建滔集團有限公司

KINGBOARD HOLDINGS LIMITED

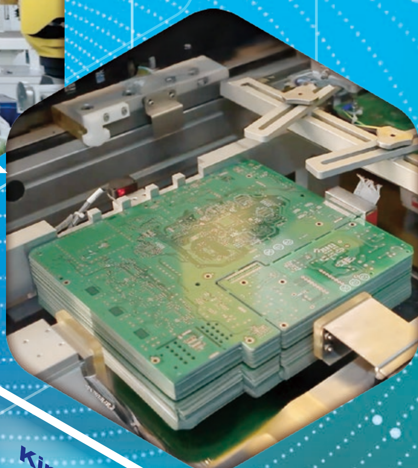
(Incorporated in the Cayman Islands with limited liability)

Stock Code：148

2026
INTERIM REPORT

AI PRODUCT DESIGNERS

AI PRODUCTS OEM/ODM



Kingboard Supply Chain

AI Materials
One-Stop Shop Solution

INTERIM RESULTS

The board of directors (the "Board") of Kingboard Holdings Limited (the "Company") is pleased to announce the unaudited consolidated results of the Company and its subsidiaries (collectively referred to as the "Group") for the six months ended 30 June 2026 together with the comparative figures for the corresponding period in 2025 as follows:

Condensed Consolidated Statement of Profit or Loss

		Six months ended 30 June	
	Notes	**2026**	2025
		HK$'000	*HK$'000*
		(Unaudited)	*(Unaudited)*
Revenue	*3*	**29,131,393**	21,608,270
Cost of sales and services rendered		**(21,236,658)**	(17,378,885)
Gross profit		**7,894,735**	4,229,385
Other income, gains and losses	*5*	**50,409**	67,649
Distribution expenses		**(714,801)**	(694,997)
Administrative expenses		**(1,185,866)**	(1,110,213)
(Loss) gain on fair value changes of equity instruments at fair value through profit or loss		**(1,202,647)**	1,014,685
Finance costs	*6*	**(449,314)**	(450,290)
Share of results of joint ventures		**43,935**	42,689
Share of result of an associate		**74,322**	75,112
Profit before taxation		**4,510,773**	3,174,020
Income tax expense	*7*	**(802,596)**	(317,940)
Profit for the period		**3,708,177**	2,856,080
Profit for the period attributable to:			
Owners of the Company		**2,711,413**	2,581,649
Non-controlling interests		**996,764**	274,431
		3,708,177	2,856,080
		HK$	*HK$*
		(Unaudited)	*(Unaudited)*
Earnings per share	*9*		
– Basic		**2.445**	2.329
– Diluted		**2.423**	2.329

Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(Unaudited)	*(Unaudited)*
Profit for the period	**3,708,177**	2,856,080
Other comprehensive income for the period:		
Item that will not be reclassified to profit or loss:		
Translation reserve:		
Exchange differences arising from translation to presentation currency	**1,262,231**	1,356,578
Item that may be reclassified subsequently to profit or loss:		
Investment revaluation reserve:		
Fair value gain (loss) on debt instruments measured at fair value through other comprehensive income	**18,254**	(27,558)
Other comprehensive income for the period	**1,280,485**	1,329,020
Total comprehensive income for the period	**4,988,662**	4,185,100
Total comprehensive income for the period attributable to:		
Owners of the Company	**3,727,000**	3,846,546
Non-controlling interests	**1,261,662**	338,554
	4,988,662	4,185,100

Condensed Consolidated Statement of Financial Position

	Notes	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
Non-current assets			
Investment properties		**26,980,650**	26,765,274
Property, plant and equipment	10	**24,483,682**	22,615,673
Right-of-use assets		**2,305,622**	2,215,972
Goodwill		**2,670,528**	2,670,528
Intangible asset		**18,720**	21,960
Interest in an associate		**456,334**	473,955
Interests in joint ventures		**2,425,763**	2,438,548
Equity instruments at fair value through profit or loss		**2,089,262**	2,283,988
Debt instruments at fair value through other comprehensive income		**1,772,593**	868,952
Entrusted loans	11	**116,197**	124,238
Deposits paid for acquisition of property, plant and equipment		**1,784,571**	927,958
Deferred tax assets		**4,512**	2,117
		65,108,434	61,409,163
Current assets			
Inventories		**6,824,633**	4,613,125
Properties held for development		**11,029,737**	10,510,114
Trade and other receivables and prepayments	11	**13,202,957**	10,747,242
Bills receivables	11	**5,836,664**	4,607,728
Equity instruments at fair value through profit or loss		**18,860,527**	8,483,012
Taxation recoverable		**31,260**	31,159
Cash and cash equivalents		**11,333,851**	3,474,539
		67,119,629	42,466,919

	Notes	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
Current liabilities			
Trade and other payables	12	**7,026,742**	6,156,471
Bills payables	12	**743,406**	576,709
Contract liabilities		**1,668,491**	1,450,343
Dividend payable		**2,313,370**	900,619
Taxation payable		**1,737,528**	1,732,899
Bank borrowings – amount due within one year		**16,021,607**	12,103,219
Lease liabilities		**5,102**	5,306
		29,516,246	22,925,566
Net current assets		**37,603,383**	19,541,353
Total assets less current liabilities		**102,711,817**	80,950,516
Non-current liabilities			
Deferred tax liabilities		**482,325**	421,254
Bank borrowings – amount due after one year		**14,831,939**	10,677,835
Lease liabilities		**10,840**	12,711
		15,325,104	11,111,800
Net assets		**87,386,713**	69,838,716
Capital and reserves			
Share capital		**112,178**	110,831
Reserves		**79,850,052**	64,554,518
Equity attributable to owners of the Company		**79,962,230**	64,665,349
Non-controlling interests		**7,424,483**	5,173,367
Total equity		**87,386,713**	69,838,716

Condensed Consolidated Statement of Changes in Equity

	Attributable to owners of the Company													
	Share capital HK$'000	Share premium HK$'000	Capital redemption reserve HK$'000	Share-based payments reserve HK$'000	Goodwill reserve HK$'000	Special surplus account HK$'000	Statutory reserve HK$'000	Property revaluation reserve HK$'000	Investment revaluation reserve HK$'000	Translation reserve HK$'000	Retained profits HK$'000	Sub-total HK$'000	Non-controlling interests HK$'000	Total equity HK$'000
Balance at 1 January 2026	110,831	6,619,517	1,911	149,451	773,838	10,594	4,092,944	280,581	(68,820)	(495,882)	53,190,384	64,665,349	5,173,367	69,838,716
Profit for the period	-	-	-	-	-	-	-	-	-	-	2,711,413	2,711,413	996,764	3,708,177
Fair value gain(loss) on debt instruments measured at fair value through other comprehensive income	-	-	-	-	-	-	-	-	18,731	-	-	18,731	(477)	18,254
Exchange difference arising from translation to presentation currency	-	-	-	-	-	-	-	-	-	996,856	-	996,856	265,375	1,262,231
Total comprehensive income for the period	-	-	-	-	-	-	-	-	18,731	996,856	2,711,413	3,727,000	1,261,662	4,988,662
Transfer to retained earnings upon cancellation of share options	-	-	-	(1,412)	-	-	-	-	-	-	1,412	-	-	-
Issue of new shares from exercise of share options	1,347	478,347	-	(63,606)	-	-	-	-	-	-	-	416,088	-	416,088
Final dividend payable for the year ended 31 December 2025	-	-	-	-	-	-	-	-	-	-	(1,230,226)	(1,230,226)	-	(1,230,226)
Special final dividend payable for the year ended 31 December 2025	-	-	-	-	-	-	-	-	-	-	(443,325)	(443,325)	-	(443,325)
Disposal of partial interests in a subsidiary	-	-	-	-	12,827,344	-	-	-	-	-	-	12,827,344	1,629,273	14,456,617
Dividends payable to non-controlling shareholders of subsidiaries	-	-	-	-	-	-	-	-	-	-	-	-	(639,819)	(639,819)
Transfers to reserve	-	-	-	-	-	-	66,009	-	-	-	(66,009)	-	-	-
	1,347	478,347	-	(65,018)	12,827,344	-	66,009	-	-	-	(1,738,148)	11,569,881	989,454	12,559,335
Balance at 30 June 2026	112,178	7,097,864	1,911	84,433	13,601,182	10,594	4,158,953	280,581	(50,089)	500,974	54,163,649	79,962,230	7,424,483	87,386,713

	Attributable to owners of the Company													
	Share capital HK$'000	Share premium HK$'000	Capital redemption reserve HK$'000	Share-based payments reserve HK$'000	Goodwill reserve HK$'000	Special surplus account HK$'000	Statutory reserve HK$'000	Property revaluation reserve HK$'000	Investment revaluation reserve HK$'000	Translation reserve HK$'000	Retained profits HK$'000	Sub-total HK$'000	Non-controlling interests HK$'000	Total equity HK$'000
Balance at 1 January 2025	110,831	6,619,517	1,911	152,558	773,838	10,594	3,931,462	280,581	(60,186)	(2,810,120)	50,813,788	59,824,774	4,914,473	64,739,247
Profit for the period	–	–	–	–	–	–	–	–	–	–	2,581,649	2,581,649	274,431	2,856,080
Fair value (loss) gain on debt instruments measured at fair value through other comprehensive income	–	–	–	–	–	–	–	–	(28,463)	–	–	(28,463)	905	(27,558)
Exchange difference arising from translation to presentation currency	–	–	–	–	–	–	–	–	–	1,293,360	–	1,293,360	63,218	1,356,578
Total comprehensive (expense) income for the period	–	–	–	–	–	–	–	–	(28,463)	1,293,360	2,581,649	3,846,546	338,554	4,185,100
Final dividend payable for the year ended 31 December 2024	–	–	–	–	–	–	–	–	–	–	(598,488)	(598,488)	–	(598,488)
Special final dividend payable for the year ended 31 December 2024	–	–	–	–	–	–	–	–	–	–	(509,823)	(509,823)	–	(509,823)
Dividends payable to non-controlling shareholders of subsidiaries	–	–	–	–	–	–	–	–	–	–	–	–	(409,344)	(409,344)
Transfers to reserve	–	–	–	–	–	–	136,000	–	–	–	(136,000)	–	–	–
	–	–	–	–	–	–	136,000	–	–	–	(1,244,311)	(1,108,311)	(409,344)	(1,517,655)
Balance at 30 June 2025	110,831	6,619,517	1,911	152,558	773,838	10,594	4,067,462	280,581	(88,649)	(1,516,760)	52,151,126	62,563,009	4,843,683	67,406,692

Condensed Consolidated Statement of Cash Flow

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(Unaudited)	*(Unaudited)*
Net cash from operating activities	**2,473,724**	605,969
Net cash used in investing activities	**(15,593,965)**	(3,573,728)
Net cash from financing activities	**20,979,553**	2,187,185
Net increase (decrease) in cash and cash equivalents	**7,859,312**	(780,574)
Cash and cash equivalents at the beginning of the period	**3,474,539**	3,894,324
Cash and cash equivalents at the end of the period	**11,333,851**	3,113,750

Notes:

1. Basis of preparation

The condensed consolidated financial statements have been prepared in accordance with Hong Kong Accounting Standard ("HKAS") 34 "*Interim Financial Reporting*" issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") as well as with the applicable disclosure requirements of Appendix D2 to the Rules Governing the Listing of Securities (the "Listing Rules") on The Stock Exchange of Hong Kong Limited (the "Stock Exchange").

