026, the Group maintained a portfolio of investments held for trading of HK$47,566,000 (31 December 2025: HK$34,734,000).

Investments held for trading:

As at 30 June 2026, the Group's investments held for trading consisted of securities listed in different geographic locations and their respective performance were as follows:

Geographic Location	**Carrying value 30.6.2026** *HK$'000*	**Carrying value 31.12.2025** *HK$'000*	**Realized gain/(loss) 30.6.2026** *HK$'000*	**Gain/(loss) on fair value 30.6.2026** *HK$'000*	**Dividend received 30.6.2026** *HK$'000*	**% of carrying value to the Group's total assets 30.6.2026**
Hong Kong	3,605	3,785	–	(180)	–	0.10%
Australia	43,706	30,685	–	13,021	–	1.23%
Philippines	255	264	–	(9)	–	0.01%
Total	47,566	34,734	–	12,832	–	

MANAGEMENT DISCUSSION AND ANALYSIS *(Continued)*

As at 30 June 2026, the Group's investments held for trading consisted of investments in different category of companies and their respective performance were as follows:

Principal Business	**Carrying value 30.6.2026** *HK$'000*	**Carrying value 31.12.2025** *HK$'000*	**Realized gain/(loss) 30.6.2026** *HK$'000*	**Gain/(loss) on fair value 30.6.2026** *HK$'000*	**Dividend received 30.6.2026** *HK$'000*	**% of carrying value to the Group's total assets 30.6.2026**
Entertainment and media	232	352	–	(120)	–	0.01%
Financial services and investment	60	66	–	(6)	–	0.00%
Healthcare	41,965	28,841	–	13,124	–	1.18%
Industrial materials	946	261	–	685	–	0.03%
Property and construction	4,363	5,214	–	(851)	–	0.12%
Total	47,566	34,734	–	12,832	–	

As at 30 June 2026, there was no investment held for trading which was significant to the Group (exceeded 5% the total assets of the Group).

The Group considers that the performance of the Group's investment portfolio in listed securities is generally affected by economic, political and financial market environments, globally and regionally, and is susceptible to the volatility of the financial markets.

Money Lending:

For the six months ended 30 June 2026, the Group's money lending business recorded no interest income (2025: HK$nil) and a loss of HK$3,000 (2025: HK$2,000). As at 30 June 2026, the carrying value of the Loan, after full impairment provision, is HK$nil (31 December 2025: HK$nil).

References are made to the Company's announcements dated 10 September 2018 and 26 September 2019 respectively, the paragraph headed "Money Lending" on pages 26 to 27 of the announcement of the final results for the eighteen months ended 31 December 2019 dated 30 March 2020, the announcements dated 28 April 2020, 6 May 2020 and 19 May 2020 respectively, the paragraph headed "Money Lending" on pages 21 to 24 of the announcement of the interim results for the six months ended 30 June 2020 dated 27 August 2020, the announcements dated 29 October 2020 and 10 November 2020 respectively, the paragraph headed "Money Lending" on pages 23 to 27 of the announcement of the annual results for the year ended 31 December 2020 dated 30 March 2021, the announcement dated 20 April 2021, the paragraph headed "Money Lending" on pages 22 to 23 of the announcement of the interim results for the six months ended 30 June 2021 dated 26 August 2021, the paragraph headed "Money Lending" on pages 25 to 26 of the announcement of the annual results for the year ended 31 December 2021 dated 29 March 2022, the paragraph headed "Money Lending" on page 23 of the announcement of the interim results for the six months ended 30 June 2022 dated 25 August 2022, the paragraph headed "Money Lending" on page 24 of the announcement of the annual results for the year ended 31 December 2022 dated 28 March 2023, the paragraph headed "Money Lending" on page 23 of the announcement of the interim results for the six months ended 30 June 2023 dated 18 August 2023, the paragraph headed "Money Lending" on pages 26 to 28 of the announcement of the annual results for the year ended 31 December 2023 dated 15 March 2024, the paragraph headed "Money Lending" on pages 29 to 31 of the announcement of the interim results for the six months ended 30 June 2024 dated 2 August 2024, the paragraph headed "Money Lending" on pages 31 to 33 of the announcement of the annual results for the year ended 31 December 2024 dated 10 March 2025, the paragraph headed "Money Lending" on pages 24 to 25 of the announcement of the interim results for the six months ended 30 June 2025 dated 1 August 2025 and the paragraph headed "Money Lending"