2. Principal 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.

Other than additional accounting policies resulting from application of amendments to HKFRS Accounting Standards, the accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30 June 2026 are the same as those followed in the preparation of 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 as issued by 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 9 Accounting Standards – Volume 11

The application of the amendments to HKFRS Accounting Standards in the current 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.

3. Segment information

HKFRS 8 “Operating Segments” (“HKFRS 8”) requires operating segments to be identified on the basis of internal reports about components of the Group that are regularly reviewed by the executive directors of the Company, who are the Chief Operating Decision Makers (“CODM”), in order to allocate resources to segments and to assess their performance. Specifically, the Group’s reportable segments under HKFRS 8 are organised into six main operating divisions – (i) laminates, (ii) PCBs, (iii) chemicals, (iv) properties, (v) investments (mainly investment income from debt instruments at fair value through other comprehensive income and equity instruments at fair value through profit or loss) and (vi) others (mainly including service income, manufacture and sale of magnetic products and hotel business).

The accounting policies the Group used for segment reporting under HKFRS 8 are the same as those used in its HKFRS consolidated financial statements. Segment results represent the profit earned by/loss from each segment with certain items not included (share of result of an associate, share of results of joint ventures, finance costs, unallocated corporate income and expenses). This is the measure reported to the CODM for the purpose of resource allocation and performance assessment.

Segment revenues and results by reportable segments are presented below:

	Laminates	PCBs	Chemicals	Properties	Investments	Others	Eliminations	Consolidated
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
	(Unaudited)	*(Unaudited)*	*(Unaudited)*	*(Unaudited)*	*(Unaudited)*	*(Unaudited)*	*(Unaudited)*	*(Unaudited)*
Six months ended 30 June 2026								
Segment revenue								
External sales	12,473,659	7,943,160	6,951,294	888,516	648,580	226,184	–	29,131,393
Inter-segment sales	2,644,235	–	513,342	–	–	96	(3,157,673)	–
Total	15,117,894	7,943,160	7,464,636	888,516	648,580	226,280	(3,157,673)	29,131,393
Result								
Segment result	3,945,936	739,976	440,738	471,337	(554,066)	3,362		5,047,283
Unallocated corporate income								21,228
Unallocated corporate expenses								(226,681)
Finance costs								(449,314)
Share of results of joint ventures								43,935
Share of result of an associate								74,322
Profit before taxation								4,510,773

3. Segment information – continued

	Laminates HK$'000 (Unaudited)	PCBs HK$'000 (Unaudited)	Chemicals HK$'000 (Unaudited)	Properties HK$'000 (Unaudited)	Investments HK$'000 (Unaudited)	Others HK$'000 (Unaudited)	Eliminations HK$'000 (Unaudited)	Consolidated HK$'000 (Unaudited)
Six months ended 30 June 2025								
Segment revenue								
External sales	7,717,270	6,451,089	6,223,577	713,116	299,199	204,019	–	21,608,270
Inter-segment sales	2,042,686	–	441,604	–	–	1,842	(2,486,132)	–
Total	9,759,956	6,451,089	6,665,181	713,116	299,199	205,861	(2,486,132)	21,608,270
Result								
Segment result	1,194,307	827,496	174,785	189,732	1,294,589	(4,059)		3,676,850
Unallocated corporate income								22,650
Unallocated corporate expenses								(192,991)
Finance costs								(450,290)
Share of result of joint ventures								42,689
Share of results of an associate								75,112
Profit before taxation								3,174,020

Inter-segment sales are charged on a cost-plus basis with an arm's length margin.

4. Depreciation

During the reporting period, depreciation of approximately HK$1,317,724,000 (six months ended 30 June 2025: HK$1,115,870,000) was charged in respect of the Group's property, plant and equipment.

5. Other income, gains and losses

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(Unaudited)	*(Unaudited)*
Other income, gains and losses include:		
Interest income from bank balances and deposits	**19,750**	20,088
Interest income on entrusted loans	**2,831**	3,324
Government grants	**24,253**	60,720
Loss on fair value changes of financial assets	**–**	(19,295)
Loss on disposal and written off of property, plant and equipment	**(8,332)**	–
Others	**11,907**	2,812
	50,409	67,649

6. Finance costs

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(Unaudited)	*(Unaudited)*
Interest on bank borrowings	**479,834**	470,182
Interest on lease liabilities	**412**	366
Less: Amounts capitalised in the construction in progress	**(11,339)**	(6,221)
Amounts capitalised in the properties held for development	**(19,593)**	(14,037)
	449,314	450,290

Bank and other borrowing costs capitalised include bank borrowing costs arising from the general borrowing pool which were calculated by applying a weighted average capitalisation rate of 2.82% for the six months ended 30 June 2026 (six months ended 30 June 2025: 3.40%) per annum to expenditure on qualifying assets.

7. Income tax expense

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(Unaudited)	*(Unaudited)*
The amount comprises:		
PRC Enterprise Income Tax ("EIT")	**553,317**	264,098
PRC Land Appreciation Tax ("LAT")	**8,530**	2,068
Hong Kong Profits Tax	**2,216**	1,959
Taxation arising in other jurisdictions	**26,886**	22,880
Withholding tax in the PRC	**122,530**	74,185
	713,479	365,190
Deferred taxation	**89,117**	(47,250)
	802,596	317,940

Under the Law of the PRC on EIT (the "EIT Law") and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiaries is 25% for both periods.

Under the EIT Law of the PRC, withholding tax of 5%–10% is imposed on dividends declared in respect of profits earned by subsidiaries in Mainland China from 1 January 2008 onwards.

Pursuant to the EIT Law, a High-New Technology Enterprise shall be entitled to a preferential tax rate of 15% for three years since it was officially endorsed. Certain subsidiaries of the Company in the PRC obtained official endorsement as a High-New Technology Enterprise and with the expiry dates on or before 2028 (2025: 2026).

The provision of LAT is estimated according to the requirements set forth in the relevant PRC tax laws and regulations. LAT has been levied at progressive rates ranging from 30% to 60% on the appreciation of land value, represented by the excess of sales proceeds of properties over prescribed direct costs. Prescribed direct costs are defined to include costs of land, development and construction costs, as well as certain costs relating to the property development. According to the State Administration of Taxation's official circulars, LAT shall be payable provisionally upon sales of the properties, followed by final ascertainment of the gain at the completion of the properties development.

Under the two-tiered profits tax rates regime of Hong Kong Profits Tax, the first HK$2 million of profits of the qualifying group entity will be taxed at 8.25%, and profits above HK$2 million will be taxed at 16.5%. The profits of group entities not qualifying for the two-tiered profits tax rates regime will continue to be taxed at a flat rate of 16.5%. Accordingly, the Hong Kong Profits Tax of the qualifying group entity is calculated at 8.25% on the first HK$2 million of the estimated assessable profits and at 16.5% on the estimated assessable profits above HK$2 million.

Taxation arising in other jurisdictions is calculated at the rates prevailing in the relevant jurisdictions.

8. Interim dividend

The Directors have resolved to declare an interim dividend of HK$0.73 per share for the six months ended 30 June 2026 (2025: interim dividend of HK$0.69 per share) to the shareholders of the Company whose names appear on the register of members of the Company on Wednesday, 16 December 2026. The dividend warrants will be dispatched on or around Wednesday, 6 January 2027.

9. Earnings per share

The calculations of basic and diluted earnings per share attributable to the owners of the Company are based on the following data:

	Six months ended 30 June	
	2026	2025
	HK$'000	*HK$'000*
	(Unaudited)	*(Unaudited)*
Earnings for the purpose of basic and diluted earnings per share	**2,711,413**	2,581,649

	Number of shares	
	30 June 2026	30 June 2025
	(Unaudited)	*(Unaudited)*
Weighted average number of ordinary shares for the purpose of basic earnings per share	**1,108,981,515**	1,108,311,736
Add: Effect of potentially dilutive ordinary shares arising from share options	**9,898,205**	–
Weighted average number of ordinary shares for the purpose of diluted earnings per share	**1,118,879,720**	1,108,311,736

The computation of diluted earnings per share for the six months ended 30 June 2025 does not assume the exercise of the Company's share options because the exercise price of these share options were higher than the average market price of the Company's shares.

10. Additions to property, plant and equipment

During the reporting period, the Group had addition of approximately HK$2,523,355,000 (six months ended 30 June 2025: HK$2,083,932,000) on property, plant and equipment.

11. Trade and other receivables and prepayments, entrusted loans and bills receivables

	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
Trade receivables	**11,710,235**	9,727,424
Less: Allowance for credit losses	**(953,732)**	(964,539)
Trade receivables, net	**10,756,503**	8,762,885
Advance to suppliers	**668,573**	535,070
Entrusted loans *(Note)*	**127,689**	136,525
Prepayment and deposits	**568,598**	333,069
Value added tax recoverables	**898,922**	838,730
Other receivables	**298,869**	265,201
	13,319,154	10,871,480
Less: Non-current portion of entrusted loans *(Note)*	**(116,197)**	(124,238)
	13,202,957	10,747,242

As at 1 January 2025, the gross carrying amount of trade receivables from contracts with customers amounted to HK$8,123,682,000 with allowance for credit losses of HK$938,732,000.

Note: The entrusted loans of HK$127,689,000 (31 December 2025: HK$136,525,000) are due from certain purchasers of properties developed by the Group in the PRC through four (31 December 2025: four) commercial banks in the PRC (the "Lending Agents"). The entrusted loans carry interest at variable rates ranging from 3.4% to 6.55% (31 December 2025: 3.43% to 6.55%) per annum, payable on monthly basis and the principal will be payable on or before 2034 (31 December 2025: 2034). The purchasers of the Group's properties has pledged to the Lending Agents the respective properties purchased. These properties are located at Kunshan, PRC.

As at 30 June 2026, entrusted loans amounting to HK$116,197,000 (31 December 2025: HK$124,238,000) are in respect of repayments due after 12 months from the end of the reporting period and are classified as non-current assets.

11. Trade and other receivables and prepayments, entrusted loans and bills receivables – continued

The Group allows credit period of up to 120 days (31 December 2025: 120 days), depending on the products sold to its trade customers. The following is an aging analysis of trade receivables net of allowance for credit losses based on invoice date at the end of the reporting period:

	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
0–90 days	9,574,901	7,570,532
91–120 days	921,260	845,511
121–150 days	193,028	212,485
151–180 days	16,871	64,085
Over 180 days	50,443	70,272
	10,756,503	8,762,885

Bills receivables of the Group are all aged within 90 days (31 December 2025: 90 days) based on invoice date at the end of the reporting period.

12. Trade and other payables and bills payables

	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
Trade payables	3,706,971	3,051,222
Accrued expenses	1,135,964	1,046,893
Payable for acquisition of property, plant and equipment	836,182	1,021,579
Other tax payables	822,735	525,767
VAT payables	312,292	208,958
Land appreciation tax payables	–	264
Other payables	212,598	301,788
	7,026,742	6,156,471

12. Trade and other payables and bills payables – continued

The following is an aging analysis of the trade payables based on invoice date at the end of the reporting period:

	30 June 2026	31 December 2025
	HK$'000	*HK$'000*
	(Unaudited)	*(Audited)*
0–90 days	**2,841,456**	2,308,968
91–180 days	**477,453**	470,379
Over 180 days	**388,062**	271,875
	3,706,971	3,051,222

Bills payables of the Group related to trade payables in which the Group has issued bills to the relevant suppliers for future settlement of trade payables, which are aged within 90 days (31 December 2025: 90 days) at the end of the reporting period. Included in bills payables as at 30 June 2026 was payables for acquisition of property, plant and equipment of HK$158,739,000 (31 December 2025: HK$10,276,000).

13. Share options

(a) Employees' share option scheme of the Company

The existing share option scheme of the Company (the "Scheme") was approved by shareholders of the Company at the annual general meeting held on 27 May 2019. The purpose of the Scheme is to provide incentive or reward to the Eligible Participants (as defined below) for their contribution to, and continuing efforts to promote the interests of the Group.

Under the Scheme which is valid for a period of 10 years, the Board may, at its discretion, grant options to subscribe for shares in the Company to eligible participants ("Eligible Participants") who contribute to the long-term growth and profitability of the Company. Eligible Participants include (i) any employee (whether full time or part time) of the Company, any of its subsidiaries or any entity in which the Group holds any equity interests ("Invested Entity"), including any executive director of the Company, any of such subsidiaries or any Invested Entity; (ii) any non-executive directors (including independent non-executive directors) of the Company, its subsidiaries or any Invested Entity; (iii) any supplier of goods or services to any member of the Group or any Invested Entity; (iv) any customer of the Group or any Invested Entity; (v) any shareholder of any member of the Group or any Invested Entity or any holder of any securities issued by any member of the Group or any Invested Entity; and (vi) any person or entity who from time to time determined by the Board as having contributed or may contribute to the development and growth of the Group based on his or its performance and/or years of service, or is regarded as valuable resources of the Group based on his/its working experience, knowledge in the industry and other relevant factors. The subscription price for the Company's shares shall be a price at least equal to the highest of the nominal value of the Company's shares, the average of the closing prices of the Company's shares quoted on the Stock Exchange on the five trading days immediately preceding the date of an offer of the grant of the options and the closing price of the Company's shares quoted on the Stock Exchange on the date of an offer of the grant of the options. The options must be taken up within 28 business days from the date of grant upon payment of HK$1 and are exercisable over a period to be determined and notified by the Directors to each grantee, which period may commence from the date of acceptance of the offer of the grant of the options but shall end in any event not later than ten years from the date of the grant of the options of the Scheme.

The total number of the Company's shares which may be issued upon exercise of all options to be granted under the Scheme and any other schemes of the Group (excluding options lapsed in accordance with the terms of the Scheme and any other schemes of the Group) must not in aggregate exceed 10% of the Company's shares in issue as at the date of adoption of the Scheme. The limit on the number of the Company's shares which may be issued upon exercise of all outstanding options granted and yet to be exercised under the Scheme and any other schemes of the Group must not exceed 30% of the Company's shares in issue from time to time. The total number of the Company's shares issued and to be issued upon exercise of the options granted to each grantee (including both exercised and outstanding options) under the Scheme or other schemes of the Group in any 12-month period up to the date of grant must not exceed 1% of the Company's shares in issue at the date of grant unless approved by the Company's shareholders in general meeting.

13. Share options – continued

(a) Employees' share option scheme of the Company – continued

A summary of the movements of the number of share options under the Scheme for the period is as follows:

	Date of grant	Outstanding as at 1 January 2026	Granted during the period	Exercised during the period (Note i)	Cancelled/ lapsed during the period	Outstanding as at 30 June 2026	Exercise price per share	Exercisable period (Note ii)
Directors								
Mr. Cheung Kwok Wing	23 June 2022	2,000,000	–	(2,000,000)	–	–	HK$30.89	23 June 2022 to 22 June 2032
	28 July 2023	2,000,000	–	–	–	2,000,000	HK$21.50	28 July 2023 to 27 July 2033
Mr. Chang Wing Yiu	23 June 2022	2,000,000	–	(2,000,000)	–	–	HK$30.89	23 June 2022 to 22 June 2032
	28 July 2023	2,000,000	–	–	–	2,000,000	HK$21.50	28 July 2023 to 27 July 2033
Mr. Cheung Kwong Kwan	23 June 2022	2,000,000	–	(2,000,000)	–	–	HK$30.89	23 June 2022 to 22 June 2032
	28 July 2023	2,000,000	–	–	–	2,000,000	HK$21.50	28 July 2023 to 27 July 2033
Mr. Ho Yin Sang	23 June 2022	2,000,000	–	(2,000,000)	–	–	HK$30.89	23 June 2022 to 22 June 2032
	28 July 2023	2,000,000	–	–	–	2,000,000	HK$21.50	28 July 2023 to 27 July 2033
Mr. Cheung Ka Shing	23 June 2022	2,000,000	–	(2,000,000)	–	–	HK$30.89	23 June 2022 to 22 June 2032
	28 July 2023	2,000,000	–	–	–	2,000,000	HK$21.50	28 July 2023 to 27 July 2033
Ms. Ho Kin Fan	23 June 2022	1,720,000	–	–	–	1,720,000	HK$30.89	23 June 2022 to 22 June 2032
	28 July 2023	1,720,000	–	–	–	1,720,000	HK$21.50	28 July 2023 to 27 July 2033
Mr. Cheung Ming Man (resigned on 28 February 2026)	23 June 2022	150,000	–	–	(150,000)	–	HK$30.89	23 June 2022 to 22 June 2032
	28 July 2023	150,000	–	–	(150,000)	–	HK$21.50	28 July 2023 to 27 July 2033
Dr. Chong Kin Ki	23 June 2022	150,000	–	(50,000)	–	100,000	HK$30.89	23 June 2022 to 22 June 2032
	28 July 2023	150,000	–	–	–	150,000	HK$21.50	28 July 2023 to 27 July 2033
Mr. Chan Wing Kee	23 June 2022	150,000	–	(50,000)	–	100,000	HK$30.89	23 June 2022 to 22 June 2032
	28 July 2023	150,000	–	–	–	150,000	HK$21.50	28 July 2023 to 27 July 2033
Mr. Stanley Chung Wai Cheong	23 June 2022	150,000	–	(50,000)	–	100,000	HK$30.89	23 June 2022 to 22 June 2032
	28 July 2023	150,000	–	–	–	150,000	HK$21.50	28 July 2023 to 27 July 2033
Subtotal		24,640,000	–	(10,150,000)	(300,000)	14,190,000		

13. Share options – continued

(a) Employees' share option scheme of the Company – continued

	Date of grant	Outstanding as at 1 January 2026	Granted during the period	Exercised during the period (Note i)	Cancelled/ lapsed during the period	Outstanding as at 30 June 2026	Exercise price per share	Exercisable period (Note ii)
Employees	23 June 2022	3,720,000	–	(3,320,000)	–	400,000	HK$30.89	23 June 2022 to 22 June 2032
	28 July 2023	3,390,000 (Note iii)	–	–	–	3,390,000	HK$21.50	28 July 2023 to 27 July 2033
Subtotal		7,110,000	–	(3,320,000)	–	3,790,000		
Total		31,750,000	–	(13,470,000)	(300,000)	17,980,000		
Exercisable at								
1 January 2026		31,750,000						
30 June 2026		17,980,000						

Notes:

(i) The weighted average closing price of the Shares immediately before the date on which the share option were exercised was HK$126.60 (2025: N/A)

(ii) All share options were vested on the date of grant and there was no vesting period attached to the options granted.