MANAGEMENT DISCUSSION AND ANALYSIS *(Continued)*

on pages 25 to 27 of the announcement of the annual results for the year ended 31 December 2025 dated 13 March 2026. Capitalized terms used in this paragraph headed "Money Lending" shall have the same meanings as those defined in the aforesaid announcements unless the context requires otherwise.

In view of the prevailing development and based on information available at the material time, the Group made a prudent full impairment loss allowance on the Loan in 2021. The Group will continue to explore and negotiate with potential investors, regularly monitor the progress of settlement, enforcement and/or realization of security assets, reassess the value of securities (based on the information currently available to the Group from time to time) and shall take all appropriate actions as and when appropriate.

Business Model and Customer Profile:

The Group provides secured and unsecured term loans to its customers under its financial services segment. Money lending activities diversifies the income stream and business risks of the Group, and generates a stable return with the Group's available financial resources on hand from time to time. The Group mainly finances its money lending business by its internal resources and/or borrowings.

The Group does not set a specific target for the industry, business or level of annual revenue to corporate customers. The customers of the Group's money lending business were referred to the Group through its corporate or business networks.

Risk Management Policies:

The Group adopts a thorough credit assessment and approval process, and will assess and approve each loan transaction on a case-by-case basis. The account & finance department of the Group is responsible for conducting a background check on the prospective customer in compliance with the applicable laws and regulations, reviewing the background, financial position and strength of such customer and/or the guarantor (if any), and enquiring the prospective customer about the purpose of the loan and the expected source of funds for loan repayment. To support its analysis, the Group will obtain corporate documents, financial statements and search reports of the customer and/or the guarantor (if any), and thereafter, assess the credit risk of the loan and negotiate the terms thereof after considering (i) the background and financial position of the customer and/or the guarantor (if any), including net asset value and gearing ratio; and (ii) the value of the securities, if any. Each loan transaction will be approved by either the Board, if such transaction is material or by the executive committee of the Board. The account & finance department monitors the loan and interest repayment regularly and reviews the annual financial statements of the borrowers and guarantors (if any). It would promptly report to the management of the Group for any delay or default in repayment upon maturity, who would then formulate plans for loan collection, including but not limited to requesting for additional securities or initiating legal actions.

Loan Impairment Policies:

The Group adopts policy of expected credit losses (the "ECLs") according to the requirements of Hong Kong Financial Reporting Standard 9 issued by the Hong Kong Institute of Certified Public Accountants. Accordingly, it shall review the recoverable amount of each loan at the end of each reporting period to ensure that adequate impairment losses are made. The Group applies a general approach on loan receivables to assess for the ECLs. Assessment is based on the Group's historical credit loss experience, adjusted for factors that are specific to the borrower. In order to measure the ECLs of loan receivables, the Group will apply a credit rating for each of its borrowers by reference to each borrower's past default records, current past due exposure, an analysis of its current financial position, likelihood or risk of a default, an assessment on any significant increase in credit risk, and fair value of collaterals (if any), and adjust for forward-looking information that is available without undue cost or effort, such as the current and forecasted global economy and the general economic conditions of the industry in which the borrower operates. The Group regularly monitors the effectiveness of the criteria used to identify whether there has been a significant increase in credit risk and revises them as appropriate to ensure that the criteria are capable of identifying any significant increase in credit risk before the loan amount becomes past due.