(iii) Including the spouse of Mr. Ho Yin Sang, a Director of the Company in respect of 1,510,000 options. Ms. Cheung Wai Kam is an employee of the Group and an associate of Director by virtue of her relationship with several executive Directors of the Company. In addition to being the spouse of Mr. Ho Yin Sang, she is also the mother of Ms. Ho Kin Fan and the sister of Mr. Cheung Kwok Wing.

During the six months ended 30 June 2026, no options were granted under the Scheme. As at 30 June 2026, 17,980,000 options (31 December 2025: 31,750,000 options) remained outstanding under the Scheme. As at 30 June 2026, there was no participant with share options granted in excess of the individual limit.

During the Period, no option has been granted under the Scheme.

The number of Share Options available for grant under the scheme mandate as at 1 January 2026 and 30 June 2026 was 46,405,233.

13. Share options – continued

(b) Employees' share option scheme of Kingboard Laminates Holdings Limited ("KLHL")

The share option scheme of KLHL ("2017 KLHL Scheme") was approved by the shareholders of the Company and the shareholders of KLHL on 29 May 2017, and the 2017 KLHL Scheme took effect upon receiving approval from the Listing Committee of the Stock Exchange on 2 November 2017. The purpose of the 2017 KLHL Scheme is to provide incentive or rewards to the eligible participants of the 2017 KLHL Scheme for their contribution to, and continuing efforts to promote the interests of the KLHL Group (as defined below).

The 2017 KLHL Scheme is valid for a period of ten years. The Board of KLHL may, at its discretion, grant options to subscribe for shares in KLHL to eligible participants who contribute to the long-term growth and profitability of KLHL and include (i) any employee or proposed employee (whether full-time or part-time and including any executive director), consultants or advisers of or to KLHL, any of its subsidiaries or any entity ("KLHL's Invested Entity") in which KLHL and its subsidiaries (collectively referred to as the "KLHL Group") hold an equity interest; (ii) any non-executive directors (including independent non-executive directors) of KLHL, any of its subsidiaries or any KLHL's Invested Entity; (iii) any supplier of goods or services to any member of the KLHL Group or any KLHL's Invested Entity; (iv) any customer of the KLHL Group or any KLHL's Invested Entity; (v) any person or entity that provides research, development or other technological support to the KLHL Group or any KLHL's Invested Entity; and (vi) any shareholder of any member of the KLHL Group or any KLHL's Invested Entity.

The subscription price of KLHL's share in respect of any option granted under the 2017 KLHL Scheme must be at least the highest of (i) the closing price of the shares of KLHL as stated in the Stock Exchange's daily quotations sheet on the date of grant of the option, which must be a business day; (ii) the average closing price of the shares of KLHL as stated in the Stock Exchange's daily quotations sheets for the five business days immediately preceding the date of grant of the option; and (iii) the nominal value of the shares of KLHL.

The option may be accepted by a participant within 28 days from the date of the offer for the grant of the option upon the payment of a consideration of HK$1. An option may be exercised at any time during a period to be determined and notified by the directors of KLHL to each grantee, and in the absence of such determination, from the date upon which the offer for the grant of the option is accepted but shall end in any event not later than 10 years from the date of grant of the option subject to the provisions for early termination thereof. The directors of KLHL may, at their absolute discretion, fix any minimum period for which an option must be held, any performance targets that must be achieved and any other conditions that must be fulfilled before the options can be exercised upon the grant of an option to a participant.

The total number of shares of KLHL which may be issued upon exercise of all options to be granted under the KLHL Scheme and any other share option scheme of KLHL (excluding, for this purpose, options lapsed in accordance with the terms of the 2017 KLHL Scheme and any other share option scheme of KLHL) must not in aggregate exceed 10% of the total number of shares of KLHL in issue as at the date of approval of the 2017 KLHL Scheme.

The maximum number of shares of KLHL which may be issued upon exercise of all outstanding options granted and yet to be exercised under the 2017 KLHL Scheme and any other share option scheme of KLHL must not exceed 30% of the issued share capital of KLHL from time to time.

The total number of shares of KLHL issued and to be issued upon exercise of the options granted (including both exercised and outstanding options) to each participant in any 12-month period must not exceed 1% of the share capital of KLHL then in issue unless approved by the shareholders of KLHL and shareholders of the Company in general meetings.

13. Share options – continued

(b) Employees' share option scheme of Kingboard Laminates Holdings Limited ("KLHL") – continued

A summary of movements of the number of share options under the 2017 KLHL Scheme for the period is as follows:

	Date of grant	Outstanding as at 1 January 2026	Granted during the period	Exercised during the period(Note i)	Cancelled/ lapsed during the period	Outstanding as at 30 June 2026	Exercise price per share	Exercisable period(Note ii)
Directors of KLHL								
Mr. Cheung Kwok Wa	23 June 2022	6,000,000	–	–	–	6,000,000	HK$9.728	23 June 2022 to 22 June 2032
	28 July 2023	3,000,000	–	(3,000,000)	–	–	HK$7.800	28 July 2023 to 27 July 2033
Mr. Cheung Kwok Keung	23 June 2022	6,000,000	–	–	–	6,000,000	HK$9.728	23 June 2022 to 22 June 2032
	28 July 2023	3,750,000	–	(3,000,000)	–	750,000	HK$7.800	28 July 2023 to 27 July 2033
Mr. Cheung Kwok Ping	23 June 2022	6,000,000	–	–	–	6,000,000	HK$9.728	23 June 2022 to 22 June 2032
	28 July 2023	3,750,000	–	(2,750,000)	–	1,000,000	HK$7.800	28 July 2023 to 27 July 2033
Mr. Lam Ka Po	23 June 2022	6,000,000	–	–	–	6,000,000	HK$9.728	23 June 2022 to 22 June 2032
	28 July 2023	4,000,000	–	(3,000,000)	–	1,000,000	HK$7.800	28 July 2023 to 27 July 2033
Mr. Cheung Ka Ho	23 June 2022	2,000,000	–	–	–	2,000,000	HK$9.728	23 June 2022 to 22 June 2032
	28 July 2023	1,000,000	–	(1,000,000)	–	–	HK$7.800	28 July 2023 to 27 July 2033
Mr. Zhou Pei Feng	23 June 2022	1,000,000	–	–	–	1,000,000	HK$9.728	23 June 2022 to 22 June 2032
	28 July 2023	750,000	–	(750,000)	–	–	HK$7.800	28 July 2023 to 27 July 2033
Mr. Zhang Lu Fu	23 June 2022	500,000	–	–	–	500,000	HK$9.728	23 June 2022 to 22 June 2032
	28 July 2023	250,000	–	(100,000)	–	150,000	HK$7.800	28 July 2023 to 27 July 2033
Mr. Kung, Peter	23 June 2022	500,000	–	–	–	500,000	HK$9.728	23 June 2022 to 22 June 2032
	28 July 2023	250,000	–	(100,000)	–	150,000	HK$7.800	28 July 2023 to 27 July 2033
Mr. Ho Kwok Ming	23 June 2022	500,000	–	–	–	500,000	HK$9.728	23 June 2022 to 22 June 2032
	28 July 2023	250,000	–	(100,000)	–	150,000	HK$7.800	28 July 2023 to 27 July 2033
Subtotal		45,500,000	–	(13,800,000)	–	31,700,000		

13. Share options – continued

(b) Employees' share option scheme of Kingboard Laminates Holdings Limited ("KLHL") – continued

	Date of grant	Outstanding as at 1 January 2026	Granted during the period	Exercised during the period(Note i)	Cancelled/ lapsed during the period	Outstanding as at 30 June 2026	Exercise price per share	Exercisable period(Note ii)
Employees of KLHL	23 June 2022	7,900,000	–	–	–	7,900,000(Note iii)	HK$9.728	23 June 2022 to 22 June 2032
	28 July 2023	4,075,000	–	(2,325,000)	–	1,750,000(Note iv)	HK$7.800	28 July 2023 to 27 July 2033
Subtotal		11,975,000	–	(2,325,000)	–	9,650,000		
Total		57,475,000	–	(16,125,000)	–	41,350,000		
Exercisable at								
1 January 2026		57,475,000						
30 June 2026		41,350,000						

Notes:

(i) The weighted average closing price of the KLHL Shares immediately before the dates on which the share options were exercised were HK$52.57 and HK$87.69 respectively (2025: HK$11.89).

(ii) All share options were vested on the date of grant and there was no vesting period attached to the options granted.

(iii) Including the spouse of Mr. Ho Yin Sang, a Director of the Company, in respect of 5,900,000 options. The spouse of Mr. Ho Yin Sang is an employee of KLHL.

(iv) Including the spouse of Mr. Ho Yin Sang, a Director of the Company, in respect of 625,000 (31 December 2025: 2,950,000) options.

As at 30 June 2026, there was no participant with share options granted in excess of the individual limit.

16,125,000 options (six months ended 30 June 2025: none) granted were exercised during the six months ended 30 June 2026. During the Period, no option was granted, lapsed or cancelled under the 2017 KLHL Scheme. The number of options available for grant under the scheme mandate of the 2017 KLHL Scheme is 196,300,000 as at 1 January 2026 and 30 June 2026.

14. Capital and other commitments

	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
Capital expenditure contracted for but not provided in the consolidated financial statements in respect of:		
– acquisition of property, plant and equipment	**1,720,034**	2,178,125
Other expenditure contracted for but not provided in the consolidated financial statements in respect of:		
– acquisition and other expenditures relating to properties held for development	**436,624**	603,130
	2,156,658	2,781,255

15. Related party transactions

The Group entered into the following significant transactions with related parties during the period:

	Six months ended 30 June	
	2026 ***HK$'000*** ***(Unaudited)***	2025 *HK$'000* *(Unaudited)*
Sales of goods to subsidiaries of a shareholder with significant influence to the Group	**337,140**	197,048
Purchase of goods from subsidiaries of a shareholder with significant influence to the Group	**764,348**	502,496
Sales of goods to a non-controlling shareholder of a subsidiary	**14,340**	9,412
Purchase of goods from an associate	**158,839**	121,405

Included in trade and other receivables and prepayments as at 30 June 2026 were an amount due from a non-controlling shareholder of a subsidiary of approximately HK$4,379,000 (31 December 2025: HK$5,025,000).