MANAGEMENT DISCUSSION AND ANALYSIS *(Continued)*

FINANCIAL RESOURCES, BORROWINGS, CAPITAL STRUCTURE, EXPOSURE TO FLUCTUATION IN EXCHANGE RATES

As at 30 June 2026, the Group's non-current assets of HK$2,428,102,000 (31 December 2025: HK$2,250,623,000) consisted of investment properties of HK$478,002,000 (31 December 2025: HK$475,114,000), property, plant and equipment of HK$1,849,379,000 (31 December 2025: HK$1,662,578,000), right-of-use assets of HK$85,333,000 (31 December 2025: HK$84,138,000), financial assets at fair value through profit or loss of HK$2,151,000 (31 December 2025: HK$2,151,000) and prepayments for acquisition of property, plant and equipment of HK$13,237,000 (31 December 2025: HK$26,642,000). These non-current assets are principally financed by the Group's Shareholders' funds.

As at 30 June 2026, the total borrowings of the Group amounted to HK$989,173,000 (31 December 2025: HK$891,666,000) consisting of secured bank borrowings of HK$203,890,000 (31 December 2025: HK$138,314,000), unsecured bank borrowings of HK$410,570,000 (31 December 2025: HK$391,130,000) and unsecured term loans of HK$374,713,000 (31 December 2025: HK$362,222,000). Among the total borrowings of the Group, HK$392,603,000 (31 December 2025: HK$457,497,000) was with maturity of less than one year, HK$56,964,000 (31 December 2025: HK$48,006,000) was with maturity more than one year but not exceeding two years, HK$434,751,000 (31 December 2025: HK$368,835,000) was with maturity more than two years but not exceeding five years and HK$104,855,000 (31 December 2025: HK$17,328,000) was with maturity more than five years.

As at 30 June 2026, the Group's gearing ratio, calculated on the basis of the Group's net borrowings (after pledged bank deposits, restricted bank deposits and bank balances and cash) over total equity was 17.1% (31 December 2025: 3.8%). The Group's gearing ratio would be adjusted to 14.5% (31 December 2025: 2.0%) with marketable securities inclusive of investments held for trading deducted from the net borrowings. The Group continues to monitor its funding requirement and gearing level, and will raise external borrowings with reasonable pricing terms when appropriate.

In June 2023, the Company completed the issue 362,001,819 rights shares by way of the rights issue, on the basis of one rights share for every two shares held by the qualifying shareholders of the Company on the record date at the subscription price of HK$0.88 per rights share (the "Rights Issue") to raise approximately HK$318,600,000 before expenses. The market price on 5 May 2023 on which the terms of the subscription were fixed was HK$1.04 per share.

As at 30 June 2026, details of use of net proceeds from the Rights Issue following the announcement in relation to the change in use of proceeds from the Rights Issue dated 31 March 2025 (supplemented by announcement dated 23 July 2025) were as follows:

Intended use	**Planned use of the net proceeds** *HK$'000*	**Net proceeds used as at 30 June 2026** *HK$'000*	**Remaining balance of the net proceeds unutilized as at 30 June 2026** *HK$'000*
Investment opportunities	200,000	25,564	174,436
General working capital	47,792	47,792	—
Share repurchase	61,500	61,500	—
	309,292	134,856	174,436

MANAGEMENT DISCUSSION AND ANALYSIS *(Continued)*

References are made to the announcements of the Company dated 23 March 2026, 26 March 2026, 10 April 2026, 28 April 2026, 18 May 2026, 1 June 2026 and 10 June 2026 (collectively referred to as the "Announcements") and the offer document dated 28 April 2026 issued by the Company in relation to, among other things, the Offer (the "Offer Document"). Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Offer Document. On 23 March 2026, the Company announced an offer made by Morton Securities on behalf of the Company to buy-back for cancellation, subject to the Condition, up to 70,000,000 Shares, representing approximately 6.48% of the issued Shares as at the date of such announcement, at the price of HK$1.1 per Share (the "Offer"). The Offer was approved by the Shareholders at the special general meeting of the Company held on 18 May 2026. On 1 June 2026, valid acceptances in respect of a total of 95,451,498 Shares were received by the Registrar from the Accepting Shareholders under the Offer, representing approximately 8.83% of the total number of issued Shares as at 1 June 2026 and approximately 136.36% of the maximum number of 70,000,000 Shares to be bought-back by the Company under the Offer. The consideration for the Offer, being a total of HK$77 million was paid in cash and was funded by internal resources of the Group. The completion of the Offer and cancellation of the 70,000,000 Shares bought-back by the Company took place on 10 June 2026. For more details, please refer to the Announcements and the Offer Document.

During the six months under review, the Company repurchased a total of 70,315,000 shares (2025: 1,965,000 shares) in the capital of the Company for an aggregate consideration of HK$77,324,450 (2025: HK$1,542,000). All the repurchased shares were subsequently cancelled.

During the period under review, the Group's assets, liabilities and transactions were mainly denominated in Hong Kong Dollar, Renminbi, Australian Dollar and United States Dollar. Because of the short-term nature, the Group did not actively hedge risks arising from its Australian Dollar and United States Dollar denominated assets and transactions. As the substantial portion of the Group's assets and operations are located in the PRC and its transactions, related working capital and borrowings are primarily denominated in Renminbi and Hong Kong Dollars, the Group will closely monitor its foreign exchange exposure in this regard and will actively consider hedging the currency exposure should the need arise.

CHARGE ON GROUP ASSETS

As at 30 June 2026, the Group's investments held for trading of HK$5,601,000 (31 December 2025: HK$5,893,000), buildings (included in property, plant and equipment) of HK$799,485,000 (31 December 2025: HK$639,415,000), right-of-use assets of HK$22,762,000 (31 December 2025: HK$22,381,000), investment properties of HK$27,011,000 (31 December 2025: HK$29,800,000), and pledged bank deposits of HK$nil (31 December 2025: HK$76,045,000) were pledged to banks and a securities broker house to secure credit facilities granted to the Group.

CAPITAL COMMITMENT

As at 30 June 2026, the Group had capital commitment contracted for but not provided relating to the acquisition of property, plant and equipment of HK$121,182,000 (31 December 2025: HK$252,647,000).

CONTINGENT LIABILITIES

Save as disclosed in this Interim Report, as at 30 June 2026, the Group is not aware of any material contingent liabilities.

MANAGEMENT DISCUSSION AND ANALYSIS *(Continued)*

MATERIAL ACQUISITIONS AND DISPOSAL, AND FUTURE PLANS

Save as disclosed in this Interim Report, during the six months ended 30 June 2026, the Group did not hold any other significant investments nor have any material acquisitions or disposals of subsidiaries, associated companies and joint ventures.

Save as disclosed in this Interim Report, as at 30 June 2026, the Group did not have any plan for material investments or capital assets.

EMPLOYEES

The Group had 2,840 employees as at 30 June 2026 (31 December 2025: 2,716). The Group ensures that its employees are remunerated in line with market conditions and individual performance and the remuneration policies are reviewed on a regular basis.

PROSPECTS

Healthcare Division:

Regarding accreditation and quality enhancement, both hospitals of the Division are prioritizing hospital accreditation and quality re-evaluations as central pillars to drive comprehensive internal upgrades. The focus is on strictly aligning operations with the latest national and provincial standards to enhance technical access, talent recruitment, brand value, clinical trial transformations, and standardized training bases.

For specialty and surgical competitiveness, strategic emphasis is placed on reinforcing core clinical strengths. This includes protecting and expanding the market leadership of key specialties such as Ophthalmology and ENT across regional markets, while aggressively upgrading surgical capabilities. By recruiting key academic leaders, implementing personalized talent policies, and establishing advanced minimally invasive surgery centres, the two hospitals of the Division aim to increase the proportion of complex procedures and drive clinical research and education.