Included in trade and other receivables as at 30 June 2026 were an amount due from an associate of approximately HK$4,181,000 (31 December 2025: HK$10,886,000) which are trade-nature. Included in trade and other payables as at 30 June 2026, were an amount due to a joint venture of HK$124,219,000 (31 December 2025: HK$124,219,000) which are non-trade-nature. Both amounts are unsecured, non-interest bearing and repayable on demand.

16. Contingent liabilities

The Group provided guarantees amounting to approximately HK$1,408,000 as at 31 December 2025 to facilitate mortgage bank loans applications of purchasers of the properties that were developed by the Group. In the opinion of the Directors, the fair values of these financial guarantee contracts of the Group are insignificant at initial recognition and the Directors consider that the possibility of default of the parties involved is remote. Accordingly, no value has been recognised at the inception of the guarantee contracts and at the end of the reporting period as at 31 December 2025.

Guarantees are given to banks with respect to loans procured by the purchasers of properties that were developed by the Group. Such guarantees will be released by banks upon delivery of the properties to the purchasers and completion of the registration of the relevant mortgaged properties. As at 30 June 2026, all guarantees have been released by banks.

BUSINESS REVIEW

On behalf of the Board, I am pleased to present to shareholders the results for Kingboard Holdings Limited and its subsidiaries (the "Group") for the six months ended 30 June 2026 (the "Period"). During the Period, high-end segments such as artificial intelligence (AI) advanced rapidly with emerging AI-related electronic products seeing particularly strong demand. Prices of laminates and their upstream materials, including electronic fibreglass yarn and fabric and copper foil, were raised on multiple occasions during the Period, with the pace of increases accelerating in the second quarter. While a shortage of electronic fibreglass fabric forced some laminate producers to partially suspend production, the Group leveraged its well-established, vertically integrated industrial chain to achieve growth in laminate sales volume and a significant gain in segment profit compared with the same period in 2025. These market conditions also accelerated customer certification of the Group's high-end products, enabling it to secure a substantial number of reputable customers in the market, thus expanding its extensive customer network and moving upmarket.

While the Group's investment segment recorded a loss during the Period due to a stock market correction towards the end of June, the market's recovery subsequent to the Period under discussion has driven investment segment results, as at the last trading day prior to the date of the interim results announcement for the Period, to turnaround to a level exceeding that recorded for the six months ended 30 June 2025 (profit of approximately HK$1,300 million). Although this turnaround is not reflected in the Group's performance for the Period, the Group still recorded growth in overall net profit for the Period. Supported by the unremitting efforts of our colleagues, together with the competitive advantages arising from the Group's vertically integrated industrial chain and diversified business portfolio, revenue rose by 35% year on year to HK$29,131.4 million, while net profit attributable to owners of the Company was up by 5% to HK$2,711.4 million. In view of this, the Board has resolved to declare an interim dividend of HK73 cents per share.

FINANCIAL HIGHLIGHTS

	Six months ended 30 June		
	2026	2025	**Change**
	HK$'million	*HK$'million*	
Revenue	**29,131.4**	21,608.3	+35%
EBITDA	**6,313.8**	4,771.2	+32%
Profit before tax	**4,510.8**	3,174.0	+42%
Net profit attributable to owners of the Company	**2,711.4**	2,581.6	+5%
Basic earnings per share	**HK$2.445**	HK$2.329	+5%
Diluted earnings per share	**HK$2.423**	HK$2.329	+4%
Interim dividend per share	**HK$0.73**	HK$0.69	+6%
Net asset value per share	**HK$71.3**	HK$56.4	+26%
Net gearing	**22%**	32%	

PERFORMANCE

Laminates Division: During the Period, high-end sectors such as AI developed rapidly, driving strong demand for related new materials and propelling the laminates industry and its upstream sectors into a strong upcycle. The Group capitalised on this wave of AI-driven growth by successively commissioning four newly built kilns for specialty electronic fibreglass yarn, bringing the total to five. This has continuously strengthened the Group's market share in new AI materials, including high-frequency, high-speed and high-end IC packaging substrates.

Existing production capacity has largely shifted to AI-related products, causing severe shortages of traditional electronic fibreglass yarn and fabric and, at the same time, sharp price increases. In the first half of 2026, the electronic fibreglass yarn and fabric business recorded a profit of approximately HK$1 billion, an increase of approximately 280% compared with the same period in 2025.

Meanwhile, demand for thick copper foil required for the AI industry, as well as high-frequency, high-speed and low-signal-loss RTF and HVLP copper foil grew significantly, resulting in an overall supply shortage in the copper foil market and a significant increase in the Group's product unit prices.

The Laminates Division's revenue rose by 55% to HK$15,117.9 million, earnings before interest, taxes, depreciation and amortisation ("EBITDA") thus rose by 172% to HK$4,458.9 million. This was attributable not only to a notable rise in product unit prices, but also to the experienced management team's continuous efforts to improve production technology, which enhanced efficiency and reduced energy consumption, and attributable as well to staff cost savings achieved through increased automation.

PCBs Division: During the Period, the Group's printed circuit board ("PCB"s) factories had solid order books and all operated at full capacity, benefiting from sustained growth in demand for electronic products, the rapid development of high-performance computing servers and AI technology, which spurred the construction of related infrastructure and data centres, as well as the ongoing transition to electric and smart vehicles.

Through the synergistic development of its upstream and downstream industrial chain, the Group has maintained stable product quality, with its products adopted by renowned brands worldwide. Although rising prices of raw materials, including laminates and various precious metals, pushed up costs, the Group was able to pass these on to customers. It also continued with product development, production ramp-up and efficiency enhancement. The proportion of high-end, high value-added products rose compared with the same period in 2025. Meanwhile, as management continued to improve and increase automation, the Division's revenue rose by 23% to HK$7,943.2 million, while EBITDA increased by 1% to HK$1,224 million.

Chemicals Division: Caustic soda, the division's principal product, delivered brisk sales during the Period, with both volume and revenue climbing year on year. This drove the division's revenue (including inter-segment sales) up by 12% to HK$7,464.6 million, and EBITDA up by 68% to HK$771.9 million.

Property Division: As rent-free periods granted to tenants under certain newly signed leases gradually expired during the Period, rental income rose by 2% to HK$679.8 million. Residential property deliveries increased compared with the same period in 2025, driving property sales revenue up by 350% to HK$208.7 million. The division's overall revenue rose by 25% to HK$888.5 million. EBITDA increased by 148% to HK$471.3 million (six months ended 30 June 2025: HK$189.7 million after deducting an impairment loss provision of approximately HK$323.5 million for the unsold residential properties held in the East China region).

INVESTMENTS

As at 30 June 2026, the Group held in aggregate approximately HK$22,722 million (31 December 2025: approximately HK$11,636 million) investments in securities instruments, representing approximately 17% (31 December 2025: approximately 11%) of the total asset of the Group as at 30 June 2026. These securities investment consist of mostly shares listed on Main Board of the Stock Exchange and bonds issued mainly by companies listed on the Main Board of the Stock Exchange. The Group acquired these securities instruments through on-market purchases. The Group will from time to time monitor the movement of prices in securities and bonds and may adjust its investment portfolio as and when appropriate.

In terms of bond investments, the Group retained a certain number of listed bonds in order to generate stable and fixed interest income as the investment strategy. The Group's bond portfolio totalled a fair value of approximately HK$1,773 million as at 30 June 2026 (and the corresponding total investment cost was approximately HK$3,919 million). During the Period, interest income from bond investments amounted to approximately HK$35.4 million representing an increase of approximately 38% compared to approximately HK$25.6 million with the corresponding period in 2025.

The Group's equity instruments consist primarily of listed shares of a cluster of wide-ranging primarily blue-chip listed issuers as at 30 June 2026. During the Period, the dividend income from equity instrument at fair value through profit or loss is HK$613,132,000, and the amount of loss on fair value changes of equity instruments at fair value through profit or loss is HK$1,202,647,000. The Group's investment strategy of these equity investments is to make mid- to long-term investments in the prospects of primarily reputable sizeable issuers on recognisable stock exchanges for creating values for the Group and its shareholders, with the risks involved balanced and moderated by the diversity of the portfolio and the corporate governance and disclosures of such issuers.

There was no investment in an investee company with a value of 5 per cent. or more of the Group's total assets as at 30 June 2026.

The Group's Investment Strategy for These Investments

Our investment portfolio is comprised mainly of listed securities of a variety of blue-chip listed companies and debt securities issued by creditable listed companies in Hong Kong. Our investment objective is to generate stable interest and dividend income and create value for the Group and its shareholders.

MATERIAL ACQUISITIONS AND DISPOSALS

On 18 March 2026, the Company entered into a block trade agreement with Citigroup Global Markets Limited as placing agent. Pursuant to the block trade agreement, the Company disposed of 130,000,000 shares of Kingboard Laminates Holdings Limited ("KLHL"), a non-wholly owned subsidiary of the Company, at a price of HK$21.0 per share. Completion took place on 20 March 2026. Following completion, the issued share capital of KLHL owned by the Group, directly and indirectly, was reduced from 71.10% to 66.95%. Please refer to the Company's announcement dated 18 March 2026 for more details.

On 17 June 2026, Kingboard Investments Limited ("KIL"), an indirect wholly-owned subsidiary of the Company, entered into a block trade agreement with Citigroup Global Markets Limited and Merrill Lynch (Asia Pacific) Limited as joint placing agents. Pursuant to the block trade agreement, KIL disposed of 155,000,000 KLHL shares at a price of HK$76.0 per share. Completion took place on 22 June 2026. Following completion, the issued share capital of KLHL owned by the Group, directly and indirectly (including through KIL), was reduced from 66.61% to 61.69%. Please refer to the Company's announcement dated 17 June 2026 for more details.