In terms of service innovation and demographics (elderly and children), the Division will focus on addressing demographic shifts and the two hospitals of the Division are pioneering specialized service tracks. This involves launching high-end children's health management centres for targeted family demographics, and rolling out continuous geriatric care networks—such as "Geriatric Health Butler" services—linking hospitals, communities, and homes. Concurrently, specialized medical services are being expanded across sleep health, brain health, and integrated eldercare-healthcare frameworks to bridge gaps in personalized care.

For consumer healthcare and insurance integration, in order to capture broader consumer healthcare demand, the two hospitals of the Division are leveraging global innovations in pharmaceuticals and advanced diagnostics to build precision-care advantages. Efforts are deeply integrated with mainstream commercial insurance providers to implement direct billing and instantaneous claims settlement, alongside utilizing AI and digital health tools to scale emerging wellness and non-insurance health sectors.

Operational efficiency, cost control and compliance remain top priority for both hospitals. To navigate tightening regulatory environments, both hospitals of the Division are enforcing strict compliance with medical insurance and compliance policies. Operations are being streamlined through re-engineered clinical workflows, comprehensive cost-accounting systems, and dynamic monitoring of critical expenses like pharmaceuticals and consumables. Enhanced enterprise management systems are utilized to integrate financial, supply chain, and human resource data, ensuring data-driven decision-making and closely tying performance evaluations to budgetary control.

MANAGEMENT DISCUSSION AND ANALYSIS *(Continued)*

Eldercare Division:

In the second half of 2026, the Division will focus on (i) improving quality; (ii) increasing efficiency; and (iii) expanding scale, such as the SDH Phase II. The ultimate goal is to establish Tide Health Campus as the most reliable health community in Zhujiajiao County, Qingpu District, Shanghai, the PRC.

In the area of community operations, the focus will be on building a warm, high-quality wellness community by establishing a standardized system that integrates medical care, rehabilitation, eldercare, nursing, entertainment, and property services. To drive future growth, the Division will focus on pre-leasing Phase II of SAs with a target of securing 40 prospective clients, while actively commercializing vacant assets through expanded government-enterprise channels. Furthermore, the community will accelerate the integration of smart eldercare technologies to optimize customer experience, substitute manual labour where appropriate, and improve overall operational efficiency. These initiatives will be underpinned by building a professional, caring team culture, accelerating specialized talent development, and maintaining rigorous workplace safety and emergency response training.

For its property management services to hospital institutions, the Division will focus on seamlessly expanding operations to support the broader healthcare and eldercare ecosystem. A primary initiative includes systematically building and refining the logistics support networks for both NJH and KMH to elevate overall service standards. Starting July 1, property teams will execute the orderly takeover and operational transition of parking facility projects in both sites, ensuring smooth site handovers and uninterrupted operations. By embedding standardized management practices and maintaining high facility standards, property operations will establish a solid operational foundation to support hospital logistics, optimize resource utilization, and safeguard campus environments.

For the operations of SDH, the Division will serve to improve the health span of senior residents. Operations will focus on deepening full-lifecycle health management by rolling out tailored, value-added wellness services that meet the evolving care needs of elderly residents. To maintain high operational standards and regulatory compliance, SDH will rigorously prepare for upcoming evaluations, including the Civil Affairs Bureau's 90-item special inspection for the eldercare facility as well as medical insurance and clinical quality control audits for SDH. By addressing these audits proactively, the Division aims to use compliance evaluations as a lever to continuously enhance healthcare delivery, safeguard resident health, and ensure sustainable business operations.