Save as disclosed above, the Group did not have any material acquisitions and disposal of subsidiaries, associated companies or joint ventures for the period ended 30 June 2026.

LIQUIDITY AND CAPITAL RESOURCES

The Group's consolidated financial and liquidity position remained robust. As at 30 June 2026, Group net current assets and current ratio (i.e. current assets divided by current liabilities) were HK$37,603.4 million (31 December 2025: HK$19,541.4 million) and 2.27 (31 December 2025: 1.85) respectively.

The net working capital cycle increased to 87 days, as at 30 June 2026, from 80 days, as at 31 December 2025, on the following key metrics:

– Inventories, in terms of stock turnover days, were 58 days (31 December 2025: 45 days); the increase in turnover days was primarily due to the Group's strategic build-up of copper raw material inventory to guard against supply risks arising from geopolitical factors.

– Trade receivables, in terms of debtor turnover days, were 67 days (31 December 2025: 70 days).

– Trade and bills payable (excluding bills payable for property, plant and equipment), in terms of creditor turnover days, were 38 days (31 December 2025: 35 days).

The Group's net asset value per share as at 30 June 2026 (i.e. equity attributable to owners of the Company divided by the number of shares outstanding at the end of the reporting period) was HK$71.3 (31 December 2025: HK$58.3).

The Group's net gearing ratio (ratio of bank borrowings net of bank balances and cash to total equity) was approximately 22% (31 December 2025: 28%). The ratio of short-term to long-term bank borrowings stood at 52%:48% (31 December 2025: 53%:47%).

During the Period, the Group invested approximately HK$3.2 billion in new production facilities and HK$200 million in property construction. In July 2026, the Group arranged a HK$6-billion, five-year, sustainability-linked syndicated loan, which received overwhelming response from the market, achieving final commitments from 37 international, Chinese Mainland and local banks. Total subscriptions exceeded the initial target by more than 4.4 times. The strong support for the syndicated loan reflected the financial sector's confidence in the Group's solid financial position and long-term prospects, as well as its commitment to sustainable value creation. Meanwhile, the Group remains committed to prudent financial management, with no material foreign exchange exposure. The Group's revenue, mostly denominated in Hong Kong dollars, RMB and US dollars, was fairly matched with the currency requirements of its operating expenses.

As at 30 June 2026, variable-rate bank borrowings which carry interest ranged from Hong Kong Inter-Bank Offer Rate ("HIBOR") +0.50% to HIBOR+0.976% (31 December 2025: HIBOR+0.58% to HIBOR+1.00%) per annum and Loan Prime Rate ("LPR") -1.10% to LPR-0.60% per annum (31 December 2025: LPR-1.10% to LPR-0.55%) and fixed rate bank borrowings which carry interest rate ranged from 1.50% to 2.70% per annum (31 December 2025: 2.05% to 3.38%).

The range of effective interest rates (which are also equal to contracted interest rates) of the Group's bank borrowings as at 30 June 2026 ranged from 1.50% to 3.92% (31 December 2025: 2.40% to 4.08%) per annum.

Included in bank borrowings are the following amounts denominated in currencies as indicated below:

	30 June 2026 **HK$'000** **(Unaudited)**	31 December 2025 HK$'000 (Audited)
HKD	**17,785,394**	12,527,502
RMB	**12,767,645**	9,950,546
THB	**300,507**	303,006

The maturity profile of the Group's borrowing is set out below:

	30 June 2026 **HK$'000** **(Unaudited)**	31 December 2025 HK$'000 (Audited)
Within one year	**16,021,607**	12,103,219
More than one year but not more than two years	**4,553,801**	3,365,911
More than two years but not more than five years	**7,642,026**	5,080,748
Within a period of more than five years	**2,636,112**	2,231,176
	30,853,546	22,781,054

During the Period, the Group continued to adopt a prudent financial management policy. The Group did not enter into any material derivative financial instruments. The Group's revenue, mostly denominated in Hong Kong dollars, RMB and US dollars, was fairly matched with the currency requirements of its operating expenses.

CONTINGENT LIABILITIES

The Group provided guarantees amounting to approximately HK$1,408,000 as at 31 December 2025 to facilitate mortgage bank loans applications of purchasers of the properties that were developed by the Group. As at 30 June 2026, all guarantees have been released by banks. Please refer to Note 16 to the Group's unaudited condensed consolidated financial statements for the Period in this report for further details of such guarantees.

HUMAN RESOURCES

As at 30 June 2026, the Group employed a global workforce of approximately 34,000 (31 December 2025: 34,000). The Group continues to offer competitive salary packages and grants share options and discretionary bonuses to eligible employees based on the Group's overall financial achievements and individual performance.

SUSTAINABLE DEVELOPMENT

In line with national goals for energy conservation and emissions reduction, the Group has taken a professional and systematic approach to installing distributed solar photovoltaic systems across all buildable areas of its facilities. As at 30 June 2026, the Group had invested a total of approximately HK$1.1 billion in these initiatives, which generated 125 million kWh of green electricity during the Period, equivalent to savings of 32,000 tonnes of standard coal and a reduction of 70,000 tonnes in carbon dioxide emissions. This translates into cost savings of approximately HK$100 million at current market rates. As at 30 June 2026, the Group had also invested approximately HK$330 million in thermal energy recovery facilities, which reduced carbon dioxide emissions by 40,000 tonnes and generated energy savings of 18,000 tonnes of standard coal and cost savings of approximately HK$120 million in the first half of 2026. Together with cumulative savings of HK$700 million up to 31 December 2025, the Group had achieved total savings of approximately HK$820 million by 30 June 2026. These initiatives will continue to deliver long-term benefits to the Group, underscoring its full commitment to achieving its environmental, social and governance (ESG) goals.

PROSPECTS

Laminates Division: Since the start of the second half of 2026, the supply shortage of electronic fibreglass fabric has intensified further. Prices of laminates and their upstream materials, including electronic fibreglass yarn and fabric and copper foil, have continued to surge, delivering substantial returns for the Group. Laminates division recorded a profit of approximately HK$1.1 billion for July 2026, reaching new monthly highs. As AI commercialisation continues to gather pace, the electronics industry is poised to sustain strong momentum. The tight supply-demand imbalance in the laminates industry is unlikely to ease in the near term, and the industry is expected to remain in an upward cycle characterised by robust demand and constrained supply.

With AI technology continuing to penetrate end-user devices, the build-out of computing infrastructure and the advancement of smart vehicle technology will together serve as the industry's core growth engines, driving resilient demand for mid-to-high-end laminates. In the second half of the year, the Group will build on its strengths in vertical integration and economies of scale to capitalise on the 2026 AI boom, capture high-end market share and drive further performance growth.

The electronic fibreglass yarn project in Shaoguan City, Guangdong Province, with an annual production capacity of 70,000 tonnes, was commissioned ahead of schedule at the end of June 2026, helping to alleviate the shortage of traditional electronic fibreglass yarn. The Group will fully leverage its technological strengths in sub-5-micron ultra-fine specialty electronic fibreglass yarn and accelerate the construction of eight specialty electronic fibreglass yarn kilns in Qingyuan City, Guangdong Province, which will produce first-generation and second-generation low-dielectric (Dk), low-CTE and quartz electronic fibreglass yarn. Two kilns will commence production in the second half of 2026. Upon full commissioning of the eight kilns, the Group's total number of specialty electronic fibreglass yarn kilns will increase to 13, further strengthening its market share in AI new materials for high-frequency, high-speed and high-end packaging substrate applications. The Group will also accelerate construction of Phase II of the ultra-fine electronic fibreglass yarn project in Lianzhou City, Guangdong Province, with an annual production capacity of 10,000 tonnes, targeted to commence in the first quarter of 2027, a development expected to significantly enhance the Group's profitability.

The Group is also actively expanding its production capacity for electronic fibreglass fabric. In Shaoguan City, Guangdong Province, a facility with an annual capacity of 95 million metres will be fully commissioned in the third quarter of 2026. This will be followed by a project in Nansha District, Guangzhou City, with an annual capacity of 150 million metres, targeted for commissioning in the third quarter of 2027. A third facility in Qingyuan City, Guangdong Province, with an annual capacity of 78 million metres and dedicated primarily to specialty electronic fibreglass fabric for AI applications, is scheduled to come on stream in the first half of 2027.

High-performance weaving looms have become virtually impossible to source in the market. However, owing to management's foresight and forward planning, the Group is able to expand the number of weaving looms in operation from 3,333 in 2025 to 5,833 by 2028. This will lift total annual fabric capacity to 1.05 billion metres, including 100 million metres of specialty electronic fibreglass fabric that will provide strong support for the global AI electronic fibreglass fabric supply chain.

In the copper foil segment, in line with the Group's one-stop AI materials production strategy, a project with an annual capacity of 21,000 tonnes is being planned in Qingyuan City, Guangdong Province, to produce high-frequency, high-speed, low-signal-loss RTF and HVLP copper foil; it is expected to be commissioned in the third quarter of 2027.

A project is also under construction in Pingxiang City, Jiangxi Province, with a monthly capacity of 1.1 million sheets of laminates and 20,000 rolls of prepreg; its Phase I, with a monthly capacity of 350,000 sheets, will be commissioned in mid-2027. In addition, the Group's facility in Kaiping City, Guangdong Province, will be extended to add an annual capacity of 4.2 million sheets of laminates, primarily producing high-end laminates of M6-grade and above, and is set to come on stream in the first quarter of 2027. Together, these projects will consolidate the Group's position as a globally renowned, vertically integrated electronic materials supplier, fully positioning the Group to capture the enormous opportunities across the AI industry, from computing infrastructure to end-user applications.

PCBs Division: Amid accelerating digitalisation and the growing adoption of smart technologies, the PCB industry is undergoing a structural shift towards high-performance, high-frequency products. Underpinned by advanced manufacturing processes, comprehensive certifications and superior quality, the Group holds multiple competitive advantages across the automotive, telecommunications, consumer electronics and other sectors. The development of AI and Large Language Models (LLMs) has driven a surge in data processing demand, injecting new vitality into the industry.