Others:

Given the geopolitical rivalry and the consequential shocks on the global economies and financial markets continued to weigh on the consumer sentiment and business confidence, the operating environment of the Group will be challenging and difficult. The Group will remain cautious and closely review and adjust its business and investment strategies, as well as its overall investment portfolio, to better suit the prevailing economic and investment landscape and to enhance value and return for the Shareholders.

DIRECTOR'S INTERESTS

As at 30 June 2026, Mr. Lee Seng Hui, Director, had the following interests in the shares, underlying shares or debentures of the Company and its associated corporations, within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO"), as recorded in the register required to be kept under Section 352 of the SFO:

Name of Director	Name of companies	Number of shares and underlying shares interested/ amount of debentures	Approximate % of the total number of issued shares	Nature of interests
Lee Seng Hui ("Mr. Lee")	the Company *(Note 2)*	556,097,010 *(Note 1)*	55.03%	Other interests
	Allied Group Limited ("AGL") *(Note 3)*	2,652,979,180 *(Note 1)*	75.50%	Personal interests (held as beneficial owner) in 458,420 shares and other interests in 2,652,520,760 shares
	Tian An China Investments Company Limited ("TACI") *(Note 4)*	869,311,096 *(Note 1)*	59.29%	Other interests
	Asiasec Properties Limited ("ASL") *(Note 5)*	930,376,898 *(Note 1)*	74.98%	Other interests
	Sun Hung Kai & Co. Limited ("SHK") *(Note 6)*	1,444,479,575 *(Note 1)*	73.55%	Other interests
	Sun Hung Kai & Co. (B.V.I.) Limited ("SHK BVI") *(Note 7)*	US$50,000,000 *(Note 8)*	–	Personal interests (held as beneficial owner) in US$15,000,000 and other interests in US$35,000,000

DIRECTOR'S INTERESTS *(Continued)*

Notes:

1. Mr. Lee together with Ms. Lee Su Hwei and Mr. Lee Seng Huang are the trustees of Lee and Lee Trust, being a discretionary trust. The Lee and Lee Trust controlled approximately 75.50% of the total number of issued shares of AGL (inclusive of Mr. Lee's personal interests).

2. Mr. Lee, by virtue of his interests in AGL, was deemed to be interested in the shares of the Company in which AGL was interested via TACI.

3. As at 30 June 2026, AGL was the holding company of TACI and the ultimate holding company of the Company and therefore an associated corporation of the Company within the meaning of Part XV of the SFO.

4. As at 30 June 2026, TACI was the holding company of the Company and therefore an associated corporation of the Company within the meaning of Part XV of the SFO.

5. As at 30 June 2026, ASL was a non wholly-owned subsidiary of TACI and therefore an associated corporation of the Company within the meaning of Part XV of the SFO.

6. As at 30 June 2026, SHK was a non wholly-owned subsidiary of AGL and therefore an associated corporation of the Company within the meaning of Part XV of the SFO.

7. As at 30 June 2026, SHK BVI was a wholly-owned subsidiary of SHK and therefore an associated corporation of the Company within the meaning of Part XV of the SFO.

8. These referred to the 6.75% Guaranteed Notes due 2029 issued by SHK BVI and were held by wholly-owned subsidiaries of AGL. Mr. Lee, by virtue of his interests in AGL, was therefore deemed to be interested in the Guaranteed Notes in which AGL was deemed to be interested through its wholly-owned subsidiaries.

9. All interests stated above represent long positions.

Save as disclosed above, as at 30 June 2026, none of the Directors and chief executive of the Company had any interests or short positions in any shares, underlying shares or debentures of the Company or any of its associated corporations, within the meaning of Part XV of the SFO, as recorded in the register required to be kept under Section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix C3 of the Listing Rules.

ARRANGEMENTS TO PURCHASE SHARES OR DEBENTURES

At no time during the period was the Company, its holding companies or any of its subsidiaries, a party to any arrangements to enable the Directors to acquire benefits by means of the acquisition of shares, underlying shares or debentures of the Company or any other body corporate.

SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSONS' INTERESTS

To the best of Directors' knowledge, as at 30 June 2026, the following Shareholders had interests or short positions in the shares or underlying shares of the Company as recorded in the register required to be kept pursuant to Section 336 of the SFO:

Name of Shareholders	Capacity		Number of shares and underlying shares interested	Approximate % of the total number of issued shares
TACI	Held by controlled corporation	*(Note 1)*	556,097,010	55.03%
AGL	Held by controlled corporation	*(Note 3)*	556,097,010 *(Note 2)*	55.03%
Lee and Lee Trust	Held by controlled corporation	*(Note 4)*	556,097,010 *(Note 2)*	55.03%
Cool Clouds Limited ("Cool Clouds")	Beneficial owner		200,000,000	19.79%
Resuccess Investments Limited ("Resuccess")	Held by controlled corporation	*(Note 5)*	200,000,000	19.79%
Tsinghua Tongfang Co., Ltd. ("THTF")	Held by controlled corporation	*(Note 5)*	200,000,000	19.79%
Victor Beauty Investments Limited ("Victor Beauty")	Beneficial owner		100,000,000	9.90%
CM International Capital Limited ("CMIC")	Held by controlled corporation	*(Note 6)*	100,000,000	9.90%
CMIG International Capital Limited ("CMIG International")	Held by controlled corporation	*(Note 6)*	100,000,000	9.90%
CMI Financial Holding Corporation ("CMIF")	Held by controlled corporation	*(Note 6)*	100,000,000	9.90%
CMIG Asia Asset Management Co., Ltd.* 中民投亞洲資產管理有限公司("CMIG")	Held by controlled corporation	*(Note 6)*	100,000,000	9.90%
China Minsheng Investment Group Corp., Ltd.* 中國民生投資股份有限公司("CMI")	Held by controlled corporation	*(Note 6)*	100,000,000	9.90%
Vigor Online Offshore Limited ("Vigor")	Beneficial owner		53,513,135	5.30%
China Spirit Limited ("China Spirit")	Held by controlled corporation	*(Note 7)*	53,513,135	5.30%
Ms. Chong Sok Un ("Ms. Chong")	Held by controlled corporation	*(Note 8)*	53,513,135	5.30%

* *For identification purpose only*

SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSONS' INTERESTS *(Continued)*

Notes:

1. The interest was held by Fareast Global Limited ("Fareast Global"), a wholly-owned subsidiary of TACI, TACI was therefore deemed to have an interest in the shares in which Fareast Global was interested.

2. This represents the same interests of TACI in 556,097,010 shares.

3. AGL, through its wholly-owned subsidiaries, indirectly owned approximately 59.29% of the total number of issued shares of TACI and was therefore deemed to have an interest in the shares in which TACI was interested.

4. Mr. Lee Seng Hui, Director, together with Ms. Lee Su Hwei and Mr. Lee Seng Huang are the trustees of Lee and Lee Trust, being a discretionary trust. The Lee and Lee Trust controlled approximately 75.50% of the total number of issued shares of AGL (inclusive of Mr. Lee Seng Hui's personal interests) and was therefore deemed to have an interest in the shares in which AGL was interested through TACI.

5. The interest was held by Cool Clouds, a wholly-owned subsidiary of Resuccess which in turn was a wholly-owned subsidiary of THTF. THTF was therefore deemed to have an interest in the shares in which Cool Clouds was interested.

6. The interest was held by Victor Beauty, a wholly-owned subsidiary of CMIC which in turn was a wholly-owned subsidiary of CMIG International. CMIG International is owned approximately 77.4% by CMIF. CMIF, a wholly-owned subsidiary of CMIG, which in turn was a wholly-owned subsidiary of CMI. CMI was therefore deemed to have an interest in the shares in which Victor Beauty was interested.

7. The interest was held by Vigor, a wholly-owned subsidiary of China Spirit, China Spirit was therefore deemed to have an interest in the shares in which Vigor was interested.