Meanwhile, as electronic control systems in new energy vehicles grow increasingly complex, demand for PCBs continues to rise. The Group has developed new manufacturing technologies for 6G wireless communications, AI servers, low-earth orbit satellites, 4D imaging mmWave radar, automotive high-end common control unit components, new energy vehicle high-voltage fast chargers and intelligent robots. The division will continue to strengthen the core competitiveness of its PCB brands, including Elec & Eltek, Techwise Circuits and Express Electronics.

To meet the capacity expansion needs of overseas end customers in Vietnam, particularly for AI-related products, a new project in Gia Binh District, Bac Ninh Province, Vietnam, will add monthly PCB capacity of 1.1 million square feet upon full completion; its Phase I, with a capacity of 600,000 square feet, will be commissioned in the fourth quarter of 2026. In Ayutthaya Province, Thailand, another project will add monthly PCB capacity of 1.2 million square feet upon full completion, with Phase I, delivering 600,000 square feet, expected to be completed in 2027. These two facilities are strategically located and together will bring the Group's overseas PCB capacity to over 3 million square feet per month. An expansion project in Kaiping City, Guangdong Province, with an annual capacity of 3.6 million square feet of PCBs, will be completed by the end of 2027, primarily producing multilayer PCBs and multilayer High Density Interconnect (HDI) PCBs for AI and other high-end applications.

Chemicals Division: In line with the national "15th Five-Year Plan" and the broader push towards industrial energy conservation, carbon reduction and green transformation, the Chemicals Division has made every effort to ensure production safety and emission compliance, improve production efficiency and optimise resource utilisation to reduce energy consumption. In the first half of 2026, the caustic soda plant in Hengyang City, Hunan Province, continued to deliver solid returns for the Group. Looking ahead, downstream caustic soda industries are expected to stay in expansionary mode.

A new smart caustic soda project in Beihai City, Guangxi, with a total annual capacity of 340,000 tonnes, saw its 200,000-tonne-per-annum Phase I commissioned in June 2026. This digitally-enabled caustic soda project operates with only one-tenth of the workforce required by a traditional factory, resulting in significant labour cost savings. The industrial park and surrounding areas have sufficient customer demand to absorb this additional output. All caustic soda products can be delivered via short-haul transportation or pipeline, reducing logistics costs. Compared with the Hengyang region, caustic soda produced in Beihai commands a higher average selling price, while key costs and energy expenses are significantly lower, giving it a clear market advantage.

Property Division: Aligning with its prudent business strategy, the division has made no additions to its land reserves over the past seven years and will continue this approach. Certain residential projects in eastern China have successfully adopted a leasing-over-sale strategy, with the Puan Garden project in Huaqiao, Kunshan, achieving a 99% rental occupancy rate and generating cash inflows for the Group. With investment properties spread across eastern China, southern China, Hong Kong and the United Kingdom, the Group benefits from a diversified risk profile and continues to enjoy stable rental income and cash flow.

In its quarterly reviews in May and August 2026 respectively, global index leader MSCI officially included Kingboard Laminates Holdings Limited (HKEX Stock Code: 01888) and Kingboard Holdings Limited (HKEX Stock Code: 00148) as constituents of the MSCI China Index. This index reflects shifts in China's investment opportunity set and serves as an important portfolio allocation benchmark for global investors. The additions attest to the Group's prominent market position.

APPRECIATION

On behalf of the Board, I would like to express my sincere gratitude to the Group's shareholders, customers, banks, management and staff for their unwavering support during the Period.

CLOSURE OF REGISTER OF MEMBERS

The register of members of the Company will be closed from Tuesday, 15 December 2026 to Wednesday, 16 December 2026 (both days inclusive) during which period no transfers of shares will be registered. In order to qualify for receiving the interim dividend, the Company's shareholders are reminded to ensure that all transfers of shares, accompanied by the relevant share certificates and transfer forms, must be lodged with the Company's branch share registrar in Hong Kong, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration not later than 4:00 p.m. on Monday, 14 December 2026.

DIRECTORS' INTERESTS IN SHARES

As at 30 June 2026, the interests of the Directors and their associates of the Company 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 ("SFO")), as recorded in the register maintained by the Company pursuant to 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, were as follows:

Long position

(a) Ordinary shares of HK$0.10 each of the Company ("Shares")

Name of Director	Capacity	Number of issued Shares held	Approximate percentage of the issued share capital of the Company *(%)*
Mr. Cheung Kwok Wing *(Note 1)*	Beneficial owner/ Interest of spouse	1,673,805	0.149
Mr. Chang Wing Yiu *(Note 2)*	Beneficial owner/ Interest of spouse	8,467,988	0.755
Mr. Cheung Kwong Kwan *(Note 3)*	Beneficial owner/ Interest of spouse	1,907,500	0.170
Mr. Ho Yin Sang *(Note 4)*	Beneficial owner/ Interest of spouse	2,746,200	0.245
Mr. Cheung Ka Shing	Beneficial owner	1,200,000	0.107
Dr. Chong Kin Ki	Beneficial owner	60,000	0.005
Mr. Chan Wing Kee	Beneficial owner	335,000	0.030
Mr. Stanley Chung Wai Cheong	Beneficial owner	50,000	0.004

Notes:

(1) Out of the 1,673,805 Shares, 52,805 Shares were held by Mr. Cheung Kwok Wing and 1,621,000 Shares were held by his spouse.

(2) Out of the 8,467,988 Shares, 8,137,988 Shares were held by Mr. Chang Wing Yiu and 330,000 Shares were held by his spouse.

(3) Out of the 1,907,500 Shares, 1,757,500 Shares were held by Mr. Cheung Kwong Kwan and 150,000 Shares were held by his spouse.

(4) Out of the 2,746,200 Shares, 2,546,000 Shares were held by Mr. Ho Yin Sang and 200,200 Shares were held by his spouse.

All Directors above also hold share options of the Company, details of which are mentioned in the section headed "Directors' interests in shares — Long position (b) share options of the Company".

(b) Share options of the Company ("Share Options")

Name of Director	Capacity	Interest in underlying Shares pursuant to the Share Options	Approximate percentage of the issued share capital of the Company as at the end of the Reporting Period
			(%)
Mr. Cheung Kwok Wing	Beneficial owner	2,000,000	0.178
Mr. Chang Wing Yiu	Beneficial owner	2,000,000	0.178
Mr. Cheung Kwong Kwan	Beneficial owner	2,000,000	0.178
Mr. Ho Yin Sang *(Note)*	Beneficial owner/ Interest of spouse	3,510,000	0.313
Mr. Cheung Ka Shing	Beneficial owner	2,000,000	0.178
Ms. Ho Kin Fan	Beneficial owner	3,440,000	0.307
Dr. Chong Kin Ki	Beneficial owner	250,000	0.022
Mr. Stanley Chung Wai Cheong	Beneficial owner	250,000	0.022
Mr. Chan Wing Kee	Beneficial owner	250,000	0.022

Note: Out of the 3,510,000 Share Options, 2,000,000 were held by Mr. Ho Yin Sang and 1,510,000 Share Options were held by his spouse.

(c) Ordinary shares of HK$0.10 each ("KLHL Shares") in KLHL, a non-wholly owned subsidiary of the Company

Name of Director	Capacity	Number of issued KLHL Shares held	Approximate percentage of the issued share capital of KLHL
			(%)
Mr. Cheung Kwok Wing	Interest of spouse	250,000	0.008
Mr. Chang Wing Yiu	Beneficial owner	1,000,000	0.032
Mr. Ho Yin Sang *(Note)*	Beneficial owner/ Interest of spouse	2,609,000	0.083
Mr. Cheung Ka Shing	Beneficial owner	379,000	0.012
Mr. Cheung Kwong Kwan	Beneficial owner	5,500,000	0.175
Ms. Ho Kin Fan	Beneficial owner	100,000	0.003

Note: Out of the 2,609,000 KLHL Shares, 1,809,000 KLHL Shares were held by Mr. Ho Yin Sang and 800,000 KLHL Shares were held by his spouse.

(d) Share options of the KLHL ("KLHL Share Options")

Name of Director	Capacity	Interest in underlying KLHL Shares pursuant to the KLHL Share Options	Approximate percentage of the issued share capital of KLHL as at the end of the Reporting Period
			(%)
Mr. Ho Yin Sang	Interest of spouse	6,525,000	0.207

(e) Non-voting deferred shares of HK$1 each in the share capital of Kingboard Laminates Limited, a non-wholly owned subsidiary of the Company

Name of Director	Capacity	Number of non-voting deferred shares held
		(Note)
Mr. Cheung Kwok Wing	Beneficial owner	1,904,400
Mr. Chang Wing Yiu	Beneficial owner	423,200
Mr. Cheung Kwong Kwan	Beneficial owner	846,400
Mr. Ho Yin Sang	Beneficial owner	529,000

Note: None of the non-voting deferred shares of Kingboard Laminates Limited are held by the Group. Such deferred shares carry no rights to receive notice of or to attend or vote at any general meeting of Kingboard Laminates Limited and have practically no rights to dividends or to participate in any distribution on winding up.

Other than as disclosed above, none of the Directors nor their associates 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 at 30 June 2026.

SHARE OPTIONS

Particulars of the share option schemes of the Company and KLHL (including their vesting and exercise period) are set out in Note 13 to the consolidated financial statements.

The following table discloses movements in the Share Options under the share option scheme of the Company during the Period:

	Date of grant	Outstanding as at 1 January 2026	Granted during the period	Exercised during the period	Cancelled/ lapsed during the period	Outstanding as at 30 June 2026	Exercise price per share	Exercisable period
Directors								
Mr. Cheung Kwok Wing	23 June 2022	2,000,000	–	(2,000,000)	–	–	HK$30.89	23 June 2022 to 22 June 2032
	28 July 2023	2,000,000	–	–	–	2,000,000	HK$21.50	28 July 2023 to 27 July 2033
Mr. Chang Wing Yiu	23 June 2022	2,000,000	–	(2,000,000)	–	–	HK$30.89	23 June 2022 to 22 June 2032
	28 July 2023	2,000,000	–	–	–	2,000,000	HK$21.50	28 July 2023 to 27 July 2033
Mr. Cheung Kwong Kwan	23 June 2022	2,000,000	–	(2,000,000)	–	–	HK$30.89	23 June 2022 to 22 June 2032
	28 July 2023	2,000,000	–	–	–	2,000,000	HK$21.50	28 July 2023 to 27 July 2033
Mr. Ho Yin Sang	23 June 2022	2,000,000	–	(2,000,000)	–	–	HK$30.89	23 June 2022 to 22 June 2032
	28 July 2023	2,000,000	–	–	–	2,000,000	HK$21.50	28 July 2023 to 27 July 2033
Mr. Cheung Ka Shing	23 June 2022	2,000,000	–	(2,000,000)	–	–	HK$30.89	23 June 2022 to 22 June 2032
	28 July 2023	2,000,000	–	–	–	2,000,000	HK$21.50	28 July 2023 to 27 July 2033
Ms. Ho Kin Fan	23 June 2022	1,720,000	–	–	–	1,720,000	HK$30.89	23 June 2022 to 22 June 2032
	28 July 2023	1,720,000	–	–	–	1,720,000	HK$21.50	28 July 2023 to 27 July 2033
Mr. Cheung Ming Man (resigned on 28 February 2026)	23 June 2022	150,000	–	–	(150,000)	–	HK$30.89	23 June 2022 to 22 June 2032
	28 July 2023	150,000	–	–	(150,000)	–	HK$21.50	28 July 2023 to 27 July 2033
Dr. Chong Kin Ki	23 June 2022	150,000	–	(50,000)	–	100,000	HK$30.89	23 June 2022 to 22 June 2032
	28 July 2023	150,000	–	–	–	150,000	HK$21.50	28 July 2023 to 27 July 2033
Mr. Chan Wing Kee	23 June 2022	150,000	–	(50,000)	–	100,000	HK$30.89	23 June 2022 to 22 June 2032
	28 July 2023	150,000	–	–	–	150,000	HK$21.50	28 July 2023 to 27 July 2033
Mr. Stanley Chung Wai Cheong	23 June 2022	150,000	–	(50,000)	–	100,000	HK$30.89	23 June 2022 to 22 June 2032
	28 July 2023	150,000	–	–	–	150,000	HK$21.50	28 July 2023 to 27 July 2033
Subtotal		24,640,000	–	(10,150,000)	(300,000)	14,190,000		

	Date of grant	Outstanding as at 1 January 2026	Granted during the period	Exercised during the period	Cancelled/ lapsed during the period	Outstanding as at 30 June 2026	Exercise price per share	Exercisable period
Employees	23 June 2022	3,720,000	–	(3,320,000)	–	400,000	HK$30.89	23 June 2022 to 22 June 2032
	28 July 2023	3,390,000	–	–	–	3,390,000	HK$21.50	28 July 2023 to 27 July 2033
Subtotal		7,110,000	–	(3,320,000)	–	3,790,000		
Total		31,750,000	–	(13,470,000)	(300,000)	17,980,000		
Exercisable at								
1 January 2026		31,750,000						
30 June 2026		17,980,000						

The following table discloses movements in the KLHL Share Options during the Period:

	Date of grant	Outstanding as at 1 January 2026	Granted during the period	Exercised during the period	Cancelled/ lapsed during the period	Outstanding as at 30 June 2026	Exercise price per share	Exercisable period
Directors of KLHL								
Mr. Cheung Kwok Wa	23 June 2022	6,000,000	–	–	–	6,000,000	HK$9.728	23 June 2022 to 22 June 2032
	28 July 2023	3,000,000	–	(3,000,000)	–	–	HK$7.800	28 July 2023 to 27 July 2033
Mr. Cheung Kwok Keung	23 June 2022	6,000,000	–	–	–	6,000,000	HK$9.728	23 June 2022 to 22 June 2032
	28 July 2023	3,750,000	–	(3,000,000)	–	750,000	HK$7.800	28 July 2023 to 27 July 2033
Mr. Cheung Kwok Ping	23 June 2022	6,000,000	–	–	–	6,000,000	HK$9.728	23 June 2022 to 22 June 2032
	28 July 2023	3,750,000	–	(2,750,000)	–	1,000,000	HK$7.800	28 July 2023 to 27 July 2033
Mr. Lam Ka Po	23 June 2022	6,000,000	–	–	–	6,000,000	HK$9.728	23 June 2022 to 22 June 2032
	28 July 2023	4,000,000	–	(3,000,000)	–	1,000,000	HK$7.800	28 July 2023 to 27 July 2033
Mr. Cheung Ka Ho	23 June 2022	2,000,000	–	–	–	2,000,000	HK$9.728	23 June 2022 to 22 June 2032
	28 July 2023	1,000,000	–	(1,000,000)	–	–	HK$7.800	28 July 2023 to 27 July 2033
Mr. Zhou Pei Feng	23 June 2022	1,000,000	–	–	–	1,000,000	HK$9.728	23 June 2022 to 22 June 2032
	28 July 2023	750,000	–	(750,000)	–	–	HK$7.800	28 July 2023 to 27 July 2033
Mr. Zhang Lu Fu	23 June 2022	500,000	–	–	–	500,000	HK$9.728	23 June 2022 to 22 June 2032
	28 July 2023	250,000	–	(100,000)	–	150,000	HK$7.800	28 July 2023 to 27 July 2033
Mr. Kung, Peter	23 June 2022	500,000	–	–	–	500,000	HK$9.728	23 June 2022 to 22 June 2032
	28 July 2023	250,000	–	(100,000)	–	150,000	HK$7.800	28 July 2023 to 27 July 2033
Mr. Ho Kwok Ming	23 June 2022	500,000	–	–	–	500,000	HK$9.728	23 June 2022 to 22 June 2032
	28 July 2023	250,000	–	(100,000)	–	150,000	HK$7.800	28 July 2023 to 27 July 2033
Subtotal		45,500,000	–	(13,800,000)	–	31,700,000		

	Date of grant	Outstanding as at 1 January 2026	Granted during the period	Exercised during the period	Cancelled/ lapsed during the period	Outstanding as at 30 June 2026	Exercise price per share	Exercisable period
Employees of KLHL	23 June 2022	7,900,000	–	–	–	7,900,000	HK$9.728	23 June 2022 to 22 June 2032
	28 July 2023	4,075,000	–	(2,325,000)	–	1,750,000	HK$7.800	28 July 2023 to 27 July 2033
Subtotal		11,975,000	–	(2,325,000)	–	9,650,000		
Total		57,475,000	–	(16,125,000)	–	41,350,000		

Exercisable at	
1 January 2026	57,475,000
30 June 2026	41,350,000

SUBSTANTIAL SHAREHOLDERS' INTERESTS

So far as is known to the Directors, as at 30 June 2026, shareholders who had interests or short positions in the shares or underlying shares of the Company which were disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO or which were recorded in the register of substantial shareholders maintained by the Company pursuant to Section 336 of the SFO, other than the interests disclosed above in respect of certain Directors, were as follows:

Name of shareholder	Nature of interest	Number of issued Shares held	Approximate percentage of the issued share capital of the Company *(%)*
Hallgain Management Limited ("Hallgain") *(Note)*	Beneficial owner	384,844,400 (L)	34.30 (L)

(L) The letter "L" denotes a long position.

Note:

As at 30 June 2026: (i) no shareholder of Hallgain was entitled to exercise, or control the exercise of, directly or indirectly, one-third or more of the voting power at general meetings of Hallgain, and Hallgain and its directors were not accustomed to act in accordance with any shareholder's direction; and (ii) Mr. Cheung Kwok Wing, being a Director, was also a director of Hallgain.

Other than as disclosed above, the Company had not been notified of any other relevant interests or short positions in the issued share capital of the Company as at 30 June 2026 which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company under Section 336 of the SFO.

PURCHASE, SALE OR REDEMPTION OF COMPANY'S LISTED SECURITIES

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.

AUDIT COMMITTEE

The Audit Committee has reviewed with the management the accounting principles and practices adopted by the Group and discussed auditing, internal control and financial reporting matters including the review of the unaudited interim financial statements of the Group for the six months ended 30 June 2026.

CHANGES IN DIRECTORS' INFORMATION

Mr. Cheung Ming Man was resigned as an independent non-executive Director with effect from 28 February 2026, and Ms. Xu Liyin was appointed as an independent non-executive Director, the chairman of the Nomination Committee, and a member of the Audit Committee and the Remuneration Committee with effect from 28 February 2026.

Saved as disclosed in this report, there is no change in the information of each Director that is required to be disclosed under Rules 13.51B(1) of the Listing Rules, since the publication of annual report for the year ended 31 December 2025.

COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

The Company had adopted and complied with the code provisions as set out in Part 2 of Appendix C1 to the Listing Rules on The Stock Exchange of Hong Kong Limited throughout the six months ended 30 June 2026.

COMPLIANCE WITH THE MODEL CODE

The Company has adopted a code of conduct regarding securities transactions by Directors on terms no less exacting than the required standard of the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix C3 to the Listing Rules (the “Model Code”). Having made specific enquiry of all Directors, each Director had confirmed that he or she has complied with the required standard set out in the Model Code and the code of conduct regarding Director’s securities transactions adopted by the Company throughout the six months ended 30 June 2026.

By Order of the Board
Kingboard Holdings Limited
Cheung Kwok Wing
Chairman

Hong Kong, 24 August 2026

Board of Directors:

Executive Directors
Mr. Cheung Kwok Wing *(Chairman)*
Mr. Chang Wing Yiu *(Managing Director)*
Mr. Cheung Kwong Kwan
Mr. Ho Yin Sang
Mr. Cheung Ka Shing
Ms. Ho Kin Fan

Independent Non-Executive Directors
Dr. Chong Kin Ki
Mr. Chan Wing Kee
Mr. Stanley Chung Wai Cheong
Ms. Xu Liyin