8. Ms. Chong owned the entire issued share capital of China Spirit and was therefore deemed to have an interest in the shares in which China Spirit was interested.

9. All interests stated above represent long positions.

Save as disclosed above, as at 30 June 2026, the Company was not notified of any other persons having any interests or short positions in the shares or underlying shares of the Company as recorded in the register required to be kept by the Company under Section 336 of the SFO.

CORPORATE GOVERNANCE AND OTHER INFORMATION

CORPORATE GOVERNANCE CODE

During the six months ended 30 June 2026, the Company has applied the principles of, and complied with, the applicable code provisions set out in the section headed "Part 2 — Principles of good corporate governance, code provisions and recommended best practices" of the Corporate Governance Code under Appendix C1 of the Listing Rules.

CODE OF CONDUCT REGARDING SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code as its code of conduct regarding securities transactions by the Directors. All Directors have confirmed, following a specific enquiry by the Company, that they have fully complied with the required standard as set out in the Model Code throughout the period under review.

CHANGES IN DIRECTORS' INFORMATION

Pursuant to Rule 13.51B(1) of the Listing Rules, the changes in information on Directors are as follows:

Experience including other directorships held in the last three years in listed public companies and major appointments

1. Mr. Mark Wong Tai Chun, a Non-Executive Director of the Company, was an alternate director to Mr. Arthur George Dew ("Mr. Dew") in Dragon Mining Limited, the listing of the shares of which has been withdrawn from the Stock Exchange from 9:00 a.m. on 2 September 2026 following the completion of its reorganisation proposal to re-domicile in Hong Kong ("Re-domicile"). Subsequent to the Re-domicile, the shares of the new holding company, namely Dragon Gold Mining Limited ("DGML"), have been listed on the main board of the Stock Exchange since 9:00 a.m. on 2 September 2026. He is an alternate director to Mr. Dew in DGML since 27 April 2026.

2. Ms. Zhang Yuanyuan, a Non-Executive Director of the Company, has resigned as the executive director, the chairman of the board of directors, the president and the chief executive officer of Neo-Neon Holdings Limited (a company listed on the main board of the Stock Exchange) with effect from 15 July 2026.

3. Ms. Yang Lai Sum Lisa, an Independent Non-Executive Director of the Company, has been appointed as an independent non-executive director of APAC Resources Limited (a company listed on the main board of the Stock Exchange) with effect from 10 August 2026.

Save as disclosed above, upon specific enquiry made by the Company and following confirmations from Directors, there is no change in the information of the Directors required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules since the Company's last published annual report.

AUDIT COMMITTEE REVIEW

The Audit Committee has reviewed with the management the accounting principles and practices adopted by the Group and discussed internal controls and financial reporting matters including a general review of the unaudited interim financial report for the six months ended 30 June 2026. In carrying out this review, the Audit Committee has relied on a review conducted by the Group's external auditor in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by HKICPA as well as reports obtained from management. The Audit Committee has not undertaken detailed independent audit checks.

PURCHASE, SALE OR REDEMPTION OF THE LISTED SECURITIES

On 10 June 2026, a total of 70,000,000 Shares were bought back at the price of HK$1.1 per Share at an aggregate consideration (before expenses) of HK$77,000,000 pursuant to the Offer and cancelled. For more details, please refer to the Announcements and the Offer Document.

During the six months ended 30 June 2026, the Company repurchased a total of 315,000 Shares on the Stock Exchange in January 2026 at purchase price of HK$1.03 per share (highest and lowest) with an aggregate consideration (before expenses) of HK$324,450. All the repurchased Shares were subsequently cancelled.

Save as disclosed above, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed securities during the six months ended 30 June 2026.

On behalf of the Board
Tian An Medicare Limited
Kong Muk Yin
Executive Director

Hong Kong, 14 August 2026